

November 24, 2010

John Thompson  
WRK LLC  
444 N. 8<sup>th</sup> Street #140  
Lincoln, NE 68508

***RE: Proposal #10 - Land Use Proposal near 14<sup>th</sup> and Yankee Hill Road***

Dear Mr. Thompson:

This letter is in response to the proposal you submitted in September to change the land use designation on the northern portion of a parcel south of Yankee Hill Road and east of 14<sup>th</sup> Street. This correspondence is to reply to your proposal and to convey comments to the LPlan Advisory Committee (LPAC). Copies of the September proposal, staff report, and maps are attached for reference.

Your proposal specifically is to change the Agricultural Stream Corridor land use designation to allow for future development on the northern portion of the parcel (approximately 4.5 acres of a 20-acre parcel), which is generally outside of the proposed FEMA floodplain (effective date February 18, 2011). You propose that future uses for this land could include, but not be limited to, commercial, assisted living, church site, or apartment use.

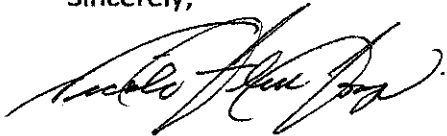
This parcel is part of an approximately 80-acre area east of Wilderness Park, generally along S. 14<sup>th</sup> Street between the BNSF Railroad and the Jamaica North Trail that is shown as Agricultural Stream Corridor on the 2030 Future Land Use Map. As noted in the September staff report, S. 14<sup>th</sup> Street represents the only street access to this property and there is an at-grade rail crossing just south of Pine Lake Road which could affect access by emergency services. The active rail line east of the property also prevents a connection to the existing commercial land to the east. It is also important to examine this proposal in the context of the larger 80-acre area, which continues to be most appropriate for Agricultural Stream Corridor land use due to the floodplain, proximity to the park, and access issues. More intense development for this site would set a precedent for the other 80 acres in this area.

We encourage you to examine the alternatives currently available under the existing land use and Agriculture zoning designation. These include a church, kennel, stable, single family residence, garden center, and more (some require a special permit). If you would like to discuss any of these options further, please contact Christy Eichorn at 441-7603.

**Due to the issues described above and the uses available to you today, our recommendation to the LPAC is that the area continue to be shown as Agricultural Stream Corridor on the future land use plan.** We will be discussing this item and one other land use proposal with the LPAC during their meeting on December 1, from 11:00-12:45 in Room 113 in the County-City Building. The land use proposals will be the last item on the agenda, and a detailed agenda will be posted today on the website at [lplan2040.lincoln.ne.gov](http://lplan2040.lincoln.ne.gov). It is the policy of the LPAC not to receive comments from the public during the regular agenda items, however time is reserved at the end of the meeting for people wishing to comment on individual items. You are welcome to provide written comment to the LPAC or to share your comments in person for up to three minutes during the public comment period at the end of the meeting December 1<sup>st</sup> or at any time during the future.

You can also feel free to contact me with any questions at 441-6363 or [ntooze@lincoln.ne.gov](mailto:ntooze@lincoln.ne.gov).

Sincerely,



Nicole Fleck-Tooze  
Long Range Planning Manager

Cc: LPlan Advisory Committee, Planning staff  
William Scott, Waverly Development Company

November 24, 2010

Mark Wible  
Firethorn Golf Club  
9301 Firethorn Lane  
Lincoln, NE 68520

***RE: Proposal #13 - Commercial Land Use Proposal at SE Corner of 84<sup>th</sup> and Van Dorn***

Dear Mark:

This letter is in response to the proposal you submitted in September for a Commercial land use designation at the southeast corner of 84<sup>th</sup> and Van Dorn. This correspondence is to reply to your proposal and to convey comments to the LPlan Advisory Committee (LPAC). Copies of the September proposal, staff report, and maps are attached for reference.

Thank you for meeting with us on November 5<sup>th</sup> to clarify your proposal, and for the additional information sent by Brad Marshall on November 19<sup>th</sup>. Our understanding is that your proposal includes approximately 60 acres of land west of 91<sup>st</sup> Street, and is not intended to include the land east of 91<sup>st</sup> as indicated on the original submittal. The proposal is for a Commercial land use designation on the Future Land Use map, for the purpose of developing about 100,000 square feet of retail/restaurant uses and approximately 250,000 square feet of office uses. As identified in the September staff report, this area is currently designated as Green Space on the 2030 Future Land Use map.

As you noted, this 60 acre site is part of the Firethorn Community Unit Plan (CUP), which includes nearly 500 acres southeast of 84<sup>th</sup> and Van Dorn. You propose that the 60 acres southeast of 84<sup>th</sup> and Van Dorn be shown within Priority A for near-term development, based upon the ability to provide sewer service via the existing sewer system located in Pioneer Greens south of 86<sup>th</sup> Street and Pioneers Blvd. We discussed that the total allowable density of the Firethorn CUP is restricted by the capacity of the existing sanitary sewer system. Your proposal is that the density be limited so as not to exceed the equivalent of 545 dwelling units (as identified in the approved CUP), which is the calculated capacity of the downstream sewer system, until the Stevens Creek sewer line is completed to serve this area in the future.

You mentioned that commercial uses for this site had been discussed previously with City staff during negotiations on the annexation agreement and the Firethorn Community Unit Plan. There is not a recollection amongst the staff (nor does there appear to be any reference in the

written record) to the possibility of future commercial uses on this site, but we can certainly discuss the potential for the change. Some considerations include the possibility of adverse affects on traffic and on neighbors in the area southeast of 84<sup>th</sup> and Van Dorn.

Due to the size and potential impacts of this proposed commercial land use in an area that already has considerable commercial built or planned, we think it is important for you to work with Planning and Public Works/Utilities to complete an area plan to refine in greater detail the types of commercial uses. The plan should include a traffic study that takes into consideration existing and planned commercial land uses both in this area and to the north. (Note the existing internal road network may also need to be expanded to handle additional traffic). It will also be important for you to work collaboratively with property owners in the vicinity to seek consensus, including those east of 91<sup>st</sup> Street and south of Firethorn Lane.

**In the meantime, our recommendation to the LPAC is that the area continue to be shown as Green Space until such time as an area plan is developed that addresses the issues noted above.** If it is concluded within the next several months that it is appropriate to show Commercial land use in this area, the 2040 Future Land Use Plan could be modified before the draft plan is completed for public review in the summer of 2011. Brian Will in Planning's Development Review division is available to assist you in this process. He can be reached at 441-6362 or [bwill@lincoln.ne.gov](mailto:bwill@lincoln.ne.gov). You're also welcome to contact me with any questions at 441-6363 or [ntooze@lincoln.ne.gov](mailto:ntooze@lincoln.ne.gov).

We wanted to let you know that we will be discussing this item and one other land use proposal with the LPAC during their meeting on December 1, from 11:00-12:45 in Room 113 in the County-City Building. The land use proposals will be the last item on the agenda, and a detailed agenda will be posted on the website today at [lplan2040.lincoln.ne.gov](http://lplan2040.lincoln.ne.gov). It is the policy of the LPAC not to receive comments from the public during the regular agenda items, however time is reserved at the end of the meeting for people wishing to comment on individual items. You are welcome to provide written comment to the LPAC or to share your comments in person for up to three minutes during the public comment period at the end of the meeting December 1<sup>st</sup> or at any time during the future.

Sincerely,



Nicole Fleck-Tooze  
Long Range Planning Manager

Cc: LPlan Advisory Committee, Planning staff  
Brad Marshall – OA