

FACTSHEET

TITLE: COMPREHENSIVE PLAN AMENDMENT NO. 08015, by the Director of Planning, at the request of the Lancaster County Board of Commissioners, to amend the "Community Facilities" chapter of the 2030 Lincoln-Lancaster County Comprehensive Plan to reflect the need and intent of Lancaster County to construct a new adult corrections facility in the area of S.W. 40th Street and West O Street.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 08/27/08
Administrative Action: 08/27/08

RECOMMENDATION: Approval (9-0: Cornelius, Taylor, Francis, Gaylor Baird, Larson, Partington, Sunderman, Esseks and Carroll voting 'yes').

STAFF RECOMMENDATION: Approval.

FINDINGS:

1. This is a request by the Lancaster County Board of Commissioners to amend the "Community Facilities" chapter of the 2030 Lincoln-Lancaster County Comprehensive Plan to reflect the need and intent of Lancaster County to construct a new adult corrections facility in the area of SW 40th Street and West O Street.
2. The staff recommendation of approval is based upon the "Analysis" as set forth on p.2, concluding that the amendment to the "Community Facilities" chapter is in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The specific amendment language is found on p.4, 7 and 9.
3. There was no testimony in opposition.
4. The Commission did discuss concerns about public notice and public participation, as well as being asked to amend the Comprehensive Plan to show a site specific location without the opportunity to review the studies or evaluations in advance (See Minutes, p.4-6).
5. On August 27, 2008, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend approval.
6. This amendment will also have public hearing and action by the Lancaster County Board of Commissioners on Tuesday, September 16, 2008, at 9:30 a.m.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: September 8, 2008

REVIEWED BY: _____

DATE: September 8, 2008

REFERENCE NUMBER: FS\CC\2008\CPA.08015

LINCOLN /LANCASTER COUNTY PLANNING STAFF REPORT
for August 27, 2008 Planning Commission Meeting

- PROJECT #:** Comprehensive Plan Amendment #08015
- PROPOSAL:** Amend the 2030 Lincoln/Lancaster County Comprehensive Plan to reference the new adult correction facility.
- CONCLUSION:** The amendment to the Community Facilities chapter is in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan

<u>RECOMMENDATION:</u>	Approval of the proposed amendment,
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ANALYSIS:

1. The 2006 Pre Architectural Jail Study identified the need to replace the existing jail and construct a new jail to consolidate operations in one location and create a more efficient and economical facility.
2. The County Board is now in the process of locating and constructing a new jail/adult corrections facility in the area of SW 40th Street and West O Street.
3. Major public buildings, structures and facilities must be shown in the Comprehensive Plan, as required by State Statute (23-174.05).
4. A review of the current plan, though very inclusive of public facilities, does not reflect the need or location of the new Adult Corrections Facility now under consideration.
5. This amendment adds language to the Community Facilities Chapter, Strategies and Public Safety sections on pages 127 and 131, to reflect the new facility and its general location.

PROPOSED AMENDMENT:

Amend the 2030 Lincoln-Lancaster County Comprehensive Plan as follows:

1. Amend the Community Facilities chapter of the Lancaster County Comprehensive Plan on pages 129 and 131 to reflect the intent of Lancaster County to construct a new Adult Detention Facility. See attached language

Prepared by:
Mike DeKalb, Planner
441-6365, medkalb@lincoln.ne.gov

July 6, 2008

APPLICANT:

Marvin Krout, Director, for the Lancaster County Board
Planning Department
555 S. 10th Street
Lincoln, NE 68508
(402) 441-7491

COMPREHENSIVE PLAN AMENDMENT NO. 08015

PUBLIC HEARING BEFORE PLANNING COMMISSION:

August 27, 2008

Members present: Cornelius, Taylor, Francis, Gaylor Baird, Larson, Partington, Sunderman, Esseks and Carroll.

Ex Parte Communications: None.

Staff recommendation: Approval.

This application was removed from the Consent Agenda at the request of Commissioner Gaylor Baird.

Staff presentation: **Mike DeKalb of Planning staff** explained that this amendment was initiated by the Director of Planning. The state law requires that the Comprehensive Plan list and reflect existing and proposed major public buildings. The County Board is proceeding with the development of a replacement adult detention facility, and they have proceeded with studies, site acquisition and architectural drawings; however, this new facility is not specifically addressed in the Comprehensive Plan. Therefore, as the process proceeds, the Planning Director and County Attorney have determined that this intent should be reflected in the Comprehensive Plan. The proposed location for the new detention facility is S.W. 40th & West O Street to replace the existing jail located south of the County-City Building and the Hall of Justice. This amendment will bring us into compliance with state statute.

