

City Council Introduction: **Monday**, April 28, 2008
Public Hearing: **Monday**, May 5, 2008, at **1:30 p.m.**

Bill No. 08R-97

FACTSHEET

TITLE: A Resolution approving and adopting a proposed amendment to the **ANTELOPE VALLEY REDEVELOPMENT PLAN**, requested by the Director of the Urban Development Department.

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 04/09/08
Administrative Action: 04/09/08

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (8-0: Gaylor Baird, Carroll, Cornelius, Esseks, Francis, Larson, Sunderman and Taylor voting 'yes').

FINDINGS:

1. The purpose of this proposed amendment to the **Antelope Valley Redevelopment Plan** is to add a mixed-use, retail, office and banquet hall project with adjacent parking lot known as the "Antelope Valley Parkway - WJS Redevelopment Project". The project area is generally bounded by South 19th Street on the west, South 20th Street on the east, L Street on the north and K Street on the south.
2. The staff recommendation to find the proposed amendment to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.3-4.
3. On April 9, 2008, this amendment appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
4. The record consists of a letter in support from Tim Francis (p.12).
5. On April 9, 2008, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed amendment to the **Antelope Valley Redevelopment Plan** to be in conformance with the 2030 Comprehensive Plan.

FACTSHEET PREPARED BY: Jean L. Preister

DATE: April 21, 2008

REVIEWED BY: _____

DATE: April 21, 2008

REFERENCE NUMBER: FS\CC\2008\CPC.08003 Redev Plan Amendment

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for April 9, 2008 PLANNING COMMISSION MEETING

- PROJECT#:** Comprehensive Plan Conformance #08003
- PROPOSAL:** Review an amendment to add the Antelope Valley Parkway - WJS Redevelopment Project to the Antelope Valley Redevelopment Plan and to determine conformity with the Lincoln and Lancaster County 2030 Comprehensive Plan.
- CONCLUSION:** The proposed amendment is in conformance with the goals and policies of the Comprehensive Plan.

RECOMMENDATION: Find that Redevelopment Plan is in conformance with the Comprehensive Plan.
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GENERAL INFORMATION:

LOCATION: An area generally bounded by S. 19th Street on the west and S. 20th Street on the east and bounded by "L" Street on the north and "K" Street on the south.

PURPOSE: Nebraska Community Development Law, NEBREV 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: B-4 Lincoln Center Business District

EXISTING LAND USE: Vacant

HISTORY:

- March 10, 2008 City Council approved change of zone # 07022 for the area designated in the WJS project area from R-6 Residential to B-4 Lincoln Center Business District.
- November 29, 2004 The Antelope Valley Redevelopment Plan was adopted by the City Council.
- July, 2003 As required by the Nebraska Community Redevelopment Act, the City commissioned a Blight and Substandard Determination Study which was completed in April, and adopted in July, 2003.

COMPREHENSIVE PLAN SPECIFICATIONS:

The community continues its commitment to neighborhoods. Neighborhoods remain one of Lincoln's great strengths and their conservation is fundamental to this plan. The health of Lincoln's varied neighborhoods and districts depends on implementing appropriate and individualized policies. The Comprehensive Plan is the basis for zoning and land development decisions. It guides decisions that will maintain the quality and character of the community's established neighborhoods. (6)

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods. (9)

Preservation and renewal of historic buildings, districts, and landscapes is encouraged. Development and redevelopment should respect historical patterns, precedents, and boundaries in towns, cities and existing neighborhoods.(9)

Many activities of daily living should occur within walking distance. Neighborhoods should include homes, stores, workplaces, schools and places to recreate. (66)

Encourage multifamily near commercial areas. (68)

ANALYSIS:

