

KEELER-WEBB ASSOCIATES



Consulting Engineers · Planners · Surveyors

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March 4, 2022

Attn: Planning Department
Lebanon Plan Commission & Boone County Drainage Board
401 S Meridian St
Lebanon, IN 46052

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

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 construction documents 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, 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 Site Development Plan approval by TAC and the Plan Commission to be able to redevelop this site.

On February 7, 2022, the Board of Zoning Appeals held a public hearing. The BZA approved Docket 22-5 for the following variances to reduce the front and side building setbacks and parking/driveway setback as follows:

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)

Table 7.9: Landscape Buffer Type D Minimum width

3. 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)

Our initial pre-filing conference with City of Lebanon Engineer, Boone County Surveyor and CBBEL determined the following:

1. The redeveloped site will have an impervious area which will be substantially less than the pre-existing condition of the property. The project shall be submitted to all the parties for review and approval of the construction documents.
2. The water quality swale/ detention pond will be sized per the current Technical Standards requirements to detain the 1" First Flush rainfall event.
3. The lowest adjacent grade around the perimeter of the structure will be 3.0' above the highest BFE on the subject property. Therefore, the grading and design of the site is intended to be in compliance with the Lebanon UDO, IDEM CSGP, and Lebanon Stormwater Technical Standards.
4. We will be petitioning the Drainage Board for a Non-Enforcement reduction from 75' from top of bank of the Prairie Creek Legal Drain to 50' for the installation of the north entry drive. Note this drive will be installed at the existing ground elevations in the area of the legal drain easement and Zone AE.
5. We do not expect to have to submit for IDEM Section 401, IN DNR Construction in a Floodway, or USACE Section 404 permits.

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 Plan Commission 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