

## BRIEFING NOTES

**NAME OF GROUP:** PLANNING COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Wednesday, April 27, 2016, 11:30 a.m., Bill Luxford Studio, Room 113, County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska.

**MEMBERS IN ATTENDANCE:** Cathy Beecham, Michael Cornelius, Maja Harris, Chris Hove, Jeanelle Lust, Dennis Scheer and Lynn Sunderman; (Tracy Corr and Ken Weber absent).

**OTHERS IN ATTENDANCE:** David Cary, Paul Barnes, Mike Brienzo, Stacey Groshong-Hageman, Tom Cajka, Brandon Garrett, Brian Will, Kellee Van Bruggen, Steve Henrichsen and Teresa McKinstry of the Planning Dept., Pam Dingman of County Engineer, Todd Lorenz of Home Real Estate, Alan Baade, DaNay Kalkowski, Mark Palmer, Brad Marshall and Todd Lorenz of Olsson Associates, Zach White, Christie Garner, Ron Oelling, Mike Eckert of Civil Design Group, Kent Seacrest and other interested parties.

**STATED PURPOSE:** Briefing on “ **LPlan 2040 Comprehensive Plan Proposals** ” by Planning staff

Chair Chris Hove called the meeting to order and acknowledged the posting of the Open Meetings Act in the back of the room.

David Cary welcomed everyone. He explained that today’s briefing is an opportunity for parties to present their proposals that are part of the Comprehensive Plan process. No decisions will be made today, this is for presentation and information.

Paul Barnes stated that there are seven presentations. Each will be allowed five minutes for their presentation. There will be a five minute follow up for Planning Commission members to ask questions. At subsequent briefings, Planning staff will present their recommendations. The earliest date for this would be May 25, 2016, with discussion and potential action by Planning Commissioners at the June 8, 2016 briefing.

### Kent Seacrest – S. 84<sup>th</sup> St. & Van Dorn

Kent Seacrest appeared. He stated that this property involves six property owners and over 300 acres for a coalition. They would like this land to be designated from Tier I Priority C to Priority B. The west edge of the property will be a community commercial center, with

residential for the rest of the land. They are also trying to fill in some land. There is a pocket in the middle from Firethorn to Van Dorn. What is challenging about Stevens Creek is that it runs to the south and east. We can either put development at 134<sup>th</sup> Street, or keep growing from west to east, but we don't have to extend water or roads. This allows us to utilize S. 84<sup>th</sup> St. as a four lane road. We think this saves money. Because the city is short on infrastructure, we are ready to build in this area and the city would be wisely investing in the future. We also see a lot of advantages. We have experienced more growth than the Comprehensive Plan predicted. Housing permits are up by about 26 percent higher than the historical average. This coalition brings a lot of advantages to the city. We can master plan together. This proposal involves 300 acres and six property owners. It will make this more coordinated. We can minimize stream crossings and be more efficient.

Lust questioned if the sewer trunk requires a lift station. Seacrest replied this would all be gravity. We have a lift station solution if the city doesn't want to build pipe. He believes it would be more economic to build by gravity.

Beecham is thinking about the residential and retail mix. Seacrest stated that the Comprehensive Plan shows a community center for this area. He and the developer believe that the Comprehensive Plan says a community center should be a mix. He sees the rest of the property as primarily multi-family and single family. Beecham questioned if the properties would be potentially walkable to the community center. Seacrest replied yes. We can lay out the lots with all the coalition members and minimize grading, and save money.

Harris inquired if there are any high pressure gas pipelines in the area. Seacrest believes there are lines on 84<sup>th</sup> Street. Given the city policy, commercial can go next to those pipelines. That would fit with our plan.

#### Mark Palmer – SW. 12<sup>th</sup> St. and W. Rokeby Rd.

Mark Palmer from Olsson Associates stated this property is 245 acres. Their proposal would minimize infrastructure. It is close to Highway 77 for access. They are proposing AGR build through. This is a large tract of land and it fits the environment of the southwest area where there are large acreages. Saltillo Rd. is an asphalt road and Highway 77 is a de-facto bypass. This will be a high density development. In the future, he believes this basin will be looked at to develop surrounding areas. If it developed sooner, the clustering would allow for this to be slipped in and accommodate city services in the future.

