

City Council Introduction: **Monday**, November 4, 2002

City Council Public Hearing: **Monday**, November 18, 2002, at **1:30 p.m.**

Bill No. 02R-262

County Board Public Hearing: **Tuesday**, November 26, 2002, at **1:30 p.m.**

FACTSHEET

TITLE: COMPREHENSIVE PLAN AMENDMENT NO. 02002.2 (Proposal #2), requested by the University of Nebraska-Lincoln, to amend the 2025 Lincoln-Lancaster County Comprehensive Plan to modify the land use designation for the Downtown Campus and the East Campus area to reflect current boundaries and future expansion of the University.

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 10/16/02
Administrative Action: 10/16/02

RECOMMENDATION: Approval (9-0: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn voting 'yes').

FINDINGS OF FACT:

1. The staff recommendation to **approve** this amendment is based upon the "Status/Description" and "Comprehensive Plan Implications" as set forth in the staff report on p.2, concluding that the proposed modifications would reflect the future land uses of the University's Downtown City and East Campuses as set forth in the University's Campus Master Plan. The modifications to the Downtown City campus are in conformance with the approved Antelope Valley plans. The East Campus changes are minor in nature.
2. The minutes of the Planning Commission are found on p.4-5.
3. The applicant's testimony is found on p.4-5.
4. The Planning Commission discussion with staff is found on p.5.
5. There was no testimony in opposition.
6. On October 16, 2002, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend **approval**. See Minutes, p.5.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: October 29, 2002

REVIEWED BY: _____

DATE: October 29, 2002

REFERENCE NUMBER: FS\CC\2002\CPA.02002.2

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

Comprehensive Plan Amendment No. 02002

Proposal #2

Applicant	Location	Proposal
John Benson for the University of Nebraska-Lincoln	Downtown and East Campus locations	Modify land use designation for Downtown Campus and East Campus area to reflect current boundaries and future expansion of UNL.
<p>Recommendation: Approval</p> <p>The proposed modifications would reflect the future land uses of its Downtown City and East Campuses as set forth in the University’s Campus Master Plan. The modifications to the Downtown City campus are in conformance with the approved Antelope Valley plans. The East Campus changes are minor in nature.</p>		

Status/Description

The future land use plan from the Comprehensive Plan includes a variety of industrial, public and semi-public and residential land uses in the area east of the Downtown campus. The East Campus area includes a few properties as residential that are part of the future East Campus boundaries. This proposal is to modify the land use plan to match the Downtown Campus and East Campus master plans for UNL. Some property currently owned and in use by UNL is still shown as industrial or residential. Some land for future acquisition is owned by private parties.

Comprehensive Plan Implications

The Comprehensive Plan includes the “Antelope Valley Major Investment Study: Amended Draft Single Package, Updated November 1998 as an adopted subarea plan of the 2025 Comprehensive Plan. The Antelope Valley plan includes areas for future expansion of the UNL campus to the east. This amendment proposed by UNL for the Downtown campus is in conformance with the approved Antelope Valley plan.

Conclusion

At the April public hearing on the draft Comprehensive Plan, the main question asked in regards to this proposal is would the land use designation of the Plan adversely impact the land values in the area during a condemnation hearing. Several properties in this area are not currently owned by UNL and may be subject to future condemnation, if a purchase price could not be agreed upon. The Urban Development Department contacted the City Attorney’s Office which stated that the Plan would not influence condemnation prices.

The designation of the general location of the UNL Downtown campus in the Comprehensive Plan is in conformance with the approved Antelope Valley plan and should be approved. This amendment does not change the zoning of the property, which is the more important aspect of determining the property’s value. Identifying the future boundaries of UNL in the land use plan will aid in future planning for this area.

Amend the Comprehensive Plan as follows:

7. Amend the "Lincoln/Lancaster County Land Use Plan", figure on pages F23 and F25, to designate the areas as Public and Semi-Public and Residential as shown on the map on following page.

**COMPREHENSIVE PLAN AMENDMENT NO. 02002.2
PROPOSAL #2 - University of Nebraska**

**COMPREHENSIVE PLAN AMENDMENT NO. 02002
14 LAND USE PROPOSALS.**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 16, 2002

Members present: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn.

