

City Council Introduction: **Monday**, January 3, 2011
Public Hearing: **Monday**, January 10, 2011, at **3:00** p.m.

Bill No. 11-4

FACTSHEET

TITLE: CHANGE OF ZONE NO. 10021, from AG Agricultural District to AGR Agricultural Residential District, requested by Mark Hunzeker on behalf of the Ruth M. Borchers Trust, and the Director of Planning, on property generally located at the northeast corner of S.W. 56th Street and W. Van Dorn Street.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 10/20/10 and 11/03/10
Administrative Action: 11/03/10

STAFF RECOMMENDATION: Approval, subject to a zoning agreement.

RECOMMENDATION: Approval, subject to conditional zoning agreement, as amended (9-0: Gaylor Baird, Cornelius, Esseks, Francis, Larson, Lust, Partington, Sunderman and Taylor voting 'yes').

ASSOCIATED REQUESTS: Conditional Zoning Agreement (11R-10).

FINDINGS OF FACT:

1. This is a change of zone request from AG Agricultural District to AGR Agricultural Residential District on Lots 1 through 7, Stewart's Subdivision, and Lot 20, I.T., by the Ruth M. Borchers Trust, to allow for the sale and creation of acreage lots in the future. The Director of Planning is recommending that the northwestern portion of Outlot A, Long View Estates 1st Addition lying west of the easternmost line of Lot 20, I.T. extended, be added to this change of zone request so that a remnant parcel of AG is not left over if the applicant's change of zone request is approved. The property is generally located at the northeast corner of S.W. 56th Street and W. Van Dorn Street.
2. The staff recommendation of approval, subject to a zoning agreement, is based upon the "Analysis" as set forth on p.4-6, concluding that the proposed change of zone to AGR is not in conformance with the Future Land Use Map in the 2030 Comprehensive Plan, which shows the property as Agricultural; however, this proposal appears to meet the Comprehensive Plan language for an evaluation of criteria that merits acreage zoning and thus can be found to be in conformance. If found to be in conformance, the change of zone should be approved with an agreement to develop under the Build-Through special permit and to incorporate the buffer from the pipeline requested by the Health Department. The staff presentation is found on p.7-8.
3. Testimony on behalf of the applicant by Mark Hunzeker is found on p.8-9. The applicant agreed to enter into a zoning agreement incorporating the Build-Through special permit; however, Mr. Hunzeker requested that the applicant have the opportunity to meet with the Health Department to negotiate something less than 150' for the spacing requirement/buffer from the pipeline, if possible.
4. There was no testimony in opposition.
5. On November 3, 2010, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend approval, subject to a zoning agreement, with amendment to provide a 150' buffer on each side of the pipeline, or such lesser distance as may be acceptable to the Health Department.
6. Subsequent to the Planning Commission recommendation, the applicant met with the Health Department to negotiate the spacing requirement, the results of which are incorporated in a substitute Conditional Zoning Agreement being introduced by the Law Department. The negotiated agreement between the applicant and the Health Department is that no dwelling shall be located on the property within 150 feet from the centerline of the existing underground petroleum pipeline located on the property, or such lesser distance as may be acceptable to the Health Department or City Council.

FACTSHEET PREPARED BY: Jean L. Preister
REVIEWED BY: _____
REFERENCE NUMBER: FS\CC\2011\CZ10021

DATE: December 21, 2010
DATE: December 21, 2010

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT
for October 20, 2010 PLANNING COMMISSION MEETING

****As Revised and Recommended for Approval by Planning Commission**
on November 3, 2010**

P.A.S.#: Change of Zone #10021

PROPOSAL: A Change of Zone from AG Agriculture to AGR Agriculture Residential on property generally located at S.W. 56th and W. Van Dorn St.

LAND AREA: 130.76 acres, more or less

CONCLUSION: This is not in conformance with the 2030 Comprehensive Plan Future Land Use Map which shows this as Agriculture, however, this appears to meet the Comprehensive Plan language for an evaluation of criteria that merits acreage zoning and thus can be found to be in conformance, if it is found to be in conformance, it should be approved with an agreement to developed under the Build-Through special permit and to incorporate the buffer from the pipeline requested by the Health Department.

<u>RECOMMENDATION:</u>	Approval subject to a zoning agreement
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1, through 7, Stewart's Subdivision, and Lot 20 I. T., together with the northwestern portion of Outlot A, Long View Estates 1st Addition lying west of the eastern most line of Lot 20 I.T. extended, all in the SW1/4 of Section 31, T10N, R6E, in the 6th P.M., Lancaster County, Nebraska.

