

FACTSHEET

TITLE: COMPREHENSIVE PLAN AMENDMENT NO. 03014, by the Director of Planning, at the request of Kent Seacrest, on behalf of Ridge Development Company and Southview, Inc., to amend the 2025 Lincoln/Lancaster County Comprehensive Plan, to move the Community Center commercial designation from S. 40th Street and Yankee Hill Road to S. 27th Street and Yankee Hill Road; to move the Neighborhood Center designation from S. 27th Street and Yankee Hill Road to S. 40th Street and Yankee Hill Road; and to change the land use plan to designate property to the northwest of S. 27th Street and Yankee Hill Road as commercial.

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 request is based upon the "Status/Description", "Comprehensive Plan Implications" and "Conclusion" as set forth in the staff report on p.2-5, concluding, in part, that the Community Center designation and increase in commercial area is appropriate since it should not increase the overall traffic impact. There are several items in the draft site plan that will need to be revised in order for the site plan to conform to the goals of the plan, but these items can be addressed through the use permit.
2. The applicant's testimony is found on p.6.
3. Testimony in opposition is found on p.6-7, and the record consists of two letters in opposition (p.15-16), including the Friends of Wilderness Park. The issues of the opposition include increased pressure to widen 27th Street between South Street and Highway 2; the potential negative impact of moving two larger commercial centers closer to Wilderness Park; and the potential impact on stormwater planning.
4. The record also consists of a letter from Mark Hunzeker on behalf of property owners on the northeast, southeast and southwest corners of South 40th Street and Rokeby Road, taking exception to the elimination of a community commercial center in the vicinity of 40th & Rokeby Road (p.17-19). Comprehensive Plan Amendment No. 03020 is the request by Mr. Hunzeker's clients for a commercial "Community Center" designation at 40th & Rokeby Road, which was heard and recommended for approval by the Planning Commission on June 11, 2003.
5. 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.03014

2003 COMPREHENSIVE PLAN ANNUAL REVIEW

Comprehensive Plan Amendment No. 03014 27th & Yankee Hill Road Community Commercial Center

Applicant	Location	Proposal
Kent Seacrest for Ridge Development Company and Southview Inc.	North side of Yankee Hill Road from the west side of 27 th Street to 40 th Street.	see below
<p>Recommendation: Approval</p> <p>The Community Center designation and increase in commercial area is appropriate since it should not increase the overall traffic impact. There are several items in the draft site plan that will need be revised in order for the site plan to conform to the goals of the plan, but these items can be addressed through the use permit.</p>		

Status/Description

The applicant is proposing to

- 1) Move the Community Center commercial designation from 40th and Yankee Hill Road to 27th and Yankee Hill Road,
- 2) Move the Neighborhood Center designation from 27th and Yankee Hill Road to 40th and Yankee Hill Road, and
- 3) Change the land use plan to designate property on the northwest of the corner of 27th and Yankee Hill Road as commercial.

The northeast corner of 27th and Yankee Hill Road already has approximately 35 acres of B-2 commercial and O-3 office zoning and a use permit for approximately 325,000 SF of predominately retail uses. The northwest corner of 27th and Yankee Hill Road has an apartment complex under construction and approximately 16 acres of vacant land that are designated for urban residential uses that is proposed for commercial use in this application. Property further to the west and north are under development with single family uses as part of the Stone Ridge subdivision.

The applicant is working on a draft site plan for the property northeast and northwest corners of 27th and Yankee Hill Road. The northwest property is proposed for a grocery store and retail uses. The northeast corner would include a auto dealer and retail uses.

The northwest corner of 40th and Yankee Hill Road is also zoned B-2 and O-3, but does not yet have a use permit. The majority of this report covers the applicant’s property at 27th and Yankee Hill Road.

Comprehensive Plan Implications

On page F 40 of the Plan it states: “For the purpose of the Comprehensive Plan, Commerce Centers have been divided into three separate size categories. The size differences reflect the differing impacts that the centers have on adjacent land uses and the public infrastructure. The three categories of Commerce Centers are:

- 1 - Regional Centers (R)
- 2 - Community Centers (C)
- 3 - Neighborhood Centers (N)”

In terms of size,

Regional Centers are over 1 million square feet in size.

Community Centers “may vary in size from 300,000 to nearly a million square feet of commercial space. Typically, new Community Centers will range from 300,000 to 500,000 square feet.” (Page F 45)

Neighborhood Centers typically range in size from 150,000 to 250,000 square feet of commercial space. Existing centers may vary in size from 50,000 to 300,000 square feet. (Page F 46)

In South Lincoln, in the area from 14th to 40th Street, generally south of Pine Lake Road, the Plan designates the following centers:

- 1) A Neighborhood Center on northeast corner of 27th and Yankee Hill Road
- 2) A Neighborhood Center to the southeast of 27th and Yankee Hill Road
- 3) A Community Center on the northwest corner of 40th and Yankee Hill Road
- 4) A Community Center ½ mile south of Yankee Hill Road on S. 40th Street

The northwest corner of 27th and Yankee Hill Road is designated for future urban residential use. In addition, a Regional Center is designated at 27th and Pine Lake Road (South Ridge/ SouthPointe Pavilions). The intersection of 14th and Yankee Hill Road has a Community Center on the northeast corner and a Neighborhood Center on the southeast.

There are two separate, but related, Comprehensive Plan amendments at 27th and Yankee Hill Road:

Amendment #03014 North Side of S. 27th and Yankee Hill Road by Kent Seacrest on behalf of Ridge Development Company and Southview Inc.

