

City Council Introduction: **Monday**, June 11, 2001
Public Hearing: **Monday**, June 18, 2001, at **1:30 p.m.**

Bill No. 01R-151

FACTSHEET

TITLE: COMPREHENSIVE PLAN AMENDMENT NO. 94-61, requested by the Director of Planning, to amend the 1994 Lincoln/Lancaster County Comprehensive Plan to designate land near N.W. 27th and West Fletcher as inside the "Future Service Limit" and to include West Fletcher Avenue from N.W. 12th to N.W. 31st and a new interchange at N.W. 27th and Highway 34 in the future road network and transportation plans.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 05/30/01
Administrative Action: 05/30/01

RECOMMENDATION: Approval (8-0: Bayer, Carlson, Duvall, Krieser, Newman, Schwinn, Steward, and Taylor voting 'yes'; Hunter absent).

STAFF RECOMMENDATION: Approval.

ASSOCIATED REQUEST: Annexation No. 00007 (01-99).

FINDINGS OF FACT:

1. This Comprehensive Plan Amendment request and the associated annexation were heard at the same time before the Planning Commission.
2. The Planning staff recommendation to approve this Comprehensive Plan Amendment is based upon the "Analysis" as set forth on p.2-3, concluding that inclusion of this property is in conformance with the goals and policies of the Comprehensive Plan. Kawasaki can be provided with all city services and an Annexation Agreement will address the financing and timing of sanitary sewer, water lines and road construction for development in this area. Thus, the inclusion in the future service limit is appropriate. The amendment to add the interchange at NW 27th and Highway 34 is supported by the Department of Roads, Lancaster County Engineer and Lincoln Public Works and Utilities. The interchange is appropriate to improve access to the Kawasaki plant and the surrounding area. The road projects are proposed for inclusion in the Capital Improvements Program (CIP), which was reviewed by the Planning Commission on May 9, 2001. If this amendment is recommended for approval the amendments to the CIP will be found in conformance with the Plan and included in the CIP that is forwarded to the City Council.

The Public Works and Utilities Department has proposed design funds in the CIP to work with the neighborhood to address safety issues and on how the intersection of West Fletcher and NW 13th will function after the extension of West Fletcher. The paving of the final segment of Fletcher from NW 13th to NW 20th would be delayed in order to address Highlands neighborhood concerns about safety issues on West Fletcher and on NW 13th Street.

3. The applicant's testimony is found on p.5.
4. There was no testimony in opposition.
5. The Planning Commission agreed with the staff recommendation.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: June 4, 2001

REVIEWED BY: _____

DATE: June 4, 2001

REFERENCE NUMBER: FS\CC\FSCPA9461

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Comprehensive Plan Amendment #94-61

DATE: May 15, 2001

PROPOSAL: The Director of Planning requests an amendment to the 1994 Lincoln/ Lancaster County Comprehensive Plan to designate land near N. W. 27th and West Fletcher as inside the "Future Service Limit" and to include West Fletcher Avenue from N. W. 12th to NW 31st and a new interchange at NW 27th and Highway 34 in the future road network and transportation plans.

GENERAL INFORMATION:

APPLICANT: Kathleen A. Sellman, AICP
Director of Planning
555 S. 10th Street
Lincoln, NE 68508

CONTACT: Stephen Henrichsen, AICP
Planning Department
(402) 441-6374

REQUESTED ACTION: An amendment to the 1994 Lincoln/ Lancaster County Comprehensive Plan to designate additional land (see map at end of report) as inside the "Future Service Limit," as Phase I on Figure 65, "Lincoln Service Limit and Phasing Plan" and to include West Fletcher Avenue from NW 12th to NW 31st and a new interchange at NW 27th and Highway 34 in the future road network and transportation plans.

LOCATION: Approximately NW 27th and West Fletcher Avenue

ASSOCIATED ITEM: Annexation #00007.

UTILITIES & SERVICES: Are reviewed in staff report for Annexation #00007.

ANALYSIS:

1. Kawasaki Manufacturing Motors Corporation at 6600 NW 27th Street has requested annexation into the city limits. Kawasaki requested annexation in order to connect to the city water and sanitary sewer lines. Kawasaki is currently outside the future service limits, despite bordering the city limits on two sides and the future service limit on three sides.
2. Public Works and Utilities Department staff have determined that this area can be served by an extension of existing water and sewer lines in the area. The road projects are proposed for inclusion in the Capital Improvement Program (CIP), which was reviewed by the Planning Commission on May 9, 2001. If this amendment is recommended for approval by the Planning Commission, the amendments to the CIP will be found in conformance with the Plan and included in the CIP that is forwarded to the City Council.

