

# KEELER-WEBB ASSOCIATES



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486 Gradle Drive  
Carmel, Indiana 46032

March 17, 2022

**Attn: Planning Department &  
Lebanon Board of Zoning Appeals  
401 S Meridian St  
Lebanon, IN 46052**

Re.: Patterson Street Partners, LLC  
320 N. Patterson Street (5.037 Ac. +/-)  
Lebanon Indiana

## **LETTER OF INTENT / PROJECT NARRATIVE**

In 2018, Patterson Street Partners, LLC, the Petitioner, purchased the real estate previously owned by Prairie Industries. The 5.037 Ac. property had a delapidated 180,000 sq.ft. +/- Industrial building on the site bounded by Patterson Street, Big 4 Trail, Railroad, and Prairie Creek Regulated Drain. Patterson Street Partners, LLC has received Industrial tax credits from Indiana Economic Development Corporation for the Brownfield project for the demolition of the structure on the property and to remediate the site. Demolition of the building, site, and two pedestrian bridges over Prairie Creek was completed in 2020-2021. Several crushed stone stockpiles remain on the site in preparation for redeveloping the property.

The petitioner has also worked closely with the City of Lebanon creating a TIF district on this parcel of land. In 2021, the petitioner worked with Lebanon Utilities to record a 30' Sanitary sewer easement and reciprocal partial release of easement. These recorded documents cleaned up a blanket easement on the property for the sanitary sewer interceptor which was under the old Prairie Industries building. The design of the site and granting of the easement, paves the way, for future force main(s) to be installed adjacent to the interceptor sewer.

Keeler-Webb Associates is acting as Agent, Surveyor and Engineer for Mr. Reid Litwack and Mr. Steve Henshaw with, Patterson Street Partners LLC, who is the developer of the subject property. The proposed site plan attached to this petition represents the planned redevelopment of the entire site. Planned improvements include a Speculative flex-space 45,000 sq.ft. Office / Warehouse Industrial building, with parking for employees/customers, buffer yards, paved outdoor storage, future truck docks, future parking, future outdoor storage, stormwater quality swale, site improvements, new curb cuts and sidewalks, and truck loading docks.

The partners of Patterson Street Partners, LLC and their affiliated businesses have over 25-years of experience working in the construction industry. The Petitioner plans to invest approximately \$7 Million Dollars (\$7,000,000.00) in remediation, demolition, and real estate improvements. Petitioner now seeks an additional variance to be able to redevelop this site.

We are requesting to have the Board of Zoning Appeals hold a public hearing for the Development Standards variances for the elimination of selective curbs to allow for the redevelopment of this Industrial lot.

*7.5 Parking Standards, C. LAYOUT AND DESIGN, 3. All parking areas for nonresidential uses shall be completely curbed. We are requesting that the curbs in and around the truck dock, all loading spaces, paved outdoor storage, truck/trailer parking spaces, and truck maneuvering areas not be curbed at the rear and sides of the site per the attached Proposed Site Plan.*

The following variances were recently approved by the BZA:

*4.16 General Industrial (ID) D. Lot & Yard Standards*

1. Building Front yard setback reduction from 100' to 0' (providing a Type D buffer yard)
2. Building Side yard setback reduction from 50' to 45' to building (providing a Type D buffer yard).
3. Rear yard setback of 50' reduced to 0' to allow for installation of Water Quality Swale BMP with stormwater detention and future accessory structure/outdoor storage/parking based on tenant requirements.

*Table 7.9: Landscape Buffer Type D Minimum width*

4. Driveway within Buffer yard type D reduced from 25' to 18', and reduce the parking setback from 5' to 0' (providing a Type D buffer yard plantings with fence or berm)

Storm water will be collected, sheet drain, and conveyed via private storm sewer across the proposed pavement to a Water Quality Swale (BMP). After cleaning and detaining stormwater on-site within the BMP stormwater will be discharged into the Prairie Creek Regulated Drain along the north side of the property. The existing site has all utilities available on the site or in the adjacent Patterson Street right-of-way. Other than the requested variances this site will be designed to be in compliance with Lebanon Design Standards and zoning ordinance.

All future owners/tenants, delivery trucks and employee vehicles will enter the property from the two proposed curb cuts on Patterson Street. The use of the site was anticipated in the new Lebanon Traffic Impact study which relates that the level of service will be unchanged on Patterson Street with a very minor increase in traffic. Construction is planned to begin immediately upon approval by all appropriate agencies with the intention of completing the New Industrial Building by the Spring 2023.

This redevelopment project will enhance the tax base for the local schools and will not be a burden to the system. The design of the structure will meet requirements set in local and state codes/ordinances, utility standards, and will not be a fire hazard to the public. There is sufficient capacity of all the utilities available to this site, and no off-site improvements or upgrades will be necessary to construct or operate this facility. This project is being submitted for your review and comment prior to the BZA public hearing. If there are any questions or concerns, please do not hesitate to contact us at any time.

Respectfully,  
KEELER-WEBB ASSOCIATES



Adam DeHart, PS, EMT-P, CPESC, CESSWI  
Project Manager