1. This is a request to review the addition of the WJS Redevelopment Plan to the Antelope Valley Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2030 Comprehensive Plan.
2. The main purpose of the Redevelopment Plan is to provide guidance for redevelopment activities within the redevelopment area that create a vibrant, attractive, friendly and safe place for residents, businesses and visitors.
3. The Plan includes a single Redevelopment Project to include a mixed-use retail, office and banquet hall with a private parking lot with up t 140 stalls and on street parking on S. 19th Street, K Street and L Street.
4. The Redevelopment Plan includes vacation to and improvement of both the north half of S. 20th Street from L to the east-west alley and the vacation of the west half of the east-west alley. Other infrastructure improvements may include curb, sidewalk and utility improvements.
5. On May 9, 2007 Planning Commission voted to recommend approval of change of zone #07022 from R-6 Residential to B-4 Lincoln Center Business District over the area included in this Redevelopment Plan. At the Planning Commission meeting Staff had concerns about the character of the development with regard to the proposed Antelope Valley and Downtown Design Standards. Staff recommended approval conditional upon a zoning agreement. At the City Council hearing on March 3, 2008 the applicant submitted that a zoning agreement was not necessary and that design issues could be discussed and dealt with in the

redevelopment agreement that would come before Council at a later time. On March 10, 2008 Council voted to approve the change of zone without the zoning agreement.

6. 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 129, Comprehensive Plan).
7. All of the residential units in the redevelopment area have been demolished by the developer. There are two multi-family structures remaining on this block that are not included in the WJS Redevelopment project.
8. The total cost of this project is approximately \$7 million with \$565, 000 of that coming from public funding. The source of the public funding for improvements will be Community Improvement Financing, generated from the private developments within the project area.
9. Comments by Public Works - See attached comments.

Prepared by:

Christy Eichorn
Planner

DATE: March 20, 2008

APPLICANT: David Landis, Director
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COMPREHENSIVE PLAN CONFORMANCE NO. 08003
Amendment to the ANTELOPE VALLEY REDEVELOPMENT PLAN

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

April 9, 2008

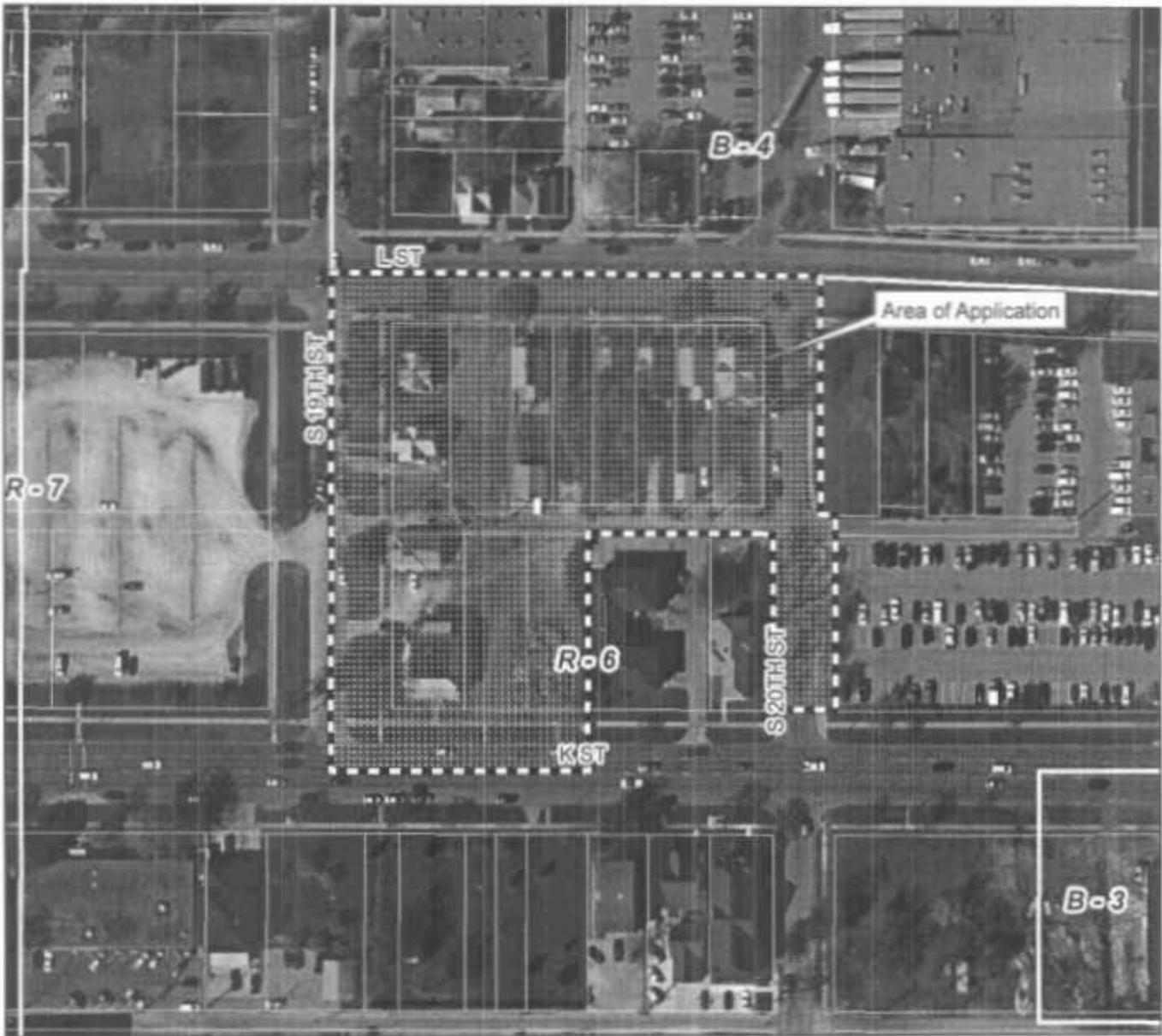
Members present: Gaylor Baird, Carroll, Cornelius, Esseks, Francis, Larson, Sunderman and Taylor.