Steve Henrichsen of Planning staff advised the Commission that these are the 14 land use proposals which came before the Planning Commission last April during the Comprehensive Plan update. The Planning Commission had recommended that these proposals be held over, and the City Council and County Board agreed. Proposal #1 requested by the School Sisters of Christ the King will not be heard today. The applicant previously requested that this proposal be deferred.

(Editorial Note: The Commission held public hearing on all 13 land use proposals before taking administrative action on any of them. Once the public hearing was closed, the Commission went back to Proposal #2 and voted on each proposal separately. For purposes of organization and clarity, the action taken by the Commission at the close of the public hearing is being inserted with the appropriate proposal within this minutes documents.)

COMPREHENSIVE PLAN AMENDMENT NO. 02002

PROPOSAL #2

**TO REFLECT CURRENT UNL BOUNDARIES AND FUTURE
EXPANSION OF THE DOWNTOWN CAMPUS AND EAST
CAMPUS.**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 16, 2002

Members present: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn.

Staff recommendation: Approval.

Proponents

1. **John Benson, Director of Institutional Research and Planning**, testified on behalf of the University. Last spring, the University noted that the land use design in the Comprehensive Plan no longer reflected the University ownership status or land use. The University proposed modification of the land use design for the downtown and east campus to reflect the 1998 UNL Campus Master Plan. The proposed amendment is in conformance with the Antelope Valley plan and more accurately reflects the University land ownership.

Newman inquired as to whether the University has met with the private property owners that own the property that is designated presently as residential use as opposed to the public use. Benson indicated that most of the area within the city campus consists of sororities and fraternities, and the University has not met individually with them; however, the University does view that area as an important part of the University's campus life and would hope that the historic designation would continue. The East campus changes involve land currently owned by the University.

Newman referred to the eastern border of downtown campus consisting of home and personally-owned businesses. Benson does not believe there are any homes north of Q Street. That is referred to as the "zipper zone" where the two work together. The proposed amendment is viewed as a long range indication of the type of use that the community will see, not as an indication of changing the zoning in that area or acquiring property in that area.

Steward inquired whether there is any deviation from the Antelope Valley project. Benson stated that the proposal does not deviate from the Antelope Valley project in any way. The University worked very hard when the Campus Master Plan was put together to be sure to mesh exactly with the Antelope Valley project. Steward believes it is the Antelope Valley project components which constitute the eastern border of the campus and Benson concurred.

Benson observed that there were commercial and industrial designations in the old Comprehensive Plan that did not reflect the way the University currently uses the campus and this is an effort to clean that up.

Carlson asked staff to address the impact of the public/semi-public Comprehensive Plan designation on an existing business owner. Henrichsen advised that such a designation does not change the existing zoning. Last spring the question came up as to whether it would change the property value if the University or city was going through a condemnation and they could not work out the private purchase. Urban Development followed up with the City Attorney and it was determined that the most important issue was the zoning and that the public/semi-public designation would not affect the property values. This amendment provides notice to future property owners that it is an area that the University is looking to step into in the future.

Newman reiterated the question as to how the property owners in this area are notified that this is coming. Henrichsen believes this would have occurred during the Antelope Valley hearings and meetings, although he would not guarantee that everyone knows that this is coming. But, in general, Antelope Valley is something that has been discussed across the community.

