

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

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

Bill No. 02R-268

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

## **FACTSHEET**

**TITLE: COMPREHENSIVE PLAN AMENDMENT NO. 02002.12 (Proposal #12)**, requested by J. Michael Rierden on behalf of Lincoln Federal Savings Bank, to amend the 2025 Lincoln-Lancaster County Comprehensive Plan to move the Community Center designation to ½ mile north of 40<sup>th</sup> Street and Rokeby Road, and to designate a new commercial Neighborhood Center generally southeast of So. 27<sup>th</sup> Street and Yankee Hill Road.

**SPONSOR:** Planning Department

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

**RECOMMENDATION: Approval of the “generalized” locations** (9-0: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn voting ‘yes’).

**STAFF RECOMMENDATION: Approval of the “generalized” locations.**

### **FINDINGS OF FACT:**

1. The staff recommendation to **approve** this comprehensive plan amendment request is based upon the “Status/Description” and “Comprehensive Plan Implications” as set forth in the staff report on p.2-3, concluding that, given the review of the area, moving the Community Center is appropriate. The general location of the new Neighborhood Center, given the pattern of development within the square mile, is appropriate. Site specific designation of the Community Center and Neighborhood Center will wait until further details and review of the area is complete.
2. The applicant's testimony is found on p.4-5.
3. Testimony in opposition is found on p.5-6.
4. The Planning Commission discussion with staff is found on p.6.
5. The applicant's response to the opposition is found on p.6-7.
6. On October 16, 2002, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend **approval of the “generalized” locations.** (See Minutes, p.7).

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** October 29, 2002

**REVIEWED BY:** \_\_\_\_\_

**DATE:** October 29, 2002

**REFERENCE NUMBER:** FS\CC\2002\CPA.02002.12

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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### Comprehensive Plan Amendment No. 02002 Proposal #12

Applicant	Location	Proposal
J. Michael Rierden for Lincoln Federal Savings Bank	S. 27 <sup>th</sup> - 40 <sup>th</sup> , Yankee Hill to Rokeby Road	Move the Community Center designation to ½ mile north of 40 <sup>th</sup> and Rokeby Road and designate a new Neighborhood Center commercial generally southeast of 27 <sup>th</sup> and Yankee Hill Road
<p><b>Recommendation:</b> Approval of the generalized locations            Given the review of the area, moving the Community Center is appropriate. The general location of new neighborhood center, given the pattern of development within the square mile is appropriate. Specific designation of the Community Center and Neighborhood Center will wait until further details and review of the area is complete.</p>		

Status/Description

The applicant has proposed a land use plan for the square mile between S. 27<sup>th</sup> and 40<sup>th</sup> St., from Yankee Hill Road to Rokeby Road. This area includes 20 acres parcel owned by Lincoln Public Schools for a potential future elementary school. The applicant is working with LPS on a specific location for the future school. The applicant is proposing a Neighborhood Center generally southeast corner of 27<sup>th</sup> and Yankee Hill Road and that the Community Center currently designated generally at 40<sup>th</sup> and Rokeby Road, be moved a ½ mile to the north to be generally a ½ mile between Yankee Hill Road and Rokeby Road on S. 40<sup>th</sup> St.

Comprehensive Plan Implications

The general vicinity of 40<sup>th</sup> and Rokeby Road is designated as a “Community Center” in the Business and Commerce section of the Plan. The Plan notes that somewhere within a ½ mile of this intersection is an appropriate area for a center of 250,000 to 500,000 Square Feet (SF) of a mixed use commercial space. At the current time, the location of the Community Center is not site specific. In the future, once specific proposals are submitted, an exact location would be determined as designated in the Plan.

Community Centers may be larger in area if certain incentive criteria are met. In the accompanying letter, Michael Rierden, attorney for the applicant reviews point by point why they believe this site is in conformance with the proposed Commercial/ Industrial policy. The proposed mix of uses, pedestrian connection, amenities open space and greater population within the square mile are keeping with the proposed policy. However, further specifics will need to be part of development submittals in the future.

In the south Lincoln area, prior to the adoption of the Comprehensive Plan in May 2002, three commercial centers with over 300,000 SF were approved at 14<sup>th</sup> and Yankee Hill Road, 27<sup>th</sup> and Yankee Hill Road and 40<sup>th</sup> and

Yankee Hill Road. None of these previously existing centers meet the spacing criteria for Community Centers of the new Comprehensive plan. The nearest center to this proposal, at 40<sup>th</sup> and Yankee Hill Road, is one mile from the current designation at 40<sup>th</sup> and Rokeby Road. The site at 40<sup>th</sup> and Yankee Hill Road is zoned B-2 Planned Neighborhood Business district and is intended for neighborhood commercial uses.

The Plan's designation for new Community Centers is for the area within a ½ mile of the intersection of 40<sup>th</sup> and Rokeby Road. The proposed relocation to a ½ mile north of Rokeby Road is within the intended ½ mile designation. Currently, Rokeby Road is not open between 40<sup>th</sup> and 56<sup>th</sup>, though it is shown as a two lane road in the Plan. Due to topography, drainage ways, and the future road network, sites ½ mile to the west and along Rokeby Road are not suitable as those along S. 40<sup>th</sup> Street.

Sites further south of Rokeby Road on S. 40<sup>th</sup> Street would provide better spacing from the already approved, but unbuilt Community size centers along Yankee Hill Road. However, this would also moves the center closer to a planned light industrial/commercial center at the future interchange of the South Beltway and approximately S. 33<sup>rd</sup> Street. (Neither S. 27<sup>th</sup> nor S. 40<sup>th</sup> directly intersect with the South Beltway, the interchange is in between both streets.)

