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***** ACTION BY PLANNING COMMISSION *****
May 14, 2008

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a special public hearing on Wednesday, May 14, 2008, at 1:00 p.m. in the City-Council Hearing Room, County-City Building, 555 S. 10th St., Lincoln, Nebraska, on the following items. For more information call the Planning Department, 441-7491.

AGENDA

WEDNESDAY, MAY 14, 2008

[All members present]

SPECIAL PUBLIC HEARING AND ACTION:

- Page 01
1. Comprehensive Plan Amendment No. 08002, to amend the 2030 Lincoln/Lancaster County Comprehensive Plan to designate land as Commercial in the Land Use Plan and designate a Community size commercial center generally in the area of S. 84th Street between South Street and Van Dorn Street.
Staff recommendation: Approval
Staff Planner: Steve Henrichsen, 441-6374, shenrichsen@lincoln.ne.gov
Had public hearing.
Planning Commission recommendation: APPROVAL, as revised by staff, 8-0.
Public hearing before City Council tentatively scheduled for Monday, June 9, 2008, 1:30 p.m.

 - Page 13
 2. Comprehensive Plan Amendment No. 08004, to amend the 2030 Lincoln/Lancaster County Comprehensive Plan to designate land as Commercial in the Land Use Plan and designate a new "Mixed Use Office Center" generally in the area of S. 62nd Street between Old Cheney Road and Highway 2.
Staff recommendation: Approval
Staff Planner: Steve Henrichsen, 441-6374, shenrichsen@lincoln.ne.gov
Had public hearing.
Planning Commission recommendation: APPROVAL, 7-1 (Esseks dissenting).
Public hearing before City Council tentatively scheduled for Monday, June 9, 2008, 1:30 p.m.

- Page 25
3. Comprehensive Plan Amendment No. 08005, to amend the 2030 Lincoln/Lancaster County Comprehensive Plan Future Land Use Map to change 11 acres on the northeast corner of NW 48th and W. Holdrege from Urban Residential to Commercial and change the "Existing and Proposed Commerce Centers" map to designate a new Neighborhood Center on the northeast corner of NW 48th and W. Holdrege Street.
Staff recommendation: Approval
Staff Planner: Sara Hartzell, 441-6372, shartzell@lincoln.ne.gov
Had public hearing.
Planning Commission recommendation: APPROVAL, 7-0 (Larson absent at time of vote).
Public hearing before City Council tentatively scheduled for Monday, June 9, 2008, 1:30 p.m.
- Page 35
4. Comprehensive Plan Amendment No. 08006, to amend the 2030 Lincoln/Lancaster County Comprehensive Plan to change the "Urban Growth Tiers with Priority Areas" map to change land from Tier II and Tier I, Priority B, to Tier I, Priority A, generally between S. W. 12th to S. Coddington Ave., from W. Denton Rd. south to the Cardwell Branch channel.
Staff recommendation: Approval
Staff Planner: Sara Hartzell, 441-6372, shartzell@lincoln.ne.gov
Had public hearing.
Planning Commission recommendation: APPROVAL, 8-0.
Public hearing before City Council tentatively scheduled for Monday, June 9, 2008, 1:30 p.m.
- Page 47
5. Comprehensive Plan Amendment No. 08009, to amend the 2030 Lincoln/Lancaster County Comprehensive Plan to adopt text and map changes to the Environmental Resources and Mobility and Transportation chapters as related to the multi-use trails and public transportation sections.
Staff recommendation: Approval
Staff Planner: Dave Cary, 441-6364, dcary@lincoln.ne.gov
Had public hearing.
Planning Commission recommendation: APPROVAL, 8-0.
Public hearing before City Council tentatively scheduled for Monday, June 9, 2008, 1:30 p.m., and public hearing before Lancaster County Board on June 10, 2008, 9:30 a.m., being requested.

- Page 63
6. Comprehensive Plan Amendment No. 08011, to amend the 2030 Lincoln/Lancaster County Comprehensive Plan to change various chapters and sections regarding the City's policies on annexation and provision of infrastructure concurrent with development.
Staff recommendation: Approval
Staff Planner: Steve Henrichsen, 441-6374, shenrichsen@lincoln.ne.gov
Had public hearing.
Planning Commission recommendation: APPROVAL, 8-0.
Public hearing before City Council tentatively scheduled for Monday, June 9, 2008, 1:30 p.m.
- Page 79
7. Comprehensive Plan Amendment No. 08012, to amend the 2030 Lincoln/Lancaster County Comprehensive Plan to change the: 1) County Rural Road element to show North 141st Street, Raymond Road to Davey Road, 2.0 miles for "potential paving"; 2) County Rural Road element, to show the realignment of South 148th Street north of Nebraska Highway 2, approximately 1.5 miles of 148th Street and .25 miles of 162nd Street, and the closure of at-grade north and south access at Nebraska Highway 2 to/from 148th Street and; 3) Functional Street and Road Classification maps to show West Vine Street, NW 40th Street to NW 56th Street, as an "urban collector."
Staff recommendation: Approval
Staff Planner: Mike Brienza, 441-6369, mbrienza@lincoln.ne.gov
Had public hearing.
Planning Commission recommendation: APPROVAL, 8-0.
Public hearing before City Council tentatively scheduled for Monday, June 9, 2008, 1:30 p.m., and public hearing before Lancaster County Board on June 10, 2008, 9:30 a.m., being requested.
- Page 91
8. The Planning Commission Review Edition of the City of Lincoln's draft six year Capital Improvements Program (CIP) for FY 2008/2009 - 2013/2014.
Staff Planner: Sara Hartzell, 441-6372, shartzell@lincoln.ne.gov
Had public hearing.
Planning Commission recommendation: A FINDING OF FULL OR GENERAL CONFORMANCE WITH THE COMPREHENSIVE PLAN, 8-0.