DeKalb then read the proposed amendments to be located in the "Community Facilities" chapter of the Comprehensive Plan:

Strategies: Add: The current adult corrections facility expansion needs must be addressed in the near term.

Public Safety: Add: **Adult Detention Facility:** The current County adult corrections facility is located next to the "Hall of Justice and Law Enforcement Center". Planning has taken place for the building of a new jail facility on a site which should allow the County to accommodate the projected increase in future inmate numbers. The new facility is anticipated to be built in the near term on a site located at the corner of SW 40th Street and W. O Street.

Gaylor Baird suggested that it would make more sense to have had the discussion about land use and amending the plan prior to the intent and purpose. Is this typical process? Is this how it should work? If not, why are we doing it this way? DeKalb pointed out that the current Comprehensive Plan does talk about detention facilities. The County Board has the responsibility to maintain a jail. The County does not have a process in place like the City's Capital Improvements Program. That is one of the disconnects. The County Board has been told through the judicial system that if they had overcrowding of the jail facility, they must rectify that situation. A study was done which determined the need for the new jail facility.

Mike Thurber, Corrections Director of Lancaster County, explained that the current county facility is operated by the Board of Commissioners. The facility has now surpassed the population criteria set forth in the Nebraska Jail Standards. A needs assessment study was done in 2002 to look at the criminal justice system. That population kept growing. The population did not go down with the advent of drug court, diversion programs, etc. In 2005-2006, the County Board determined the need to study the possibility of growth of the jail facility. A criminal justice consultant and architects were hired to start studying the possibility of what to do with the growth. A report was presented to the County Board in 2006. They did meet with a citizen advisory group. That report recommended that a new jail be built with expansion possibilities. There was public discussion on the expansion – where to build it and how to finance it. They took 16 different sites around the community which met the siting criteria into consideration.

DeKalb also advised that there is additional information and a slide show available on the City's Web site and the County Board Web site.

Gaylor Baird sought clarification of the role of the Planning Commission in this situation because the Commissioners are being asked to amend the Comprehensive Plan to show a site specific location without ever seeing the studies or evaluations. "Is our role to judge suitability of the land for this site?" DeKalb responded, stating that state statute requires that public buildings and public facilities be acknowledged in the Comprehensive Plan. The County Attorney has advised that since the County Board is already in the process of acquiring the land, it should be reflected in the Comprehensive Plan. A legal process was followed and it needs to be accurately reflected in the Comprehensive Plan.

Joann Kissell of Clark Enersen Partners, who was involved in the site selection process and the study, offered further explanation. She advised that of the sixteen sites evaluated, three of them were in the West O Redevelopment Area. There were a lot of conversations with the Urban Development Department during that time and, in particular, we knew that Urban Development had identified five target project areas along West O. We were in touch with Urban Development about appropriate land use in a redevelopment area. We have also been in conversation with other city departments about traffic, emergency and utility issues.

Esseks inquired whether there were any public meetings about the site selection so that residents of adjoining properties could provide input. Kissell acknowledged that there was not a public hearing about the selection of this land. She did not know whether property owners were notified. However, she observed that there is a lot of complication to a jail site and one of the criteria identified is appropriateness relative to neighbors. For example, one of the properties considered was near other correctional facilities owned by the state but ranked low because it was too close to schools. Schools and neighborhoods are weighted heavily and such sites would score lower. This site ranked high because it does not have residential areas; it does not have schools; and most of the existing land use in the area is industrial or agricultural.

DeKalb also confirmed that the County Attorney has advised that the site specific location be included in the Comprehensive Plan because the County Board has gotten to that point in the process.

DeKalb also confirmed that property owners were notified of this public hearing under the Planning Department's normal notification requirements for zoning and subdivision.

Gaylor Baird still expressed confusion about how the County operates differently. She expressed concern that the Commission is being asked to clean up this oversight after the purchase of the land. Can we expect this to happen in the future? DeKalb reiterated that the County does not have a CIP process like the City. He believes that the County Board has been pretty good about keeping the Comprehensive Plan updated. It was an oversight in this case. He believes that the County Board has complied with all legal requirements in this process. He is hopeful that this circumstance will not happen again in the future.

