Welcome

LEBANON REDEFINED

The City of Lebanon Comprehensive Plan

OPEN HOUSE 2
February 12, 2019

LEBANON
INDIANA

RUNDELL ERNSTBERGER ASSOCIATES

PIVOT

Agenda

- Welcome & Introductions
- Purpose & Process
- Plan Organization
- Key Initiatives
- Next Steps

Project Team

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Project Purpose

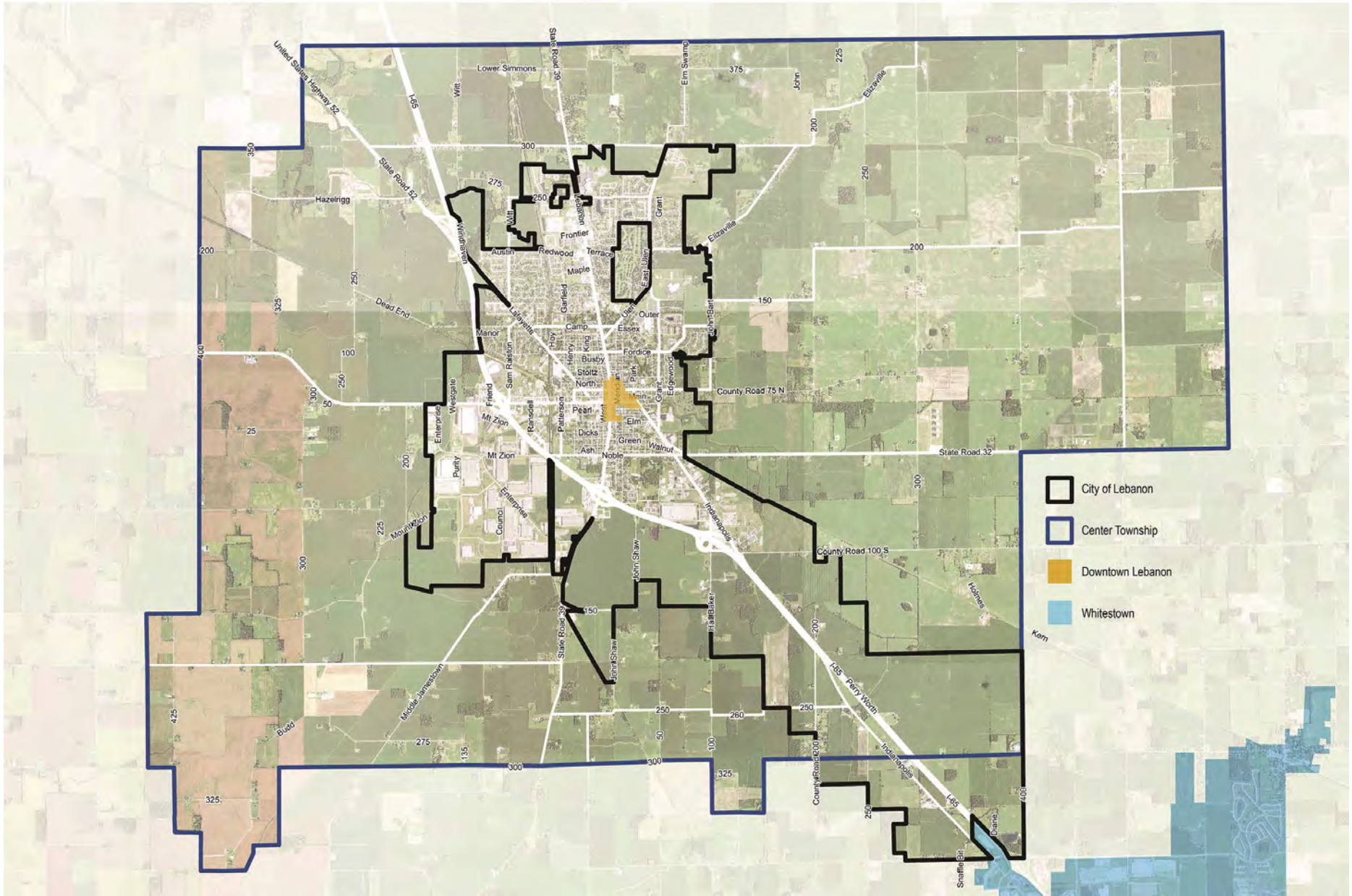
What is a comprehensive plan & How is it used?

- Long range guide for the general policy and pattern of development.
- Provides the basis to support changes to the zoning and subdivision ordinances.
- Used by City staff and Plan Commission when reviewing applications for land use changes (rezonings) and other development or redevelopment petitions.

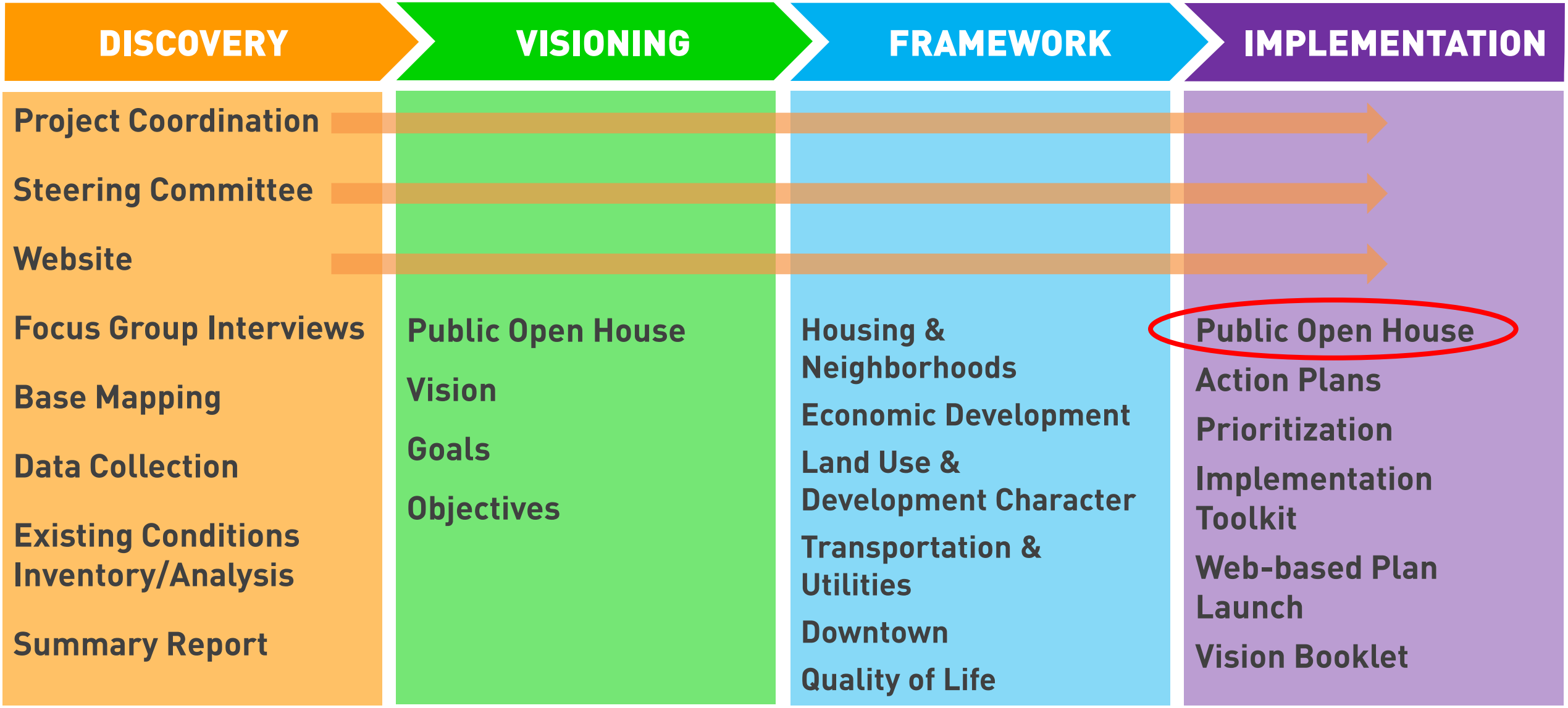
Why update the plan now?