The Consent Agenda consisted of the following items: **COMPREHENSIVE PLAN CONFORMANCE NO. 08003, COMPREHENSIVE PLAN CONFORMANCE NO. 08004, CHANGE OF ZONE NO. 2751B and CHANGE OF ZONE NO. 08011.**

Ex Parte Communications: None

Item No. 1.2, Comprehensive Plan Conformance No. 08004, was removed from the Consent Agenda and scheduled for separate public hearing.

Taylor moved to approve the remaining Consent Agenda, seconded by Larson and carried 8-0: Gaylor Baird, Carroll, Cornelius, Esseks, Francis, Larson, Sunderman and Taylor voting 'yes'.



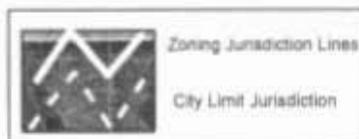
2007 aerial

**Comp Plan Conformance #08003
Between S 19th & 20th and between K & L Streets**

Zoning:

One Square Mile
Sec. 25 T10N R06E

- R-1 to R-4 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-1 Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-6 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



**Proposed Amendment to the Antelope Valley Redevelopment Plan
for the Antelope Valley Parkway -WJS Redevelopment Project**

(Following page 76 of the Antelope Valley Redevelopment Plan)

H. Antelope Valley Parkway - WJS Redevelopment Project

Project Description

The AV Parkway -WJS Redevelopment Project is a mixed-use, retail, office, and banquet hall project with adjacent parking lot. The project area incorporates lots 14 to 17 (the southwest quarter) and lots 49 to 55 (the north half) on the block bounded by 19th and 20th Streets and K and L Streets in Antelope Valley and surrounding right-of-way, as well as 20th Street from L to K Street (see attached project area marked Exhibit A). The residential structures on the lots have been demolished by the developer; the lots are currently vacant.

This project is consistent with the goals of the Antelope Valley Redevelopment Plan. The goal of this project is to create an active entrance to the new Antelope Valley Parkway. The project will remove blighted and substandard conditions, strengthen Downtown Lincoln, and help shape and encourage future development.

Public investment may assist in site improvements and grading; utility relocation and/or resizing; redevelopment of the streetscape surrounding the block; building enhancements that exceed minimum design standards; public art; and, other public improvements.

