
MEMORANDUM

TO: Planning Commission
FROM: Marvin Krout, Planning Director
SUBJECT: 2030 Comprehensive Plan
DATE: October 17, 2006

On October 18th the Planning Commission will hold a special public hearing on the Planning Commission Review Edition of the 2030 Lincoln/ Lancaster County Comprehensive Plan. The following includes two types of proposed changes to the draft released on September 21st.

- 1) Several minor corrections of a generally non controversial nature
- 2) Several proposals by various private parties or governmental entities

The following is a list of the minor corrections. The Planning Commission Review Edition is hereby amended to include the following changes.

Minor Corrections

1. Amend page 27, "Urban Growth Tiers with Priority Areas" to change the square mile from N. 1st to N. W. 12th from McKelvie to Alvo Road from Tier III to Tier II. This was the only area not designated as Tier II north of the City between NW 84th and N. 27th Street. (See p. 3)
2. Amend page 29, "The Economy" chapter to add to the Lincoln Partnership Economic Development vision statement at the beginning of the list of guiding principles as follows:
"Lincoln will nurture the environment for existing businesses, attract high impact industries, develop its entrepreneurial capacity through public and private partnerships, while leveraging its unique strengths in quality-of-life and education."
3. Amend page 30, "The Economy" chapter to add the Downtown Lincoln Association to list of partners listed in guiding principle on encouraging public-private partnerships.
4. Amend page 46, "Business and Commerce" chapter to clarify that the maximum of 25% of retail space will be allowed in Mixed Use Office areas. In the text one section references 25% while another uses 20% to describe the proportion of retail desired in a Mixed Use Office Center. The intent was to provide a maximum of 25% as long as this did not include big box retail uses or exceed the amount of space of a Neighborhood Center.

"May include 1) light industrial centers in I-3 Employment Center zoning which are developing with predominately office type uses, and with 2) up to 25% 20% retail

space, up to 150,000 sq. ft. and, 3) single retail users less than 50,000 sq. ft.

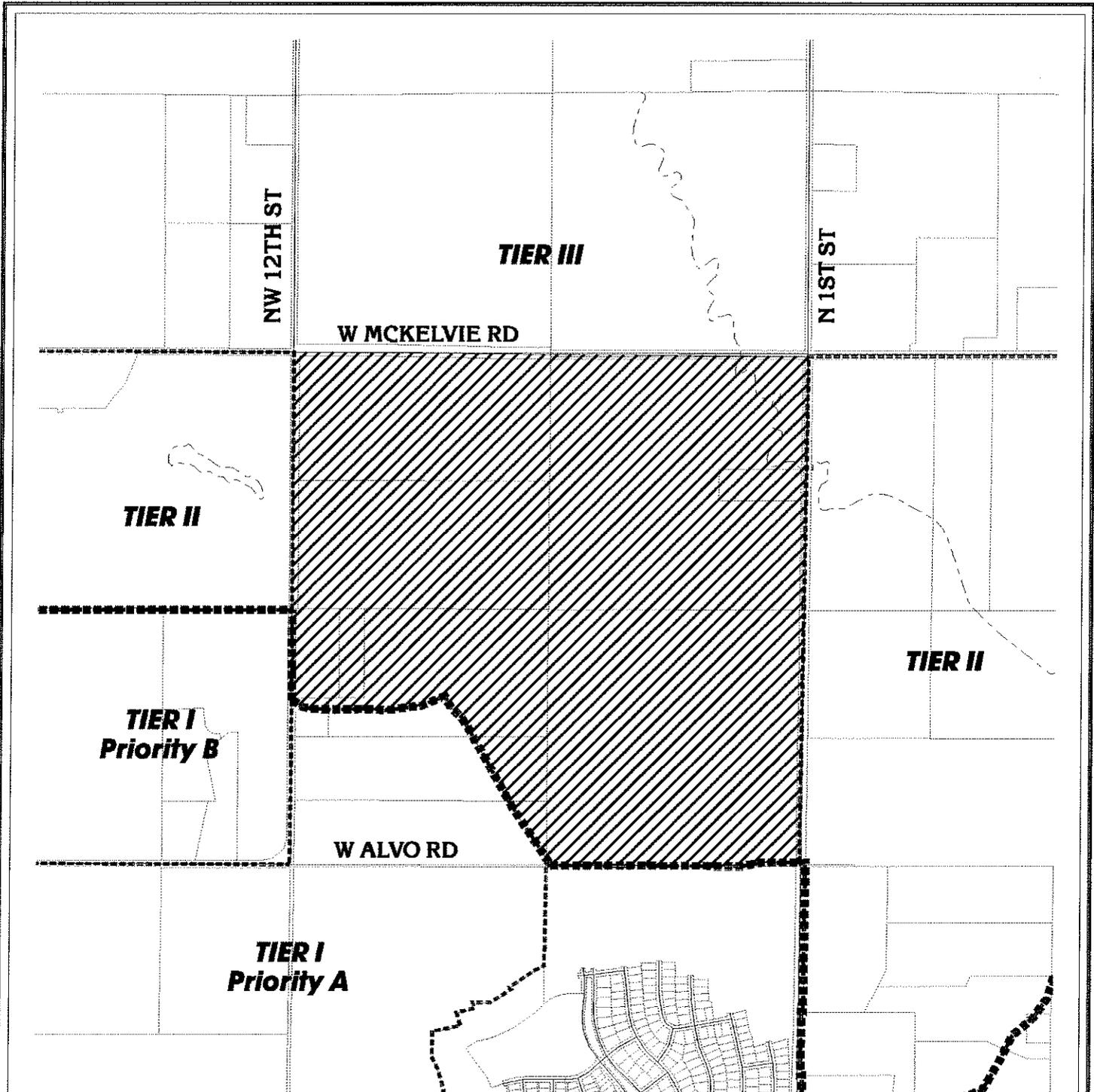
5. Amend page 46, "Business and Commerce" chapter to add "70th & Yankee Hill Road, Village Gardens South" to the list of Mixed Use Office locations which is shown on the map, but was inadvertently left off list of locations.
6. Correct the representation of the future East Beltway/ I-80/ Cornhusker interchange on several maps in the Plan to reflect the previously approved alignment between I-80 and Cornhusker Highway. Until a revised interchange is officially adopted the previously approved alignment should be shown on all maps in the Plan.

