

Proposal No. 10
S. 56th and Rokeby Road

Location	Proposal
Between S. 48 th and S. 56 th , north of Rokeby Road	Amend the 2030 Lincoln/ Lancaster County Comprehensive Plan to 1) Change approximately 80 acres from Priority B to Priority A
Recommendation: Denial	

Description

This property is generally in agricultural use and is between S. 48th and S. 56th, north of the future Rokeby Road. It includes approximately 80 acres. The land to the north, south and east is in Low Density Residential use.

To the west of the property is the Grandale Preliminary Plat which was approved, rezoned to R-3 Residential and annexed into the city limits in May 2006. The land to the west of this property is in Priority A. The land to the north, south and east is Priority C. This 80 acre parcel is the only property designated as Priority B between 40th and 56th, from Yankee Hill Road to Rokeby Road.

This property drains by gravity to the west. A sanitary sewer line is under construction which will bring the sewer line up to S. 40th Street. Once the Grandale area develops, both water and sewer will be extending through the adjacent streets to this west property line of this land. The Grandale preliminary plat also shows that Rokeby Road would be extended from 40th to approximately 48th Street. There is not any right-of-way for Rokeby Road today between 40th and 56th Street.

Kent Seacrest, representing the buyer of this property stated it is their intent to develop this land within the next six years. He also stated that extending Rokeby Road from 40th to 56th Street has been an important part of the development for both the buyer and the adjacent acreage homeowners who are worried about cut-through traffic without Rokeby Road being constructed.

Comprehensive Plan Implications

The draft 2030 Comprehensive Plan states that:

PRIORITY AREA PLAN FOR TIER I
SETTING PRIORITIES

“The top priority for infrastructure improvements is the existing city and areas that are currently under development. In order to provide for the orderly future growth of the city,

additional land is identified in Tier I as the next area for improvement. However, the community does not have the financial resources, nor is it necessary, to provide urban services to all of the Tier I area within the next few years. So within Tier I, the community needs to prioritize areas for infrastructure improvements.

Priority A identifies a future service area of approximately 20 square miles to serve with utilities in the next six years. Developer interest exists in land in various areas which would require providing services to over 35 square miles – if financing were available. Based on population and growth projections, there is not a need for this much land in the near term. The City has developed and made public financial water and wastewater utility plans for operations and growth and the 2006 CIP based on a smaller Priority A area. User fee increases and/or impact fees as projected for water and wastewater will require additional increases, or additional private financing if projects are added or staged earlier than previously identified.

Currently, there are not adequate funds to build needed road improvements within the city limits, much less serve Priority A or other growth areas. If the City is committed to building improvements concurrent with development, then significant additional road funds will be needed, in addition to the proposed rate increases for water and wastewater.”

In the nearly 20 square miles of Priority A, over 12 square miles is outside of the floodplain or floodprone area, and is generally not in use by such uses as acreage subdivision, golf courses, parks, or other public uses. Within the next 6 years, given past trends, the City will not need 12 square miles for development. Priority A serves a larger area in part in an attempt to provide significant choice in land for development and in several different locations. As noted in the draft Plan, there are serious funding challenges to providing water and sewer to a 20 square mile area.

Water mains between 40th and 56th are not in the current 6 Year Capital Improvement Program (CIP). It will require 1 and ½ miles of at least 16 inch water mains to provide full service to this area. These water mains are not in the CIP. Extending 12 inch water mains through Grandale would mean a long dead end service for future homes on this land.

The sanitary sewer between 48th and 56th is not in the CIP either. Previously, the applicant has expressed that potentially these facilities might be built by the developer and then reimbursed by impact fees. The paving of Rokeby Road is not in the CIP. Public Works and Utilities notes that “Priority A designation would indicate that services and necessary road improvements can be programmed within the 6 year ... period which does not appear to be feasible.”

Conclusion

The need to extend Rokeby Road from 40th to 56th Street is an important consideration for development in this area. This is one of the few areas where the mile line arterial street is not in place today. The utilities will be in place to the west in the near term and the city limits is adjacent.

However, to serve only 80 acres, there is little benefit compared to the cost to extend ½ mile of arterial street, 1 and ½ miles of 16 inch or larger water main and a ½ mile of sanitary sewer trunk line. Due to the large incremental cost to serve this 80 acres, this area should remain Priority B. If the applicant desires to fund a substantial portion of the improvements, that proposal should be reviewed as part of the CIP process in upcoming years as discussed in the Comprehensive Plan.