



15R-252

Introduce: 12-14-15

Comprehensive Plan Amendment No. 15003

RESOLUTION NO. A- 89438

1 WHEREAS, the Planning Director has made application to amend the 2040  
2 Lincoln-Lancaster County Comprehensive Plan to adopt the "South Haymarket  
3 Neighborhood Plan", an Executive Summary of which is attached hereto marked as  
4 Attachment A, in an area generally bounded by O Street, South 10<sup>th</sup> Street, G Street, and  
5 South 4<sup>th</sup> Street, as an amendment to the 2005 Downtown Master Plan, which is a subarea  
6 plan of the 2040 Lincoln-Lancaster County Comprehensive Plan; and

7 WHEREAS, the Lincoln City-Lancaster County Planning Commission has  
8 recommended approval thereof.

9 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
10 Lincoln, Nebraska that the 2040 Lincoln-Lancaster County Comprehensive Plan be and the  
11 same is hereby amended in the following manner:

12 The "South Haymarket Neighborhood Plan" on file in the office of the Planning  
13 Director and made a part hereof by reference, is hereby adopted as an amendment to the  
14 2005 Downtown Master Plan, which is a subarea plan of the 2040 Lincoln-Lancaster  
15 County Comprehensive Plan.

16 BE IT FURTHER RESOLVED that any other references in said plan which  
17 may be affected by the above-specified amendment be, and they hereby are amended to  
18 conform with such specific amendment.

See further Council Proceedings on  
next page. Thank you.

Introduced by:

AYES: Camp, Christensen, Eskridge,  
Fellers, Gaylor Baird, Raybould;  
NAYS: None; ABSENT: Lamm.

Approved as to Form & Legality:

City Attorney

**ADOPTED**

DEC 21 2015

**BY CITY COUNCIL**

Approved this 23<sup>rd</sup> day of Dec., 2015:  
  
Mayor

15R-252

**12/21/15 Council Proceedings:**

CAMP Moved to amend #1 Bill 15R-252 in the following manner:

Amend the South Haymarket Neighborhood Plan as an amendment to the 2005 Downtown Master Plan subarea plan of the 2040 Lincoln-Lancaster County Comprehensive Plan by amending Chapter 3.1 Implementation as follows:

1. On page 3.45 revise the text under "Two Scenarios to Fill in the Floodplain", to read as follows:

The recommended approach for floodplain mitigation in South Haymarket is to designate a large, open space area for compensatory storage. This overall mitigation effort will likely require cooperative oversight by a governmental entity entities, similar to the West Haymarket JPA, and will need to be encumbered with a conservation easement to protect flood volume. An effort to provide overall flood storage for the South Haymarket Neighborhood will encourage redevelopment. Although this effort will provide for and preserve the flood volume, individual developments will still be required to elevate above the base flood elevation (BFE).

2. On page 3.51 delete in its entirety the existing "Joint Public Agency" text and insert in lieu thereof the following "Cooperative Agreements" text:

**Cooperative Agreements**

There are a number of aspects of the South Haymarket redevelopment which may require joint decision-making, particularly in the area of flood storage where the Lower Platte South Natural Resource District has jurisdiction. Cooperative arrangements may be necessary to build parking garages and other infrastructure. The City of Lincoln is committed to working cooperatively with all public and private investors to identify possible mechanisms to address the area's needs in a manner that best serves the interests of the South Haymarket, the area's investors, and Lincoln citizens.

Seconded by Christensen and carried by the following vote; AYES: Camp, Christensen, Eskridge, Fellers, Gaylor Baird, Raybold; NAYS: NONE; ABSENT: Lamm.

**12/21/15 Council Proceedings:**

CAMP Moved to amend #2 Bill 15R-252 in the following manner:

Amend the South Haymarket Neighborhood Plan as an amendment to the 2005 Downtown Master Plan subarea plan of the 2040 Lincoln-Lancaster County Comprehensive Plan by deleting all text in the South Haymarket Neighborhood Plan to Consolidate the Government Footprint, including, but not limited to, pages 1.7, 2.53, 2.54, 2.55, 2.56, 2.57, 2.66, 2.94, 3.52, 3.53 and 3.54.

