

FACTSHEET

TITLE: WEST VAN DORN REDEVELOPMENT PLAN

BOARD/COMMITTEE: Planning Commission

APPLICANT: David Landis, Director of the Urban Development Department

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (8-0: Beecham, Sunderman, Corr, Hove, Cornelius, Weber, Harris and Lust voting 'yes'; Scheer declared a conflict of interest)

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan

OTHER DEPARTMENTS AFFECTED: Urban Development

SPONSOR: Planning Department

OPPONENTS: None

REASON FOR LEGISLATION:

To approve the **West Van Dorn Redevelopment Plan** consisting of approximately 289 acres, more or less, with the principal project being the "Speedway Sporting Village". The Redevelopment Plan area is generally located between Calvert Street on the south, Rose Street on the north, 1st Street on the west and approximately S. 4th Street on the east. The Redevelopment Plan document is being submitted to Council under separate cover.

DISCUSSION / FINDINGS OF FACT:

1. This proposed redevelopment plan and the associated "Speedway Sporting Village" Planned Unit Development (Bill #14-55) were heard at the same time before the Planning Commission.
2. The staff recommendation to find the proposed West Van Dorn Redevelopment Plan to be in conformance with the 2040 Comprehensive Plan is based upon the "Analysis" as set forth on p.3-4. The applicant/staff presentation is found on p.5.
3. Testimony in support is found on p.7-9.
4. There was no testimony in opposition.
5. The Planning Commission discussion with staff found on p.9-10 dealt more specifically with the associated PUD.
6. On April 30, 2014, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed West Van Dorn Redevelopment Plan to be in conformance with the 2040 Comprehensive Plan (**Comprehensive Plan Conformance No. 14008**).
7. On April 30, 2014, the Planning Commission also voted 8-0 to recommend conditional approval of Change of Zone No. 14008, the Speedway Sporting Village PUD (Bill #14-55).

FACTSHEET PREPARED BY: Jean Preister, Administrative Officer

DATE: May 12, 2014

REVIEWED BY: Marvin Krout, Director of Planning

DATE: May 12, 2014

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for April 30, 2014 PLANNING COMMISSION MEETING

PROJECT #: Comprehensive Plan Conformance No.14008

PROPOSAL: To review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, the proposed "West Van Dorn Redevelopment Plan". The West Van Dorn Redevelopment Plan area is generally located between Calvert Street on the south, Rose Street on the north, 1st Street on the west and approximately S. 4th Street on the east

LOCATION: Van Dorn Street and Park Boulevard

LAND AREA: 289 acres, more or less

CONCLUSION: The redevelopment plan is in conformance with the Comprehensive Plan.

RECOMMENDATION: In conformance with the Comprehensive Plan.

GENERAL INFORMATION:

LEGAL DESCRIPTION: See Attached

EXISTING ZONING: P Public, I-1 Industrial and R-2 Residential.

EXISTING LAND USE: 126.6 acres are vacant, 81.7 acres are City parks and recreational uses, 1.5 acres are residential uses, 24.2 acres are commercial , 2.1 acres are industrial uses

SURROUNDING LAND USE AND ZONING:

North: I-1 Industrial	Industrial uses
South: P Public	Wilderness Park
East: I-1 Industrial	Industrial uses
West: P Public	Wilderness Park

TRAFFIC ANALYSIS: Van Dorn Street turns into West Van Dorn Street at this location and functions as an Urban Arterial. Local streets include Speedway Circle, Park Boulevard, S. 4th Street and South Street.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2040 Comprehensive Plan Future Land Use map shows this area as Industrial and Green Space (P.1.9)

Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged. (p. 5.1)

Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities. (p. 5.2)

Maintain and encourage businesses that conveniently serve nearby residents, while ensuring compatibility with adjacent neighborhoods. (p. 5.14)

Avoid encroachment into existing neighborhoods during expansion of existing commercial and industrial uses, and take steps to ensure expansions are in scale with the adjacent neighborhood, are properly screened, fulfill a demonstrated need and are beneficial to health and safety. (p. 5.14)

Mixed Use Redevelopment should: Target existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and more efficiently utilize existing infrastructure. (p. 6.2)

ANALYSIS:

