

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
JUNE 21, 2022 PUBLIC HEARING**

Project Overview:

Docket #22-44 – Project LEAP Annexation

The City of Lebanon Common Council will be considering a 100% voluntary petition for annexation (annexation ordinance first reading on June 27, 2022) for approximately 1400 acres that is located generally on the west side of Interstate 65 between State Road 32 and 300 N and on the east side of Interstate 65 between 300 N and 450 N. See the attached site map for the exact boundaries of the proposed annexation.

Per the Unified Development Ordinance Section 1.8, before the Common Council can consider an ordinance for annexation, the Lebanon Plan Commission shall hold a public hearing and make a recommendation on the new zoning classification for the potential annexed territory to the Common Council. Newly annexed land submitted without a development proposal or concept plan shall be classified into the Single-Family (SF) zoning district, or at the discretion of the Plan Commission, a suitable district that is consistent with the recommendations of the Lebanon Comprehensive Plan. If a different zoning classification is desired by the petitioner, the petitioner shall be required to submit a concept plan.

The petitioner has submitted a concept plan and narrative describing the broad goals and strategies for the proposed Project LEAP district encompassed by this annexation. The Indiana Economic Development Corporation, the state agency tasked with attracting business investment and high-wage job creation to the state, has identified Boone County as a strategic location for growth and the potential establishment of a large-scale research and innovation park. This location would allow the state to better compete globally for high-wage jobs and careers in high-tech industries and emerging technologies. The proposed LEAP District is intended to attract advanced manufacturing, research and development, life, bio and ag sciences, technology, and microelectronics industries. In order to align the typical company/user in these targeted sectors with the appropriate city zoning district, the petitioner has requested a zoning classification of General Industrial (ID) for the annexed territory.

The Lebanon Comprehensive Plan Future Land Use Map designates the proposed annexed territory into land use categories ranging from mixed-use to single-family and mixed density residential uses. Other portions of the proposed annexation are indicated as agricultural uses. That being said, the comprehensive plan is only intended to be an advisory document and is an educated guess by the committee of the anticipated location and type of potential development within a 5-10 year time horizon. For areas with significant growth potential, like is anticipated for Boone County, it is typically expected that the future land use map should be revisited regularly and completely updated every 5 years because the area is constantly

changing and the comprehensive plan should adapt as significant opportunities materialize. At the time the future land use map was created three years ago, the committee expected, based on the market conditions at the time, growth primarily to occur adjacent to the developed city limits and potentially south between existing Lebanon and the growth occurring in Whitestown and Zionsville. The market conditions and demand for products and services in Boone County has both increased dramatically and evolved in the last three years. It would have been impossible for the comprehensive plan committee to foresee the increases in demand and changes in the market that have occurred or to predict the opportunity for a large-scale research and innovation park such as currently proposed.

The petitioner has submitted a concept plan that identifies areas within the annexed territory for advanced manufacturing, headquarters, and research and development facilities supported by green infrastructure and buffer areas. The plan also indicates a proposed location for a future interchange in the area of Interstate 65 and 300 N serving the northern portion of the annexed territory. In addition, the petitioner is voluntarily committing to exclude certain undesirable uses from the annexed territory that are permitted within the ID zoning district but would be incompatible with goals of the LEAP District to attract technology-based users (these uses can be found within the attached project narrative). The concept plan and narrative support the request for the General Industrial (ID) zoning district.

Plan Commission Action:

Planning Staff recommends that the **Plan Commission recommend the General Industrial (ID) zoning classification to the Common Council** for the proposed annexed territory.