

April 28, 2004

134th and A Street
Low Density Residential

Applicant	Location	Proposal
Peter Katt for Steve Champoux	northwest of 134th and A street	Change the Land Use Map to show the area South of Crooked Creek golf course, north of A street and west of 134 th and east of Stevens Creek from Agriculture, Green Space and Environmental Resources to Residential, low Density.
Recommendation: Denial		

Status/Description

This amendment is a proposal to change a 124 acre area shown as Agricultural, Green Space and Environmental Resources to Low Density Residential. To the north the Mo-Pac trail separates this land from the Crooked Creek golf course and CUP. To the west is Stevens Creek, the Boy Scouts Complex and the East Beltway corridor.

During the 1998 Annual Review of the Comprehensive Plan a duplicate amendment had been requested. That was put on deferral and later withdrawn in 2002, after the 2025 Comprehensive Plan had been adopted and the Stevens Creek Basin Planning Initiative had been completed. Nether supported acreage development at this location.

The acreage studies called for in the Plan have been completed to the draft stage. The “Build Through” would apply to any acreage development at this location. The Performance Based Standards and Overall Acreage Development Strategy prepared by the Planning Department suggest a score of 300 or more for consideration of AGR zoning were designation does not already exist. The score for this parcel is + 72.

- ! Watershed Management notes the western portion of this site is in floodplain and floodway and should remain in the Green Space and Environmental Resources designation. The Stevens Creek Watershed master plan is currently underway and additional information will be available next year.

- ! The County Engineer notes that both “A” Street and 134th at this location are unprepared to accommodate a low density residential development . This is in Tier III and the only road proposed for improvement is “A” Street.
- ! Public Works notes this is beyond the 25 year service limit but that Sanitary sewer corridors would need to be reserved.
- ! The Lower Platte South NRD notes this abuts the MoPac East Trail and any planned crossings or connections would require permits from the District.

Comprehensive Plan Implications

The Comprehensive Plan currently shows this as Agriculture and Green Space / Environmental Resources. This is shown in the Tier III growth tiers. In regard to acreage development the Plan states that no new acreage development should be provided until a performance standard is developed. It also states that environmental resources should be preserved and protected. Pertinent language of the Plan follows;

“Specific areas will be designated so that approximately 6% of the total population in the County can be accommodated on acreages. Grouping acreages together in a specific area enables services to be provided more efficiently, such as reducing the amount of paved roads, fewer and shorter school bus routes and more cost effective rural water district service. Grouping also reduces the amount of potential conflict points between farm operations and acreages. Page F 70

In determining areas of higher density rural acreage (200 units or more per square mile), numerous factors will be reviewed, such as but not limited to water and rural water districts, soil conditions, roads, agricultural productivity, land parcelization, amount of existing acreages, and plans for urban or town development. Acreages should develop in areas that best reflect the carrying capacity of that area for acreages. A performance criteria should be developed to review requests for acreage zoning and to determine where these standards can best be met. New urban acreage development is not encouraged in the Plan Vision Tier I areas for Lincoln, except for areas already zoned, previously designated for acreages or under development, in order to provide areas for future urban growth and to minimize the impact on new acreage development. This will reduce the number of acreage homeowners who would be impacted by annexation in the future. Even though acreages can be designed with infrastructure to city standards, there is still an impact on acreage owners and their families during annexation in terms of changes in school district, the character of the surrounding area and financial implications. Impacts to the acreage homeowners and to the City of Lincoln can be avoided by locating acreages in areas outside of the Tier I areas.

Development of a performance standard “point system” will allow the location of higher density rural acreage development in either “AG” or “AGR” where the review criteria can be met. This allows equal treatment across the county, maximum freedom of determination of marketing and sale, while locating those developments only in those areas where sufficient “points” can be accumulated to justify the development at the requested location. New ‘urban acreage’ development should only be permitted in Tier II and Tier III areas of Lincoln and near towns under higher design standards based upon a “build-through” model and without use of sanitary improvement districts.

The “build-through” design standards should address, along with other items deemed necessary by the study;

- a preliminary plan lot layout that accommodates first phase low density acreages with rural water and sewer systems. The preliminary plat would also show future lot splits as a second phase to permit the urban infrastructure to be built through and urbanization to occur if and when annexed by a city or town is deemed appropriate. The future lot splits will increase density in an urban form and provide income to property owners to defray the increases in city taxes, services and infrastructure costs;
- a lot layout that meets the various elements of the Comprehensive Plan; and
- a development agreement that runs with the land and acknowledges that the acreage development (I) is not entitled to extra buffering protection greater than the acreage property lines from existing agricultural practices and from future urbanization and (ii) waives any future right to protest the creation of lawful centralized sanitary sewer, water and paving special assessment districts or other lawful financing methods at a later date when urbanization is appropriate.” F 71

This area also is shown as Green Space and Environmental Resources, the plan notes;

Green Space: Areas predominately used for active recreational uses, such as parks, golf courses, soccer or ball fields, and trails. Green space areas may be either public or privately owned. While some isolated environmentally sensitive features may be within these areas, they are predominately for active recreation, with some passive recreation uses also possible. Page F 22

Environmental Resources: Land and water masses which are of particular importance for maintenance and preservation, such as saline wetlands, native prairie, and some floodway and riparian corridors. Such areas may be either publicly or privately owned.

Agricultural: Land principally in use for agricultural production. Agricultural land may be in transition to more diversified agribusiness ventures such as growing and marketing of products (e.g., horticulture, silviculture, aquaculture) on site. Page F 22

This is also shown as part of the Salt Valley Heritage Greenway. The Plan states

“The Salt Valley Heritage Greenway would provide connectivity with current and future green corridors that extend out from Lincoln such as the MoPac Trail corridor, Murdock Trail corridor, Antelope Valley, Dietrich Bikeway, and Antelope Creek Trail Corridor. It would provide a destination for additional trails as Lincoln continues to grow. The Greenway would also provide access to green corridors that then would extend out into the county to State Recreation Areas (SRA) and natural resource areas and beyond including the following:

- Cardwell Branch corridor to Yankee Hill SRA
- Middle Creek corridor to Pawnee SRA
- Haines Branch corridor to Conestoga SRA
- Salt Creek corridor to Killdeer and Bluestem SRA
- Oak Creek corridor to Branched Oak Lake
- Salt Creek corridor east and up the Rock Creek corridor

The Salt Valley Heritage Greenway would also provide connectivity with the Homestead Trail that goes to Beatrice and south to Kansas. It would connect with additional rail lines that are acquired for trails in the future. Use the Salt Valley Heritage Greenway concept to embody the Comprehensive Plan's Vision and environmental resource guiding principles, including:

- Conserve flood-prone areas for storm water management*
- Preserve signature landscapes*
- Create a continuous commuter and recreational trail loop*
- Connect urban neighborhoods, as well as urban and rural areas with unbroken corridors of open space*
- Provide links of wildlife habitat and movement areas*
- Enhance the value of properties adjacent to and served by the Greenway (page F61)*

Conclusion

This is an area of multiple issues including acreages, buildthrough, floodplain and green space, future open space and the East Beltway. The staff report on acreage development indicated that is more than adequate opportunity to provide for acreage demand in the county. Rural services are not in place to handle substantial acreage development at this location. This may be an appropriate location for an AG Community Unit Plan but it is not consistent with the plan for a Low Density Residential designation.

Based on these findings, this application should be Denied.

Prepared by

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