

## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for March 15<sup>th</sup>, 2006 PLANNING COMMISSION MEETING

**P.A.S.:** Comprehensive Plan Conformance No. **CPC06002**

**PROPOSAL:** Review an amendment to add nine projects to the West "O" Street Redevelopment Plan to determine conformity with the *Lincoln and Lancaster County 2025 Comprehensive Plan*.

**CONCLUSION:** The proposed amendment is in conformance with the goals and policies of the Comprehensive Plan.

<b><u>RECOMMENDATION:</u></b> Find that the proposed amendment is in conformance with the Comprehensive Plan.
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** An area generally bounded by 10<sup>th</sup> Street on the east, a ½ mile west of NW 70<sup>th</sup> Street on the west, Interstate 80 on the north and the Burlington Railroad Yard on the south.

**PURPOSE:** Nebraska Community Development Law, NEB REV STAT § 18-2112 requires the Planning Commission to review a redevelopment plan as to its conformity with the Comprehensive Plan. A recommendation of the Planning Commission is required to be provided to the City Council.

**EXISTING ZONING:**

H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District

**EXISTING LAND USE:** The redevelopment area consists of a mix of commercial, industrial, single family residential, with majority of land shown as vacant.

**HISTORY:** As required by the Nebraska Community Redevelopment Act, the City commissioned a Blight and Substandard Determination Study which was completed in June 2005. The West O Redevelopment Area Blighted and Substandard Determination and the West "O" Street Redevelopment Plan were adopted by the City Council on September 26<sup>th</sup>, 2005.

### **COMPREHENSIVE PLAN SPECIFICATIONS:**

The Comprehensive Plan Future Land Use Map shows this area as Commercial and Industrial development.

**Comprehensive Plan Conformity No. 06002  
Amendment to West “O” Street Redevelopment Plan**

*“Maximize the community’s present infrastructure investment by planning for residential and commercial development in areas with available capacity.” (P. F17)*

*“Encourage mixed-use redevelopment, adaptive reuse, and in-fill development including residential, commercial and retail uses. These uses may develop along transit routes and provide residential opportunities for persons who do not want or cannot drive an automobile.” (P. F18)*

*“Preserve and enhance entryway corridors into Lincoln and Capitol View Corridors.” (P. F19)*

*“Guiding Principles for Existing Commercial Centers:*

*Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented.*

*Maintain and encourage retail establishments and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods.*

*Expansion of existing commercial and industrial uses should not encroach on existing neighborhoods and must be screened from residential areas.*

*Encourage mixed use commercial centers, including residential uses on upper floors and at the rear of commercial buildings.*

*Encourage efforts to find new uses for abandoned, under utilized or “brownfield” sites that are contaminated.” (P. F49)*

**ANALYSIS:**

1. This is a request to review an amendment to the West “O” Street Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2025 Comprehensive Plan. West “O” Street is an entryway into Lincoln and acts as a front door, introducing visitors and residents to Lincoln. This area is a gateway for Lincoln’s inventory of future industrial land, as it has convenient access to highways and Interstate 80, as well as nearby rail and air transportation.
2. The amendment provides for 9 new projects to be added to the plan as Projects 5 through 13, and changing the project formerly numbered as 5 to number 14. Each project describes a specific project site, but generally describes the project as “Support commercial/industrial redevelopment efforts”.

3. Redevelopment activities appear on page 24 under the heading *Redevelopment Activities: Commercial and Industrial*. The following projects are specifically identified as activities to be added to the Redevelopment Plan (this is a summarization, specific language appears in the application package):

Project 5: Support commercial/industrial redevelopment efforts on property described as Lot 2, T.O. Haas 3<sup>rd</sup> Addition, known as 610 W. O St. and currently zoned H-3.

Project 6: Support commercial/industrial redevelopment efforts at property described as Lot 98, Irregular Tract NE 1/4 of Section 27, Township 10 North, Range 6 East, known as 345 W O St. and currently zoned I-1.

Project 7: Support commercial/industrial redevelopment efforts at property described as all of Lot 106 and part of Lot 105, Irregular Tracts NE 1/4 of Section 29, Township 10 North, Range 6 East, known as 2861 W. O St. and currently zoned H-3 and I-1.

