

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
JANUARY 17, 2023 PUBLIC HEARING**

A. Case Number:	Docket # 22-76
B. Applicant:	Ryan Robinson (HWC Engineering) representing The Cedars @ Lebanon Business Park
C. Location:	The subject property is generally located south of Tyre Road and west of John Shaw Road, Lebanon, Indiana, 46052.
D. Acreage and Zoning:	The subject property is zoned General Industrial (ID) and comprised of 42.69 acres.
E. Adjacent Land Uses:	North – Agriculture (zoned Planned Business Commercial) South – Agriculture (zoned General Industrial) West – Agriculture East – Agriculture
F. Property History:	The property is currently undeveloped agriculture use. The applicant received primary plat approval to create a five-lot industrial subdivision on the subject property at the October 17, 2022 Plan Commission meeting.
G. 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 <p>Lebanon Staff Determination: The project is located within the General Industrial (ID) zoning district requiring Development Plan approval.</p>
H. Action Requested:	<p>Development Plan Approval</p> <p>The applicant, IN Lebanon John Shaw, LLC, presented the intent to construct a four-lot speculative industrial development on the subject property. The proposal includes three lots, each with a 154,000 square foot industrial building with associated employee and truck parking, with the fourth lot reserved for the required detention facilities.</p>

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-

- Ensure the most recent set of Lebanon Standards are included and referenced accurately. The most recent set is dated 01/01/2022 and can be found at the link below.
<https://lebanon-utilities.com/wp-content/uploads/2021/12/Lebanon-City-Standards-Final-Version-010122.pdf>
- Structure backfill shall be utilized when trench openings encroach within 5 feet of proposed paved areas.
- The City Standards requires ductile iron be utilized for water mains. PVC C900 can be considered on a conditional basis by Lebanon Utilities. Provide an explanation as to why PVC C900 is being proposed in lieu of ductile iron for this project. Note that to be approved, PVC C900 shall be DR 14.
- Provide valve clusters at all tees and crosses in accordance with the City Standards.
- Indicate the size and material of proposed service lines between the connection with the offsite water main extension and the proposed meter vaults.
- Ensure at least 18 inches of vertical separation between water main and sanitary or storm sewers at crossing locations.
- Sanitary sewer laterals shall be PVC SDR-26 with a minimum slope of 1/4" per foot (2.08%) in accordance with the City Standards. General Utility Note 8 on Sheet C500 appears to conflict with these requirements.
- Mainline gravity sanitary sewers shall be PVC SDR-26 in accordance with City Standards.
- Provide profiles including sizes, slopes, and inverts, for the proposed sanitary sewer system.
- Will the 10-inch gravity sewer that runs south from Structure 12 be considered public or private? All public sanitary sewers must be within the Right-of-Way or an easement.
- Note that after construction of the Hickory Junction Lift Station that downstream capacity will be limited until a future expansion project is completed. The initial phase of the Hickory Junction Lift Station provides approximately 200 EDUs of capacity for the area.

Electrical Division-

- Coordinate electrical needs and proposed connections with the Lebanon Utilities Electric Department.
- Routing for the electrical extension needs to be confirmed. The electrical extension work cannot proceed unless an easement or Right-of-Way has been secured. An executed MOU will also be needed before work can proceed.
- There is a need for an additional MOU regarding transformers for the spec buildings. Lebanon Utilities is not able to bear the burden of oversizing the transformers initially.

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 each building site. Address numbers need to be placed on the street façade of the building and be 6-12” in size.

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 juris diction, such as: the Boone County Surveyor, , Boone County REMC, 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. Provide a traffic impact study which includes any required and or recommended traffic improvements. Provide copies of all traffic studies to Matt Brown at A&F Engineering (A&F). Comply with all recommendations provided by A&F and requirements of INDOT. In addition to the proposed entry drive, the following intersections must be studied
 - i. Tyre Road and SR 39
 - ii. Tyre Road and John Shaw Road.
4. Indicate all utility and utility conduit crossings on all appropriate plan and profile sheets. 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).
5. 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. 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. Provide Reference to City of Lebanon Standard details where appropriate. Please note that Lebanon Standards will control where conflicts
6. Sheet C0.0 – Cover 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. Add/Update 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

7. Sheet C0.1 – General Notes:

a. Provide Reference to City of Lebanon Standard details where appropriate. Please note that Lebanon Standards will control where conflicts

8. Sheet C1.0 – Overall Existing Conditions Plan:

a. No comments at this time.

