

FACTSHEET

TITLE: CHANGE OF ZONE NO. 15020
(AG to I-2, 4851 North 84th Street)

BOARD/COMMITTEE: Planning Commission

APPLICANT: Par 5 Partners, LLC

RECOMMENDATION: Approval (9-0: Beecham, Harris, Cornelius, Hove, Weber, Scheer, Sunderman, Corr and Lust voting 'yes').

STAFF RECOMMENDATION: Approval

OTHER DEPARTMENTS AFFECTED: None.

SPONSOR: Planning Department

OPPONENTS: None presented.

REASON FOR LEGISLATION:

To change the zoning from AG Agriculture District to I-2 Industrial on one acre to allow the property owner to utilize the existing building for industrial use, on property generally located at 4851 North 84th Street.

DISCUSSION / FINDINGS OF FACT:

1. This change of zone request and the associated Annexation No. 15007 (Bill #15-105) were heard at the same time before the Planning Commission.
2. The staff recommendation for approval of this change of zone request is based upon the "Analysis" as set forth on p.4-5, concluding that the change of zone is in conformance with the Comprehensive Plan.
3. On August 19, 2015, this application, as well as the associated Annexation No. 15007 (Bill No. 15-105), appeared on the Consent Agenda of the Planning Commission.
4. On August 19, 2015, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend approval of this change of zone request.
5. On August 19, 2015, the Planning Commission voted 9-0 to recommend conditional approval of the associated Annexation No. 15007 (Bill No. 15-105), subject to the approval of the Annexation Agreement addressing infrastructure and the need for a future preliminary plat, which will be introduced on September 14, 2015.

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer

DATE: August 25, 2015

REVIEWED BY: David R. Cary, Acting Planning Director

DATE: August 25, 2015

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for AUGUST 19, 2015 PLANNING COMMISSION MEETING

PROJECT #: Annexation #15007
Change of Zone No.15020

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: To annex approximately 44.78 acres and change the zoning from AG Agricultural to I-2 Industrial.

LOCATION: N. 84th Street and Havelock Avenue

LAND AREA: 44.78 acres, more or less

EXISTING ZONING: AG Agricultural

CONCLUSION: This annexation and change of zone is in conformance with the Comprehensive Plan. The property is contiguous to the City limits on the south and the change of zone to I-2 is consistent with the Future Land Use Map.

<u>RECOMMENDATION:</u>	
Annexation	Conditional Approval
Change of Zone	Approval

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #1

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 73 and 81, both Irregular Tracts, located in Section 3, Township 10 North, Range 7 East; Lancaster County, NE

EXISTING LAND USE: Vacant buildings and agricultural

SURROUNDING LAND USE AND ZONING:

North: AG Agricultural
South: AG University of Nebraska research farm
Southeast: H-4 and AG Lancaster County Events Center
East: AG Agricultural
West: AG Agricultural

COMPREHENSIVE PLAN SPECIFICATIONS:

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)

Detailed Strategies for Commercial Infill; "Maintain or adaptively reuse existing structures." (p.5.15)

This area is shown as a Light Industrial Center in the 2040 Comprehensive Plan (p.5.17)

Light Industrial Centers are primarily for lighter manufacturing uses with some additional office and retail uses located within the center (p.5.17)

Continue the City's growth policy of contiguous urban growth; urban development will occur in areas immediately abutting the city that reflect a logical and timely extension of urban infrastructure (p.11.2)

This area is shown as Industrial in the Future Land Use Plan of the 2040 Comprehensive Plan. (P.12.3)

The ANNEXATION POLICY- page 12.14 of the 2040 Comprehensive Plan.

Annexation policy is a potentially powerful means for achieving many of the goals embodied in the Plan's Vision. Annexation is a necessary and vitally important part of the future growth and health of Lincoln. The annexation policies of the City of Lincoln include but are not limited to the following:

The provision of municipal services must coincide with the jurisdictional boundaries of the City – in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary sewer services) beyond the corporate limits of the City.