Amendment #03015 South Side of S. 27th and Yankee Hill Road by J. Michael Rierden on behalf of Lincoln Federal Savings Bank to move the Community Center commercial designation from 40th and ½ mile north of Rokeby Road to 27th and Yankee Hill Road and move the Neighborhood Center designation from 27th and Yankee Hill Road to 40th Street, ½ mile north of Rokeby Road.

Potentially, these two amendments could be complimentary, and lead to development of an integrated commercial center, though they are being developed by different developers.

Many of the details of how this proposed amendment may or may not conform to the Comprehensive Plan are dependent upon specific site plans for all three corners of this intersection. As stated in the Comprehensive Plan, a new Community Center should have approximately 300,000 to 500,000 square feet. The Plan offers an incentive for projects to develop with more square feet, if certain incentive criteria are met.

Currently, draft site plans for these two amendments total approximately 800,000 sq. ft. Presently the draft site plans for the northeast and northwest corners have not yet met the incentive criteria to develop with additional square feet. Specifically these plans:

The center shall be located in a neighborhood with greater residential density, than is typical for a suburban area, and the center itself contains higher density residential uses (density above fifteen

dwelling units per acre) integrated within the development. This criteria is mandatory for any center proposing to utilize the incentive.

On the northeast corner the Stone Ridge apartment buildings are under construction with approximately 6.1 dwelling units per acre (120 units on 19.8 acres). The apartment density is lower because this project includes a large detention pond. Without the pond, the density may be closer to 12 units per acre. Single family attached units are proposed to the east with approximately 8.6 dwelling units per acre. The Lincoln Housing Authority owns land further to the east for multi-family development as well. Additional townhome development west of 27th Street in the Stone Ridge subdivision, immediately north of the expanded commercial area is also under consideration.

Provide a significant mix of uses, including office, service, retail, residential and open space — far more than typical single use centers. Multi-story buildings are encouraged.

The proposal includes less than 10% of the floor area in office use. There is not any open space, other than yards in setbacks. No multi-story buildings are proposed.

Integrate some light industrial or manufacturing uses within the center (does not apply to neighborhood centers).

No industrial uses are included in the center.

Provide public amenities such as recreational facilities, significant open space, plazas, public squares and other types of public facilities or meeting areas.

No public facilities, other than a bike trail along Yankee Hill Road are proposed.

Are supported by a street network with significant traffic capacity in the future, rather than on streets that already have significant commercial development.

Several locations along S. 27th Street are projected to be at or over capacity as the Plan is built out. Particularly, S. 27th and Old Cheney Road has significant capacity issues in the long term. Yankee Hill Road does have some capacity in the long term. However, the northeast corner is already approved for approximately 325,000 SF of primarily retail space. The traffic impact appears to be similar to the already approved plan compared to the revised plans for the northeast corner together with the northwest corner are only 350,000 SF. The Public Works and Utilities Department states that a traffic impact analysis will be needed to review the impact.

Provide for even greater pedestrian orientation in their layout, physical arrangement of buildings and parking — buildings shall be oriented to pedestrians.

The primary pedestrian corridor will be Grainger Parkway and S. 30th Street. The proposed plan orients some buildings to Grainger Parkway. However, S. 30th Street has intensive commercial uses which are not conducive to a pedestrian environment.

Provide for transit opportunities in the center design.

Grainger Parkway and S. 30th provide an opportunity for bus service to circulate through the area. However, a transit stop and greater density to support transit are not apparent.

Conclusion

As of this writing, the applicant had not yet provided a site plan for the northeast and northwest of 27th and Yankee Hill Road that meets the incentive criteria of the Comprehensive Plan. While the commercial area will expand, the applicant is not proposing to significantly expand the amount of floor area, which will only increase from approximately 325,000 to 350,000 SF over both locations.

It appears that the site plan could be altered to meet the incentive criteria to permit the expanded commercial area. Issues such as the addition of office space, appropriate transitions, extensive buffers and landscaping, an integrated architectural design, pedestrian connections and orientation, and open space available to the public have not yet been adequately addressed. The applicant may be slightly under the incentive criteria for residential density. However, much of the adjacent site is already developed. The neighborhood does include land for the Lincoln Housing Authority (LHA) to develop low and moderate income housing and a mix of housing types – which the Plan encourages -- and the density of the LHA future development is unknown.

When the specific site plan is formally submitted as part of a use permit it will be reviewed to determine that it meets the criteria of the plan. Once it meets the criteria, then the land northwest of 27th and Yankee Hill Road should be appropriate for commercial zoning. The Community Center designation is appropriate for the overall development of the property in this vicinity.

This amendment will also clarify that the northwest corner of 40th and Yankee Hill Road should develop as a Neighborhood Center, since the Community Center will be at 27th and Yankee Hill Road. The amendment will also clarify that the previously approved Wilderness Woods office park at 14th and Yankee Hill Road is a part of the Community Center at 14th and Yankee Hill Road. This office park was approved in 1998 as part of the Ridge Development and Southview Inc. project which included the commercial uses at 27th and Yankee Hill Road and 40th and Yankee Hill Road.

