Proposal No. 6
SW 12th & W Denton Rd

Location	Proposal
Southwest corner of SW 12th Street and W. Denton Rd	Amend the 2025 Lincoln/ Lancaster County Comprehensive Plan to 1) Amend the Lincoln/Lancaster County Land Use Plan to show the southwest corner of SW 12th and West Denton Road as Urban Residential 2) Amend the Urban Growth Tiers with Priority Areas map to change the southwest corner of SW 12th and West Denton Road from Tier II to Tier I Priority A
Recommendation: Approve changes to the Land Use Plan, approve changes to Urban Growth Tiers with Priority Areas map to show as Tier I, Priority B.	

Status/Description

Reserve Development LLC has requested that the land on the southwest corner of SW 12th and West Denton Road be designated as Future Urban Residential and shown as Tier IA, rather than Tier II.

Comprehensive Plan Implications

The current zoning of this land is Agricultural Residential. The current corporate limit of Lincoln reaches to SW 12th, 1/4 mile north of West Denton Road.

The area immediately adjacent to the east is shown as Tier I, Priority A in both the 2025 Adopted Comprehensive Plan and the proposed 2030 Comprehensive Plan.

In the proposed 2030 Comprehensive Plan, Tier I, Priority A areas are described as such:

"Areas designated for near term development are generally contiguous to existing development and should be provided first with basic infrastructure within 6 years of the adoption of the Plan. Some of the infrastructure required for development may already be in place. This area includes some land already annexed, with City commitments to fund infrastructure improvements, but the land is still undeveloped and without significant infrastructure in place yet. Some infrastructure improvements may be done in the near term while others, such as road improvements that are generally more costly, may take longer to complete." P. 22.

In the proposed Comprehensive Plan, Tier I, Priority B areas are described as such:

The next areas for development, beyond Priority A, are those which currently lack almost all of the infrastructure required to support development. In areas with this designation, the community will maintain present uses until urban development can commence. Infrastructure improvements to serve this area will not initially be included in the City's CIP, but will be actively planned for in the longer term capital improvement planning of the various city and county departments. P. 22.

There is no funding programmed into the current Capital Improvement Program (CIP) to serve this area. However, the CIP shows both water and wastewater projects within one mile of the area in the 2009/2010 and 2011/2012 fiscal years, respectively.

It is important to note, the wastewater projects in the area are not currently designed to serve the increased capacity the addition of this land to Tier IA would necessitate, and would have to be redesigned. Adding this area to Tier IA would also use up capacity in the Salt Valley Trunk Line and could hasten the need for a major wastewater improvement in the future.

Lincoln Water System would be able to serve this area, but it would require that it be moved ahead of other areas currently within the Tier IA area, and/or in the 12 year water system plan. In order to keep water rate increases at the current approved level, this project could mean that some other project is moved down the priority list.

Watershed Management has no objections to a change to Tier IA, but recommends that the floodplain be shown as Green Space and Environmental Resources, or at a minimum to remain designated as Agricultural Stream Corridor and Environmental Resources on the Land Use Plan. The Comprehensive Plain recommends future development avoid floodplain areas to protect property owners and preserve functions of the floodplain. The portion of Cardwell Branch waterway and floodplain immediately south of this area has been identified as being a high quality riparian corridor by the ongoing Cardwell Branch Watershed Master Plan and should be preserved.

The 2007-2009 and 2010-2012 Transportation Improvement Program (TIP) shows West Denton Road being reconstructed in 2006/2007 from SW 56th to SW 12th Street as part of the Lancaster County program.

<u>*Conclusion*</u>

In conclusion, this area is immediately adjacent to Tier I, Priority A land in both the 2025 and 2030 Comprehensive Plans. There are currently no transportation, water or wastewater services existing or planned to serve this area. Water and wastewater services could be planned in future Capital Improvement Programs, possibly at the expense of other currently planned projects. While this area does appear to meet the criteria for Tier I inclusion, it more appropriately fits the definition of a Priority B. This area should remain in Priority B until wastewater capacity issues in the Salt Creek Trunk Sewer can be resolved.