Mixed use development is encouraged in the Comprehensive Plan. From the information available to date, there is potential for this site to be an appropriate location for a large "Community Center," and possibly for a smaller "Neighborhood Center" (50,000 to 250,000 SF) with the remainder of the area for a mix of residential housing types. There is an opportunity for the Community Center to take access at the ½ mile point between two arterial street intersections and to utilize the future capacity of 40<sup>th</sup> Street. The applicant has already met with other property owners in the area and is considering a coordinated plan for a larger area. This planning is still underway.

### Conclusion

Given the review of the area to date, moving the Community Center is appropriate. The general location of new neighborhood center, given the pattern of development within the squar mile is appropriate. A site specific designation of the Community Center and Neighborhood Center will wait until further details and review of the area is complete.

Amend the Comprehensive Plan as follows:

1. Amend the "Lincoln/Lancaster County Land Use Plan," figure on pages F23 and F25, to move the Community Center designation from 40<sup>th</sup> and Rokeby Road to the area generally ½ mile between Rokeby Road and Yankee Hill Road on South 40<sup>th</sup> Street as shown on the map on following page.
2. Amend the "Existing and Proposed Commerce Centers," figure on page F 41 and text on page F 46 for proposed location of Community Centers to move the designated the Community Center to generally ½ mile between Rokeby Road and Yankee Hill Road on South 40<sup>th</sup> Street.
3. Amend the "Existing and Proposed Commerce Centers," figure on page F 41 to designate a new Neighborhood Center generally southeast of 27<sup>th</sup> and Yankee Hill Road as shown on the following page.

**COMPREHENSIVE PLAN AMENDMENT NO. 02002.12**  
**PROPOSAL #12**  
**So. 27<sup>th</sup> - 40<sup>th</sup>, Yankee Hill to Rokeby Road**

**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 #12**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

October 16, 2002

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

Staff recommendation: Approval of the generalized locations.

Proponents

1. **Michael Rierden** appeared on behalf of **Lincoln Federal Savings Bank of Nebraska**, and provided a brief history of the proposal. He showed maps on the monitor. This whole area is currently designated urban density residential. Lincoln Federal has acquired 600 acres in this particular area. This proposal is for two amendments for a neighborhood designation at the corner of 27<sup>th</sup> and Yankee Hill Road, and a new commercial or community center designation at ½ mile north of 40<sup>th</sup> and Rokeby Road.

In working with the staff, an agreement has been reached that would show the community center generally at the intersection of Rokeby Road and 40<sup>th</sup> Street and to move the community center

designation up to the half section line straddling 40<sup>th</sup> Street. Rierden indicated that the applicant has been in contact with the neighbors to the east and will work with them.

With regard to the neighborhood center, the applicant and staff have agreed that it be shown in the general location of the corner of 27<sup>th</sup> and Yankee Hill Road.

The specific designations for these centers will be worked out during the review of the changes of zone and use permits.

### Opposition

**1. Kent Seacrest** appeared on behalf of **Ridge Development Company and Southview, Inc.** in opposition. Seacrest submitted that these designations are premature. He has not had the opportunity to talk with the applicant or staff; however, his clients, owning properties to the north, would request a level playing field. The existing neighborhood center and commercial center have been approved and zoned at different locations. The neighborhood centers (N) are to be 3/4 to 1 mile apart and Seacrest finds it interesting how staff supports this. The community centers (C) are to be 2-3 miles apart. The current designation of the “C” at the corner of Rokeby and 40<sup>th</sup> Street is appropriate. But he does not believe it is fair to put two big “C’s” within one-half mile of each other. If you have a “C” in one section, you’re not supposed to have an “N” in the same section. This proposal is for a “C” and an “N” in the same section. Seacrest’s clients had also originally submitted a commercial designation on the northwest corner of 27<sup>th</sup> and Yankee Hill over a year ago. Staff indicated that they would actively oppose this designation and anyone asking for an “N” on the southeast corner. Seacrest’s clients withdrew their application. Seacrest is shocked to find that the staff now supports the “N” on the corner which they told us they opposed.

Seacrest also pointed out that his clients did not receive their “N” and “C” designations until they did a whole subarea plan, including a detailed traffic study, infrastructure plan, and an annexation agreement spelling out contract zoning, the traffic flow movements and how they would pay their fair share. He is amazed that staff would support a Comprehensive Plan designation before any of those things have been figured out. Seacrest recognizes that this section is going to have commercial, but he pleaded that the Commission “keep it fair”—follow the Comprehensive Plan and follow the standards that have already been set. We don’t know the traffic consequences and it scares us.

Duvall asked staff to explain the spacing and proximity requirements. Steve Henrichsen of Planning staff cited from the Comprehensive Plan:

...When a square mile of urban use contains a community regional center and that center includes many of the uses found in a neighborhood center, then a neighborhood center would not be approved within that square mile. This provision would not apply if the incentives listed below (including greater residential population) have been met. ...

Then it goes on to list the incentive criteria in terms of encouraging more pedestrian orientation, greater commercial access—a whole series of other things, including a greater population within that square mile. It is upon this basis that we are looking at these “generalized” locations. The staff recommendation should have perhaps underlined and bolded **generalized location**. We are not

recommending approval of a neighborhood center on the exact corner of 27<sup>th</sup> and Yankee Hill Road. We have discussed several different possibilities with the applicant for that neighborhood center. One of those may end up being on the corner itself. But certainly, within this square mile, depending upon how it develops, a neighborhood center, in addition to the community center, might be appropriate. However, as noted in the staff report, the further specific designation and details will have to wait until more of the items come forward. Mr. Maddox is very close to submitting a preliminary plat. We have had considerable discussions about multiple locations for the neighborhood center within this area. When you start to look within the whole square mile on the southern and eastern side of it, there are several draws through the property where there are tree masses and areas where we would like to encourage retention of the floodplain areas. Some of those locations may have been potential locations for neighborhood centers, but when you start to look at the topography, they are not appropriate locations. That is certainly one of the reasons we thought this “general” area of about 160 acres for a “generalized” location at this point seemed an appropriate designation.

