

84th & Van Dorn Proposal

Applicant: Kent Seacrest, on behalf of Van Dorn Street Coalition

Location: North of Van Dorn Street between 84th Street and 98th Street

Current Future Land Use: Residential – Urban Density, Commercial and Green Space

Current Zoning: AG, Agricultural District

Current Growth Tier: Tier I, Priority C

Proposal Details:

- Change approximately 290 acres from Tier I, Priority C to Priority B
- The land is contiguous to the City limits
- Water is available in Van Dorn Street
- Force main would be needed until gravity flow sewer is available
 - The City's policy allows lift stations to be in use for up to 6 years.
- Request to move design and construction of the Stevens Creek trunk sewer ahead one year to Years 2 and 3, respectively, in the draft CIP.

Comprehensive Plan Specifications:

Drainage basin development (page 1.2):

Lincoln remains a unified community. The policies of a single public school district, drainage basin development, and provision of city utilities only within the city limits continue to be a positive influence and help shape the City for decades to come. These policies are sustained in order to preserve our ability to move forward as one community.

Wastewater Services (page 11.10):

In general, the wastewater collection system is a gravity flow system that is designed to accommodate urbanization of drainage basins. The existing system includes 14 lift stations to assist in pumping and conveying the wastewater in the collection system. The collection system currently serves 11 major drainage basins, with more than 1,020 miles of sanitary sewer pipes ranging in size from 8" to 90" in diameter. This system encourages orderly growth within the natural drainage basin boundaries.

Tier I, Priority B (page 12.7):

Areas designated for development in the first half of the planning period (to 2025) are generally contiguous to existing development and should be provided with basic infrastructure as they develop. Some of the infrastructure required for development may already be in place. Some infrastructure improvements may be made in the near term while others, such as road improvements that are generally more costly, may take longer to complete. In certain cases, areas in Priority B have special agreements that include some level of commitment to build future infrastructure. These areas move into Priority A upon approval of preliminary plans.

Tier I, Priority C (page 12.7):

The next areas for development, after 2025, are those which currently lack almost all infrastructure required to support urban development. In areas with this designation, the community will maintain

present uses until urban development can commence. Infrastructure improvements to serve this area will not initially be included in the City's Capital Improvement Program (CIP), but will be actively planned for in the longer term capital improvement planning of the various city and county departments.

Guidelines for Amending Priority Areas (pages 12.7-12.8):

Infrastructure should generally be provided in different directional growth areas, depending upon limited financial resources and if there is development interest in the area.

The community should only approve development proposals that can be adequately served by the initial urban improvements such as electricity, water, sewer, pedestrian facilities and roads and by all urban improvements and services in the long term. Initially, roads may not be built to the full capacity; for example, rural asphalt roads may continue to be used for some period, or a two lane urban street may be built and later expanded to four lanes with turn lanes when conditions warrant. Public safety services and schools may be provided to an area by facilities that are more distant and new facilities phased in over time.

Staff Findings:

This area is currently within Tier I, Priority C. The request is roughly a half square mile. The western quarter section is adjacent to the existing city limits on S. 84th Street to the west and Van Dorn Street to the south. The future land use for this area is primarily urban residential, but there is a large area of commercial designated as a Community Center along S. 84th Street. A future bike trail would traverse this property west to east, connecting S. 84th Street to the MoPac Trail.

A small portion of the property along S. 84th Street is sewerable today. Water service is available in S. 84th Street and Van Dorn Street from S. 84th to S. 91st Street. A temporary force main is proposed to convey sanitary sewage from south to north to connect with the sanitary sewer that will be available with the Shadow Creek Planned Unit Development south of O Street. The city's temporary lift station policy would allow up to six years of use, providing time to add necessary projects to the Capital Improvement Program and connect to the Stevens Creek Trunk Sewer. The Stevens Creek Trunk Sewer is currently near Holdrege Street and is planned to be extended south along the west side of Stevens Creek in year 2018/2019 in the proposed Capital Improvement Program (CIP). A sub-basin sewer main would be constructed with the extension of the trunk sewer and would serve the area in this proposal. This is also shown in the proposed CIP in Year 2018/2019. Arterial street improvements will likely be the last piece of public infrastructure to be completed, based on availability of directed impact fees and funding priorities.

In general, the Stevens Creek basin is a large area of future growth for the city. There have been major public investments in creating and extending the Stevens Creek Trunk Sewer. Opportunities for development north of Holdrege have been somewhat limited, but south of Holdrege and south of O Street there are numerous large tracts of undeveloped land that could be opened up for future neighborhoods and services. The Stevens Creek basin will provide a significant area for new dwelling unit supply, diversity in land holdings, and new housing choices.