Amend the Comprehensive Plan as follows:

1. Amend the *Urban Growth Tiers With Priority Areas* map to show the area described above as Tier I, Priority B and within the Future Service Limit as shown on attachment 6a.

2. Amend the *Lincoln/Lancaster County Land Use Map* to show the area south of West Denton Road, and west of SW 12th Street, as shown on attachment 6b, as Urban Residential.

Prepared by:

Sara S. Hartzell, Planner
shartzell@lincoln.ne.gov
Planning Department, (402) 441-6372

Date: October 16, 2006

Applicant: Rob Watson, Reserve Development LLC
3700 S. 14th Street
Lincoln, NE 68502
402-202-3741

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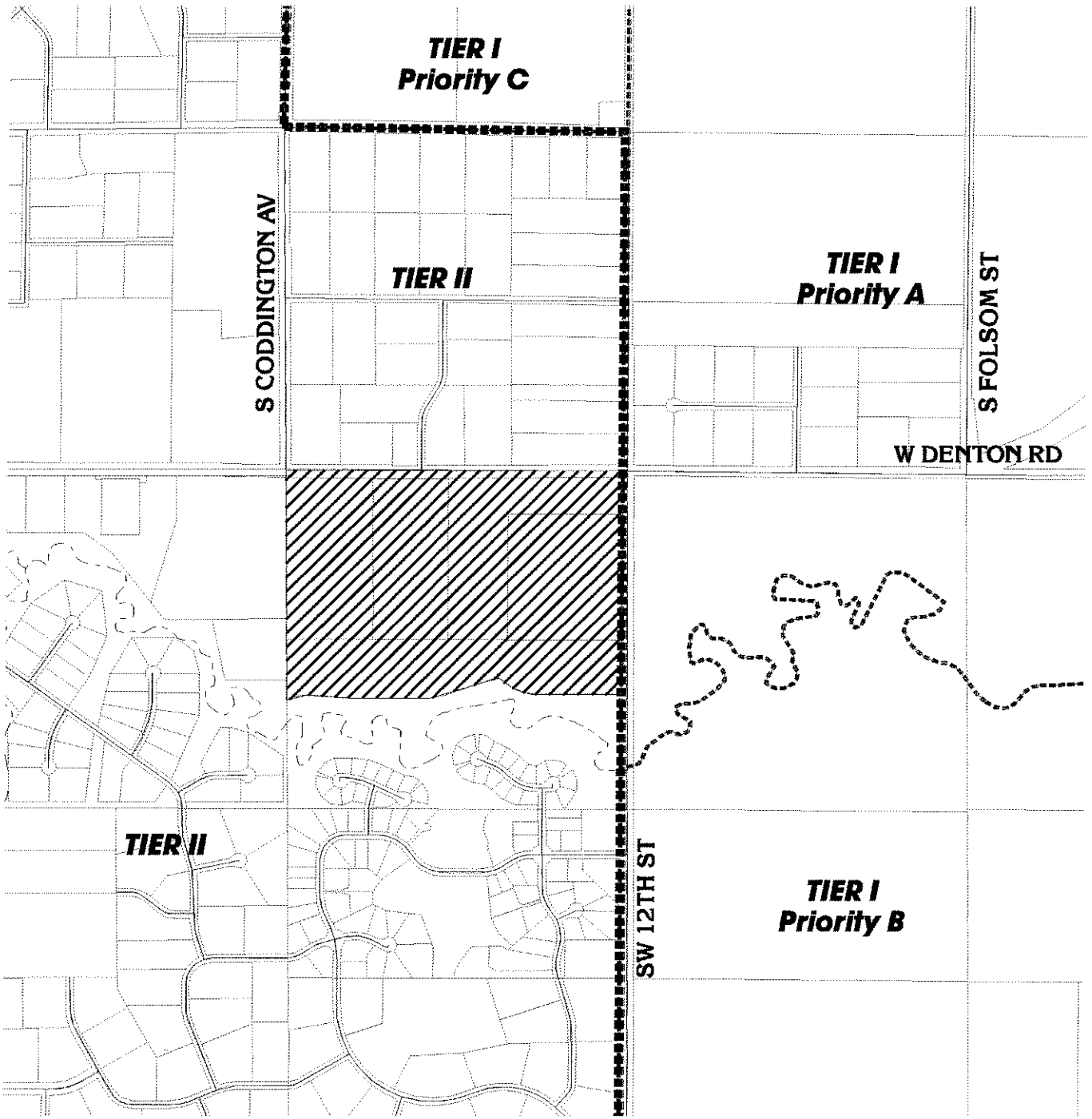