Amend the Comprehensive Plan as follows:

1. Amend the "Lincoln/Lancaster County Land Use Plan", figure on pages F 23 and F 25, to change the area from Urban Residential to Commercial land uses as shown on the attached plan.
2. Amend the "Existing and Proposed Commerce Centers" on Page F 41 as shown on the attached map to:
 - a. On the northeast corner of 27th and Yankee Hill Road delete the Neighborhood Center and instead designate a Community Center as "Unbuilt Approved Center (Site Specific)" for the intersection of 27th and Yankee Hill Road.
 - b. On the northwest corner of 40th and Yankee Hill Road, delete the Community Center and instead designate a Neighborhood Center as "Unbuilt Approved Center (Site Specific)".
 - c. To the southeast of 14th and Yankee Hill Road delete the Neighborhood Center and instead move the Community Center "Unbuilt Approved Center (Site Specific)" to cover both the northeast and southeast corners.
3. Amend the list of developing centers Community Centers on page F 46 as follows:
 - C ~~"S. 40th and Yankee Hill Road"~~
4. Amend the list of proposed locations of future Community Centers on page F 46 as follows:
 - C "S. 27th and Yankee Hill Road"

COMPREHENSIVE PLAN AMENDMENT NO. 03014

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. **Kent Seacrest** appeared on behalf of **Ridge Development and Southview, Inc.**, the applicants. This amendment deals with the northeast and northwest corners of 27th and Yankee Hill Road and the northwest corner of 40th & Yankee Hill Road. The current Comprehensive Plan shows the "N" (Neighborhood Center) symbol at 27th and Yankee Hill Road, and shows the bigger "C" (Community Center) symbol at 40th and Yankee Hill Road. These two areas have been annexed and zoned and the request is to flip the designations so that the "C" would be on 27th and the "N" use would be designated on the 40th street corner. The rationale for this deals with auto and truck sales. The applicants have a purchase agreement with a significant auto dealer being displaced by the Antelope Valley project, and they would like to be on the 27th Street corner at Yankee Hill Road as opposed to 40th Street. After meeting with the Planning Director, it has been agreed that the dispersment policy is not what is in the best interest of auto sales. They generally follow in clusters. It was also agreed that the Comprehensive Plan never did deal with the designations for location of these dealerships. There is hardly any change in square feet by doing this change. There is not much change in traffic, either, because the auto dealership is not a heavy traffic generator. The bottom line is that the staff is supporting this switch.

Steward inquired whether there is any impact on Wilderness Park with a neighborhood commercial center designation adjacent to a corner circumstance in close proximity to Wilderness Park. Seacrest stated that the closest corner is 27th and Yankee Hill Road. This would be at least 1 to 1.25 miles from Wilderness Park, so he does not believe the project will impact the park. He believes the main concern in the letter from the Friends of Wilderness Park is the traffic. With the car dealership land use the traffic is not high intensity.

Opposition

1. **Mike Carlin** testified on behalf of the Friends of Wilderness Park. His comments relate to both Amendment No. 03014 and Amendment No. 03015. Each of these amendments would take commercial community centers (300,000 to 1,000,000 sq. ft.) and swap places with areas on 27th that are commercial neighborhood centers (150,000 to 250,000 sq. ft.), thus taking the two larger commercial areas from 40th Street to 27th Street. Carlin submitted that the Comprehensive Plan takes into account all development and growth related factors as they relate to each other. Carlin suggested that approving these two amendments will tip that balance and will have a negative effect on the city and its residents. The Comprehensive Plan placed these centers so that the roads could effectively handle the traffic coming from these developments. He believes this will increase the pressure to widen 27th Street between South Street and Hwy 2. The area at 27th and Yankee Hill Road is sewerable and he believes this is the reason behind this request. It appears that the amendments are requested to take advantage of that fact and build where they can build now.

Carlin believes that the proposed amendment to the land use plan will also require amendment to the Upper Salt Creek Stormwater Master Plan. He observed that some stormwater master plans have a tendency to be slow to be funded. Beal Slough was completed in 1999 and the last he heard it was about 20% funded. Irreparable damage can be done in a drainage basin before the stormwater control measures can be taken.

In addition, Carlin pointed out that this moves the two larger commercial centers closer to Wilderness Park. It just does not make sense to him to make this change. If this occurs and if the traffic does bottleneck on 27th, at some point someone is going to come back forward to put a road through Wilderness Park and will use this as ammunition.

2. Len Schroff(sp), farmer from Fillmore County, testified in opposition. He previously testified at a City/County joint hearing in opposition to running a road through Wilderness Park at Yankee Hill Road. He is against anything that would advance the idea of a road across Wilderness Park at Yankee Hill Road. He believes that moving the commercial development to 27th and Yankee Hill Road might be “a foot closer in the door”.

COMPREHENSIVE PLAN AMENDMENT NO. 03014
ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