3. Including this property inside the future service limit is in conformance with the goals and policies of the Comprehensive Plan. Specifically, the goals of the Plan encourage maintaining commercial and industrial areas within the city limits of Lincoln or in the incorporated villages of Lancaster County.
4. This property was previously excluded from the future service limit, despite the availability of services due to the concern about the impact on the Malcolm School District. However, LPS and Malcolm have both approved an agreement to address the one time impact of the Kawasaki annexation on the Malcolm district.
5. West Fletcher Avenue on the south side of Kawasaki is currently undeveloped. It is proposed to be identified in the Comprehensive Plan for improvement to urban standards in the future.
6. The Nebraska Department of Roads (NDOR) is currently underway on a Highway 34 Corridor Study. NDOR and the County have agreed to build a new half interchange at NW 27th which will allow better access to the plant from the east. Kawasaki employees have experienced significant delays gaining access to Highway 34 in the past, since the only access is from NW 31st Street.
7. Kawasaki and the City have agreed to the cost arrangements and future paving of NW 27th Street from Fletcher to Highway 34 and for West Fletcher Avenue from NW 13th to NW 27th Street.
8. The right-of-way was previously dedicated for the road extension from NW 13th to NW 27th Street. However, West Fletcher is not in the Comprehensive Plan or CIP, at this time for improvement.
9. Residents in the Highlands neighborhood have expressed concerns about speeding and safety issues on West Fletcher, east of NW 13th and along NW 13th Street by the Highland pool and golf course. The Public Works and Utilities Department has proposed design funds in the CIP to work with the neighborhood to address safety issues and on how the intersection of West Fletcher and NW 13th will function after the extension of West Fletcher.
10. The paving of NW 27th Street and West Fletcher from NW 27th to NW 20th should be completed in 2002. The extension of Fletcher from NW 13th to NW 20th is proposed for the year 2004 in order that the design and discussion with the neighborhood will have time to be completed.

CONCLUSION:

Inclusion of this property is in conformance with the goals and policies of the Comprehensive Plan. Kawasaki can be provided with all city services and an Annexation Agreement will address the financing and timing of sanitary sewer, water lines and road construction for development in this area. Thus, the inclusion in the future service limit is appropriate.

The amendment to add the interchange at NW 27th and Highway 34 is supported by the Department of Roads, Lancaster County Engineer and Lincoln Public Works and Utilities. The interchange is appropriate to improve access to the Kawasaki plant and the surrounding area.

The road projects are proposed for inclusion in the Capital Improvement Program (CIP), which was reviewed by the Planning Commission on May 9, 2001. If this amendment is recommended for approval the amendments to the CIP will be found in conformance with the Plan and included in the CIP that is forwarded to the City Council.

The Public Works and Utilities Department has proposed design funds in the CIP to work with the neighborhood to address safety issues and on how the intersection of West Fletcher and NW 13th will function after the extension of West Fletcher. The paving of the final segment of Fletcher from NW 13th to NW 20th would be delayed in order to address Highlands neighborhood concerns about safety issues on West Fletcher and on NW 13th Street.

STAFF RECOMMENDATION:

Approval of the following amendment.

1. Amend Page 197, Figure 65, "Lincoln Service Limit and Phasing Plan" to designate the property shown on the map on the following page as inside the "Future Service Limit" and designate it as Phase I.
2. Amend Figure 27 "Functional Street and Road Classification: Future," page 92 to designate West Fletcher Ave. from NW 13th to NW 31st Street as an "Urban/Rural Minor Arterial."
3. Amend Figure 28, "Proposed Changes in Functional Classifications," page 93, to designate West Fletcher from NW 13th to NW 27th Street as from "Urban Collector to Minor Arterial" and West Fletcher from NW 27th to NW 31st Street as "Unclassified to Minor Arterial."
4. Amend Figure 31 "Improvements for Future Road Network: 1-25 Year Program", page 96 to add West Fletcher from NW 13th to NW 31st Street as Type "(D+) Four Through Lanes, Two Left/One Right Turn Lane, Raised Medians, 120 Ft. ROW" and to add a future interchange at the intersection of Highway 34 and NW 27th Street.
5. Amend Table 10, "Transportation Projects -Year 2025", page 97 to include West Fletcher from NW 13th to NW 31st Street under the D+ projects and the NW 27th and Highway 34 Interchange under the State Interchange Projects.

Prepared by:

Stephen Henrichsen, AICP
Planning Department

**COMPREHENSIVE PLAN AMENDMENT NO. 94-61
and
ANNEXATION NO. 00007**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 30, 2001

Members present: Krieser, Carlson, Taylor, Duvall, Newman, Schwinn, Steward and Bayer; Hunter absent.

Planning staff recommendation: Approval of the Comprehensive Plan Amendment and approval of the annexation, subject to an annexation agreement.

