

City Council Introduction: Monday, June 30, 2003
Joint Public Hearing of the Lincoln City Council
and Lancaster County Board of Commissioners:
Thursday, July 10, 2003, 5:30 p.m.

Bill No. 03R-166

FACTSHEET

TITLE: COMPREHENSIVE PLAN AMENDMENT NO. 03010, by the Director of Planning, at the request of Hampton Development Services, to amend the 2025 Lincoln/Lancaster County Comprehensive Plan to change from Urban Residential to Commercial and to make minor modifications to the boundary between Commercial and Urban Residential uses north of Interstate 80 between North 14th and North 27th Streets.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 05/21/03
Administrative Action: 05/21/03

RECOMMENDATION: Approval (6-0: Carlson, Larson, Duvall, Taylor, Steward and Schwinn voting 'yes'; Bills-Strand and Krieser absent).

STAFF RECOMMENDATION: Approval.

FINDINGS OF FACT:

1. The staff recommendation to **approve** this amendment is based upon the "Status/Description" and "Comprehensive Plan Implications" as set forth in the staff report on p.2-3, concluding that:
 - A. The Comprehensive Plan encourages the development of light industrial locations for employment centers. Economic development locations, such as this that have utilities, high visibility, are located near highway corridors, and won't impact residential uses should be preserved.
 - B. The proposal to add Commercial at the southern end of the Employment Center is in conformance with the goals and principles of the Plan and subarea plan. This part of the neighborhood is relatively flat and is below the grade of the adjacent interstate. The additional area is based on the understanding that the overall floor area will not exceed the approved amount of 1.3 million square feet in order to preserve the future traffic capacity of the road network.
 - C. The other minor modification to the commercial and urban residential boundaries are acceptable. Again, given that the traffic impact will be unchanged from the previously approved plan, this amendment is a minor alteration to the land uses of the approved subarea plan and is in keeping the intent of the approved subarea plan.
2. The applicant's testimony is found on p.5.
3. Testimony in opposition is found on p.5, and the record consists of one letter in opposition (p.11). The concerns of the opposition are preservation of natural resources and the endangered species in this area. While staff did express similar concerns about the initial submittal, subsequent modifications addressed that concern.
4. On May 21, 2003, the Planning Commission agreed with the staff recommendation and voted 6-0 to recommend **approval**.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: June 23, 2003

REVIEWED BY: _____

DATE: June 23, 2003

REFERENCE NUMBER: FS\CC\2003\CPA.03010

2003 COMPREHENSIVE PLAN ANNUAL REVIEW

Comprehensive Plan Amendment No. 03010 14th -27th & Alvo Road - Stone Bridge Creek

Applicant	Location	Proposal
Bob Hampton, Hampton Development Services	N. 14 th to N. 27 th Street, from Interstate 80 to Alvo Road	Change from Urban Residential to Commercial and minor modifications to the boundary between Commercial and Urban Residential uses.
<p>Recommendation: Approval</p> <p>The revised plan makes a few minor changes in the overall arrangement of land uses, without increasing the traffic impact of the project.</p>		

Status/Description

The original application in February 2003 proposed an extensive change in the land uses in this areas and would have lead to a significant increase in the commercial uses with a negative impact on the road network and potentially impacted wetlands and environmental resources in the area. After further discussion, the land use proposal was altered. The revised application received on April 24, 2003 proposes the following:

- 1) A change of approximately 20 acres from Urban Residential to Commercial use on the southern end of the project at about N. 17th and Humphrey Avenue.
- 2) Minor modification to the boundaries between Commercial and Urban Residential uses in the central area, without generally increasing the amount of commercial acres.

The entire area from 14th to 27th Street was the focus of a subarea plan approved in March 2000. The subarea plan on page 4 noted that even though the northern area was designated as industrial, that this part of the employment center would be more oriented to office and retail uses, allowed in the I-3 Employment Center zoning. The subarea plan designated the following general land uses for Stone Bridge Creek:

<u>Stone Bridge Creek</u>		
<u>Land Use Type</u>	<u>Acres</u>	<u>Potential Floor Area</u>
Employment Center	100	
Industrial	–	550,000 SF
Office	–	300,000 SF
Retail	–	150,000 SF
<u>Urban Village: Retail & Office</u>	<u>35</u>	<u>300,000 SF</u>
Total	135	1,300,000 Square Feet

The area designated for industrial uses in the Comprehensive Plan is approximately 100 to 110 acres.