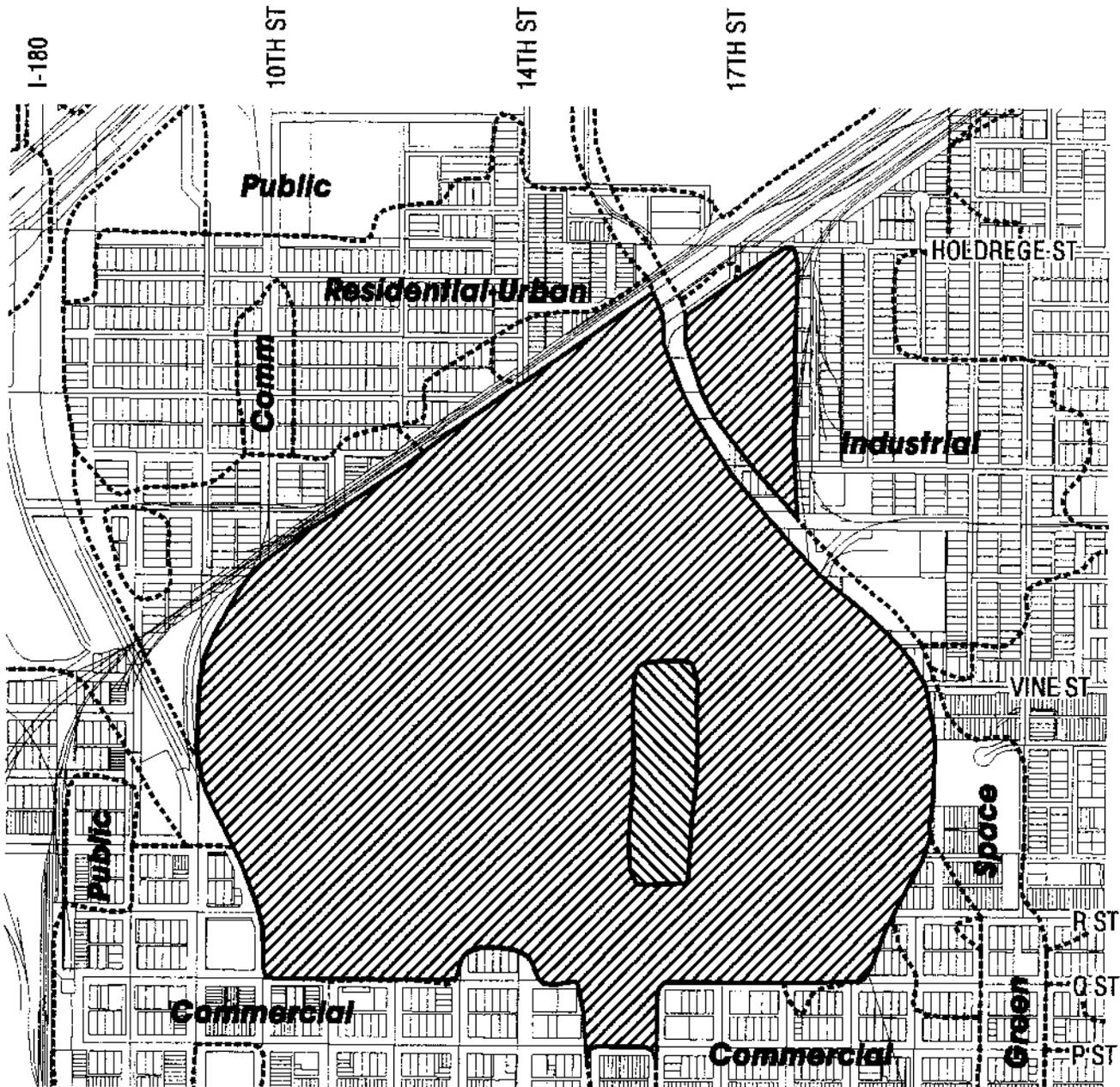
There was no testimony in opposition.

Public hearing was closed.

COMPREHENSIVE PLAN AMENDMENT NO. 02002.2
ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

October 16, 2002

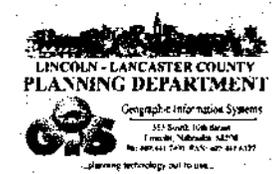
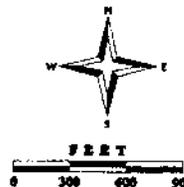
Duvall moved approval, seconded by Bills and carried 9-0: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn voting 'yes'.