May 21, 2003

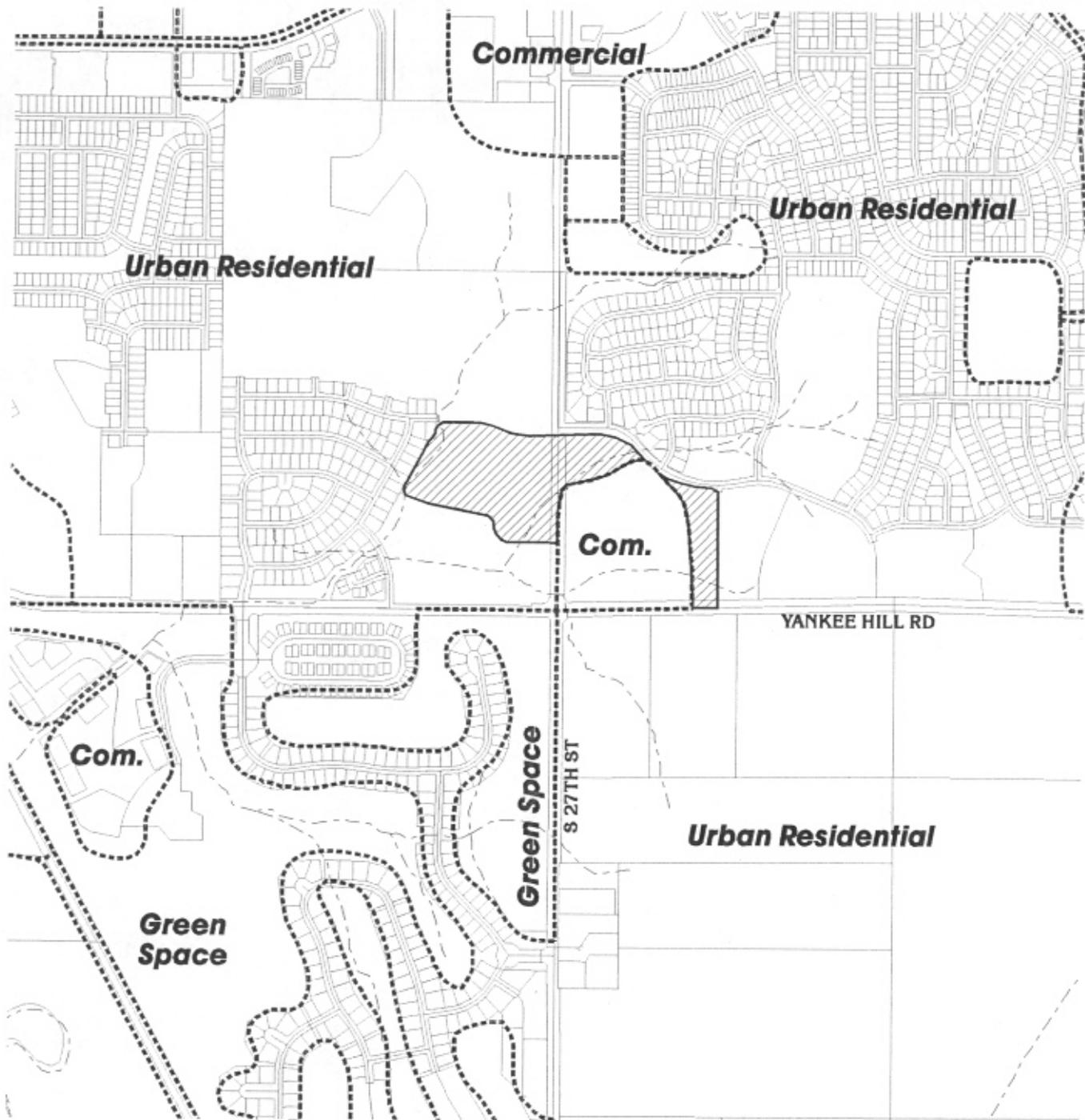
Duvall moved approval, seconded by Larson.

Duvall agrees that 27th is going to be very busy, but that’s where the growth is going to be for the southwest part of town.

Steward’s comments refer to both Amendment No. 14 and Amendment No. 15. He will support this motion based upon the depth of thinking that the proposers have put into the land use pattern. He believes it is innovative and he believes it will take some of the traffic pressures off that we would otherwise see, which therefore suggests that design thinking and more detailed planning can make a difference.

Carlson agreed with Steward. There was a potential traffic concern but a deeper look suggests that we may be creating some traffic opportunities. He believes there will be opportunity for cross-town motion. Schwinn pointed out that there are a lot of people that live in this neighborhood and there was no testimony in opposition.

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



Stone Ridge Land Use Plan

Comprehensive Plan Proposed Amendment #14

----- Land Use Boundary

Res Land Use Category

PROPOSED LAND USE CHANGE:

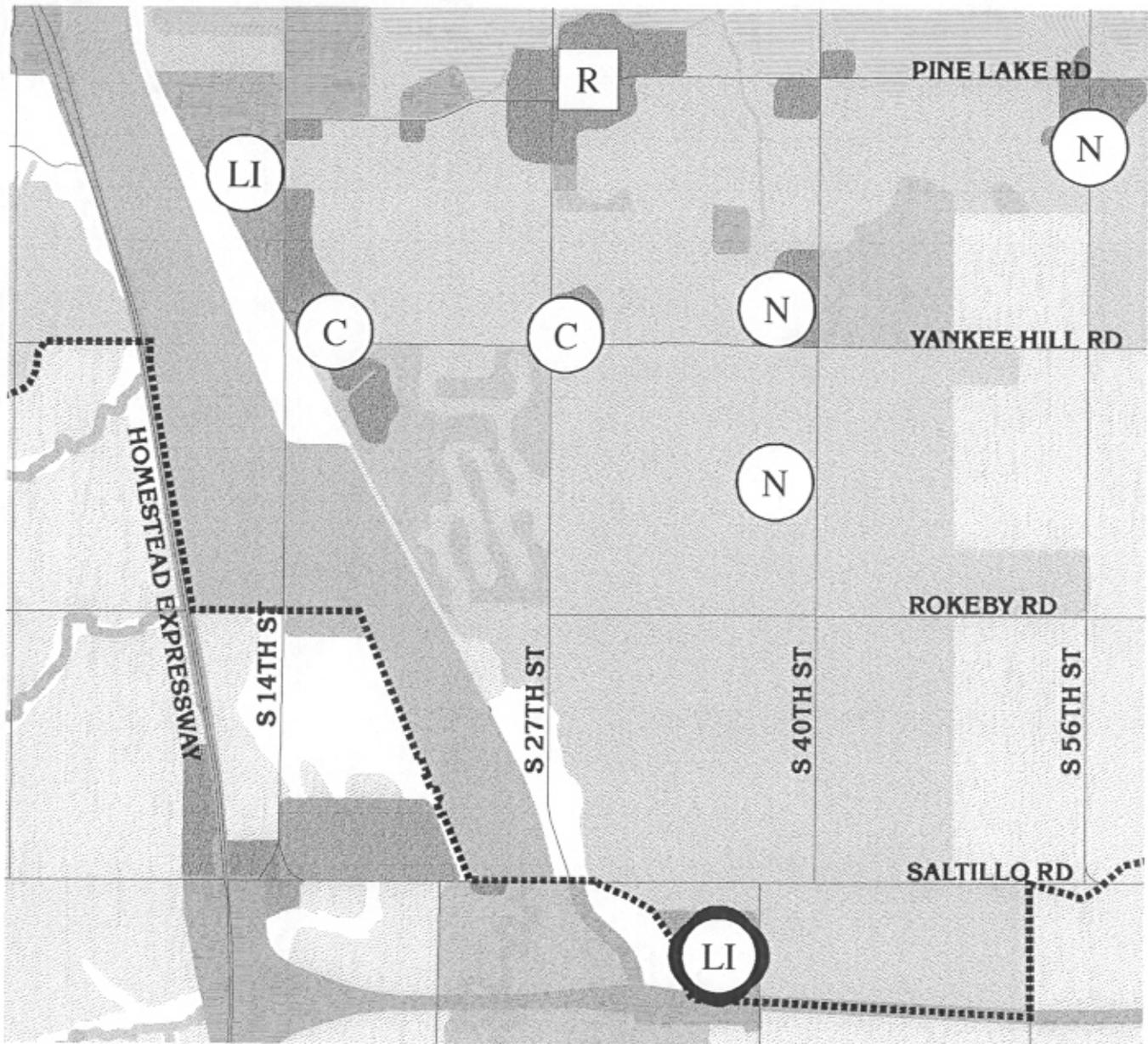
 From Urban Residential to Commercial



FEET

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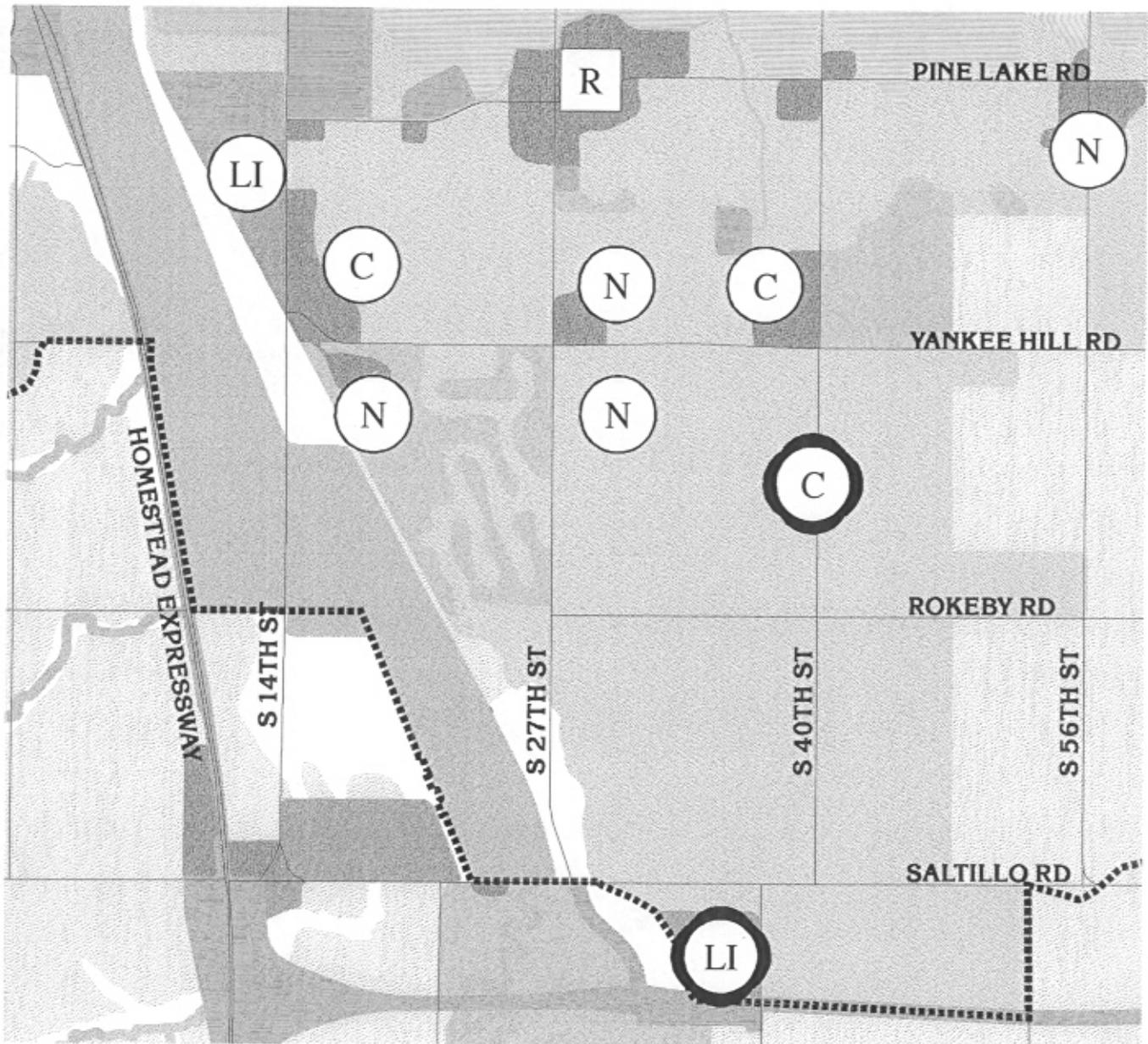
S 27th / S 40th & Yankee Hill Area