Comprehensive Plan Implications

The approved subarea plan for the property from 14th to 27th Street, north of Interstate 80 was included as a subarea plan as part of the 2025 Comprehensive Plan. The main aspects of the subarea plan include:

- ! An employment center location
- ! Land uses and commercial floor area that can be supported by the future road network
- ! A mix of industrial, office, retail and housing types
- ! An adequate buffer between light industrial and residential use
- ! Landscaping, building design guidelines, preservation of wetlands and other measures to provide a good entryway corridor along I-80
- ! Development of an “urban village” neighborhood commercial center
- ! Potential inclusion of a movie theaters in conformance with the theater policies and standards of the community
- ! A buffer for and retention of natural and to environmentally sensitive areas

This amendment would increase the commercial acres by about 20 acres. However, the amount of floor area and relative mix of uses would remain basically the same. The additional commercial area would only be for office uses, not for retail use. Due to the topography, this portion of the property is suitable for office uses. Further to the south, in Stone Bridge Creek, the land is considerably higher than the interstate and is suitable for urban residential uses. The impact of Interstate noise appears to be less in the area that is buffered due to the topography. The change in elevation is often not accounted for in noise modeling along the interstate.

This area is designated as a future Community Center commercial center. The Comprehensive Plan states that new Community centers are generally 300,000 to 500,000 square feet. The Plan offers an incentive for projects to develop with more square feet, if certain criteria are met. As of this time, a draft site plan for the majority of this site has not yet been developed enough to determine if this site meets the criteria.

Environmental Concerns in Regards to Original Proposal

The Game and Parks Commission, Lincoln Parks and Recreation Department and the Fish and Wildlife Service objected to the original proposal for this property which would have eliminated the natural and environmentally sensitive designation on the eastern part of this property. The revised proposal will now not change that designation in and nearest the wetlands. There are rare saline wetlands and Salt Creek Tiger Beetle locations nearby this site.

Public Works and Utilities Watershed Management notes:

“The northeast portion of this site is in the floodplain of Little Salt Creek and has been identified as an environmental resource in the Lincoln/Lancaster County Comprehensive Plan. There are NWI freshwater wetlands and previously identified farmed wetlands in the northeast portion of the site... Stormwater runoff from this site has the potential to have greater adverse impacts on saline wetlands downstream of this site without the buffer area in place.”

The minor change in the boundaries between the Commercial and Urban Residential uses is based on revised plans for the overall site and will also provide a greater buffer between the light industrial and residential uses. The Lincoln/ Lancaster County Health Department is in support of the revised application. They note “that restrictions placed in the use permit should adequately address these concerns with the expectation that these use permit restrictions will be followed strictly and monitored for compliance.”

Conclusion

The Comprehensive Plan encourages the development of light industrial locations for employment centers. Economic development locations, such as this that have utilities, high visibility, are located near highway corridors, and won't impact residential uses should be preserved.

The proposal to add Commercial at the southern end of the Employment Center is in conformance with the goals and principles of the Plan and subarea plan. This part of the neighborhood is relatively flat and is below the grade of the adjacent interstate. The additional area is based on the understanding that the overall floor area will not exceed the approved amount of 1.3 million square feet in order to preserve the future traffic capacity of the road network.

The other minor modification to the commercial and urban residential boundaries are acceptable. Again, given that the traffic impact will be unchanged from the previously approved plan. This amendment is a minor alteration to the land uses of the approved subarea plan and is in keeping the intent of the approved subarea plan.

Amend the Comprehensive Plan as follows:

1. Amend the “Lincoln/Lancaster County Land Use Plan”, figure on pages F23 and F25, to designate the land uses as shown on the attached drawing.

COMPREHENSIVE PLAN AMENDMENT NO. 03010

PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 21, 2003

Members present: Carlson, Larson, Duvall, Taylor, Steward and Schwinn; Krieser and Bills-Strand absent.

Staff recommendation: Approval.