1. This is a request to review the West Van Dorn Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2040 Comprehensive Plan.
2. The proposed redevelopment plan is generally the same area as the blight study (Miscellaneous #14001).
3. An application for a Planned Unit Development (PUD) (CZ14008) Speedway Sporting Village is associated with this application. The PUD is consistent with the redevelopment activities outlined in the proposed West Van Dorn Redevelopment Plan.
4. There are several private recreational/health and fitness uses in the area located both north and south of Van Dorn. Several commercial and contractor related uses are also found in this area.
5. There are 40 parcels in the area, with 25 structures. All parcels within the Redevelopment area were established as Irregular Tracts of land. The lack of platted lots consistent with the City of Lincoln Subdivision Regulations has resulted in a mixture of varied sizes and shapes of Irregular Tracts of land. Several of these parcels remain vacant due to unusable shapes and configurations or by having limited accessibility.
6. There are three trails in the area: the Jamaica North Trail, the Bison Trail and the Salt Creek Levee trail. The Bison Trail is located along Van Dorn Street and is concrete. The Salt Creek Levee Trail is located just to the west of the Redevelopment Area and is comprised of crushed limestone shavings. Extension of the Jamaica North Trail is planned for the eastern boundary of the area and a pedestrian connection along Speedway Circle is proposed to the Jamaica North Trail as part of the Speedway Sporting Village Project.
7. Three parks are included in this redevelopment area: Sawyer Snell Park, Sherman Field and Standing Bear Park. With close proximity of these 3 city parks there is potential in this area for developing a cohesive plan for a multi-use sports field complex or campus that makes better use of all three existing parks.

8. A majority of the Redevelopment Area is in the floodplain and also within the Salt Creek Storage Areas. Any fill on public or private property in conjunction with a project using Tax Increment Financing (TIF) as a funding source must either meet the No Net Fill (no net fill as a result of proposed grading) or the No Rise (no appreciable rise in the Salt Creek base flood elevation as a result of grading) policy for Lincoln, as determined by the Mayor.
9. The Corps of Engineers critical area (500' levee setback) lies within the area of the Redevelopment Area in the area south of Van Dorn. Any construction within the 500' levee setback must be approved by the Corps of Engineers. Construction plans are to be submitted to the Lower Platte South Natural Resources District (NRD) who will coordinate with the Corps of Engineers. The storm drains within the levee system are the responsibility of the NRD.

Prepared by:
Christy Eichorn, Planner
402-441-7603
ceichorn@lincoln.ne.gov

DATE: April 17, 2014

APPLICANT/CONTACT: Wynn Hjermstad
Urban Development Department
555 S. 10th Street, Ste. 205
Lincoln, NE 68508
402-441-8211

**COMPREHENSIVE PLAN CONFORMANCE NO. 14008,
WEST VAN DORN REDEVELOPMENT PLAN
and
CHANGE OF ZONE NO. 14008,
SPEEDWAY SPORTING VILLAGE PLANNED UNIT DEVELOPMENT**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

April 30, 2014

Members present: Beecham, Sunderman, Corr, Hove, Cornelius, Weber, Harris and Lust; Scheer declared a conflict of interest.

Staff recommendation: A finding of conformance with the 2040 Comprehensive Plan on the redevelopment plan and conditional approval of the PUD.

There were no ex parte communications disclosed.

Staff presentation: **David Landis, Director of the Urban Development Department**, explained that this is the second of three steps on this project. The area has previously been correctly identified as blighted and substandard. The blighted designation authorizes the use of redevelopment tools that the city has available in areas identified as blighted and substandard. The second piece is the creation of a plan on redevelopment for that area, and the third is a specific project designated to be inside the plan. Today's focus is the redevelopment plan itself.

Landis stated that this plan is proceeding toward a 13 million dollar project that has a number of soccer fields and associated uses with other potential improvements and suggestions as set forth in the plan. Landis pointed out that currently, a good deal of this area is supported by very bad public streets. The market would easily go to an area with built-out infrastructure, which this area does not now have. There is going to have to be storm sewer, water and electricity run to this area. This area is in the floodplain so it is a good area for the kind of use being proposed. It meets the no impact policy of the city and it is well located for the city and winds up being accessible to a large portion of the city.