Beecham thinks that Rokeby Rd. is paved. She questioned if there are any spots that are not. Palmer replied that Rokeby is paved about ½ mile to the east, and then it is gravel. It is the highest traveled county road at the moment.

Hove wondered if the infrastructure is already in place. Palmer replied this would require some investigation of the aquifer. Well drillers don't go down very deep for farms. All the wells in the area are pumping at 10-20 gallons per minute.

Harris asked about the proposed zoning. Palmer replied they would ask for medium density AGR. Brandon Garrett noted that the Comprehensive Plan proposal is to change this area to a lower density residential land use designation.

Brad Marshall – S. 70<sup>th</sup> St. and Yankee Hill Rd.

Brad Marshall from Olsson associates appeared. This proposal is 42 acres on the northeast corner. Their request would move this from Priority B to Priority A. He believes this makes sense. Adjacent properties to the west are already developing. The infrastructure is already built through. Yankee Hill Rd. is planned for improvements in 2017 from 70<sup>th</sup> Street to Highway 2. The second piece would be to move from urban residential to a commercial designation. He believes this makes sense given the site constraints of the gas lines and hazardous materials in the area, as well as the railroad track on the north side of the property. Recommendation is typically for a 300 foot setback from the railroad. Thirty percent of the 42 acres sits within the setback. The property is unusable for dwelling units. They propose to change this to commercial.

Todd Lorenz Home Real Estate added that from a market perspective, there is a lot of housing growth in the area. He believes this land is well situated for commercial purposes. It also makes sense from a marketing perspective.

Lust wondered what is on the south side. Marshall replied that the south is mixed residential and a designated commercial center.

Harris questioned if they have a specific zoning in mind. Marshall hasn't given that much thought yet. B-2 is perhaps the most appropriate.

Beecham thinks this could be a little tricky in terms of walkability. Lorenz believes it would be more vehicles instead of walking, due to the location. In reality, a lot of commercial centers are centered on driving. Marshall noted there are designated trails down Yankee Hill Rd., and the development to the northwest has a couple of trails.

Lust asked if a trail leads to the new school. Marshall replied yes, one trail leads to Wysong Elementary.

DaNay Kalkowski - NW. 48<sup>th</sup> St. and I-80

DaNay Kalkowski stated that this proposal is south of W. Holdrege. You might recall several years ago, this property has a history. They asked for a change of fifty to sixty acres from industrial to residential. The industrial was up against NW. 56<sup>th</sup> Street. The request in the Comprehensive Plan would take most of the industrial and change it to residential, and move the residential a little more to the east. The current owners had a contract to purchase in 2006. They closed on the first piece in 2007. We talked to the city about land use. We worked with the Arnold Heights Association and the Nebraska Dept. of Roads. They closed in 2008 on the piece south of W. Holdrege. We took a lot of time on negotiations. In 2011, we received final approval of the master Annexation Agreement that master planned the infrastructure. Since that time, this property has been actively marketed. There was no interest in the property. We haven't found a use for the industrial.

Todd Lorenz stated that they thought the first plan was a very good plan. The market dictated something different. This property was actively marketed for industrial use. They got feedback that perhaps this property wasn't right for industrial. Since 2008, three national firms have marketed this property and there has been no interest. Property in northwest Lincoln is in high demand. They started to think that perhaps residential on the south side was more appropriate. They have met with city staff, as well as Lincoln Public Schools. Scott Wieskamp with LPS approved of their proposal.

Lust questioned if access will be off W. Holdrege. Lorenz replied they will have access in three places, W. Holdrege, West Vine and NW. 56<sup>th</sup> Street.

Sunderman inquired about the water channel. Lorenz knows that will be a challenge, but believes it can be overcome. Sunderman has no doubt this had been well marketed. He is surprised there was no interest. Lorenz believes it is due to the proximity of Airpark, which provides a great resource to industrial uses.

