

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT**

February 22, 2022 PUBLIC HEARING

A. Case Number:	Docket # 22-3
B. Applicant:	Aaron Hurt for Little Angels Daycare
C. Location:	The subject property is located at 925 Hendricks Dr, Lebanon, Indiana 46052.
D. Acreage and Zoning:	The subject property is zoned Planned Business Commercial (PBC) and is comprised of 1.0 acres.
E. Adjacent Land Uses:	North – Industrial South – Commercial West – Industrial East – Institutional
F. Property History:	<p style="text-align:center">Board of Zoning Appeals Approval</p> February 7, 2022 Docket # 22-8 Variance 1 – UDO Section 7.8.J.3 Parking Lot Perimeter Landscaping
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 Commercial (PBC) zoning district requiring Development Plan approval.</p>
H. Action Requested:	<p style="text-align:center">Development Plan Approval</p> The applicant, Little Angels Daycare, presented the intent to construct a 3,360 sq/ft addition to their existing building on the subject property. The plan will also include appropriate employee/customer parking.

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-

- No comments.

Electrical Division-

- No comments.

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-

- No comments.

City of Lebanon Engineer-

1. 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. All Roof Drains are required to discharge at grade. Add a note to all appropriate sheets which states the following: Roof drain downspouts shall discharge at grade adjacent to the structure with proper grading to ensure drainage away from foundation.
 - d. 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).
2. Sheet C000 – Title Sheet:
 - a. “APPROVED FOR CONSTRUCTION” stamp, shall be added, when appropriate, as follows:

APPROVED FOR CONSTRUCTION

Release For Construction Date: _____

Preconstruction Conference Date: _____

By: _____ Date: _____
Kevin Krulik PE PS AICP, City Engineer

City of Lebanon, IN

- b. Update Stormwater Contact information as follows:
 - i. City of Lebanon
401 South Meridian Street
Lebanon, IN. 46052
Attn: Scott Calvert
3. Sheet BNDRY – Boundary Retracement Survey:
 - a. Not comments at this time.
4. Sheet TOPO – Topographic Survey:
 - a. Not comments at this time.
5. Sheet C100 – Existing Conditions Plan:
 - a. Not comments at this time.
6. Sheet C101 – Demolition Plan:
 - a. Not comments at this time.
7. Sheet C200 – Site Plan
 - a. Please coordinate with the City of Lebanon Planning department regarding deficiencies in the existing Site Plan that may include but are not necessary limited to the following: right of way frontage sidewalk, pedestrian access, landscaping, lighting, etc.
8. Sheet C300 – Grading Plan
 - a. Address all comments proved by CBBEL and Lebanon Utilities and/or their reviewing consultants.
9. Sheet C301 – Flood Routing Plan
 - a. Address all comments proved by CBBEL.
10. Sheet C400 – Drainage Plan
 - a. Address all comments proved by CBBEL.
11. Sheet C700 – Landscape Plan
 - a. Address all comments proved by Lebanon Planning Department.
12. Sheet C800-801 – Details
 - a. Address all comments proved by CBBEL and Lebanon Utilities and/or their reviewing consultants.
 - b. Add note, “IF CONFLICTS ARE ENCOUNTERED BETWEEN THESE DETAILS AND THE CITY OF LEBANON STANDARD DETAILS, PLEASE CONTACT THE CITY OF LEBANON, CITY ENGINEER FOR CLARIFICATION.”
13. Sheet C900 – Stormwater Pollution Prevention Plan
 - a. Address all comments proved by CBBEL.
14. Sheet C901 – Stormwater Pollution Protection Details
 - a. Address all comments proved by CBBEL.
 - b. Add note, “IF CONFLICTS ARE ENCOUNTERED BETWEEN THESE DETAILS AND THE CITY OF LEBANON STANDARD DETAILS, PLEASE CONTACT THE CITY OF LEBANON, CITY ENGINEER FOR CLARIFICATION.”

15. Provide copy of Rule 5 NOI to Scott Calvert, MS4 Coordinator. Weekly City inspections of Stormwater BMP's are required throughout construction. Inspection fees will be \$50 per month from permit issuance till a certificate of occupancy is received. Fees shall be paid at the time of permitting based on the proposed anticipate construction schedule.
16. Incorporate current Lebanon Standards details sheets. Inapplicable details and or sheets shall be "X"d out. New details were adopted on 1/1/2022 and can be downloaded from the Engineering Department page at www.Lebanon.in.gov.
17. Provide Site lighting plan.

City of Lebanon Planning Staff Review-

1. Plan of Operation:

The applicant, Little Angels Daycare, presented the intent to construct a 3,360 sq/ft addition to their existing building on the subject property. The plan will also include appropriate employee/customer parking.

2. Development Standards-

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

UDO Development Standards-Planned Business Commercial District	
Required	Provided
Minimum Lot Width = 100 Feet	157 Feet
Minimum Lot Frontage = 100 Feet	157 Feet
Front Setback = 50 Feet	85 Feet
Side Setback= 25 Feet	40 & 48 Feet
Rear Setback = 10 Feet	26.4 Feet
Maximum Height=35 Feet	18 Feet

3. Parking Approval:

UDO Parking Requirement	Provided On-Site
1 space per 4 persons at maximum capacity	TOTAL = 22 spaces (20 regular, 2 ADA)

4. Lighting Plan:

Should the applicant decide to add additional lighting to the development, they will need to provide a photometric plan indicating that all existing and proposed lighting meets the UDO standards and ensures no adverse light spillage on adjoining neighbors.

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 Commercial District when also considering the Variance approved by the Board of Zoning Appeals at their February 7, 2022 meeting.

6.Signage Plan:

No additional signage is being proposed with this development.

7. Architectural Review:

The applicant has submitted architectural renderings that adhere to the requirements of the Planned Business Industrial Commercial zoning district. The building is proposed to be a lap siding consistent with the existing structure.

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.

- **Lighting Plan:**

If applicable, the applicant submits a lighting and photometric plan that meets all applicable UDO standards prior to application for any building permits or site improvements.

**J: Staff
Recommendation:**