The same goes for the community center. The previous Comprehensive Plan provided that the designation was at 40<sup>th</sup> and Rokeby Road, which applied to anywhere generally within ½ mile of that area. The site that is included in this recommendation is within that ½ mile location. Again, in discussions with Mr. Maddox and some of the adjacent property owners, it seemed quite appropriate for that designation on the ½ mile. With regard to access, you would not have the community center at the intersection of two roads where turning movements become quite difficult. Again, when you start to look at the topography of the area and look at drainageways and the possibilities for buffering, certainly that all seems appropriate.

Henrichsen reiterated that all of those details have not yet come forward in terms of buffering, how the site would lay out, etc., and that is why the staff believes these designations are most appropriate to be “general” at this point. The original application by Mr. Maddox was for a very specific designation of an exact location of 20 acres of commercial on the southeast corner, and a very specific boundary for the community center. After further discussion, Mr. Maddox agreed that they do not have the details at this point to have a very specific designation. That is why a generalized location is appropriate.

Henrichsen sees a lot of distinctions between this proposal and 84<sup>th</sup> and Adams where the area has already been built out and is generally around 3 dwelling units per acre.

Without those details, Steward wondered what gives staff the confidence that the density will be increased in this development. Henrichsen responded that at this point we just have the preliminary indications from our discussion. The proposal as discussed to this point certainly has far more multi-family sites than we typically see. It has some areas of smaller single family and some areas of townhomes. The preliminary information shows that this would definitely be an area of both greater residential density and also would have far more in terms of road and pedestrian connections. The Comprehensive Plan shows a trail through this square mile. Henrichsen reiterated that the plans are still very preliminary and that is why the staff believes a general designation is appropriate until those more specific details come forward.

## Response by the Applicant

Rierden informed the Commission that the developer has had at least 6 meetings over the last 12 months with the Planning staff. When this project first evolved, they were talking in terms of some limited density and the city has taken the position that they would like to have increased density to take advantage of infrastructure and the costs of infrastructure. Rierden's client is certainly in favor of increased density in the single family, townhome and apartment complexes. They are currently talking about 20-25 dwelling units per acre. Rierden emphasized that they have come to agreement that these are "generalized" locations and the details will all be worked out at the time of the use permits, changes of zone and community units plans.

Public hearing was closed.

## **COMPREHENSIVE PLAN AMENDMENT NO. 02002.12** **ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

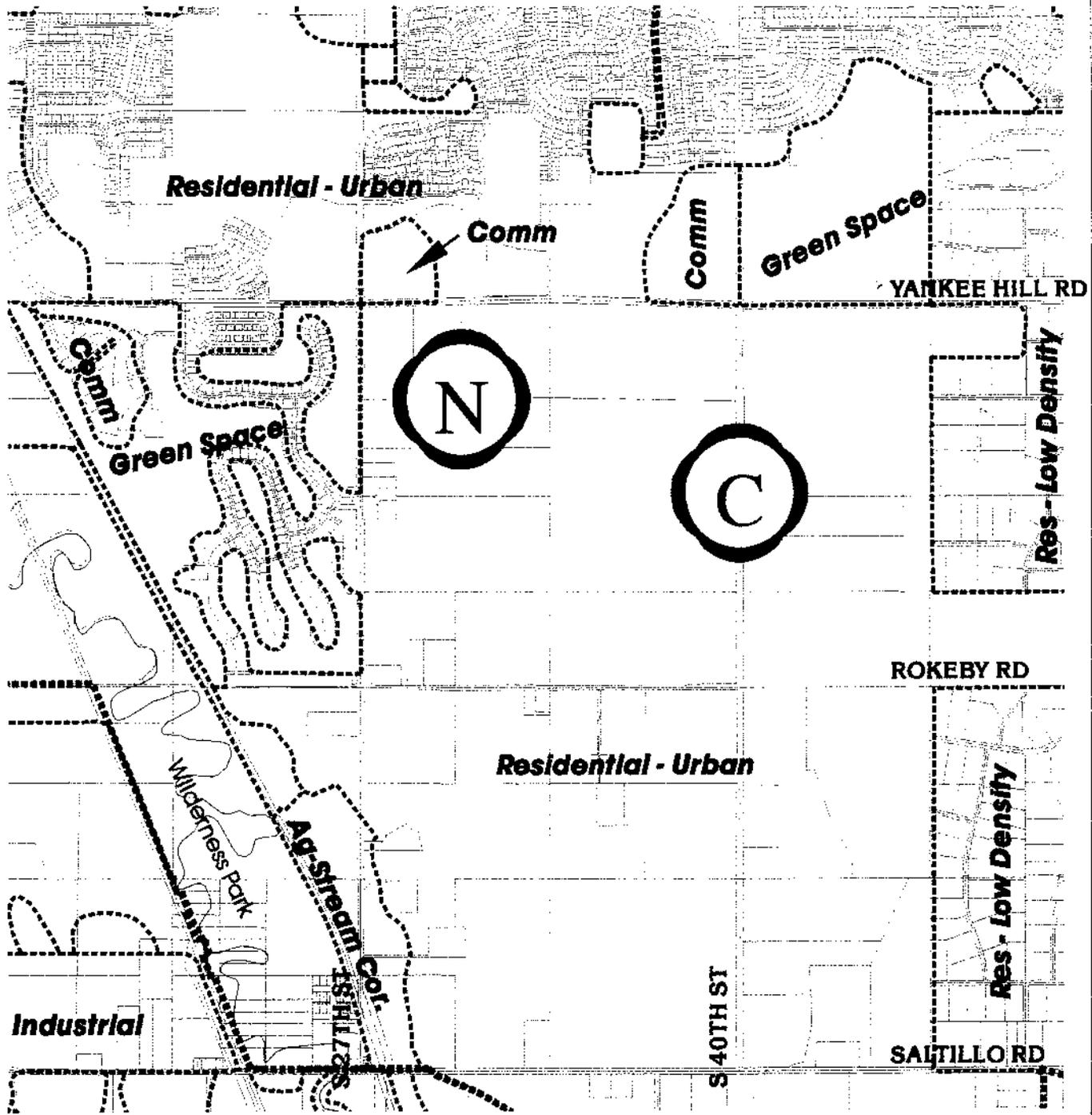
October 16, 2002

Taylor moved approval, seconded by Duvall.