- Much has changed since 2007, reflect current conditions.
- Incorporate recent projects and planning initiatives.
- **Ensure the vision and direction of the plan reflect the community's needs and wants.**

Planning Area



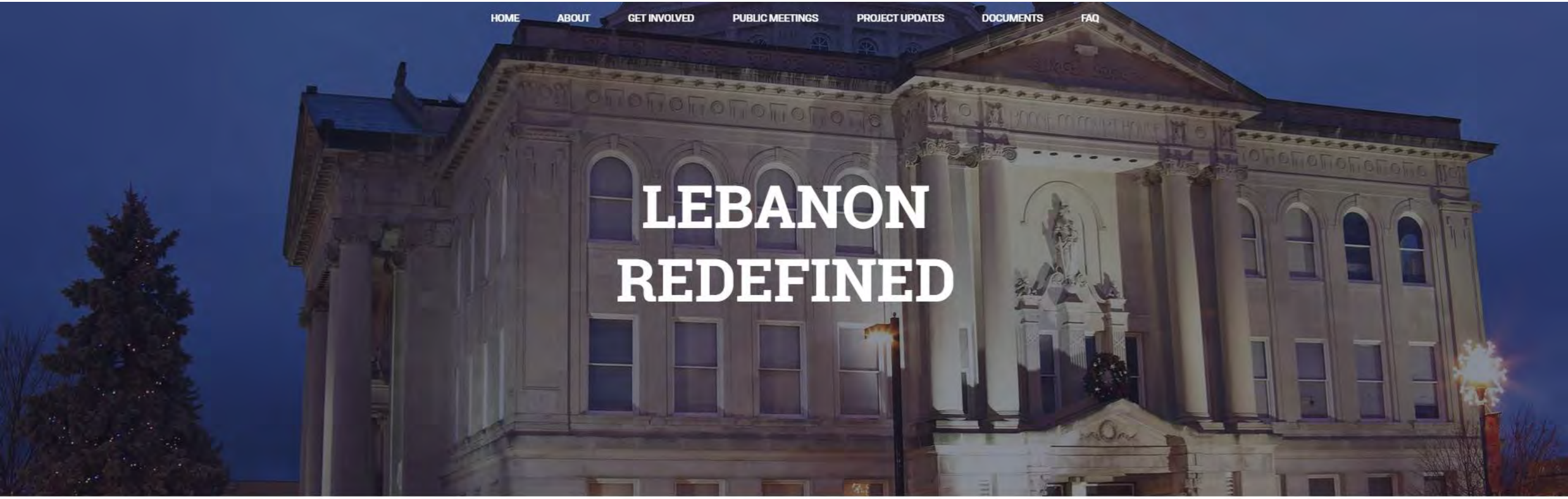
Process


DISCOVERY
VISIONING
FRAMEWORK
IMPLEMENTATION
Project Coordination
Steering Committee
Website
Focus Group Interviews
Base Mapping
Data Collection
Existing Conditions Inventory/Analysis
Summary Report
Public Open House
Vision
Goals
Objectives
Housing & Neighborhoods
Economic Development
Land Use & Development Character
Transportation & Utilities
Downtown
Quality of Life
Public Open House
Action Plans
Prioritization
Implementation Toolkit
Web-based Plan Launch
Vision Booklet

Open House 1

Project Website

www.lebanonredefined.com



ABOUT THE STUDY

The City of Lebanon, in partnership with the team of Rundell Ernstberger Associates (REA) and Pivot Marketing, is updating the City's 2007 Comprehensive Plan. The purpose of the Comprehensive Plan is to outline a vision and strategic framework for future development,