SW 12th & W Denton Rd

2030 Comprehensive Plan Proposal # 6(a)

Future Service Limit

Tier/Priority Boundary

Change from Tier II to Tier I Priority A

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FEET

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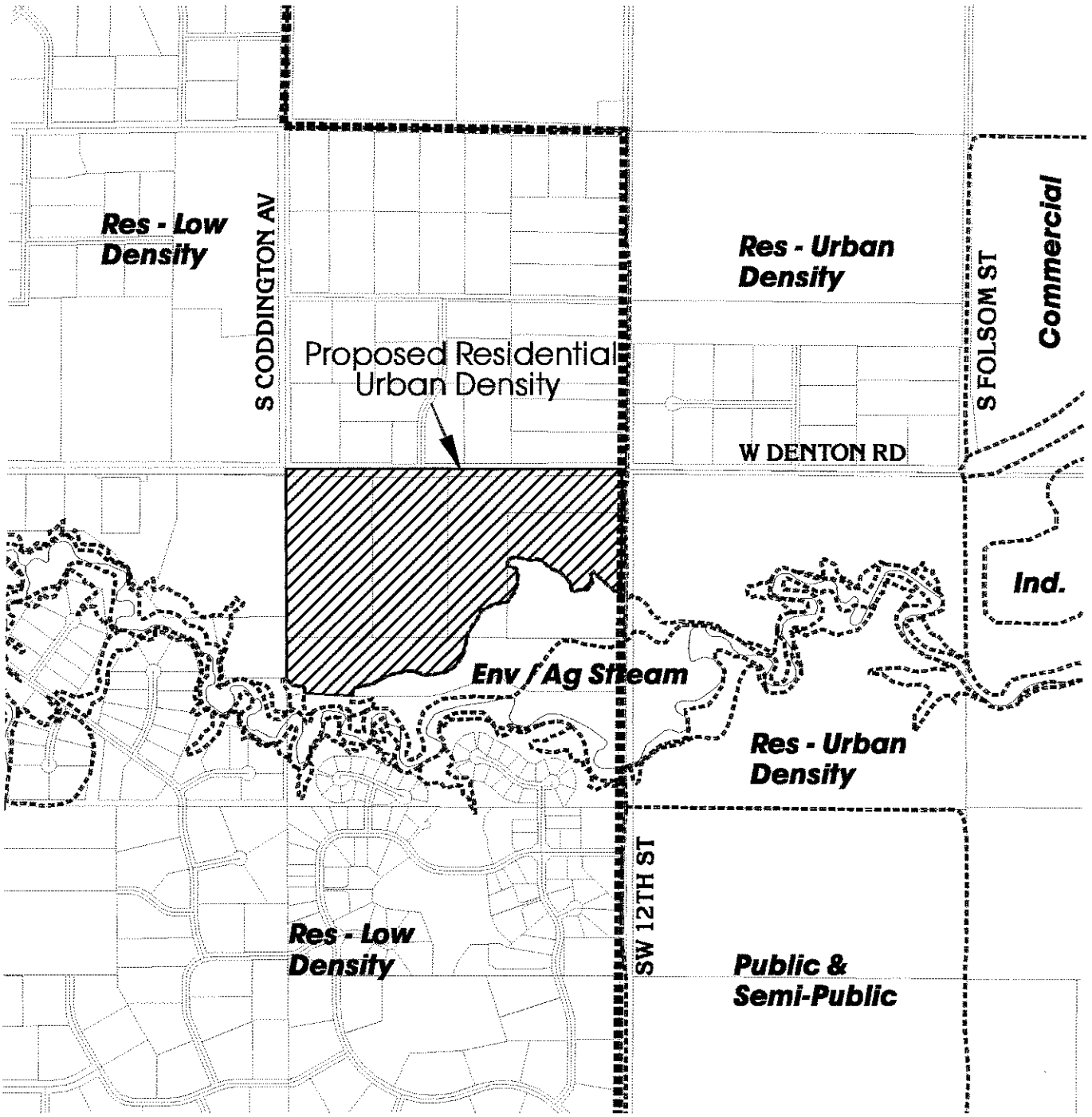
LINCOLN - LANCASTER COUNTY
PLANNING DEPARTMENT
Geographic Information Systems
555 South 10th Street
Lincoln, Nebraska 68508
...planning technology put to use...