Duvall is glad they are going ahead with this. He is hopeful the Ridge folks can work out similar plans and that the densities, urbanization and pedestrian come into play.

Steward believes Seacrest's argument for fairness in this case holds a certain measure of policy approach; however, he thinks the development strategies are remarkably different in the context of the potential of increase in density and getting an unusual option for a residential living environment. It is not so much the distance. The new Comprehensive Plan is based upon distance of traditional density. When we have higher density development, we need to support it, and in doing so, we need to look at closer proximity for the commercial and the neighborhood centers. He believes there is justification for these being treated differently, even though in close proximity.

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



# 27th / Yankee Hill Rd & 40th / Rokeby Rd

## Comprehensive Plan Proposal # 12

- ..... Future Service Limit
- Land Use Boundary
- Res** Land Use Category
- ⊙ Relocated Community Center
- ⊙ New Neighborhood Center



Scale: 1 Inch = 2100 feet

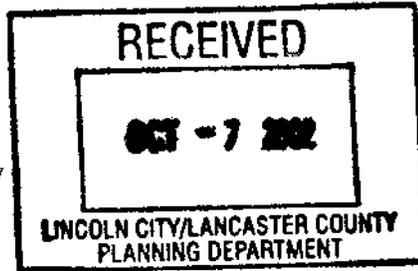


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**J. Michael Rierden**  
ATTORNEY AT LAW

THE COTSWOLD  
645 "M" STREET  
SUITE 200  
LINCOLN, NE 68508

TELEPHONE (402) 476-2413  
TELECOPIER (402) 476-2948



October 4, 2002

Lincoln-Lancaster County  
Planning Department  
Att: Steve Hinrichsen  
555 South 10<sup>th</sup> Street  
Lincoln, Nebraska 68508

RE: Comprehensive Plan Amendment Request on behalf of Lincoln Federal Savings Bank of Nebraska for Property located between 27<sup>th</sup> and 40<sup>th</sup> Street and Yankee Hill Road and Rokeby Road.

Dear Steve:

As a follow up of our meeting in your office on October 1, 2002, I am providing you this letter which should be considered a supplement/amendment to my December 5, 2001, letter to you concerning the aforementioned property.

First of all, my client agrees to a designation of a community center at the half section line on South 40<sup>th</sup> Street between Yankee Hill Road and Rokeby Road as shown on the attached drawing. In our December 1, 2001, correspondence we had requested approximately 75 acres for a community center. We would still request that amount of acreage on the west side of 40<sup>th</sup> Street. As we indicated to you, the east side of 40<sup>th</sup> Street at this location is now owned by John Sampson. We anticipate that Mr. Sampson will be coming forward with a request, in coordination with our request, for additional acres to be designated as a community center on the east side of 40<sup>th</sup> Street.

Additionally, as per our meeting in your office on October 1, 2002, we would agree to a designation of a neighborhood center in the general location of 27<sup>th</sup> Street and Yankee Hill Road as shown on the attached drawing. The exact location of the neighborhood center would be determined at the time of the submittal of a preliminary plat, change of zone and use permit applications. This particular area would be approximately 40 acres in size and would include retail, office, service and open space. As I indicated to you in my December 5, 2001, letter, I believe the proposed neighborhood center fits the "incentive criteria" outlined in the new Comprehensive Plan. I anticipate that we will be filing the preliminary plat, change of zone request and use permit application in the next 30 days. If you should have any questions concerning these matters please feel free to contact me at your earliest convenience.

*Yours very truly,*

*J. Michael Rierden*

JMR/jdr

cc: Gerald Maddox

**J. Michael Rierden**  
ATTORNEY AT LAW

THE GOTSWOLD  
645 "M" STREET  
SUITE 200  
LINCOLN, NE 68508

TELEPHONE (402) 476-2413  
TELECOPIER (402) 476-2948

TO: Lincoln/Lancaster County Planning Department

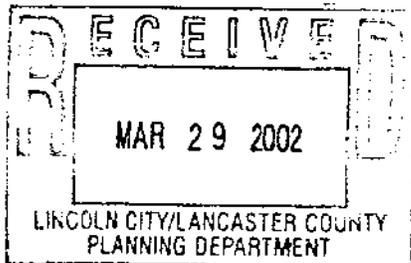
FROM: J Michael Rierden, Attorney

RE: Comprehensive Plan Amendments

Please consider this Memorandum a clarification of the two amendments which I presented to the Planning Commission on March 27, 2002. The two proposed amendments are as follows:

- 1) Designation of a Neighborhood Center at the southeast corner of South 27th Street and Yankee Hill Road which would include a mixed use of retail, office, service and multi-family.
- 2) Designation of a Community Center on South 40th Street between Yankee Hill Road and Rokeby Road which would include retail, service, office, residential and under the right circumstances light industrial.

I am attaching a colored drawing showing the proposed Neighborhood and Community Centers shaded in red. As I indicated to the Planning Commission and in my December 5th, 2001 letter to Steve Henrichsen, a copy of which is also attached to this Memorandum, I believe that these two proposed amendments meet all of the criteria and "incentive criteria" set forth in the proposed Comprehensive Plan.



