

**CITY OF LEBANON  
PLANNING AND ZONING DEPARTMENT**

**BOARD OF ZONING APPEALS  
CONDITIONAL USE STAFF REPORT  
JANUARY 3, 2023 PUBLIC HEARING**

<b>A. Case Number:</b>	<b>Docket #23-6</b>
<b>B. Applicant:</b>	Storemytruck.com, LLC
<b>C. Location:</b>	The location of the subject property is 640 S State Road 39, Lebanon, IN 46052.
<b>D. Acreage and Zoning</b>	The subject property is approximately 44 acres in size. The property is currently zoned Planned Business Industrial (PBI) and in the Thoroughfare Overlay District.
<b>E. Property History:</b>	<b>Board of Zoning Appeals</b> This is the first time this petition has appeared in front of the City of Lebanon Board of Zoning Appeals. The subject property includes an approximately 500,000 square foot warehouse occupied by a packaging company along with a truck/trailer parking area on the north side of the building.
<b>F. Conditional Use Determination:</b>	<b>Petitioner Request: Conditional Use</b> The applicant is seeking a Conditional Use approval to allow a third-party storage company to use the truck/trailer parking area, which is currently under-utilized by the packaging company occupying the building. Storemytruck.com would operate a locked self-parking facility for semi-tractor/trailers that would provide gated 24-hour access to patrons. The lot would have security lighting and surveillance cameras to ensure secure storage.  Semi-tractor/trailer storage is listed as a Conditional Use within the PBI zoning district, thus a Conditional Use application to the Board of Zoning Appeals is warranted.
<b>G. Conditional Use Evaluation:</b>	<b>Conditional Use Evaluation Criteria</b> <b>Unified Development Ordinance</b> <b>Section 9.5. B-Procedures</b> The following evaluation criteria must be complied with prior to the issuance of any Conditional Use approval:  <b>Evaluation Criteria-1 The proposed use is listed as a Conditional Use for the particular zoning district of the subject site</b> Per the Unified Development Ordinance (UDO), the Land Use Matrix in Section 4.2 requires a conditional use application for semi-tractor/trailer storage in the Planned Business Industrial zoning classification.

**Evaluation Criteria-2 The established, maintenance, or operation of the Conditional Use will not be determined to or endangered the public health, safety, morals, or general welfare of the community.**

The applicant's proposal for semi-tractor/trailer storage will not be detrimental to the public health, morals, or general welfare of the community. The area proposed for the storage use is currently intended for semi-tractor/trailer parking associated with the primary user of the building.

**Evaluation Criteria 3-The Conditional Use will not be injurious to the use and enjoyment of the other property in the immediate vicinity for lawfully-permitted purposes, nor substantially diminish or impair property values within the neighborhood and zoning district.**

The applicant's proposed semi-tractor/trailer storage use will not impair the use and enjoyment of other properties in the immediate vicinity or the property values in the neighborhood and zoning district. While the proposed use is a third-party storage company, the area proposed for storage is designed and intended for semi-tractor/trailer parking for the primary user of the building. The proposal would have limited visual difference from the original intended use of the property.

**Evaluation Criteria 4-The establishment of the Conditional Use will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.**

The proposed storage use will have limited impact on the intended use of this industrial property and will have no notable impact on surrounding industrial and commercial properties.

**Evaluation Criteria 5-Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided.**

All required utilities and transportation infrastructure is already provided to this site.

**Evaluation Criteria 6-The proposed use is not in conflict with the goals of the Comprehensive Plan or the Unified Development Ordinance.**

The proposed use is not in conflict with the City of Lebanon Comprehensive Plan or Unified Development Ordinance. The Comprehensive Plan identifies this corridor as appropriate for industrial uses.

**H. Staff  
Recommendation:**

**Staff Recommendation**

In review of the requested Conditional Use for the allowance of a semi-tractor/trailer use in the Planned Business Industrial (PBI) zoning classification, Lebanon Planning Staff Recommends approval subject to the following condition:

1. That the applicant install 6-foot tall evergreen trees along the eastern border of the storage area at a rate of one tree every 20 feet to provide appropriate buffer screening from State Road 39.