City Council Introduction: **Monday**, January 27, 2014
Public Hearing: **Monday**, February 3, 2014, at **3:00** p.m. Bill No. 14R-43

FACTSHEET

TITLE: A resolution approving and adopting the proposed ***Piedmont Redevelopment Plan***, requested by the Director of the Urban Development Department, on property generally located at the northeast corner of South 50th Street and South Cotner Boulevard.

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 01/08/14
Administrative Action: 01/08/14

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (9-0: Cornelius, Sunderman, Weber, Hove, Beecham, Harris, Scheer, Corr and Lust voting 'yes').

FINDINGS OF FACT:

1. The proposed ***Piedmont Redevelopment Plan*** covers approximately 8.6 acres, consisting of 4.2 acres of commercial use including the Piedmont Shopping Center and Piedmont Auto Care facility, and 4.4 acres of street right-of-way. The Redevelopment Plan area is generally bounded by C Street on the north, A Street and S. Cotner Boulevard on the south, Aldrich Road on the east and S. 50th Street on the west. The proposal includes facade updates and improvements, new signs, parking lot reconfiguration, sidewalk improvements, landscaping, painting and possible closure of South 50th Street at the multi-directional intersection of A Street and S. Cotner Boulevard. The proposed ***Piedmont Redevelopment Plan*** document is being provided to the City Council under separate cover.

2. The staff recommendation to find the proposed ***Piedmont Redevelopment Plan*** to be in conformance with the Comprehensive Plan and the approved Piedmont Shops Planned Unit Development is based upon the "Analysis" as set forth on p.4. The staff presentation is found on p.5-6.

3. Testimony by the Director of the Urban Development Department is found on p.6. Other testimony in support on behalf of developer, Piedmont Shopping Center, LLC, is also found on p.6.

4. There was no testimony in opposition.

5. On January 8, 2014, the Planning Commission agreed with the staff recommendation and voted 9-0 to find the proposed ***Piedmont Redevelopment Plan*** to be in conformance with the 2040 Comprehensive Plan (**Comprehensive Plan Conformance No. 13018)**.

FACTSHEET PREPARED BY: Jean L. Preister **DATE**: January 21, 2014

REVIEWED BY: Marvin Krout, Director of Planning **DATE**: January 21, 2014

REFERENCE NUMBER: FS\CC\2014\CPC13018 Redev Plan

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for JANUARY 8, 2014 PLANNING COMMISSION MEETING

PROJECT #: Comprehensive Plan Conformance No. 13018

PROPOSAL: To review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, the proposed "Piedmont Redevelopment Plan" located northeast of S. 50th Street and S. Cotner Boulevard. The Piedmont Redevelopment Plan area is generally bounded by C Street on the north, Aldrich Road on the east, S. Cotner Boulevard and A Street on the south, and S. 50th Street on the west.

LOCATION: Northeast corner of S. 50th Street and S. Cotner Boulevard

LAND AREA: 8.6 acres, more or less (4.2 acres of property and 4.4 acres of right-of-way)

CONCLUSION: The redevelopment plan is in conformance with the Comprehensive Plan.

RECOMMENDATION: In conformance with the Comprehensive Plan.

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1 and 2, Mark Plaza, and all adjacent rights-of-way including all intersections, all located in Section 29-10-07, Lancaster, County, Nebraska.

EXISTING ZONING: B-1 Local Business District and B-3 Planned Unit Development (PUD).

EXISTING LAND USE: One retail building, one service station, and surface parking lots.

SURROUNDING LAND USE AND ZONING:

North: Piedmont Park (P)
South: Kontras Park (R-1) and Lincoln Fire and Rescue station (R-1)
East: Kontras Park (R-1), Lincoln Fire and Rescue station (R-1), and detached single-family (R-1)
West: Detached single-family (R-2)

HISTORY:

October 21, 2013: City Council approved Miscellaneous #13002 for the Piedmont Redevelopment Area Blight and Substandard Determination Study.