Comp Plan Proposed Amendment No 14 and 15

- Future Service Limit
- Existing Center
- Unbuilt Approved Center Site Specific
- ⊙ New Proposed Center Not Site Specific
- R Regional
- N Neighborhood
- C Community
- LI Light Industry



009



Commercial Centers

As Shown in the Approved Comprehensive Plan

- Future Service Limit
- R Existing Center
- C Unbuilt Approved Center Site Specific
- C New Proposed Center Not Site Specific



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DANAY KALKOWSKI
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February 21, 2003

Marvin Krout
Planning Director
County-City Building
555 South 10th
Lincoln, NE 68508

RE: Proposed Comprehensive Plan Amendment: Northwest of S. 27th Street and Yankee Hill Road; Northeast corner of S. 27th Street and Yankee Hill Road; and Northwest corner of S. 40th Street and Yankee Hill Road

Dear Marvin:

Our law firm represents Ridge Development Company ("Ridge") and Southview, Inc. ("Southview"), the owners of the following tracts of property:

(i) NW Tract: a 16 acre tract (approximately 10,000 square feet of buildings per acre) located northwest of the S. 27th Street and Yankee Hill Road intersection. This tract does not abut the S. 27th Street and Yankee Hill Road intersection and its major road entrance is approximately one-fourth mile north of the intersection at Grainger Parkway. See enclosed legal description.

(ii) NE Tract: a 35 acre tract (approximately 10,000 square feet of buildings per acre) located on the northeast corner of S. 27th Street and Yankee Hill Road. This tract is presently zoned 0-3 on the north and the balance of the site is zoned B-2. See enclosed legal description.

(iii) 40th St. Tract: a 25 acre tract (approximately 10,000 square feet of buildings per acre) located on the northwest corner of S. 40th Street and Yankee Hill Road. This tract is presently zoned B-2. See enclosed legal description.

Answer 1: On behalf of Ridge and Southview, we hereby request that the City of Lincoln-Lancaster County Comprehensive Plan be amended as follows:

- Amend Lincoln/Lancaster County Land Use Plan (F-23) and Lincoln Area Detail from Lincoln/Lancaster County Land Use Plan (F-25) to show the NW Tract as Commercial as shown on Exhibit "A".
- Amend the Existing and Proposed Commerce Centers (F-41) map to show the NW Tract and the NE Tract collectively as "C"--Community Center.

- Amend the Existing and Proposed Commerce Centers (F-41) map to show the 40th St. Tract as "N"--Neighborhood Center.

Answer 2: The Comprehensive Plan currently shows the NW Tract as residential, the NE Tract as commercial with a Neighborhood Center designation, and the 40th St. Tract as commercial with a Community Center designation. The new amendment would transfer the (i) Neighborhood Center designation from the NE Tract to the 40th St. Tract, and (ii) Community Center designation from the 40th St. Tract to both the NW Tract and the NE Tract.

Together, the NW Tract and NE Tract would comprise approximately 51 acres and comprise a half million building square feet size which complies with the Comprehensive Plan's size range for a Community Center. The NW Tract and NE Tract together meet the Comprehensive Plan's Commercial Center size, description and market area requirements.

While the suggested Comprehensive Plan Community Center spacing is not achieved with this proposal, there is sound public policy to allow an exception to the guideline in this case. The Comprehensive Plan does not specifically identify locations for future auto dealerships. This important market sector does not follow a dispersed land use location pattern like most retail land uses, but prefers the cluster/corridor location pattern. The Lincoln auto and truck market historically sited along the 48th Street corridor, has recently moved and identified both N. 27th Street near I-80 and S. 27th Street between Pine Lake Road and Yankee Hill Road as the key new market corridors.

The NE Tract would include the auto and truck sales market for the south Lincoln region. This tract would be buffered with office on the north and the balance buffered with siting techniques, landscaping and elevation changes. The NW Tract would not be developed at the corner of two arterial streets, but is spaced approximately one-fourth mile away. The NW Tract would be buffered by apartments on the south, major drainage way and single family residential on the west and Grainger Parkway and town homes, patio homes or single family homes on north.

The 40th St. Tract meets the Neighborhood Center size, description, market area, and center spacing. This tract is already zoned B-2 Planned Neighborhood Business District. It would be our understanding that this new Neighborhood Center designation would not alter the size and location of the B-2 zoning, nor would it impact the 0-3 Office Park District zone and buffer located to the north of the 40th St. Tract .

Answer 3: For the anticipated impacts and mitigation measures, see Answer 2 above. Designation of the 40th St. Tract as the Neighborhood Center will provide needed neighborhood services and consumer choices to the abutting sections. Designation of the NE Tract and NW Tract as a Community Center will provide a planned auto/truck sales and service area, and related commercial uses, to South Lincoln. All three Tracts' development via a use permit/special permit will insure proper site review to minimize impacts to surrounding neighbors and provide an overall net benefit to the area.

