

**CITY OF LEBANON  
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION  
STAFF REPORT  
APRIL 18, 2022 PUBLIC HEARING**

<b>A. Case Number:</b>	Docket #22-21 Rezone Docket #22-22 Primary Plat Docket #22-23 Development Plan
<b>B. Applicant:</b>	Michael Thompson (Hamilton Designs, LLC) representing GM Development Companies, LLC
<b>C. Location:</b>	The subject property is located at 1400 W State Road 32, Lebanon, Indiana, 46052.
<b>D. Acreage and Zoning:</b>	The subject property contains 12.83 acres and is presently zoned Planned Business Commercial (PBC).
<b>E. Parcel(s):</b>	015-29690-00
<b>F. Existing Land Use:</b>	Agricultural
<b>G. Petition Request:</b>	The city has been working with, and financially supporting through the RDC, the applicant to develop a much needed industrial product that is notably absent from the Boone County market. The proposed 50,000 SF shell building is marketed toward emerging, fast growing advanced manufacturing and technology companies that have not grown to the size company where they need the more significant 100,000+ SF buildings that are prevalent in the market. The building will be constructed as a shell only, so there is the most flexibility possible for the potential end user. It is not expected this will be a heavy manufacturing user, but will be something that is complementary to the existing commercial uses in the area, but the rezone from PBC to PBI would allow the anticipated types of users.
<b>H. Property History:</b>	<p style="text-align:center"><b>April 4, 2022 Board of Zoning Appeals Approval</b></p> <p><b>Development Standards Variance</b> <b>Variance Request #1 – Parking Lot Perimeter Landscaping – UDO Section 7.8.J.3</b> Variance approved to permit relief from the parking lot perimeter landscaping requirement along the truck drive and around the east side of the truck court.</p> <p><b>Variance Request #2 – Parking Area Curbing – UDO Section 7.5.C.3</b> Variance approved to permit relief from the parking area curbing requirement along the truck drive and around the truck court.</p>

**I. Ordinance Process:**

**Variance Request #3 – Building Materials – UDO Section 6.1.L.2.a**

Variance approved to permit relief from the 50% masonry requirement to allow 25% masonry along with an insulated metal panel product.

**Rezone Procedural Ordinance Process:**

The Official Zoning Map incorporated by reference in the Unified Development Ordinance may be amended as necessary upon receipt of a petition for rezone signed by the owner of the subject property. The Zoning Map Amendment may be adopted by the Common Council after review by the Plan Commission according to the following procedures.

The City of Lebanon Unified Development Ordinance provides review criteria established in Indiana Code 36-7-4-603 to guide the Plan Commission when deliberating a recommendation regarding a proposed rezoning.

- Criteria 1 – Consistency with the goals, objectives, and policies of the Comprehensive Plan
- Criteria 2 – Compatibility with adjacent uses and improvements
- Criteria 3 – Desirability of the proposed land use
- Criteria 4 – Impact on property values
- Criteria 5 – Responsible growth and development

**Criteria 1 – Consistency with Comprehensive Plan**

The Future Land Use Map from the Lebanon Comprehensive Plan is used as a guide and represents the desired land use throughout the community. Zoning typically conforms with the land use designation, although it is not required to, and is the legal implementation of the land use. The subject property is designated for “commercial” uses on the Future Land Use Map and allows for a variety of non-residential development options.

Staff Finding: The subject rezoning from Planned Business Commercial (PBC) to Planned Business Industrial (PBI) is consistent with the goals, objectives, and policies of the Lebanon Comprehensive Plan.

**Criteria 2 – Compatibility with Adjacent Uses**

Location	Current Zoning	Existing Land Use
North of Subject Property	Planned Business Commercial (PBC)	Agricultural/Floodplain
South of Subject Property	Planned Business Industrial (PBI)	Industrial
West of Subject Property	Planned Business Commercial (PBC)	Agricultural/Floodplain

East of Subject Property	Planned Business Commercial (PBC)	Commercial
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Staff Finding: The subject rezoning to Planned Business Industrial (PBI) is compatible with existing uses and zoning on adjacent properties.

**Criteria 3 – Desirability of Land Use**

The subject property is in an area that is currently a mix of commercial and industrial uses. The rezone to PBI would allow for a variety of advanced manufacturing and technology users that would complement the existing development in the area and provide much needed space for users of this size.  
Staff Finding: The subject rezoning to Planned Business Industrial (PBI) is a desirable land use within the proposed area.

**Criteria 4 – Impact on Property Values**

The immediate area contains a mix of commercial and industrial users along with agricultural property to the west that is planned for future non-residential uses. The proposed use would be complementary to the existing uses and would enhance property values in the area.  
Staff Finding: The subject rezoning to Planned Business Industrial (PBI) would have no negative impact on property values in the area.