LOCATION: At the northeast corner of S. W. 56th Street and W. Van Dorn St.

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: One dwelling, Farm land

SURROUNDING LAND USE AND ZONING:

North: Residential acreage development zoned AGR
South: Pioneer Park, prairie zoned AG and P
East: Residential acreage development zoned AGR
West: Agriculture, rail line zoned AG

ASSOCIATED APPLICATIONS: None

HISTORY: Changed from AA Rural and Public Use to AG Agriculture in the 1979 zoning update. Stewart's Subdivision was created in 1907.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2030 Future Land Use Plan shows this as Agriculture. This is in Lincoln growth Tier II. The 2030 Comprehensive Plan states:

New acreage development generally is not encouraged in the Urban Growth Tiers for Lincoln's three-mile extra territorial jurisdiction, except for areas already platted, zoned, or designated for low density residential development. Development in these tiers should only be permitted under the "build-through" model that has been established, and without use of Sanitary Improvement Districts (SIDs). This model includes provisions that are intended to facilitate a later transition to urban densities when city services are extended, including:

- a preliminary plan lot layout that accommodates first phase subdivisions on a portion of the land area with rural water and sewer systems, and shows how future urban infrastructure will be built through the land to permit further subdivision and annexation when appropriate.
- a development agreement that runs with the land and acknowledges that the acreage development is not entitled to extra buffering protection and waives the right to protest the creation of lawful assessment districts for sewer, water and paving in the future.

All proposals for acreages on land not already designated on the future land use map for acreages should be evaluated based on factors such as water quality and quantity, soil conditions, roads, availability of emergency services, agricultural productivity, land parcelization, pattern of existing acreages, and plans for future urban development.

● Applications for acreage designation on the future land use map or rezoning to AGR, if planned for on-site wells, should be accompanied by information on water quality and quantity. If information becomes available that land already designated in the Plan for acreages is not suitable for acreage development, that designation should be reconsidered as part of the annual review.

● Areas not designated for acreages should remain agriculturally zoned and retain the current overall density of 32 dwellings per square mile (1 dwelling unit per 20 acres) (pg 70-71)

SPECIFIC INFORMATION:

UTILITIES: Norris Public Power is the electric provider.

TOPOGRAPHY: This is that the top of a hill/ridge line, draining to the northeast and southwest.

TRAFFIC ANALYSIS: W. Van Dorn Street is a paved county road. S.W. 40 is a paved county road. S.W. 56th street extends to the south as a gravel county road.

PUBLIC SERVICE: This is in the South West Rural Fire District (An advanced life support station located in the Yankee Hill neighborhood, about 3 miles distant) and the Lincoln Public School District. This is served by the Lancaster County Sheriffs Department.

REGIONAL ISSUES: Expansion and location of acreage sites outside designated growth areas.

ENVIRONMENTAL CONCERNS: The soil rating on this land is 5.2 on a scale of 1 to 10 where 1 to 4 are prime. This is good but not prime ag land. There is no FEMA mapped flood plain. The 1862 Steam Wagon Road trail may have crossed along the south of this parcel. There is native prairie in the area but none noted on this parcel.

AESTHETIC CONSIDERATIONS: n/a

ALTERNATIVE USES: Continued agricultural use or seven -eleven acreage residential lots, including a farmstead split.

ANALYSIS:

1. This proposal is for a change of zone on an 130.76 acre parcel to allow for the sale and future creation of acreage lots. No subdivision or water report accompany this application.
2. This parcel is shown for Agriculture land use, Growth Tier II, in the 2030 Comprehensive Plan and thus is not in conformance with the Lincoln Lancaster County Plan map. However, acreage developments, zoned AGR, abut the parcel to the east and north. A rail line with some small lots abuts on the west and Pioneer Park prairie abuts on the south. This abuts a paved county road. There is no water report with this proposal, but the water report for the adjoining Long View Estates showed adequate water quality and quantity in this area. In applying the review criteria to this “notch” it can be supported for acreage development.
3. The development potential for this parcel is as follows:

Under the current AG zoning, there are 8 parcels with the potential for a ninth by way of a farmstead split and two additional 20's. Giving a total of 11 lots.

Under a straight AGR plat, there is a potential for up to 35 units.

