

PLANNING COMMISSION RECORD

Briefing Session

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, April 28, 2004, 12:00 Noon, Room 113, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jon Carlson, Eugene Carroll, Gerry Krieser, Roger Larson, Dan Marvin, Melinda Pearson, Mary Bills-Strand, Lynn Sunderman and Tommy Taylor. Marvin Krout, Kent Morgan, Steve Henrichsen, David Cary, Duncan Ross and Teresa McKinstry of the Planning Dept.; Roger Figard, Mike Brienzo and Steve Masters of Public Works and Transportation; and other interested parties.

STATED PURPOSE Staff briefing on the **Comprehensive Plan Amendments, Capital Improvements Program and Transportation Improvement Program.**

Steve Henrichsen presented the Commissioners with copies of the Comprehensive Plan Amendments Planning Commission agenda for May 19, 2004, Lincoln Public Schools Master Plan, Benchmark Indicators, Capital Improvements Program and Transportation Improvements Program. He briefly reviewed the ongoing activities. There were various studies and implementation programs that were included in the Comprehensive Plan.

Bills-Strand wondered about greenways/open space and preservation of native prairies and grassways. There was a meeting at Parks and Recreation that she attended. She was under the impression that all of these were combined. Duncan Ross replied that he will look into it.

Mr. Henrichsen stated that Comprehensive Plan Amendment No. 02001A was previously before Planning Commission a few years ago. Planning staff recommended denial. The applicant went over a few different ideas. This is in a Priority B area. This is a smaller scale development with some issues that have been worked out.

Comprehensive Plan Amendment No. 04003 is adoption of Lincoln Public Schools Master Plan. LPS already has the school sites in the Comprehensive Plan. This is more in depth. It speaks to school additions, bonds, etc.

David Cary stated that Comprehensive Plan Amendment No. 04004 has to do with trails. The state study has been looking at Old Cheney Rd. There are minor revisions to the map.

Comprehensive Plan Amendment No. 04005 has been proposed by Public Works. This is the annual update to streets and roadways.

Carlson wondered about the Highway 2 study. Mr. Cary replied that a lot of issues will be looked at. Intersections will be studied, it will be divided into phases. It will determine if specific improvements are needed. Carlson questioned if this was not done routinely as a matter of course. Mr. Cary believes roads are studied on a regular basis but this will specifically study a growing entryway into Lincoln.

Pearson wondered if Cheney was being included in this study. Mr. Cary replied that they are aware of the study and will be included.

Mr. Cary stated that Comprehensive Plan Amendment No. 04006 will address county roads and changes in paving of gravel roads.

Mr. Henrichsen stated that the next 7 proposals are from private parties. Comprehensive Plan Amendment No. 04009 is an acreage proposal at 134th and "A" Street. This is one item where staff recommended denial.

Pearson wanted to know the status of the Performance Based Standards. Marvin Krout replied that staff is currently applying these standards to applications that come in. Staff is working on specifics of the adoption. We are trying to get County Boards' input.

Mr. Ross stated that Comprehensive Plan Amendment No. 04011 is an application from Prairie Homes. Staff is recommending denial of the requested change from Urban Residential to Commercial. Staff feels there is already enough commercial in the area. Planning is recommending approval of the requested change from Low Density Residential to Urban Residential.

Marvin wondered about the Highway 2 study and how it relates to this amendment. Mr. Henrichsen noted that when the 84th & Hwy. 2 subarea study was done, staff tried to balance uses with traffic generation. Some neighbors are interested in trying to subdivide their area while others are trying to maintain the integrity of the area.

Mr. Henrichsen stated that Comprehensive Plan Amendment No. 04012 is on the northeast corner of 84th & Adams. It has been shown as an employment center for the past 7 years. There has been interest in Urban Residential. Staff is recommending approval of this amendment.

Comprehensive Plan Amendment No. 04013 is the first of 3 applications that are not changes in land use designation but changes in priority designation of the Comprehensive Plan. This is at NW. 12th & Alvo Rd.

Mr. Ross stated that Comprehensive Plan Amendment No. 04014 is at NW. 56th and Adams. This is approximately 160 acres owned by Lincoln Federal Savings. We are recommending denial. Although there is a sewer line adjacent to this property, the water and road projects are not currently identified in the CIP.

Comprehensive Plan Amendment No. 04015 is at 70th & Yankee Hill Rd. Staff is recommending approval of this application. There are a number of infrastructure improvements that are identified in the CIP. This area is adjacent to developing areas. The applicant requested 160 acres but upon review from the city, staff felt that a larger area was serviceable so additional area was added.

Carlson wondered if this was Beal Slough or Stevens Creek. Mr. Ross replied that this is Beal Slough area.

Comprehensive Plan Amendment No. 04016 is at NW. 27th and West "O". Larry Coffey is requesting a study to review this area.

Carlson believes that it should be a normal course of events to study whether any Tier II areas need to be moved to Tier I, etc. Mr. Ross replied that is addressed in the Comprehensive Plan.

Comprehensive Plan Amendment No. 04018 is at 91st and Yankee Hill Rd. This amendment addresses access to the town of Cheney. The main issues are that Cheney's entrance on the north will be temporarily located and then more permanently located so Cheney will have access at a median opening on the new 91st St. This reflects that the town of Cheney will still have access on the north, but also reflects that Old Cheney Rd. will be closed on both sides of the railroad tracks.

Comprehensive Plan Amendment No. 04019 is on behalf of the Planning Dept. This will add the Capitol View Corridors to the Comprehensive Plan. The policies are in the Comprehensive Plan but the view corridors were not included as an exhibit. There is also language on expanding the use of the Urban Design Committee.

The meeting was adjourned at 12:55 p.m.

Respectfully submitted,

Teresa McKinstry
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Planning Department