**Criteria 5 – Responsible Growth**

The rezone to PBI would allow for the development of a desirable land use on the subject property. The area is served by existing water, sanitary, and storm sewer utilities and any impacts to adjacent roadways would be addressed at the time of development.  
Staff Finding: The subject rezoning to Planned Business Industrial (PBI) represents responsible growth and development.

**J. Staff Recommendation:**

**Staff Recommendation**

In review of the rezoning request to Planned Business Industrial (PBI), Lebanon Planning Staff recommends this petition be forwarded by the Plan Commission to the Common Council with a favorable recommendation.

<p><b>K. Ordinance Process:</b></p>	<p><b>Primary Plat/Development Procedural Ordinance Process:</b></p> <p>Unified Development Ordinance Process for Primary Plats                  All major subdivisions require primary plat approval by the Plan Commission. Major subdivisions include those that result in the creation of more than four lots and/or any subdivisions requiring new streets or extensions or creations of public improvements. The Plan Commission shall review the application and overall primary plat to determine if it conforms with the minimum standards and requirements as outlined in the UDO.</p> <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"> <li>1. All uses within the MF, MH, CB, NB, PBC, PBO, PBI, ID, and IN Districts</li> <li>2. All uses within the Interstate Overlay District</li> </ol> <p><b>Lebanon Staff Determination:</b> The project is currently located within the Planned Business Commercial (PBC) zoning district with a proposal to rezone the property to Planned Business Industrial (PBI). Either zoning district would require Development Plan approval.</p>
<p><b>L: Action Requested:</b></p>	<p><b>Primary Plat &amp; Development Plan Approval</b></p> <p>The applicant is requesting Primary Plat and Development Plan approval in order to create a three-lot commercial subdivision (one lot for the industrial shell building, two remaining lots for commercial uses) and construct an industrial shell building.</p>
<p><b>M. TAC Review:</b></p>	<p><b>TECHNICAL ADVISORY COMMITTEE (TAC) REVIEW</b></p> <p>Development Plan Compliance with City of Lebanon Technical Advisory Committee (TAC)</p> <p><b>City of Lebanon Utilities</b></p> <p><b>Sewer and Water Division-</b> Comments were as follows:</p> <ul style="list-style-type: none"> <li>• The water distribution meter pit is to be located near the Right-of-Way line. The proposed fire service line is required to be metered. Refer to the Large Private Distribution Meter Pit details on Sheet 12 of the City Standards.</li> <li>• Provide the sizing of the water service line prior to construction.</li> <li>• Per the City Standards Service Connection detail on Sheet 14, sanitary laterals shall be SDR-26 with a minimum slope of 1/4" per foot, equating to a minimum slope of approximately 2.08%.</li> </ul> <p><b>Electrical Division-</b> Comments were as follows:</p> <ul style="list-style-type: none"> <li>• Per Lebanon Standards Sheet 2, electric lines for street lighting that cross under roadways shall be encased in Rigid Conduit.</li> </ul>

- 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** – 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.

**City of Lebanon Planning Staff Review-**

**1. Plan of Operation:**

The applicant is requesting Primary Plat and Development Plan approval in order to create a three-lot commercial subdivision (one lot for the industrial shell building, two remaining lots for commercial uses) and construct an industrial shell building.

**2. Development Standards-**

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

UDO Development Standards-Planned Business Industrial District	
Required	Provided
Minimum Lot Size = 5 Acres	Subject Lot = 8.92 acres
Minimum Lot Width = 200 Feet	726 Feet
Minimum Lot Frontage= 150 Feet	726 Feet
Front Setback = 50 Feet	105 Feet (south) 51 Feet (west)
Side Setback= 25 Feet	30 feet

UDO Development Standards-Planned Business Commercial District	
Required	Provided
Minimum Lot Size = N/A	Subject Lots = 1.78 and 1.6 acres
Minimum Lot Width = 100 Feet	330 and 300 Feet
Minimum Lot Frontage= 100 Feet	330 and 300 Feet

**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:

Standard Spaces: 40    Handicap Spaces: 4    Future Spaces: TBD

**4. Lighting Approval:**

Because this is speculative construction and lighting needs for the end user are unknown, lighting will not be provided with the initial construction. Once an end user is identified and lighting needs determined, a lighting plan that meets all applicable standards shall be submitted and approved prior to installation.

**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, outside of the variance requests already outlined earlier in this review.

**6. Signage Plan:**

Because of the speculative nature of the construction, 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.

**7. Architectural Review:**

The applicant has submitted architectural renderings that adhere to the requirements of the UDO, when also considering the variance requests already outlined earlier in this review.

**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:

- **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.

- **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.

- **Lighting/Signage Plans:**

The applicant submits and receives approval for lighting and signage plans prior to installation of said elements.

**N. Staff  
Recommendation:**