

City Council Introduction: **Monday**, January 9, 2012
Public Hearing: **Monday**, January 23, 2012, at **3:00** p.m.

Bill No. 12R-8

FACTSHEET

TITLE: COMPREHENSIVE PLAN AMENDMENT NO. 11004, requested by the Director of Planning, to amend the 2040 Lincoln-Lancaster County Comprehensive Plan to designate land generally located west of North 56th Street between Alvo Road and Arbor Road as Tier I, Priority A, and to revise text on the 2040 Priority Growth Areas map to replace the notation of "Downtown/Antelope Valley" with "Greater Downtown".

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 12/14/11
Administrative Action: 12/14/11

RECOMMENDATION: Approval (9-0: Francis, Lust, Butcher, Gaylor Baird, Weber, Hove, Sunderman, Esseks and Cornelius voting 'yes').

STAFF RECOMMENDATION: Approval

FINDINGS OF FACT:

1. This is a request to correct the 2040 Priority Growth Areas map found on pages 1.10 and 12.6 to designate land generally located southwest of Arbor Road and No. 56th Street as Tier I, Priority A (See p.5).
2. This is also a request to edit the text on the 2040 Priority Growth Areas map to change the notation of "Downtown/Antelope Valley" to "Greater Downtown" (See p.6-7).
3. The staff recommendation of approval is based upon the "Analysis" as set forth on p.2, concluding that the amendments to the 2040 Priority Growth Areas map are in conformance with the 2040 Comprehensive Plan. The staff presentation is found on p.4.
4. There was no testimony in opposition.
5. On December 14, 2011, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend approval.

FACTSHEET PREPARED BY: Jean L. Preister

DATE: December 28, 2011

REVIEWED BY: _____

DATE: December 28, 2011

REFERENCE NUMBER: FS\CC\2012\CPA11004

LINCOLN /LANCASTER COUNTY PLANNING STAFF REPORT
for December 14, 2011 Planning Commission Meeting

PROJECT #: Comprehensive Plan Amendment #11004

PROPOSAL: Amend the 2040 Lincoln/Lancaster County Comprehensive Plan to designate land as Tier I, Priority A and to edit text on the 2040 Priority Growth Areas map.

CONCLUSION: The amendments to the 2040 Priority Growth Areas map are in conformance with the 2040 Lincoln/Lancaster County Comprehensive Plan.

<u>RECOMMENDATION:</u>	Approval of the proposed amendment
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GENERAL INFORMATION:

LOCATION: West of N. 56th Street between Alvo Road and Arbor Road.

EXISTING LAND USE: Agricultural land/undeveloped

HISTORY: Northbank Junction 1st Addition Preliminary Plat was approved by Planning Commission on February 13, 2008.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page 6.1: "...the "Greater Downtown" which includes Downtown proper, Antelope Valley, the Haymarket, and Innovation Campus.

Page 12.7: Priority A is comprised of undeveloped land within the City limits, as well as areas that are not yet annexed but which have approved preliminary plans such as preliminary plats, use permits, community unit plans, or planned unit developments.

ANALYSIS:

This is a proposal by the Planning Director to amend the 2040 Comprehensive Plan to revise pages 1.10 and 12.6 as follows:

1. Correct the 2040 Priority Growth Areas map found on Pages 1.10 and 12.6. The land generally located southwest of Arbor Road and N. 56th is designated as Tier I, Priority B. The land is not yet annexed, however, this area is included within Northbank Junction 1st Addition Preliminary Plat #08001 and has water and sewer service abutting, and should therefore be included in Tier I, Priority A.
2. Change the text on the existing map from "Downtown/Antelope Valley" to "Greater Downtown" in order to add clarification and to be consistent with terminology used in the 2040 Comprehensive Plan.

Prepared by:

Brandon M. Garrett, AICP

Planner

402-441-6373 or bgarrett@lincoln.ne.gov

DATE: December 1, 2011

APPLICANT: Marvin Krout, Director
Planning Department
555 S. 10th Street
Lincoln, NE 68508
(402) 441-7491

COMPREHENSIVE PLAN AMENDMENT NO. 11004

PUBLIC HEARING BEFORE PLANNING COMMISSION:

December 14, 2011

Members present: Francis, Lust, Butcher, Gaylor Baird, Weber, Hove, Sunderman, Esseks and Cornelius.

There were no ex parte communications disclosed.

Staff recommendation: Approval.

Staff presentation: **Brandon Garrett of Planning staff** presented the proposal to amend the 2040 Comprehensive Plan to make a correction to the Priority Growth Areas Map. Tier I, Priority A, includes areas within the city limits or areas with preliminary plans such as a plat or PUD. In this case, we overlooked the preliminary plat for a commercial area on North 56th Street that should be in Tier I, Priority A, rather than Tier I, Priority B.

