

CHAPTER II: GOALS AND OBJECTIVES

A. Introduction

The Lebanon Comprehensive Plan represents an overall community vision for the future. Public input has been generated through community wide meetings and advisory committee meetings. Additional discussions regarding the plan took place during numerous meetings with Plan Commission and Planning Department staff. The results of the public and advisory committee meetings are included in the appendix of this Comprehensive Plan. The goals and objectives contained within the Comprehensive Plan are based on this public input. The following mission statement provides a general consensus of the public input provided for this plan.

B. Mission Statement

The mission of the City of Lebanon Comprehensive Plan is to establish a land use development pattern that will insure a healthy, safe and beneficial living environment for the citizens of Lebanon; to identify the future land use needs; and to reserve adequate land which is best suited for residential, commercial and industrial development.

C. A Statement of Policy

1. Land Use Development Within the Jurisdiction

It shall be the policy of the City of Lebanon comprehensive planning, zoning, and subdivision process to promote the continued health, safety, and welfare of the citizens of Lebanon by providing for planned community growth in areas best suited for development; while safeguarding open space, floodplains, and other natural resources; and to provide economic development opportunities along with a continued high quality of life.

2. Development of Public Ways, Public Places, Public Lands, Public Structures and Public Utilities

It shall be the policy of the City of Lebanon comprehensive planning, zoning, and subdivision process to provide for future development of transportation systems, utilities (both public and quasi-public), education, recreational facilities, and other public places which will allow the citizens of Lebanon to continue their high quality of life.

D. Goals and Objectives

GOAL 1: PLAN FOR FUTURE RESIDENTIAL GROWTH; RECOGNIZING THE NEED FOR HIGH QUALITY DEVELOPMENT, WHILE UTILIZING MUNICIPAL UTILITIES AND CREATING A SENSE OF COMMUNITY.

Objective 1.1 Encourage residential development to occur in areas adjacent to existing neighborhoods.

Strategy A Allow new residential development to occur only with full municipal services within the corporate limits of the City.

Objective 1.2: Encourage residential development to occur in areas that can be feasibly and adequately served by municipal utilities.

Strategy A Follow the recommendations of the Wastewater Utility Master Plan (1996 or current version) for Lebanon Utilities and promote residential growth in those areas identified for utility expansion

Objective 1.3: Encourage harmonious design within the limits of the existing natural environment through proper site development, and coordination with Federal, State, and County agencies during the subdivision process.

Strategy A Revise the existing subdivision control ordinance to incorporate the newly updated subdivision development standards.

Strategy B Explore options for City/County cooperation to revise the Flood Hazard Maps within residential areas of Lebanon to reflect a possible reduction of the flood hazard area.

Objective 1.4: Promote the upgrading of municipal utility service to existing residential developments.

Strategy A Provide incentives for existing residences to hook into nearby municipal utilities.

Objective 1.5: Update development standards and infrastructure requirements for residential subdivisions to reflect current practices and technology in residential development.

Strategy A Revise the existing zoning and subdivision ordinances (1974) to reflect the ideas brought forth by this comprehensive plan.

Objective 1.6: Explore options to facilitate the development of in-fill housing and new housing development within existing residential areas where existing utilities are in place.

Objective 1.7: Explore options to promote residential uses on second stories above commercial uses within the central business district.

GOAL 2: PLAN FOR FUTURE COMMERCIAL DEVELOPMENT THAT IS COMPATIBLE WITH THE EXISTING LAND USES.

Objective 2.1: Encourage concentrated commercial development buffered from adjacent residential uses.

Strategy A Create buffering and screening requirements within the zoning ordinance between commercial developments and less intensive noncommercial land uses.

Objective 2.2: Mitigate potential off-site impacts of commercial development by the use of development standards.

Strategy A Create development standards that reflect the development needs of each zoning district.

Strategy B Explore the creation of overlay districts to reflect the unique needs for different commercial areas within the City.

Objective 2.3: Encourage commercial development within the Central Business District.

Strategy A Create development standards that are specific to the needs for development within the downtown area.

Strategy B Create visible linkages from I-65 to the downtown with signage, etc.

Strategy C Consider the impact of new commercial establishments on the Central Business District.

Strategy D Closely monitor commercial uses adjacent to the Central Business District and the impact of shopping centers on the Central Business District through zoning review.