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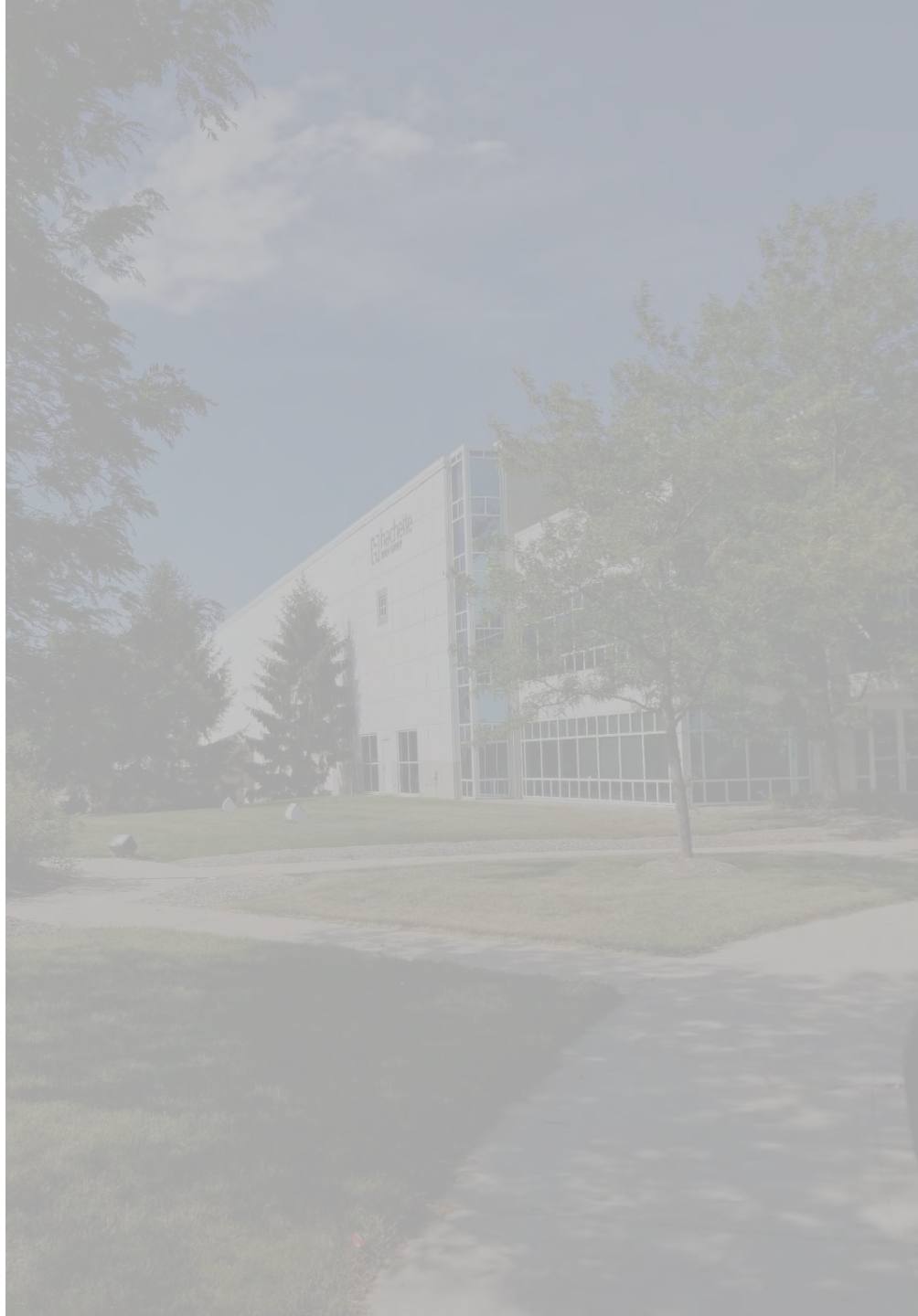
Plan Organization

Web-based Plan & Summary/Marketing Booklet Outline

1. Introduction
    - What is a comprehensive plan?
    - How to use the plan
    - Process
    - Vision
2. Plan Elements (Goal, Objectives, and Map)
    - Land Use & Development Character
    - Transportation & Utilities
    - Housing & Neighborhoods
    - Downtown
    - Economic Development
    - Quality of Life

Plan Organization

3. Key Initiatives
    - Support multiple frameworks/objectives
    - Summary, expected outcomes, case studies
    - Short and long-term actions
4. Implementation
    - Interpreting the plan
    - Zoning and development review
    - Monitoring and updates
5. Maps & Documents
6. FAQs



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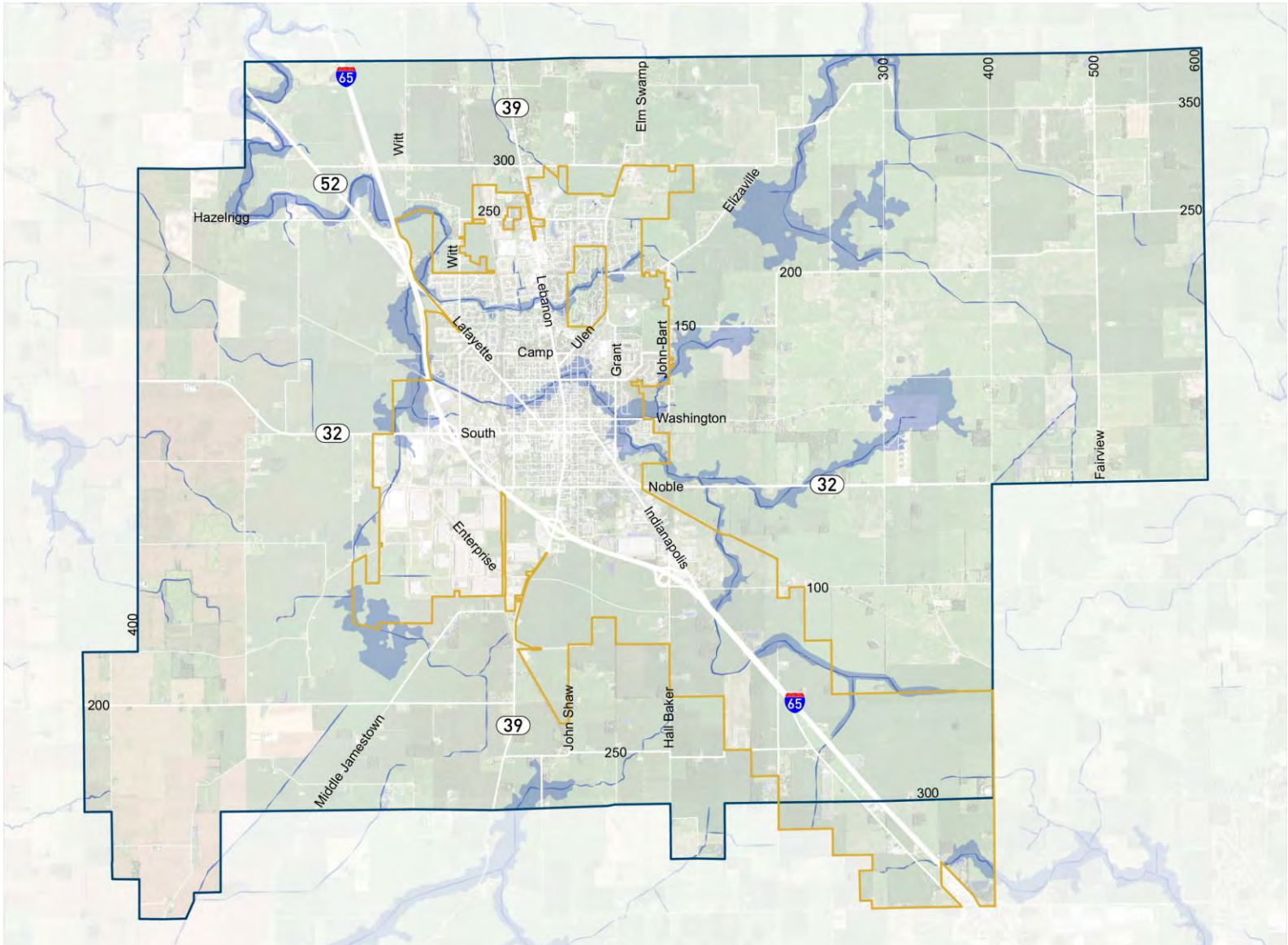
Promote infill, redevelopment, and repurposing of vacant and underutilized commercial and industrial sites throughout the City.