Proponents

1. Bob Hampton, President of **Hampton Development Services**, the developer of Stone Bridge Creek, presented this request to expand the business industrial uses a little along the Interstate and a little to the north. It is the same basic vision the developer had four years ago when they attracted Centurion and two sister companies, which are hopeful to be under construction this year. Hampton has done 200 residential lots out there with 200 more lots coming on line—all affordable housing. The developer has several large prospects for office uses. So, when the Angelou economic study talks about a business park of 70-100 acres, Hampton believes Stone Bridge Creek is that business park at 27th & I-80. As they get more residential and more jobs out there, they will be able to attract some good retail/service uses. It will be a beautiful development along the Interstate, with an urban village and smart growth planning and density. Steward pointed out that this is an area with a lot of environmental sensitivity in terms of saline wetlands and some other floodway or drainageway areas. Hampton responded, stating that they have always planned on a large wetland buffer along 27th Street between I-80 and Arbor Road. He plans to enhance that and will definitely have to do further study because of the Salt Creek Tiger Beetle and the salt flats out in that area.

Carlson noted that the naturally environmentally sensitive areas do not appear to be changed at all. All that is changing is the commercial area on the north. Hampton concurred that there is a little more commercial and a little less residential proposed in this amendment. Hampton did not have a site plan to put forth at this time. They are now working on the single family residential.

Steward noted that one of the concepts of the urban village is commercial below and residential above. Hampton advised that he submitted a nice plan and he is working with staff. But there is a need for more people living out there and some jobs before there is demand for services. However, he is confident this will occur in the next few years.

Opposition

1. Tim Knott testified in opposition. He is concerned about the published plan for this amendment with regard to the so-called buffer areas adjacent to the Interstate and 27th Street. These proposed buffer areas which are intended to filter runoff, etc., seem very thin and look to be inadequate. He believes that is also the opinion of the Game and Parks Commission and U.S. Fish and Wildlife. This is one of the most sensitive areas in the state with regard to the endangered species issue and the Salt Creek Tiger Beetle. There should be more effort made to make a wider buffer area. It should stay as a wetland area. It was taken out of a wet meadow a few years ago, but historically, it has been a wet meadow. Knott requested that this amendment be postponed until more time has been given to looking at establishing a wider buffer adjacent to I-80 because of the runoff downstream into areas that do provide habitat for the Salt Creek Tiger Beetle.

Schwinn pointed out that a revised proposal has been accepted by the Game and Parks Commission and U.S. Fish and Wildlife. Knott's observation is that it is a very narrow strip.

Steve Henrichsen of Planning staff clarified that the buffer originally approved as part of this subarea plan would not be changed by this amendment. It ranges from 3 to 500 feet and includes all of the areas already designated as wetlands. Any change in the area nearest the saline wetlands along 27th Street was eliminated from the original request and the Game and Parks Commission no longer objects.