Objective 2.4: Encourage office development through better defined use and development standards aimed at the specific needs of office uses.

Strategy A Create a new office zoning district within the revised zoning ordinance to address the specific needs of office uses.

Strategy B Create development standards for the conversion of residential structures to office uses to better reflect the residential character of existing neighborhoods.

Objective 2.5: Reassess the existing signage requirements within commercial districts throughout the City.

Strategy A Create new content neutral sign standards within the zoning ordinance that regulate the size and placement of signs.

GOAL 3: PLAN FOR INDUSTRIAL DEVELOPMENT APPROPRIATELY LOCATED WITH NECESSARY INFRASTRUCTURE IN PLACE.

Objective 3.1: Encourage industrial development in concentrated areas that will reserve adequate space for future growth and expansion.

Strategy A Identify areas of suitable undeveloped land adjacent to existing industrial areas with necessary infrastructure available.

Objective 3.2: Minimize adverse off-site impact and environmental effects from industrial development.

Strategy A Create industrial use development guidelines and performance standards within the revised zoning ordinance (1974) as necessary to mitigate any off-site impacts to adjacent nonindustrial uses.

Objective 3.3: Encourage locations that will provide efficient access to regional transportation and adequate access for employees.

Strategy A Continue to guide new industrial development within the southwestern portion of the City with good access to I-65.

Objective 3.4: Encourage internal circulation systems within industrial areas with connections to major roadways that are designed for industrial traffic.

Objective 3.5: Encourage industrial development to occur in areas that can be feasibly and adequately serviced by existing municipal utilities, or extension of municipal utilities to the industrial area.

Strategy A Target municipal utility expansion to proposed industrial areas within the southwestern portion of the City.

Objective 3.6: Work closely with the regional waste district and waste management providers to regulate the placement and management of solid waste within the City.

Strategy A Explore solutions to the disposal of yard waste within the City, including the possibility of a municipal, County or privately run compost facility.

Strategy B Explore options to better regulate the placement of clean fill within the city.

GOAL 4 PLAN FOR FUTURE DEVELOPMENT THAT WILL RECOGNIZE AND INCORPORATE THE NEEDS FOR INSTITUTIONAL LAND.

Objective 4.1 Encourage coordination with the school corporation concerning future educational facilities and the impact of development on the school system.

Strategy A Include a representative of the school corporation on the technical review committee for the Plan Commission.

Strategy B Include the proposed location of possible new school sites within the Lebanon land use plan and the Boone County land use plan.

Objective 4.2: Encourage the continued development of health care facilities within the City with development standards appropriate to this use.

Strategy A Locate the proposed hospital expansion on the land use plan for the comprehensive plan.

Strategy B Explore the possibility of creating a medical office overlay district to define better and provide for medical office and support uses.

GOAL 5 PLAN FOR FUTURE DEVELOPMENT THAT WILL RECOGNIZE AND INCORPORATE THE NEEDS FOR GOVERNMENTAL LAND.

Objective 5.1: Pursue the expansion of City offices.

GOAL 6 PLAN FOR FUTURE DEVELOPMENT THAT WILL RECOGNIZE AND INCORPORATE THE NEEDS FOR ADDITIONAL RECREATIONAL LAND AND PROGRAMS (Partially taken from the Lebanon Parks and Recreation Five-Year Master Plan Update, April 1997).

Objective 6.1: Provide park and recreational facilities to serve the needs of the City residents for all ages and areas of interest.

Strategy A Provide scheduled activities for a wide range of age groups.

Strategy B Continue to offer programmed activities with an emphasis on self- funding fee structures were possible.

Strategy C Constantly develop programs that encourage public involvement.

Objective 6.2: Provide open space and recreation areas that are accessible to all area residents, workers and visitors of Lebanon.

Strategy A Secure land in areas of anticipated growth or areas that are not located within close proximity of an existing park, unless the intended uses are different.

Strategy B Obtain land located in flood plain area to protect natural features

Strategy C Obtain land located in and adjacent to existing and proposed easements to be used as a pedestrian trail system through the community.

Strategy D The Park and Recreation Board should work with the Plan Commission when reviewing plans for future development to ensure that green space will be a priority.