Statutory Elements

The developers will seek a vacation of the west half of the east-west alley. The developer plans to seek vacation of the north half of 20th Street from L Street to the east-west alley. Currently, there are no plans to acquire, relocate, demolish, or dispose of any additional real property. Should any of these occur, the City will follow policy outlined in the Plan. The rest of the existing street system within the project area will not be changed as a result of this project, but as part of the Antelope Valley Redevelopment Plan already being implemented.

Land coverage and building density will be altered with the implementation of this project. Two or more, two- to four-story masonry buildings connected through common areas will be constructed on vacant land along the western face of the block (see attached site plan marked Exhibit B).

A private parking lot will be constructed as part of this project, and will result in up to 140 stalls. On-street parking will surround the project area block, including 19th, K, and L Streets.

There are no residential units within the proposed project boundaries. Multi-family structures are located on the two remaining lots on the block outside the project area, with

no plans for acquisition of these structures. No additional residential structures will be built as part of this project.

The area is located within the East Downtown area of Antelope Valley, and is currently zoned B-4.

New infrastructure improvements may include curb, sidewalk, and utility improvements, the vacation of and improvements to 20th Street and the east-west alley, as well as other public enhancements within the project area.

A cost-benefit analysis will be prepared and included as a part of the material that will be presented to City Council.

Proposed Costs and Financing

The estimated total cost to implement this mixed-use redevelopment is approximately \$7 million; this includes approximately \$565,000 of City public investment.

The source of public funds for these improvements will be Community Improvement Financing, estimated to be \$565,000, generated from the private developments within the project area, and Capital Improvement Program funding.

M e m o r a n d u m

To: Christy Eichorn, Planning Department
From: Dennis Bartels, Engineering Services
Subject: Antelope Valley Parkway - WJS Redevelopment Plan Revised Comments
Date: March 25, 2008
cc: Roger Figard
Randy Hoskins
Thomas Shafer
Steve Masters
Charles Baker
Chad Blahak
Wayne Teten

Engineering Services has reviewed the application for an amendment to the Antelope Valley Redevelopment plan for a project between 19th and 20th, K and L Streets and has the following comments:

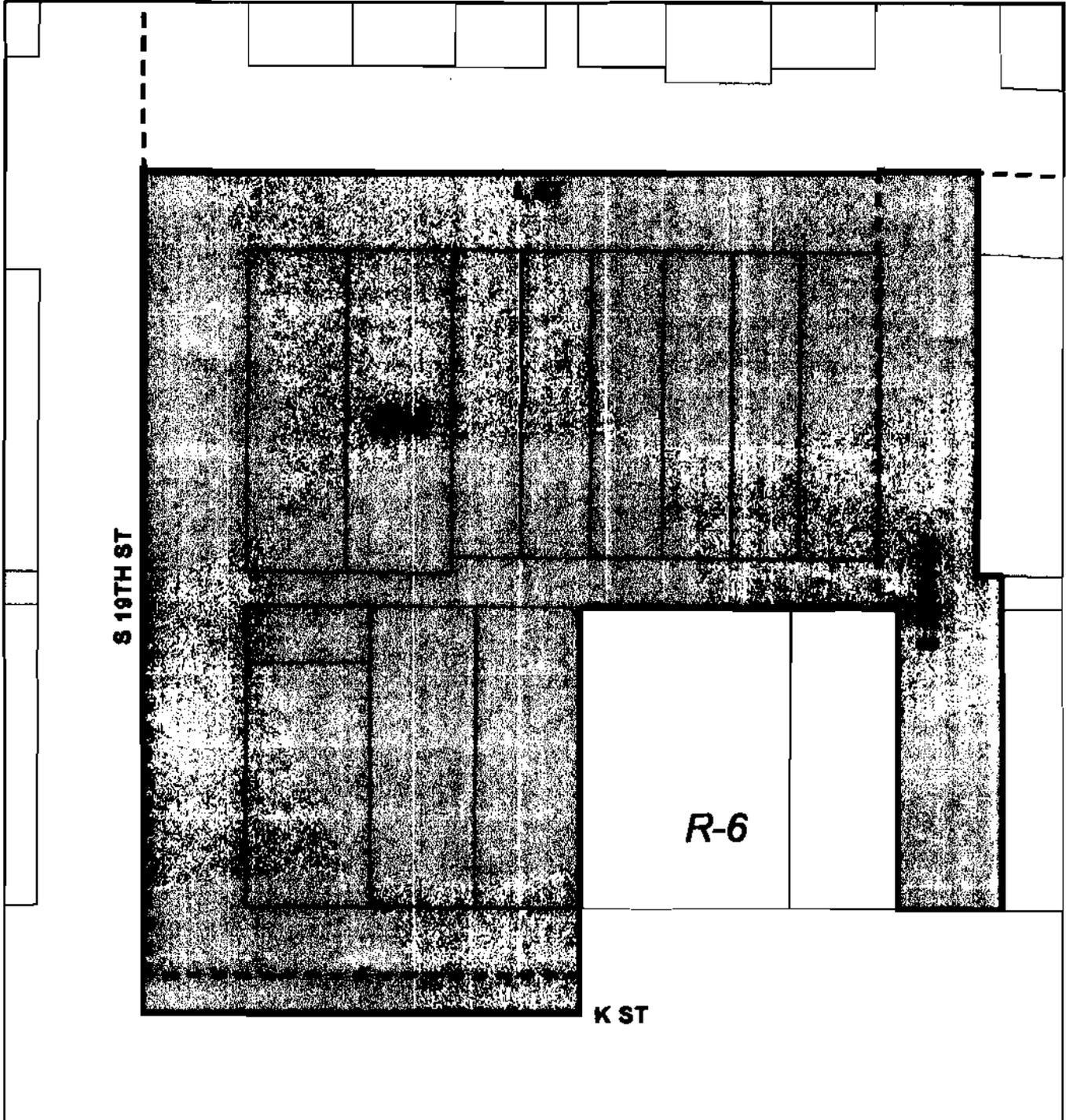
1. Statutory Elements - The text states there are plans to seek vacation of the west half of the alley in this block and the north half of 20th adjacent to this block. If it is to be vacated, the whole block K to L needs to be vacated. Abutting property owners outside this development use this street and will need to sign petitions to vacate it. Public Works would likely favor vacation because the existing street is a substandard width even for residential development.

Exhibit B shows a building over the proposed vacated alley. There is an existing sewer in the alley. The sewer is shallow and at near minimum slope. Relocation may be problematic. The sewer cannot be abandoned because it serves the block to the west. The sewer must be relocated and a 30' wide easement provided if the building is to be built over the sewer.

2. General - The Joint Antelope Valley Authority has had roadway design plans approved since 2001. The text of the amendment states "there will be on-street parking surrounding the project area including 19th, K and L. Some parking may be approved in these streets, but the approved plans do not show parking. Changes to the design plans will be needed if parking is to occur. A determination will be needed if or in what configuration the parking will occur and how and by whom the redesign and any additional construction costs will be paid.