The extension of water and sanitary sewer services should be predicated upon annexation of the area by the City. City annexation must occur before any property is provided with water, sanitary sewer, or other potential City services.

To demonstrate the City's commitment to the urbanization of land in Tier I Priority B, the City should annex land that is contiguous to the City and generally urban in character, as well as land that is engulfed by the City. Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed. Annually the City should review for potential annexation all property in Priority B for which basic infrastructure is generally available or planned for in the near term.

Annexation generally implies the opportunity to access all City services within a reasonable period of time.

Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area. The annexation of large projects may be done in phases as development proceeds.

Annexation to facilitate the installation of improvements and/or possible assessment districts is appropriate if it is consistent with the annexation policies of the Plan listed above.

Plans for the provision of services within the areas considered for annexation shall be carefully coordinated with the Capital Improvements Program of the City and the County.

UTILITIES:

Water would need to be extended in N. 84th Street right-of-way from Havelock Avenue. Sanitary sewer would need to be extended in N. 84th Street right-of-way from either Havelock Avenue or Fletcher Avenue.

TRAFFIC ANALYSIS:

N. 84th Street is classified as a Principal Arterial and Havelock Avenue is classified as a Minor Arterial in the 2040 Comprehensive Plan.

PUBLIC SERVICE:

The nearest fire station is located at Fremont Street and Touzalin Avenue.

ANALYSIS:

1. This request is to annex approximately 44.78 acres and a change of zone from AG to I-2 on one acre. The land is contiguous to the City limits on the south. An annexation agreement is required with this annexation
2. The purpose of the change of zone and annexation is to allow the property owner to utilize the existing building for industrial use. The City has a policy of not changing the zoning on property from agricultural to commercial, industrial or residential unless the property is annexed.
3. The future land use plan in the 2040 Comprehensive Plan identifies this area as industrial.
4. The property owner will need to extend a sanitary sewer line to the property. The water main will not be extended until further development occurs on the site. The site has an existing well that will continue to be used for initial development. The well will be required to be inspected annually. Per LMC8.44.030 the well can be used but cannot be replaced if city water is or becomes available and is within 300 feet. Currently the nearest City water main is approximately 1,500 feet to the south from the existing building.
5. The City plans on building a 16" water main in N. 84th Street from Havelock Avenue north in the future. The project is shown in the current Capital Improvements Program (CIP), but has no anticipated date of construction. The 16" water main is a impact fee eligible improvement and the developer could be reimbursed if the water main is constructed in advance of the CIP.
6. A right tun lane in N. 84th Street at the entrance and dedication of additional right-of-way at the developers cost is required prior to any new development of the site.
7. Prior to any further development fo the site, a preliminary plat to address local streets, utilities and lot layout will be required.
8. The area of annexation is contiguous to the City limits on the south. The area of annexation is within the future service limits and Tier One Priority B as identified in the 2040 Comprehensive Plan. Tier I reflects the "Future Service Limit" where urban services and inclusion in the city limits is anticipated. In certain cases, areas in Priority B have special agreements that include some level of commitment to build future infrastructure. In this case, an annexation agreement is needed to build future

infrastructure. The City and developer have agreed to a draft annexation agreement.

CONDITIONS OF APPROVAL:

Annexation #15007

Before the City Council approves the annexation:

1. The applicant signs an annexation agreement addressing the necessary infrastructure and need for a future preliminary plat.