Strategy E *The Park and Recreation Board should work with the decision makers when roads are being developed or redesigned to include pedestrian and bicycle routes, when feasible.*

Strategy F *Obtain an acquire land of significant natural, historical and cultural value. (Museums, theaters, etc.)*

Objective 6.3: Promote effective use of parks facilities

Strategy A *Enforce that the land acquired for park land through development is of benefit to the park and recreation department.*

Strategy B *Initiate communication with community based public/private entities to coordinate future activities and facilities within the organizations.*

Objective 6.4: Provide facilities that will meet the demands of the public.

Strategy A *Provide adequate parking at all facilities.*

Strategy B *Increase the number of active recreational facilities and programs.*

Strategy C *Continue to improve all parks through landscaping and maintenance.*

Strategy D *Continue to upgrade user safety throughout the park system.*

Objective 6.5: Involve local citizens in various portions of the Parks Department to create a sense of community pride.

Strategy A *Continue to work with local organizations to encourage them to volunteer their labor, time, talent, materials, and/or money for park projects.*

Strategy B *Encourage citizens and/or organizations to participate within the community to develop amenities that will benefit the Parks Department as well as the community (flower beds, etc.).*

Objective 6.6: Create working partnerships with other City departments in promoting recreation facilities and programs throughout the City.

Strategy A Work with Lebanon Utilities in getting future utility easements that may incorporate trail linkages to pedestrian destinations.

Strategy B Work with Lebanon Utilities in identifying existing utility easement corridors throughout the City and determining options for trail placement within those easements.

Strategy C Incorporate bike/pedestrian elements into the revised City street standards.

Strategy D Include bike/pedestrian amenities, linkages and trail systems within all development proposals.

Objective 6.7: Promote the development of public/private recreation areas within new development

Strategy A Create a development plan review process for new development to ensure that park and recreation requirements are being followed.

Strategy B Create development standards and level of service standards for recreation in new development (percent open space requirements, cash in lieu of development, etc.).

Strategy C Explore the use of an impact fee to fund the acquisition and development of park land and facilities.

Objective 6.8: Explore opportunities for regional cooperation/coordination in providing recreational facilities and programs.

GOAL 7 PLAN FOR THE ONGOING DEVELOPMENT OF A COMPUTER BASED GEOGRAPHIC INFORMATION SYSTEM (GIS) TO HELP THE CITY IN MANAGING ITS RESOURCES.

Objective 7.1 Continue to develop a fully integrated geographic information system (GIS) for the City.

Strategy A *Designate Lebanon Utilities as the lead agency in maintaining and managing the City's GIS system.*

Strategy B *Develop a relational database for the City wide mapping as part of the GIS analysis tool.*

Strategy C *Provide GIS viewing stations for all departments within the City.*

Objective 7.2 Maintain updated GIS data available from the Boone County GIS program.

Strategy A *Enter into a partnership with the County for periodic updates of the City data as necessary.*

Strategy B *Research the legalities and possible liability to enable the City to sell GIS maps and data containing County information.*

Objective 7.3 Maintain new data gathered by the Lebanon Utilities GIS program.

Strategy A *Explore the feasibility of training service crews as GIS operators to make updates to data as they occur in the field.*

Strategy B *Develop a system for better tracking transformers in the field and updating them in the GIS.*

Strategy C *Establish a program for various City entities to manage and maintain their own specific GIS maps and data.*

Objective 7.4 Utilize the GIS to ease technical review for development.

Strategy A *Require the submission of digital copies of plans for the technical review process for all development proposals.*

Strategy B *Require the submission of digital copies of as-built plans for all development.*

Strategy C *Include the provisions for submittal of digital plans within the proposed revised zoning and subdivision ordinances.*

GOAL 8 PROMOTE THE EFFICIENT DEVELOPMENT AND MANAGEMENT OF MUNICIPAL UTILITIES WITHIN THE CITY.

Objective 8.1 Facilitate the protection of easement rights within and adjacent to Lebanon.

Strategy A Continue the current practice of marking easements upon request and notify property owners of restriction regarding easements.

Strategy B Strengthen cooperation between the Building Inspector and the Utility to identify and protect easement rights through site plan review.

Strategy C Develop a system of mapping easements or easement documents for future reference.

Strategy D Explore strengthening the City's easement law as part of the revision to the zoning and subdivision ordinance.

Objective 8.2: Improve and expand municipal wastewater treatment and distribution facilities within and adjacent to Lebanon according to the Wastewater Utility Master Plan (July 1996).

Strategy A Initiate improvements and expansion of the existing wastewater treatment plant to simplify operation and maintenance.

