

27th to 40th; Rokeby to Yankee Hill Road
Wilderness Hills

Applicant	Location	Proposal
J. Michael for Lincoln Federal Savings Bank	Area between 27 th and 40 th from Yankee Hill Road to Rokeby Road.	see below
<p>Recommendation: Approval The changes to Comprehensive Plan are in conformance with the goals of the Plan and will provide an additional location for a light industrial employment center in south Lincoln.</p>		

Status/Description

The applicant proposes the following:

- 1) Move the Community Center commercial designation from ½ mile south of 40th and Yankee Hill Road to 27th and Yankee Hill Road,
- 2) Move the Neighborhood Center designation from 27th and Yankee Hill Road to ½ mile south of 40th and Yankee Hill Road, and
- 3) Add industrial use at ½ mile south of Yankee Hill Road for future “employment center.”

On page F40 of the Plan it states: “For the purpose of the Comprehensive Plan, Commerce Centers have been divided into three separate size categories. The size differences reflect the differing impacts that the centers have on adjacent land uses and the public infrastructure. The three categories of Commerce Centers are:

- 1 - Regional Centers (R)
- 2 - Community Centers (C)
- 3 - Neighborhood Centers (N)”

In terms of size,

Regional Centers are over 1 million square feet in size.

Community Centers “may vary in size from 300,000 to nearly a million square feet of commercial space. Typically, new Community Centers will range from 300,000 to 500,000 square feet.” (Page F 45)

Neighborhood Centers typically range in size from 150,000 to 250,000 square feet of commercial space. Existing centers may vary in size from 50,000 to 300,000 square feet. (Page F 46)

In South Lincoln, in the area from 14th to 40th Street, generally south of Pine Lake Road, the Plan designates the following centers:

- 1) A Neighborhood Center on northeast corner of 27th and Yankee Hill Road
- 2) A Neighborhood Center to the southeast of 27th and Yankee Hill Road
- 3) A Community Center on the northwest corner of 40th and Yankee Hill Road
- 4) A Community Center ½ mile south of Yankee Hill Road on S. 40th Street

In addition, a Regional Center is designated at 27th and Pine Lake Road (South Ridge/ SouthPointe Pavilions). The intersection of 14th and Yankee Hill Road has a Community Center on the northeast corner and a Neighborhood Center on the southeast.

There are two separate, but related, Comprehensive Plan amendments at 27th and Yankee Hill Road:

Amendment #03014 North Side of S. 27th and Yankee Hill Road by Kent Seacrest on behalf of Ridge Development Company and Southview Inc. to move the Community Center commercial designation from 40th and Yankee Hill Road to 27th and Yankee Hill Road and move the Neighborhood Center designation from 27th and Yankee Hill Road to 40th and Yankee Hill Road.

Amendment #03015 South Side of S. 27th and Yankee Hill Road by J. Michael Rierden on behalf of Lincoln Federal Savings Bank.

Potentially, these two amendments could be complimentary, and lead to development of an integrated commercial center, though they are being developed by different developers.

Comprehensive Plan Implications

Many of the details of how this proposed amendment may or may not conform to the Comprehensive Plan is dependent upon a specific site plans for all three corners of this intersection. As stated in the Comprehensive Plan, a new Community Center should have approximately 300,000 to 500,000 square feet (SF). The Plan offers an incentive for projects to develop with more square feet, if certain criteria are met.