Prepared by:

Tom Cajka
Planner

DATE: August 6, 2015

APPLICANT/OWNER: Par 5 Partners
120 West Harvest Drive
Lincoln, NE 68521

CONTACT: Fred Scarpello
1640 "L" Street Suite "D"
Lincoln, NE 68508
402-670-4081

CHANGE OF ZONE NO. 15020

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

August 19, 2015

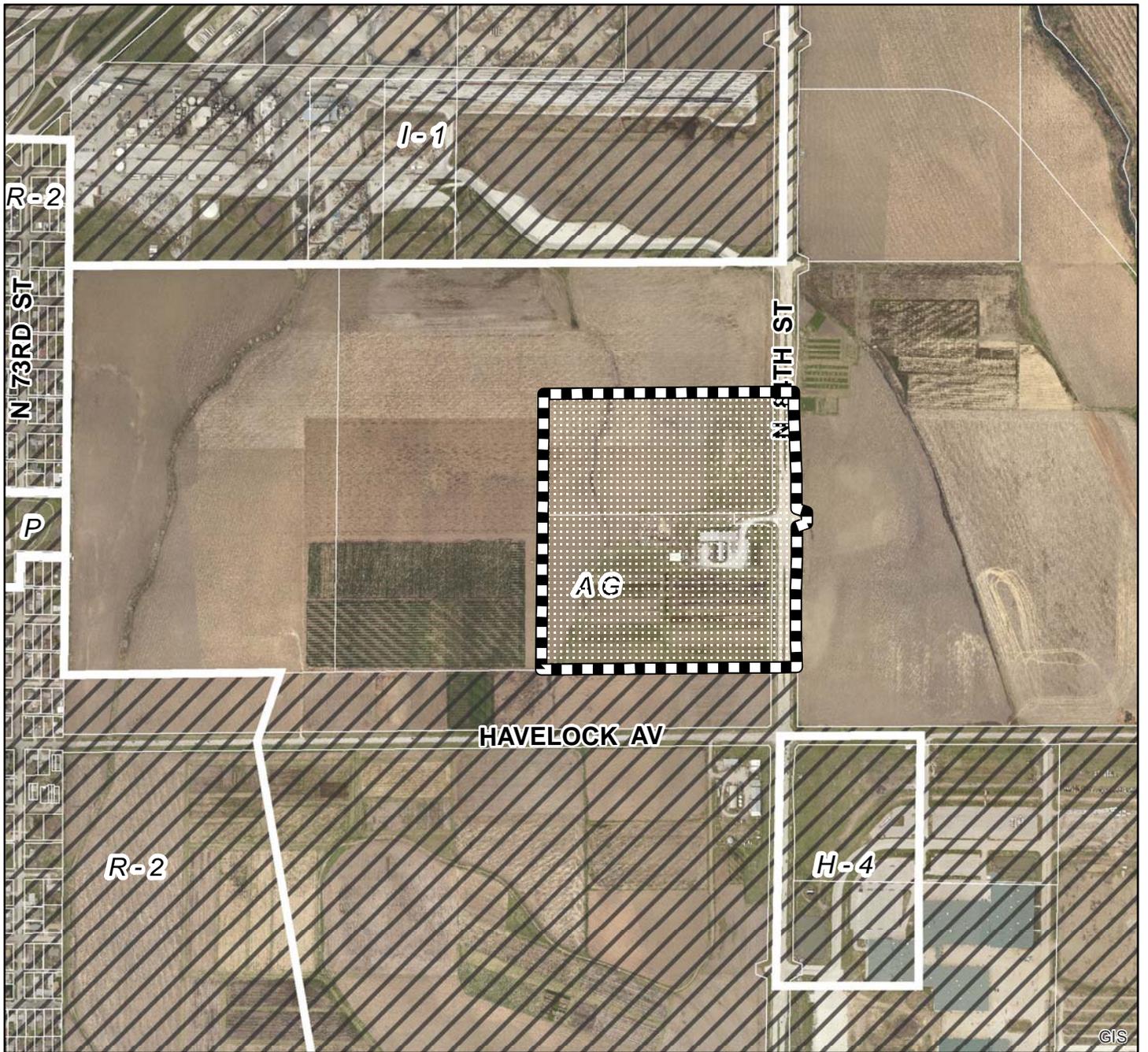
Members present: Lust, Beecham, Scheer, Corr, Cornelius, Harris, Hove, Sunderman, and Weber.