J. Michael Rierden  
ATTORNEY AT LAW

JOTSWOLD  
645 "M" STREET  
SUITE 200  
LINCOLN, NE 68508

TELEPHONE (402) 476-2413  
TELECOPIER (402) 476-2948

December 5, 2001

Lincoln-Lancaster County Planning Department  
Attn: Steve Henrichsen  
555 South 10<sup>th</sup> Street  
Lincoln, Nebraska 68508

RE: Comprehensive Plan Amendment requested on behalf of Lincoln Federal  
Savings Bank of Nebraska for property located between 27<sup>th</sup> and 40<sup>th</sup>  
Street and Yankee Hill Road and Rokeby Road

Dear Steve:

As a follow up of our meeting in your office last week I am writing you to further clarify the request that I have made on behalf of my client for land use designations on the aforementioned property.

First, we would agree to reduce the area which we had previously designated for "employment center" from 125 acres to approximately 70 to 75 acres. We would request that this area be designated a "community center" in the new Comprehensive Plan. The location of the community center would generally be located in the area of the half section line and would not extend to the northeast corner. Instead, the northeast corner would be designated multi-family. I believe that the proposed community center fits the "incentive criteria" outlined in the proposed text to the Comprehensive Plan in the following manner, to-wit:

1. The center will be located in a neighborhood with greater residential density. The center would be bounded on the north and south by multi-family with a density of 20 dwelling units per acre. Additionally, there would be more multi-family to the west with the same density and proposed town homes with a density of 6 dwelling units per acre.
2. If the right opportunity presented itself my clients would entertain some light industrial/manufacturing uses within the center.
3. We would propose mixed uses in the center which would include office, service, retail, residential and open space.

4. We would propose public amenities such as recreational facilities, significant open space, plazas and other types of public facilities.
5. With 27<sup>th</sup> and 40<sup>th</sup> and Rokeby Road and Yankee Hill designated as future four lane arterials we believe that the site will ultimately have significant traffic capacity
6. The physical layout of the buildings and parking lots would be oriented toward pedestrian movement.
7. We would certainly welcome the opportunity to provide for transit opportunities in the design of the community center

Next, we would still request the "neighborhood center" designation for the northwest corner of the property. This area would be approximately 40 acres in size. As you know, we are currently negotiating with Lincoln Public Schools for a exchange of their current site with a site more centrally located within our property. As we indicated to you in our meeting, we envision a neighborhood center with services, retail goods and design similar to that of Lenox Village located at 70<sup>th</sup> and Pioneers Boulevard. As we mentioned, my client does not own the "long" 40 acres between the proposed neighborhood center and the half section line. This makes it very difficult to place a neighborhood center a quarter to a half mile from the intersection. I believe that the proposed neighborhood center fits the "incentive criteria" outlined in the proposed text to the Comprehensive Plan in the following manner, to-wit:

1. The proposed center would be located in a neighborhood with greater residential density. We would be proposing that the multi-family which would directly abut the neighborhood center would have a density of at least 20 dwelling units per acre. As a matter of fact, this would be the density that we would be proposing for the entire property in the areas designated for multi-family
2. The proposed center would have a significant mix of uses, including office, service, retail, residential and open space.
3. There would be a significant amount of open space, plazas, and other types of public facilities both in the neighborhood center and the multi-family.
4. As you know, all four of the main arterial streets abutting the property are anticipated to be four lanes which would support the type of traffic capacity generated by the proposed uses.

5. Just like Lenox Village, the physical layout of the buildings and parking lots would be oriented toward pedestrian movement.
6. We would certainly welcome the opportunity to provide for transit opportunities in the design of the neighborhood center.
7. In regards to the land uses for the remaining portion of the property we would propose the following minimum densities, to-wit:

Urban Residential-4 dwelling units per acre  
Town Homes-6 dwelling units per acre  
Multi-Family-20 dwelling units per acre

The property would also include a trail system similar to that which we had previously submitted for your consideration.

As you are aware, the northwest corner of the property can be connected to the existing sewer system. It would be our intention to come forward with a change of zone request (neighborhood center and multi-family) for this particular area along with a preliminary plat for the entire project early next Spring.

Hopefully, this provides you with additional information and answers any questions you might have. As per our December 5<sup>th</sup> telephone conversation, we will submit a revised drawing to you on or before December 7<sup>th</sup>. If you would like to meet with myself and my clients again please feel free to contact me and we will be more than glad to continue discussions on this matter.