Currently, draft site plans for these two amendments total approximately 800,000 SF of commercial space. The applicant's draft site plan for the southeast corner of 27th and Yankee Hill Road proposes the following:

- C 450,000 SF total of commercial space, with approximately 125,000 SF in office use, and a "town center" of about 100,000 SF of neighborhood retail uses, (this is a slightly higher floor area ratio of 0.25 {450,000 SF on 42 acres} -- a more efficient use of land

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- C a “town center” along S. 30th Street with pedestrian oriented commercial space (initial development of the town center will coincide with or prior to the adjacent construction of a potential “big box” store)
- C proposed community meeting building (developer proposing to donate land and parking for public use) or plaza
- C three different neighborhood road connections to the center
- C office uses as a buffer along S. 27th Street
- C an integrated architectural design (to be approved as part of plan) with extensive landscaping
- C significantly higher residential density to be developed adjacent to the center with both pedestrian and vehicular access to the center
- C extensive landscaping screening and residential uses to the south to provide an definite edge to the center (which will be developed prior to or with the “big box” store to the north)

In addition, at ½ mile south of 40th and Yankee Hill Road, the applicant is proposing

- C an integrated development of approximately 75 acres with a Neighborhood Center with approximately 250,000 SF of retail space
- C the main traffic entrance will be approximately ½ mile south of Yankee Hill Road with the traffic impact primarily on S. 40th Street, which has some future capacity in this area
- C development of an employment center with approximately 500,000 SF of light industrial, office and “flex” space (warehouse and office)
- C retention of significant drainage ways, and trees masses adjacent to the employment center in order to provide a landscape screen and buffering to residential uses

The draft site plan for the Community Center, overall has met the incentive criteria to develop with additional square feet. Specifically this plan shows (incentive criteria in italics from Page F 48):

The center shall be located in a neighborhood with greater residential density, than is typical for a suburban area, and the center itself contains higher density residential uses (density above fifteen dwelling units per acre) integrated within the development. This criteria is mandatory for any center proposing to utilize the incentive.

The initial plan for the first phase of the Wilderness Hills neighborhood, included two apartment areas

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with 475 units and density of 30 dwelling units per acre. The overall residential area is in excess of the typical 3 dwelling units per acre – it proposed 616 dwelling units on 55.5 residential acres or 11 dwelling units per acre.

Provide a significant mix of uses, including office, service, retail, residential and open space — far more than typical single use centers. Multi-story buildings are encouraged.

The proposal includes approximately 30% of the floor area in office use. The applicant has proposed community space or plaza for use by the public as part of the town center. A few multi-story office buildings are proposed.

Integrate some light industrial or manufacturing uses within the center (does not apply to neighborhood centers).

The applicant is proposing a light industrial “employment center” adjacent to the proposed Neighborhood Center on S. 40th Street, approximately ½ mile south of Yankee Hill Road. This would provide a significant area for a mix of office, flex space and light industrial uses. This area would be buffered from residential uses by two drainage ways which would provide a landscape screen and significant distance between industrial and residential uses.

Provide public amenities such as recreational facilities, significant open space, plazas, public squares and other types of public facilities or meeting areas.

The applicant has proposed to provide land and parking for a public meeting building within the Community Center. If the City does not require this space, the applicant has agreed to build a plaza or “square” within the commercial center that would be available to the public.

Are supported by a street network with significant traffic capacity in the future, rather than on streets that already have significant commercial development.

Several locations along S. 27th Street are projected to be at or over capacity as the Plan is built out. Particularly, S. 27th and Old Cheney Road has significant capacity issues in the long term. Yankee Hill Road and S. 40th Street do have some traffic capacity in the long term. Public Works and Utilities notes that the applicant will need to address the traffic impact. This proposal made lead to the need to advance several road projects, including S. 40th Street, in advance of the timing in the proposed CIP.

Provide for even greater pedestrian orientation in their layout, physical arrangement of buildings and parking — buildings shall be oriented to pedestrians.

The primary pedestrian corridor will S. 30th Street. The present plan orients numerous buildings to S. 30th Street which are conducive to a pedestrian environment. The proposed plan, with multiple vehicle and walking access points should benefit pedestrians.

Provide for transit opportunities in the center design.

S. 30th Street provides an opportunity for bus service to circulate through the area. The town center concept provides a good location for a transit stop. The greater density of the neighborhood and the commercial center could support greater use of a transit stop.