Project 8: Support commercial/industrial redevelopment efforts at property described as Lots 38 and 39, Irregular Tracts SE 1/4 of Section 19, Township 10 North, Range 6 East, known as 5300 W O St. and 400 NW 56<sup>th</sup> St, respectively, and currently zoned H-4.

Project 9: Support commercial/industrial redevelopment efforts on property described as Lot 74 and 75, Irregular Tract SE1/4 of Section 20, Township 10 North, Range 6 East, and currently zoned H-3.

Project 10: Support commercial/industrial redevelopment efforts at property described as Lots 52, 70, and 97, Irregular Tracts NE 1/4 of Section 27, Township 10 North, Range 6 East, known as 545 W O St. and currently zoned I-1.

Project 11: Support commercial/industrial redevelopment efforts on property described as Lot 51 Irregular Tract SE 1/4 of Section 19, Township 10 North, Range 6 East, known as 205 NW 40<sup>th</sup> St. and currently zoned H-4.

Project 12: Support commercial/industrial redevelopment efforts on property described as Lots 2 through 7 Earl Carter Addition, known as 1401 W O St. and currently zoned H-3 and I-1.

Project 13: Support commercial/industrial redevelopment efforts on property described as Lot 92 Irregular Tract NE 1/4 Section 28, Township 10 North, Range 6 East, known as 1437 W O St. and currently zoned H-3 and I-1

4. The following activities are shown for each of the redevelopment projects:
- Acquisition of property from a willing seller
  - Construction of public utilities on-site including sanitary sewer, stormwater facilities, and water
  - Construction of public roads, alleyways and parking.
  - Sidewalk construction in public ROW
  - Construction of landscaping, ornamental lighting and streetscapes in the public ROW

5. The Comprehensive Plan recommends that redevelopment projects be reviewed by the City of Lincoln Urban Design Committee. The Committee is charged with advising the Mayor, City Council, Planning Commission, city boards, and city departments on the design of city buildings and other public projects, major public/private developments, and any private projects constructed on city right of way or other city property ( page F 129, Comprehensive Plan).
  
6. Public Works and Utilities, Watershed Management Division has the following comments on specific projects:

Overall: Look for opportunities with landscaping, beautification, streetscaping, and trail improvements to include water quality features where possible to provide for multiple benefits and functions.

Projects 1 - 2: No Comments

Projects 3 - 4: Provide positive grades for blocked outlets and open swales

Project 5: In the existing Salt Creek floodplain, existing recommendation from Flood Insurance Study is 0% allowable fill in this area. Proposed draft allowable fill with draft Salt Creek floodplain is 35% allowable fill.

Project 6: In the existing Salt Creek floodplain, existing recommendation from Flood Insurance Study is 10% allowable fill in this area. Proposed draft allowable fill with draft Salt Creek floodplain is 10% allowable fill. Provide positive grades for blocked outlets and open swales

Project 7: Provide positive grades for blocked outlets and open swales

Projects 8 - 9: No Comments

Project 10: In the existing Salt Creek floodplain, existing recommendation from Flood Insurance Study is 10% allowable fill in this area. Proposed draft allowable fill with draft Salt Creek floodplain is 10% allowable fill. Provide positive grades for blocked outlets and open swales

Project 11: No Comments

Project 12: In the existing Salt Creek backwater and Middle Creek floodplains. There are no existing or proposed allowable fill constrictions for this project. Provide positive grades for blocked outlets and open swales

Project 13: In the existing Salt Creek backwater and Middle Creek floodplains. There are no existing recommendations from the Flood Insurance Study regarding allowable fill for this project. Proposed draft allowable fill with draft Salt Creek floodplain is 10% allowable fill. Provide positive grades for blocked outlets and open swales

7. The above projects represent sites where some interest has been shown over the past several months. In some cases there are no specific details available at this time. Floodplain, Airport height and noise, and other site-specific issues will be addressed in individual redevelopment plan agreements, to be submitted to the City Council in the future, along with the details on how TIF revenue will be used in each area.
  
