

S. 27th & Saltillo Road Proposal

Applicant: Brad Marshall on behalf of Mr. Ron Oelling

Location: Northeast corner of S. 27th & Saltillo Road

Current Future Land Use: Urban Residential and Industrial

Current Zoning: AG, Agriculture District

Current Growth Tier: Tier I, Priority C

Proposal Details:

- Change the Future Land Use and Growth Tier on approximately 132 acres
- Change the growth tier from Tier I Priority C to B
- Change the Future Land Use on approximately 40 acres from Residential – Urban Density to Commercial and designate as a Neighborhood Center

Comprehensive Plan Specifications:

Commercial (page 12.4):

Areas of retail, office, service and residential mixed uses. Commercial uses may vary widely in their intensity of use and impact. Individual areas designated as commercial in the land use plan may not be appropriate for every commercial zoning district.

Urban Residential (page 12.4):

Multi-family and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre.

Industrial (page 12.4):

Areas where railroads, manufacturing, trucking and transportation facilities are the dominant land use, with some commercial activities.

Neighborhood Centers (5.11-5.12 summarized):

Neighborhood Centers typically range in size from 50,000 to 150,000 square feet of commercial space, with those meeting the incentive criteria having up to 225,000 square feet.

Neighborhood centers provide services and retail goods oriented to the neighborhood level, with significant pedestrian orientation and access. A typical center will have numerous smaller shops and offices and may include one or two anchor stores. Residential mixed use is encouraged.

During the planning period, several additional neighborhood centers will be needed. These centers are not identified on the future land use plan and will instead be located as part of plans for future neighborhoods based on the commercial guidelines.

These centers typically serve the neighborhood level. It is anticipated that there will be no more than two neighborhood centers per one square mile of urban use. For areas of less than one square mile, the number of the centers will be reduced.

Neighborhood Centers should be located approximately ½ mile apart, depending upon their size, scale, function and the population of the surrounding area. When located at intersections, they should also not be located across an arterial street from a Community Center or another Neighborhood Center.

Neighborhood Centers should generally not develop at corners of intersections of two arterial streets due to limited pedestrian accessibility and impact on the intersection – locations ¼ to ½ mile from major intersections are encouraged, particularly if there is to be more than one Commercial Center within a square mile of urban residential use. There may be circumstances due to topography or other factors where centers at the intersection may be the only alternative.

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.

Staff Findings:

This request is in the area of Saltillo Road and the future realignment of S. 27th Street. The future alignment has not been officially determined or designed, but in concept will curve and connect with Saltillo Road further east in alignment with the extension south of Saltillo Road to the South Beltway. The 2040 Future Land Use Map designates approximately 38 acres of industrial land on this property between the future alignment and the existing alignment. That area could be changed to industrial zoning in the future and could accommodate a variety of commercial uses as well, with commercial uses acting as a buffer between the future industrial to the west and the future residential to the east of S. 27th Street.

In general, this is not an underserved area in terms of future commercial land use. There is roughly 170 acres of land designated as future commercial land within one mile of the proposed commercial area. At the approximate average of current commercial development at 20,000 sq. ft. of space per one acre, the area within one mile of the proposal would accommodate 3,400,000 sq. ft., or the equivalent of three regional shopping malls. It is difficult to justify more commercial or a neighborhood center in this vicinity.

The timing of infrastructure improvements (including the South Beltway) is not conducive to moving this proposal up from Tier I, Priority C to Tier I, Priority B. This land lies within a drainage basin of a minor

tributary of Salt Creek. The City of Lincoln Wastewater Facilities Master Plan details how this basin could be served, but none of the projects necessary for this sub-basin are in the latest draft of the Capital Improvement Program.

Recommendation:

Do not approve proposed changes.