Proponents

1. Stephen Henrichsen and Peter Katt presented the application. Katt stated that he has been the representative of Kawasaki for a number of years and they are excited to become a part of this city. The two specific agenda items relate to the Comprehensive Plan Amendment, which will revise this area of our community and how it is available for urban level development, and the other is the Annexation Agreement, the terms of which have been negotiated over the last 4-5 months and we have reached final agreement. Katt believes the staff report is self-explanatory. There are open issues that remain to be addressed. Of most importance is accommodating the incorporation of the road network and that will need to involve the neighborhood association. They have had one meeting with the Highlands Neighborhood Association.

There was no testimony in opposition.

Public hearing was closed.

COMPREHENSIVE PLAN AMENDMENT NO. 94-61

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

May 30, 2001

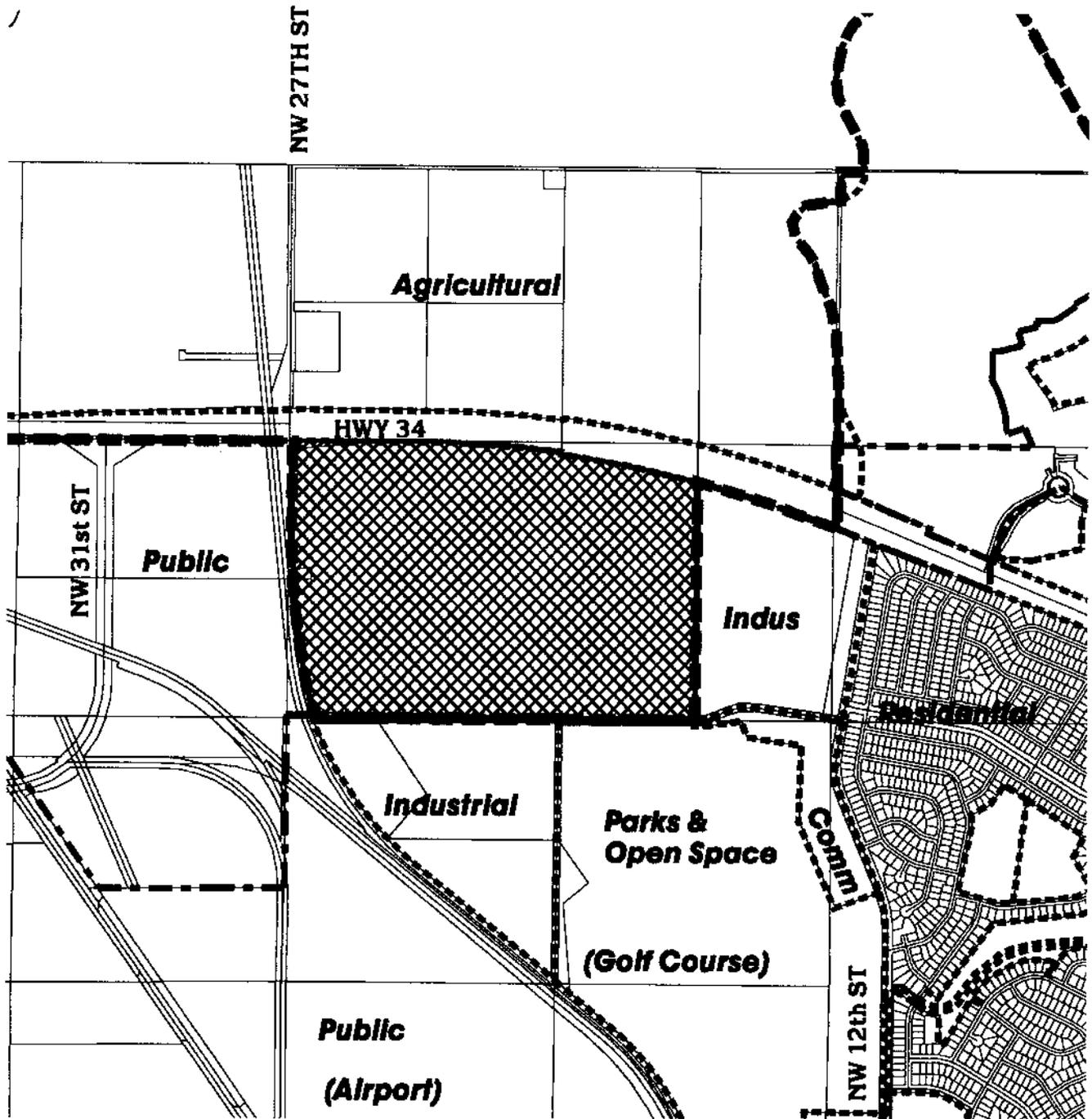
Duvall moved approval, seconded by Carlson and carried 8-0: Krieser, Carlson, Taylor, Duvall, Newman, Schwinn, Steward and Bayer voting 'yes'; Hunter absent.

