



Comp Plan/LRTP
2030
UPDATE

Changes in the
DRAFT LAND USE PLAN
July 26, 2006 DRAFT

The following is a list of the significant changes to the draft land use map when compared to the DRAFT tier map established by the Planning Commission on November 9, 2005 for the Comprehensive Plan Update: (in no particular order of significance)

- Revise the boundaries of the Future Service Limit and add Urban Residential uses at 84th and Rokeby Road area as per Comprehensive Plan Amendment 06002
- Public and Semi-Public to Urban Residential at several locations for changes in the following schools: update location of LPS school site in Fallbrook; delete two potential Catholic school sites which are in process of being sold near NW 56th & West Adams and 98th & Old Cheney; delete former Faith Lutheran school at 63rd & Madison, add new Lutheran School near 40th & Old Cheney Road
- Correct boundaries of Edenton South park
- Agricultural Stream Corridor to Green Space recent conservation easements acquired near 27th and Saltillo Road
- Agricultural Stream Corridor to Industrial on north side of Saltillo Road, east of railroad track and west of future alignment of S. 27th Street
- Industrial to Commercial on west side of S. 40th, ½ mile south of Yankee Hill Road
- Update South Beltway interchanges and route
- Urban Residential to Commercial on both sides of S. 40th, south of Rokeby Road per Comprehensive Plan Amendment 05010
- Green Space to Commercial surplus land at Highlands Golf Course
- Update trails to match proposed trails plan
- Commercial to Public and Semi-Public and Urban Residential at SW 27th and West A to reflect recent LES substation and change of zone respectively
- Commercial to Green Space several open space outlots from 14th to 27th along Fletcher
- Industrial to Agricultural Stream Corridor land in between N. 56th and 70th, but not including land along each street, south of Salt Creek
- Public and Semi-Public to Commercial for surplus land near 13th and Highway 2
- Urban Residential to Commercial on the northeast corner of 84th & Old Cheney Road per approved change of zone

- Urban Residential to Public and Semi-Public on southwest corner of 84th & Yankee Hill Road to reflect location of cemetery and water reservoir
- Urban Residential to Commercial, northeast of North 84th & Adams to reflect commercial area approved in Prairie Village North
- Urban Residential to Commercial for future Neighborhood Commercial center ½ mile south of Yankee Hill Road on west side of South 84th Street
- Urban Residential to Commercial for future Neighborhood Commercial center 1/4 mile south of Rokeby Road on east side of South 70th Street
- Urban Residential to Commercial for future Neighborhood Commercial center 1/4 mile south of Alvo Road and west of North 14th Street
- Agricultural Stream Corridor to Environmental Resources and Green Space category land along Middle Creek, east of S. W. 40th and along Haines Branch on both sides of Coddington Avenue
- Agricultural Stream Corridor to Green Space along Salt Creek and adjacent to Wilderness from Pioneers to south of Pine Lake Road

Low Density to Urban Residential at the following locations, since these areas will be served early in the planning period and/or currently have smaller lots than typical acreages (less than 1 acre lot sizes) or could transition to more urban uses during the planning period:

- S. W. 12th and West Denton Road: Larsen Addition
- N. 1st to 7th, Fletcher to Humphrey Avenue: Cumberland Heights
- S. 56th and Cumberland Road: Colonial Acres
- West Van Dorn and South Coddington Ave.: Pioneers Estates
- S. 60th to 70th, south of Old Cheney Road, various subdivisions
- S. 66th & Highway 2: Country Meadows
- S. 70th & Stevens Ridge Road: Stevens Ridge Estates
- S. 84th & Pine Lake Road: Pine Lake subdivision
- S. 90th and O Street: Hillcrest Heights subdivision
- N. 90th and Holdrege: Sunrise Estates
- N. 112th & Holdrege: Sky Ranch Acres

Agricultural to Low Density Residential to reflect actions of the past few years at the following approximate locations :

- S. W. 58th and West Sprague Road (in process, change if not approved)
- S. W. 40th and Rokeby Road
- S. W. 29th and Martell Road
- S. 38th and Martell Road (in process, change if not approved)
- S. 68th and Roca Road
- N. 84th and Agnew Road
- Agricultural to Commercial near S. 134th and O Street

Changes in the **URBAN GROWTH TIERS** **July 26, 2006 DRAFT**

The following is a list of the significant changes to the Urban Growth Tier map when compared to the DRAFT tier map established by the Planning Commission on October 26, 2005 for the Comprehensive Plan Update:

- ◆ Revise the boundaries of Tier I and Tier II and Future Service Limit at 84th and Rokeby Road area (assuming Comprehensive Plan Amendment 06002 is approved)

The October 26th draft did not include Priority A or B designations. The following areas are added to Priority A when compared to the 2025 Comprehensive Plan. Note that Priority A includes over 35 square miles – significantly more land than is needed for the 12 year period and nearly 70% of the Tier I area. Serving all of these areas would require significant increases in utility rates or impact fees or both as well as significant increases in revenue to provide for initial urban road improvements. Depending on financing decisions, some Priority A areas may not be served within the 12 year period. (in no particular order of significance)

- ◆ North of I-80 from approximately N. W. 40th to N. W. 66th
- ◆ From West Superior to West Fletcher, west of N. W. 56th Street
- ◆ North of Alvo Road, from N. W. 12th to N. W. 27th
- ◆ Old Cheney to Pioneers Blvd from S. W. 12th to Highway 77
- ◆ Cardwell Branch to West Yankee Hill Road from S. W. 12th to Highway 77
- ◆ South Beltway to the north from S. 27th to S. 54th Street
- ◆ N. 1st to 10th, from I-80 to south of Alvo Road
- ◆ N. 40th to 56th from I-80 to Bluff Road (assuming Comp Plan Amendment #06001 is approved)
- ◆ N. 40th to 48th from I-80 south to Salt Creek
- ◆ South of Cornhusker Highway from N. 84th to East Beltway
- ◆ South of O Street from 87th to 120th Street, within sub-basin drainage
- ◆ ½ mile west of 70th to east of 84th Street along Rokeby Road, (assuming Comprehensive Plan Amendment 06002 is approved)