

**CITY OF LEBANON  
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION  
STAFF REPORT  
NOVEMBER 20, 2023 PUBLIC HEARING**

Project Overview:

**Docket #23-85 – Project LEAP Phase 21 Annexation**

The City of Lebanon Common Council will be considering a 100% voluntary petition for annexation (annexation ordinance first reading on November 27, 2023) for approximately 5 acres that is located generally southwest of the intersection of W 300 N and N 150 W. 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.

The Lebanon Comprehensive Plan Future Land Use Map designates the proposed annexed territory as the LEAP Innovation District. In addition, on August 14, 2023, the Lebanon City Council adopted the LEAP Lebanon Innovation PUD District to establish permitted uses, design and development standards for the LEAP District with the intention of assigning this PUD classification to all properties within the proposed district boundaries upon annexation into city jurisdiction.

Plan Commission Action:

Planning Staff recommends that the **Plan Commission recommend the LEAP Lebanon PUD District zoning classification for the proposed annexation territory to the Common Council.**