

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

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

A. Case Number:	Docket # 22-13
B. Applicant:	Aaron Hurt (Civil & Environmental Consultants) representing The Peterson Company
C. Location:	The subject property is located at 720 South State Road 39, Lebanon, Indiana, 46052.
D. Acreage and Zoning:	The subject property contains 18.45 acres and is presently zoned Planned Business Industrial (PBI).
E. Property History:	<p style="text-align:center">August 6, 2018 Board of Zoning Appeals Approval</p> <p>Development Standards Variance Variance Request #1 – Driveway Width – UDO Section 7.5.D.2 Variance approved to permit drive accesses with widths of 34 and 40 feet.</p> <p>Variance Request #2 – Corridor Buffer – UDO Section 6.1.L.3 Variance approved to permit relief from the SR 39 corridor buffer requirements.</p> <p>Variance Request #3 – Non-Residential Street Buffer – UDO Section 7.8.K.2 Variance approved to permit relief from the non-residential street buffer requirements along Enterprise Boulevard.</p> <p>Variance Request #4 – Parking Curbing – UDO Section 7.5.C.3 Variance approved to permit from the parking curb requirement for an internal drive where future parking is proposed.</p> <p>Variance Request #5 – Sidewalk – UDO Section 8.9.A Variance approved to permit relief from the sidewalk requirement along Enterprise Boulevard.</p> <p style="text-align:center">August 20, 2018 Plan Commission Approval</p> <p>The proposed project received Primary Plat and Development Plan approval from the Plan Commission subject to the condition that the applicant address any remaining TAC comments, receive formal drainage approval, and work with INDOT to approve the location of a sidewalk along the State Road 39 frontage.</p> <p>Procedural Ordinance Process:</p>

F. 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:</p> <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: This Development Plan was originally approved by the Plan Commission on August 20, 2018 and the current proposed plans do not notably deviate from the 2018 plan version. However, because the project did not begin construction within the required 24 months from the date of approval, the Development Plan is required to return to the Plan Commission for reapproval.</p>
G. Action Requested:	<p>Development Plan Approval The applicant is requesting Development Plan approval in order to construct two build-to-suit multi-tenant industrial buildings.</p>
H. TAC Review:	<p>TECHNICAL ADVISORY COMMITTEE (TAC) REVIEW Development Plan Compliance with City of Lebanon Technical Advisory Committee (TAC)</p> <p>City of Lebanon Utilities</p> <p>Sewer and Water Division- Comments were as follows:</p> <ul style="list-style-type: none">• Ensure the most recent set of Lebanon Standards are included.• Ensure hydrants are located outside of the collapse zone of the building, or 1.5x the building height. If a waiver of this requirement has been given form the Lebanon Fire Department, please provide the documentation.• All water service lines that connect to the Lebanon Utilities water main must be ductile iron.• Per the City Standards Service Connection detail, sanitary laterals shall be SDR-26 with a minimum slope of 1/4" per foot, equating to a minimum slope of approximately 2.08%• Provide calculations for the Sanitary Grinder Pump. Sanitary Grinder Pumps shall be sized based upon the recommended flow in GOM and must consider the following: a. Wet Well and discharge piping must be protected from freezing. b. Model and basin size must be appropriate for incoming peak flows. c. Appropriate alarm devices must be used.• Note that the Grinder Pumps shall be owned by the property owner, not Lebanon Utilities.• Power for Grinder Pumps shall be provided by the property owner. <p>Electrical Division- Coordinate electrical needs and proposed connections with the Lebanon utilities Electric Department.</p>

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. Applicant must provide fire access around the east side of the easternmost building.