An AGR CUP, with bonuses (for clustering and community sewer) could yield 50 lots. (Note right-of-way acres would add to this).
4. Public Works notes this is not shown for acreages in the Land Use Plan and no city utilities are available.
5. The County Engineer notes no direct objection to this submittal.
6. LES notes no issues with this change of zone.
7. Norris Public Power will need easements at the time of platting.
8. Southwest Rural Fire has no objection but notes the need for water supply ponds at the time of development.
9. Health Department notes there is an underground petroleum pipeline located on this property and a 150 foot buffer on each side of the pipeline is recommended at the time of development.
10. The current supply of properly zoned and platted land in areas zoned AGR (low density residential) and on tracts approved for Community Unit Plans in the AG (Agricultural) district

should meet the demand for homes on acreage lots for the next decade. The City and County are now in the process of a major Comprehensive Plan update and reevaluation of acreage locations across the county.

11. Some acreage review issues (as noted in the Comprehensive Plan) can be addressed in this report:
 - a) Water/rural water,
There no rural water available. A water report on ground water is not provided, though a report on adjacent land has concluded there is adequate water quality and quantity available.
 - b) Road access and paving,
The abutting county roads are paved.
 - c) Soil rating,
The soil is good but not prime ag land of the county.
 - d) Development of the area/land parcelization,
This abuts AGR acreage development on two sides, a park on one side and a railroad line and farm land on the fourth side.
 - e) Existing acreages,
There are abutting acreage developments on two sides.
 - f) Conflicting farm uses,
There were no known potential conflicting farm uses noted in a field check.
 - g) Environmental issues,
There appear to be no environmental issues on the parcel.
 - h) Impact on other governmental entities,
This will increase demand for service on the Sheriff, Rural Fire, School, and others, though this location would already be a higher service response area due to the existing development. There should be little impact on the roads as they are paved. The over all level of impact is not known but should be small.
12. The future ability to serve this area with city sewer is limited due to the intervening acreage development, public land and the ridge line that crosses this property.
13. Planning Department has included the portion of Long View Estates on the northeast corner of this parcel that contains a lagoon, so that if this is approved to AGR, a remnant parcel of AG is not left over.

14. This should be built to the Build-Through provisions and maintain the appropriate setback buffer to the petroleum pipeline. A zoning agreement should be signed prior to scheduling this to the City Council to ensure that at the time of future development these provisions will be met. With the AGR zoning but without the zoning agreement the could build 35 lots not developed to Build Through Acreage standards and within 150' of the pipeline.

CONDITIONS OF APPROVAL:

Site Specific Conditions:

1. The Developer signs a zoning agreement before the City Council approves the change of zone, with the following conditions:
- a. shall be developed under the Build Through Acreage special permit
 - b. provide a 150' buffer on each side of the pipeline, or such lesser distance as may be acceptable to the Health Department. (**Per Planning Commission at the request of the applicant, 11/03/10**)

Prepared by:

Mike DeKalb, Planner 441-6370

mdekalb@lincoln.ne.gov

October 5, 2010

APPLICANT: Mark Hunzeker
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(402) 475-1075

OWNER: Garry W. Busboom for the
Ruth M. Borchers Trust
562 Overlook Lane
Beatrice, NE 68310

CHANGE OF ZONE NO. 10021

REQUEST FOR DEFERRAL:

October 20, 2010

Members present: Lust, Gaylor Baird, Francis, Partington, Esseks, Taylor, Larson and Sunderman (Cornelius absent).

Ex Parte Communications: None.

Staff recommendation: Approval, subject to a zoning agreement.

The Clerk announced that the applicant has requested a two-week deferral of the public hearing.

Taylor moved to defer two weeks, with continued public hearing and action scheduled for Wednesday, November 3, 2010, seconded by Francis, and carried 8-0: Lust, Gaylor Baird, Francis, Partington, Esseks, Taylor, Larson and Sunderman voting 'yes'; Cornelius absent.

There was no public testimony.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION:

November 3, 2010

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

Ex Parte Communications: None.

Staff recommendation: Approval, subject to a zoning agreement.

Staff presentation: **Mike DeKalb of Planning staff** explained that this is request on 130.76 acres for change of zone from AG to AGR, located at SW 56th and W Van Dorn. The subject property is surrounded to the north and east by existing acreages, but it is not designated as yellow on the Future Land Use Map in the Comprehensive Plan. West Van Dorn is a paved County road, with Pioneer Park to the south. The CUP immediately to the east is zoned AGR, and there are other acreages zoned AGR to the north.