Seconded by Christensen and lost by the following vote; AYES: Camp, Christensen; NAYS: , Eskridge, Fellers, Gaylor Baird, Raybold; ABSENT: Lamm.

MOTION TO AMEND NO. 1

1 I hereby move to amend Bill No. 15R-252 to amend the South Haymarket Neighborhood  
2 Plan as an amendment to the 2005 Downtown Master Plan subarea plan of the 2040 Lincoln-  
3 Lancaster County Comprehensive Plan by amending Chapter 3.1 Implementation as follows:

- 4 1. On page 3.45 revise the text under "Two Scenarios to Fill in the Floodplain", to read as  
5 follows:

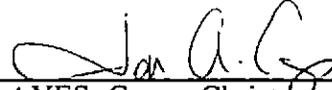
6 The recommended approach for floodplain mitigation in South Haymarket is to designate  
7 a large, open space area for compensatory storage. This overall mitigation effort will  
8 likely require cooperative oversight by a governmental entity entities, similar to the West  
9 Haymarket JPA, and will need to be encumbered with a conservation easement to  
10 protect flood volume. An effort to provide overall flood storage for the South Haymarket  
11 Neighborhood will encourage redevelopment. Although this effort will provide for and  
12 preserve the flood volume, individual developments will still be required to elevate above  
13 the base flood elevation (BFE).

- 14 2. On page 3.51 delete in its entirety the existing "Joint Public Agency" text and insert in  
15 lieu thereof the following "Cooperative Agreements" text:

16 **Cooperative Agreements**

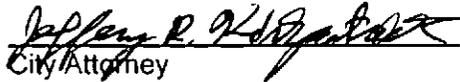
17 There are a number of aspects of the South Haymarket redevelopment which may  
18 require joint decision-making, particularly in the area of flood storage where the Lower  
19 Platte South Natural Resource District has jurisdiction. Cooperative arrangements may  
20 be necessary to build parking garages and other infrastructure. The City of Lincoln is  
21 committed to working cooperatively with all public and private investors to identify  
22 possible mechanisms to address the area's needs in a manner that best serves the  
23 interests of the South Haymarket, the area's investors, and Lincoln citizens.

Introduced by:



AYES: Camp, Christensen, Eskridge,  
Fellers, Gaylor Baird, Raybould;  
NAYS: None; ABSENT: Lamm.

Approved as to Form and Legality:

  
City Attorney

Requested by: David R. Cary, Acting Planning Director

Reason for Request: To address concerns raised by a number of Council members and LIBA that the Plan requires the creation of a South Haymarket Joint Public Agency to achieve the goals of the Plan for an urban neighborhood.

MOTION TO AMEND NO. 2

1 I hereby move to amend Bill No. 15R-252 to amend the South Haymarket Neighborhood  
 2 Plan as an amendment to the 2005 Downtown Master Plan subarea plan of the 2040 Lincoln-  
 3 Lancaster County Comprehensive Plan by deleting all text in the South Haymarket  
 4 Neighborhood Plan to Consolidate the Government Footprint, including, but not limited to,  
 5 pages 1.7, 2.53, 2.54, 2.55, 2.56, 2.57, 2.66, 2.94, 3.52, 3.53 and 3.54.

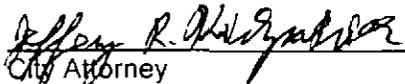
Introduced by:




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AYES: Camp, Christensen; NAYS:  
 Eskridge, Fellers, Gaylor Eaird,  
 Raybould; ABSENT: Lamm.

Approved as to Form and Legality:




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City Attorney

Requested by: Councilman Jon Camp

Reason for Request: To eliminate the proposal that the government footprint be consolidated east of 9<sup>th</sup> Street between L and G Streets in order to allow the 9<sup>th</sup> & J Street Building (i.e. 555 S. 9<sup>th</sup> Street), 825 J Street Building, K-Street Records Warehouse (at 9<sup>th</sup> & K), and Parking Lot at 8<sup>th</sup> & H to be available and sold for private development. Instead the aforementioned properties should remain and continue to be held for current and future government offices.

**LOST**  
December 21, 2015  
 (DATE)  
 BY CITY COUNCIL