Answer 4: We believe our Comprehensive Plan Amendments are consistent with the Guiding Principles From the Comprehensive Plan Vision, Guiding Principles for the Urban Environment, Priority Area Plan for Tier 1, Summary of Comprehensive Plan Assumptions, Commercial Growth Component, General Principles for All Commercial & Industrial Uses, Industrial Centers, Commerce Centers, Community Center (C), Neighborhood Centers (N), Environmental Resources, Residential, Utilities, Mobility & Transportation, and Financial Resources.

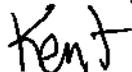
See Answer 2 for additional reasoning. We believe the swapping of the Community Center designation and the Neighborhood Center Designation keeps the Comprehensive Plan in tact and in balance. The designation of this area for the Lincoln auto and truck market along S. 27th Street will finally allow the community to meet this important land use need.

Answer 5: We will hold a neighborhood meeting with the affected property owners prior to the Planning Commission's public hearing on these proposed Comprehensive Plan Amendments. As part of the neighborhood outreach effort we will also be reviewing with them the following proposed submittals:

- A rezoning application for B-2 zoning and B-2 use permit for the NW Tract
- A rezoning application for O-3 and H-4 for the NE Tract, with a special permit for a "planned service commercial development" to permit car dealerships and related planned commercial land uses.
- A traffic study for both the NW Tract and NE Tract.

We look forward to discussing this request with you as a new amendment to the Comprehensive Plan.

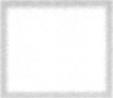
Yours very truly,



KENT SEACREST
For the Firm

Enclosure

cc: Mayor Don Wesley
Council Member Jonathan Cook
Ridge Development Company
Southview, Inc.
Jerry Williamson
Jim Williamson

-  Commercial
-  Residential



COMPREHENSIVE PLAN AMENDMENT NO. 03007.
COMPREHENSIVE PLAN AMENDMENT NO. 03008
COMPREHENSIVE PLAN AMENDMENT NO. 03010
COMPREHENSIVE PLAN AMENDMENT NO. 03014
COMPREHENSIVE PLAN AMENDMENT NO. 03016



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..

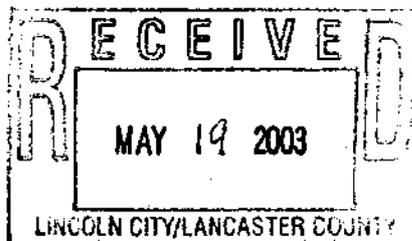
#16: This proposal is most troubling. The narrative mis-states the truth and references an expired COE permit as tho it were still valid. One only has to stand on this property for a few minutes to realize that it is at the low point of surrounding land. If attempts to move water off of this land fast 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.

Joe Gabig

4835 Knox ST
Lincoln NE 68504-2154
402.466.1440
jgabig@wildlifeconsult.com



015

Planning Commission
555 S. 10th
Lincoln, NE 68508

Commissioners,

This letter is to argue **against the approval** of Comprehensive Plan amendments 14 & 15.

Each of these two amendments would take areas on S 40thSt designated as Commercial Community Centers (300,000 to 1,000,000 square feet; example: Edgewood Shopping Center) and swap places with areas on S 27thSt designated as Commercial Neighborhood Centers (150,000 to 250,000 square feet; example: Indian Village Shopping Center). This would place the two larger commercial areas both on S 27th St instead of S 40th St.

The Comprehensive Plan is exactly that: a comprehensive plan that takes into account all development and growth related factors as they relate to each. Maintaining the desired balance between infrastructure funding and development, residential development and commercial development is one of the major goals of the plan. Approving these two amendments will tip that balance in ways that will have a primarily negative effect on the city and its residents.

- Traffic balance. The Comprehensive Plan charted the placement of the various sized commercial centers so that the current and planned for road system could effectively handle the resultant increases in traffic that come with commercial development. These two larger commercial centers were intentionally planned for S 40th St to help spread traffic out, allowing both S 27th and S 40th Sts to absorb the traffic. Moving the larger commercial centers to S 27th St will concentrate that traffic on S 27th St, creating a traffic choke point and increasing the pressure to widen S 27th St to four-plus-one lanes between South St and Highway Two.

- Development balance. There is a ridgeline between the S 27th St sites and the S 40th St sites that places them in different drainage basins. The S 27thSt sites will be provided with sewer and water service several years before the S 40th St sites are. It appears that the two amendment requests are designed to take advantage of this fact. More commercial development would occur sooner, upsetting the delicate balance of commercial and residential development.

- Stormwater planning balance. The Upper Salt Creek Stormwater Master Plan has been completed based on the current land use plan. Amending the land use plan will also require amending the Stormwater Master Plan, which already includes a complex array of stormwater control measures. Since Stormwater Master Plans are slow to be funded (the Beal Slough Master Plan, completed in 1999, is less than 20% funded), irreparable damage from premature commercial development will have already occurred before control measures can be put into place.

Please disapprove these two amendment requests. They are not in the public's best interest.

Michael Carlin
Member, Friends of Wilderness Park
2700 West Paddock Rd
Lincoln, NE 68523

cc: Planning Commission
Marvin Krout, Steve Henrichsen
Kent Seacrest
Rick Peo
Michael Rierden
Public Works & Utilities

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May 21, 2003

Marvin Krout, Director of Planning
City of Lincoln
555 So. 10th Street
Lincoln, NE 68508

Re: *Comprehensive Plan Amendment No. 03014 and No. 03015*

Dear Mr. Krout:

As we have discussed with you and Steve Henrichsen, my clients David McEwen and John Sampson, are the owners of land on the northeast, southeast and southwest corners of the intersection of South 40th Street & Rokeby Road. The original version of the 2002 Comprehensive Plan included a community center at the intersection of 40th & Rokeby Road. In a Comprehensive Plan Revision, the community center was moved north to 40th Street at approximately halfway between Rokeby Road and Yankee Hill Road. Now, the above-captioned applicants seek to modify the plan once again, moving the community center to 27th & Yankee Hill Road.