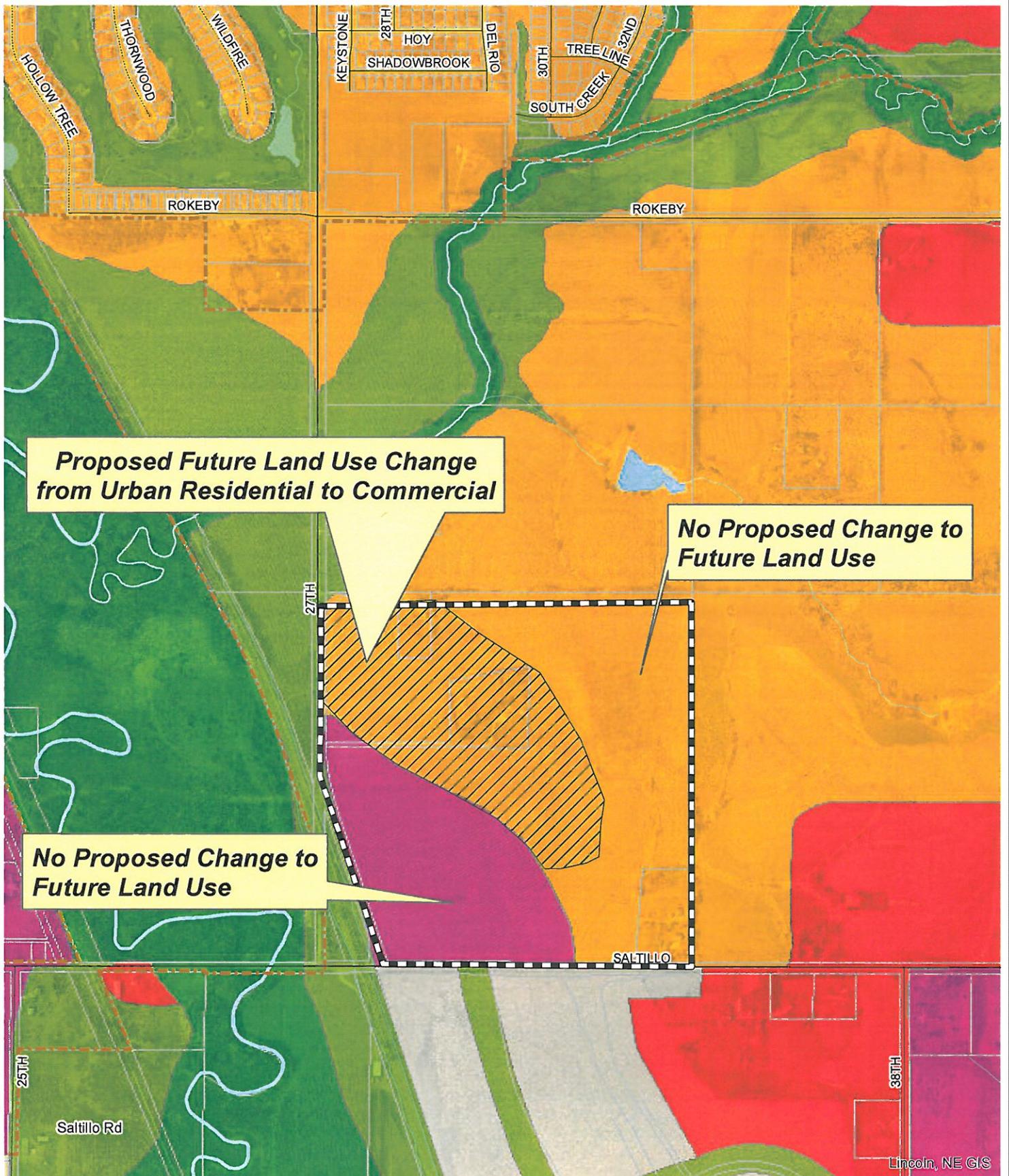
Prepared by

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



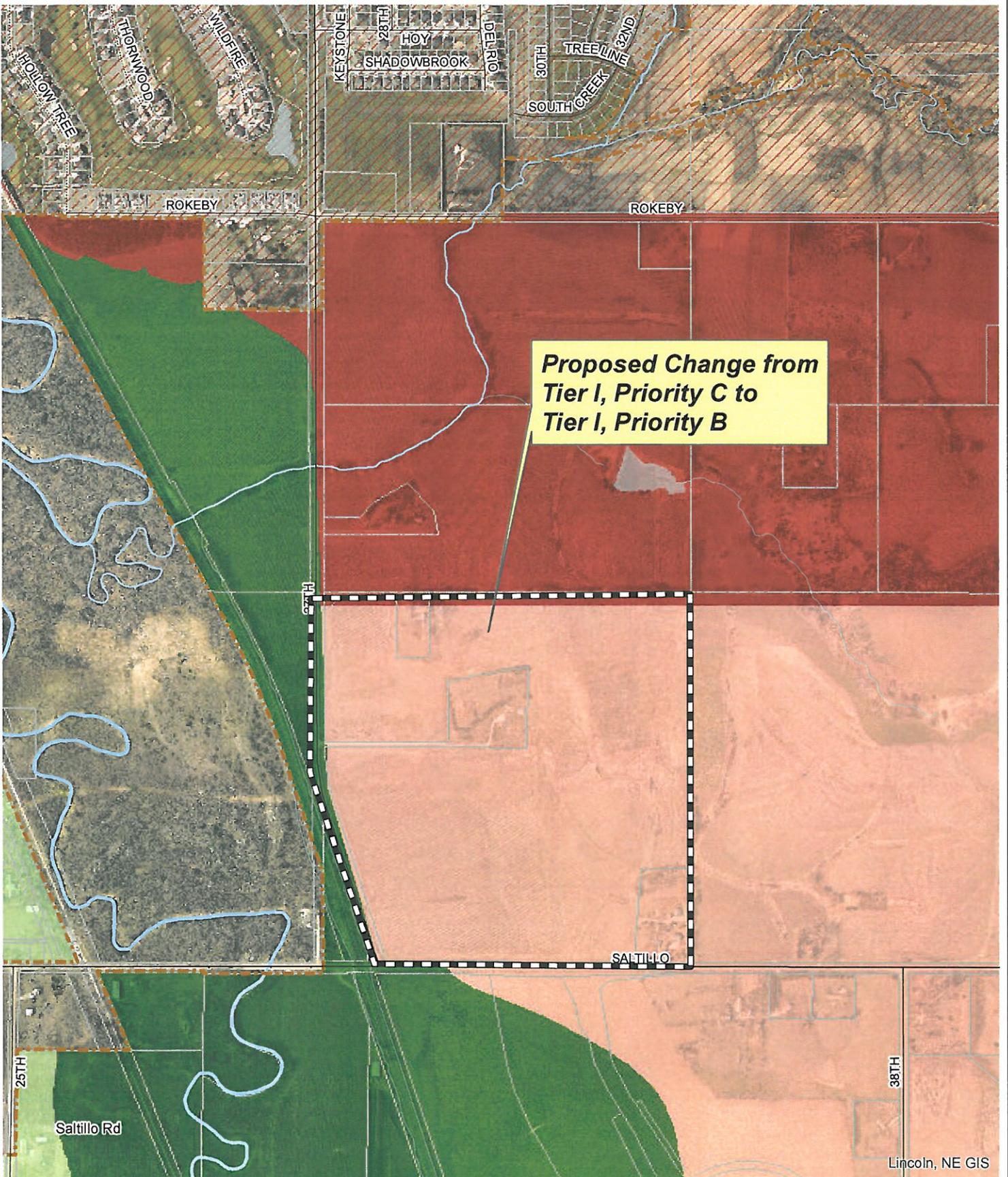
S 27TH & SALTILLO ROAD PROPOSAL

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

Aerial Date: April 2013

0 150 300 600 900 1,200 Feet

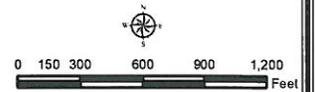
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