COMPREHENSIVE PLAN AMENDMENT NO. 03010

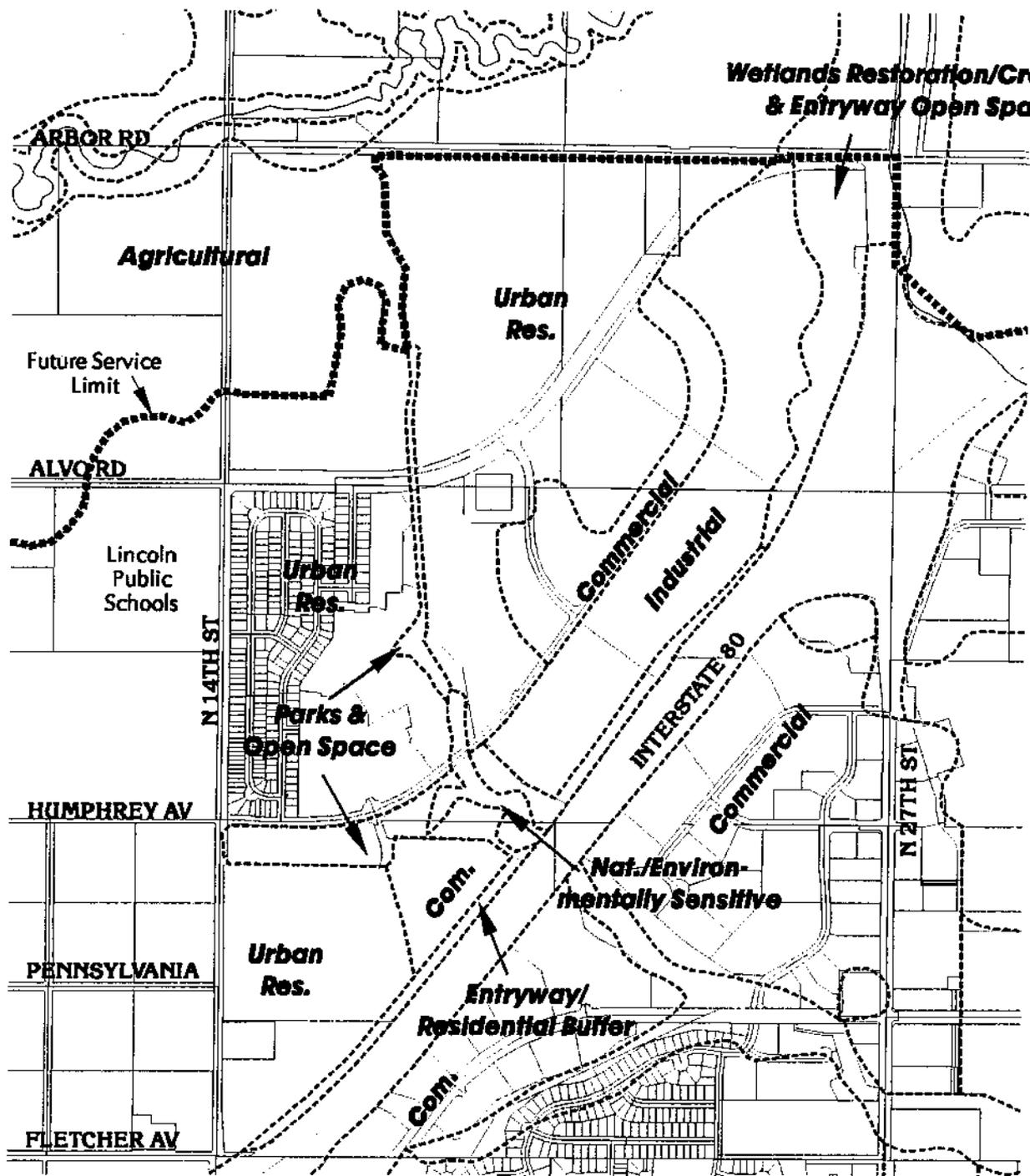
ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

May 21, 2003

Duvall moved approval, seconded by Larson.

Carlson pointed out that there was a revised submittal which has been accepted by the Game and Parks Commission.

Motion for approval carried 6-0: Carlson, Larson, Duvall, Taylor, Steward and Schwinn voting 'yes'; Krieser and Bills-Strand absent.



