

PLANNING COMMISSION RECORD

Briefing Session

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, October 12, 2005, 12:00 p.m.,
Room 113, First Floor, County-City Building, 555 S.
10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jon Carlson, Gene Carroll, Dick Esseks, Gerry Krieser, Roger Larson, Melinda Pearson, Mary Strand, Lynn Sunderman and Tommy Taylor

OTHERS IN ATTENDANCE: Marvin Krout, Kent Morgan, Steve Henrichsen, Mike DeKalb, David Cary and Michele Abendroth (Planning Department); Karl Fredrickson, Brian Kramer, Randy Hoskins, Mike Brienzo, Steve Masters, Virendra Singh (Public Works and Utilities); Mark Hunzeker (Pierson Fitchett Hunzeker et al); and other interested citizens.

STATED PURPOSE Staff briefing on the **Draft Land Use Map and Urban Growth Tiers**

Steve Henrichsen called the meeting to order at 12:00 p.m.

Henrichsen began by presenting the informational handouts and the land use and urban growth tiers maps. He stated that by the end of October, we will get into the longer portion of the process which is the transportation element. Today we will focus on the future service limit as it was adopted by the Planning Commission in September. We will provide more detail on the land use map and the urban growth tiers map. The purpose of the hearing on October 26 is to adopt a draft land use model.

Henrichsen provided definitions for the categories represented in the land use map. He then reviewed the significant changes to the draft land use model from the current land use map, as follows:

- Revise the boundaries of the Future Service Limit as per Planning Commission draft of September 28, 2005
- Add four Potential Large Employer Opportunity Areas
- From Agricultural to Urban Residential and Commercial in the vicinity of N. W. 48th and Fletcher Avenue
- From Agricultural to Industrial, Commercial and Low Density Residential near N. 40th and I-80
- From Urban Residential to Commercial between Arbor Road and I-80 from generally N. 40th to N. 56th Street
- From Environmental Resources to Urban Residential at N. 56th ½ mile south of Arbor Road
- From Agricultural to Industrial on both side of N. 98th from Fletcher to Alvo Road
- From Industrial to Agricultural Stream Corridor land in floodway at Salt Creek near N. 112th

- Street and from Industrial to Agricultural north of Cornhusker at N. 84th Street
- Update boundary between Commercial and Urban Residential from Leighton to Adams, east of 84th Street and include Public and Semi-Public to reflect new school
 - More specific boundaries of Industrial and Commercial at 98th and O Street
 - Identify potential school sites near 27th and Pine Lake Road, southeast of 56th and Pine Lake Road and at N. 91st and Leighton
 - From Urban Residential to Commercial on southeast corner of 70th and Yankee Hill Road and from Low Density to Urban Residential to east of Commercial
 - Minor amendment to Future Service Limit to include portion of future Jensen Park at 84th and Yankee Hill Road
 - From Urban Residential to Commercial and Green Space southwest of 56th and Old Cheney Road
 - From Urban Residential and “Community” Commercial to Commercial along both sides of S. 40th Street from Rokeby to Saltillo Road
 - From Urban Residential to Industrial at S. 38th and South Beltway
 - From Agricultural to Urban Residential uses in the vicinity of S. W. 27th and W. Old Cheney Road
 - From Low Density Residential to Urban Residential in vicinity of S. W. 12th and West Old Cheney and S. Folsom north of West Denton Road
 - From Low Density Residential to Urban Residential at S. W. 40th and West A Streets
 - From Agricultural to Industrial at N. W. 70th and West O Street
 - Update intersections and designation of South Beltway
 - Update Cardwell Branch floodplain based on draft floodplain study
 - Several changes to reflect actual development boundaries, including minor changes from Commercial to Urban Residential and deletion of several Light Industrial and Community Commercial designations
 - Delete Community Commercial center designation near S. W. 12th and West Calvert

Pearson asked about the potential for a buffer around the Nine Mile Prairie. Henrichsen stated that a green designation around Nine Mile Prairie has been added. It is in the range of a couple hundred feet. This is a detail that would be worked out at the time of subdivision to determine the appropriate buffer. The land next to Nine Mile Prairie was considered for designation as either warehouse/storage or housing. But when you look at the access to the area, it is difficult to imagine it being a very desirable location in terms of warehouse space as it is “off the beaten path.” So that area is shown as residential.

Henrichsen then reviewed the urban growth tiers map. He noted that at this time they will not designate Priority A and B areas. Tier I is the area outside the City limits and is about 50 square miles. Not all of that land is vacant and available for development. Approximately 41 square miles is available for development, and at least 33-35 square miles is outside of the floodplain or flood-prone areas. Tier II is about 70 square miles. It is difficult to represent a time frame due to the many variable factors including population growth rates and development density. The outer boundary of Tier III is the same as before, and is about 87 square miles.

Esseks asked what the consequences of designating different tiers are. Henrichsen stated that developers want to know when they are looking at developing a particular area. Also, it is used in infrastructure planning.

Henrichsen then reviewed the changes to the urban growth tiers maps, as follows:

- Revise the boundaries of Tier I and Future Service Limit as per Planning Commission draft of September 28, 2005
- From Tier III to Tier II a large area from West O Street to N. W. 12th Street to the northwest of Lincoln (as per the "Northwest Tier Study" called for in the Comprehensive Plan on page F 32)
- From Tier III to Tier II north of Bluff Road and N. 40th Street
- From Tier III to Tier II the drainage basin northeast of Stevens Creek at approximately N. 120th and Fletcher Avenue
- From Tier III to Tier II land around 134th Street from A to Holdrege Street
- From Tier II to Tier III the drainage basin land in vicinity of S. 84th and Rokeby Road
- Update the inner boundary of Tier I to reflect current city limits of Lincoln

Pearson asked what the reason is for Waverly not extending to the southwest. Henrichsen stated that the one-mile zoning jurisdiction is "first-come, first-serve", so to speak, in the state law. Lincoln's three-mile zoning jurisdiction came out in this area first. So as Waverly expanded, their zoning jurisdiction cannot expand into ours because our three-mile jurisdiction included that area first. There is one exception in that Waverly annexed the area between Cornhusker Highway and the Interstate, so that is inside their City limits. The three-mile zoning jurisdiction is helpful in terms of longer-term development.

Henrichsen then distributed a letter from Mike Rierden on behalf of Lincoln Federal Savings Bank. They are proposing that the area between Yankee Hill Road and Rokeby Road on the east side 40th Street be designated as commercial.

Strand asked about the possibility of annexing Waverly. Henrichsen stated that Lincoln is a city of primary class and Rick Peo has been asked to clarify which cities Lincoln can annex.

In terms of the schedule, the next step will be to look at transportation elements from November to May.

The meeting was adjourned at 12:48 p.m.

Respectfully submitted,

Michele Abendroth
Planning Department