Note: Motion may be Esseks, seconded by Cornelius and carried 8-0, to recommend that the Mayor and City Council consider moving the Parks & Recreation Department Project #0481: Porter Park Parking Lot, to the first year (2008-09) and pay with impact fees, subject to a determination by the City Law Department as to whether impact fees can be used for this improvement.

- Page 103
9. The draft FY2009-2014 Transportation Improvement Program (TIP) for the Lincoln and Lancaster County planning area (Lincoln MPO).
Staff Planner: Mike Brienzo, 441-6369, mbrienzo@lincoln.ne.gov
Had public hearing.
Planning Commission recommendation: A FINDING OF FULL OR GENERAL CONFORMANCE WITH THE COMPREHENSIVE PLAN, 8-0.

Planning Dept. staff contacts:

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**The Planning Commission meeting
which is broadcast live at 1:00 p.m. every other Wednesday
will be rebroadcast on Sundays at 1:00 p.m. on 5 City-TV, Cable Channel 5.**

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**The Planning Commission agenda may be accessed on the Internet at
<http://www.lincoln.ne.gov/city/plan/pcagenda/index.htm>**

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, May 7, 2008, 11:45 a.m.
Room 113, County-City Building, 555 S. 10th Street,
Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Gene Carroll, Michael Cornelius, Dick Esseks, Wendy Francis, Leirion Gaylor Baird, Roger Larson, Lynn Sunderman and Tommy Taylor.

OTHERS IN ATTENDANCE: Peter Katt of Baylor Evnen; Rick Krueger of Krueger Development; Coby Mach of Lincoln Independent Business Association; Greg MacLean, Roger Figard, Thomas Shafer, Steve Masters, Wayne Teten, Margaret Remmenga, Nicole Fleck-Tooze, Nick McElvain of Public Works; David Landis and Dallas McGee of Urban Development; Lynn Johnson and J.J. Yost of Parks & Recreation; Marvin Krout, Kent Morgan, Stephen Henrichsen, Sara Hartzell, David Cary, Mike Brienzo, Tom Cajka, Mike DeKalb, Brian Will and Michele Abendroth of the Planning Department; and other interested parties.

STATED PURPOSE OF MEETING: **Capital Improvement Program and Transportation Improvement Program**

The meeting was called to order at 11:45 a.m.

Sara Hartzell began by stating that today's briefing is to update the Commission on the draft 2008/09 - 2013/14 Capital Improvement Program (CIP) and the 2009-14 Transportation Improvement Program (TIP). She stated that the process begins with the Mayor's letter to the departments with general instructions. The staff is asked to look at the Comprehensive Plan to ensure that it is in conformance with that document. We also ask them to rank the projects. The first draft of the CIP was completed on March 4 for the Capital Improvement Advisory Committee (CIAC) to review. The document was then revised and forwarded to the Planning Commission members on April 23. The Planning Commission reviews the capital requests to determine conformity with the adopted Comp Plan. Comments are forwarded to the CIAC and then to the City Council with year 1 of the CIP being adopted by City Council along with the operating budget.

There are four designations used to determine Comp Plan conformance: in conformance with the Plan, generally conforms with the Plan, not included in the Plan, and not in conformance with the Plan. The factors used in this recommendation are explicit reference and plan intent; the location of the project; the size, scale and scope of the project; the timing of the project; and the project definition and description.

Greg MacLean then addressed Public Works' section of the CIP. He noted that the projects are driven by servicing the existing community and by annexation. All projects are in conformance with the Comp Plan. It is important to keep in mind that many of these projects are planned through multiple years. The total budget for wastewater for one year is \$17.4 million. There are replacement projects for the collectors totaling a little over \$1 million. There are trunk sewer projects of \$12.2 million. It is important to note that one of the projects is the northeast trunk sewer which included TIF funds. There are other projects coming forward that will include TIF funding.

