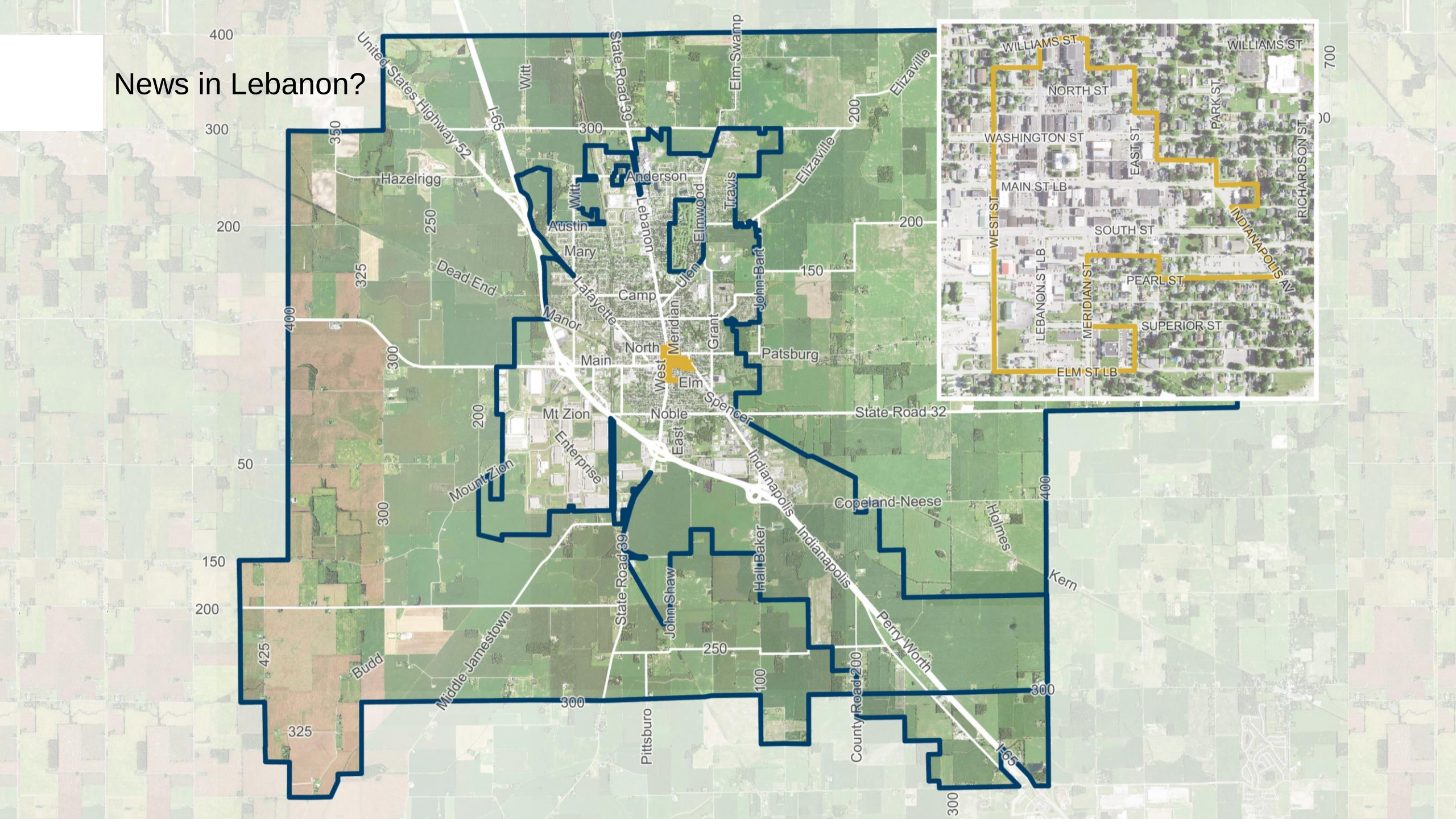
LEBANON, INDIANA
COMPREHENSIVE PLAN UDPATE

Steering Committee Meeting 2

10 July 2018

News in Lebanon?