Staff has recommended to add the parcel which contains a lagoon to this change of zone request so that there is not a left-over pocket of AG zoning.

DeKalb pointed out that there is an existing house on the property and some existing lots, so there is ultimately the potential for eight total lots. Although not shown as acreages in the Future Land Use Plan, but given the circumstances of being surrounding by AGR, with existing lots and paved roads, staff has determined that the change of zone is appropriate and meets the criteria for AGR zoning. The property is not a subdivision and there is no subdivision related

to this change of zone, so a water study is not required; however, the staff did get a groundwater report on the adjacent parcel showing adequate water quality and quantity in the area.

Esseks wondered whether a future groundwater problem could be caught so that the properties would not be sold with that problem. DeKalb was not sure, but he reiterated that the groundwater report indicated adequate quality and quantity for development in the area and for the existing lots that were proposed. It is not marginal. It is not on the edge. There is no indication of failure in the near future. It is in Tier II. The city does not intend to annex in the near term, but if the water did fail, annexation would be the alternative.

Esseks inquired whether the streets to this development will be public or private. DeKalb reminded that this is a change of zone. At the time of subdivision in the future, if the developer applied for a community unit plan, they would have the choice of proposing either public or private streets.

Esseks asked whether there are design standards for private streets, if that is the option chosen by the developer. DeKalb responded, "yes, they are slightly less than the city standards." The right-of-way is the same but the thickness of the asphalt is slightly less. For an AGR subdivision, the developer has the choice of putting in paving or rock. They cross the threshold of county standards and paving is required if they do a community unit plan with one-acre lots.

Esseks noted that the staff recommendation requires a 150' buffer on each side of the pipeline. DeKalb responded that there is a pressurized petroleum line and the Health Department is recommending a 150' setback from that line. He believes the applicant is going to suggest a modification to that condition such that it can be less if approved by the Health Department.

Esseks also noted that the Southwest Rural Fire District is recommending a pond to provide supply for fire suppression. Is that in the design standards? DeKalb stated that it is not in the design standards, but it has been required on occasion. Some of the rural fire districts have requested storage tanks, and on others we have required a pond with a live well under the premise of public health, safety and welfare to provide better fire protection. It would not be a provision for a change of zone, but would come in with the subdivision approval and would be addressed at that time.

Esseks wondered why the additional parcel on the northeast corner is not contained in the conditions of approval. DeKalb pointed out that the additional parcel is small enough and this applicant does not own it.

Proponents

1. Mark Hunzeker appeared on behalf of **Gary Busboom**, the trustee of the trust which owns this property. The staff report does a thorough job of analyzing the application. The trustee is agreeable to the conditions of approval; however, he requested that the Planning Commission consider an amendment to Condition No. 1.b, as follows:

b. provide a 150' buffer on each side of the pipeline, or such lesser distance as may be acceptable to the Health Department.

In asking the Health Department where they came up with the 150' distance, the Health Department referred the applicant to the Department of Transportation Emergency Response Guide Book, dated 2000. Hunzeker pointed out that there is now at least a 2008 version and, in addition, his client has done a considerable amount of research on the issue. There seems to be a lot of published material on the safety of pipelines and the setbacks, some very specifically geared toward land use issues related to existing pipelines. Hunzeker believes that there is some pretty good support for a lesser separation in this situation than is suggested by the Health Department. He would like the opportunity to meet with Health and share the research and ask them whether they would consider something less. It does set a precedent and is one of those things which, in a better world, you would already have the study and some standards adopted in the ordinance with respect to such separation.

Hunzeker suggested that the groundwater issue is something that has been remarkably consistent in this part of the county. This is not an area where there is concern about the water situation. He had one call from Longview Estates, suggesting that it might be possible to consider working with them and sharing responsibility for their sewer lagoon. This might be beneficial and certainly would be helpful to Longview Estates to have more contributors to the costs of maintaining that lagoon. They are pumping water into it now to make it function properly.

