

City Council Introduction: **Monday**, September 10, 2001
Public Hearing: **Monday**, September 17, 2001, at **1:30 p.m.**

Bill No. 01R-246

FACTSHEET

TITLE: An amendment to the **UNIVERSITY PLACE REDEVELOPMENT PLAN**, requested by the Director of the Urban Development Department, to amend Section III to expand the streetscape amenities project area to include the additional block of St. Paul Avenue west of No. 48th Street.

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda, 8/22/01
Administrative Action: 08/22/01

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (8-0: Krieser, Steward, Schwinn, Newman, Duvall, Carlson, Taylor and Bayer voting 'yes'; Hunter absent).

FINDINGS OF FACT:

1. The staff recommendation to find the proposed amendment to the University Place Redevelopment Plan to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.3.
2. This application was placed on the Consent Agenda of the Planning Commission on August 22, 2001, and opened for public hearing. No one came forward to speak.
3. On August 22, 2001, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed amendment to be in conformance with the 1994 Lincoln-Lancaster County Comprehensive Plan.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: September 4, 2001

REVIEWED BY: _____

DATE: September 4, 2001

REFERENCE NUMBER: FS\CC\FSM01009

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Miscellaneous #01009

DATE: August 8, 2001

PROPOSAL: To amend Section III of the University Place Redevelopment Plan to expand the streetscape amenities project area.

LAND AREA: 200 lineal feet of the St. Paul Avenue right-of-way.

CONCLUSION: Conforms to the Comprehensive Plan.

RECOMMENDATION: Finding that the proposed amendment to the University Place Redevelopment Plan conforms to the Comprehensive Plan.

GENERAL INFORMATION:

APPLICANT: Marc Wullschleger
Director
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508

CONTACT: Carole Eddins
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508

EXISTING LAND USE: Area to be included is within public right-of-way.

SURROUNDING LAND USE AND ZONING:

North	Single-family Residential, Vacant Commercial	B3
East	Commercial	B3
South	Parking Lot	B3
West	Single-family Residential	B3

ASSOCIATED APPLICATIONS: SAV#01012 - A concurrent request to vacate the south portion of the north-south alley in the block between N. 47th and N. 48th Streets, north of St. Paul Avenue.

HISTORY: University Place Redevelopment Plan was approved December 14, 1998.

COMPREHENSIVE PLAN SPECIFICATIONS:

This request is consistent with the following components of the Comprehensive Plan.

1. The Land Use Plan identifies the area of the University Place Redevelopment Plan as commercial (page 39, figure 16).
2. "Maintain and encourage retail establishments and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods" (Chapter III, subsection D(3) - Traditional Business Centers, goal #1, page 62).
3. Complies with strategies 1-6 for implementing the goal of providing for community input in design and review of public projects to enhance both urban design and citizen involvement (Chapter VII, subsection C, page 181)

ANALYSIS:

1. This is a request to review the proposed amendment to the University Place Redevelopment Plan for a determination of conformity with the Comprehensive Plan.
2. This request only affects the Streetscape Project Area component within the redevelopment plan, and will include an additional 200 lineal feet of area by extending that portion of St. Paul Avenue in the plan west to N. 47th Street. It provides a logical extension of the Streetscape Project Area to N. 47th Street, instead of terminating it at a point in mid-block.
3. The Redevelopment Plan defines streetscape improvements as "street lighting, street furniture, a banner system, curb and ramp repair, trees and landscaping.
4. The University Place Redevelopment Plan was approved December 18, 1998.
5. The objective of the proposed amendment is consistent with the goals of the Comprehensive Plan.

Prepared by:

Brian J. Will, AICP
Planner

**MISCELLANEOUS NO. 01009
AMENDMENT TO THE
UNIVERSITY PLACE REDEVELOPMENT PLAN**

**CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:**

August 22, 2001

Members present: Bayer, Carlson, Duvall, Krieser, Newman, Schwinn, Steward and Taylor; Hunter absent.