If the Planning Commission agrees with the recommendation that this land is appropriate to change from Tier I, Priority C to Tier I, Priority B, then other areas such as the remainder of this square mile would be appropriate for the same change. Public Works and Utilities will assist the Planning

Department in making a determination as to what additional property would be serviceable if this proposal is approved. Any additional changes recommended by City staff will be reflected on draft copies of the Comprehensive Plan later in this process.

Recommendation:

Approval of the proposal to change this area from Tier I, Priority C to Tier I, Priority B and to move design and construction of the Stevens Creek trunk sewer ahead one year to Years 2 and 3, respectively, in the draft CIP.

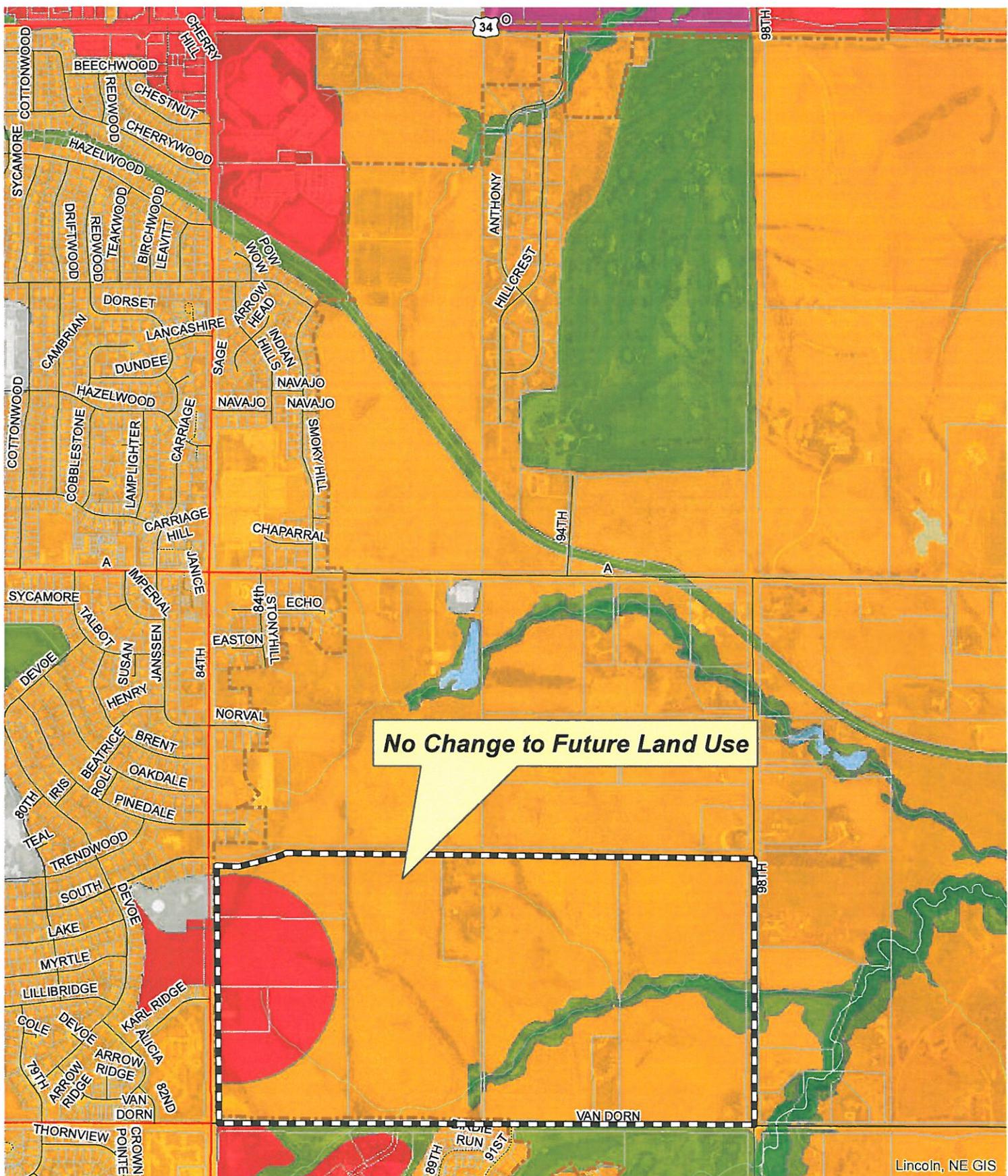
Prepared by

A handwritten signature in blue ink that reads "Brandon Garrett". The signature is written in a cursive style and is positioned above a horizontal line.