Cary finds it intriguing regarding the lack of success in selling an industrial center, but he sees the need for more residential in this area. Perhaps Lorenz could address the roads in this area.

Lorenz stated that the original process to develop this property involved roads. There is the reconstruction of the I-80 interchange. NW. 48<sup>th</sup> St. is being redone as well. Both should be done by this fall.

Hove asked about the zoning to the west. Kalkowski replied that currently, it is AG. Lorenz noted that the Comprehensive Plan shows a mix of commercial and industrial.

Cary stated that part of city staff discussion was that there could be a need for this type of land use in this area. We show an industrial/commercial pattern on the east side of NW. 48<sup>th</sup> Street.

Brad Marshall - S. 27<sup>th</sup> St. and Saltillo Rd.

Brad Marshall stated that this proposal includes 132 acres on the northeast corner. There are two pieces. They propose a change from Tier I, Priority C to Priority B. On the half mile section, everything to the north is already designated B. Major infrastructure has already been provided. The second part is to introduce a commercial portion of the property. A portion of this property is designated industrial. 27<sup>th</sup> St. with a future connection to the South Beltway, would be realigned. With the South Beltway, we expect S. 27<sup>th</sup> St. to be a major corridor. To the north is Horizon Business Center. It is similar in nature. We envision that for this property. Commercial would be a buffer. There are adjacent commercial areas already designated. Those areas would be good buffers to the residential, as well as adding 40 acres of commercial, will provide additional goods and services to residents.

Lust questioned if there are any plans for a railroad crossing improvement on Saltillo Rd. Marshall hasn't seen any proposed plans for improvement.

Pam Dingman stated that the plans for the South Beltway at this location show a traffic circle. She believes that it won't interfere if an overpass of the railroad is planned. This is also an area that has been upgraded to a silent crossing.

Lust noted if an overpass is built, she is concerned S. 14<sup>th</sup> St. and Saltillo Rd., where there is some commercial, will not be elevated from the circle. Would this proposal be planned around a possible overpass? Marshall replied yes.

Marshall added that trails are planned down S. 27<sup>th</sup> Street. Cary noted that realigning the S. 27<sup>th</sup> St. portion north of Saltillo Rd., is a city project, not part of the South Beltway. The timing of the South Beltway is for construction to begin around the year 2020, with a five year buildout.

Mike Eckert - 112<sup>th</sup> St. and "O" St.

Mike Eckert with Civil Design Group stated that this quadrant of town is from 84<sup>th</sup> Street east. This is in the beginning phase of what we feel the area is primed to be. It drains into Waterford Estates. Prairie Village North was a 2005 development. That has about two years of inventory left. There is a lot of development in the area that has done well, along with a lot of acreages. They would like to move this property to Tier I Priority B. The next extension of the Stevens Creek trunk sewer will go to 112<sup>th</sup> St., and then down to "O" Street. The next logical step is for most of this land to be residential. There is a gas main on the south side of the property. He foresees either a Planned Unit Development or a Community Unit Development. They would probably show some commercial along "O" Street. This would have a lesser setback than the property on Yankee Hill Rd. He feels that this is a somewhat immediately developable area.

Lust questioned if this is Priority A. Cary stated it would initially be Priority B with this proposal from C. Priority A land has an already improved plan. Eckert replied he was correct. Discussions showed an area that could possibly be expanded to Priority A initially. It is adjacent to Waterford Estates. This portion is already Priority B. Cary concurred. A part of this area is already Priority B and could be built sooner without the trunk sewer extension.

DaNay Kalkowski - SW. 12<sup>th</sup> St. and Old Cheney Rd.