Also note that the September 21st draft did include change to land uses in the Village of Bennet and their one-mile zoning jurisdiction to reflect updated Bennet Land Use map. This included a small area of commercial west of State Spur 43 (at about 158th Street), south of Highway 2. These changes were made after the last Planning Commission working session, so they were not included in lists of changes to the land use map.

Additional Private Proposals

In addition to these minor changes, several other amendments to the Land Use Map have been requested. The table on the following page summarizes these requests. The pages following contain staff comments and further discussion of the relative merits of these requested changes.

#	PROPOSALS	Page #
1	By Peter Katt to change from Urban Residential to Commercial for 23 acres on the southwest corner of 84 th & Adams (North 40 Plaza)	7
2	By Mike Eckert for Steve Champoux to change the designation to the northeast of 84 th & Adams from Neighborhood Center to Community Center and on the southeast corner from Neighborhood Center to Mixed Use Office	14
3	By Tom Huston for Alan Baade & Kenneth Mueller to change 200 acres from Agricultural to Low Density Residential west of 82 nd and north of Roca Rd.	22
4	Change land between N. 40 th -56 th , I-80 to Bluff Road from Tier I, Priority B to Priority A	30
5	By Mike Eckert for Todd and Lisa Hornung, to add land to the Future Service Limit and change from Tier II to Tier I with 51 acres designated as Priority B and Urban Residential and 35 acres of existing Low Density Residential as Priority C between Saltillo Road and South Beltway, from S. 54 th to approximately 1/4 mile to the east.	34
6	By Rob Watson to add approximately 120 acres southwest corner of S. W. 12 th and West Denton Road to the Future Service Limit and change from Tier II to Tier I, Priority A, and change from Low Density Residential to Urban Residential.	41
7	By the City of Hickman for various changes to County land use to reflect Hickman land use plan from their Comprehensive Plan	48
8	Change from Commercial to Urban Residential, Environmental Resources and Green Space in area of Sun Valley Blvd and south of West Charleston	54



N 1st to NW 12th, W Alvo to W McKelvie

2030 Comprehensive Plan Correction

- Future Service Limit
- Tier/Priority Boundary
-  Change from Tier III to Tier II