City of Lebanon Engineer – Comments/questions are as follows:

- Satisfactorily address all comments provided by Lebanon Utilities, Police, Fire, Street, Stormwater, and Planning departments, in addition to other authorities having jurisdiction.
- Demolition Plan: All basements and foundations to be properly removed and or abandoned pursuant to a structural or geotechnical engineer’s recommendation. Add notes as needed to accomplish this requirement. All water wells to be abandoned. Coordinate abandonment with the Boone County Health Department.
- Overall Site Plan: Coordinate and permit all work within SR 39 with the State of Indiana Department of Transportation (INDOT).
- Site Plan: Provide auto-turn exhibits as necessary to demonstrate appropriate public safety access. Provide curb on south side of parking area in lieu of stone shoulder. Provide heavy duty pavement in center and drive aisles of parking areas. Add a note that states the following: All work within the right-of-way of Enterprise Boulevard shall meet current City of Lebanon Construction Standards. A proposed 6’ concrete walk shall be placed within the right-of-way of Enterprise Boulevard.
- Drainage Plan: Roof drain downspouts shall be discharged at grade to provide Stormwater quality.
- Utility Plan: Structure SA-1, Sanitary grinder pump station must remain private. Coordinate details with Lebanon Utilities.
- Provide copy of Rule 5 NOI to Stormwater Administrator, Lebanon Stormwater Management Board. Weekly city inspections of Stormwater BMP’s are required throughout construction. Inspection fees will be billed up front at the time of building and improvement location permitting, based on estimated construction schedules.

City of Lebanon Planning Staff Review-

1. Plan of Operation:

The applicant is requesting Development Plan approval in order to construct two build-to-suit industrial buildings.

2. Development Standards-

The submitted civil drawings have demonstrated compliance with the following standards required for the Planned Business Industrial (PBI) Zoning District.

UDO Development Standards-Planned Business Industrial District

Required	Provided
Minimum Lot Size = 5 Acres	Subject Lots = 7.5 and 10.3 acres
Minimum Lot Width = 200 Feet	600 Feet
Minimum Lot Frontage= 150 Feet	599, 631, and 697 Feet
Front Setback = 50 Feet	92, 100 and 119 Feet
Side Setback= 25 Feet	40 feet (east) 65 feet (west)
Rear Setback= 50 Feet	145 and 154 Feet
Maximum Height=50 Feet	39.5 Feet
Maximum Intensity=0.6	0.36

3. Parking Approval:

Parking requirements for industrial facilities are based on the number of employees. Because the project involves speculative construction, the industrial end users are not known at this time. Actual parking requirements will need to be determined when end users submit permits for build-out of the space. The following is a summary of parking provided:

Building 1 Standard Spaces: 74 Handicap Spaces: 6 Future Spaces: 24
 Building 2 Standard Spaces: 93 Handicap Spaces: 6 Future Spaces: 48

The applicant is currently required to provide a sidewalk along State Road 39. Staff is working with the applicant to contact INDOT to determine the location of the sidewalk.

4. Lighting Approval:

In review of submitted photometric plans and cut-sheets for the lighting fixtures, Lebanon Planning and Zoning Staff found that the proposed lighting plan for wall mounted and parking lot lighting meets the standards of UDO Section 7.15.

5. Landscaping/ Bufferyard Approval:

In review of the submitted landscaping plan, the applicant has provided a plan that meets all applicable requirements within the PBI zoning district, considering the variances approved in 2018.

6. Signage Plan:

Because the specific users of the buildings have not yet been identified, the applicant has not proposed signage at the present time. The project would be permitted one monument/ground sign per street frontage and one wall sign per tenant per street frontage. Once tenants are identified, the applicant shall submit a signage plan for approval that meets all applicable UDO Standards.

7. Architectural Review:

The applicant has submitted architectural renderings that adhere to the requirements of the UDO. For reference, large scale manufacturing facilities are exempt from the architectural design standards from UDO Section 7.18.C.5.

**I: Staff
Recommendation:**

Staff Recommendation:

In review of the submitted Primary Plat and Development Plan as presented, Lebanon Planning Staff finds compliance with the Unified Development Requirements for the subject site. Staff recommends approval of the subject development plan contingent on the following condition:

1) **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.

2) **Stormwater Approval:**

The applicant receives formal drainage approval from the City of Lebanon Board of Public Works prior to application for any building permits or site improvements.

3) **Sidewalk:**

The applicant works with Staff and INDO'T to determine the location of the sidewalk along SR 39.

4) **Signage Plan:**

The applicant shall submit a signage plan indicating location and elevations of all proposed signs and receive sign permits before any sign installation.