In regards to the proposed industrial and commercial uses, the Lincoln/ Lancaster County Health Department notes that:

“This proposed comprehensive plan amendment also locates commercial zoning adjacent to residential zoning. The same concerns apply that were aforementioned for the proposed amendment #11 regarding commercial uses adjacent to residential. In addition, the LLCHD has been advised that Lincoln Public Schools will be utilizing the proposed public/semi public parcel of land. The LLCHD recommends a maximum buffer distance, as possible, between any proposed school and commercial or industrial uses.”

The applicant is proposing a considerable buffer area to the south and west in the retention of the drainage way as part of this proposal. The details of the transition from industrial to residential uses can be further reviewed as part of a future use permit, which is required by I-3 Employment Center zoning which would be proposed for this site. The future school should be approximately 1/4 mile or more from any industrial uses.

The area shown as Green Space is in conformance with the proposed Southeast Upper Salt Creek Watershed Master Plan (see Amendment #03004). The Green Space has been identified the 100 year flood prone area. How this area will be integrated into the overall development is still under discussion with the applicant.

Public Works and Utilities also notes that the water and wastewater improvements needed for the entire project area are still several years out in the proposed CIP. A 24 inch water main is not until 2005 to serve the 27th and Yankee Hill Road vicinity and a majority of the site is dependent upon a sanitary sewer which is not be in service until 2007.

Conclusion

This amendment is in conformance with the principles of the Comprehensive Plan for commercial centers. The draft site plan for the Community Center, overall, has met the incentive criteria in the Plan to develop with additional square feet. The proposed 450,000 square feet of commercial space, however, should only be approved if future use permits follow through with the details of the plan as proposed. If future use permits and plats vary from the proposal, then this center should develop with approximately 250,000 SF of space as part of a smaller 600,000 SF Community Center at this intersection.

Numerous goals of the Comprehensive Plan encourage the proposed pedestrian oriented commercial center, public amenities, employment center uses, mix of housing types and greater efficiency in the use of

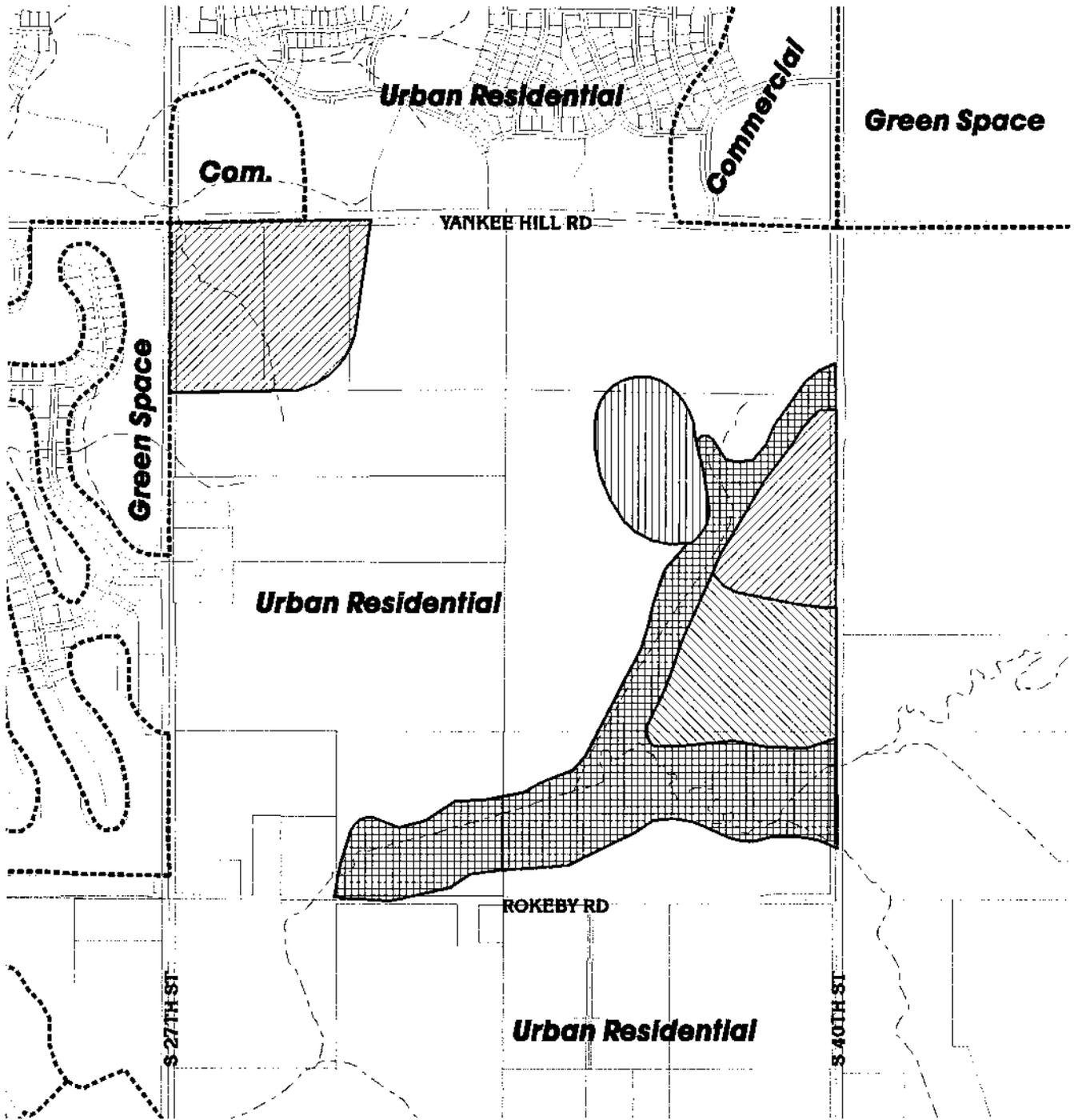
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land in this application. The Plan discourages strip commercial and as this center develops the applicant has agreed to phase the development in order to insure that this part of the Community Center will not strip commercial uses to the south or east.

