

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
MARCH 21, 2022 PUBLIC HEARING**

A. Case Number:	Docket # 22-11
B. Applicant:	ARCO Design/Build for STAG Industrial Holdings LLC (Hachette Warehouse)
C. Location:	The subject property is located at 121 S. Enterprise Blvd, Lebanon, Indiana 46052.
D. Acreage and Zoning:	The subject property is zoned Planned Business Industrial (PBI) and is comprised of approximately 58 acres.
E. Adjacent Land Uses:	North – Undeveloped Industrial Property South – Industrial West – Industrial East – Industrial
F. Property History:	<p style="text-align:center">Board of Zoning Appeals Approval</p> March 7, 2022 Variance 1 – UDO Section 7.5.C.3 Parking Area Curbing
G. Ordinance Process:	<p>Procedural Ordinance Process:</p> Unified Development Ordinance Process for Development Plans Development plan approval shall be required for those projects as listed below and in Chapter 4: Zoning Districts and Table 4:1: Use Matrix. Improvement Location Permits and Building Permits shall not be issued until the conditions and requirements of this ordinance have been met. Development Plans shall be provided for:
	<ol style="list-style-type: none">1. All uses within the MF, MH, CB, NB, PBC, PBO, PBI, ID, and IN Districts2. All uses within the Interstate Overlay District
	<p>Lebanon Staff Determination: The project is located within the Planned Business Industrial (PBI) zoning district requiring Development Plan approval.</p>
H. Action Requested:	<p style="text-align:center">Development Plan Approval</p> The applicant, ARCO Design/Build, presented the intent to construct a 165,000 square foot warehouse expansion to the existing Hachette facility that includes additional truck dock doors and a relocated fire loop around the south end of the new structure.

I. TAC Review:

TECHNICAL ADVISORY COMMITTEE (TAC) REVIEW

Development Plan Compliance with City of Lebanon Technical Advisory Committee (TAC)

City of Lebanon Utilities

Sewer and Water Division-

- Ensure the most recent set of Lebanon Standards are included. The most recent set is dated 01/01/2022 and can be found at the following link:
<https://lebanon-utilities.com/wp-content/uploads/2021/12/Lebanon-City-Standards-Final-Version-010122.pdf>
- Typically, all water service lines that connect to the Lebanon Utilities water main must be ductile iron. As the proposed water lines for the expansion appear to be a continuation of fire protection lines, please confirm the existing fire protection line is C900. If the existing fire protection line is ductile iron, then the proposed fire protection line shall be ductile iron.
- The proposed fire protection line does not appear to connect to the existing fire protection line on the west side of the building on Sheet C400.
- Ensure hydrants are located outside of the collapse zone of the building.
- Per the City Standards, sanitary laterals shall be SDR-26 with a minimum slope of 1/4" per foot.

Electrical Division-

- Coordinate electrical needs and proposed connections with the Lebanon utilities Electric Department.

City of Lebanon Stormwater-

- Satisfactorily address all storm water runoff, detention, storm sewer, and storm water quality comments provided by Kerry Daily of Christopher Burke Engineering pursuant to the City of Lebanon Stormwater Control Ordinance.

City of Lebanon Fire Department-

- The applicant will be required to supply a Knox Box for emergency access to the site. Address numbers need to be placed on the street façade of the building and be 6-12" in size.

City of Lebanon Engineer-

- Satisfactorily address all comments provided by Lebanon Utilities, Police, Fire, Street, Stormwater, and Planning departments, in addition to requirements of other authorities having juris diction, such as: the Boone County Surveyor, the Indiana Department of Environmental Management, the Indiana Department of Natural Resources, etc.
- Submit required calculations and satisfactorily address all storm water runoff, detention, storm sewer, and storm water quality comments provided by Kerry Daily of Christopher Burke Engineering (CBBEL) pursuant to the City of Lebanon Stormwater Control Ordinance
- All Sheets:
 - a. Add a note to all appropriate sheets which states the following: All work

within the right-of-way shall meet current City of Lebanon Construction Standards.

- b. Add a note to all appropriate sheets which states the following: The contractor/developer shall protect existing right-of-way infrastructure and be responsible for restoration as necessary.
 - c. Indicate all utility and utility conduit crossings on all appropriate plan and profile views. Denote locations, size, depth, and material. Provide concrete cradles where vertical separation of 18" between outside of pipes is not attainable (6" min. clearance required).
- Sheet C-100 – Existing Topography Plan:
 - a. No comment at this time
 - Sheet C-110 – Demolition Plan:
 - a. No comment at this time
 - Sheet C-200 – Site Plan:
 - a. No comment at this time
 - Sheet C-400 – Utility Plan
 - a. No comment at this time
 - Sheet C-500 – Erosion Control Plan:
 - a. See comments provided by CBBEL.
 - b. No further comment at this time
 - Sheet C-510 – Stormwater Pollution Prevention Plan:
 - a. See comments provided by CBBEL.
 - b. No further comment at this time
 - Provide copy of Rule 5 NOI to Scott Calvert, MS4 Coordinator. Weekly City inspections of Stormwater BMP's are required throughout construction. Plan Review fees and Inspection fees will be billed at permit issuance. Inspection fees shall be calculated based on the proposed anticipated construction schedule.
 - Incorporate current Lebanon Standards details sheets. Inapplicable details and or sheets shall be "X"d out.

City of Lebanon Planning Staff Review-

1. Plan of Operation:

The applicant, ARCO Design/Build, presented the intent to construct a 165,000 square foot warehouse expansion to the existing Hachette facility that includes additional truck dock doors and a relocated fire loop around the south end of the new structure.

2. Development Standards-

The submitted civil drawings have demonstrated compliance with the following standards required for the Planned Business Industrial (PBI) district unless otherwise approved via Variance.

UDO Development Standards-Planned Business Industrial District

Required	Provided
Minimum Lot Size = 5 acres	58 acres
Minimum Lot Width = 200 Feet	~1380 Feet
Minimum Lot Frontage = 150 Feet	~1220 Feet
Front Setback = 50 Feet	Enterprise Dr – 245 Feet
Side Setback= 25 Feet	235 Feet
Rear Setback = 50 Feet	285 Feet
Maximum Height=50 Feet	40 Feet
Maximum Lot Coverage = 75%	56%

3. Parking Approval:

UDO Parking Requirement	Provided On-Site
1 space per employee on the largest shift plus 1 space per vehicle used in the operation of the industry	No additional parking is included with the initial expansion. However, space has been provided to add an additional 139 spaces if/when it is needed.

4. Lighting Plan:

The applicant has submitted a lighting plan that meets all applicable standards of the Unified Development Ordinance.

5. Landscaping/Bufferyard Approval:

In review of the submitted landscaping plan, the applicant has provided a plan that meets all applicable requirements within the Planned Business Industrial zoning district.

6. Signage Plan:

No additional signage has been proposed with this plan.

7. Architectural Review:

The applicant has submitted architectural renderings that adhere to the requirements of the Planned Business Industrial District zoning district.

Staff Recommendation:

In review of the submitted Development Plan as presented, Lebanon Planning Staff finds compliance with the Unified Development Ordinance Requirements for the subject site. Staff recommends approval of the subject Development Plan contingent on the following conditions:

- **TAC Comments:**

The applicant adequately addresses any remaining City of Lebanon Technical Advisory Committee comments prior to application for any building permits or site improvements.

**J: Staff
Recommendation:**