Yours very truly,

J. Michael Rierden

JMR/jdr

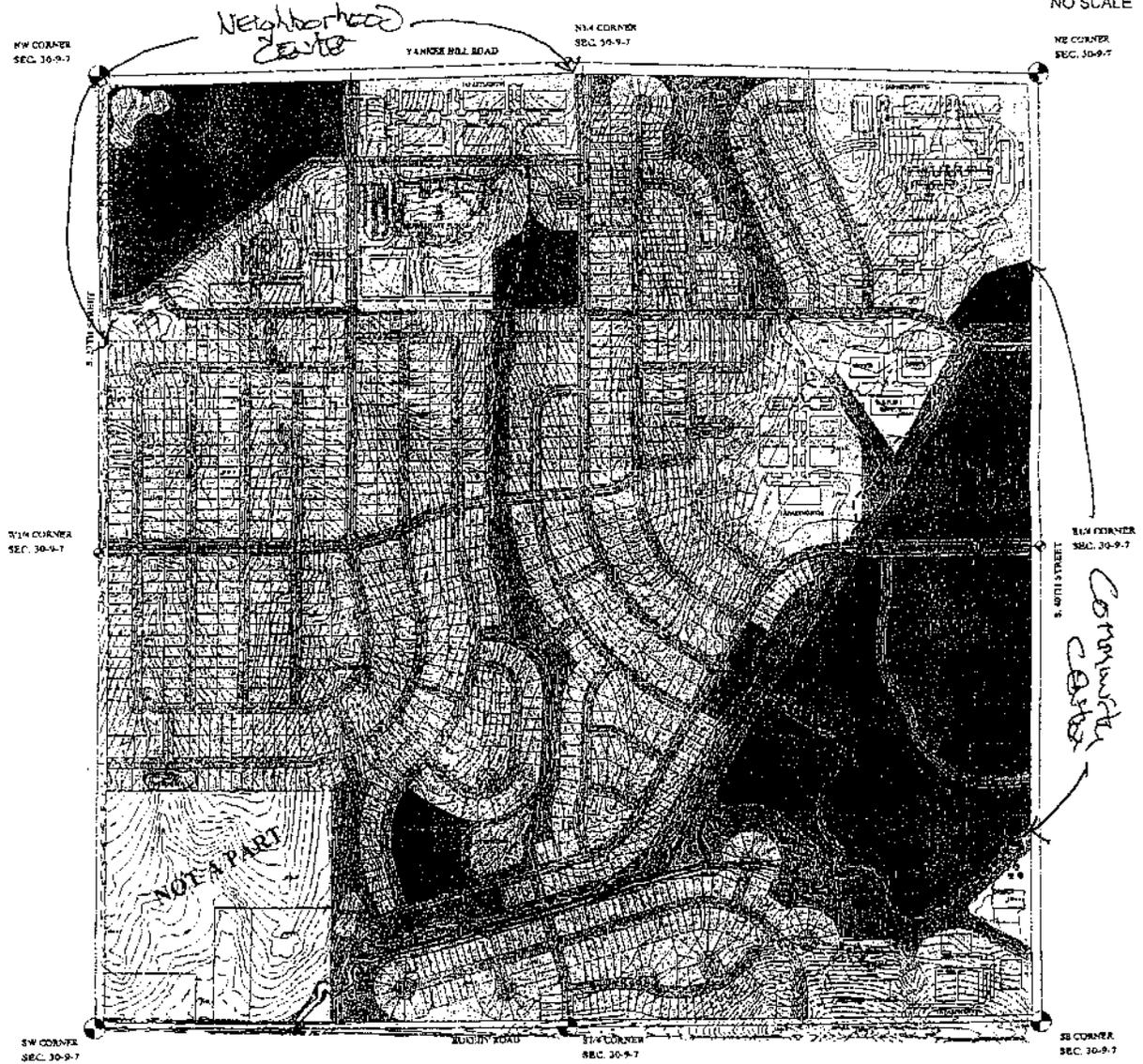
cc: Leo Schumacher  
Jerry Maddox  
Bob Dean

# 27TH STREET & YANKEE HILL ROAD

AREA SUMMARY					
SYMBOL	LAND AREA	ACRES	DENSITY	DWELLING UNITS	BUILDING S.F.
[Symbol]	Single Family/2-Family	297	4-6 Units/Acre	1,188 - 1,782 Units	-
[Symbol]	Multi-Family	83.0	30-50 Units/Acre	2,490 - 4,150 Units	-
[Symbol]	Office	14.0	15,000 sq ft/Acre	-	210,000
[Symbol]	Commerce Center	77.0	13,000 sq ft/Acre	-	1,000,000
[Symbol]	Community Center Neighborhood Center	25.0	8,000 sq ft/Acre	-	200,000
[Symbol]	School	16.0	-	-	-
[Symbol]	Park	11.5	-	-	-
[Symbol]	Open Space	91	-	-	-
[Symbol]	TOTAL	585± ACRE	-	3,678 - 5,932 Units	1,410,000
[Symbol]	TRAIL	-	-	-	-



NO SCALE



10

CRITERIA FOR COMMERCE CENTERS:

Commerce centers should generally contain a mix of land uses, including residential uses.

Streets and public spaces should be designed within each center to enhance pedestrian activity.

Commerce centers should have convenient access to the major roadway system and be supported by roads with adequate capacity.

Physical linkages (trails and sidewalks) should be utilized to directly connect commerce centers with adjacent development.

Commercial locations should be easily assessable by all modes of transportation including pedestrian, bicycle, transit and automobile.

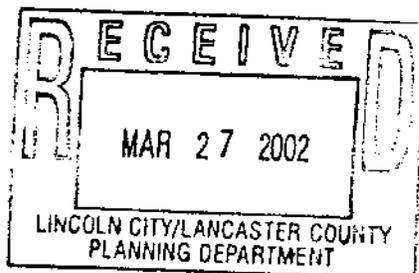
CRITERIA FOR COMMUNITY CENTERS:

Community centers may vary in size from 300,000 to nearly a million square feet of commercial space.

Community centers can have a community wide appeal but primarily serve a geographic sub area within Lincoln and surrounding areas within the County.

The general location of future community centers should be indicated in advance in the Comprehensive Plan.

One of the proposed locations is South 40<sup>th</sup> Street and Rokeby Road.



### CRITERIA FOR NEIGHBORHOOD CENTERS:

Neighborhood centers typically range in size from 150,000 to 250,000 square feet of commercial space

Neighborhood centers provide services and retail goods oriented to the neighborhood level, such as Lenox Village at 70<sup>th</sup> and Pioneers Boulevard.

Neighborhood centers should generally not develop at corners of intersections at two arterial streets. There may be circumstances due to topography or other factors where centers at the intersection may be the only alternative.

The center shall be located in a neighborhood with greater residential density than is typical for a suburban area and the center itself contains higher density residential uses (density above 15 dwelling units per acre) provide a significant mix of uses, including office, service, retail, residential and open space. Multi-story buildings are encouraged.

Provide for greater pedestrian orientation in their layout.

## 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

roadway/utility projects are scheduled in the area.

3. *South 82nd & Roca Road* - Under the current Comp Plan the area is shown outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will 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.