8. Development should conform to the subdivision and zoning ordinances and adopted design standards. Meeting jointly with the Public Works, Building and Safety, and Planning Staffs is strongly encouraged before preparing specific development plans.

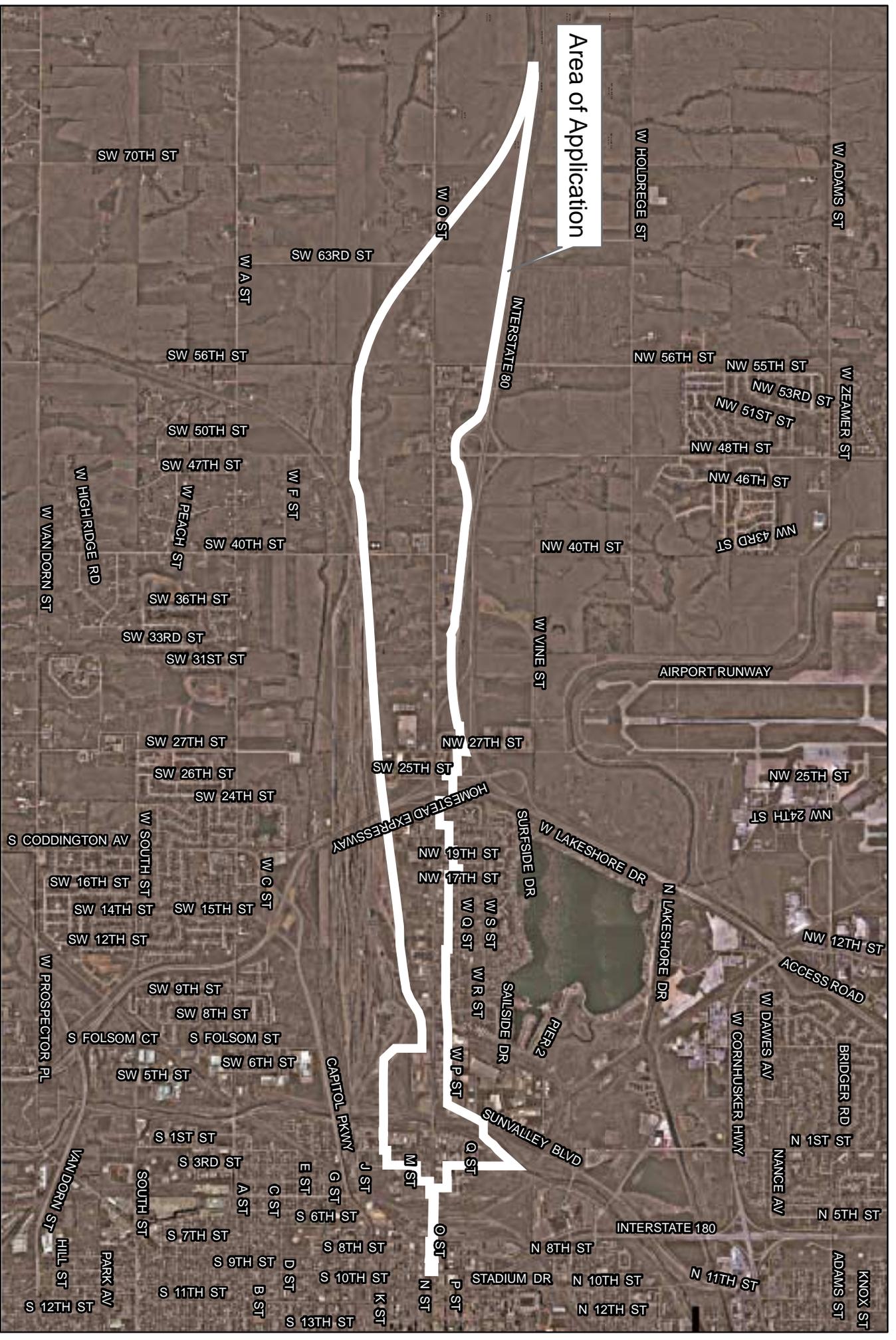
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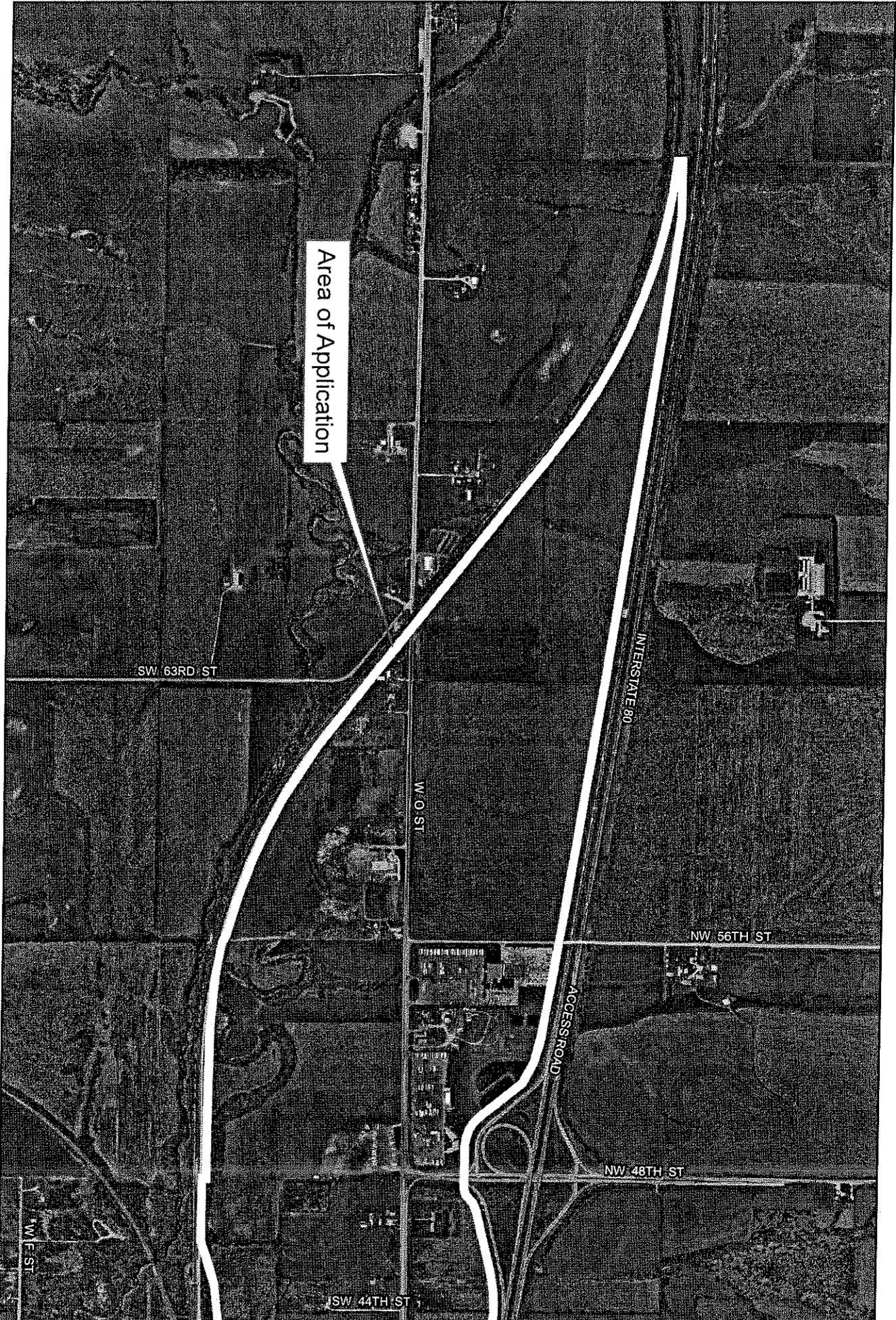
Area of Application