Lust asked Hunzeker whether there are any different standards set forth in the 2008 guide than the 2000 guide. Hunzeker stated that he has not researched into it far enough yet. There is a lot of other research that has been done and his client has not had time to do as much research as he would like. Lust noted that at least two members on the Planning Commission served on a committee that did a lot of study on the spacing from pipelines, etc. Do you know of any recommended standards that have been published? Hunzeker did not know. The guide book indicates that the book is primarily designed for use for a dangerous goods incident occurring on a highway or railroad. So there may be limited value on its application at other locations, and they did not necessarily intend for these guidelines to be applied in this kind of land use setting. Hunzeker does not know what the standard should be, but he would like the opportunity to have the discussion with the Health Department.

With regard to the guidelines for pipelines, Francis knows that a lot depends on the size of the pipe, pressure of the gas, etc. She does not like the fact that the Health Department is relying on a 10-year old report and she will support Hunzeker's request.

Taylor asked whether the applicant would be willing to defer this application until they have met with the Health Department. Hunzeker's response was "no".

There was no testimony in opposition.

ACTION BY PLANNING COMMISSION:

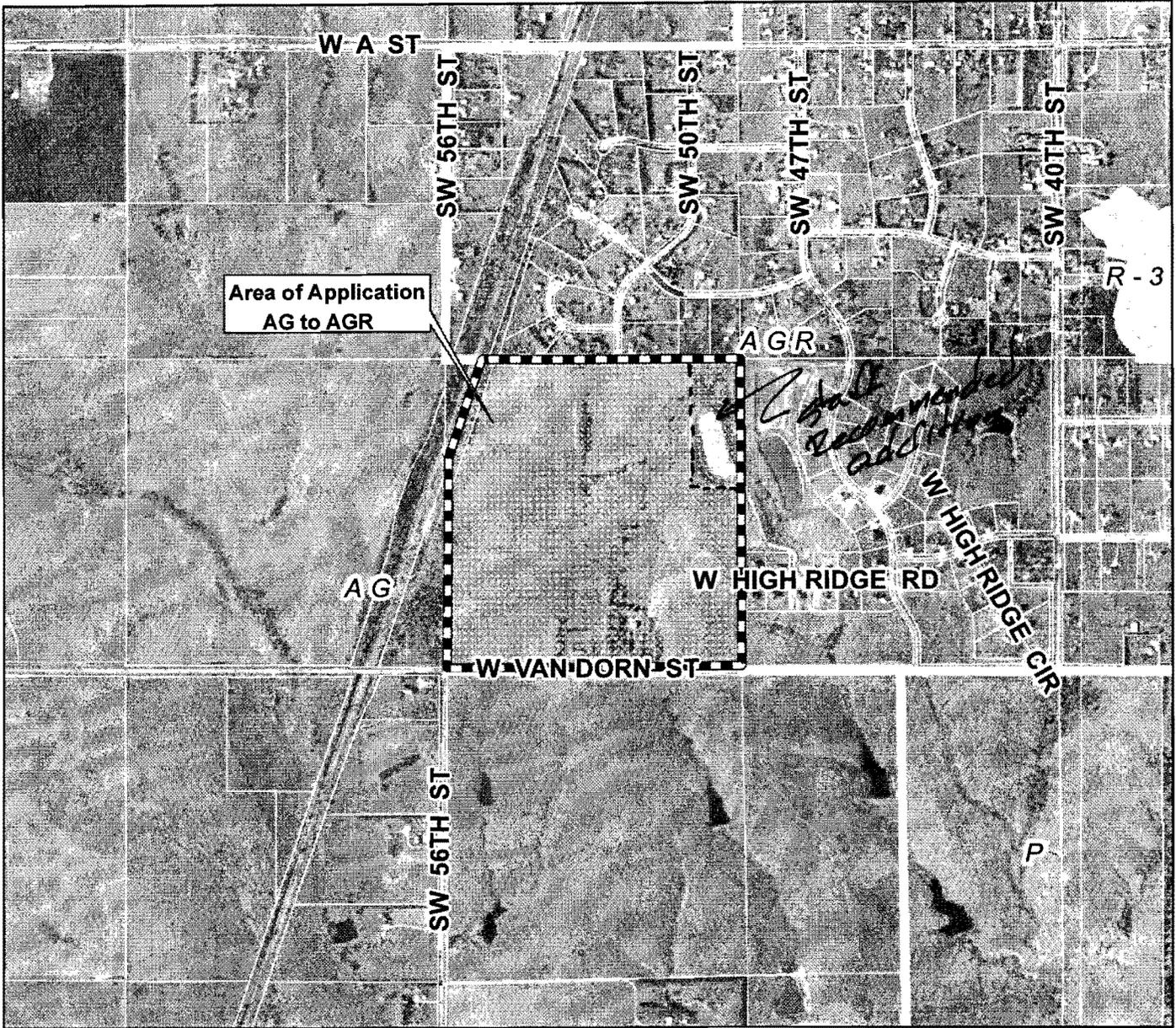
November 3, 2010

Lust moved approval, subject to a zoning agreement, with the amendment to Condition #1.b., as requested by the applicant, seconded by Larson.

