

Year 2006 in Review

Through October of 2006, the Planning Department has had another banner year. The City of Lebanon continues to experience unprecedented growth. We expand our corporate boundaries by annexing property and have annexed almost 950 acres in the first nine months of this year. The population of the City of Lebanon in 2005, as estimated by the US Census Bureau, was 23,043. That was an increase of 5% over the Special Census conducted in 2004, which showed the City of Lebanon having a population of 21,865. As of March 2006, there were 36.27 square miles within the city limits of Lebanon. For comparison purposes, the city was 22.95 square miles in size ten years ago, in 1996.

The Planning Department is charged with promoting organized growth and development of our City. This is accomplished by:

- balancing current and long-term planning needs;
- ensuring the orderly division of property; and
- requiring compliance with bulk regulations such as minimum building setbacks, maximum building heights and minimum number of parking spaces.

The Staff is continually updating development rules and regulations to take into account the changes in society, the needs of our changing population and development trends. The Planning Commission, appointed by the Mayor of Lebanon, makes recommendations relating to the development of our City and promotes municipal planning within the city limits and our Urban Growth Boundary.

In the 2006-2007 Fiscal Year Budget, another Planner position was approved, bringing the Planning Staff to a total of four people.

Magi Tilton, Planning Director
Lynn Pruett, GIS Manager
Seth Rivard, Planner
Will Hager, Planner

The Planning Staff responds to questions from the public regarding development within the City, zoning of specific properties and providing information about the various development-related regulations within the City. We also provide assistance to applicants as they consider developing their property or relocating their business to Lebanon. The Planning staff provides support to the City Council, Planning Commission, Board of Zoning Appeals and several committees such as the Beautification Committee and Public Works/Transportation Committee. We are charged with carrying-out the recommendations of the Growth Management Plan and guiding other long-range planning activities.

In the first nine months of 2006:

- Almost 950 acres were annexed by the City of Lebanon, all at the request of the property owner or developer
- 75% of those acres annexed by the City were for residential development
- 24 site plans were approved providing for the construction of more than 560,000 square feet of retail, office, light manufacturing, and industrial space
- Final Plats were approved for the development of 495 lots

Developments under construction, approved or currently being considered in 2006 include:

- Hampton Inn at the Hartmann Drive interchange
- 384 apartments at the Hartmann Drive interchange
- 104 acre mixed use development (consisting of single-family residences and commercial) on Highway 70
- 202 acre mixed use development (consisting of single-family residences, townhomes and commercial) on Highway 70
- 2 residential developments totaling 396 acres and 666 lots on Cairo Bend Road with a site to be donated to the school district for the construction of an elementary school
- 2 subdivisions totaling 293 acres and 377 lots west of Five Oaks
- 41,000+ square foot expansion of the Media Mail facility on Maddox-Simpson Parkway
- 37,000+ square foot expansion of the PFG facility on Maddox-Simpson Parkway
- 111,000 square foot Kenwal Steel facility on Highway 109

From January through September of this year, the Planning Staff presented 77 ordinances and resolutions to the City Council for their consideration. These ordinances and resolutions were related to the annexation and zoning of land, as well as amendments to the Zoning Ordinance.

The City of Lebanon's Growth Management Plan serves as a guide for future development within the City and the Urban Growth Boundary. In addition to carrying out the Growth Management Plan, other long-range planning activities include updating the Zoning Ordinance (Title 14 of Lebanon's Code of Ordinances) and Subdivision Regulations, and conducting small area studies.