

For Office Use Only
File No. _____
Fees Paid Yes _____ No _____

CITY OF LEBANON
DEVELOPMENT PLAN APPROVAL APPLICATION

Name of Development Homewood Health Campus Addition
Project Location 2494 N Lebanon Street, Lebanon, IN 46052 Current Zoning PBC
Parcel ID No. 06-10-24-000-012.001-002 Area (6.468 acres 1 lots)
Township Center Proposed Land Use Assisted Living Facility

Name of Applicant Contact Person/Representative Universal Design Assoc. Inc., Bethany Hopf
Phone 812-367-2831 Fax 812-367-2401 Email bethanyhopf@udassoc.com
Address 910 Main Street, PO Box 99, Ferdinand, IN 47532

Name of Property Owner Trilogy Real Estate of Lebanon, LLC
Address 303 N Hurstborne Pkwy, Ste 200, Louisville, KY 40222
Phone 502-213-7415 Fax 502-213-9967 Email heath.rider@trilogyhs.com

Development Plan Fee
\$500.00 plus \$25.00 per acre

Detailed submittal requirements are included in Section 9.17 of the Lebanon Unified Ordinance.

Below is an overview of items to be included in the submittal.

All plans are required to be sealed by a Professional Engineer or Registered Land Surveyor licensed in the State of Indiana. All sheets shall be 24"x36" format draw to scale of minimum 1"=50' and maximum of 1"=10' (except for the required vicinity map). All final plans shall be submitted in hard copy and in digital format as per City requirements.

- A. Completed application form.
- B. Sheet One (Title Sheet) include legal description and property boundary
- C. Sheet two (Existing site conditions) with existing public R-O-W, existing public Utilities and structures within existing structures within and adjacent to property easements.
- D. Sheet three (Proposed site conditions)

1. Location and dimensions of proposed improvements including relationship to existing conditions within 300 feet of property
2. Proposed utilities (mains for sewer, water, stormwater), drainage basin mapping
3. Existing and proposed R-O-W for internal and adjoining streets
4. Setback lines, showing dimensions.
5. Parking summary

✓

E. Sheet four (Erosion Control Plan)

1. If disturbed site is over 1 acre, meet submittal requirements for Rule Five submittals to IDEM

*

F. Sheet five (landscape Plan) meeting requirements of section 7.8 of the Lebanon

see below

Unified Development Ordinance with location, quantity, size and name of proposed planting materials

✓

G. Exterior Elevations

*

H. Lighting Plan with photometrics and fixture details

*

I. Sheet six (Master Sign Plan) meeting the requirements of section 7.7 of the

see below

Lebanon Unified Development Ordinance

Other review items (check if required)

_____ J. Overall Primary Plat dedication sheet, if applicable

_____ K. Covenants and Commitments, if applicable

_____ L. Fiscal Impacts Analysis, if applicable

_____ M. Traffic study, if applicable

_____ N. Thoroughfare overlay district requirements MET

_____ O. Interstate Overlay District requirements met

_____ P. Utility coordination

_____ Q. Roads and Street Coordination

_____ R. Police and Fire Coordination

_____ S. Stormwater Coordination

Miscellaneous

_____ T. Building demolition required

_____ U. Financial Guarantee

Following Development Plan approval, street, sewer, and sanitary plans and profiles shall be submitted to the Lebanon Utilities for review and approval.

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Landscape:

The addition is on the rear of an existing building abutting properties zoned the same as the subject property. Existing landscape along the property line will remain as is.

Lighting:

No new site lighting is proposed.

Signs:

As an addition to the rear of an existing building, no new signage is proposed, therefore no sign plan is provided.