The total one year program for solid waste is \$5.5 million. The Bluff Road Landfill project is the majority of the budget at about \$5 million.

The total one year program for water is over \$20 million. There are projects all over the City. This includes replacing the ozone system in Ashland. There is a new horizontal collector well planned for Ashland in year 4 and will total \$12.5 million. It also includes completion of the transmission main. There are several transmission mains that come from Ashland and we are increasing capacity there. They are asking for \$11.6 million. The water distribution mains total \$1.7 million. There are selected main replacements. There are security improvements, rehabilitation of facilities, Antelope Valley projects and painting reservoirs.

For watershed management, they anticipate there will be another bond issue in 2010 for \$13 million.

In the streets and highways budget, they continue to work on Antelope Valley. Some upcoming projects are in the east leg, the O Street bridge, N Street bridge and J Street bridge. With the completion of the J Street bridge, that will be the final part of the project which allows the remapping of the floodplain. It is meeting outcomes for economic opportunity. They are also able to partially fund some of the ongoing activities for day-to-day activities such as traffic flow. There is about \$1.4 million appropriated for the South Beltway.

Lastly, MacLean mentioned that funding is not available for all the projects identified in the Comp Plan. All of the projects in the CIP are in conformance with the Comp Plan.

Larson asked when the channel will be completed. MacLean stated that 2009 is the projected completion date, and there will be flood control at that time.

Mike Brienzo then addressed the Transportation Improvement Program. He stated that the Metropolitan Planning Organization (MPO) produces the TIP as a federal requirement at the same time as the CIP. The purpose is to produce a coordinated list of transportation projects that include federal funding and other significant transportation projects in the region. It is a six year schedule with the first four years being adopted. It is financially constrained. The projects come from the Long Range Transportation Plan.

The TIP is developed by the MPO Technical Committee which includes representation from Nebraska Department of Roads, Lancaster County Engineering, Public Works & Utilities, the Airport Authority, Parks & Recreation, the Lower Platte South NRD and others. The document must go before public review. The MPO forwards their recommendation to the Planning Commission for public review. It then is forwarded to the MPO Officials Committee for their review.

The schedule includes review by the Technical Committee on May 1 and 8, a Planning Commission hearing on May 14, and an MPO Officials Committee meeting on June 12. The MPO submits the TIP to the state for inclusion in the State TIP. The Nebraska Department of Roads has a public review of the state TIP and submits it to the Federal Highway Administration and the Federal Transit Administration. The final TIP goes into effect on October 1.

J.J. Yost then addressed the Parks & Recreation section of the CIP. He stated that generally funding sources for Parks & Recreation consists of general revenue, keno funds, impact fees, athletic fees, and grants & donations. The major project is Union Plaza associated with Antelope Valley waterways. City funding for this project consists of City funding and private donations.

Looking at the anticipated life expectancy of their facilities, they determined they need \$1.3 million annually in order to keep things in good repair. This year's CIP addresses a need for priority repairs and replacements that are needed to keep some of the facilities operational. They will continue to work on a strategy to get that funding. The strategy will primarily include keno funding. They will use impact fees for the development of neighborhood parks.

Esseks asked about the balance of maintenance of older parks and newer parks. Yost stated that the balance has tilted in the last several years to maintaining our existing infrastructure. Impact fees are used for new parks and trails. The rest of the CIP is 100% repair and replacement program.

Next David Landis addressed the Urban Development portion of the CIP. He identified several projects including the 10 & Military Road redevelopment project with TIF funding; the 19 & K Street office development which is a TIF project and will serve as a gateway to Antelope Valley; the Antelope Valley redevelopment at 20 & R Streets; the downtown retail implementation which uses general revenue and is part of the downtown retail strategy to revive retail, particularly on P & Q Streets; West Haymarket which will have a May 2009 general election for general obligation bonds to underwrite the arena project, hotel and convention center and may include ancillary redevelopment projects in the area; focused area improvements in the Hartley neighborhood; parks improvement which uses CBDG money; South Street streetscape which uses CBDG money and TIF funds; parking garages; the 19 & Washington Street is a TIF project which promotes home ownership; the HyVee project on the north side of 48 & O Streets uses TIF money; the Concorde project which is a mixed use project will use TIF funds; the Havelock revitalization project uses TIF funds and will be used to enhance streetscape and parking; the North 56 & Arbor Road is a business that does work in renting construction equipment; the northwest corridor is an

open ended process for proposals instead of the Request for Proposals process; the North 27 Street redevelopment is a TIF project for the pedestrian bridge; a potential mixed-use project at 48 & Madison Street; the Van Dorn redevelopment project is potentially the home for a bank and office development which will use TIF funds; West O is a TIF project for Universal Logistics; and structural repairs and maintenance for parking structures.

The meeting concluded at 12:37 p.m.

Respectfully submitted,

Michele Abendroth
Planning Department

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