

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
JANUARY 17, 2023 PUBLIC HEARING**

A. Case Number:	Docket # 23-2
B. Applicant:	Indiana Economic Development Corporation
C. Location:	The subject property is the assumed right-of-way associated with County Road 150 West between County Road 375 North and County Road 450 North
D. Property History:	<p>There are 600 acres, approximately 365 acres west and 235 acres east, adjacent to the noted section of County Road 150 West that are currently owned by the Indiana Economic Development Corporation and anticipated for development by Eli Lilly and Company. Eli Lilly and Company is proposing to construct a multi-building pharmaceutical research and development and manufacturing campus. The campus includes a little over 1.6 million square feet divided among 12 different buildings ranging from a 3,200 square foot visitor's center to a 330,000 square foot manufacturing facility. The site will include uses ranging from administrative offices, lab space, manufacturing, utilities, warehousing, and a fire station. Because of the nature of the work being performed on the site and the multi-building characteristics of the development, security is a necessity that is significantly diminished by the presence of a public road directly through the campus. Lilly needs to be able to have highly secure access to the overall site, which includes limiting points of entry. This can only be accomplished by closing the segment of County Road 150 West where it traverses through the 600-acre site and redirecting public traffic around the site, leaving only two points of entry to the campus, an entrance for employees/visitors on the south side of the site and one for truck traffic on the east side.</p>
E. Vacation Request:	<p>Vacation of County Road 150 West Right-of-Way</p> <p>The Indiana Economic Development Corporation, the current owner of the adjacent 600 acres, is seeking to vacate approximately 3800 feet of assumed right-of-way associated with County Road 150 West between County Road 375 North (Lower Simmons Road) and County Road 450 North.</p>
F. Vacation Evaluation:	<p>Justification for Vacation Request</p> <p>The applicant is seeking to vacate the proposed right-of-way in order to facilitate the construction of the Eli Lilly campus, which extends to both sides of County Road 150 West. The campus requires significant security measures that would be notably diminished by the presence of a public road directly through the middle of the campus. In Staff's evaluation, there are two issues that must be addressed in order to consider the vacation of a public road.</p>

1. Would the closure of the road eliminate or significantly impede access to adjacent properties on either side of the closure?
2. Would the closure of the road cause traffic issues on adjacent roadways due to the redirection of traffic that typically would use the vacated corridor?

In terms of item 1, the issue related to access to adjacent properties, it is important to ensure that the remaining public roadways will provide appropriate access to all adjacent properties along County Road 150 West, ideally with two points of access. For the properties south of the proposed vacation, they will have the ability to travel south on County Road 150 West and access County Road 300 North or travel east on County Road 375 North and access State Road 39. For properties north of the proposed vacation, they will have the ability to travel north on County Road 150 West and access State Road 47 or travel east on County Road 450 North and access State Road 39. All properties will have two points of access ensuring that if one point of access is closed for some reason, there is an alternative method to gain access to properties. Staff has determined the proposed vacation will not eliminate or significantly impede access to adjacent properties.

For item 2, in order to determine if the proposed vacation would cause traffic issues on the remaining adjacent roadways, A & F Engineering was hired to complete a traffic study to analyze potential future traffic volumes and determine if the appropriate level of service on roadways and at intersections would be negatively impacted. Where the anticipated future traffic volumes create an unacceptable level of service the traffic study would recommend improvements to restore the roadway or intersection to an acceptable level of service.

The traffic study completed by A & F Engineering in October 2022 is included with this staff report. The study summarizes the existing traffic counts on adjacent roadways, provides calculations on anticipated future traffic volumes (both temporary conditions during construction and permanent conditions once the Lilly site is fully operational), and analyzes the level of service. Where levels of service reduce to an unacceptable level, the study then recommends improvements. The study area included road segments (County Road 150 West and County Road 375 North) and intersections (County Road 300 North and County Road 150 West, County Road 375 North and State Road 39, State Road 39 and State Road 47, State Road 47 and County Road 150 West). The study indicated that all road segments will operate at an acceptable level of service as a single lane in either direction. In terms of the intersections, there are recommendations for improvements that must be installed to maintain levels of service.

In addition to this A & F traffic study, INDOT is currently in the process of completing an evaluation for an interchange that would serve this area in the vicinity of County Road 300 North. The study boundaries of this evaluation also include the portion of County Road 300 North that serves the subject property and would be potentially impacted by the proposed vacation. While this evaluation is on-going, the overview of conceptual alternatives that are part of INDOT's process have been included with this staff report. The addition of an easily accessible interchange on Interstate 65 would provide an additional alternative north-south route to and from this area, improving access to and around the subject site.

Finally, a road improvement plan for the roads directly adjacent to and serving the subject site and surrounding properties has been included with this report. The plan summarizes proposed improvements to County Road 150 West both north and south of the site, County Road 375 North from the site to State Road 39, and County Road 450 North from the site to State Road 39. This plan proposes reconstruction and widening of each of the road segments to acceptable lane widths as well as an evaluation of potential improvements to railroad crossings where necessary. These proposed road improvements address the findings from the A & F traffic study.

Finally, Kevin Krulik, City Engineer, has provided a memo included with this report that specifies the city requirements for the extents and details for the traffic study and indicates that written commitments to the recommended improvements must be provided for adjacent road segments and intersections along with preliminary layouts.

Staff has determined the traffic study has provided appropriate recommendations for adjacent public roads and intersections, along with commitments to those improvements, to ensure there will not be traffic issues on adjacent roadways caused by the potential vacation of County Road 150 West. Additionally, the anticipated new interchange serving this area will add efficient access to another north-south route, providing additional transportation options.

G. TAC Review:

TECHNICAL ADVISORY COMMITTEE (TAC) REVIEW

City of Lebanon Utilities

Sewer and Water Division- There are no sewer or water facilities that would be impacted by the vacation request.

Electrical Division- There are no electric facilities that would be impacted by the vacation request.

City of Lebanon Fire Department-The fire department had no issues with the vacation request. There are multiple proposed access points to the anticipated Lilly campus for the Fire Department and there is a private fire department on site.

City of Lebanon Street – The Street Department had no issues with the vacation request.

**H: Staff
Recommendation:**

Staff Recommendation:

In review of the submitted request for the vacation of County Road 150 West per the exhibit, Lebanon Planning Staff recommends forwarding the vacation request to the Common Council with a favorable recommendation.