Sunderman believes the zoning change seems appropriate, being surrounded on two sides by AGR zoning, and it fits in nicely with what is already there. The 150' spacing seems appropriate, but he believes it is very reasonable for the applicant and the Health Department to meet to see if they can agree on a lesser amount. Sunderman served on the committee, but the issue was more of a notification process than setting forth the spacing.

Francis thinks this is a great opportunity for the conversation with the Health Department about old guidelines.

Motion for approval, subject to a zoning agreement, as amended, carried 9-0: Gaylor Baird, Cornelius, Esseks, Francis, Larson, Lust, Partington, Sunderman and Taylor voting 'yes'. This is a recommendation to the City Council.



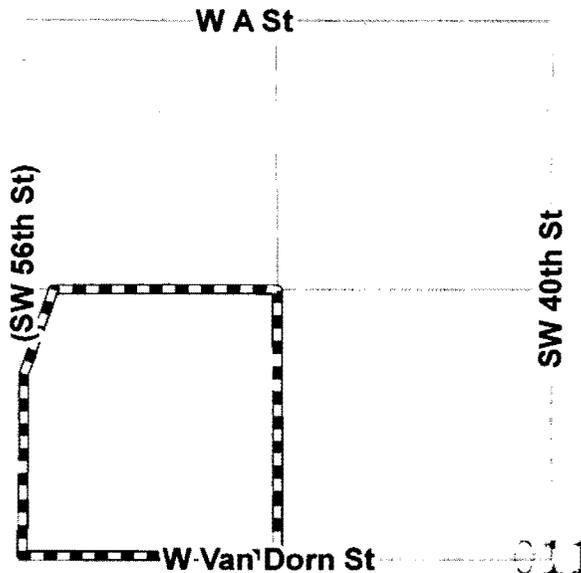
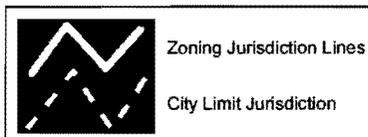
2007 aerial

**Change of Zone #10021
SW 56th & W Van Dorn St**

Zoning:

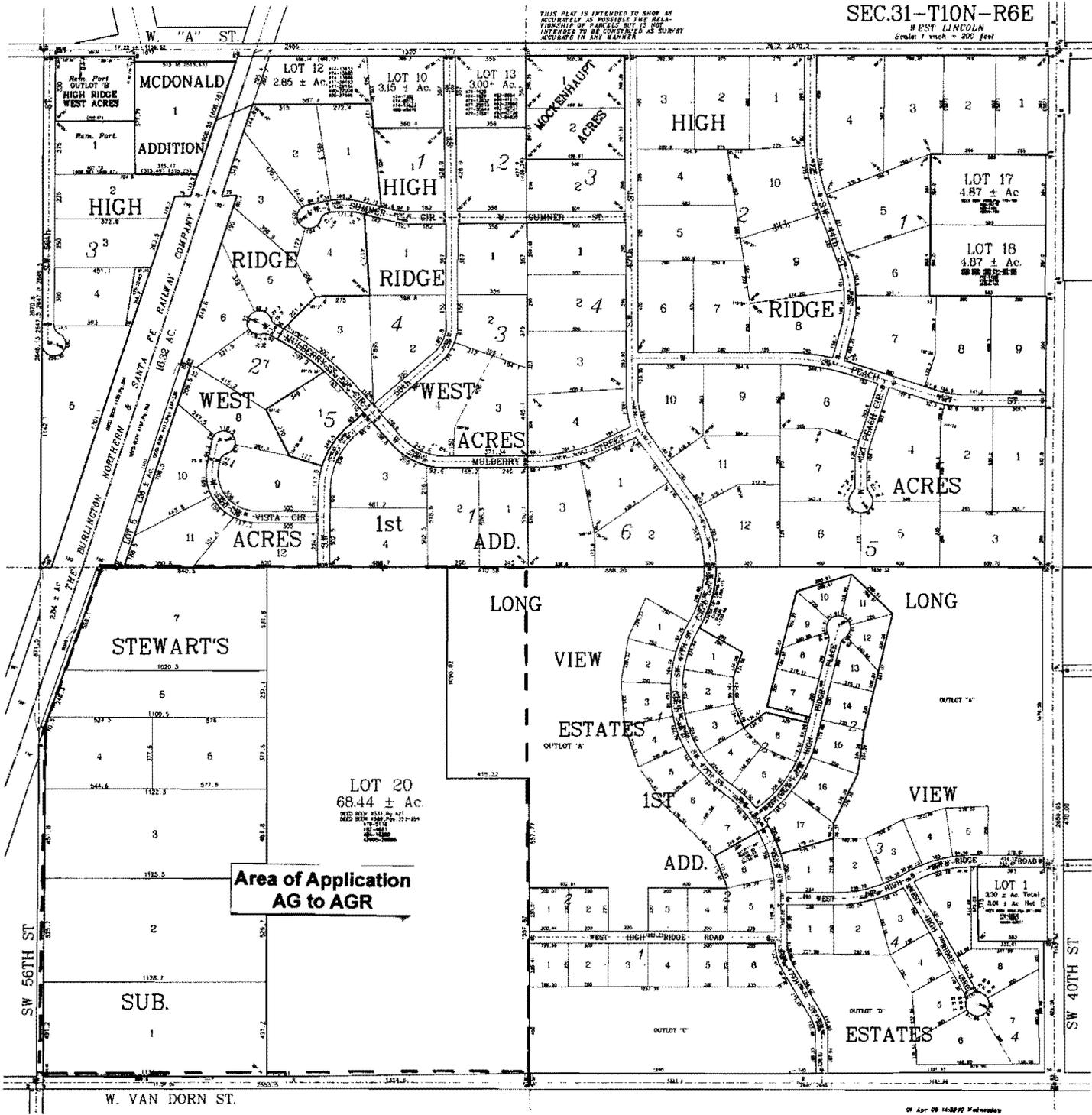
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial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

One Square Mile
Sec. 31 T10N R06E



SEC.31-T10N-R6E
WEST LINCOLN
Scale: 1 inch = 200 feet

THIS PLAN IS INTENDED TO SHOW AS ACCURATELY AS POSSIBLE THE RELATIONSHIP OF PARCELS BUT IS NOT INTENDED TO BE CONSIDERED AS SURVEY ACCURATE IN ANY MANNER.



**Area of Application
AG to AGR**

**Change of Zone #10021
SW 56th & W Van Dorn St**



WALTER E. ZINK II
RANDALL L. GOVETTE*
STEPHEN S. GEALY
GAIL S. PERRY
DALLAS D. JONES
JILL GRADWOHL SCHROEDER
DAVID A. DUDLEY
BRENDA S. SPILKER
STEPHANIE F. STACY
W. SCOTT DAVIS
MARK A. HUNZEKER

WILLIAM G. BLAKE
PETER W. KATT
CHRISTOPHER M. FERDICO
DARLA S. IDEUS
JARROD S. BOITNOTT
TIMOTHY E. CLARKE
ANDREW M. LOUDON
CHRISTINA L. BALL**
JENNY L. PANKO
CAROLINE M. WESTERHOLD*
JAMES D. HAMILTON*

AMANDA A. DUTTON
CYNTHIA R. LAMM
DEREK C. ZIMMERMAN
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OF COUNSEL
DONALD R. WITT
ROBERT T. GRIMIT
J. ARTHUR CURTISS

*ALSO ADMITTED IN IOWA
**ALSO ADMITTED IN KANSAS

September 22, 2010

Mr. Marvin Krout
Planning Department
555 South 10th Street #213
Lincoln, NE 68508

RE: Change of Zone Application

Dear Marvin:

Enclosed is the Application, filing fee, and site plan for Change of Zone from AG to AGR for the property legally described as the following:

Lots 1 through 7, Stewart's Subdivision in the SW¼, S31, T10N, R6E, Lincoln, Lancaster County, Nebraska, and Lot 20 of irregular tracts in the SW¼ of S31, T10N, R6E, Lincoln, Lancaster County, Nebraska.

The purpose of this change of zone application is to prepare the property for development as compatible with the properties surrounding it on three sides, which are all developed as acreages. The likelihood of the City of Lincoln expanding through acreages to the east of the property subject to this application for urbanization is remote.