9. Sheet C1.1-C104 – Existing Conditions and Demolition Plan:

a. Please ensure that existing wells, septic field, and utilities to be removed are properly retired and or abandoned per the appropriate governing bodies.

b. Provide reference to maintenance of traffic plan associated with demolition and reconstruction of existing rights-of-way.

10. Sheet C2.0 – Overall Site Improvements Plan:

a. Depict proposed rights of way in compliance with the City of Lebanon Thoroughfare plan.

i. Tyre Road – 35' half width

ii. John Shaw Road – 35' half width.

b. Indicate any passing lanes, acceleration/deceleration lanes, and tapers as provided by the traffic impact plans previously referenced.

c. The proposed multi-use paths should be placed at the back of the proposed rights of way.

11. Sheet C2.1-C2.4 – Site Improvements Plan:

a. Max commercial drive width is 30', adjust truck court entrances accordingly.

b. Widening is required to accommodate acceleration/deceleration lanes, passing blisters, and tapers to accommodate turn maneuvers for traffic entering the site, as recommended by the previously referenced traffic impact study.

- c. All striping in public rights-of-way to be thermoplastic in compliance with the AASHTO – MUTCD
 - d. The following minimum street cross section improvements will be need to be accommodated. The following capacity improvement are to be provided by the city, subject to Traffic Impact Fees, or improvements may be developer installed, in lieu of said fees.
 - i. 11' Travel lanes (2 total) in addition to areas for traffic control striping along the entire project frontage.
 - ii. 2' paved shoulder
 - e. Pedestrian access must be provided for throughout the development, provide lead walks to buildings from adjacent multi-use paths.
 - f. It is the understanding that the proposed streets within the project will remain private. Any proposed dedication of said street, now or in the future would require that all construction adhere to Lebanon Standards:
 - i. <https://lebanon.in.gov/wp-content/uploads/2021/12/Lebanon-City-Standards-Final-Version-Jan-1-22.pdf>
 - ii. Minimum slope of 1.0% to be provided on streets.
 - iii. All intersections shall be high points.
12. Sheet C2.0 – Overall Grading and Drainage Plan:
a. No comments at this time.
13. Sheet C3.1-C3.4 – Grading and Drainage Plan:
a. No comments at this time.
14. Sheet C4.0 – Overall Site Utility Plan:
a. No comments at this time.
15. Sheet C4.1-C4.4 – Site Utility Plan:
a. Indicate site lighting locations.
16. Sheet C4.5 – Overall Offsite Utility Plan:
a. No comments at this time.
17. Sheet C4.6-C4.7 – Offsite Sanitary Sewer Extension:
a. No comments at this time.
18. Sheet C4.8-C4.10 – Offsite Water Main Extension:
a. No comments at this time.
19. Sheet C6.0 – Overall Stormwater Pollution Prevention Plan:
a. No comments at this time.
20. Sheet C6.1-C6.4 – Stormwater Pollution Prevention Plan:
a. No comments at this time.
21. Sheet C6.5 – Stormwater Pollution Prevention Notes:
a. Where applicable, reference to City of Lebanon Standards. Please note that Lebanon Standards will control where conflicts exist. Full Lebanon Standards Details sheets are to be incorporated into the final set of approved construction plans (inapplicable details and or sheets may be “X” out):
<https://lebanon.in.gov/wp-content/uploads/2021/12/Lebanon-City-Standards-Final-Version-Jan-1-22.pdf>
22. Sheet C6.6 – Stormwater Pollution Prevention Details:
a. No comments at this time.
23. Sheet C8.0 – Construction Details:
a. Where applicable, reference to City of Lebanon Standards. Please note that Lebanon Standards will control where conflicts exist. Full Lebanon

Standards Details sheets are to be incorporated into the final set of approved construction plans (inapplicable details and or sheets may be “X” out):

<https://lebanon.in.gov/wp-content/uploads/2021/12/Lebanon-City-Standards-Final-Version-Jan-1-22.pdf>

24. Sheet L1.0 and L1.1-L1.4 and L2.0-L2.1 – Landscape Plans, Planting Schedules and Specifications:

- a. Ensure compliance with the requirements of the City of Lebanon Planning Department.

