
MEMORANDUM

TO: Planning Commission
FROM: Marvin Krout
SUBJECT: Proposed Amendments to 2040 Comprehensive Plan 
DATE: November 4, 2011
CC: Mayor Beutler
City Council
County Board

Attached are staff reports for three of six proposed Comprehensive Plan Amendments for public hearing on December 14, 2011. You will receive paper copies of each of the six reports with your regular Planning Commission packet. CPA items #11001-11003 are three amendments requested by the County Board that represent more substantive revisions with more detailed staff reports. These are provided early for adequate time for review by the Planning Commission, the public, and the Village of Bennet in particular. CPA items #11004-11006 represent more minor revisions noted during and after the adoption process for the 2040 Plan. These reports will be available with the regular Planning Commission agenda on December 8, 2011.

- CPA 11001: (*Jurisdiction: County*). Add text to the Rural Areas section of the Neighborhoods and Housing chapter on page 7.12 to indicate that consideration should be given to new ways that smaller lots can be subdivided and sold, while still maintaining an overall density of 32 dwellings per square mile and good access management along the County's section line roads.
- CPA 11002: (*Jurisdiction: County*). Revise text in the Rural Areas section of the Neighborhoods and Housing chapter on page 7.12 to change the reference to "build-through" standards to refer only to areas within the City's jurisdiction and not in the County jurisdiction.
- CPA 11003: (*Jurisdiction: County*). Change the land use designation of the "Bennet Corner" bounded by S. 148th Street, S. 162nd Street, Hooper Ave and Highway 2 to Commercial and Industrial and add language to page 5.4 of the Business and Economy chapter in the "Lancaster County, Outside of Lincoln" section to describe the types of commercial and industrial uses recommended.

- CPA 11004: (*Jurisdiction: City*). Correct the 2040 Priority Growth Areas map on pages 1.10 and 12.6 to show the area generally located southwest of Arbor Road and N. 56th is designated as Tier I, Priority A instead of Priority B because the area is included within the approved Northbank Junction 1st Addition Preliminary Plat, and thus meets the criteria for inclusion in Priority A.
- CPA 11005: (*Jurisdiction: City and County*). Revisions to the inside cover, p. 1.11 of the Vision and Plan chapter, and pages 12.13 and 12.17 of the Plan Realization chapter to make changes commensurate with amendments already made to the Transportation chapter of the Plan during the adoption process; these revisions clarify that the Long Range Transportation Plan is a separate document that is related to, but not contained within, the Comprehensive Plan.
- CPA 11006: (*Jurisdiction: City and County*). Add “prefatory” language as requested by individual members of the City Council and County Board to page 1.1 at the beginning of the Vision and Plan chapter to describe the purpose of the Comprehensive Plan and to clarify that it is a policy guide, not a regulatory document.

An on-line comment board has been set up at lplan2040.lincoln.ne.gov/subcomment.cpa.htm for feedback from the public on these amendments, and we will forward any comments received to the Planning Commission with your agenda packet. If you have questions, please contact me at mkrou@lincoln.ne.gov/402-441-6366, or Sara Hartzell regarding the County amendments at shartzell@lincoln.ne.gov/402-441-6371.