Landis advised that most of the land that will be turned into the soccer fields is currently vacant; it is in the floodplain and it is ripe for the kind of infill development that we want in the city. The area has older structures, although there is not a great deal of residential. There is some existing commercial next to the playing fields. The roads will come into the development; there will be parking and connections to the trails on either side; and one will be a trail head.

Landis further pointed out that the proposed project includes a championship field next to the main structure, subject to the approval of the City. The structure oversees a lit area with a higher quality turf that could be used at night. The proposed redevelopment project will require a planned unit development; however, the current industrial zoning will not change. It will continue to be industrial with a PUD overlay.

Landis concluded, stating that the redevelopment agreement is in its final stages, but the necessary pre-condition is the adoption of a redevelopment plan for the area.

Christy Eichorn of Planning staff presented the proposed PUD. The tool used in this particular development is the PUD, for the reason that outdoor recreational facilities are a permitted use in the I-1 Industrial District. The applicant could have come in and done an outdoor recreational facility on this property without the PUD, but the PUD helps us keep track and monitor the restrictions that the applicant is voluntarily putting upon itself in order to facilitate development in this area, including working with the Health Department on prohibiting certain materials and certain quantities of materials used in this area. Usually the Health Department wants a 300' buffer between hazardous materials and facilities. The applicant has worked with the Health Department to develop that list of materials which will be included in the PUD so that there is good documentation.

Eichorn also pointed out that Speedway Circle is already in existence. There are currently some buildings located north of Speedway Circle that do have some light industrial uses and they already meet the 300' separation. Another reason for the PUD is to keep track of the requirements due to the development in a floodplain. The PUD also allows the development to have private roadways instead of public streets, which is beneficial to provide flexibility on the width of the roadways, and there is more flexibility in the standards for private roadways than public streets. There is a public roadway coming off of Speedway Circle which circles all around the project. It is a private street and will have a public access easement over it.

Eichorn further pointed out that the PUD allows the regulation of alcohol as part of the whole development. The I-1 district allows on- and off-sale alcohol by special permit. The PUD allows the sale of alcohol without going through the separate special permit process. The proposed PUD meets those special permit requirements and the liquor license must be obtained through the State Liquor Control Commission where they will have to define the premises. The PUD specifically sets forth that alcohol is permitted as part of the PUD so a separate special permit is not required.

Eichorn emphasized that this tool (PUD) is being used because the underlying zoning already facilitates the proposed uses.

Beecham inquired where the alcohol will be allowed on the premises – is it anywhere within the PUD? Eichorn explained that from a zoning perspective, on-sale would be permitted within the boundaries of the PUD. In terms of the definition of the premises, that would happen with the State Liquor Control Commission. Beecham confirmed that the special permit for alcohol sales will not come back to the Planning Commission. Eichorn agreed.

Hove asked staff to explain the reason for the waivers recommended to be denied. Eichorn acknowledged that there are several waivers requested and staff is recommending that two of them not be granted, i.e. parking lot trees and the islands that the parking lot trees would be located upon. The applicant requested to relocate those parking lot trees to other places on the site. Staff is recommending denial of that waiver because parking lot trees are there to provide shade in the parking lot and to break up the large area of concrete – it is an environmental aspect. Without the parking lot islands, there is not place for the parking lot trees.

Corr asked about the parking. Eichorn stated that the stalls were calculated based on the same calculation used in other recent projects for outdoor facilities, i.e. 60 stalls per field, based on a team coming and a team waiting to take the field after the first team. This is not currently in the zoning ordinance but it has been a commonly used equation. The other parking standard, i.e., 1:300 ratio, which is common in the commercial zoning districts for retail and office uses, takes into

account that it is not likely that all of the retail and office commercial type uses will be in use at the same time as the fields. There is a 50% break with concurrent parking. That makes the parking requirement ratio 1:600 in this circumstance. Eichorn also stated that staff has talked about a phasing plan with the developer because we do not necessarily want to see a sea of paved parking that is not utilized. As the fields are built, the applicant will need to come in at the time of building permit and show the parking to be provided.