ANNEXATION NO. 00007

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

May 30, 2001

Duvall made a motion for approval, seconded by Krieser and carried 8-0: Krieser, Carlson, Taylor, Duvall, Newman, Schwinn, Steward and Bayer voting 'yes'; Hunter absent.

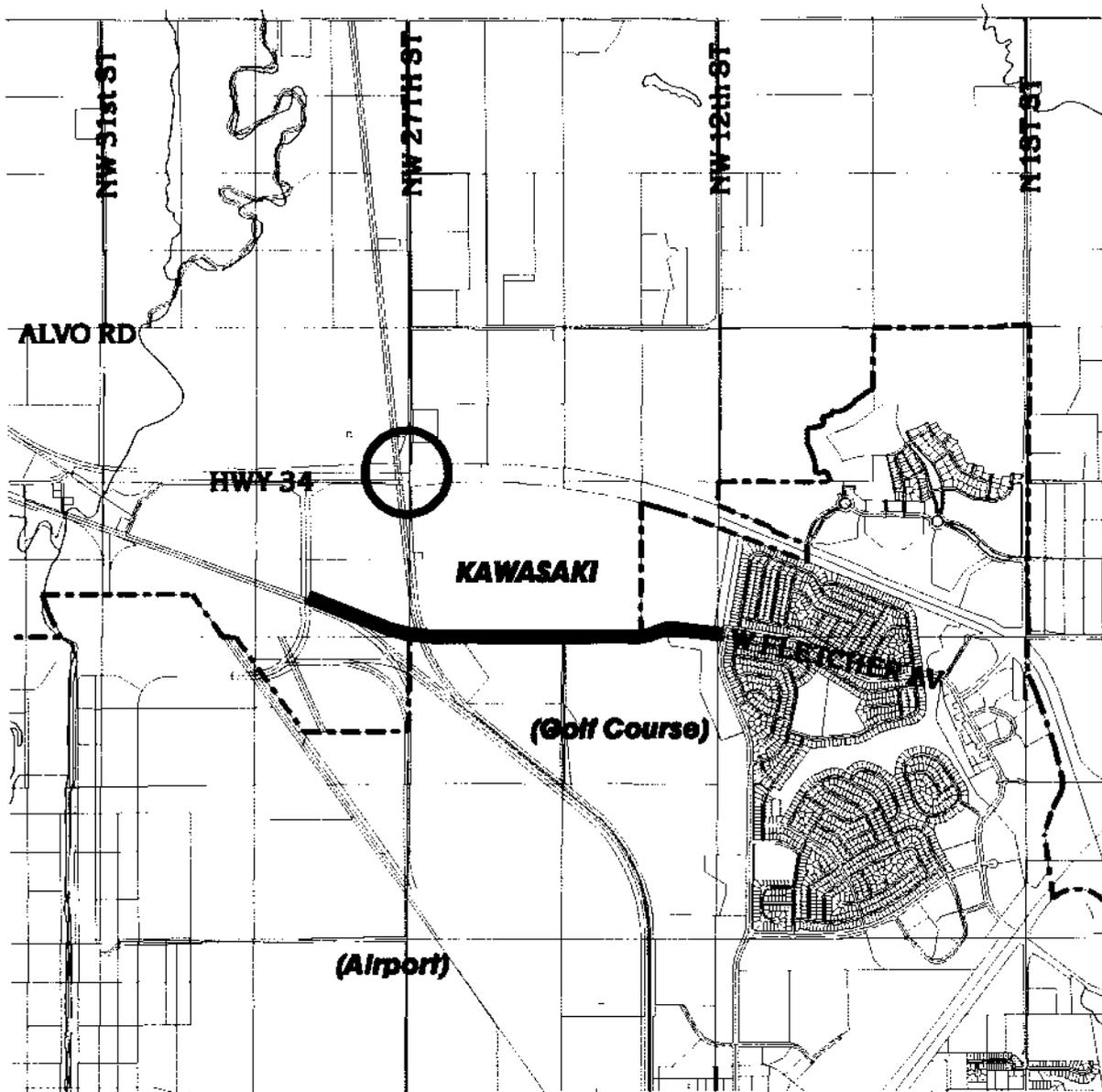


Comprehensive Plan Amendment 94-61

Change to Future Service Limit NW 27th & W Fletcher Av.

- Land Use Boundary
- - - - Lincoln Corporate Limit
- ==== Future Service Limit
- Res** Land Use Category
-  Area to Add to Future Service Limit





Comprehensive Plan Amendment 94-61

**Amendment to Chapter IV Transportation
W Fletcher Av from NW 31st to NW 12th
Interchange at NW 27th and Highway 34**

- Lincoln Corporate Limit
- W Fletcher Av
- Interchange



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