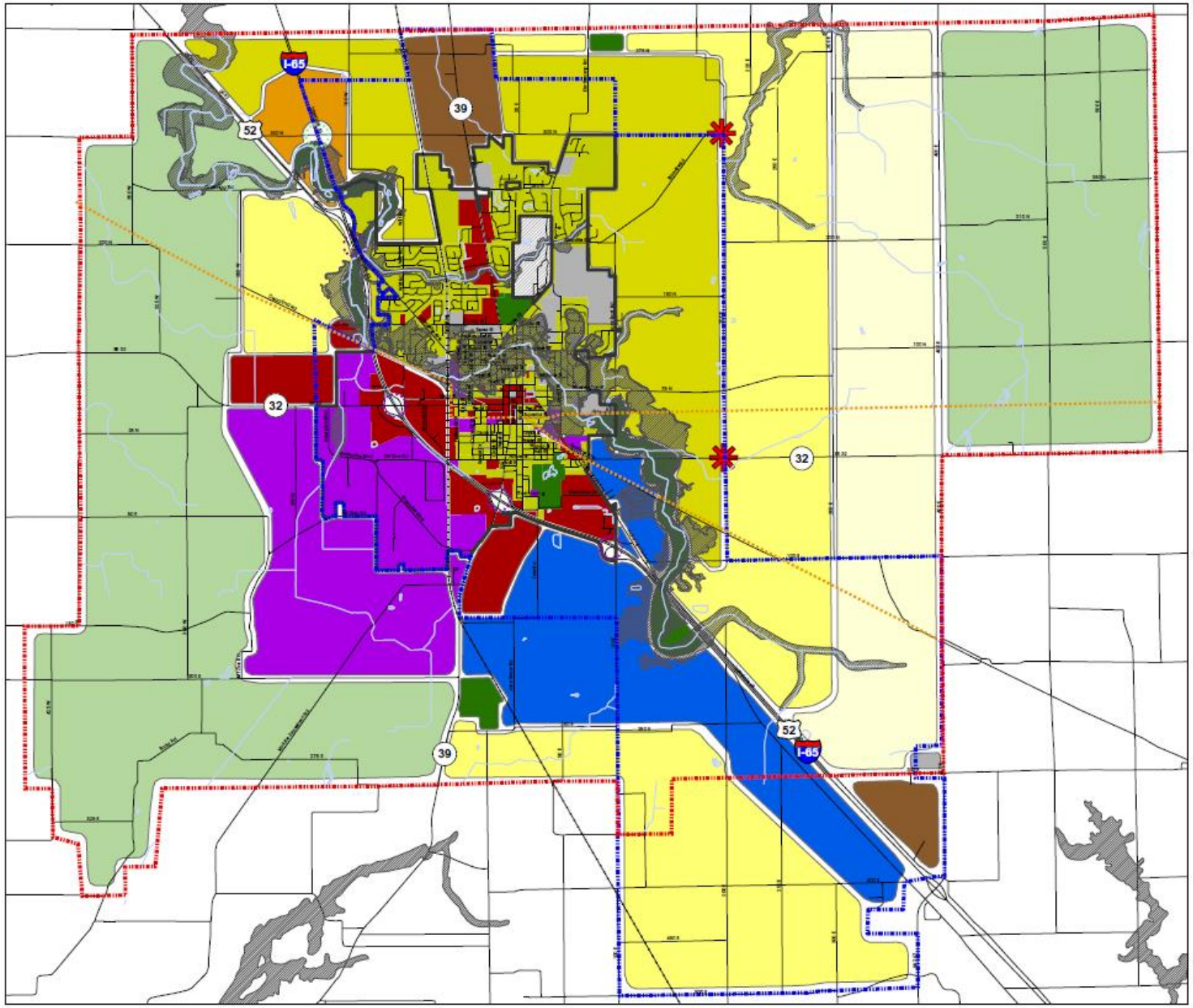


Agenda

- Welcome & Introductions
- 2007 Comprehensive Plan
- Focus Group Interviews
- Housing & Neighborhoods
- Economic Development
- Land Use & Character
- Downtown
- Infrastructure
- Quality of Life

Prior Comprehensive Plan Review

The Existing Comprehensive Plan was completed in 2007. Given growth since that time and changes in economic condition, it is time to update the plan. Proposed future land uses were designated for the City and the Township.



Focus Groups

Community Representatives Included:

- City Staff, Board & Plan Commission Members
- Developers, Builders, Real Estate Agents, & Brokers
- City & County Transportation Department & Utility Providers
- Business Owners and Employers
- Schools, Hospitals, Religious Institutions, and Service Organizations
- Neighborhood Leaders and Residents
- Young Professionals and Mayor’s Youth Council

Housing & Neighborhoods

Comprehensive Plan 2007

- **Encourage a balance of housing types**
- **Improve and expand infrastructure to meet future development**
- Support increased housing densities to preserve natural features
- Encourage infill development and utility improvements in existing neighborhoods
- Encourage the creation of high quality housing
- Encourage connectivity between neighborhoods
- Encourage inclusion of open space in residential areas

Focus Group Discussions

- **Increase the diversity of housing**
- **Encourage utilities to expand appropriately for new development**
- Improve home affordability and mortgage approvals
- Improve private property maintenance
- Encourage historic preservation and restoration

Housing & Neighborhoods

What neighborhoods / blocks / streets are in need of targeted reinvestment?

Where do you see opportunities in or around Lebanon for new housing development? What types of housing do you think are needed?