Strategy B Improve and expand the existing wastewater treatment facility to ensure continued compliance with the NPDES permit.

Strategy C Construct a new interceptor sewer to service new and existing residential development north of the City.

Strategy D Invest in a combination jet/vacuum truck to improve collection system maintenance and maintain line capacity.

Objective 8.3: Promote the improvement and expansion of the municipal water utility.

- Strategy A* Continue to monitor the availability and capacity of ground water resources available to the City.
- Strategy B* Continue the program of wellhead protection for municipal well fields.

Objective 8.4: Coordinate with other publicly owned and any privately owned communication services.

- Strategy A* Create development standards and land use requirements for the placement of wireless communication facilities (cell phone towers, etc.).

Objective 8.5: Create development standards for the placement and design of utilities for all new development within Lebanon.

- Strategy A* Update the requirements for the placement and design of utilities within the existing subdivision ordinance.
- Strategy B* Include references to the adopted Lebanon Utility standards in the zoning and subdivision ordinance.

Objective 8.6: Explore utilizing alternative funding methods to help fund new utility hook ups and infrastructure construction.

- Strategy A* Conduct a feasibility study to learn the costs and benefits of initiating an impact fee for various types of infrastructures.
- Strategy B* Explore the idea of using utility surcharge fees for users located outside the City limits.

GOAL 9 PROVIDE FOR THE SAFE AND EFFICIENT MOVEMENT OF PEOPLE AND GOODS UPON VARIOUS MODES OF TRANSPORTATION WITHIN THE CITY.

Objective 9.1: Explore methods to address traffic congestion throughout the City.

- Strategy A* Aggressively pursue solutions to manage traffic flow along SR 39\Lebanon Street; including synchronizing traffic signals and/or developing time of day progression patterns; and better defining speed limits.
- Strategy B* Explore the feasibility of a new north/south connector roadway, east of SR 39, to act as a reliever for traffic traveling through Lebanon on US 52 and SR 39.

Objective 9.2: Coordinate with County and State officials concerning problem traffic areas, the policy of granting curb cuts and right-of-way purchase.

Strategy A Work with INDOT to identify and implement potential improvements to State controlled interchanges on I-65.

Objective 9.3: Explore options for improving Boone County Airport to achieve reliever status for the Indianapolis International Airport.

Strategy A Widen and lengthen the runway to fit larger aircraft.

Strategy B Explore possible annexation of the airport by the City to provide support for economic development efforts for the Lebanon Business Park.

Strategy C Promote the creation a study of the area surrounding the Boone County Airport to anticipate issues regarding growth.

Objective 9.4: Promote opportunities to enhance public transit within and around the City.

Strategy A Coordinate with the Indianapolis Metropolitan Planning Organization (MPO) with respect to the feasibility of regional rail transit linkages to Lebanon.

Objective 9.5: Explore opportunities to create linkages along US 52/Indianapolis Road from Lebanon to the southern part of Boone County and the Indianapolis metropolitan area.

Strategy A Coordinate with Boone County official regarding possible improvement to Indianapolis Road from Lebanon to the SR 334 and SR 267 interchanges with I-65.

Strategy B Explore the potential for creating a new connector road south of Lebanon and west of I-65, linking SR 39 with the Indianapolis Road corridor west of I-65.

Strategy C Coordinate with Hendricks County in promoting a linkage along Indianapolis Road between Lebanon and the proposed north/south corridor in Hendricks County, with a future interchange at I-74 in Hendricks County.

Strategy D Explore possible improvements to the Indianapolis Road interchange with I-65 to address substandard conditions, improve access and improve safety.

Objective 9.6: Investigate the feasibility to create a network of bicycle/ pedestrian pathways within Lebanon and the surrounding region.

Strategy A Create as system of bicycle/pedestrian pathways throughout Lebanon to provide transportation linkages between various destinations.

Strategy B Explore opportunities to create linkages to regional bike/pedestrian systems.

Strategy C Incorporate construction standards for bike/pedestrian facilities within the subdivision ordinance.

Strategy D Explore creating a bike/pedestrian linkage to the Brookshire Arboretum, south of Lebanon.

Strategy E Explore the possibility of an east/west bike/pedestrian linkage along a portion of abandoned railroad right-of-way in the southeast portion of the City.

Objective 9.7: Promote the continuance of good access to rail transportation within the region.