**OUTSIDE TIER III**

4. *112th & Old Cheney Rd.* - Under the current Comp Plan the area is shown outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will 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**

5. *112th & Pine Lake Rd.* - Under the current Comp Plan the area is shown outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will 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**

6. *SW 70th & W. Van Dorn Streets* - The area shown is outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will 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**

7. *N. 84th Street & Waverly Rd.* - Under the current Comp Plan the area shown is outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will 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 III**

8. *Hwy. 6 & N. 162nd Street* - Under the current Comp Plan the area shown is outside the service limit. The specifics of this proposed Industrial development have not yet been identified. We will need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site. Access to Hwy. 6 is somewhat restricted due to the at-grade rail crossing located on the south side of the development.

**OUTSIDE TIER III**

9. *N. 84th Street & Havelock Ave.* - Under the current Comp. Plan the area is in the service limit. This proposed commercial development is located adjacent to the Lancaster County Events Center. Access to 84th Street would be restricted to right-in right-out unless a public access easement would be granted by the county. Access to Havelock Ave. should be reviewed and if possible, be combined with the event center. The proposal does not conform with Land Use Plan as identified in the Comp Plan.

10. *N. 84th Street & Adams Street* - Under the current Comp Plan the area is in the service limit. This proposed commercial development is located on the North Forty Golf Course. Access to 84th Street would be prohibited, while access to Adams Street would be restricted to right-in right-out. Due to right-of-way constraints and current land uses west of 84th Street, it may not be feasible to improve Adams Street to a width greater than 3 lanes, however this does not preclude some additional intersection improvements on Adams Street at 84th Street. Possible funding for Adams Street, 70th to 84th Streets starting in 2008. The proposal does not conform with Land Use Plan as identified in the Comp Plan.

11. *70th & O Street* - Obviously this location is in the service limits. Although this proposed commercial development does not appear to be a concern we do not know the specifics of this proposal. Access to this site will be restricted to right-in right-out as a result of its proximity to O Street. The proposal does not conform with Land Use Plan as identified in the Comp Plan.



12. *27th/Yankee Hill & 40th/Rokeby Rd.* - Under the current Comp Plan the area is in the service limit. We currently do not know the specifics of this proposed commercial development. It appears that the major entrance to the shopping center along 40th Street is located at the half mile point. The future roadway network in this area is identified in the current Comp Plan. The proposal does not conform with Land Use Plan as identified in the Comp Plan.

**TIER I, PRIORITY A**

13. *NW 48th & Holdrege Streets* - Under the current Comp Plan the area is in the service limit. We currently do not know the specifics of this proposed commercial development. The future roadway network in this area is identified in the current Comp Plan. Access to NW 48th Street needs to be addressed. The proposal does not conform with Land Use Plan as identified in the Comp Plan.

**TIER I, PRIORITY B**

14. *SW 56th & West O Streets* - Under the current Comp Plan the area is in the service limit. We currently do not know the specifics of this proposed industrial development. Access to SW 56th and also West O Streets Street needs to be addressed. Currently SW 40th Street from "O" to "A" Streets is being studied to determine the impacts of closing SW 40th Street at BNSF railroad tracks, which

should identify alternatives for a north/south corridor. The results of this study could impact the SW 56th Street corridor. The proposal does not conform with Land Use Plan as identified in the Comp Plan.

**TIER I, PRIORITY A**



**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

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**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.

#### **Proposal 6.**

This area includes a tributary to Haines Branch with an unmapped floodplain. Development of this site for low density residential use has the potential to impact this unmapped floodplain, but it could be preserved. This tributary appears to have a drainage area that would require the preservation of a minimum flood corridor per the stormwater standards.

#### **Proposal 8.**

The proposed Industrial land use designation is not compatible with the floodplain. As you have noted, the majority of this site is within the 100-year floodplain and within an Agricultural Stream Corridor designation. Riparian floodplains and stream corridors are included as one of the Core Resource Imperatives in the 2025 Comprehensive Plan. A review of this proposal by the Building and Safety Department has indicated that the proposed ethanol plant would not be allowed within the FEMA-mapped 100-year floodplain. To permit the ethanol plant, the entire 100-year floodplain in this area would have to be filled, the City would have to sign off on a Conditional Letter of Map Revision and a Letter of Map Revision would have to be approved by FEMA removing the area from the mapped floodplain. This process may or may not be feasible.

The 2025 Comprehensive Plan assumed that in areas not already designated for urban development, future development would be located outside of the floodplain. In addition, the Plan recognizes the importance of preserving flood storage and conveyance and that the Mayor's Floodplain Task Force is charged with recommending revisions to the existing floodplain standards. Page F-87 of the Comprehensive Plan notes that: *"there is an opportunity to reduce the risk of flood damages to life and property and to preserve the important functions of floodplains by designating areas for future urban development outside of floodplain and floodway areas."*

#### **Proposal 9.**

A portion of this area is within land designated as Green Space in the floodplain of Stevens Creek. Green space is more compatible with floodplain than a commercial land use designation, per the comments regarding Proposal No. 8, above. This area is also part of the Salt Valley Heritage Greenway identified in the Comprehensive Plan as a continuous open space loop around Lincoln.

#### **Proposal 12.**

 This area is included in the Southeast Upper Salt Creek Watershed Master Plan Area. There is a floodplain along the tributary that drains to the SW through this subdivision and a secondary tributary which is not shown on the FEMA maps, but has been mapped through our basin master planning process. We have been working with the developer to try to keep the floodplain in this area open and to potentially designate a regional retention pond along the secondary tributary. It is difficult to determine from the land use designation and boundaries whether the proposed land use change would adversely impact the ability to accomplish this. Nevertheless, these elements are important considerations for the watershed.