25. Provide Site Lighting Plan:

- a. Ensure compliance with the requirements of the City of Lebanon Planning Department.

26. Full Lebanon Standards Details sheets are to be incorporated into the final set of approved construction plans:

<https://lebanon.in.gov/wp-content/uploads/2021/12/Lebanon-City-Standards-Final-Version-Jan-1-22.pdf>

inapplicable details and or sheets may be “X”d out.

27. Provide Maintenance of Traffic plan in compliance with MUTCD for the construction of the proposed entrance along Ping Avenue.

28. Provide Traffic Control Plan: (for public right of way control signage only)

- a. Combine Street name and stop signs on single post. Street name signs to match current city standard (old gold background with black lettering and “Tiger head” logo) on black painted square breakaway steel posts.
- b. All traffic control posts shall be black painted, square breakaway steel posts.
- c. All traffic control signage to have black painted sign backs.

29. 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 anticipated construction schedule.

City of Lebanon Planning Staff Review-

1. Plan of Operation:

The applicant, IN Lebanon John Shaw, LLC, presented the intent to construct a four-lot speculative industrial development on the subject property. The proposal includes three lots, each with a 154,000 square foot industrial building with associated employee and truck parking, with the fourth lot reserved for the required detention facilities.

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 Lots = 8.99, 11.06, 12.56, 10.08 acres
Minimum Lot Width = 200 Feet	750, 614, 707, 750 Feet
Minimum Lot Frontage= 150 Feet	750, 614, 707, 750 Feet
Front Setback = 100 Feet	Parcel 2 – 100 feet Parcel 3 – 100 feet Parcel 4 – 100 feet
Side Setback= 50 Feet	Parcel 2 – 50, 100 feet Parcel 3 – 110 feet Parcel 4 – 170, 230 feet
Rear Setback = 50 Feet	Parcel 2 – 210 feet Parcel 3 – 220 feet Parcel 4 – 110 feet
Maximum Height=50 Feet	40 Feet

3. Parking Approval:

UDO Parking Requirement	Provided On-Site
1 space per employee on the largest shift plus 1 space per vehicle used in the operation (because this is a spec building, exact required parking is currently unknown)	Parcel 2 – 109 spaces (105 regular and 4 ADA spaces) Parcel 3 – 109 spaces (105 regular and 4 ADA spaces) Parcel 4 – 109 spaces (105 regular and 4 ADA spaces)

4. Lighting Plan:

The applicant is in the process of completing a lighting plan for the subject site that meets all applicable UDO standards. The lighting plan must be submitted and approved prior to the issuance of permits for construction on the site.

5. Landscaping/ Bufferyard Approval:

In review of the submitted landscaping plan, the applicant has provided a plan that meets all applicable requirements within the General Industrial District. The plan includes street corridor landscaping along both Tyre and John Shaw Road along with parking lot perimeter and interior landscaping.

6. Signage Plan:

Because this is a speculative industrial building, tenants are unknown at this time and specific signage has not been proposed. Once tenants are identified, a signage package must be submitted that meets all applicable UDO standards prior to installation of any signs.

**J: Staff
Recommendation:**

7. Architectural Review:

The applicant has submitted architectural renderings that adhere to the requirements of the General Industrial District. The primary building material is tilt up concrete with dark accent breaks every 50 feet and additional architectural features at each primary entrance. All docks are at the rear of the building, to the interior of the site, with no adjacency to exterior public roads.

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:**

The applicant shall submit a lighting plan meeting all applicable UDO requirements prior to application for any building permits or site improvements.

- **Signage Plan:**

The applicant shall submit a signage plan indicating location and elevations of all proposed signs and receive sign permits before any sign installation.