# Comp. Plan Conformance #06002 West 'O' Redevelopment Plan

Sheet 1 of 4  
Overview

2005 aerial



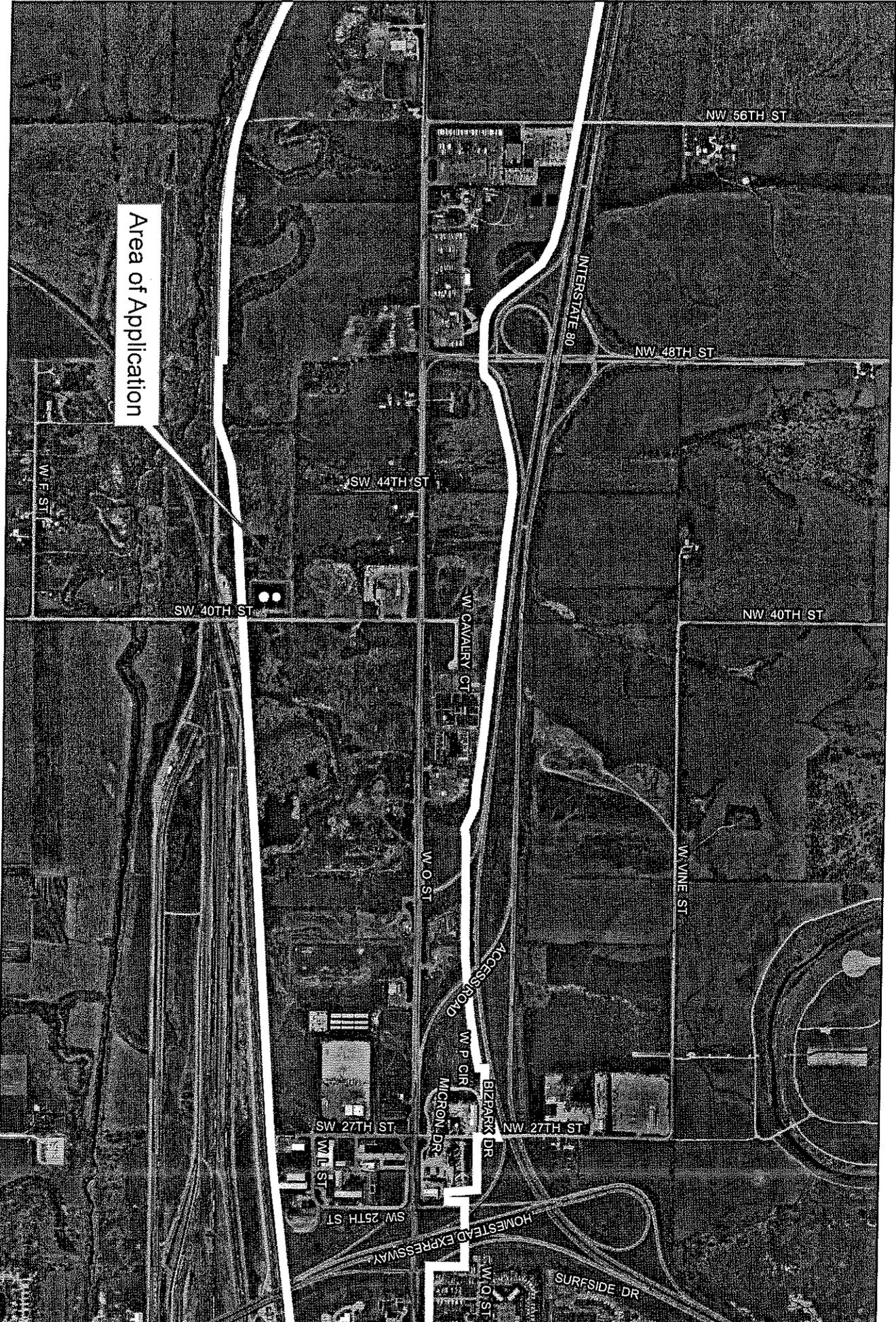


**Comp. Plan Conformance #06002**  
**West 'O' Redevelopment Plan**

Sheet 2 of 4

2005 aerial





**Comp. Plan Conformance #06002**  
**West 'O' Redevelopment Plan**

Sheet 3 of 4

2005 aerial