The light industrial employment center, adjacent to the Neighborhood Center on S. 40th Street, north of Rokeby Road is also in conformance with the Comprehensive Plan. Specifically the Plan states “new light industrial centers should be located in new growth areas of the city.” (Page F 39) The proposed site will provide a sufficient buffer area between residential and industrial uses. The Plan states that “due to lesser potential impacts, the (employment) centers can be located closer to residential, though residential uses should be buffered through landscaping, large setbacks and transitional uses, such as office or open space. Again, future use permits and plats must follow through on the concepts for this employment center as proposed.

Amend the Comprehensive Plan as follows:

1. Amend the “Lincoln/Lancaster County Land Use Plan”, figure on pages F23 and F25, to designate the Commercial, Industrial, Green Space, and Public and Semi-Public land uses as shown on the attached plan.
2. Amend the “Existing and Proposed Industrial Centers” on Page F 39 to add a Light Industrial center ½ mile south of Yankee Hill Road on the west side of 40th Street as “Unbuilt Approved Center (Site Specific)”
3. Amend the list of proposed locations for Light Industrial centers to add “½ mile south of Yankee Hill Road on the west side of 40th Street” on Page F 40.
4. Amend the “Existing and Proposed Commerce Centers” on Page F 41 as shown on the attached map to:
 - a. On the southeast corner of 27th and Yankee Hill Road delete the Neighborhood Center and instead designate a Community Center as “Unbuilt Approved Center (Site Specific)” for the intersection of 27th and Yankee Hill Road.
 - b. Generally ½ mile south of Yankee Hill Road on the west side of 40th Street, delete the Community Center “New Proposed Center” (General Location) and instead designate a Neighborhood Center as “Unbuilt Approved Center (Site Specific)”.
5. Amend the list of proposed locations of future Community Centers on page F 46 as follows:
 - C ~~“South 40th Street, ½ mile between Yankee Hill Road and Rokeby Road~~
 - C S. 27th and Yankee Hill Road”



