

Proposal No. 4
N. 40th - 56th and I-80

Location	Proposal
East of N. 40 th Street, between Bluff Road and Interstate 80	Amend the 2030 Lincoln/ Lancaster County Comprehensive Plan to 1) Change over 400 acres from Priority B to Priority A
Recommendation: Approval with amendment to Priority text	

Status/Description

The proposal is to amend the Planning Commission Review Edition of the 2030 Lincoln/ Lancaster County Comprehensive Plan to change over 400 acres east of N. 40th Street, between Bluff Road and Interstate 80 from Tier I, Priority B to Priority A.

Comprehensive Plan Implications

In the 2025 Comprehensive Plan this land is designated as Priority A, meaning it would be provided with services within the first 12 years of the Plan. However, in the draft 2030 Plan, Priority A was amended to be generally a six year period. 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 provide water and sewer to a 20 square mile area.

Public Works and Utilities, Wastewater division notes:

“This area should remain as Priority B, since there is no funding within the first 6 years of the CIP to serve this area by gravity, nor is there funding planned for the following 6 years either. However, this area’s acres are being accounted for in the design of the NE Trunk Sewer from 70th to 56th.”

Public Works and Utilities, Watershed Management division noted that the western portion drains into the Little Salt Creek basin. (See attached) The City is working with other agencies to develop a scope of work for a full master plan in this basin. Any master plan will need to address the impact of stormwater runoff on the Salt Creek Tiger Beetle habitat. The majority of the land to be added to Priority A is designated as Industrial. This land east of N. 40th Street provides one of two large new areas for industrial development along I-80.

Conclusion

Staff recommends amending the Priority designation since this site is intended to serve as an industrial economic development site for major employers and since the funding source for all improvements will be tax increment financing. Even though it is designated as Priority A, issues regarding runoff into Little Salt Creek should be resolved prior to development in this area.

Amend the Comprehensive Plan as follows:

1. Amend the Urban Growth Tiers with Priority Areas on page 27 to change land east of N. 40th Street, between Bluff Road and Interstate 80 from Priority B to Priority A.
2. Amend the text on the “Priority Area Plan for Tier I” on page 22 to add the following:

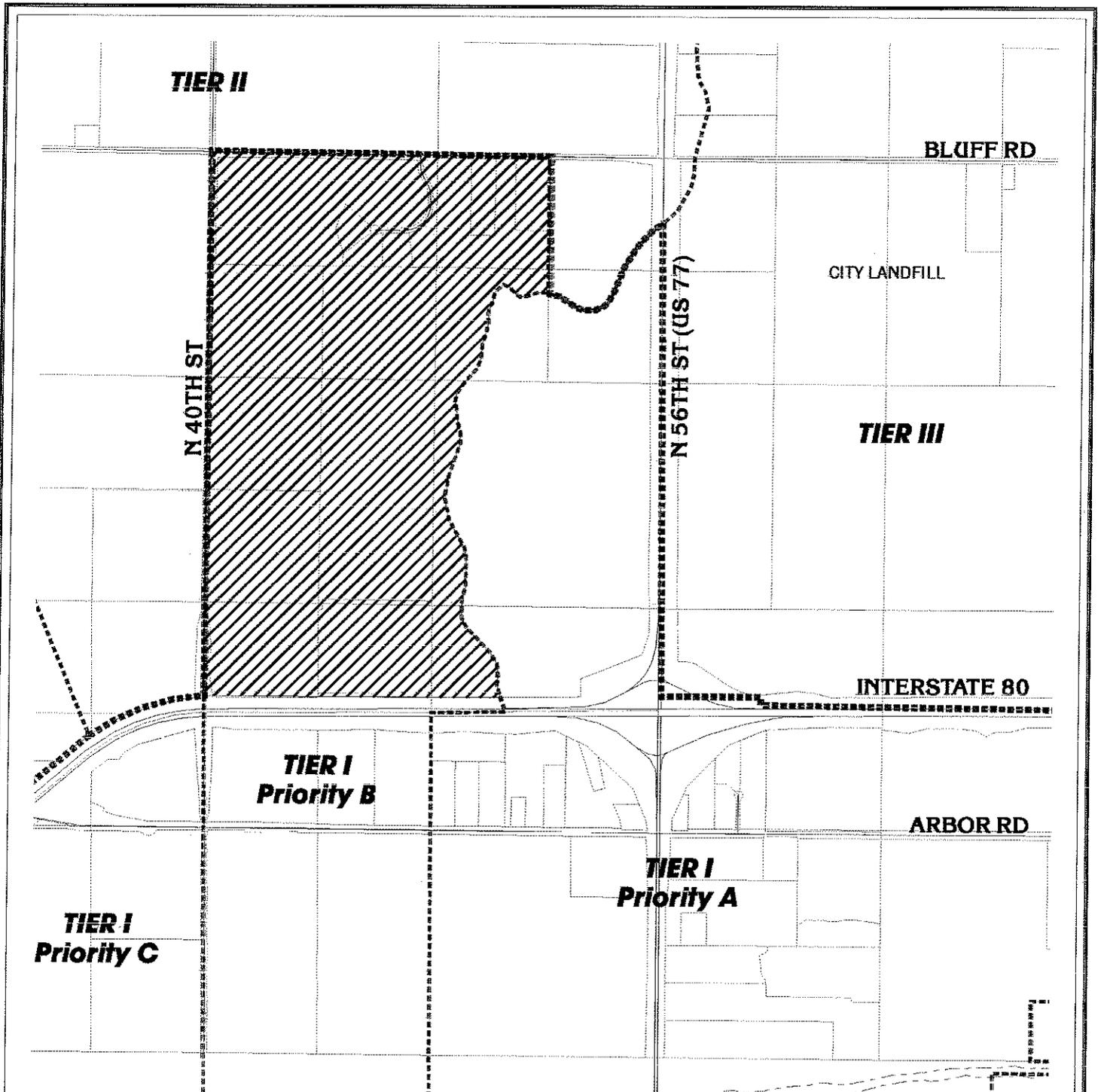
While there are financing limitations, the economic development area north of I-80, east of 40th Street, that drains into Little Salt Creek, is designated as Priority A and will be provided with infrastructure through Tax Increment Financing.

Prepared by:



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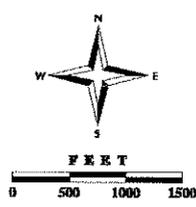
Date: October 17, 2006

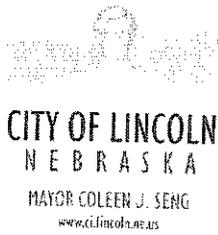


N 40th to N 56th & Interstate 80

2030 Comprehensive Plan Proposal # 4

- Future Service Limit
- Tier/Priority Boundary
-  Change from Priority B to Priority A





**PUBLIC WORKS AND
UTILITIES DEPARTMENT**

Memorandum

Date: 10/10/2006

To: Steve Henrichsen

From: Devin Biesecker

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 N. 40th Street and Interstate 80.

A portion of this site is proposed to be Tier I Priority B and is in the Little Salt Creek watershed for which Watershed Management has not yet completed a watershed master plan. This watershed has unique resources including the saline wetlands which are the habitat for the endangered Salt Creek Tiger Beetle. An interim watershed study was completed in 2004 regarding existing conditions in the Little Salt Creek basin but this study did not address the impacts of future urban stormwater runoff on saline wetlands. The City is currently working with other agencies to determine a scope of work for a full watershed master plan for Little Salt Creek basin that takes into consideration these resources and recommends measures to offset impacts of stormwater runoff on saline wetlands and Salt Creek Tiger Beetle habitat. The full master plan study is anticipated to begin in the summer of 2007 if funding is available.

There are no saline wetlands identified on this property but saline wetlands have been identified downstream. Watershed Management believes there is the potential for stormwater runoff from this site to have an impact on the saline wetlands downstream and because of this is recommending that this area remain designated as Tier 1 Priority B.