We have no objection to the land uses proposed by either Plan Amendment No. 03014 or No. 03015. However, we do take exception to the elimination of a community commercial center in the vicinity of 40th & Rokeby Road. Upon review of the map and consideration of the amount of land designated for residential use, which is east of Wilderness Park and south of Yankee Hill Road, we believe there will be ample population to support the community center in that area.

Therefore, we request that a community center designation (non-site specific) be added to the Comprehensive Plan land use map as shown on the attached map, and that the list of developing community centers on page F46 of the Comprehensive Plan be amended by adding "South 40th & Rokeby Road".

Marvin Kraut
May 21, 2003
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We appreciate the time you and Steve have taken to discuss this matter, and we look forward to this matter being placed on the agenda for public hearing as you indicated in our meeting. Thank you very much.

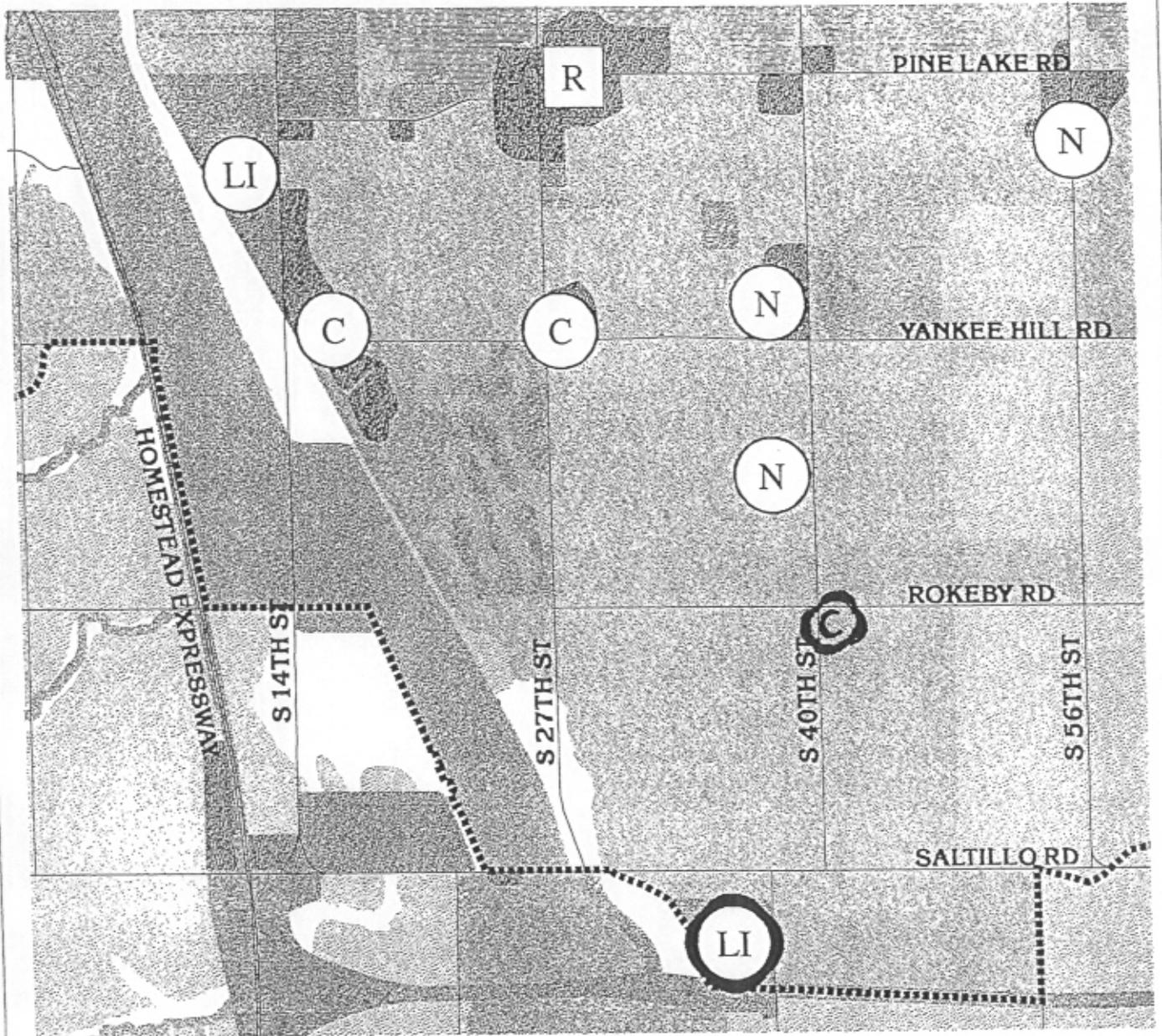
Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Hunzeker". The signature is fluid and cursive, with a large initial "M" and "H".

Mark A. Hunzeker
For the Firm

MAH:sb

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S 27th / S 40th & [REDACTED] Area

Comp Plan Proposed Amendment

----- Future Service Limit



Existing Center



Unbuilt Approved Center
Site Specific



New Proposed Center
Not Site Specific

R Regional

N Neighborhood

C Community

LI Light Industry



M I L E S

0 0.25 0.5 0.75

