

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
DECEMBER 19, 2022 PUBLIC HEARING**

A. Case Number:	Docket # 22-73
B. Applicant:	Roger Azar representing Bean Enterprises, LLC
C. Location:	The subject property is located at 514 Coombs Street, Lebanon, Indiana, 46052.
D. Acreage and Zoning:	The subject property is zoned General Industrial (ID) and comprised of 1.52 acres.
E. Adjacent Land Uses:	North – Residential South – Residential West – Industrial East – Residential
F. Property History:	<p>The subject property is the site of an existing 2,200 SF automotive repair business and 576 SF accessory structure along with associated employee and customer parking.</p> <p style="text-align:center">October 3, 2016 Board of Zoning Appeals Approval</p> <p>Development Standards Variance Variance Request #1 – Landscape Buffer UDO Section 7.8, Table 7.9 and 7.10 Variance approved to permit relief from the landscape buffer requirements along the south property line.</p> <p style="text-align:center">October 17, 2016 Development Plan Approval</p> <p>Applicant received development plan approval to construct the 2,200 SF primary facility and associated parking.</p> <p style="text-align:center">March 4, 2019 Board of Zoning Appeals Approval</p> <p>Development Standards Variance Variance Request #1 – Accessory Structure Area UDO Section 7.10.A.4.b Variance approved to allow construction of the 576 SF accessory structure.</p>
G. Ordinance Process:	<p style="text-align:center">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</p>

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:

1. All uses within the MF, MH, CB, NB, PBC, PBO, PBI, ID, and IN Districts
2. All uses within the Interstate Overlay District

Lebanon Staff Determination: The project is located within the General Industrial (ID) zoning district requiring Development Plan approval.

H. Action Requested:

Development Plan Approval

The applicant presented the intent to construct a 2,400 SF addition to the existing primary structure and provide nine additional parking spaces in front of the existing facility.

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. Satisfactorily address all comments provided by Lebanon Utilities, Police, Fire, Street, Stormwater, and Planning departments, in addition to requirements of other authorities having jurisdiction, such as: the Boone County Surveyor, the Indiana Department of Transportation, the Indiana Department of Environmental Management, the Indiana Department of Natural Resources, etc.
2. 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 Limited (CBBEL) pursuant to the City of Lebanon Stormwater Control Ordinance

3. All Sheets:
 - a. 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.
 - b. 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.
4. Sheet G0.1 – Cover Sheet:
 - a. Add the following contact Information:
City of Lebanon
401 S. Meridian Street
Lebanon, IN 46052
(765) 482-8845
Kevin Krulik PE PS AICP - City Engineer
Scott Calvert – MS4 Coordinator/Public Works
 - b. b“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

5. Sheet G0.2 – Site Notes:
 - a. No comments at this time.
6. Sheet E1.1 – Existing Site Conditions:
 - a. No comments at this time.
7. Sheet C3.1 – Site Plan:
 - a. Per TAC discussion on 11/15/2022, please amend the site plan to include the addition of 9 parking spaces along the south side of the entry drive to the site, adjust drainage calculations accordingly.
 - b. Ensure that drainage design is in compliance with the original drainage plan. Ensure compliance with the requirements of the City of Lebanon Stormwater Control Ordinance and Design Standards as outlined by CBEL.
8. Sheet C3.2 – Landscape Plan:
 - a. Ensure compliance with the requirements of the City of Lebanon Planning Department.
9. Sheet C6.1 – Erosion Control Plan:

- a. Ensure compliance with the requirements of the City of Lebanon Stormwater Control Ordinance and Design Standards as outlined by CBBEL.
 - b. Ensure compliance with the requirements of the City of Lebanon MS4 Department.
10. Sheet C6.2 – Erosion Control Details:
- a. See comments related to C6.1 - Erosion Control Plan
11. Attached City of Lebanon Standards. Inapplicable details and or sheets shall be “X”d out.
<https://lebanon.in.gov/wp-content/uploads/2021/12/Lebanon-City-Standards-Final-Version-Jan-1-22.pdf>
12. Provide copy of Indiana Department of Natural Resources (IDNR) CSGP (formerly Rule 5) Notice of Intent (NOI) to Scott Calvert, MS4 Coordinator. Weekly City inspections of Stormwater BMPs are required throughout construction. Inspection fees will be \$50 per month from permit issuance till a Notice of Termination (NOT) is filed. Fees shall be paid at the time of Improvement Location Permit (ILP) issuance based on the proposed anticipate construction schedule.

City of Lebanon Planning Staff Review-

1. Plan of Operation:

The applicant presented the intent to construct a 2,400 SF addition to the existing primary structure and provide nine additional parking spaces in front of the existing facility.

2. Development Standards-

The submitted civil drawings have demonstrated compliance with the following standards required for the General Industrial (ID) district.

UDO Development Standards-General Industrial District	
Required	Provided
Minimum Lot Size = 5 acres	Subject Lot = 1.52 acres (Legally Existing Non-Conforming Lot)
Minimum Lot Width = 200 Feet	200 Feet
Minimum Lot Frontage= 150 Feet	200 Feet
Front Setback = 100 Feet	100 Feet (existing)
Side Setback= 50 Feet	North – 50 Feet (existing) South – 75 Feet
Rear Setback = 50 Feet	119 Feet

3. Parking Approval:

UDO Parking Requirement	Provided On-Site
1 space per service bay plus one space per employee on the largest shift	TOTAL = 15 existing spaces, 9 new spaces

4. Lighting Plan:

No additional lighting is planned with this expansion.

5. Landscaping/ Bufferyard Approval:

The proposed new parking spaces will be required to meet the parking lot perimeter landscaping requirement, which requires 3 trees and 10 shrubs every 100 lineal feet. This landscaping will need to be added to the civil plans before issuance of permits for construction.

6. Signage Plan:

No additional signage is proposed with this expansion project.

7. Architectural Review:

The proposed building addition will match the architecture and building materials of the existing facility (two-tone steel siding) and meet all applicable UDO standards.

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.

- **Landscape Plan:**

The applicant will revise the landscape plan to include the required parking lot perimeter landscaping (3 trees and 10 shrubs every 100 lineal feet) along the perimeter of the proposed new parking area.

**J: Staff
Recommendation:**