With regard to the alcohol sales, Cornelius inquired how to arrive at the conclusion that on-sale alcohol is a compatible use with a youth sports complex. Eichorn responded, stating that this particular sports complex is going to serve both youth and adults. In I-1 zoning, they could apply for a special permit and staff would make the case that the whole complex functions as one big unit. The applicant does intend to have weddings and other functions in the buildings when not utilized for athletic events. There will be restaurants. At this point in time, there were no specific areas shown where the alcohol sales would be permitted; and the PUD meets all of the setback and separation restrictions required in the B-2 or B-5 zoning districts, which do not require special permits. If this were B-2 zoning, the applicant would not have to apply for a special permit for alcohol sales. When staff evaluated this site, it was determined that the PUD could meet all of the conditions of the B-2 and B-5 as one large property, or even as several smaller properties. Since this site meets all of the conditions, the staff is recommending approval of an I-1 special permit within the PUD.

Beecham wondered what happens if the use is changed to be all kids sports all the time. Wouldn't that need to come back because it is no longer a compatible use? She is very concerned about giving a blanket approval of the alcohol sales. The role of the Planning Commission is to check for compatibility. Eichorn referred to the three applications on today's agenda with alcohol sales, and stated that staff finds it important to be consistent on how the sale of alcohol is treated in three very similar types of developments. The Great American Sports Park up north will be B-2 zoning with a use permit, so they do not need to apply for a special permit for alcohol sales, meeting all of the separation and setback requirements for B-2 and sale of alcohol. In this case, there would be the option to rezone the property to B-2, but the choice to do a change of zone just did not make a lot of sense in this area. To say that they would have to come back and get a special permit here when it is a very similar type of development as the B-2 zoning, staff just did not think it made sense. That is why staff is recommending approval of the alcohol sales as part of the zoning and the PUD, and allowing the premises to be defined when they apply with the State Liquor Control Commission. It is a consistency issue. Beecham inquired whether the state considers compatibility. Eichorn did not know.

Harris referred to the parking lot trees, noting the letter from the attorney stating that there is an existing LES power line easement. Given that, would the trees be tall enough to provide shade, etc.? Eichorn stated that LES is in agreement with shorter, ornamental trees. As far as the impact of trees on open areas that are paved or concrete, even a little bit of tree is better than no tree at all. It made sense environmentally to distribute the benefits of the trees, even if not 35' tall.

Proponents

1. Derek Zimmerman of the Baylor Evnen Law Firm, 1248 O Street, Suite 600, appeared on behalf of the applicant. He referred to the site plan and advised that there will be an indoor soccer field and trampoline facility north of the turf field; the building to the north of the primary parking

lot is a basketball, indoor volleyball facility and they anticipate using the building as reception facilities for larger gatherings more social in nature.

With regard to the parking, Zimmerman stated that they have discussed different phases with staff to make sure parking is based on the current uses. There will be over 1,000 parking stalls at full build-out. There will be in excess of 271 stalls in the north area and there are 130 existing parking stalls. Zimmerman then explained the different phases of the development. A future phase is the retail/restaurant component which is compatible with this type of facility. When discussing a large plan like this, it is not anticipated that it will just be used for a youth facility. More uses are necessary with this size of facility. That is why the special permit has been combined within the PUD to allow flexibility for adult use, receptions, kennel dog shows and more regional events. The flexibility is desired to be able to serve alcohol during those times, if they arise. The applicant still has to appear before the Liquor Control Commission and the City Council, which will require the premises for alcohol sales to be defined. At that time, a discussion will also be had about the appropriateness of the alcohol sales.

In terms of the staff report, Zimmerman acknowledged that the applicant is in agreement with the conditions of approval in the staff report, including the recommendation to deny two of the waiver requests. At the time the application for the PUD was filed, the applicant was working with the LES easement area and was not comfortable not requesting a waiver in case it was needed.

Beecham inquired whether there will be a perimeter fence around the fields. Zimmerman stated that there will be fencing along the western exterior portion. There is a park to the west and they have to be careful about animals entering, etc. The fencing would be limited along the eastern portion so that people can walk from the parking lot to the soccer fields.

Beecham stated that she likes the idea of the flexibility of the space. Certainly, we don't want roadblock that, but she would like a sense of whether we are talking about the alcohol sales in a clubhouse or open containers throughout the fields. Zimmerman stated that most of the discussions have involved the interior; however, when there are outdoor events like the dog shows or adult leagues, it is possible that outdoor sales could occur. This is not something where the applicant is looking to have a beer stand next to a second grade soccer field. The desire is to have the flexibility for adult-type events. The development is not far enough along at this point to specifically define the licensed premises; however, the applicant wants to make sure to have flexibility.