Exhibit A

Antelope Valley - WJS Redevelopment Project Area



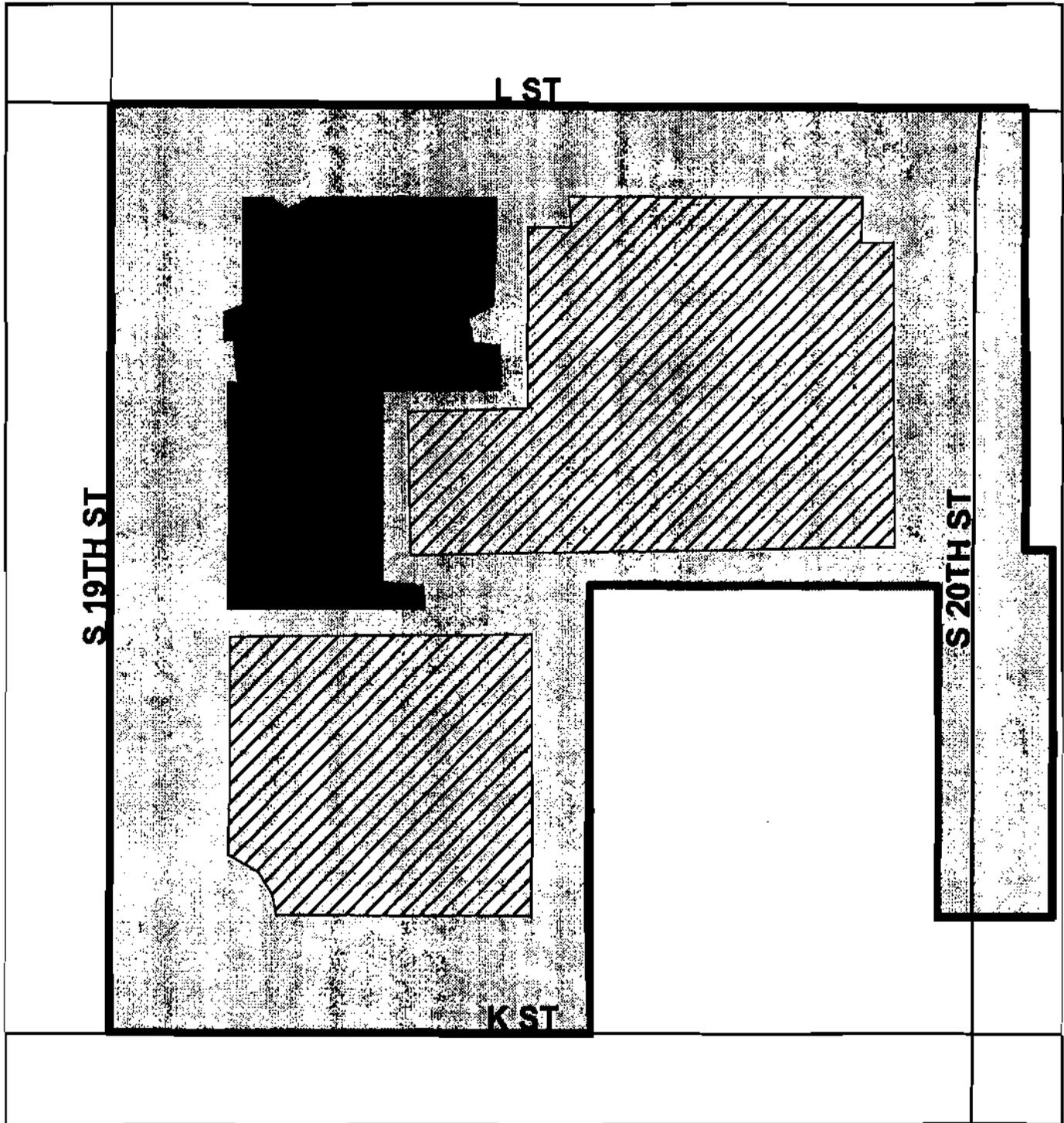
Legend

- Parcels
- Zoning
- Redevelopment Project Area

City of Lincoln
Urban Development GIS
Revised 3/12/08

Exhibit B

Antelope Valley - WJS Redevelopment Project General Site Plan



Legend

-  Redevelopment Project Area
 -  Building
 -  Parking
- *Site Plan is not to scale

City of Lincoln
Urban Development GIS
3/2008



timdfancis@aol.com
03/31/2008 12:26 PM

To plan@lincoln.ne.gov, hsaalem@lincoln.ne.gov,
shartzell@lincoln.ne.gov

cc

bcc

Subject Hoppe Project

I want to offer my support for Comp Plan Conformance #08003 at S. 19th & 20th, K and L Streets. This appears to be an appropriate investment in the Antelope Valley area and is employing developers with experience and a good track record. This should go a long way in increasing the tax base and encouraging adjacent property owners incentive to upgrade or redevelop their properties. Let's see more of the same.

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