Brandon M. Garrett, AICP

bgarrett@lincoln.ne.gov or 402-441-6373

May 25, 2016

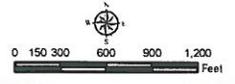


No Change to Future Land Use

S. 84TH & VAN DORN PROPOSAL

- Project Area
- Lincoln City Limits
- Parcels
- Streams
- Major Streets and Highways
- Collector Streets
- Residential Streets
- Private Streets

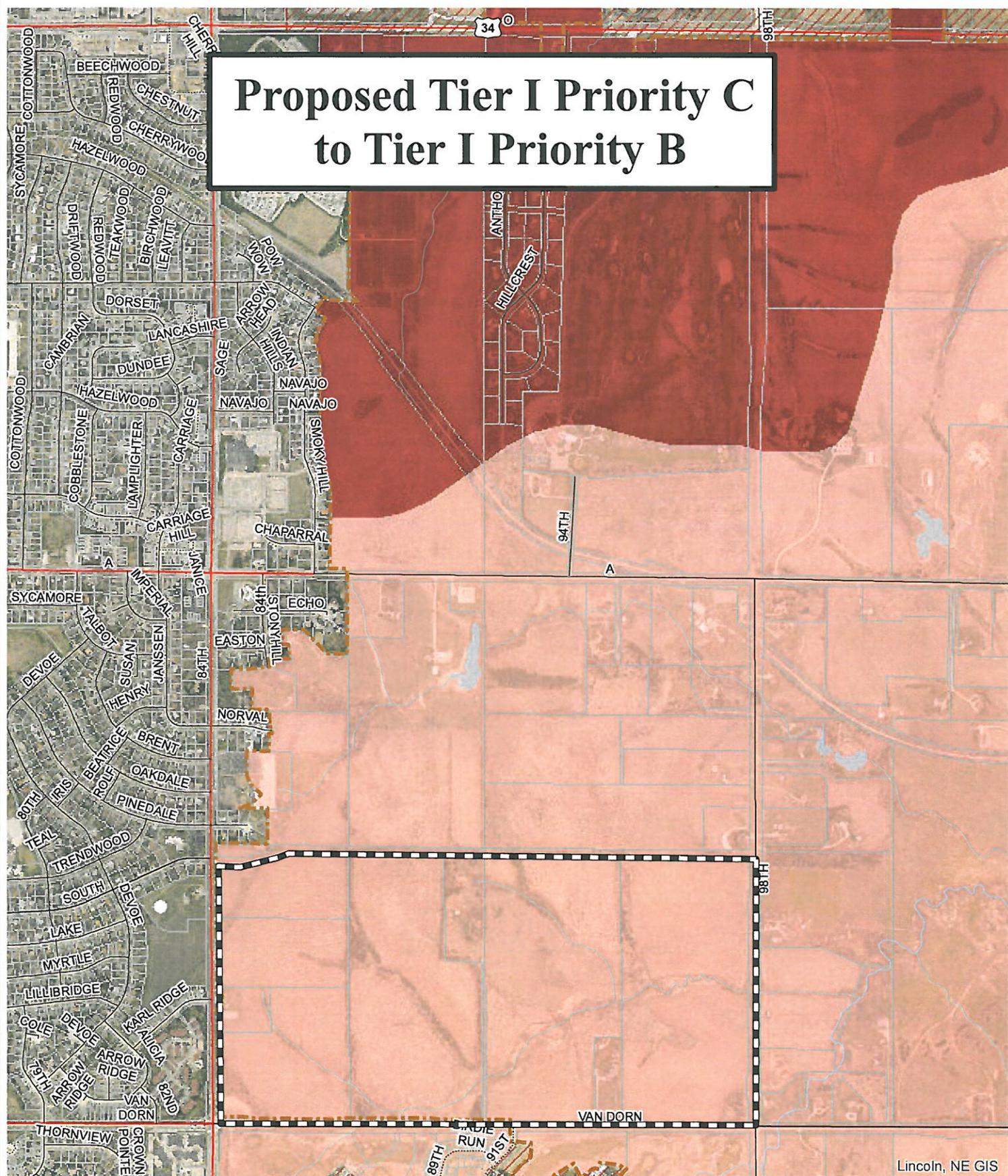
Lincoln, NE GIS
Aerial Date: April 2013



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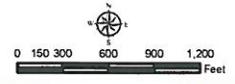
Proposed Tier I Priority C to Tier I Priority B



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