Economic Development

Comprehensive Plan 2007

- **Identify and attract a variety of appropriate businesses to the City**
- Support local entrepreneurship
- Promote Lebanon's quality of life and location to attract residents and businesses
- Enhance the neighborhood and commercial appearance
- Provide local business support
- Refine the zoning and building codes to support existing businesses
- Maintain clean and well maintained commercial areas

Focus Group Discussions

- **Increase the diversity of retail opportunities**
- Encourage new retail to locate near the Interstate 65 exits
- Encourage new development on the southside
- Encourage well-maintained properties
- Fair treatment for all businesses
- Market the City's location and ease of access to the Indianapolis Metropolitan area
- Encourage and support entrepreneurs

Economic Development

What types of businesses should the City focus on growing/attracting?

Where do you see future commercial and industrial growth being the most successful?

Land Use & Development Character

Comprehensive Plan 2007

- **Improve gateway appearance and the properties around and along these corridors**
- **Coordinate and prioritize gateway and corridor improvements by incorporating them into the capital improvements plan**
- **Encourage the expansion of passive and active recreational spaces and facilities**
- Improve commercial signage and wayfinding
- Amend the Zoning Ordinance to promote aesthetically pleasing development patterns
- Encourage building designs which are compatible with and preserve the natural environment

Focus Group Discussions

- **There are several gateways, corridors, and properties which require improvements and proper maintenance**
- **Continue to improve the parks system and consider the west side for a potential new park**
- **Improve and expand the Big Four Trail**
- Preserve the small town aesthetic and character
- Impact fees should be explored to fund parks
- Increase amenities and year-round attractions for both residents and visitors
- Improve regional stormwater management

Land Use & Development Character

What areas within the city do you believe are in need of aesthetic improvements?

Where are additional park and recreational facilities needed?

What types of land use/development are missing from Lebanon?

Utilities & Infrastructure

Comprehensive Plan 2007

- **Support and coordinate with developers and utility providers to expand utilities**
- **Encourage efficient ongoing maintenance of the City's utilities and infrastructure**
- Utilize the expansion of utilities as a planning tool to guide new development
- Effectively manage solid waste and stormwater
- Protect floodway and floodplain areas

Focus Group Discussions

- **The city should coordinate with new or changing development to appropriately manage utility expansions and upgrades**
- **Update infrastructure in the older neighborhoods**
- Explore new water sources for future development
- Impact fees should be explored to fund utility and infrastructure projects
- The existing I-65 and SR 52 interchange requires updating
- There is limited capacity for additional water and sewer expansion beyond immediate City limits
- Update the City's stormwater management system
- Sidewalks should be required throughout the City and existing sidewalks require improvement
- Improve access to public transportation

Utilities & Infrastructure

Are there transportation safety concerns? Where?

Should the City proactively extend/upgrade utilities to direct new growth or react to development pressures?

Downtown

Comprehensive Plan 2007

- **Support and coordinate the local and diverse businesses and activities in the Downtown**
- **Preserve and enhance the Downtown character through regulations and incentives**
- Revise the zoning ordinance to support infill and mixed use development
- Improve the streetscape appearance, infrastructure, and amenities

Focus Group Discussions

- **Increase the number of events and amenities such as a farmers market, family oriented activities, etc.**
- **Improve and market the existing historic façade program to encourage the reuse of existing and historic structures**
- The Downtown has potential but requires physical improvements, increased programming, new local retail
- Increase affordable housing opportunities around the Downtown

Downtown

What areas or buildings in the downtown need the greatest investment?

What kind of uses do you think would most support the Downtown's success?

Are upper floors utilized? If so how?

Quality of Life

Comprehensive Plan 2007

- **Encourage and support the expansion of healthcare facilities, fire department, and police department**
- Encourage the expansion and improvement of Lebanon's School system
- Promote institutions of higher education
- Encourage the collaboration of educational entities

Focus Group Discussions

- **Improve social services and programming to better serve those with unique needs in the community**
- **Encourage the financial support of local institutions**
- Low income housing options are limited or are poor in quality
- Educate residents about the benefits of low-income housing
- Improve the opportunities for lower-income, homeless, and those with substance abuse disorder to find assistance and improve their lives
- Increase afterschool opportunities for teenagers
- Encourage the creation of a community center through partnerships between the City and local institutions

Quality of Life

What social services do you believe the city is missing or underperforming in?

What institutions in Lebanon are having the greatest impact on the community, and why? (Lebanon Schools, Boys & Girls Club, United Way, etc.)

Plan Branding

We have created a few names for the Comprehensive Plan website. Which do you believe will be the most appropriate? Or do you have other suggestions?

- **Lebanon Forward – lebanonforward.com**
- **Forward Lebanon – forwardlebanon.com**
- **Advance Lebanon – advancelebanon.com**

Public Open House

Date: 31st of July
Location: TBD
Time: TBD

This meeting will be organized as a public open house. Stations shall be established throughout the meeting location and residents can come and go at their leisure. Topical and interactive stations could include:

- Process and Purpose
- Existing Conditions
- Vision, Goals and Objectives – 5 frameworks
- Community Created Map – Assets and Issues
- Kid's Station

Questions?