Larson asked about adjacent land uses. **Greg Newport of Clark Enersen Partners**, stated that the zoning is H-3 and it is an industrial area. The property to the east is currently subdivided into three lots, presumably for industrial development; the property to the north is owned by the US Government where the Army Guard is located; the property to the north and east is currently operated as a trucking business. All of the adjacent uses are basically industrial or potential industrial development. The property to the west is used for truck sales. There is also a wetlands area directly to the south.

Gaylor Baird inquired whether any reaction from the public was encountered that the Planning Commission should know about. Newport stated that there were three workshops held where the public was invited to attend which were publicly advertised and open to the public. No one attended any of these workshops to voice an opinion as to the site itself.

There was no testimony in opposition.

ACTION BY PLANNING COMMISSION:

August 27, 2008

Larson moved approval, seconded by Francis.

Gaylor Baird commented that she did have a lot of questions about both process and public participation. She sees that there has been opportunity for public input and there has been no opposition prior to this meeting or today. However, she is concerned about trying to make something right that is already in motion. She is hopeful that this is the sort of thing that will not happen again. She is concerned that the plan was not amended a year ago to acknowledge this intent.

Larson commented that both the city and county should have the same process.

Carroll urged that the Planning Commission would prefer to deal with this type of an issue in advance. However, he believes there has been enough public notice – it has been in the newspaper so he thinks the public is aware.

Motion for approval carried 9-0: Cornelius, Taylor, Francis, Gaylor Baird, Larson, Partington, Sunderman, Esseks and Carroll voting 'yes'. This is a recommendation to the Lancaster County Board and the City Council.

COMMUNITY FACILITIES

This section reviews the projected status of community facilities during the planning period. This includes the Lincoln City Libraries, public safety (fire services and law enforcement), medical health care, and public buildings and facilities.

GUIDING PRINCIPLES

- ◆ Public buildings and structures should be well built, functional, and designed to blend attractively within the context of surrounding development or to serve as a guide for future development or redevelopment.
- ◆ Public art is an important means by which the community can strengthen a sense of place and promote a positive image.
- ◆ Libraries are important centers of activity and education, and should grow along with the community while keeping their center in downtown.
- ◆ As the community grows, law enforcement and fire services must be able to respond to changing needs in order to provide public safety services.
- ◆ Future public buildings should be designed, built, and maintained to ensure good indoor air quality to help protect the public's health.

STRATEGIES

- ◆ The Urban Design Committee should serve as an advisory board on the design of city buildings and other public projects, major public/private developments, and any private projects constructed on city right of way or other city property.
- ◆ Part of the conceptualization and design of any major public construction should be an investigation of the possibility for inclusion of public art.
- ◆ The main branch of the library should remain in the downtown area.
- ◆ Lincoln Fire Department should continue to identify needed fire facilities that will allow them to maintain a response time of 3.5 minutes or less to any area of the city.
- ◆ The location of public buildings should support the policies of the Comprehensive Plan
- ◆ The City's government center must remain Downtown. All efforts should be made to locate local, state, and federal offices Downtown when expansions and relocations are considered.
- ◆ The current adult corrections facility expansion needs must be addressed in the near term.

URBAN DESIGN

City government uses the volunteer advisory services of an Urban Design Committee (UDC). This is a group of design professionals and interested citizens appointed by the Mayor with the approval of the City Council. The Committee is charged with advising the Mayor, City Council, Planning Commission, city boards, and city departments on the design of city buildings and other public projects, major public/private developments, and any private projects constructed on city

right of way or other city property. The Committee's intent is to make sure that new public facilities are exemplary – that they provide functional and aesthetically pleasing facilities for the public, and model good design for the private sector. (Page 130)

The Committee also works to publicize and reward good design, private as well as public, through an annual awards program.

The benefits of this free advice would be strengthened by including all public projects under UDC review, just as the Environs Commission reviews projects of all local and state governmental units. LES has brought projects to UDC, and Lincoln Public Schools has used the committee's input on siting communication towers. But the Public Building Commission, which provides facilities for City and County government, does not currently benefit by UDC review, although it is the major developer of local government buildings. Lancaster County, the Railroad Safety Transportation District, the Airport Authority, and other units of local government could all utilize this experienced volunteer board.