Strategy A Monitor the status of rail freight access within the City to ensure continued rail access for area industries.

Strategy B Explore possible future connections with the proposed national high speed rail network.

GOAL 10: RECOGNIZE THE IMPORTANCE OF NATURAL SYSTEMS AND THE ENVIRONMENT IN THE REVIEW AND APPROVAL OF NEW DEVELOPMENT PROPOSALS.

- Objective 1: Promote the preservation and/or enhancement of existing wetland areas as an integral part of new development.
- Strategy A Utilize Federal Wetland Inventory maps to identify potential wetland areas during staff review of zoning cases and subdivision applications.*
- Strategy B Explore the use of wetland areas as a recreational resource.*
- Objective 2: Identify flood hazard areas throughout the City as part of ongoing development review.
- Strategy A Update the flood control ordinance to meet current State standards as necessary.*
- Strategy B Work with the Boone County Drainage Board to update the current official Flood Hazard Maps prepared by the Federal Emergency Management Agency (FEMA) for portions of Prairie Creek within Lebanon.*
- Objective 3: Plan for preservation or protection of wooded areas from new inappropriate types of development through the Subdivision Ordinance.
- Strategy A Explore the use of tree preservation criteria for preserving existing trees in new development.*
- Strategy B Explore the use of wooded areas as a recreational resource.*
- Objective 4: Plan the protection of the City's lakes and creeks from new environmentally detrimental development on lands adjacent to such areas.
- Strategy A Incorporate the stormwater management and erosion control procedures into the revised zoning ordinance.*
- Strategy B Explore the use of lakes and creeks as recreational resources.*

GOAL 11: ESTABLISH A CHANNEL OF COMMUNICATION BETWEEN THE CITY AND COUNTY CONCERNING ALL DEVELOPMENT SURROUNDING THE CITY LIMITS OF LEBANON.

Objective 1: Continue to promote communication between County and City planing staff concerning transportation and land use concerns.

Strategy A Provide for a representative of the City Plan Commission to attend Area Plan Commission meetings monthly to provide coordination between the City and County.

Strategy B Provide for a representative of City Planning staff to attend County technical review sessions conducted by the Area Plan Commission, when issues of coordination arise.

Strategy C Provide for a representative of the Area Plan Commission staff to attend City technical review sessions conducted by the Lebanon Plan Commission, when issues of coordination arise.

Objective 2 Increase awareness of the Area Plan Commission concerning future growth plans of the City of Lebanon.

Strategy A Coordinate with the Area Plan Commission during the preparation of the revised County zoning maps for areas surrounding Lebanon. Provide copies of the revised Lebanon planning documents for their use.

GOAL 12: CLOSELY REVIEW ANNEXATION OPTIONS TO ENSURE THAT ADEQUATE LAND WILL BE AVAILABLE FOR FUTURE GROWTH AND EXPANSION OF THE CITY.

Objective 1: Analyze annexation opportunities as part of this comprehensive plan.

Strategy A Determine which future land use needs cannot be satisfied on land within the City's existing corporate limits.

Strategy B Identify land adjacent to the City's existing corporate limits which can be feasibly served by

municipal utilities and is generally best suited for meeting future land use needs, and to ensure compliance with State statutes regulating annexation procedures.

Strategy C Periodically examine the projected land use needs that will be required through annexation.

GOAL 13: CREATE CITY ADMINISTRATIVE PROCEDURES THAT PROMOTE THE ONGOING PRACTICE OF COMMUNITY PLANNING

Objective 1: Explore options to create day-to-day planning administration procedures to manage the development process better.

Strategy A Provide contracted professional planning services on an as needed basis to help the City during the development review process.

Strategy B Create a new part time or full time City Planner position to be responsible for organizing and administering the development review process.

Strategy C Continue to use a technical review committee for early review of concept plans, development plans, preliminary plats and final plats for all applications for approval.

Strategy D Explore the opportunity to create a web page for city planning and utility purposes to provide readily accessible information to the public regarding ongoing planning, scheduling, meeting agendas and application procedures.

Objective 2: Require the submittal of zoning and subdivision applications in a timely manner with appropriate documentation.

Strategy A Create an application packet for zoning and subdivision review with information and requirements from both the planning department and Lebanon Utilities.

Strategy B Require that all plans, construction drawings and as-built drawings be submitted in both digital and hard copy formats.