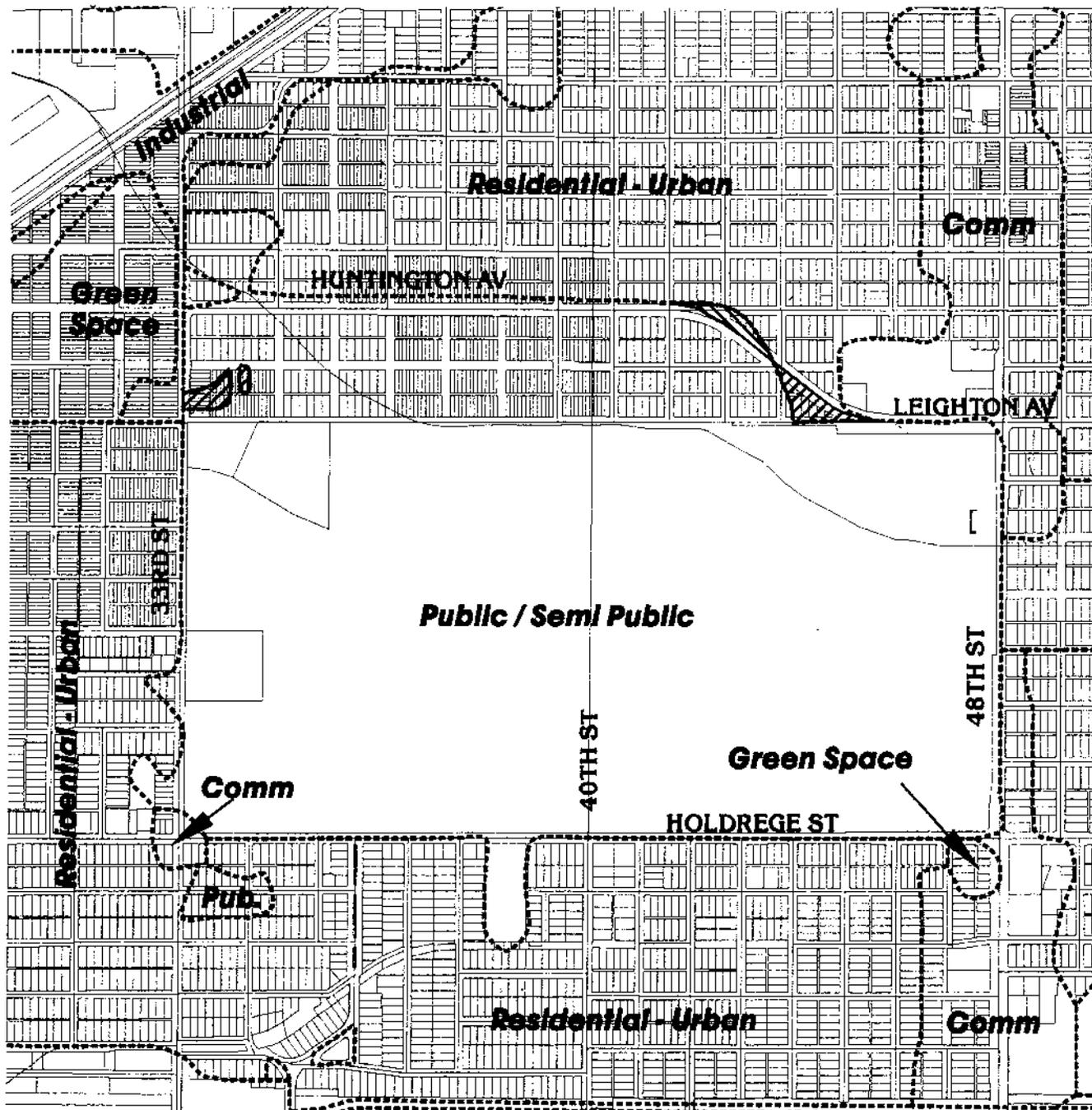
UNL Downtown Campus Area

Comprehensive Plan Proposal # 2a

- Land Use Boundary
- Res** Land Use Category
-  From Indus, Comm & Res to Public / Semi Public
-  From Public / Semi Public to Res-Urban



006



UNL East Campus Area

Comprehensive Plan Proposal # 2b

- Land Use Boundary
- Res** Land Use Category
-  From Res-Urban to Public / Semi Public
-  From Public / Semi Public to Res-Urban





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March 22, 2002

Mr. Stephen S. Henrichsen
Principal Planner: Special Projects
Lincoln / Lancaster Planning Department
555 South 10th Street / Suite 213
Lincoln, NE 68508

Dear Mr. Henrichsen:

The University of Nebraska-Lincoln is interested in modifying the generalized future land use map contained in the draft Lincoln Comprehensive Plan. The proposed modifications would reflect the future land use of its City and East Campuses as set forth in its Campus Master Plan dated December 12, 1998 and accepted by the Board of Regents October 1, 1999.

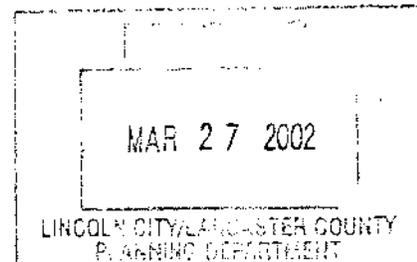
I should mention that the City Campus Master Plan fully embraces the long range planning outlined in the Antelope Valley Draft Single Package.

