

RESOLUTION NO. A-_____

1 WHEREAS, the Planning Director on behalf of Andermatt, L.L.C. and Eiger
2 Corporation has made application to amend the 2025 Lincoln-Lancaster County Comprehen-
3 sive Plan to amend the Land Use Plan and the Southeast Lincoln/Highway 2 Subarea Plan
4 to show “Commercial” land uses along with a 300 ft. buffer zone of “Parks and Open Space”
5 along Highway 2 and South 91st Street, and to amend the text of the Comprehensive Plan
6 to describe the overall conditions of the amendment; and

7 WHEREAS, the Lincoln City - Lancaster County Planning Commission has
8 recommended denial of said proposed amendments.

9 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
10 Lincoln, Nebraska that the 2025 Lincoln-Lancaster County Comprehensive Plan be and the
11 same is hereby amended in the following manner:

12 1. Amend the Lincoln/Lancaster County Land Use Plan on page F23 and
13 the Lincoln Area Detail from Lincoln/Lancaster County Land Use Plan on page F25 and
14 “Figure 2 of the Southeast Lincoln/Highway 2 Subarea Plan” map in the Southeast
15 Lincoln/Highway 2 Subarea Plan to include approximately 44 acres of “Commercial”
16 development generally located at the northeast corner of the intersection of South 91st
17 Street and Nebraska Highway 2 as shown on Attachment “A”.

18 2. Amend the Lincoln/Lancaster County Land Use Plan on page F23 and
19 the Lincoln Area Detail from Lincoln/Lancaster County Land Use Plan on page F25 and
20 “Figure 2 of the Southeast Lincoln/Highway 2 Subarea Plan” map in the Southeast
21 Lincoln/Highway 2 Subarea Plan to extend the “Parks and Open Space” designation along
22 Highway 2 from South 91st Street to the edge of to-be-designated “Commercial” land use
23 as shown on Attachment “A”.

1 3. Amend Chapter F, Future Conditions, Business and Commerce
2 “Regional Centers” (R) to add the following text on page F44 under Developing Centers to
3 read as follows:

4 S. 84th and Highway 2 -- Comprehensive Plan Amendment No.
5 03018 redesignated the future land use on a 44 acre tract of
6 land located on the northeast corner of 94st Street and Highway
7 2. The Amendment changes the intended uses on this tract
8 from “urban residential” to “commercial,” and extends the “parks
9 and open space” buffer along Highway 2. This Plan amend-
10 ment is meant to provide greater market and design flexibility in
11 the development of the previously approved planned mixed use
12 regional center on this site. This redesignation of land uses on
13 the 44 acre tract is made under the following conditions: (1) the
14 “P.M. peak hour trip cap” contained in the approved Annexation
15 and Zoning Agreement for the Regional Center site remains
16 unchanged (which recognizes the severe capacity limitation
17 along the Highway 2 travel corridor and the community’s desire
18 to promote this corridor as a “desirable entryway” into the city);
19 (2) the commitment to the pedestrian/biker trail along this site
20 remains in place; (3) development of this area will respect the
21 site’s natural and environmental features; (4) elimination of the
22 “Special Residential Use” condition on this site and the elimina-
23 tion of the “Transitional Use” designation on the northwest
24 corner of the intersection of 91st and Highway 2; (5) the
25 development remains committed to a mix of commercial and
26 residential uses as part of a cohesive activity center; and (6)
27 retention of all other goals and conditions of the “Southeast
28 Lincoln/Highway 2 Subarea Plan.”

1 4. Amend the listing of “important land use decisions” on page 9 of the
2 Southeast Lincoln/Highway 2 Subarea Plan as follows:

3 **Clarify the appropriate side and type of uses in the Center**
4 **at 84th and Highway 2:**

5 This subarea plan designates the area from approximately 91st
6 to 98th for predominately residential uses, while including a 44
7 acre tract for a mix of commercial uses at the northeast corner
8 of 91st and Highway 2. The overall site includes ~~along with~~ a
9 regional center with approximately 1.9 million SF of commercial
10 space – larger than the present ~~Gateway~~ Westfield shopping
11 center. The plan encourages the planned center at 84th and
12 Highway 2 to develop with a mix of uses, including residential
13 and appropriate transitions to existing residential areas.

14 BE IT FURTHER RESOLVED that any other references in said plan which may
15 be affected by the above-specified amendments be, and they hereby are amended to
16 conform with such specific amendments.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2003:

Mayor