The Consent agenda consisted of the following items: **CHANGE OF ZONE NO. 3336; FINAL PLAT NO. 01010, WILDERNESS RIDGE 3RD ADDITION; FINAL PLAT NO. 01011, PINE LAKE HEIGHTS SOUTH 3RD ADDITION; FINAL PLAT NO. 01014, MEINTS ADDITION; FINAL PLAT NO. 01016, FALLBROOK 1ST ADDITION; FINAL PLAT NO. 01017, HIMARK ESTATES 5TH ADDITION; FINAL PLAT NO. 01018, HIMARK ESTATES 7TH ADDITION; MISCELLANEOUS NO. 01009; and STREET AND ALLEY VACATION NO. 01012.**

Item No. 1.1, Change of Zone No. 3336, and Item No. 1.8b, Street and Alley Vacation No. 01012, were removed from the Consent Agenda and scheduled for separate public hearing.

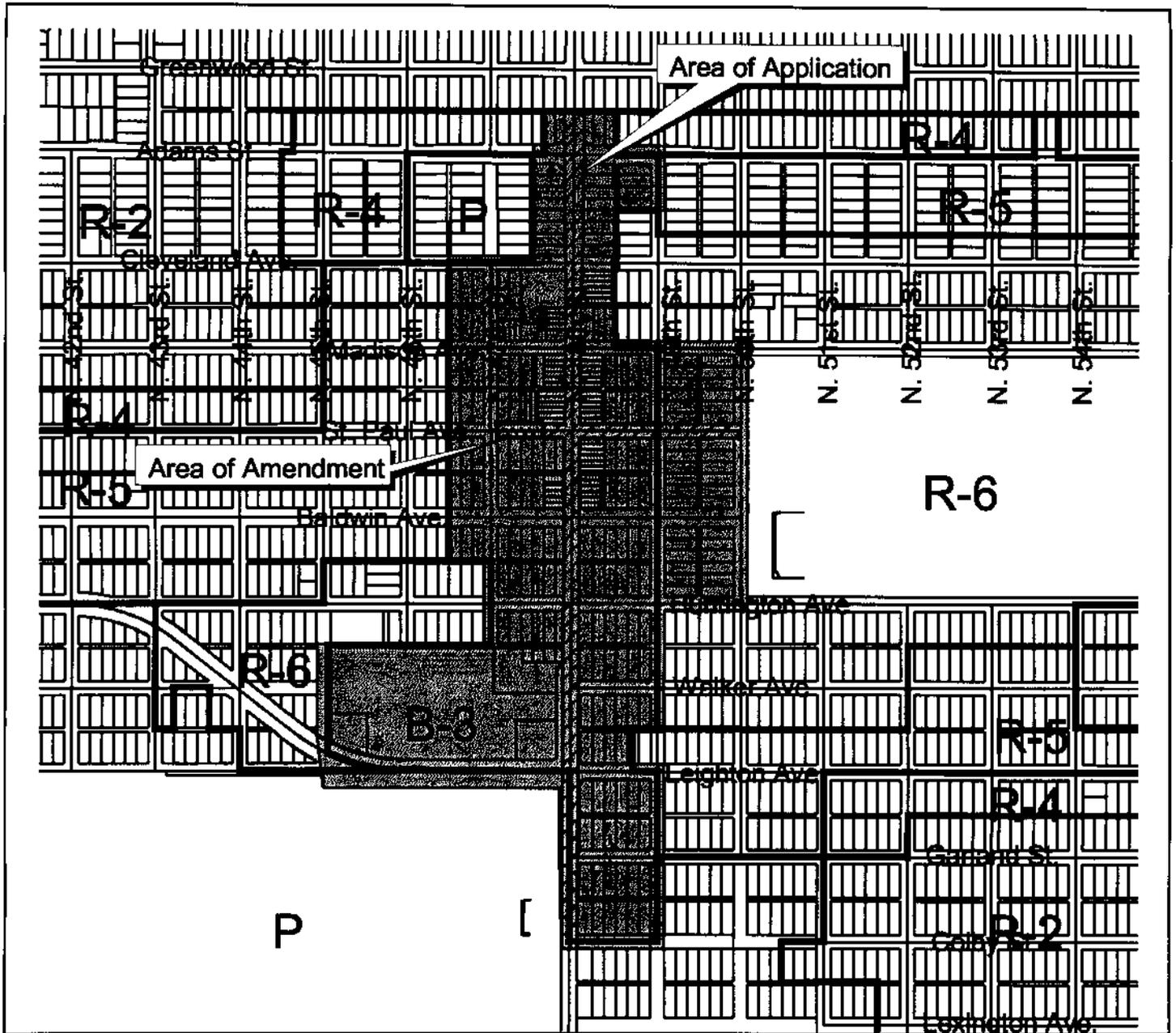
Duvall moved to approve the remaining Consent Agenda, seconded by Krieser and carried 8-0: Bayer, Carlson, Duvall, Krieser, Newman, Schwinn, Steward and Taylor voting 'yes'; Hunter absent.