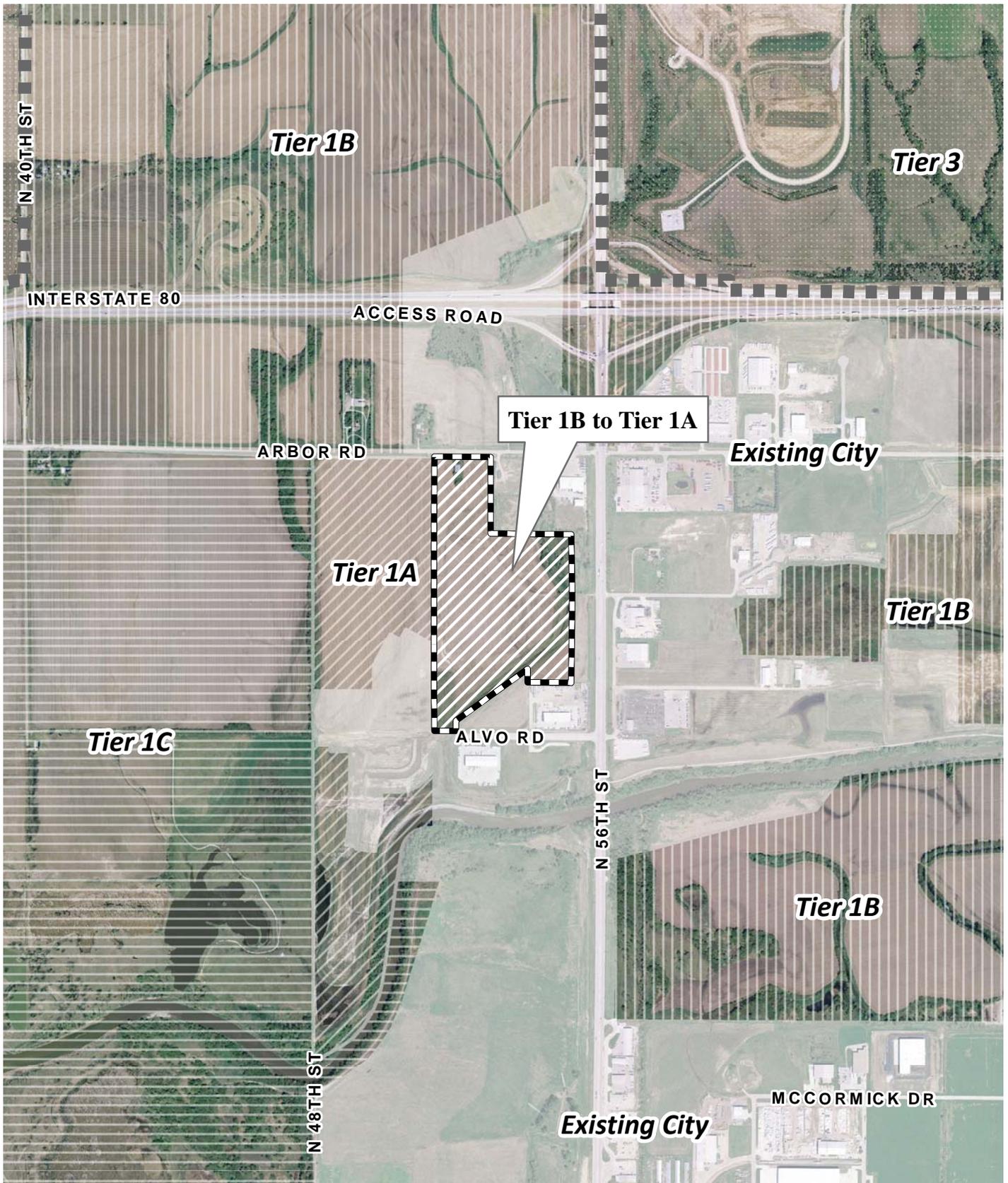
The other amendment to the Priority Growth Areas Map is to change the notation of "Downtown/Antelope Valley" to "Greater Downtown" to be consistent with other language and notations in the plan, which includes Downtown, Haymarket, Antelope Valley and Innovation Campus.

There was no testimony in support or opposition.