November 18, 2013: City Council approve Change of Zone #13019 for the Piedmont Shops PUD.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2040 Comprehensive Plan Future Land Use map shows this area as Commercial. (P.1.9)

Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged. (p. 5.1)

Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities. (p. 5.2)

Neighborhood Centers typically range in size from 50,000 to 150,000 square feet of commercial space. (p. 5.11)

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. (p. 5.11)

STRATEGIES FOR COMMERCIAL INFILL:

Discourage auto-oriented strip commercial development and seek opportunities for residential mixed use redevelopment. (p. 5.14)

Maintain and encourage businesses that conveniently serve nearby residents while ensuring compatibility with adjacent neighborhoods. (p. 5.14)

Avoid encroachment into existing neighborhoods during expansion of existing commercial and industrial uses, and take steps to ensure expansions are in scale with the adjacent neighborhood, are properly screened, fulfill a demonstrated need and are beneficial to health and safety. (p. 5.14)

Ensure the priority in older areas is on retaining areas for residential development. Prior to approving the removal of housing in order to provide for additional parking to support existing centers, alternatives such as reduced parking requirements, shared parking, additional on-street parking, or the removal of other commercial structures should be explored. (p. 5.14)

DETAILED STRATEGIES FOR COMMERCIAL INFILL: (p. 5.15)

Encourage higher Floor Area Ratio for commercial redevelopment.

Encourage shared driveways and interconnected parking lots where possible.

Orient buildings to the street, especially corners.

Encourage a vertical mix of residential and commercial use types.

Encourage shared parking between land uses with different peak demand periods.

Piedmont is identified as a General Location for Future Dwelling Units. (P. 6.5)

Strive for commercial Floor Area Ratios of at least 0.5 within buildable areas designated for commercial development inside the project boundary (including public and semi-public buildings). This strategy encourages significant returns on public investment by developing high-quality properties with sustained value, long-term viable businesses to generate sales tax, and efficient use of land and infrastructure resources. (P. 6.6)

A Street and S. Cotner Boulevard are identified as Urban Minor Arterials. (P. 10.15)

ANALYSIS:

1. This is a request to review the Piedmont Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2040 Comprehensive Plan.

2. The proposed redevelopment plan is the same area as the blight study (Miscellaneous #13002).

3. The site is currently developed with a service station and the Piedmont Shops neighborhood shopping center.

4. The redevelopment area is within walking distance of Bryan LGH East medical center and Lefler Middle School and is surrounded by residential properties and parks. Improvements should be made to facilitate better pedestrian access and circulation to and through the site. The approved PUD for the site has reasonably addressed pedestrian access.

5. The proposal includes facade updates, new signs, parking lot reconfiguration, sidewalk improvements, landscaping, painting, and possible closure of S. 50th Street at the multi-directional intersection of A Street and S. Cotner Boulevard.

6. No dwelling units are proposed with this redevelopment.

7. Currently, approximately 2.5 acres (60%) of the property is for surface parking and automobile circulation (including the service drives). The two existing buildings are 52,807 sq. ft. according to the Lancaster County Assessor. The block is 180,676 sq. ft. That translates to a 0.29 Floor Area Ratio (FAR). Higher FARs are generally desirable in redevelopment areas, but this redevelopment plan does not propose to demolish any buildings or construct new ones.

8. A PUD has already been approved for the Piedmont Shops portion of the redevelopment area; it excludes the existing service station. The PUD is consistent with the redevelopment activities outlined in the proposed Piedmont Redevelopment Plan.

Prepared by:

Brandon M. Garrett, AICP
Planner

DATE: January 31, 2013

APPLICANT/CONTACT: Ernie Castillo
Urban Development Department
555 S. 10th Street, Ste. 205
Lincoln, NE 68508
402-441-7855

COMPREHENSIVE PLAN CONFORMANCE NO. 13018

PUBLIC HEARING BEFORE PLANNING COMMISSION: January 8, 2014

Members present: Cornelius, Sunderman, Weber, Hove, Beecham, Harris, Scheer, Corr and Lust.

Staff recommendation: A finding of conformance with the Comprehensive Plan.

There were no ex parte communications disclosed.

Staff presentation: **Brandon Garrett of Planning staff** presented the new redevelopment plan for the Piedmont Shopping Center area. The Planning Commission recently approved a blight study dealing with this area and a planned unit development (PUD). Having reviewed the Redevelopment Plan, Garrett indicated that staff finds the proposed Redevelopment Plan to be completely consistent with what has already been approved with the PUD.