Note: This is final action on the Wilderness Ridge 3rd Addition Final Plat No. 01010, Pine Lake Heights South 3rd Addition Final Plat No. 01011, Meints Addition Final Plat No. 01014, Fallbrook 1st Addition Final Plat No. 01016, HiMark Estates 5th Addition Final Plat No. 01017 and HiMark Estates 7th Addition Final Plat No. 01018, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



**Miscellaneous #01009
 University Place Redevelopment Plan
 St. Paul & N. 48th St.**



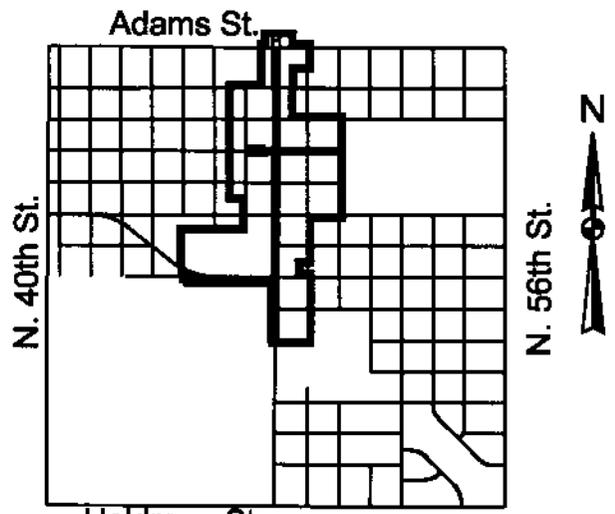
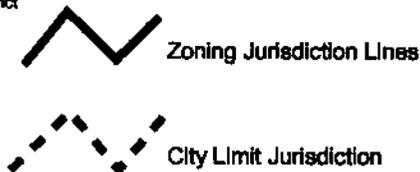