Beecham inquired whether there is a plan for training staff and handling someone who buys alcohol for someone underage. Zimmerman suggested that it is preliminary for the developer to have that discussion. That would be part of the liquor license request and they are not there yet. This PUD looks at the overall scope of the development and the flexibility that goes with the special permitting process.

Hove inquired whether it is the train track that is on east, and whether the railroad is requiring any type of fencing. Zimmerman confirmed that it is the railroad track on the east and he believes there will be fencing along the eastern side along the fields but not necessarily along the building.

Corr commented that she likes the attractiveness of the trails on both sides. Will there be openings in the fence for people to come from the trail to get in? Zimmerman responded that the applicant has discussed trail connections and sidewalks. There will not be any openings along the

western side, but the trail head is up to the northwest. The connectivity has been designed so that sidewalks within the development are accessible to that trail head. In terms of the trail to the east, he believes there is going to be a connection along the northeastern portion and potentially another connection which he showed on the site plan.

Corr understands that this will be in the floodplain. Is the developer meeting all requirements for No Net Rise? Zimmerman answered in the affirmative. That is being addressed in the redevelopment agreement. When TIF funds are being used, it is a city policy that the No Net Rise or the No Net Fill standard must be met. No Net Fill is not attainable through this site because of the existing levee to the west. The building footprints are required to be brought up, but this development will meet the No Net Rise standard.

There was no testimony in opposition.

Staff questions

Cornelius inquired to what extent this “ties our hands” with a vote on the PUD with regard to alcohol. If we vote in favor of this, can we have a debate about the text amendment in the future? Eichorn acknowledged that there is a big picture question which talks about whether or not it is appropriate to have alcohol sales at outdoor recreational facilities. The text amendment is completely separate from this PUD because of the fact that there is still the opportunity to apply for a special permit for alcohol sales in the I-1 zoning district. If we weren’t doing a text amendment to deal with a different site and different facility that are not in B-2 or B-5 and did not have the use permit or PUD to deal with alcohol sales specifically, then we would be looking at it on those merits. The Planning Commission needs to consider it on the merits of the PUD based on the analysis that it meets all of the conditions of other zoning districts with alcohol sales.

Will advised that the state Liquor Control Commission considers some of the same things considered in a special permit, i.e. separation, etc., but it goes beyond that. The state licensing process is probably more involved with the character of the applicant and their background and history. The state liquor license process does have some separation requirements like the City’s conditional uses, e.g. separation from UNL, also from schools, etc., so there are some similar features like that. Those liquor licenses come to the City Council for review and recommendation; however, the state has ultimate approval authority. As part of the state liquor license process, the developer will have to define the licensed premises. In this case in I-1 zoning, separate from this PUD, an individual could apply for a special permit for on- or off-sale or both. Meeting those requirements, regardless of the use, it makes a really strong case for approval.

Beecham observed that it sounds like the state does not necessarily consider compatibility. It’s more the reliable of the owner, etc. Will agreed that compatibility relates more to land use and is probably not the state’s primary concern.

Lust pointed out that the liquor license does go to the City Council and the City Council would consider those things before making a recommendation to the state on the liquor license.

Corr inquired about the meeting held with the neighbors. Zimmerman acknowledged that they did hold a meeting and no one showed up in opposition; there were some representatives from the

NRD and LES who were curious about the development. A representative from the Friends of Wilderness Park attended. They need to meet again, but Zimmerman has every indication that they are going to be in support.

Corr asked who was invited to the neighborhood meeting. Zimmerman stated that they invited everyone that the Planning Department notifies, and it was primarily businesses. There is a strip going north along some houses, the owners of which were invited, as well as the Friends of Wilderness Park.

Corr asked to see the sidewalk locations. **Nate Buss of Olsson Associates** showed the location of the sidewalks on the map. There is an existing sidewalk along Van Dorn Street; there is a connection along the south side of the road; and then on the east side of “this section of the road”; and across the road. The sidewalks will follow all along the outside of the parking, keeping the pedestrians and vehicles separated from each other. There is a proposed connection to the trails in two places. There are some internal sidewalks as well. Corr inquired about the northern end where all of the buildings are to be located. Buss acknowledged that there will be sidewalks alongside the buildings.