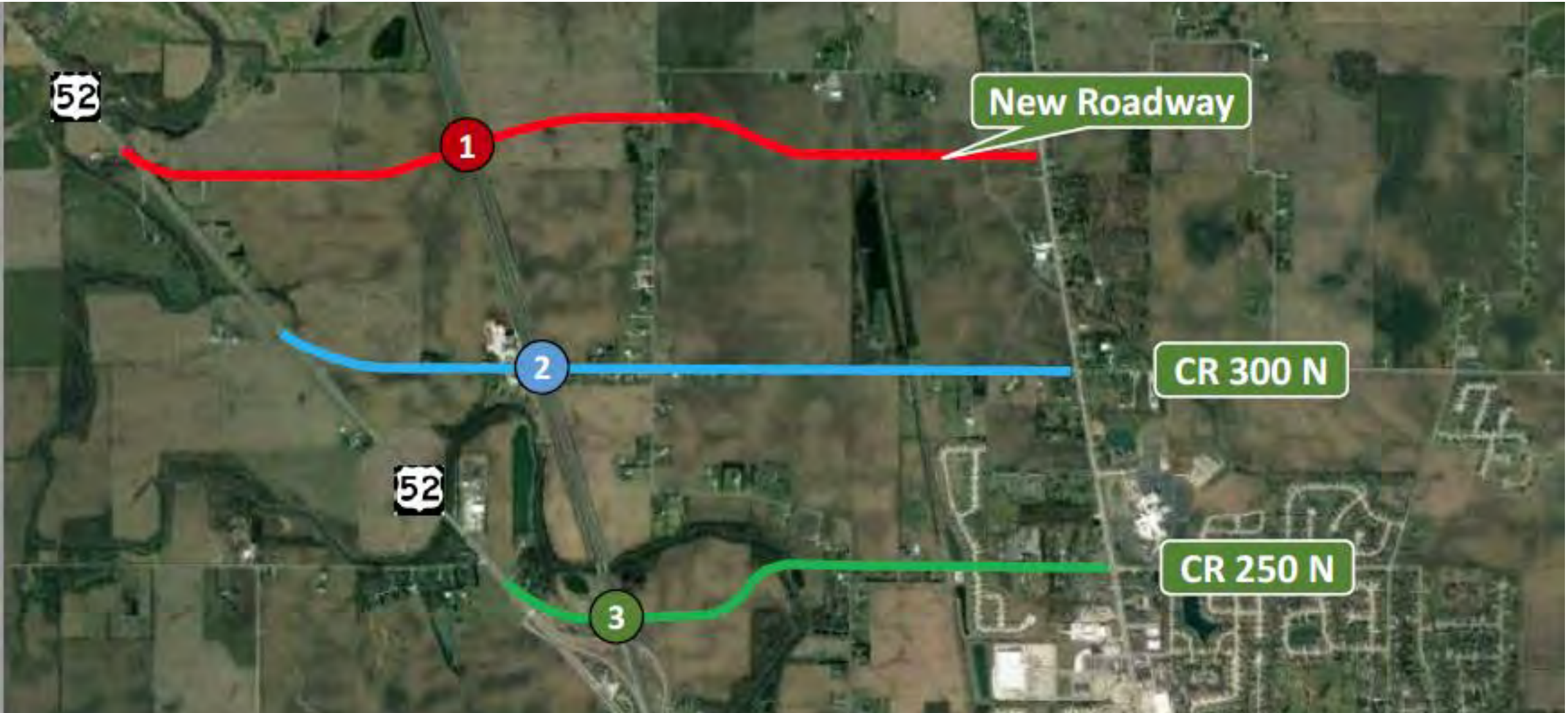
Support the creation of a vibrant, mixed use district along the west side of Interstate 65, between SR 39 and Hall Baker Road, which includes an extension of Enterprise Boulevard.

Enhance gateway corridors through public investment within the right-of-way and private investment on adjacent properties.

Protect the floodway and floodplain to mitigate property damage and enhance these natural corridors.



Continue to assess and advocate for improved access into and around the City, including redesigned and new interchanges.



Continue to improve and expand utility capacity to targeted development areas.

Assist with the creation of neighborhood groups, and support residential infill, rehabilitation, and beautification efforts to enhance all of Lebanon's neighborhoods.