PUBLIC ART

Cities can strengthen their sense of place and positive image through promotion of artworks in public places. The Lincoln Arts Council demonstrated the power of public art through its invigorating "Tour de Lincoln" project and its promoting a downtown "art corridor" on 12th Street. The Arts Council may expand its activities in the future to assist with public art plans for downtown, Antelope Valley, and the city's key entryways.

Lincoln would improve the design of its public buildings and facilities, and expand its inventory of public artworks, by an early integration of the efforts of artists with architects and engineers on future projects. Cities like Seattle and Phoenix are more interesting places, with a stronger sense of local pride and identity, as a result of their efforts to integrate art in the design of many public construction projects. In the past, most public facilities in Lincoln were designed without opportunities for artistic expression, or with art added only as an afterthought. Local government should include artists on the design teams for major construction projects from the conceptual stage, and budget to incorporate artistic expression. The Antelope Valley Redevelopment Plan has accomplished this by including the integration of public art as an important component in the planning and design of public structures in the project area.

LINCOLN CITY LIBRARIES

As the Lincoln City Libraries plan the delivery of information services to the community, it is guided by three principles. First is the mission which has been established for the library system. Second – given that information delivery is so closely tied to information technology – is the state of technology when the demands of the community require an expanded system. Third is the geographic and population size of the community, as well as its physical layout, which are critical to planning library services.

Library services, similar to many other public services, must be provided to the "built community" regardless of how the community grows. Library planners will be carefully observing patterns of growth and development within the community. The intent will be to provide balanced, accessible service to the entire community. Neighborhood and Downtown development, transportation corridors, public school patterns, and the plans of agencies and services with which the public library system might develop partnerships will all be critical to the way in which library services will be provided for Lincoln in the next twenty-five years.

There should be an electronic library initiative among UNL, LPS, other school districts and public libraries in the County and Lincoln City Libraries to establish mutual access via the Internet to digital library assets.

Downtown is the heart of our community, and strong community facilities are essential to maintaining downtown vitality. The Downtown Master Plan has (page 130)

identified the importance of maintaining the location of the main library in the downtown area. Any future renovation

and/or relocation plans must involve sites that maintain or augment pedestrian and mass transit accessibility and continue the main library's role as a core community facility in traditional geographic downtown.

PUBLIC SAFETY

FIRE PROTECTION

Lincoln Fire Department

The Lincoln Fire Department anticipates the need for additional fire stations to service the City's projected expansion during the 25 year planning period. These new stations would house a variety of "Fire and Rescue" and "Emergency Medical" units. In general the new facilities would be placed in growth areas to the north, east, southeast, south, and southwest. No specific locations have been identified for these possible stations in the Comprehensive Plan. The Department also routinely monitors the response time of all existing stations. Changing development patterns or other conditions may warrant the relocation of these stations.

Rural Fire Districts

The 17 rural volunteer fire departments will continue to see increasing challenges. As growing population in the small towns, villages, and rural areas, as well as increased traffic, will continue to create demands for fire and emergency services. The physical growth of the City of Lincoln will cause changes to the character of some areas and to the tax base of many districts. An expansion of the requirements to meet the evolving fire needs in the rural areas, such as fire ponds and dry hydrants, should be investigated.

LAW ENFORCEMENT

The Lincoln Police Department and Lancaster County Sheriff's Office are anticipated to remain as the sole providers of law enforcement services to the city and county during the planning period. The Sheriff's Office will continue to provide contract law enforcement support to the various incorporated towns of the county. The overall increase in population in the city and county will increase the demand for police and sheriff services in the urban, small town, and rural areas.

The opening of the "Hall of Justice and Law Enforcement Center" in the year 2000 placed both operations within a single facility. This renovated facility at 575 South 10th Street in Lincoln is an example of the cooperation exhibited by the city and county in furthering the efficient delivery of governmental services to the community. Substations/reporting stations serve as satellite locations in neighborhoods to increase law enforcement visibility in areas where the need is greatest. While future expansion, relocations, or facility rehabilitation to support law enforcement efforts could occur during the 25 year planning period, none are known at this time.

Adult Detention Facility

The current County adult corrections facility is located next to the "Hall of Justice and Law Enforcement Center". Planning has taken place for the building of a new jail facility on a site which should allow the County to accommodate the projected increase in future inmate numbers. The new facility is anticipated to be built in the near term on a site located at the corner of SW 40th Street and W. O Street.