Beecham inquired whether this plan addresses the connectivity of the sidewalk and crosswalks getting to this block. Is there anything that will make this more pedestrian- friendly in getting to the shops on foot? Garrett explained that the PUD dealt with this kind of issue. Along South Cotner Boulevard, they are planning to move the small sidewalk from the curb and create some separation with a full sidewalk along South Cotner Boulevard. During the PUD process, there was also discussion about creating a better sidewalk link along Aldrich on the east side of the site. There are existing site constraints that make it difficult, cost inefficient or impossible to create a sidewalk on the 50th Street side. Garrett believes there may already be a sidewalk on the north side of C Street along the park. There are some existing situations behind the building on the north side of the shopping center where there are docks and drives. There are improvements to the sidewalk conditions included in the PUD which will be of benefit to the neighborhood and the shopping center.

Hove asked whether the service station is part of this Redevelopment Plan. Garrett stated that it is part of the Redevelopment Plan, but the Redevelopment Plan does not hold them to anything – they can continue on with their existing situation. However, that service station is not part of the approved PUD.

Harris inquired whether there is anything involved in the Redevelopment Plan that would result in relocating families. Garrett clarified that the Redevelopment Plan boundary only includes commercial. There are no dwelling units within the Redevelopment Plan boundary. If there were to be any relocation, it would only involve commercial uses, and he is not aware of any relocation activities being planned.

Corr referred to page 17 of the Redevelopment Plan, suggesting that it looks like some medians and landscaping are being added to the parking lot to help direct the traffic and create a better walkway for pedestrians. Garrett agreed that the plan does illustrate the sidewalk separation

along South Cotner Boulevard and the sidewalk along Aldrich. They are also proposing to change the landscaping and parking lot layout and showing a striped or marked pedestrian crossing throughout to help raise awareness for the automobile traffic. There are also some designated pedestrian crossings internal to the site.

Beecham inquired whether the sidewalk would change at the service station location. Garrett did not believe so and he does not know if that site would be able to facilitate a different sidewalk situation. That service station is not part of the PUD so it does not have an approved planned future at this point.

Proponents

1. David Landis of Urban Development testified as the applicant. The developer has been in contact with the gas station but they do not have an agreement. If they could, the developer would like to, but as yet it has not consummated. The discussions continue. If they did, it would be a social benefit because that gas station is at a very odd five-sided intersection which is not particularly safe. The neighborhood does not want to close that street. Even though it might be a great Public Works benefit, it would be at a cost to the neighborhood that does not want that to happen. There will be buffering that does not now exist at the dock end of the old buildings. Landis reiterated that the existing sidewalk is at the lip of the curb. This development will move the sidewalk back and initiate green space. This Redevelopment Plan is consistent with the Comprehensive Plan and it will be an improvement for an area that deserves it.

Support

1. Mark Hunzeker appeared on behalf of **Piedmont Shopping Center, LLC,** stating that the developer is looking forward to getting this project underway. He believes everyone will be very pleased with the outcome of this rehabilitation of a very important older center. It is a challenging and difficult site.

There was no testimony in opposition.

Beecham inquired about the electronic signage – where will those signs be allowed and will they blink and have message changes? Garrett suggested that the electronic signage could include any electronic messaging. Beecham is concerned about the intersection because it is a dangerous intersection for pedestrians and vehicles. **Marvin Krout, Director of Planning,** approached and explained that the signage was addressed in the PUD. Normally, in this type of district, you would be allowed multiple signs – freestanding along the street as well as wall signs. The PUD restricted this development to two signs – one to the north end and one to the south, limited in size with a small electronic message board. According to the sign code, they cannot have full video – a business sign can have a message that holds for a three seconds and one second for transition with animation, etc. Beecham wanted to know if there are restrictions as to how close to the intersection the sign can be located. Krout stated that there is