Stone Bridge Creek

Recommended Amendment #10

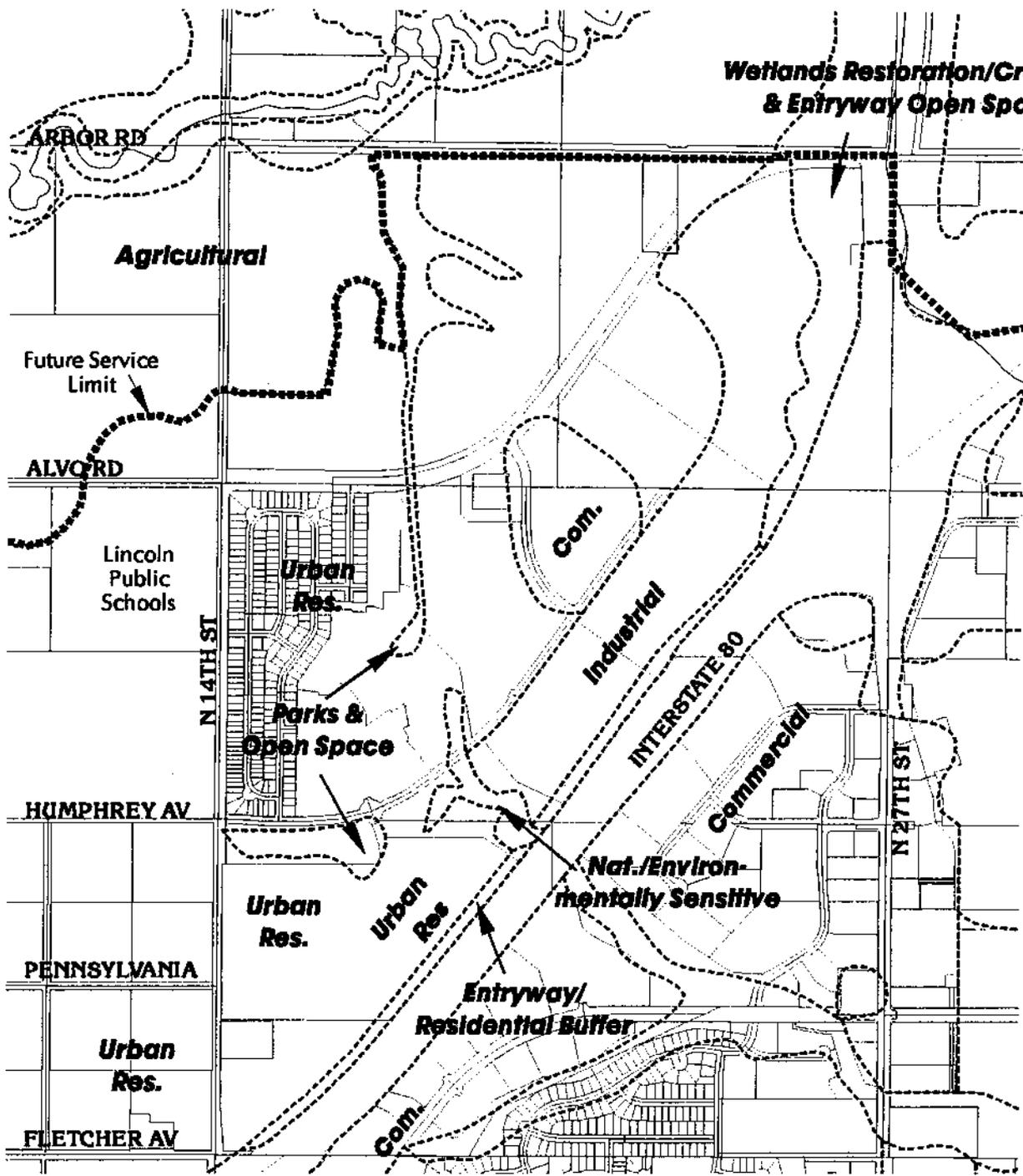
- Future Service Limit
- Land Use Boundary
- Res** Land Use Category



**LINCOLN - LANCASTER COUNTY
PLANNING DEPARTMENT**

Geographic Information Systems
555 South 30th Street
Lincoln, Nebraska 68502
PH: 402.441.2401 FAX: 402.441.2377
...making technology part of our...

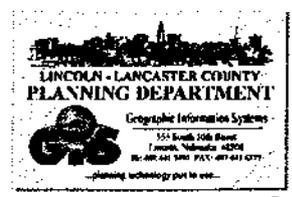
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Stone Bridge Creek

Comprehensive Plan Approved Land Use

- Future Service Limit
- Land Use Boundary
- Res** Land Use Category





Stone Bridge Creek
Williamsburg Village

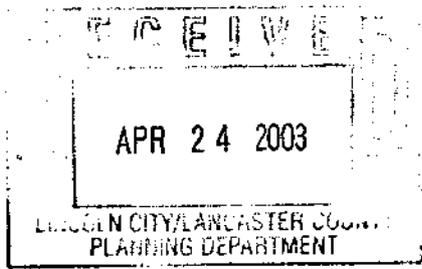
North Creek
Bridge Pointe

Village Commons
Thompson Creek

Dedicated to creating the finest neighborhoods.