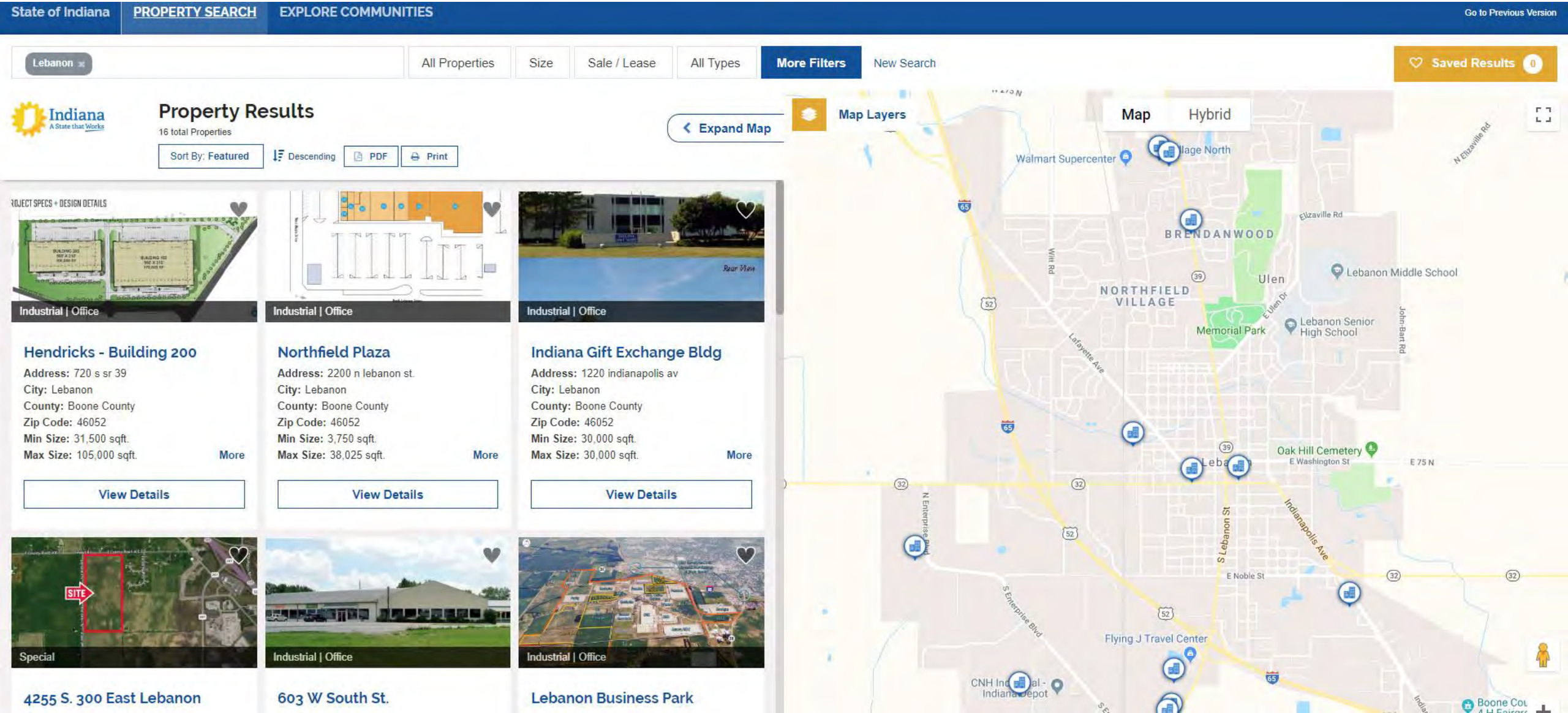
Continue to promote an active, walkable downtown full of diverse uses through infill and redevelopment of key sites.

Improve connections to and from downtown with enhanced streetscapes, gateways, and a trail to Abner Longley Park.

Create a city-wide public art program to facilitate public art installations and programming.

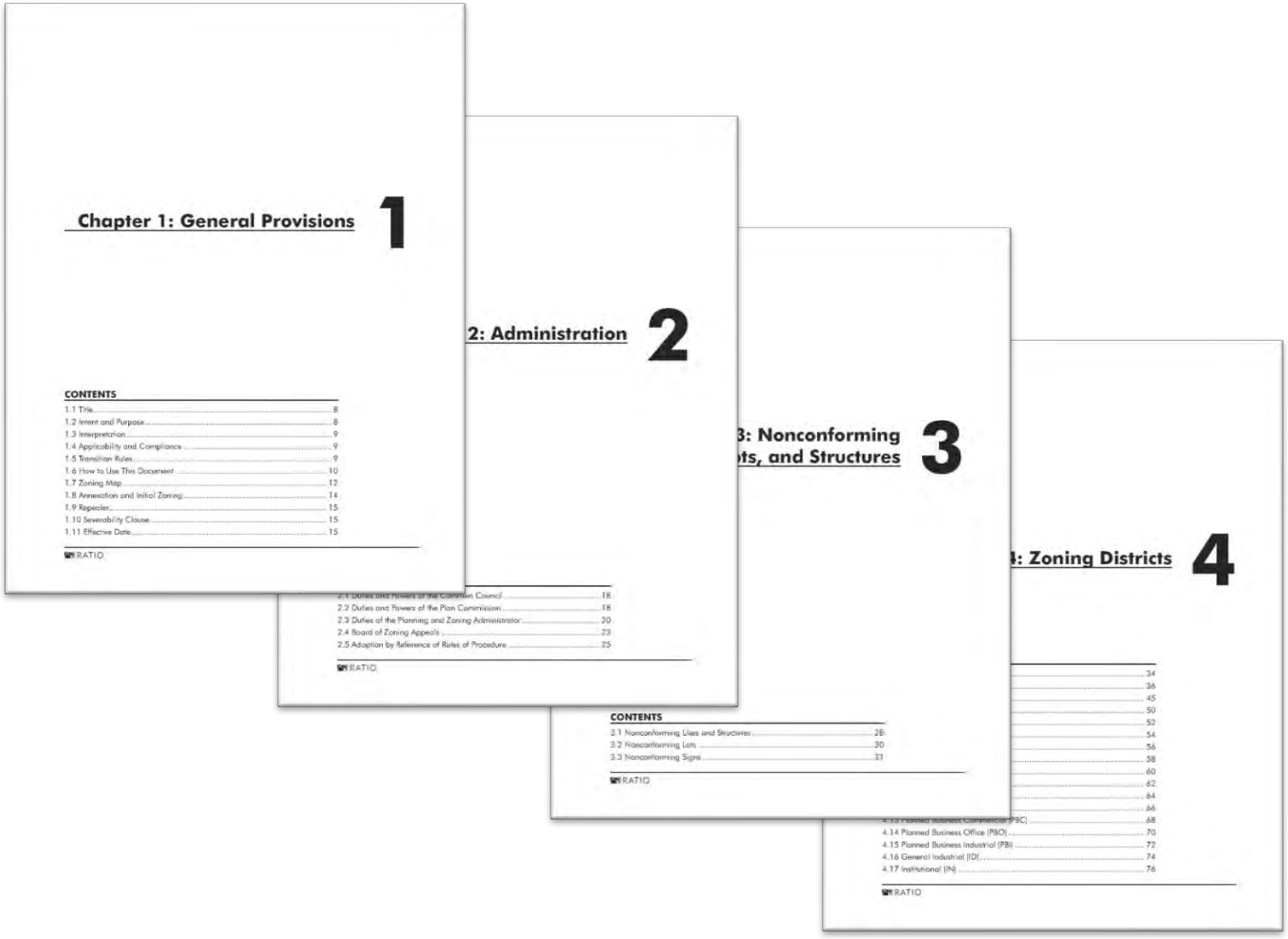
Support the creation of an innovation center and business incubator to better develop entrepreneurial talent and offer flexible office space options to help grow successful businesses.