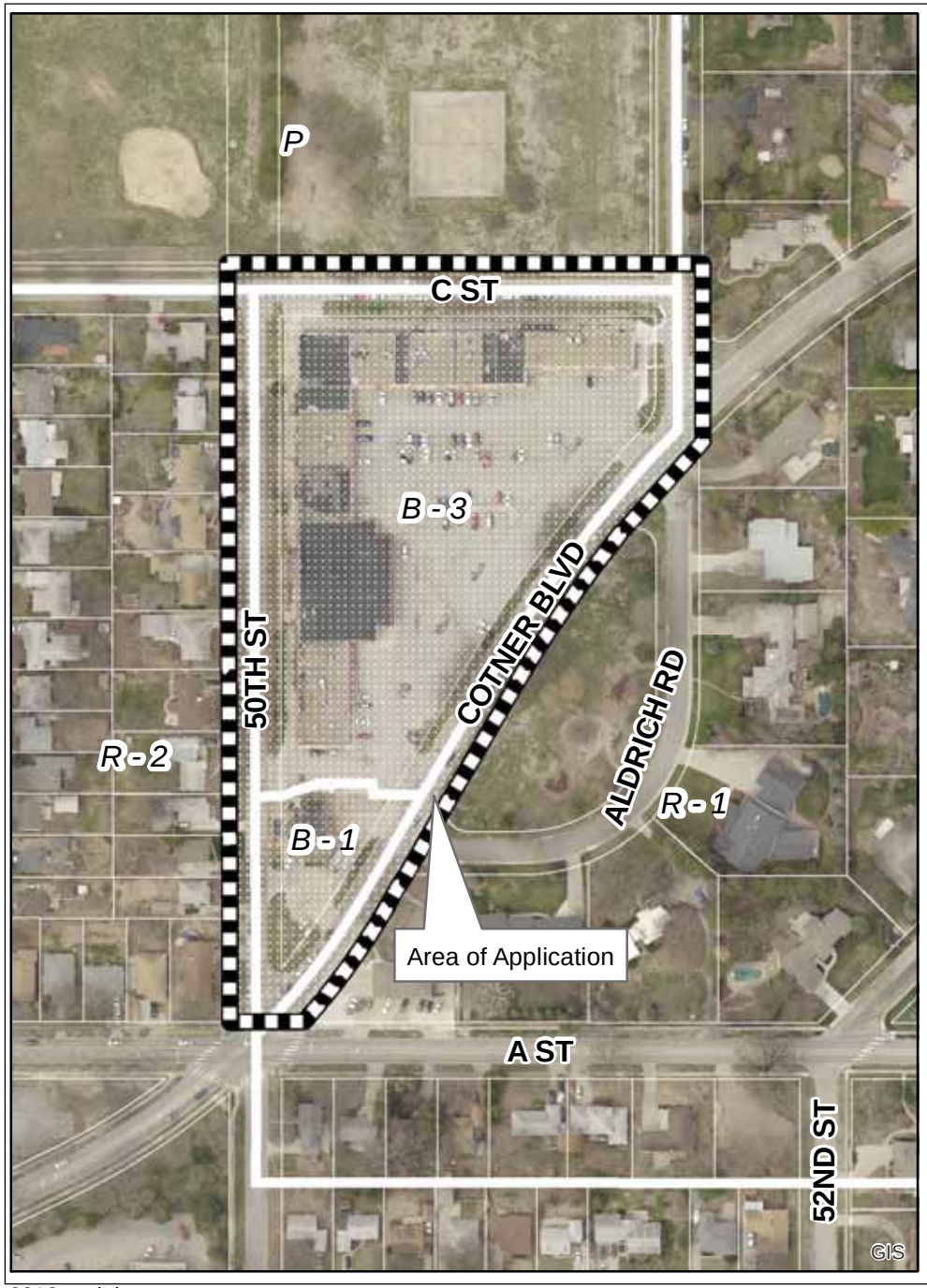
a sight distance requirement. However, for both of these signs, they are not going to be close enough to those sight distance triangles that they will have to raise the sign up. They will both be monument signs.