MEDICAL HEALTH CARE

Currently, Bryan LGH West and St. Elizabeth's Hospitals are undergoing significant expansions. The Bryan LGH East campus and Madonna Rehabilitation hospitals also recently underwent major renovations and construction as well. These four campuses, located near existing residential neighborhoods are expected to remain the vital core to health care services in the county and region. It is important to Lancaster County citizens and other surrounding areas to develop Lincoln as a major network of quality regional health care services at reasonable costs.

Hospitals represent one of the highest and most important community service land uses. Further construction on

these campuses in the future is likely. Any hospital expansion will need to take into consideration the impact on the adjacent neighborhoods. Hospitals are planning on using parking garages and multi-story construction in order to maximize the use of the land.

The Veterans' Medical Center at 600 South 70th Street was established in 1930. For over seven decades the handsome complex of Colonial style buildings has served veterans throughout the region. The buildings and grounds are eligible for listing on the National Register of Historic Places. The site is an important part of the history of Lincoln and Lancaster County.

The Veterans' Center faces an uncertain future. If the federal government deems that its current hospital use is to be discontinued, then any redevelopment of the site (including the site of the former residence on the grounds) should be done in a manner that respects the character of the historic property and adjacent neighborhood.

Another major factor in health care is the expansion of medical office space throughout Lincoln. Recently, new medical office buildings have been constructed in both the southern and northern portions of the city. This trend is likely to continue into the immediate future as the demand for health care services increases as a result of the community's growing and aging population base.

The Community Mental Health Center of Lancaster County (CMHC) operates from multiple service sites around Lincoln, serving mental health needs of persons in Lancaster County. The Crisis Center Program serves all of Southeast Nebraska for emergency protective custody evaluations out of the main site at 2200 St. Mary's Avenue. Continued population increases in Lancaster County and Southeast Nebraska have meant increased demand for mental health services provided both at the main facility and in program satellites.

OTHER PUBLIC BUILDINGS AND FACILITIES

During the time period covered by this Plan, there will likely be a need to construct, renovate, or abandon certain public buildings and facilities not already discussed in this document. At such time as these events may occur, care should be taken by those public officials making these decisions that the Vision of this Plan is recognized and respected. This may include the siting of a new facility, the abandonment of an existing one, the way renovations are undertaken, the manner of financing used to complete the work, the arrangements made for the facility's operation, the process followed in making the decision, and the timing of the action.

Of particular note to local government operations is the Lincoln-Lancaster County Public Building Commission. This entity was established in 1991 to oversee any buildings, structures, or facilities used jointly by the City and County for a public purpose. The Commission consists of five members – two from the City Council, two from the County Board, and a fifth member chosen by the other four members. The Commission currently has responsibility for eleven buildings:

- ◆ 233 South 10th St. Building
- ◆ Hall of Justice
- ◆ K Street Complex
- ◆ City-County Health Department
- ◆ Northeast Senior Center
- ◆ Health Annex
- ◆ County-City Building
- ◆ Election Office Building
- ◆ Downtown Senior Center
- ◆ LPD North Station

Community Facilities

Lincoln/Lancaster County Comprehensive Plan

Welcome



Lancaster County
Adult Detention Facility

OPEN HOUSE SCHEDULE
Lancaster County

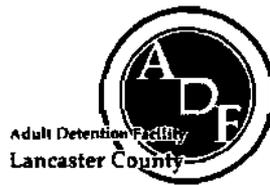
Overview:

PROJECT OVERVIEW

Lancaster County is in the process of designing a new jail, which will be located at SW 40th and O Streets. The new jail will replace the existing jail at 605 South 10th Street and the minimum security facility at Airpark. It will consolidate all jail operations in one location and create a more efficient and economical facility for the County. The new jail will be designed to meet inmate population projections forecasted to the year 2020. It will have a core facility to support a full, future build-out of 1000 beds. The initial phase, currently in design, will house less than 800 inmates.

The planning and design team for the new jail began work in February 2008. Over the next several months, the team will hold several Design Workshops to gather input and feedback during the design process. Workshop participants include County Commissioners and representatives from the Lancaster County Department of Corrections, the criminal justice system, various community leaders, and community service providers. Workshops are scheduled for February 11-13, March 24-26, April 21-23, June 23-25, and October 20-22. Construction is scheduled to begin in spring 2009 and move-in will begin in the fall of 2010.