Wilderness Hills Land Use Plan

Comprehensive Plan Proposed Amendment #15

----- Land Use Boundary

Res Land Use Category

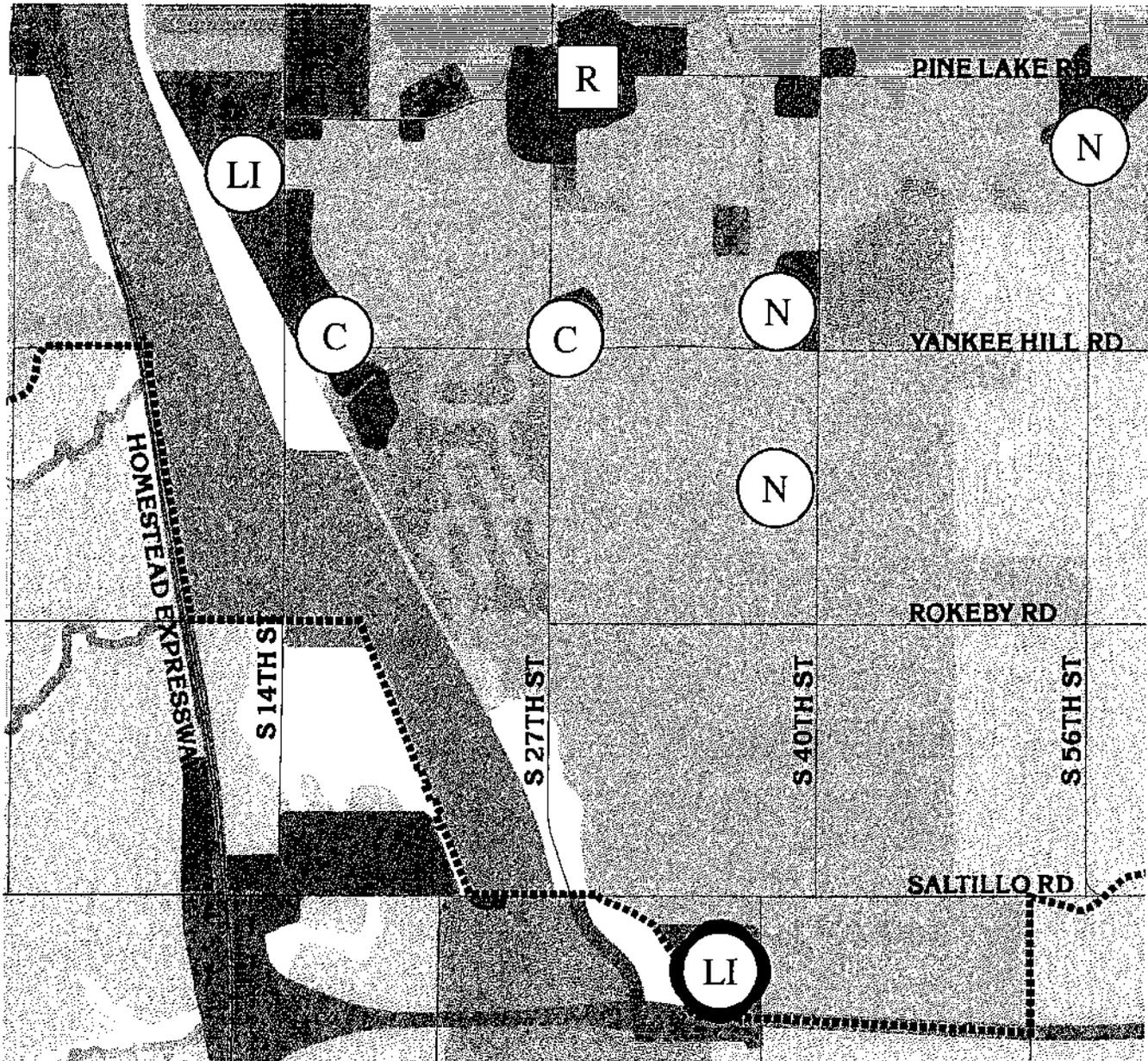
PROPOSED LAND USE CATEGORIES (From Urban Residential)