**Stone Bridge Creek, L.L.C.
Comprehensive Plan Amendment**

1. Change of zoning from R-3 and AG to Commercial, R-3, R-4, O-3 and I-3 per the enclosed plan.
2. The current comprehensive plan shows this site as Urban Residential, Commercial and Industrial. We are now providing a more detailed layout of zoning and adding a 21 acre O-3 area for an office park. Stone Bridge Creek is currently approved for commercial and residential as shown. It is our intent to develop a mixed-use site to serve not only the immediate neighborhood but also the surrounding area. It is our hope to provide a neighborhood and business center that offers a variety of opportunities for individuals and business's to locate in this area.
3. Stone Bridge Creek is a good location around I-80 for a mixed use and "Urban Village." The combination of R-3, R-4, O-3, and I-3 will be important to creating a true "Urban Village" and "Business Park" where people can truly work and play. Stone Bridge Creek will become a major attraction for Lincoln and draw upon the regional, rural trade also. The current comprehensive plan shows the infrastructure necessary to support this zoning. I-80 will be 6 lanes within 5 to 10 years.
4. This amendment would bring economic opportunity to the area utilizing the existing and proposed infrastructure while preserving and enhancing the unique habitats. This location offers a good location for residents and business that need access to the airport or interstate system.
5. We have had public hearings and discussions on the approved preliminary plat that included an "Urban Village". And we have had limited discussions with city staff on the proposed amendment.



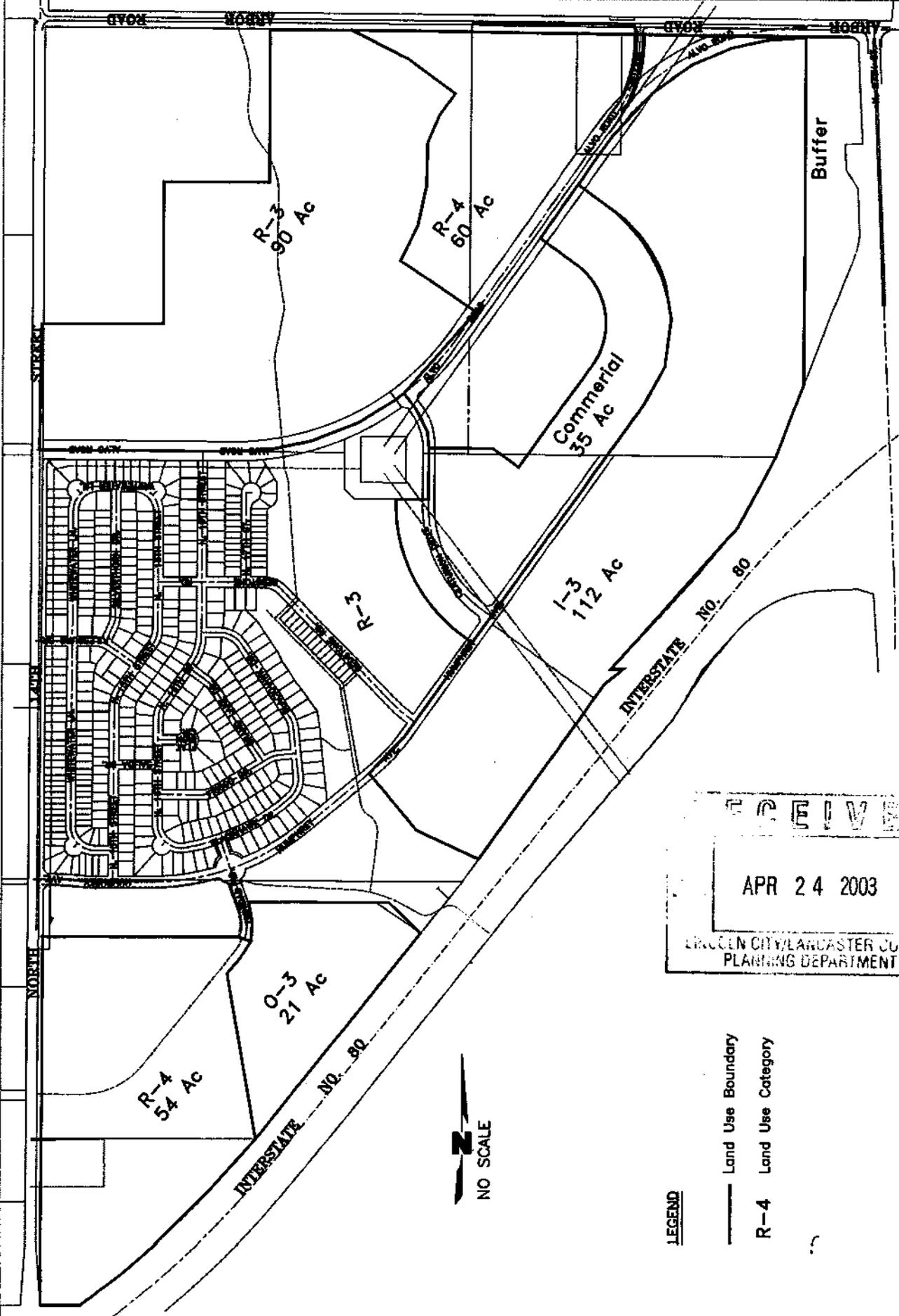
Hampton Development Services, Inc.
3600 Village Drive, Suite 140 ♦ Lincoln, Nebraska 68516
Office: (402) 434-5650 ♦ FAX: (402) 434-5654
Email: hds@hamptonlots.com ♦ Web Site: www.hamptonlots.com

