

**CITY OF LEBANON  
PLANNING AND ZONING DEPARTMENT**

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

**Docket #23-89 – Project LEAP Phase 19 Annexation**

Project Overview:

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 1.53 acres that is located at the northeast corner of W 450 N and N 150 W (1460 W 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 subject property is in an area of Boone County that is not currently contemplated by the Lebanon Comprehensive Plan Future Land Use Map. It is directly north and adjacent to the new Eli Lilly development, which is designated in the comprehensive plan as LEAP Innovation District. However, because the subject property does not have a specific future land use designation for the LEAP Innovation District and is not identified in the LEAP development concept plan, it is recommended that this property retain the SF zoning classification upon annexation.

Plan Commission Action:

Given the fact that there is not a development proposal or concept plan at this time, the ordinance would recommend the SF zoning classification. For this reason, Planning Staff recommends that the **Plan Commission recommend the Single-Family Residential (SF) zoning classification to the Common Council** for the proposed annexed territory.