Beecham asked whether the developer is concerned about the one point of access. She wondered whether a traffic light might be necessary in the future. Buss indicated that they have analyzed the existing traffic patterns, but from the standpoint of a single point of entrance, he does not see any issues. Zimmerman added that for really large-scale events, one of the benefits of a private street is that it allows the flexibility to control access by setting up barricades, etc. In terms of a street light, the traffic warrants would have to be met before a traffic light would be installed.

COMPREHENSIVE PLAN CONFORMANCE NO. 14008
ACTION BY PLANNING COMMISSION:

April 30, 2014

Cornelius moved a finding of conformance, seconded by Hove.

Lust thinks this is a good redevelopment plan for the area. As we discussed two weeks ago, the area is a candidate for redevelopment.

Motion for a finding of conformance with the 2040 Comprehensive Plan carried 8-0: Beecham, Sunderman, Corr, Hove, Cornelius, Weber, Harris and Lust voting ‘yes’; Scheer declared a conflict of interest. This is a recommendation to the City Council.

CHANGE OF ZONE NO. 14008
ACTION BY PLANNING COMMISSION:

April 30, 2014

Weber moved to approve the staff recommendation of conditional approval, seconded by Cornelius.

Beecham stated that the fact that this development will have a lot of adult-oriented uses makes her more comfortable with the idea of the alcohol sales.

Cornelius stated that he scratched his head over the issue of compatibility of uses. But hearing that it will have adult-oriented uses helps him get perspective. If he had to analogize this existing

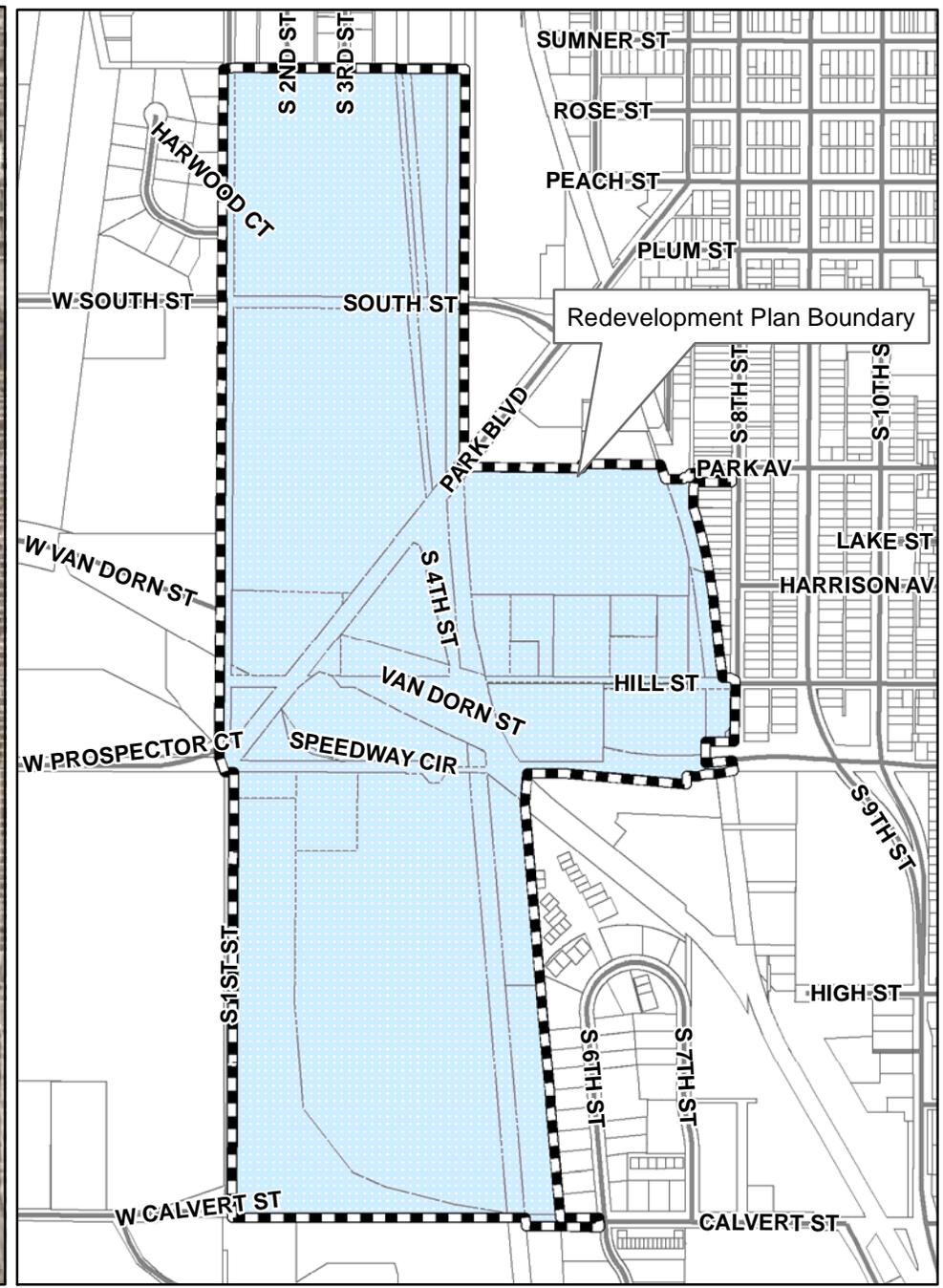
sort of use, he thinks of a bowling alley with a restaurant or sale of alcohol. He will support the motion.