- | | | | |
|---|--------------------|---|-------------|
|  | Commercial |  | Green Space |
|  | Industrial | | |
|  | Public/Semi-Public | | |



F E E T





S 27th / S 40th & Yankee Hill Area

Comp Plan Proposed Amendment No 14 and 15

----- Future Service Limit



Existing Center



Unbuilt Approved Center
Site Specific



New Proposed Center
Not Site Specific

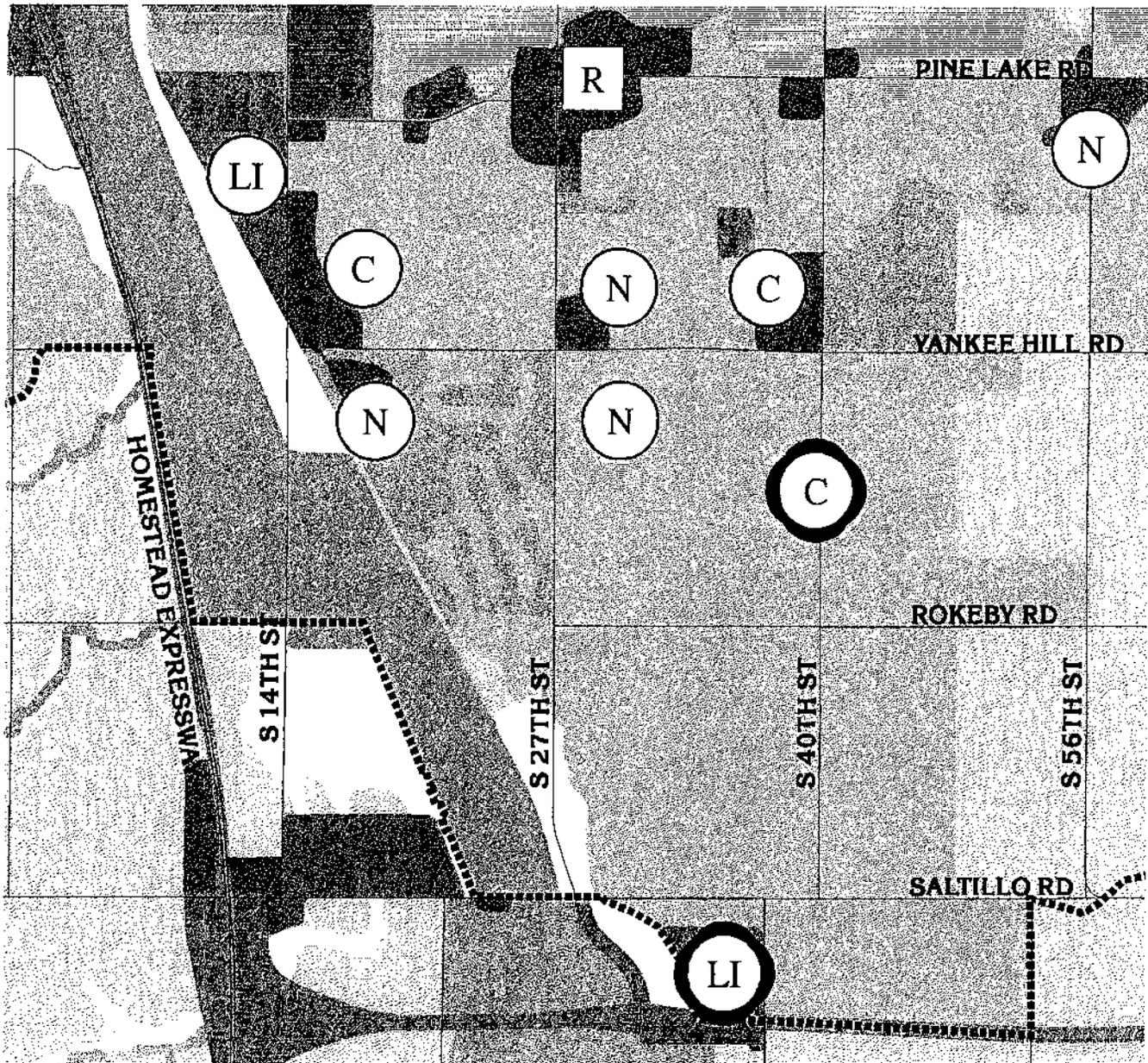
- R Regional
- N Neighborhood
- C Community
- LI Light Industry