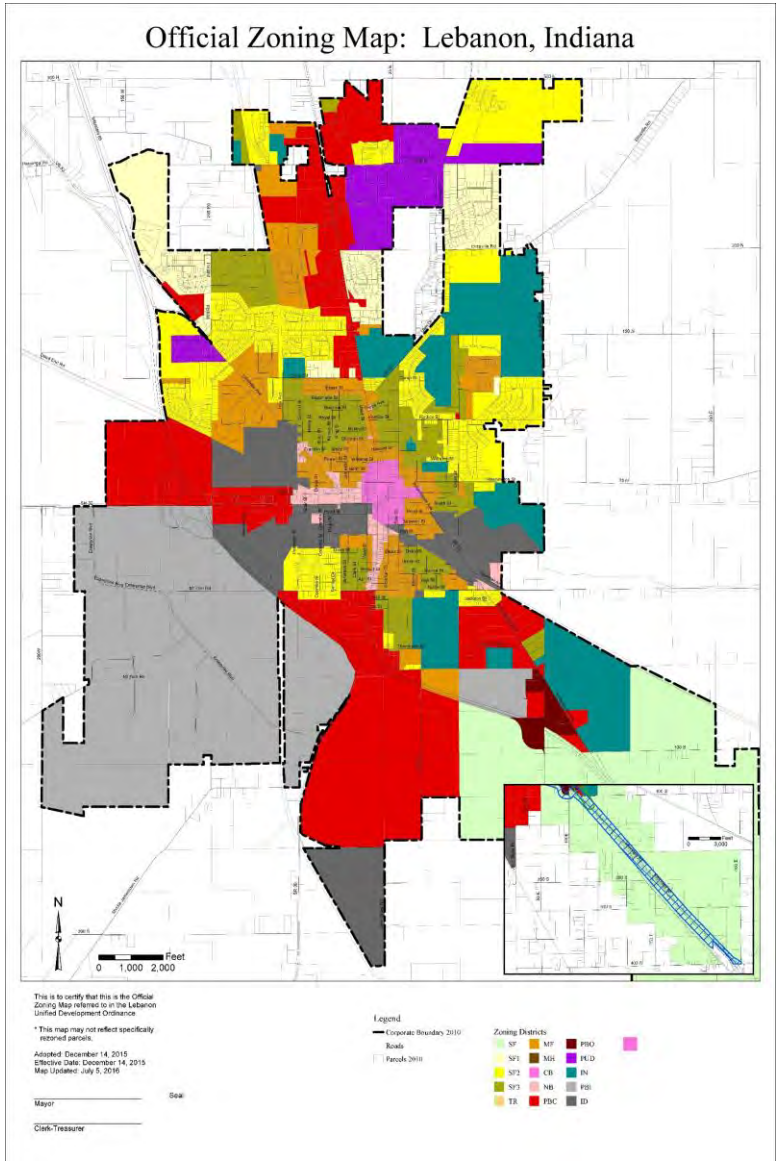
Work with property owners to develop marketing materials for potential development sites and advertise potential City investments and incentives regarding economic development.



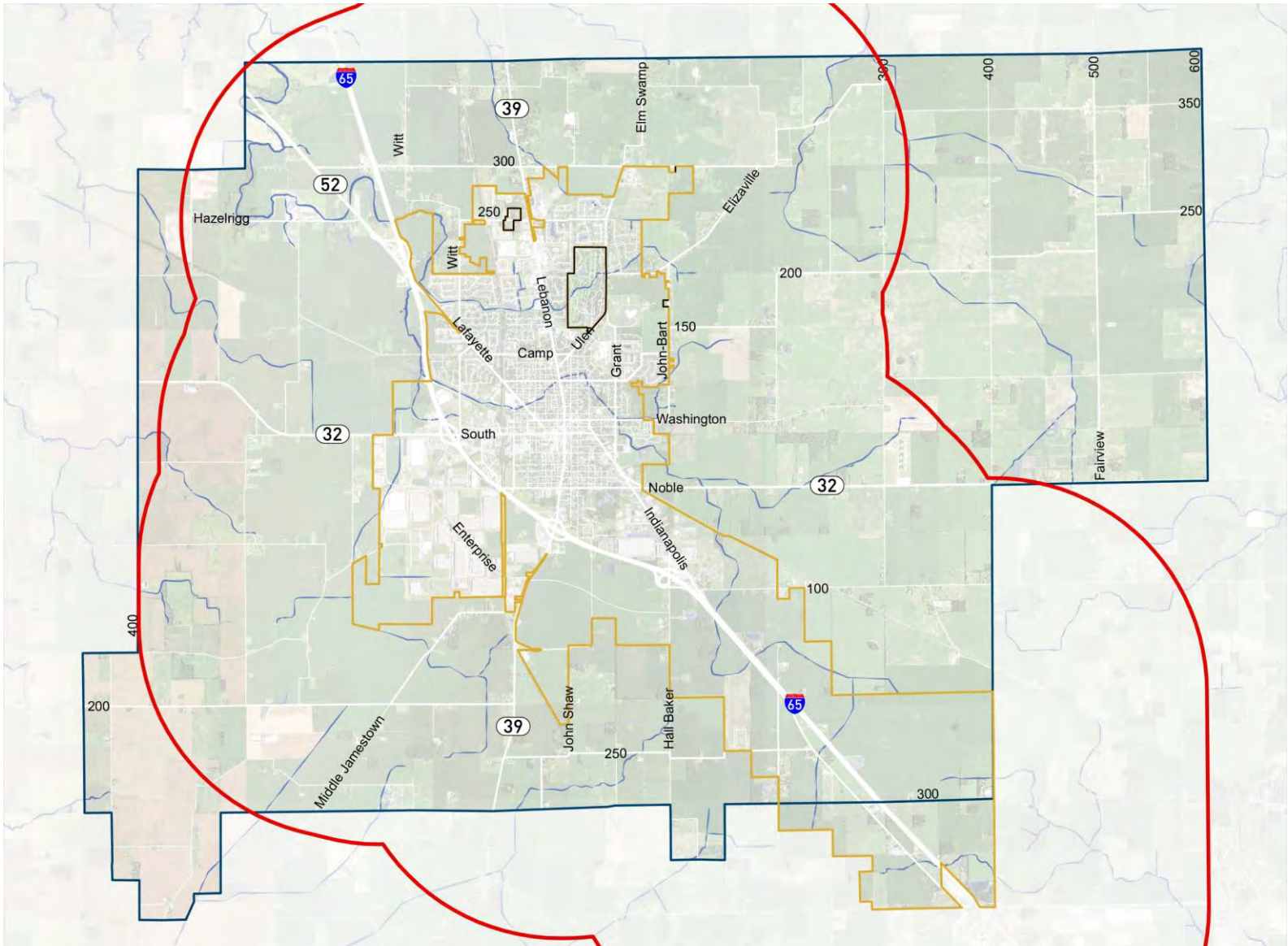
Establish an impact fee advisory committee to explore the use of road or park impact fees in Lebanon.