STONE BRIDGE CREEK LAND USE PLAN EXHIBIT

City of Lincoln, Nebraska
 2010 City of Lincoln, Nebraska
 2010 City of Lincoln, Nebraska

Drawn By: LSF
 Date: 2/19/03
 Job#: 00-013

SHEET
 1 OF 1



RECEIVED
 APR 24 2003
 GREEN CITY/LANCASTER COUNTY
 PLANNING DEPARTMENT

LEGEND

- Land Use Boundary
- R-4 Land Use Category



Joe Gabig
<jgabig@alltel.net>
05/17/2003 09:25 AM

To: plan@ci.lincoln.ne.us
cc:
Subject: Comp Plan Amendments

cc: Planning Commission
Applicants
Staff

Dear Planning Commission Members,

This note is in regards to several amendments to the Comprehensive Plan you will be considering at your Public Hearing on Wednesday, 21 May 2003.

Amendment # 7: Impact Fee Study in the county. It seems to be important to learn about how Impact Fees could or should be instituted in the County now that they are a fact of life in the City. It is not appropriate to stick our heads in the sand.

8: It is not longer "the right thing to do" to allow building in the flood plain. This is true to protect present and future development in the Steven's Creek watershed - that is to say that other property will be affected in a negative way if this amendment is approved. Do NOT set the stage for huge, expensive future flood abatement projects. No amount of promised future jobs or development or income can justify this approach to land management. Kill this amendment.

10: Please place the professional judgment of the Game and Parks Commission (ltr dated 27 March 2003) in high regard. There seems little regard for important natural resources by this proposal. I am disappointed in Mr. Hampton's approach. It is time for my Planning Commission to not follow every lead offered by the development community. Kill this amendment. (By the way, it is apparent the Mr. Hampton has made an assumption: there is a sign at 27th and Arbor Rd that declares the area available for commercial development.)

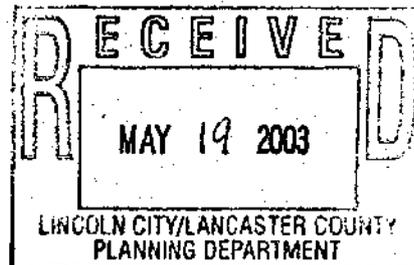
#14: Simply a bad idea.. the Comp Plan took all the features of development into account for the area and the conclusions were much better than this latter idea. Was it THAT long ago that you have forgotten this - if what was learned while building the Comp Plan cannot be remembered for eight months, you and a bunch of folks (including me) wasted a great deal of time putting it together. Do NOT approve this amendment..

#16: This proposal is most troubling. The narrative mis-states the truth and references an expired COE permit as tho it were still valid. One only has to stand on this property for a few minutes to realize that it is at the low point of surrounding land. If attempts to move water off of this land fast enuf to prevent flooding (which may in itself be impossible in the "right" storm event), either the erosion will be extremely significant or there will be much concrete which will ultimately increase erosion off site. It is important to retain the current value of this piece of land for its flood and sediment control.

We cannot continue to erode these critical values for the sake of making a few more dollars for a few more people. Salt Creek and our downstream neighbors cannot continue to absorb this assault. Again, I ask that you place significant weight on the viewpoint expressed by Game and Parks in the 27 March 2003 letter. It is high time to turn the tide against this kind of proposal. Kill this amendment.

Thank for the opportunity to comment.

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