Lust believes this is a good area for the use of the PUD overlay and appreciates the staff's willingness to figure out the best way to handle this property for redevelopment.

Motion for conditional approval carried 8-0: Beecham, Sunderman, Corr, Hove, Cornelius, Weber, Harris and Lust voting 'yes'; Scheer declared a conflict of interest. This is a recommendation to the City Council.



2013 aerial



m:\plan\arcview\CPCRedevelopmentAreaDrawings.mxd (CPC14008)

Comprehensive Plan Conformance #14008
West Van Dorn Redevelopment Plan
S 1st & Rose St

APPENDIX 1

Property IDs and Legal Descriptions:

1. **10-35-107-017-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT THAT PART OF LOT 51 NW LYING E OF A LINE 50' EAST OF (AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF THE B.N. RAILROAD MAIN TRACK.
2. **10-35-107-003-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 52 NW.
3. **10-35-300-004-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 70 SW.
4. **10-35-300-001-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 71 SW.
5. **10-35-300-030-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 95 SW.
6. **10-35-300-011-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 37 EX 1,228SF IN SOUTH SW (EXCEPTION FURTHER DESCRIBED IN INST #97-27297).
7. **10-35-300-032-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT SOUTH PART LOTS 66 & 91 SW (DESCRIBED IN INST #88-33606).
8. **10-35-300-034-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOTS 151 & 64 SW (KNOWN AS PARK BLVD CONDOMINIUM BUILDINGS A, B & C).
9. **10-35-106-004-000.** HULLS SOUTH ADD, BLOCK 8, Lot 26 - 50, E21.74' & S1/2 E43.65' VAC GARFIELD ST ADJ & ALL VAC UP RR ROW IN 35-10-6.
10. **10-35-300-009-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 120 SW.
11. **10-35-401-051-000.** S35, T10, R6, 6th Principal Meridian, 1.24 AC IN NORTH PART OF LOT 125 LOCATED IN S 1/2 & .02 AC TRACT IN NORTH PART OF OUTLOT C SOUTH PARK ADD & .04 AC TRIANGULAR TRACT IN SOUTH PART LOT 16 BLOCK 1 MOULTON SUB.
12. **10-35-401-054-000.** SOUTH PARK ADD, BLOCK 4, Lot 21.
13. **10-35-401-052-000.** S35, T10, R6, 6th Principal Meridian, LOT 126 & LOT 125 EX 1.24 AC IN N PT LOCATED IN S1/2.
14. **10-35-401-053-000.** SOUTH PARK ADD, OUTLOT C EX 0.02 AC TRACT IN NE CORNER.
15. **10-35-300-017-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 149 SW.
16. **10-35-300-016-001.** 606 CONDOMINIUM, UNIT A (50% INT).
17. **10-35-300-016-002.** 606 CONDOMINIUM, UNIT B (50% INT).
18. **10-35-300-015-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 147 SW.
19. **10-35-300-014-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 131 SW.
20. **10-35-300-013-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 129 SW.
21. **10-35-300-012-000.** S35, T10, R6, 6th Principal Meridian, LOT 130 SW.
22. **10-35-300-026-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 113 SW.
23. **10-35-300-035-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 150 SW EX SOUTH PART FOR ROAD & SOUTH PARK ADD W104.4' OUTLOT B SE EX SOUTH PART FOR ROAD (EX DESCRIBED IN INSTR #'S 91-34226 & 95-43026).
24. **10-35-401-049-000.** SOUTH PARK ADD, N230.14' +/- OUTLOT A & N300.14' OUTLOT B EX W104.4' & N300.14' IRREGULAR TRACT LOT 127 EX THAT PART LYING EAST OF THE S55' OF THE N300.14' SE 35-10-6 (DESCRIBED IN INSTR #'S 99-2577 & 99-20587).