DaNay Kalkowski stated that this proposal is around 300 acres. It is currently Tier I Priority C in the Comprehensive Plan. They are asking for Priority B. 100 acres on the south end is already annexed, and part of an annexation agreement for this area. She believes there are several reasons to approve a change in priority. The first deals with infrastructure. Moving this area forward will allow us to use investments that have already been made in water, down Folsom Street. Permanent paving improvements were made by the county in asphaltting roads. This is infrastructure that could be utilized. All we need is extension of the sewer. The city currently has funds in its Capital Improvement Program (CIP) to extend the sewer. We are currently looking at how and what size would be needed to open this area up. We feel the city could use currently programmed CIP dollars to extend a sewer line to the north, which would open up this area. The second reason for approval is the city goal of concentric growth. This will further the Comprehensive Plan goal of contiguous growth. Multiple types of housing could be available for this part of the city. Finally, the main reason is that they feel there is a market here. 100 acres has been annexed and zoned since 2006. We believe the reason it hasn't come forward yet is that there hasn't been a critical mass of development to come forward and do the private investment of infrastructure, as well to make as residential development work.

Cary asked if they believe that moving this to Priority B would have an impact on schools. Palmer stated that Scott Wieskamp with LPS is battling some issues with the large Roper Elementary School. He has a desire to have an elementary school master planned in this area. We are looking at doing that. We will also discuss a middle school, and the bigger picture.

Kalkowski stated that developers are working on other pieces of property as well, so this gives us an opportunity to provide phasing and timing of the infrastructure. We are looking for city willingness to say this area is ready for development.

Lust wonders if the South Beltway, improvements to Highway 77 and closing Old Cheney access from the east would be problematic for this development. Palmer doesn't believe so. This has been planned for many years. He doesn't know if it has been fully agreed for the access to be closed. There would have to be a frontage road or something that would get you back to Pioneers Blvd. Kalkowski knows that will be a challenge. It would be beneficial to have a large area with a master plan.

Cary has seen some information on how those interchanges are planned. There will be the upgrading of Highway 77 to freeway status, interchange improvements at Warlick Blvd. and another at Pioneers Blvd, along with the closure of Old Cheney Rd. at Highway 77.

Harris questioned what type of housing would be proposed. Kalkowski replied probably a mix. Beecham asked if this area would be strictly residential. Kalkowski replied yes. Commercial development is approved for Southwest Village.

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Harris inquired about the timeline of these proposals. Cary stated that staff plans to provide additional information at the Planning Commission briefing on May 25, 2016 with Commissioners giving staff a direction on June 8, 2016. That is the process we are hoping for.

Beecham would like Cary to talk about implications in terms of how they get prioritized by the city and county. She questions if this places pressure on the City Council and County Board to fund some improvements. Cary replied that the implications of a Priority B designation is that the city will put its efforts toward getting infrastructure in those areas within the next ten years. The county is not in the role of providing infrastructure. When staff reviews applications in the county, we look at if the road is paved.

Beecham questioned if schools are involved in discussions regarding the growth of the city. Cary stated they are part of our ongoing discussions. Some applicants have already reached out for a more detailed discussion with LPS. We have made them aware of the growth. Proposals outside of the current growth plan would be more of a concern for LPS. Those that are following the plan but changing the status, are less of an issue.

Hove asked if the focus is on the initial anticipated cost and if this is reasonable compared to something else. Cary replied that we haven't completed the internal review of these proposals, but we have had discussion on what it would cost to serve these. That information will be shared in the future.

Scheer would like any analysis to involve a look at each site, and give us information how each site works or doesn't work, along with the other sites within the Comprehensive Plan. He believes it is dynamic from a planning perspective to think about all the sites. Cary stated it is our intention to look at all the sites.

Cary thanked all the guests today. He commented that this is a good sign that there is this much interest in development. Moving forward, it makes for a more dynamic update of the Comprehensive Plan.

Quiz via KAHOOT

Question: Tier I represents land we plan to provide urban services by the year \_\_\_. Answer: 2040

Question: Tier I Priority A represents \_\_\_.  
Answer: The city limits plus approved plans.

Question: Tier I Priority B represents the next \_\_\_ years of development approvals.  
Answer: 10

Question: What year does Tier II represent?  
Answer: 2060

Question: What year does Tier III represent?  
Answer: no year

There being no further business, the meeting was adjourned at 12:45 p.m.