ACTION BY PLANNING COMMISSION: January 8, 2014

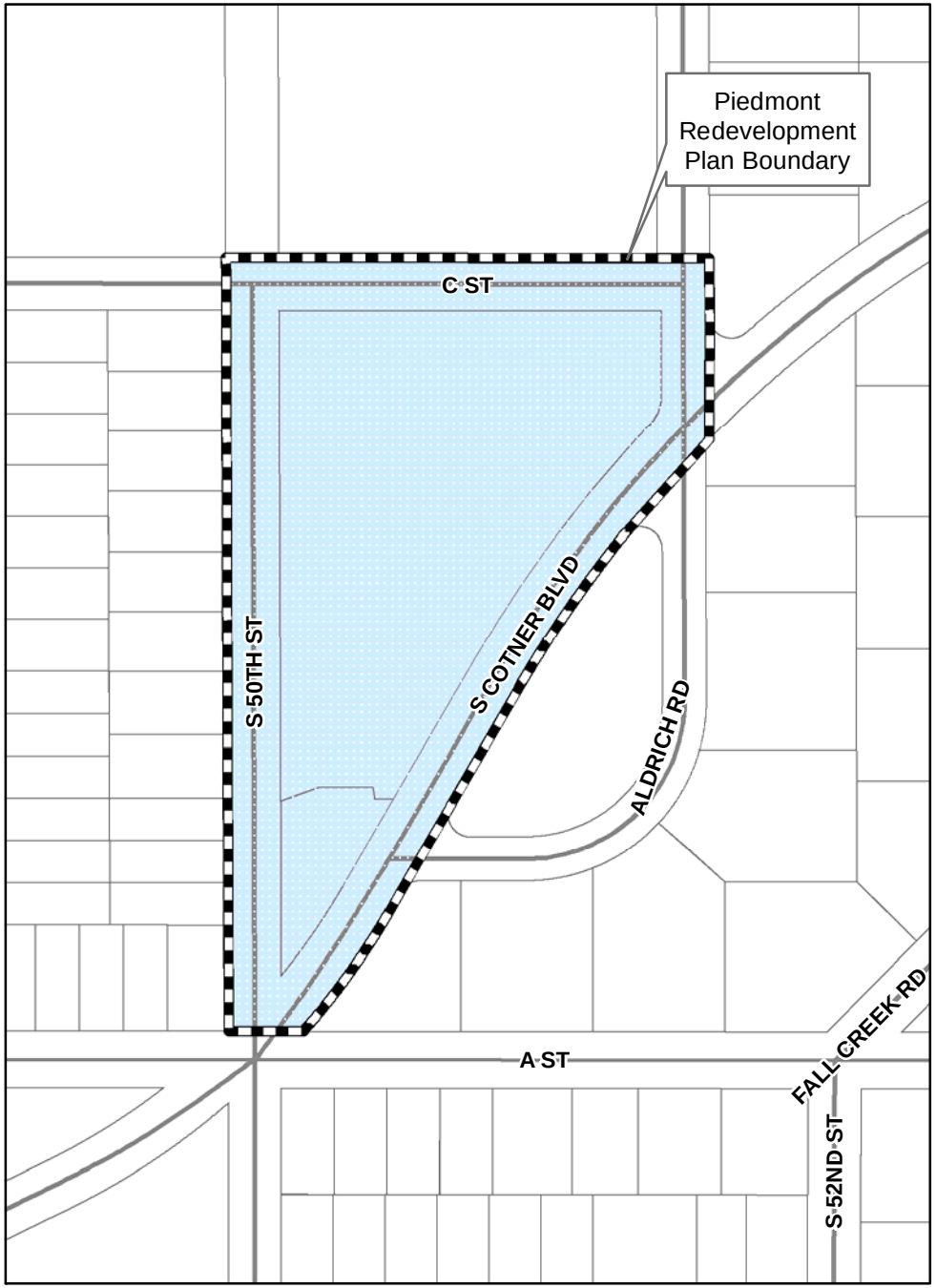
Hove moved approval of a finding of conformance with the Comprehensive Plan, seconded by Scheer.

Lust stated that she is happy to see this project going forward.

Motion carried 9-0: Cornelius, Sunderman, Weber, Hove, Beecham, Harris, Scheer, Corr and Lust voting 'yes'. This is a recommendation to the City Council.



2013 aerial



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Comprehensive Plan Conformance #13018

Piedmont Redevelopment Plan

CITY OF LINCOLN
NEBRASKA

MAYOR CHRIS BEUTLER
lincoln.ne.gov

Urban Development Department
David Landis, Director
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Lincoln, Nebraska 68508
402-441-7606
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December 9, 2013

Marvin Krout, Director
City of Lincoln-Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear Marvin:

Enclosed are ten copies of the *Piedmont Redevelopment Plan*.

Please forward the amendment to the Planning Commission for their earliest consideration and review for conformity with the Comprehensive Plan. My understanding is that it should be on the January 8, 2014, Planning Commission agenda.

If you have questions or need additional information, please contact Ernie Castillo at 441-7855 or ecastillo@lincoln.ne.gov.

Sincerely,

Dallas McGee
Assistant Director

cc: Wynn Hjermstad, UDD
Ernie Castillo, UDD

enc.

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