

SW 12th & W. Rokeby Road Proposal

Applicant: Mark Palmer, on behalf of Truhlsen Real Estate Investment LLC

Location: Northeast of the intersection of SW 12th Street and W. Rokeby Road

Current Future Land Use: Agricultural

Current Zoning: AG, Agriculture District

Current Growth Tier: Tier II and III

Proposal Details:

- Change the Future Land Use on approximately 245 acres from Agricultural to Residential – Low Density to allow for acreage development
- The land is located outside of the Future Service Limit and within Lincoln’s 3 mile zoning jurisdiction
- According to the Comprehensive Plan, Tier III is intended to serve Lincoln’s growth needs 50 years and beyond

Comprehensive Plan Specifications:

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 on site.

Tier II:

Tier II is an area of approximately 34 square miles that defines the geographic area the city is assumed to grow into immediately beyond Tier I. It shows areas where long term utility planning is occurring today and acts as a secondary reserve should Tier I develop faster than anticipated. Tier II should remain in its current use in order to allow for future urban development.

Infrastructure planning, especially for utilities such as water, wastewater and watershed facilities, can reach beyond the Plan’s 30 year time horizon to 50 years and further. Water, wastewater and watershed master plans identify infrastructure, environmental issues and future project needs in undeveloped sub-basins. As new areas are proposed for transfer from Tier II to Tier I, these plans should be used to assist in guiding development.

The Plan’s premise is that within the next ten years, if the anticipated growth expectations are realized, additional areas from Tier II will be added to Tier I. Such change would include amending the Future Service Limit accordingly to reflect the new 30 year planning time frame. Conversely, if growth is slower or more dense than anticipated, the addition of new areas may not be necessary.

The balance between the efficient use of existing urban infrastructure and the provision of a sufficient supply of land to maintain an affordable lot supply is a delicate one, and one that should be carefully considered in this process. It is important that relevant data be maintained and critical analysis be conducted in any decision to increase the supply of Tier I land.

Tier III:

Tier III provides an approximately 131 square mile area for Lincoln's longer term growth potential — beyond 50 years. This area is based upon the drainage basins located within the 3-mile extraterritorial jurisdiction, excluding the area identified as Salt Creek Tiger Beetle habitat. Little active planning of utilities or service delivery is likely to occur in the near term in Tier III. However, it should also remain in its present use in order to provide for future urban development.

Page 7.12:

New acreage development is not encouraged in the "Map 1.3: Growth Tiers with Priority Areas" for Lincoln's three-mile extra territorial jurisdiction (ETJ), 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).

Staff Findings:

This proposal is entirely within Lincoln's three mile extraterritorial zoning jurisdiction. Most of the land is in a Tier III growth area (c. 215 acres or 88%) and a portion lies in Tier II (c. 30 acres or 12%). The Comprehensive Plan recommends leaving land within Lincoln's jurisdiction and these growth tiers in its present use in order to facilitate efficient future urbanization.

This land lies within a drainage basin of a minor tributary of Salt Creek. This tributary could be an important future growth asset considering its position in the community, access to existing and future infrastructure, and a low number of existing acreages to build around. A low density residential development in this Tier II/Tier III area would not only become a major obstacle to future development of this basin, but also reduce the return on taxpayer investment in extending a trunk sewer through this area by reducing land available for urbanization. At an average of three units per acre, urban density residential would yield about 735 dwelling units on this property in the long term versus about 81 dwelling units at an average of one unit per three acres of low density residential. The City of Lincoln Wastewater Facilities Master Plan details how this basin could be served. This area is outside of a rural water district. There are many acreage developments in the drainage basins northwest of this proposal that have already created a situation that will make urbanization difficult. The property owner has the options of continuing with uses as allowed by the existing zoning or developing a Community Unit Plan using AG zoning and clustering the lots.

Recommendation:

Do not approve proposed change.