The land use changes requested are illustrated in the exhibits I left with you when we met yesterday. If you have any questions, please give me a call.

Sincerely,

John A. Benson, Director
Institutional Research and Planning
and Campus Planner

LandUseChangeRequest.doc



Proposed Comprehensive Amendment 02002

The Public Works Department has completed review of the proposed Comprehensive Plan Amendments. Please be reminded that these proposed land use amendments do not contain the necessary specifics to identify improvements to the transportation network. We have addressed each of the proposed amendments separately, however, the following comments would also apply to the individual analyses:



GENERAL COMMENTS:

- a. For future arterial street projects (2 lanes +1 center turn lane and 4 lanes +1 center turn lane), the right-of-way is generally 120' in width, while arterial street projects which are 6 lanes + 1 center turn lane have a right-of-way width of 140'. Projects occurring at the intersection of two arterial streets will warrant the further dedication of public right-of-way up to 130' in width for a distance of approximately 700' in all directions as measured from centerline.
- b. All full access points shall be located only at the quarter mile and half mile points. All other access locations to major streets shall be relinquished and established on side streets.
- c. As a minimum, the construction of a 2 lane + 1 center turn lane suburban roadway cross section shall be a condition of the annexation/off-site improvement agreement.
- d. Approval of proposals regarding low density residential developments should not be approved until acreage standards are developed

AMENDMENTS:

1. *4100 SW 56th Street* - Under the current Comp Plan the area is shown outside the service limit. This proposal would amend the service limits to include this property. We would also need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

TIER II



- 2a. *UNL Downtown Campus Area* - This area is in the service limit of the current Comp. Plan. The intricacies of the UNL Master Plan have been reviewed and addressed in conjunction with the Antelope Valley Project.



- 2b. *UNL East Campus Area* - This area is in the service limit of the current Comp. Plan. The intricacies of the UNL Master Plan are reviewed when



MEMORANDUM

Date: August 15, 2002
To: Mike DeKalb
From: Nicole Fleck-Tooze
Subject: *Comprehensive Plan Amendment Nos. 02001 & 02002*
2025 Comprehensive Plan Land Use Proposals
E-3 Addition to 2025 Comprehensive Plan
cc: Allan Abbott, Ben Higgins, Devin Biesecker
Duncan Ross

Amendment No. 02001

The E-3 Urban Growth Zone will be part of our next Watershed Master Plan for the Stevens Creek basin. Proposals A and B are in the uppermost part of the basin outside of the floodplain, but will need to be considered for future stormwater runoff relative to both quantity and quality of water. Stevens Creek in general will be challenging for watershed planning both from the perspective of completing a master plan in advance of development as well as projecting effects on the watershed from future urban growth beyond the 25 year planning period. We will take into consideration any existing land use designations and will also need to project beyond the planning period to accommodate future urban growth in our model.

Amendment No. 02002



Proposals 1-3, 7, 10-11, 13.
No Comment.

Proposal 4.

There is a pond proposed in this area based upon the Stevens Creek Watershed Plan. We understand that the Lower Platte South NRD is providing comments related to this issue.

Proposal 5.

There are some wetlands in this area identified on the National Wetlands Inventory. There may also be some unmapped floodplain associated with the tributaries. While the existing Green Space designation is most compatible with these elements, without a layout it is difficult to determine whether the area could accommodate residential development without impacts.

INTER-DEPARTMENT MEMORANDUM

DATE: August 14, 2002
TO: Mike DeKalb, Planning Department
FROM: Mark Bauer, Public Works & Utilities - Wastewater
SUBJECT: Comp. Plan Amendment # 02002
COPIES: Allan Abbott, Steve Masters, Gary Brandt

Proposal 1

This area lies within the Haines Branch drainage basin (SW-2 sub-basin). Sewer service to this area, or any area within this basin that is west of the current service area around the State Regional Center, will require the construction of a new trunk sewer system from the Salt Creek trunk sewer near South 3rd and Van Dorn. The distance from this location to the proposed area is approximately 4 miles. The existing Haines Branch sewer system was originally designed to serve only the current service area. Proposed development in the south, southwest and west tributaries of Salt Creek will all use the future capacity of the Salt Valley Relief Sewer. The proposal area is beyond the 25-year planning period.