MILES

0 0.25 0.5 0.75





Commercial Centers

As Shown in the Approved Comprehensive Plan

- Future Service Limit
- R Existing Center
- C Unbuilt Approved Center Site Specific
- C New Proposed Center Not Site Specific



J. Michael Rierden

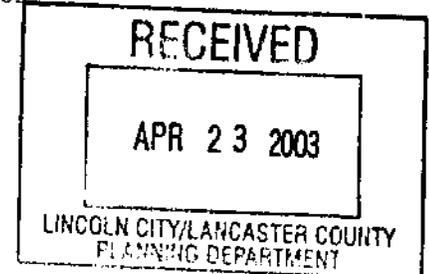
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April 23, 2003

Steve Henrichsen
Lincoln-Lancaster County
Planning Department
555 South 10th Street
Lincoln, Nebraska 68508



RE: Southeast Corner of 27th and Yankee Hill Road/One-half mile south of
Yankee Hill Road on the west side of South 40th Street

Dear Steve:

As you are aware, one of the aforementioned parcels of real estate is my client, namely Lincoln Federal Savings Bank of Nebraska. As a result of the meetings that we have had with you and Planning staff it is my understanding that we have reached an agreement on Comprehensive Plan amendments for both of the aforementioned sites. My understanding of that agreement is as follows, to-wit:

In regards to the southeast corner of 27th and Yankee Hill Road we agree to the following:

- 450,000.00 square feet total of commercial space, with approximately 125,000 square feet in office use, and a "town center" of approximately 100,000 square feet of neighborhood uses be developed upon 43 to 45 acres.
- A "town center" along South 30th Street with pedestrian oriented commercial space (initial development of the town center will coincide with or prior to the adjacent construction of a potential "big box" store).
- Proposed community meeting building (developer proposing to donate land and parking for public use to allow for a 5,000 square foot building) or plaza.
- Three different neighborhood road connections to the center.
- Office uses as a buffer along South 27th Street.

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- An integrated architectural design (to be approved as part of plan) with extensive landscaping.
- Significantly higher residential density to be developed adjacent to the center with both pedestrian and vehicular access to the center.
- Extensive landscaping, screening, and residential uses to the south to provide a definite edge to the center (which will be developed prior to or with the "big box" store to the north).

In addition, one-half mile south of Yankee Hill Road on the west side of South 40th Street, we have agreed to the following, to-wit:

- An integrated development of approximately 77 acres with a neighborhood center with approximately 250,000 square feet of retail space.
- The main traffic entrance will be approximately one-half mile south of Yankee Hill Road with the traffic impact primarily on South 40th Street, which has some future capacity in this area.
- Development of an employment center with approximately 500,000 square feet of light industrial, office and "flex" (warehouse and office).
- Retention of significant drainage ways, and tree masses adjacent to the employment center in order to provide a landscape screen and buffering to residential uses.

We look forward to working with you and the Planning Department as these two matters are presented to the Planning Commission and City Council. Additionally, I will plan on being present and available for any questions, not only the Planning Commission and City Council meetings but also City Council/County Board Common meetings that have been scheduled. If you should have any questions please feel free to contact me.

Yours very truly,

J. Michael Rierden

JMR/jdr

cc: Jerry Maddox
Leo Schumacher
Don Linscott
Bill Schmeackle