

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**BOARD OF ZONING APPEALS
CONDITIONAL USE STAFF REPORT
FEBRUARY 1, 2021 PUBLIC HEARING**

A. Case Number:	Docket #21-10
B. Applicant:	Mental Health America of Boone County
C. Location:	The location of the subject property is 810 Fordice Road, Lebanon, Indiana 46052.
D. Acreage and Zoning	The subject property is approximately 3.41 acres in size and is currently zoned Multi-Family Residential (MF).
E. Property History:	Board of Zoning Appeals This is the first time this petition has appeared in front of the City of Lebanon Board of Zoning Appeals. The site was formerly the home of the Free & Accepted Mason's Lodge but is currently vacant.
F. Conditional Use Determination:	Petitioner Request: Conditional Use The applicant is seeking a Conditional Use approval to allow the reuse of the subject property for a variety of services provided by Mental Health America of Boone County. The uses range from summer camp and Pre-K classes for youth to entrepreneurial training and culinary classes for adults. The variety of uses proposed fall under the UDO definitions of School and Community Center, both of which are Conditional Uses within the MF zoning district. Mental Health America of Boone County The mission of Mental Health America of Boone County is to promote and develop programs providing safe refuge from traumatic life events and address intellectual, emotional, physical, recreational, and cultural needs of youth of Boone County and their families. They provide Before and After School Enrichment programs and Pre-K for youth and a variety of therapeutic services for adults. The following are the proposed uses for the subject property: <ul style="list-style-type: none">• Summer Camp – The summer camp program would run from the end of May through early August from 6:30 am to 6:00 pm, Monday through Friday. The program would provide a variety of indoor and outdoor activities.• Young Scholars Preparatory Pre-K Classes – Pre-K classes will be offered to children four and above at the time of enrollment. Classes will meet from early August to the end of May.• Teen Leadership and Activity Clubs – These clubs will be offered to children who are middle school aged through high school. The clubs will typically meet after school hours or as a supplement to school during school breaks and professional development days.

**G. Conditional Use
Evaluation:**

- Entrepreneurial Training – This program will partner with local professionals to provide older students as well as adults that have the desire to go into business for themselves a variety of classes to learn skills needed.
- Culinary Classes – These classes will partner with a chef or other food service professionals to instruct small groups on skills needed in the culinary field.
- Support Groups – Peer support groups for domestic violence and other support groups as needed.

Conditional Use Evaluation Criteria

Unified Development Ordinance

Section 9.5. B-Procedures

The following evaluation criteria must be complied with prior to the issuance of any Conditional Use approval:

Evaluation Criteria-1 The proposed use is listed as a Conditional Use for the particular zoning district of the subject site

Per the Unified Development Ordinance (UDO), the Land Use Matrix in Section 4.2 requires a conditional use application for schools or community centers. The applicant is seeking a Conditional Use approval for the allowance of a school and community center in the Multi-Family Residential (MF) zoning district.

Evaluation Criteria-2 The established, maintenance, or operation of the Conditional Use will not be determined to or endangered the public health, safety, morals, or general welfare of the community.

The applicant's proposed uses will not be detrimental to the public health, safety, morals, or general welfare of the community. Any uses proposed are complementary to the existing use of the property.

Evaluation Criteria 3-The Conditional Use will not be injurious to the use and enjoyment of the other property in the immediate vicinity for lawfully-permitted purposes, nor substantially diminished or impaired property values within the neighborhood and zoning district.

The applicant's proposed uses will not impair the use and enjoyment of other properties in the immediate vicinity or the property values in the neighborhood and zoning district. The uses are consistent with other uses in the area (residential, church, commercial, etc.)

Evaluation Criteria 4-The establishment of the Conditional Use will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

The proposed use of the current facilities will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district. The uses proposed are consistent with those that already exist and will not impact the surrounding neighborhoods or commercial/institutional properties.

Evaluation Criteria 5-Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided.

All required utilities and transportation infrastructure is already provided to the site. Any necessary upgrades to support the uses proposed by the applicant will be the responsibility of the applicant.

Evaluation Criteria 6-The proposed use is not in conflict with the goals of the Comprehensive Plan or the Unified Development Ordinance.

The school and community center uses proposed by Mental Health America are not in conflict with the City of Lebanon Comprehensive Plan or Unified Development Ordinance.

**H. Staff
Recommendation:**

Staff Recommendation

In review of the requested Conditional Use for the allowance of school and community center facilities for Mental Health America of Boone County, Lebanon Planning Staff Recommends approval subject to the following conditions:

1. That the applicant designate a parking area in the lot to the side or rear of the existing building for their school bus. The bus shall not be parked, except temporarily for dropping off or picking up students, in the front parking lot.
2. That any outdoor play equipment or other outdoor facilities or play areas be restricted and constructed only in the rear yard of the subject property and be properly fenced and/or screened from neighboring residential properties. Any plans for such equipment shall be submitted to Planning Staff for review and approval before construction.