Update the Unified Development Ordinance to reflect the goals and recommendations of this plan.

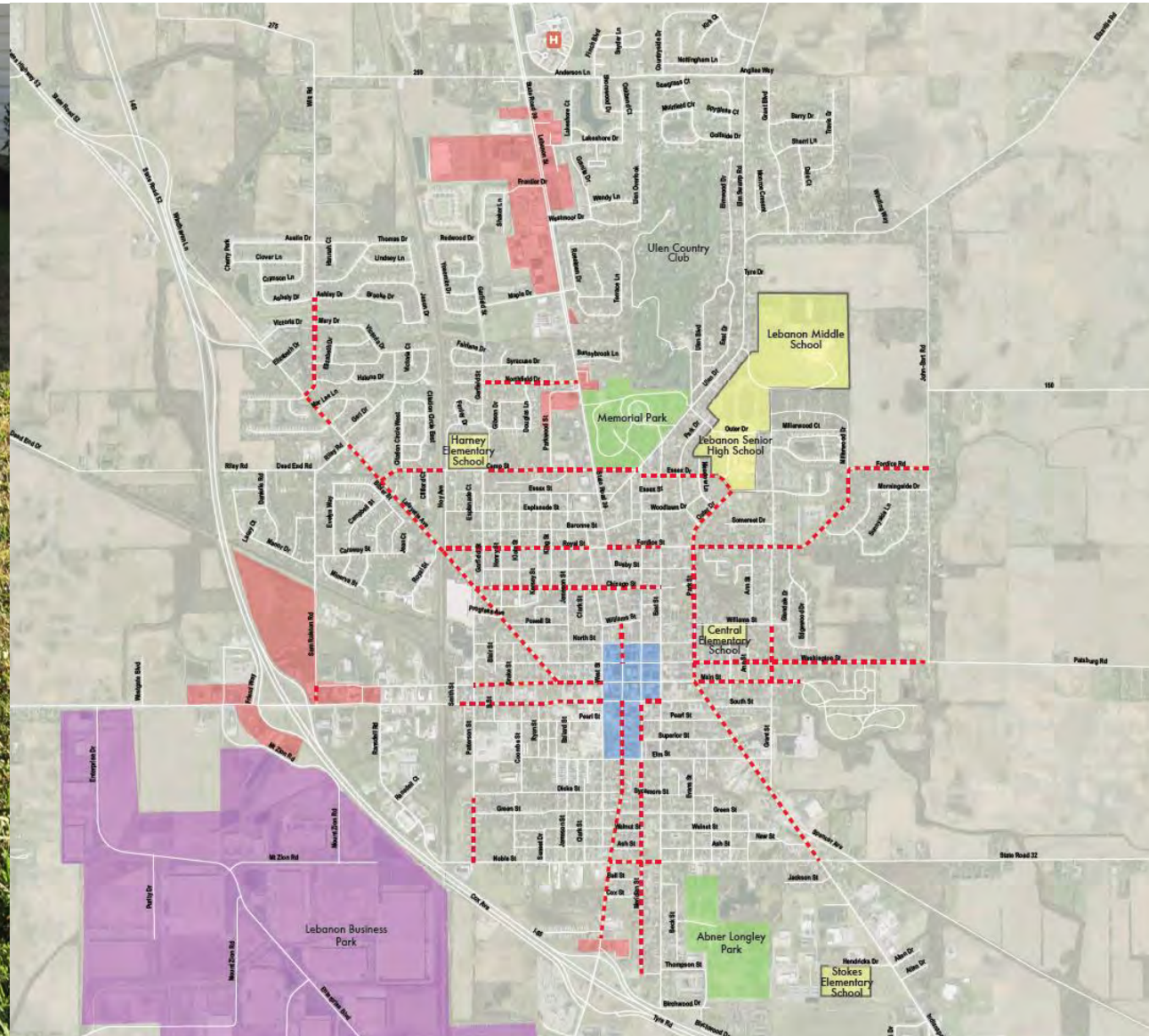




Explore expanding the City's planning and zoning jurisdiction to better plan for and review development proposals around the City periphery.



Continue to improve bicycle and pedestrian connectivity by filling key sidewalk gaps and expanding the trail and sidewalk network.



Expand city-led programming and support other organization's efforts related to programming in City parks and other public spaces, including downtown.

Implement a public relations and code enforcement campaign to address recurring property maintenance issues throughout the City.