- Slideshow
- FAQ'S
- Workshops
- Resources
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FREQUENTLY ASKED QUESTIONS

1. Why does Lancaster County need a new jail?

The reason Lancaster County needs a new jail is severe overcrowding in the existing jail. The existing 237 beds at the jail (10th & J) and 136 beds at Airpark are often full, forcing the county to send up to 50 inmates to the Platte County Jail and up to 10 inmates to the Butler County Jail. This is very expensive for the County due to the additional costs of travel, staffing and per diem lodging costs. The most expensive aspect of operating a jail is the staff to run it, and when a jail must operate in multiple locations, staffing is not efficient or cost-effective. A new jail will consolidate all the jail operations in one location and create a more efficient and economical facility.

2. Why is the number of inmates growing in Lancaster County?

The growing inmate population reflects both general population growth as well as historical trends in crimes, arrests, sentencing, admissions, and average daily jail populations. An analysis of these trends was conducted in the 2006 Pre-Architectural Study and it determined that Lancaster County could require as many as 1000 inmate beds by the year 2020.

3. What alternatives has the County implemented to decrease the jail population?

A study in 2001 identified several alternative sentencing strategies for Lancaster County with the goal of reducing the jail population and slowing down the need for more beds. Drug Court, Mental Health Jail Diversion Program, and Community Corrections were implemented, resulting in a modest decrease in the jail population. This is an encouraging sign that fewer people are going to jail that do not absolutely need to. It also generates hope that the anticipated jail population of 1000 inmates might be delayed somewhat beyond 2020. However, the population slow down does not appear to be significant enough to warrant a wholesale shift in inmate population forecasts. Therefore, jail consultants still recommended that Lancaster County plan for a jail that ultimately can house 1000 beds and construct it in two or more phases, as the inmate population demand requires.

4. What will the new jail include?

The new jail will combine and replace all correctional operations currently housed in the jail at 10th & J Streets and the minimum security facility at Airpark. The new jail will include several pods that provide a full range of housing types and security levels needed to assign inmates according to their classification level (e.g. maximum/medium/minimum security, work release,



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special needs, etc.) The housing mix will include single cells, double cells and dormitories. The core facility will include kitchen, laundry, visitation areas, program areas, administration, and central intake/book-in. The salty port (secure vehicular entrance) will accommodate multiple law enforcement and emergency vehicles.

4. How much will the new jail cost to build?

Lancaster County Board of Commissioners has established a funding cap of \$65 million for the new jail. The project is currently in the early stages of design. By May 2008, schematic design will be complete and the consultants will be able to provide a budget breakdown and more specific project scope within the parameters established by the County Board.

5. How will the project be funded?

The County has several options available for funding the construction of the new jail. One of the options is unlimited tax general obligation bonds approved by the voters. This would result in the lowest possible interest rate. On May 13, 2008, voters will be asked to approve issuance of bonds in the amount of \$65 million to be paid back over 26 years.

If the vote is defeated, the County will finance the jail through other legal means. The County can issue bonds under current law, but is limited to a 10 year repayment period. There are also funding possibilities through the Public Building Commission.