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS

CITY OF LEBANON
401 S. MERIDIAN STREET
LEBANON, IN. 46052

TO: _____

DATE: _____

Dear _____,

This is to inform you that the Lebanon Plan Commission will hold a Public Hearing on the

Application for a Development Plan on the _____ day of _____

_____ at _____ p.m. located at 401 S. Meridian Street, the Municipal Building.

This application, submitted by Trilogy Real Estate of Lebanon, LLC requested that a

Development Plan application be granted for Homewood Health Campus Addition

the property located at 2494 N. Lebanon Street, Lebanon, IN 46052

Written suggestions or objections relative to the application may be filed with the Plan

Commission or in the office of the City Building Inspector at or before such meeting and will

be heard by the Lebanon Plan Commission at the time and place specified. Interested

persons desiring to present their views upon the Plan Commission either in writing or

verbally, will be given the opportunity to be heard at the above-mentioned time and place.

By: Keith Campbell

Title: Lebanon Plan Commission Chairman

NOTICE OF PUBLIC HEARING

For publication

Notice is hereby given that on the _____ day of _____, _____, at _____ p.m.

a public hearing will be held before the Lebanon Plan Commission in the Municipal Building in the City of Lebanon, IN. on the application of Trilogy Real Estate of Lebanon, LLC For a Development Plan

Application for as specified in the Zoning Code of Lebanon: Ordinance # 74-12, as amended.

The Development Plan application proposed is for Homewood Health Campus Addition located at 2494 N. Lebanon Street The legal description is as follows part of the NW 1/4 of SE 1/4 of Sec 24, T-19-N, R-1-W

_____.

The Lebanon Plan Commission has set said hearing at the time and place specified. Written suggestions or objections concerning this application may be filed with the Plan Commission or in the office of the City of Lebanon Planning & Zoning Office, at or before such hearing and will be heard by the Plan Commission at the time and place specified. Interested persons desiring to present their views upon the application either in writing or verbally, will be given the opportunity to be heard at the above mentioned time and place. Said hearing may be continued from time to time as may be necessary.

Keith Campbell, Chairman
City of Lebanon Plan Commission

CITY OF LEBANON
401 S. MERIDIAN STREET
LEBANON, IN. 46052

APPLICATION FOR WAIVER(S)
FROM THE DEVELOPMENT PLAN REQUIREMENTS

If the applicant requires a waiver to any of the development standards of the Ordinance, this attachment is to be completed and returned at the time of application.

Development standards for waivers requested	Description of proposed alternative
1. NONE	
2.	
3.	
4.	
5.	
6.	

CITY OF LEBANON
PLANNING DEPARTMENT
401 S. MERIDIAN STREET
LEBANON, IN. 46052
765-482-8845 fax 765-482-8873

**2011 SEWER & WATER FEE CALCULATIONS REQUEST
LEBANON UTILITIES**

INSTRUCTIONS:

- 1) Complete every part of this form. This request may be denied if any part is left blank.
- 2) Submit a site plan.
- 3) Either type or print all information in ink.

The City of Lebanon requests the following supplemental information for purpose of calculating sewer connection and availability fees for the project referenced below. In accordance with local ordinance 04-09. If any of the project information below is modified or changed, the sewer fee may be adjusted to reflect the change.

1. LOCATION OF PROPOSED ACTIVITY

PROJECT NAME Homewood Health Campus Addition
ADDRESS 2494 N. Lebanon Street
Lebanon, IN 46052

2. OWNER OF PREMISES WHERE PROPOSED
ACTIVITIES WILL TAKE PLACE

NAME Trilogy Real Estate of Lebanon, LLC
ADDRESS 303 N Hurstborne Pkwy, Ste 200
Louisville, KY 40222
TELEPHONE 502-213-7415
FAX 502-213-9967
E-MAIL ADDRESS heath.rider@trilogyhs.com
CONTACT PERSON Heath Rider

FINDINGS OF FACTS

DEVELOPMENT PLAN APPLICATION

NAME OF PROJECT **Homewood Health Campus Addition** _____

The Lebanon Plan Commission at its meeting of _____ (date) determines that the above names project complies with the standards set forth in the Lebanon Unified Development Ordinance.

We hereby approve the Development Plan as submitted with the following specific conditions as agreed to by the petitioner.

Condition 1 _____

Condition 2 _____

We hereby disapprove the Development Plan as submitted for the following reasons.

1. _____

2. _____

3. _____

Dated _____

Plan Commission Chairman _____