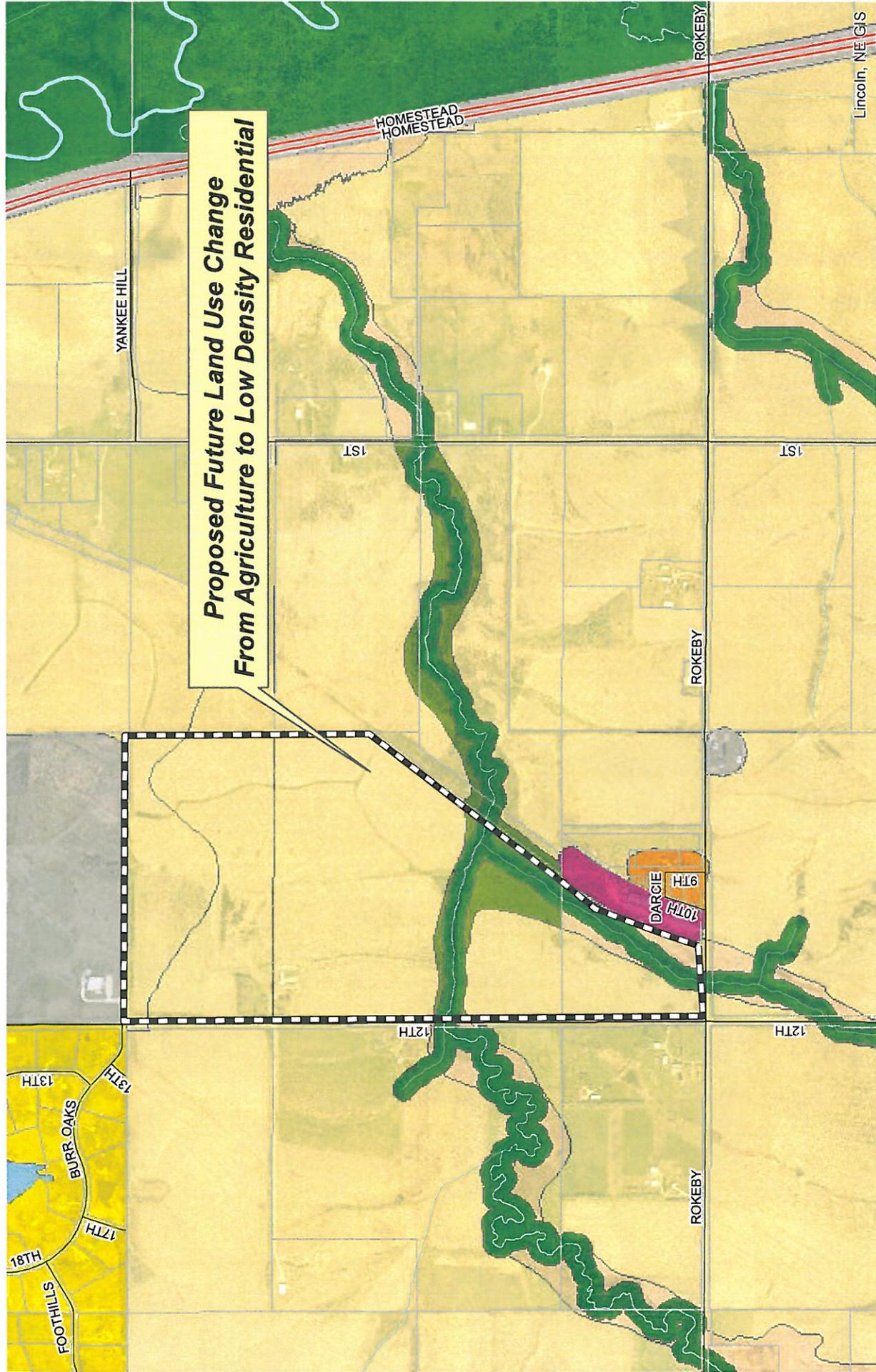
Prepared by



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May 25, 2016



**Proposed Future Land Use Change
From Agriculture to Low Density Residential**

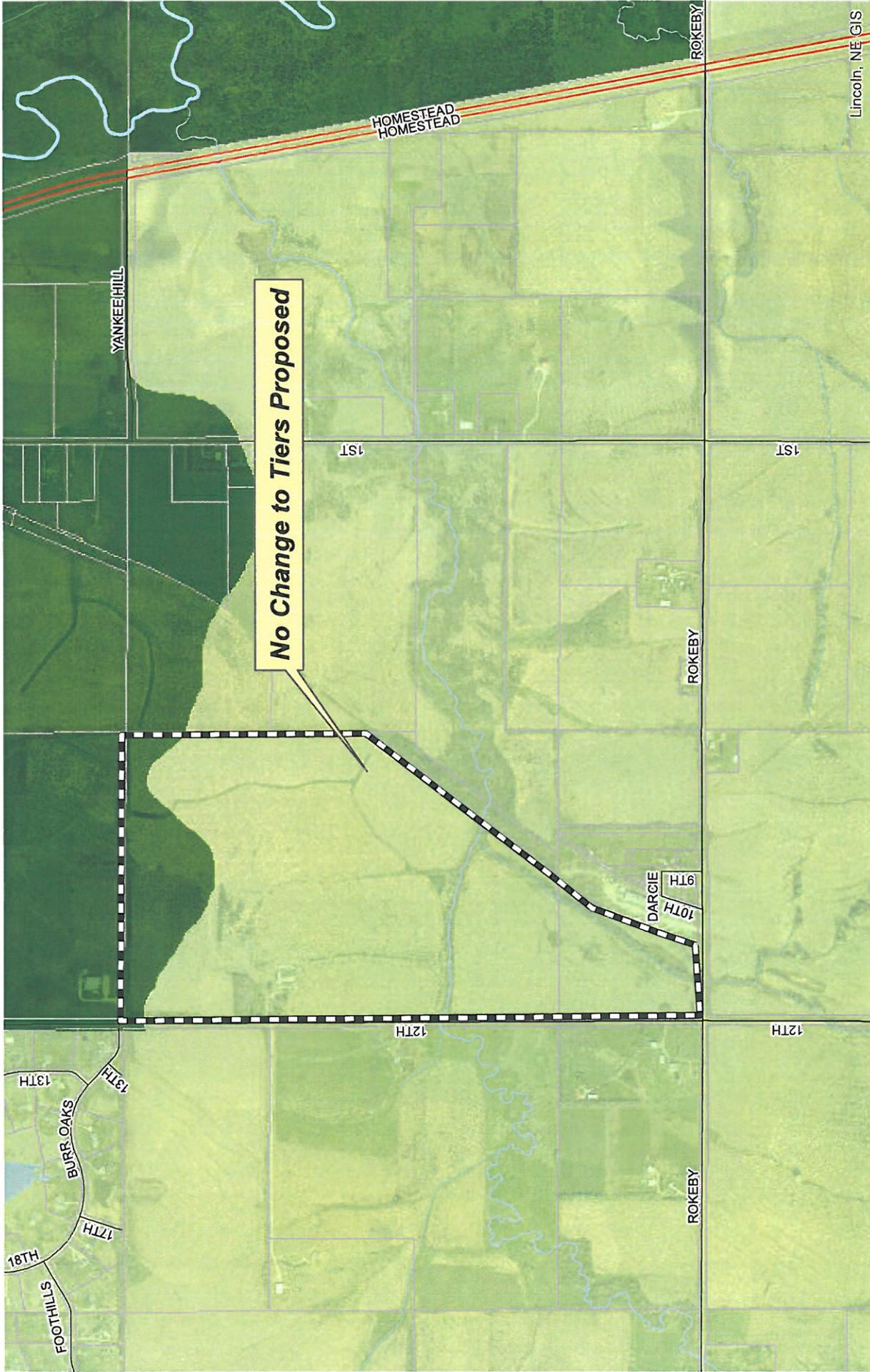
SW 12TH ST & W. ROKEBY ROAD PROPOSAL

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

Lincoln, NE GIS
Aerial Date: April 2013

0 175 350 700 1,050 1,400 Feet

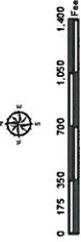
GIS
LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
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SW 12TH ST & W. ROKEBY ROAD PROPOSAL

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

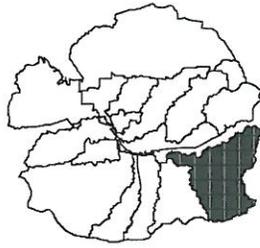
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 LINCOLN LANGASTER COUNTY
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Key Map

Legend

- Existing Pipes
- Existing Manholes
- Proposed Tier I Pipes
- Proposed Tier II Pipes
- Proposed Tier III Pipes
- Proposed Manholes
- Upper SW Basin Outline
- Basin Outline
- Streams
- Lakes
- Growth Tiers
- Existing City
- Tier I
- Tier II
- Tier III
- Streets
- Interstate/Highway
- Major
- Minor
- Beltway



Figure F2 - Proposed Sewer Improvements
 Upper Southwest Basin
 Wastewater Facilities Master Plan Update - 2014
 City of Lincoln, NE