#### **Proposal 14.**

A portion of this site is in the 100-year floodplain. It is difficult to make a distinction relative to compatibility with the floodplain on the basis of commercial vs. industrial land use. There are certainly industrial uses which are significantly less compatible with the floodplain than others. The future zoning of this site and whether a use permit is required will be of greater importance for this consideration.

## 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 3<sup>rd</sup> 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

planning period. Comments similar to Proposal 1.

Proposal 7

This area is within the N-6 sub-basin of the northeast Salt Creek area. Wastewater service to this area would require the construction of a new Little Salt Creek trunk sewer system, west from the Northeast treatment facility, to eventually serve each of the "N" sub-basins. This area is beyond the 50-year planning period.

Proposal 8

This area is well beyond even the Tier 3 planning area. It is unlikely that this location could ever be served by Lincoln's wastewater system, and would more likely be served by Waverly.

Proposal 9

This area could probably be served by the Regent Heights/Northern Lights trunk sewer, it appears to be within the service area for this main. A detailed survey and grading plan may be necessary to determine which areas can be served by a gravity sewer.

Proposal 10

This location is also within the service area of the Regent Heights/Northern Lights trunk sewer. It can be served by the existing sewer to the south that crosses 84<sup>th</sup> St.

Proposal 11

This location can be served by an existing sewer in 70<sup>th</sup> St. on the south side of "O" St.

 Proposal 12

This square mile section lies primarily within the S-2 sub-basin, although a portion of the northwest corner of the property is within the S-1 sub-basin, and can be served by extension of existing sewers on the opposite corner of S. 27<sup>th</sup> and Yankee Hill. The remainder of the property will require the extension of the Upper Salt Creek trunk sewer, which is identified as project # 6e in the proposed 2002-2008 CIP.

Proposal 13

This area is close to the ridge line between the Oak Creek and Middle creek basins (NW-1 and NW-2 sub-basins). The NW-2 area can be served by the Oak Creek sewer system, by extending existing sewers in the Ashley Heights development to the north. The NW-1 area will require future extension of the West "O" trunk sewer system to the west and the north in order to provide sewer service.

Proposal 14

This location is also within the NW-1 sub-basin. Sewer service to this area will require the extension of the West "O" trunk sewer, which currently terminates at SW 40<sup>th</sup> St. Project # 12a in the proposed 2002-2008 CIP will extend this sewer to approximately SW 48<sup>th</sup> St.

# 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. 56<sup>th</sup> 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. 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. 82<sup>nd</sup> & Roca Road - This proposal is beyond proposed 25 year LWS service area.
4. S 112<sup>th</sup> & Old Cheney Road - This proposal is beyond proposed 25 year LWS service area.
5. S. 112<sup>th</sup> & Pine Lake Road - This proposal is beyond proposed 25 year LWS service area.
6. S. W. 70<sup>th</sup> & W. Van Dorn - This proposal is beyond proposed 25 year LWS service area.
7. N. 84<sup>th</sup> & Waverly Road - This proposal is beyond proposed 25 year LWS service area.
8. Hwy 6 & 162<sup>nd</sup> 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. 84<sup>th</sup> & Havelock - This area is already served by LWS. Adjacent mains in Havelock Ave should be extended by this developer.
10. N 84<sup>th</sup> & Adams - LWS mains are available west of 80<sup>th</sup> in Adams, and at Leighton near 84<sup>th</sup>. Adjacent mains in Adams and possibly 84<sup>th</sup> should be extended by this developer.
11. 70<sup>th</sup> & "O" - Adjacent mains are available.
12. 27<sup>th</sup> & Yankee Hill to 40<sup>th</sup> & 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 56<sup>th</sup> to 27<sup>th</sup> This is a future CIP project. Adjacent 24 and 16 inch mains should be extended by this developer.
13. N. W. 48<sup>th</sup> & 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.

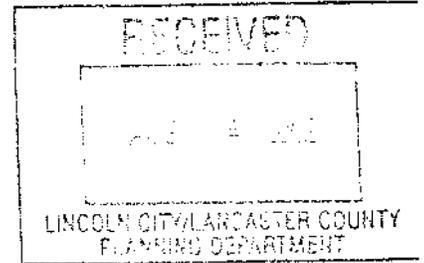
# RURAL WATER DISTRICT NO. 1

LANCASTER COUNTY, NEBRASKA

P.O. BOX 98 • 310 FIR STREET

BENNET, NEBRASKA 68317

PHONE 782-3495



August 9, 2002

Mike DeKalb  
Linc.-Lanc. Planning Dept.  
555 S. 10<sup>th</sup> Street  
Lincoln, NE 68508

Mike,

At the present time it is uncertain what implications the proposed changes Amendment number 02002 we will have with our water district. If the designated areas experience growth it is possible our existing lines will reach their capacity. At that time an assessment will be made to determine which lines will need to be increased.

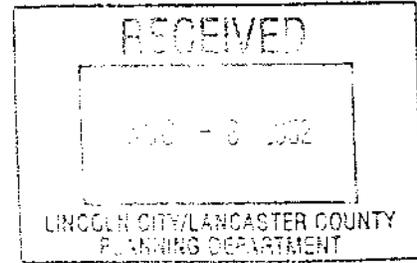
Sincerely,

A handwritten signature in cursive script, appearing to read "Ken Halvorsen".

Kenneth Halvorsen  
District Manager  
L.R.W.D. #1

# **LFR MEMO**

**TO:** Mike DeKalb  
**FROM:** DC John Huff *LA*  
**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. 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.
4. 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.
5. 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.
6. 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.
7. 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.

8. 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.
9. Current facilities and staff are adequate.
10. Current facilities and staff are adequate.
11. Current facilities and staff are adequate.
-  12. 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.
13. The department currently has proposed relocating fire station 11 at 3400 West Luke. If built and staffed, this facility will adequately serve this proposal.
14. 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.