The Consent Agenda consisted of the following items: **ANNEXATION NO. 15007, CHANGE OF ZONE NO. 15020, ANNEXATION NO. 15008, CHANGE OF ZONE NO. 15022, and CHANGE OF ZONE 2463E.**

Use Permit No. 126D was removed from the Consent Agenda, as the applicant requested a 2-week deferral.

There were no ex parte communications disclosed.

Scheer moved to approve the Consent Agenda, seconded by Beecham carried 9-0.



GIS

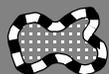
2013 aerial

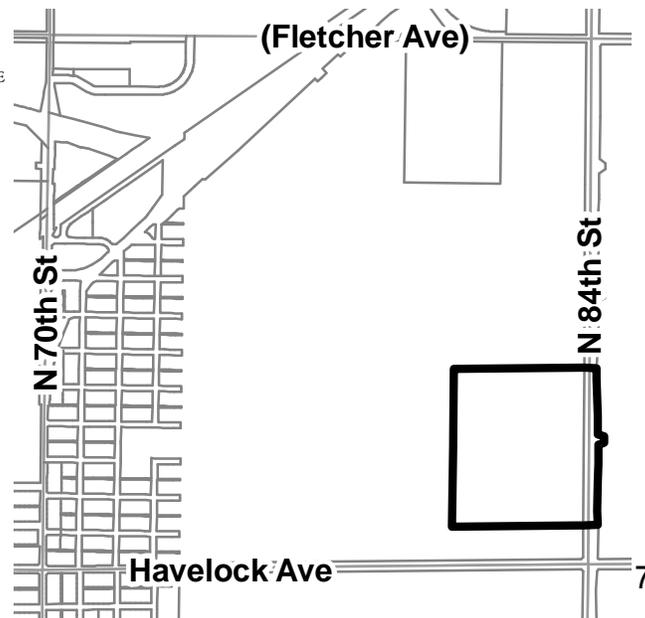
**Annexation #: AN15007 &
Change of Zone #: CZ15020 (AG to I-2)
Great Plains Beef Test Kitchen
N 84th St & Havelock Av
Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile:
Sec.03 T10N R07E



	Area of Application
	Zoning Jurisdiction Lines
	Existing Lincoln City Limits





Consulting, Inc.

Engineers & Scientists

Water

WLA Consulting, Inc.
1640 L Street, Suite D
Lincoln, NE 68508

July 8, 2015

Stephen Henrichsen, Manager
City of Lincoln Planning Department
555 S 10th St, Suite 213
Lincoln, NE, 68508 USA

**Re: Great Plains Beef Test Kitchen and Packaging Facility
4851 No. 84th Street Lincoln, Nebraska
WLA Project No. 269-001**

Dear Mr. Henrichsen:

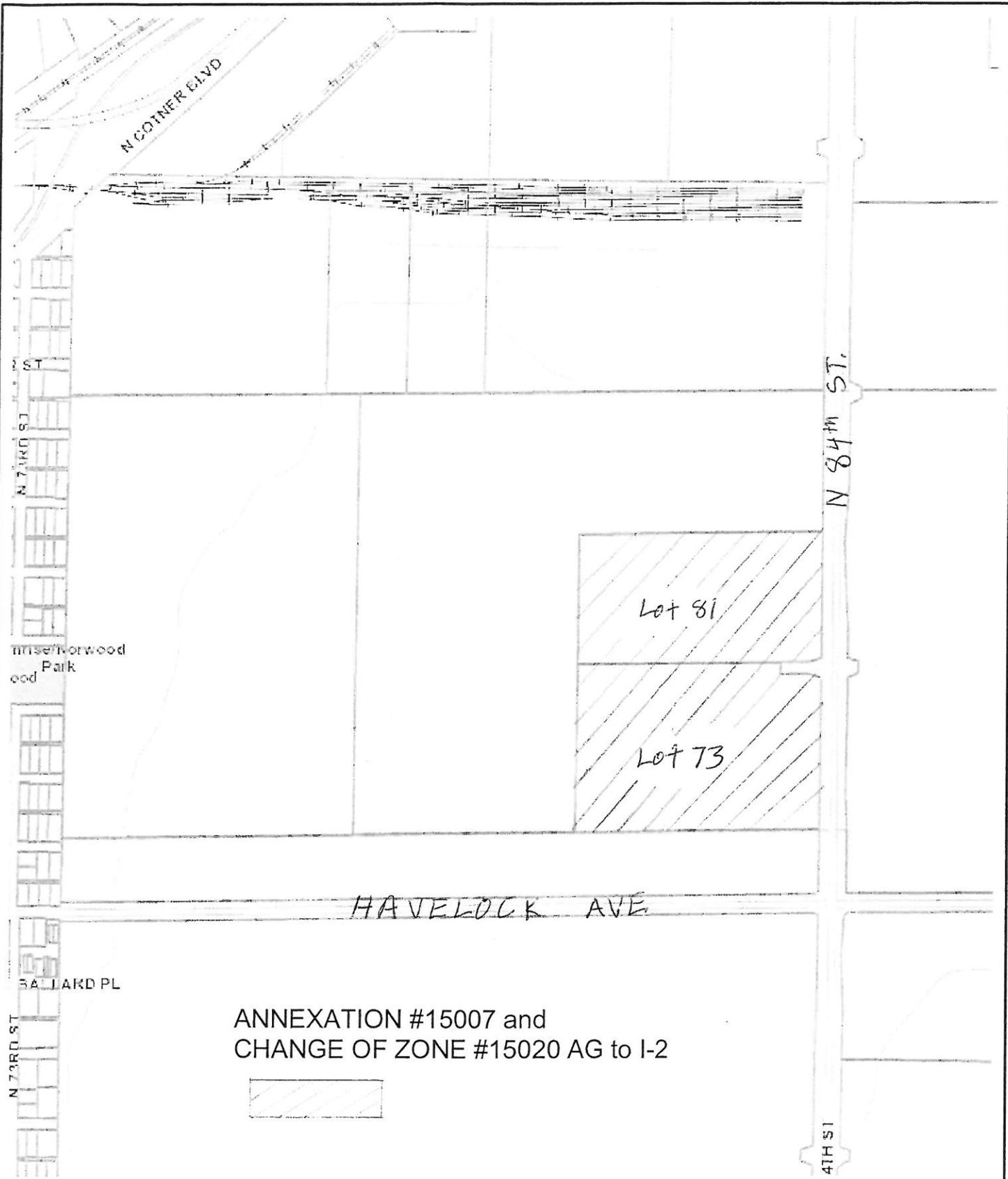
Enclosed is the City of Lincoln Planning Department Application Request Form, with the stated application fee. Also attached is the complete Annexation Checklist which provides many of the details that have been previously discussed on this redevelopment.

This project redevelops the now vacant Sun West Farms property. The existing building on the property will be remodeled to include a test kitchen and refrigerated warehouse, re-packaging and distribution facility for Great Plains Beef LLC, an affiliate of the applicant. Future uses of the property will include additional buildings for refrigerated storage, re-processing, packaging and distribution of beef products, and ancillary office facilities.

Should you have any questions, please contact me at (402) 475-8588.

Sincerely,

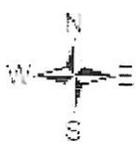
Fred Scarpello, P.E.



ANNEXATION #15007 and
CHANGE OF ZONE #15020 AG to I-2



Lancaster County/City of Lincoln GIS Map



Printed: Jul 10, 2015

DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email ags@lincoln.ne.gov and you will be directed to the appropriate department.