

RESOLUTION NO. A-_____

1 WHEREAS, the Planning Director on behalf of Ridge Development Company
2 and Southview Inc. has made application to amend the 2025 Lincoln-Lancaster County
3 Comprehensive Plan to (1) designate specifically the northwest and northeast corners of
4 Homestead Expressway and West Denton Road as a Community Center; (2) to specifically
5 designate an area northwest of Homestead Expressway and West Denton Road as light
6 industrial; and (3) specifically designate commercial and industrial uses in the land use plan
7 at Homestead Expressway and West Denton Road; and

8 WHEREAS, the Lincoln City - Lancaster County Planning Commission has
9 modified the proposal and recommended that the Comprehensive Plan be amended as
10 follows:

11 1. Amend Chapter F, Future Conditions, Business and Commerce, by
12 amending the "Existing and Proposed Industrial Centers" map on page F39 to designate
13 Homestead Expressway and West Denton Road, as an "Unbuilt Approved Center (Site
14 Specific)" Light Industrial Center as shown on Attachment "A".

15 2. Amend Chapter F, Future Conditions, Community Form, Priority Area
16 Plan for Tier 1, by amending the text under B of Tier 1 on Pages F29 - F30 to read as
17 follows:

18 ~~"There are five southwest drainage basins where future urban~~
19 ~~development could follow sound planning principles and~~
20 ~~develop first in the lower basin reaches that are contiguous to~~
21 ~~Lincoln's future service limits and proceed upstream in an~~
22 ~~orderly fashion. Within one year from the adoption of this~~
23 ~~Comprehensive Plan, the City, with public involvement and~~
24 ~~input, should carry out a further detailed planning process for~~
25 ~~the southwest basins to further analyze and select which~~

1 southwest basin(s) are best suited for the start of urban
2 development based upon infrastructure, market demand, and
3 developer/landowner interests. the southwest planning process
4 would create competition between property owners and
5 developers which will help reduce overall development costs.
6 The outcome of the planning process would be the identification
7 of which basin(s) should be developed during the Priority A and
8 Priority B time periods and incorporation of the priorities into the
9 Comprehensive Plan. Development in the southwest should
10 begin in the Priority A area in the general vicinity of the
11 intersection Warlick Blvd. and the Highway 77. further planning
12 should proceed to identify initial staging of infrastructure and
13 development in this area.

14 3. Amend Chapter F, Future Conditions, Business and Commerce, by
15 amending the list of proposed locations for Light Industrial centers on page F40 as follows:

- 16 • “Homestead Expressway and ~~Warlick Boulevard~~ West Denton Road”.

17 4. Amend Chapter F, Future Conditions, Business and Commerce by
18 amending the “Existing and Proposed Commerce Centers” map on page F41 to designate
19 an “Unbuilt Approved Center (Site Specific)” Community Center for the intersection of
20 Homestead Expressway and West Denton Road as shown on Attachment “A”.

21 5. Amend Chapter F, Future Conditions, Business and Commerce, by
22 amending the list of proposed locations of future Community Centers on page F46 as
23 follows:

- 24 • “Homestead Expressway (a.k.a. West Beltway) & ~~Warlick Boulevard~~
25 West Denton Road”.

1 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
2 Lincoln, Nebraska that the 2025 Lincoln-Lancaster County Comprehensive Plan be amended
3 as follows:

4 1. Amend Chapter F, Future Conditions, Business and Commerce, by
5 amending the “Existing and Proposed Industrial Centers” map on page F39 to designate
6 Homestead Expressway and West Denton Road, as an “Unbuilt Approved Center (Site
7 Specific)” Light Industrial Center as shown on Attachment “A”.

8 2. Amend Chapter F, Future Conditions, Community Form, Priority Area
9 Plan for Tier 1, by amending the text under Priority B of Tier 1 on Pages F29 - F30 to read
10 as follows:

11 ~~“There are five southwest drainage basins where future urban~~
12 ~~development could follow sound planning principles and~~
13 ~~develop first in the lower basin reaches that are contiguous to~~
14 ~~Lincoln’s future service limits and proceed upstream in an~~
15 ~~orderly fashion. Within one year from the adoption of this~~
16 ~~Comprehensive Plan, the City, with public involvement and~~
17 ~~input, should carry out a further detailed planning process for~~
18 ~~the southwest basins to further analyze and select which~~
19 ~~southwest basin(s) are best suited for the start of urban~~
20 ~~development based upon infrastructure, market demand, and~~
21 ~~developer/landowner interests. the southwest planning process~~
22 ~~would create competition between property owners and~~
23 ~~developers which will help reduce overall development costs.~~
24 ~~The outcome of the planning process would be the identification~~
25 ~~of which basin(s) should be developed during the Priority A and~~
26 ~~Priority B time periods and incorporation of the priorities into the~~
27 ~~Comprehensive Plan. Development in the southwest should~~

1 begin in the Priority A area in the general vicinity of the
2 intersection Warlick Blvd. and the Highway 77. further planning
3 should proceed to identify initial staging of infrastructure and
4 development in this area.

5 3. Amend Chapter F, Future Conditions, Business and Commerce, by
6 amending the list of proposed locations for Light Industrial centers on page F40 as follows:

- 7 • “Homestead Expressway and ~~Warlick Boulevard~~ West Denton Road”.

8 4. Amend Chapter F, Future Conditions, Business and Commerce, by
9 amending the “Existing and Proposed Commerce Centers” map on page F41 to designate
10 an “Unbuilt Approved Center (Site Specific)” Community Center for the intersection of
11 Homestead Expressway and West Denton Road as shown on Attachment “A”.

12 5. Amend Chapter F, Future Conditions, Business and Commerce, by
13 amending the list of proposed locations of future Community Centers on page F46 as
14 follows:

- 15 • “Homestead Expressway (a.k.a. West Beltway) & ~~Warlick Boulevard~~
16 West Denton Road”.

17 BE IT FURTHER RESOLVED that any other references in said plan which may
18 be affected by the above-specified amendments be, and they hereby are amended to
19 conform with such specific amendments.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2003:

Mayor