If you have any other questions or need additional information, please feel free to call.

Sincerely,

Mark A. Hunzeker
For the Firm
mhunzeker@baylorevnen.com

MAH/DCZ/ljd
Enclosures

426651

**Change of Zone #10021
SW 56th & W Van Dorn St**

013

<p>Planning</p>	<p><input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input type="radio"/> Recommend Approval <input type="radio"/> No Review Required</p> <p>Review 1:</p>	
<p>Building & Safety (Terry Kathe)</p>	<p><input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input type="radio"/> Recommend Approval <input type="radio"/> No Review Required</p> <p>Review 1:</p>	
<p>County Engineer (Ken Schroeder)</p>	<p><input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input checked="" type="radio"/> Recommend Approval <input type="radio"/> No Review Required</p> <p>Review 1:</p>	
<p>County Health (Chris Schroeder)</p>	<p><input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input checked="" type="radio"/> Recommend Approval <input type="radio"/> No Review Required</p> <p>Review 1: see misc. docs. folder</p>	
<p>County Sheriff (Capt Don E Young)</p>	<p><input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input type="radio"/> Recommend Approval <input type="radio"/> No Review Required</p> <p>Review 1:</p>	
<p>Development Review Manager (Steve Henrichsen)</p>	<p><input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input type="radio"/> Recommend Approval <input type="radio"/> No Review Required</p> <p>Review 1:</p>	
<p>Fire Department (Richard Furasek)</p>	<p><input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input type="radio"/> Recommend Approval <input type="radio"/> No Review Required</p> <p>Review 1: We have no issue with this request.</p>	
<p>LES (Mike Petersen)</p>	<p><input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input checked="" type="radio"/> Recommend Approval <input type="radio"/> No Review Required</p> <p>Review 1: 9-28-10; LES has reviewed this CZ and has no issues. Mike P.</p>	
<p>Lincoln Police Department (Sgt Don Scheinost)</p>	<p><input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input checked="" type="radio"/> Recommend Approval <input type="radio"/> No Review Required</p> <p>Review 1: The Lincoln Police Department does not object to this change of zone application.</p>	
<p>Parks & Recreation (Mark Canney)</p>	<p><input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input type="radio"/> Recommend Approval <input type="radio"/> No Review Required</p> <p>Review 1:</p>	

<p>Public Works (Bruce Briney)</p>	<p><input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input type="radio"/> Recommend Approval <input checked="" type="radio"/> No Review Required</p> <p>Review 1:</p>	
<p>Public Works (Buff Baker)</p>	<p><input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input checked="" type="radio"/> Recommend Approval <input type="radio"/> No Review Required</p> <p>Review 1: There are no City Utilities available to serve this proposed future rural development.</p>	
<p>Public Works (Dennis Bartels)</p>	<p><input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input checked="" type="radio"/> Recommend Approval <input type="radio"/> No Review Required</p> <p>Review 1: It is noted that the change to AGR from AG is inconflct with the Comp Plan identified uses.</p>	
<p>Public Works (Edwin Kouma)</p>	<p><input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input checked="" type="radio"/> Recommend Approval <input type="radio"/> No Review Required</p> <p>Review 1:</p>	
<p>School District - Lincoln (Scott Wieskamp)</p>	<p><input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input type="radio"/> Recommend Approval <input type="radio"/> No Review Required</p> <p>Review 1:</p>	
<p>Norris PPD (Rick Volmer)</p>	<p><input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input checked="" type="radio"/> Recommend Approval with Conditions <input type="radio"/> Recommend Approval <input type="radio"/> No Review Required</p> <p>Review 1: 9-27-10. I would request easement along the east side of the access to the north end of lot 7. 10' is acceptable providing it is an open 10'. Rick</p>	
<p>Rural Fire District - Southwest (Phil Nalley)</p>	<p><input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input checked="" type="radio"/> Recommend Approval with Conditions <input type="radio"/> Recommend Approval <input type="radio"/> No Review Required</p> <p>Review 1: fire, water supply ponds any in the plans thought we were going to try to plan on these in new acreages to help us and to keep the insurance rates down. other than that I approve</p>	

Lincoln-Lancaster County Health Department (LLCHD) comments:

A high pressure underground petroleum pipeline is located in the vicinity of the proposed change of zone. The LLCHD recommends at least a 150 foot buffer on each of this pipeline. See the graphic below.