SW 12th & W Denton Rd

2030 Comprehensive Plan Proposal # 6(b)

- Future Service Limit
- Land Use Boundary
- **Res** Land Use Category
- From Residential - Low Density to Residential - Urban Density

N W E S

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0 500 1000 15

LINCOLN - LANCASTER COUNTY PLANNING DEPARTMENT

Geographic Information Systems

555 South 10th Street
Lincoln, Nebraska 68508
Ph: 402 441 7491 FAX: 402 441 6377

...planning technology put to use...

Reserve
Development

Steve Henrichsen
Special Projects Manager
555 S. 10th
Lincoln NE 68508

RE: Comprehensive Plan Status Change for the SW corner of SW 12th and West Denton

After reviewing recommended changes to the 2030 Comp Plan update and given the current development happening within Cardwell Reserve located on the SW corner of SW 12th and West Denton Road. We respectfully request that the comp plan status of our ground located on the SW corner of SW 12th and West Denton Road be changed from tier 2 to tier 1 priority "A". Tier 1 priority "A" is designated on the east side of SW 12th adjacent to our property and the CUP for Cardwell Reserve contains an Urban Reserve Component as mandated by the City's build through standards. We believe that the addition of our land to tier 1 priority "A" will be beneficial and vital in contributing to other potential development opportunities for the City of Lincoln

Sincerely,

Rob Watson
(402) 202 - 3741

Reserve Development LLC
3700 S. 14th
Lincoln NE 68502

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LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

CITY OF LINCOLN
NEBRASKA
MAYOR COLEEN J. SENG
www.ci.lincoln.ne.us

PUBLIC WORKS AND UTILITIES DEPARTMENT

Memorandum

Date: *10/10/2006*

To: *Sara Hartzell*

From: *Devin Biesecker* DB

Subject: *Request for a change to the draft 2030 Comp Plan*

cc: *Ben Higgins, Nicole Fleck-Tooze*

Below are Watershed Management's comment on the proposed change to the draft 2030 Comprehensive Plan located near the southwest corner of SW 12th and West Denton Road.

The floodplain on this property is currently shown as Agricultural Stream Corridor and Environmental Resources on the Future Land Use Plan for the draft 2030 Comprehensive Plan update. The Comp Plan recommends designating areas for future development outside of the floodplain to avoid introducing new development to flood risks and to preserve the important functions of the floodplain. The Cardwell Reserve subdivision is using the density from this open space and this area along Cardwell Branch has also been identified in the on-going Cardwell Branch Watershed Master Plan study as having a high quality riparian corridor. Watershed Management does not see any issues for the proposed change from Tier 2 to Tier 1, but recommends that the floodplain be shown as Green Space and Environmental Resources, or at a minimum to remain designated as Agricultural Stream Corridor and Environmental Resources on the Future Land Use Plan.