Proposal 2a and 2b

Modification of the land use designations for the UN-L campuses should not have an impact on the wastewater system. Any changes in use or density that might affect system capacity will have to be addressed on a case-by-case basis.

Proposal 3

This area lies within the Hickman Branch drainage basin of Salt Creek. It is beyond the Tier 3 area, and beyond the planning period for wastewater improvements. Wastewater has no long-range plans to provide service to this basin.

Proposal 4

This area is within the E-4 sub-basin of Stevens Creek. Future wastewater service to this area would require extension of a Stevens Creek trunk sewer and treatment facility improvements that are beyond the 25-year planning period.

Proposal 5

This area is within the E-5 sub-basin of Stevens Creek. Future wastewater service to this area would require extension of a Stevens Creek trunk sewer and treatment facility improvements that are beyond the 25-year planning period.

Proposal 6

This area is within the SW-2 sub-basin of Haines Branch. Future wastewater service to this area would require extension of a Haines Branch trunk sewer that is beyond the 25-year

Memo

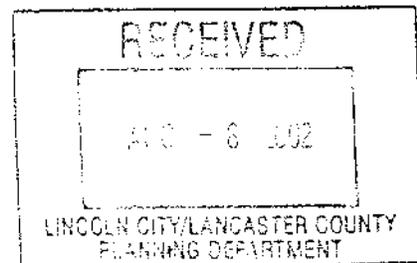
To: Mike DeKalb - Planning
From: Nick McElvain - LWS
Date: August 13, 2002
Subject: Comp Plan Amendment 02002

LWS has the following comments on the proposed amendments as follows:

1. Water Service to 4100 S.W. 56th Street. - To serve this property with water, approximately 3.5 miles of 16" main or larger would be required. Estimated cost of \$1.75 million. Without other customers connected, stagnant water would be a serious operational problem. This proposal is beyond proposed 25 year LWS service area.
- ② 2. Modify land use on UNL campuses - This proposal would have no affect on LWS. LWS would like to request that UNL include master metering of Downtown Campus.
3. S. 82nd & Roca Road - This proposal is beyond proposed 25 year LWS service area.
4. S 112th & Old Cheney Road - This proposal is beyond proposed 25 year LWS service area.
5. S. 112th & Pine Lake Road - This proposal is beyond proposed 25 year LWS service area.
6. S. W. 70th & W. Van Dorn - This proposal is beyond proposed 25 year LWS service area.
7. N. 84th & Waverly Road - This proposal is beyond proposed 25 year LWS service area.
8. Hwy 6 & 162nd Street - This proposal is beyond proposed 25 year LWS service area. You may wish to contact Waverly to see if they plan to extend their utilities that far.
9. 84th & Havelock - This area is already served by LWS. Adjacent mains in Havelock Ave should be extended by this developer.
10. N 84th & Adams - LWS mains are available west of 80th in Adams, and at Leighton near 84th. Adjacent mains in Adams and possibly 84th should be extended by this developer.
11. 70th & "O" - Adjacent mains are available.
12. 27th & Yankee Hill to 40th & Rokeby Road - This area has been designated by LWS's Master Plan to be served by the Southeast Pressure District. No adjacent mains are available. A 30 main needs to be constructed in Yankee Hill from 56th to 27th This is a future CIP project. Adjacent 24 and 16 inch mains should be extended by this developer.
13. N. W. 48th & W. Holdrege - An adjacent 16 inch main is in the current CIP and is proposed for construction early in 2003. This developer will be required to pay a connection fee proportional to their frontage on the new main.

LFR MEMO

TO: Mike DeKalb
FROM: DC John Huff *JA*
DATE: August 8, 2002
SUBJECT: Comp Plan Amendments 2002
COPIES TO: file



I have reviewed the proposed comprehensive Plan Amendments No 02002 2025 Comprehensive Plan Land Use Proposals.

Current facilities and resources are not adequate to support the needs for all of these proposed annexations, and will require additional facilities, units, and personnel as detailed below:

1. The department currently has proposed a new facility near south 56 & Pine Lake Rd. If built and staffed, this facility will adequately serve this proposal.
- ② 2. Current facilities and staff are adequate.
3. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
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