West Van Dorn Redevelopment Plan

25. **10-35-300-038-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACTS LOTS 140, 141, 152, 153, 154 & VAC 4TH ST ADJ & VAC SPEEDWAY CIRCLE LYING S & W OF 4TH ST SW (VAC STREETS DESCRIBED IN INST #'S 97-18407 & 98-58995) & VAC HILL ST BETWEEN VAN DORN B.
26. **10-35-300-021-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 111 SW.
27. **10-35-300-019-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOTS 40, 94 & 96 SW
28. **09-02-100-016-000.** S2, T9, R6, 6th Principal Meridian, IRREGULAR TRACT THAT PART OF LOT 79 NW LYING WITH THE CITY OF LINCOLN LIMITS.
29. **09-02-100-015-000.** S2, T9, R6, 6th Principal Meridian, LOT 79 NW EX THAT PART LYING WITHIN THE CITY OF LINCOLN LIMITS.
30. **09-02-100-009-000.** S2, T9, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 90 NW.
31. **09-02-100-023-000.** S2, T9, R6, 6th Principal Meridian, LOTS 74, 91 & 92 NW EX TR IN N FOR STREET.
32. **09-02-300-003-000.** S2, T9, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 29 SW & ALL VAC UP RR ROW.
33. **09-02-100-003-000.** S2, T9, R6, 6th Principal Meridian, IRREGULAR TRACTS LOT 47 NW EX THAT PART LYING WITHIN 75' EITHER SIDE OF THE CENTERLINE OF BURLINGTON NORTHERN TRACK.
34. **09-02-100-004-000.** S2, T9, R6, 6th Principal Meridian, IRREGULAR TRACTS LOT 48 & TRACT OF CALVERT STREET ADJ LYING NORTH OF QUARTER SECTION LINE NW (STREET FURTHER DESCRIBED IN INST #97-40414).
35. **09-02-300-999-000.** Unknown. Gap across RR to Calvert St.
36. **09-02-301-001-000.** PIONEER BUSINESS PARK ADD, BLOCK 1, Lot 1. (pt. of lot to connect to Calvert St.)



**CITY OF LINCOLN
NEBRASKA**

MAYOR CHRIS BEUTLER
lincoln.ne.gov

Urban Development Department
David Landis, Director
555 S. 10th Street
Suite 205
Lincoln, Nebraska 68508
402-441-7606
fax: 402-441-8711

April 2, 2014

Marvin Krout, Director
City of Lincoln-Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear Marvin:

Enclosed is the *West Van Dorn Redevelopment Plan*. This is a new Redevelopment Plan that includes approximately 289 acres, roughly located between Calvert Street on the south, Rose Street on the north, 1st Street on the west, and 4th Street on the east. The Plan addresses statutory elements required by the State of Nebraska's Community Development Law. The principal project is the Speedway Sporting Village and Field House Project, located south of Van Dorn and including ten soccer fields, a field house and two other indoor sports facilities.

Please forward the Plan Amendment to the Planning Commission for their earliest consideration for Comprehensive Plan compliance. My understanding is that the Plan Amendment should be on the April 30, 2014 agenda.

If you have questions or need additional information, please contact me at 441-8211 or at whjermstad@lincoln.ne.gov. Thank you.

Sincerely,

Wynn S. Hjermstad, AICP
Community Development Manager

cc: Dave Landis, Director, Urban Development Dept.