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Next Steps

Refine key initiatives based on **your input**

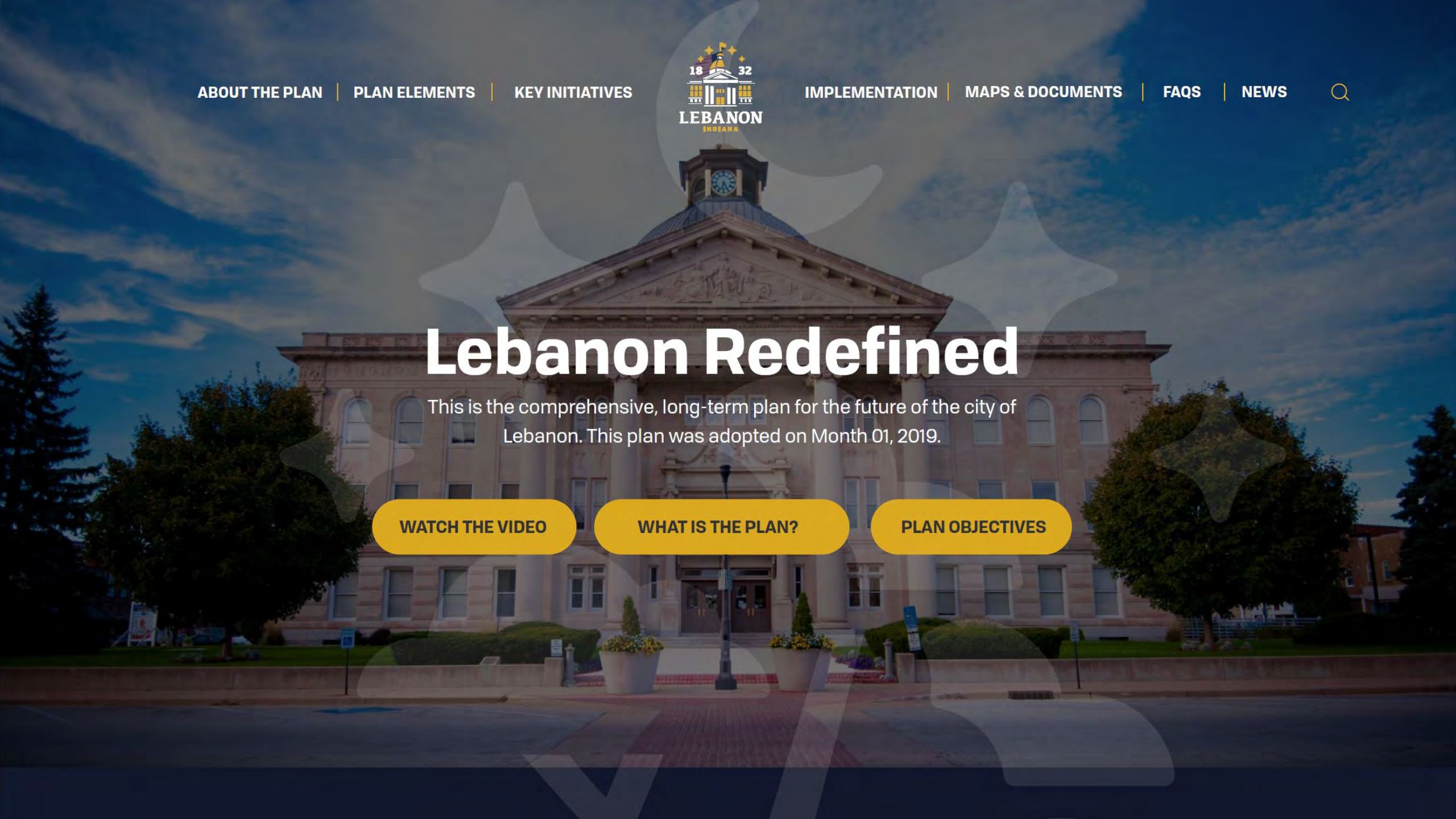
Develop action plans & implementation toolkit

Launch web-based plan (draft)

Adoption process

- Comment period
- Plan Commission – public hearing
- City Council

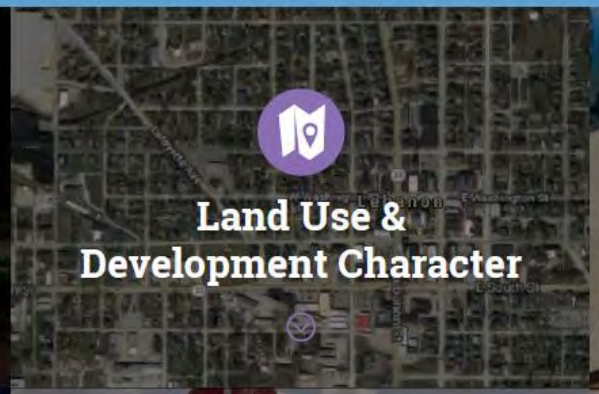
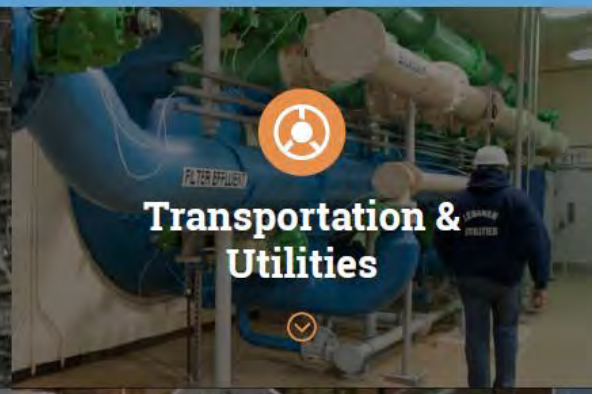
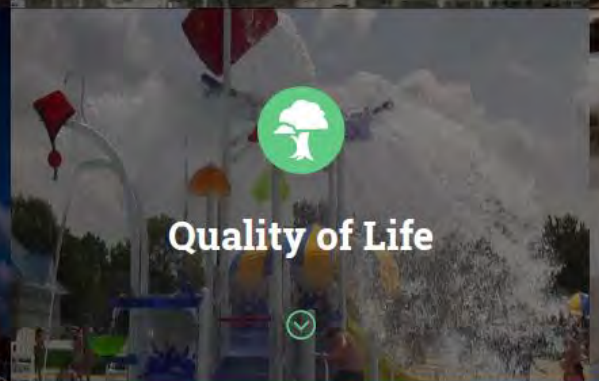
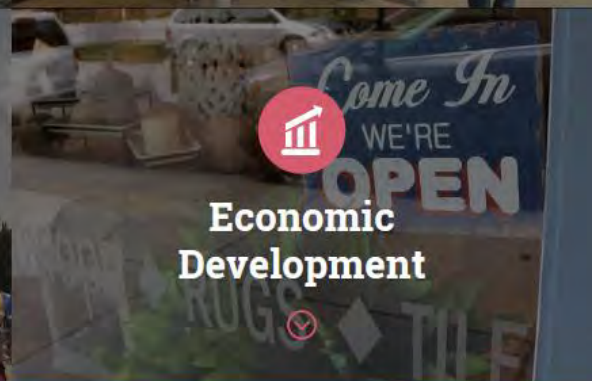
Formal web launch & summary/marketing book



Lebanon Redefined

This is the comprehensive, long-term plan for the future of the city of Lebanon. This plan was adopted on Month 01, 2019.

WATCH THE VIDEO | WHAT IS THE PLAN? | PLAN OBJECTIVES

Plan Elements

The plan is comprised of six sections lorem ipsum dolor sit amet. Click on a section below to explore the objectives and policies consectetur elit.