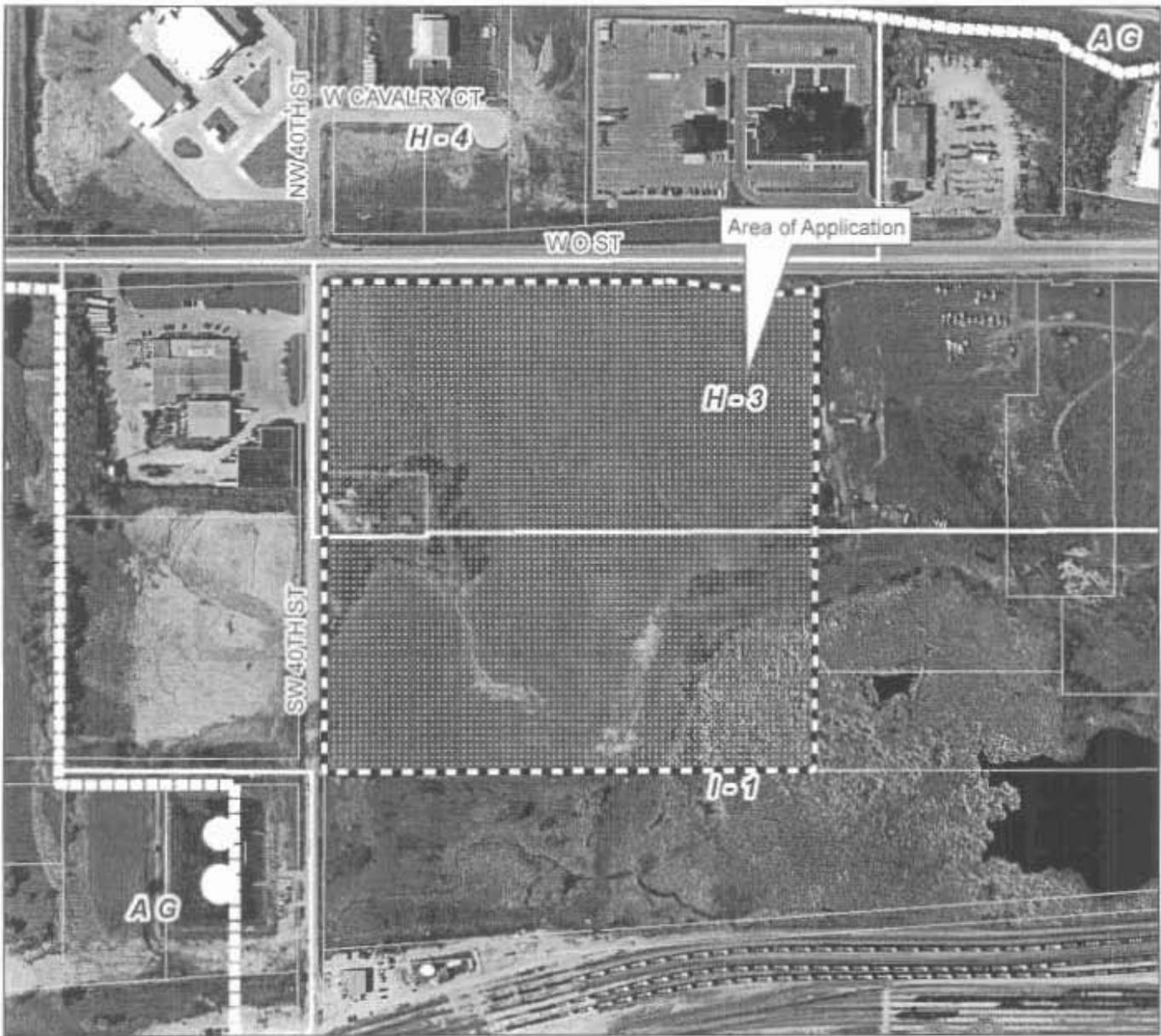
6. How can the public participate or learn more about the project?

An open house will be held in the next few months to allow the public a chance to view and provide feedback on the preliminary design of the new jail. At that time, anyone interested in learning more about the project can come to the newly created Community Design Studio in the Landmark One Building, 1010 Lincoln Mall, on the 2nd floor. A public announcement will be made once the date of the open house is set.

Comments directed to the County Board or the design team can be sent to LCDOC@lancaster.ne.gov. All County Board meetings and design workshops are open to the public, as prescribed by Nebraska's Open Meetings Law. For more information on open meetings, contact Cori Beattie at 402-441-7488.



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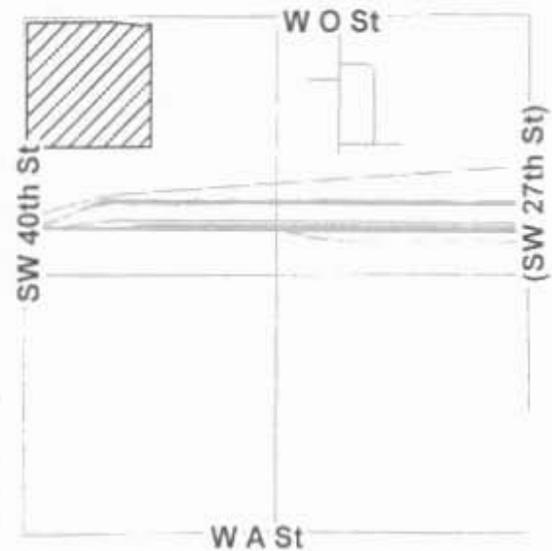
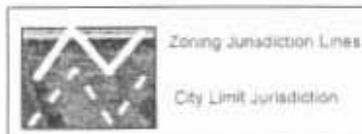


2007 aerial

**Comp Plan Amendment #08015
SW 40th & W O St**

Zoning:

One Square Mile
Sec. 29 T10N R06E



- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential 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-8 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
- ES Employment Center District
- P Public Use District