**Miscellaneous #01009
University Place Redevelopment Plan
St. Paul & N. 48th St.**

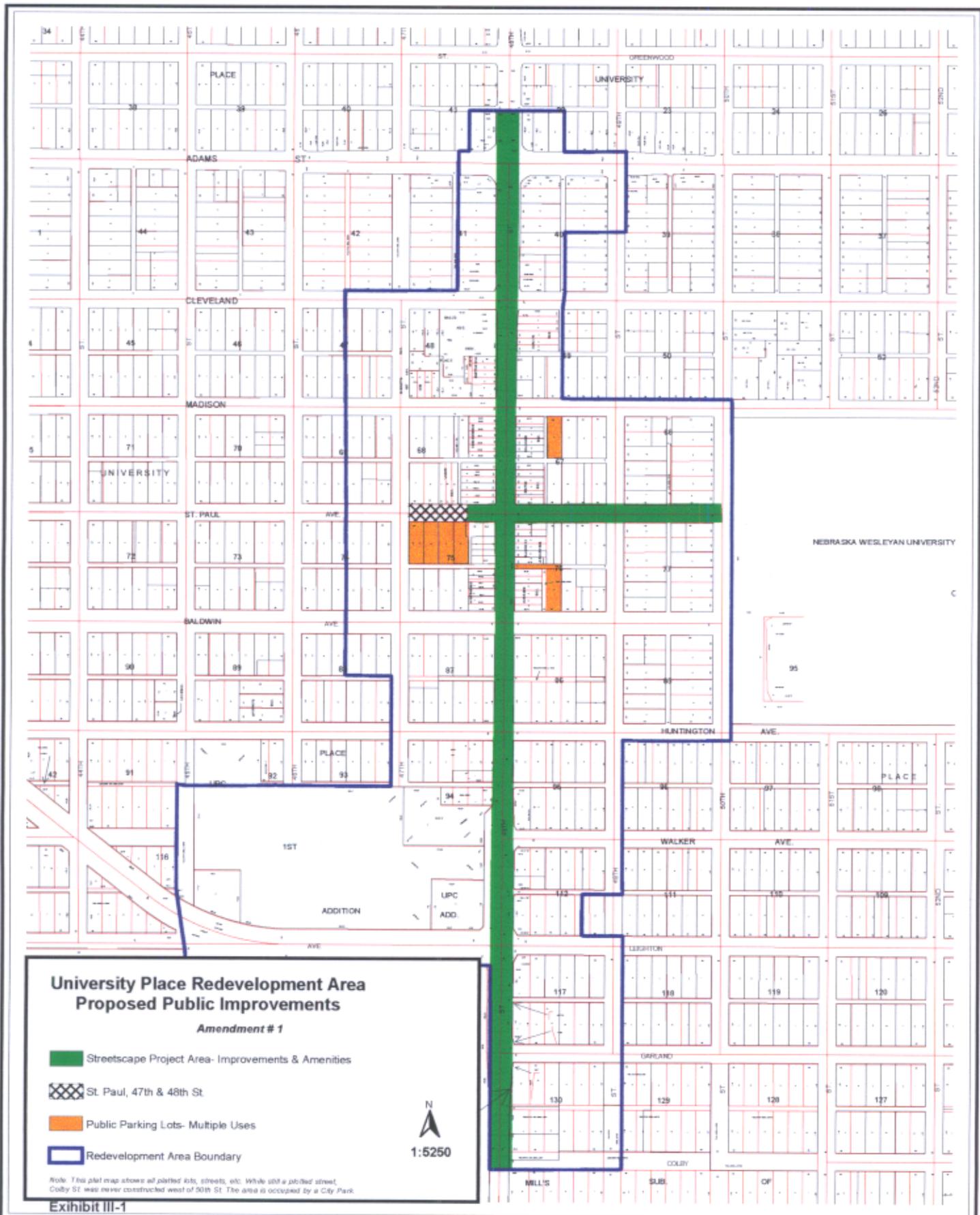
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 17 T10N R7E



006



**University Place Redevelopment Area
Proposed Public Improvements**

Amendment # 1

- Streetscape Project Area- Improvements & Amenities
- St. Paul, 47th & 48th St.
- Public Parking Lots- Multiple Uses
- Redevelopment Area Boundary

N
1:5250

Note: This plat map shows all platted lots, streets, etc. While 48th St is a platted street, Colby St was never constructed west of 50th St. The area is occupied by a City Park.

Exhibit III-1

AMENDMENT #1
to the
UNIVERSITY PLACE REDEVELOPMENT PLAN

On December 7, 1998, the City Council approved the subject redevelopment plan under Resolution No. A-79200. The approved plan included the redevelopment project area and this is to amend **Section III University Place Redevelopment Plan, B. Public Improvements, 7. Streetscape and Vehicular/Pedestrian Environment Entryway (page 15) and Exhibit III-1, (page 15a):**

As previously mentioned, in 1981 a streetscape amenities project was constructed within the Project Area. Renovation is needed to restore its former image. In addition, expansion is proposed for additional blocks east of No. 48th Street, on St. Paul Avenue and one additional block west of No. 48th St. on St. Paul to No. 47th Street.

Map entitled Exhibit III-1, "University Place Redevelopment Area Proposed Public Improvements," including one block along St. Paul, west of No. 48th Street.

This request is the result of the discussions and public meetings held to approve the streetscape design for the project area. The University Place Business Area Improvement Board has met and requested that the project area be increased to include the additional block of St. Paul Avenue west of No. 48th St.

JUL 26 2001