

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

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

A. Case Number:	Docket # 22-25
B. Applicant:	Adam DeHart (Keeler-Webb) representing Patterson Street Partners, LLC
C. Location:	The subject property is located at 320 N Patterson Street, Lebanon, Indiana, 46052.
D. Acreage and Zoning:	The subject property contains 5.04 acres and is presently zoned General Industrial (ID).
E. Property History:	<p style="text-align:center">February 7, 2022 Board of Zoning Appeals Approval</p> <p>Development Standards Variance Variance Request #1 – Building Front Setback – UDO Section 4.16.D Variance approved to allow a front setback of 0 feet, maintaining the 25-foot buffer setback, for a total of 25 feet.</p> <p>Variance Request #2 – Building Side Setback – UDO Section 4.16.D Variance approved to allow a side setback of 22 feet, maintaining the 25-foot buffer setback, for a total of 47 feet.</p> <p>Variance Request #3 – Buffer Setback – UDO Section 7.8.O Variance approved to allow a buffer setback of 19 feet.</p> <p style="text-align:center">April 4, 2022 Board of Zoning Appeals Approval</p> <p>Development Standards Variance Variance Request #1 – Parking Area Curbing – UDO Section 7.5.C.3 Variance approved to provide relief from the curbing requirement for the truck/trailer parking areas where potential future pavement expansion is planned.</p>
F. Ordinance Process:	<p>Procedural Ordinance Process:</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">1. All uses within the MF, MH, CB, NB, PBC, PBO, PBI, ID, and IN Districts2. All uses within the Interstate Overlay District

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 Development Plan approval in order to construct a 45,000 square foot speculative industrial/warehouse building with associated employee and truck parking.

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-General Industrial District	
Required	Provided
Minimum Lot Size = 5 Acres	Subject Lot = 5.04 acres
Minimum Lot Width = 200 Feet	536 Feet
Minimum Lot Frontage= 150 Feet	536 Feet
Front Setback = 100 Feet	0 Feet (per variance)
Side Setback= 50 Feet	22 feet (south, per variance) 125 feet (north)
Rear Setback= 50 Feet	201 Feet
Maximum Height=50 Feet	39.5 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: 37 Handicap Spaces: 2 Future Spaces: 10

4. Lighting Approval:

The applicant will be required to submit a completed photometric plan that meets all applicable requirements prior to requesting any building permits.

5. Landscaping/ Bufferyard Approval:

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

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 current architectural renderings do not meet the UDO architectural standards. In particular, UDO Section 7.18.C.5.b indicates that buildings with continuous facades 90 feet or greater must include offsets at intervals no greater than 60 feet. The proposed building façade is longer than 90 feet but has not provided the required offsets. Staff has provided suggestions to the applicant to meet this requirement and would request a continuance of the Development Plan application to the May meeting to allow the applicant time to provide updated elevations.

Staff Recommendation:

In review of the submitted Development Plan as presented, Lebanon Planning Staff recommends continuance of the application to allow the applicant an opportunity to amend the building façade plans to meet the architectural requirements from the UDO.

**I: Staff
Recommendation:**