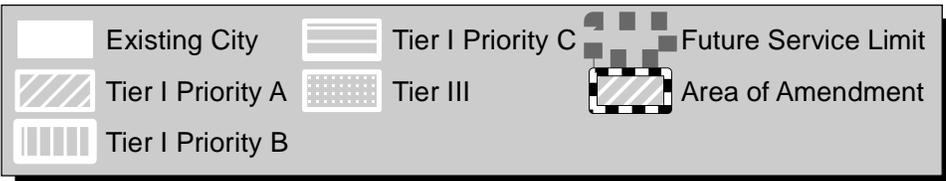
ACTION BY PLANNING COMMISSION:

December 14, 2011

Francis moved approval, seconded by Lust and carried 9-0: Francis, Lust, Butcher, Gaylor Baird, Weber, Hove, Sunderman, Esseks and Cornelius voting 'yes'. This is a recommendation to the City Council.



CPA # 11004 : N 56th St & Arbor Rd



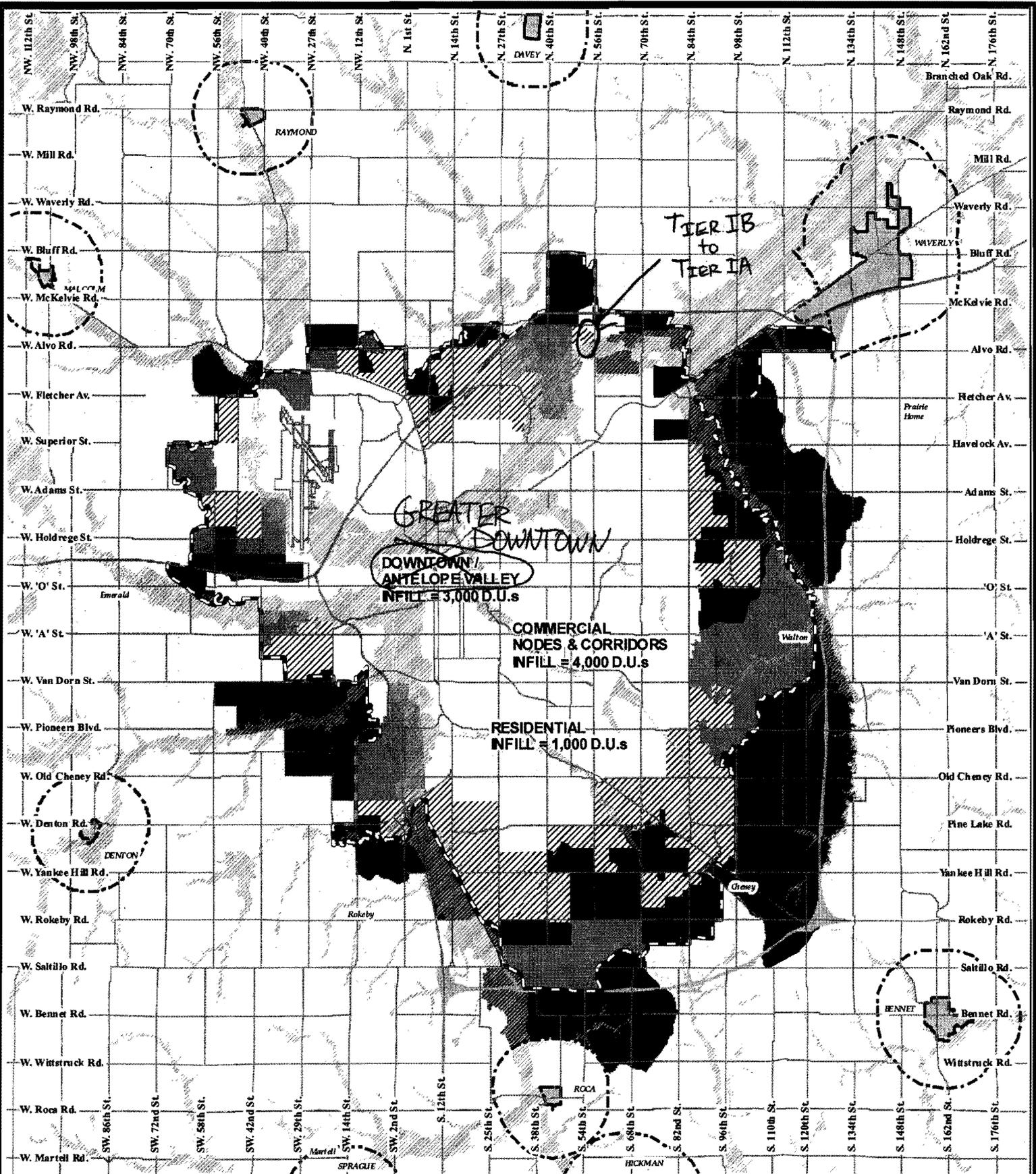
Urban Growth Tier Change

0 500 1,000 2,000 Feet

LINCOLN - LANCASTER COUNTY
PLANNING DEPARTMENT
 Information Technology Services

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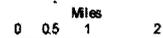


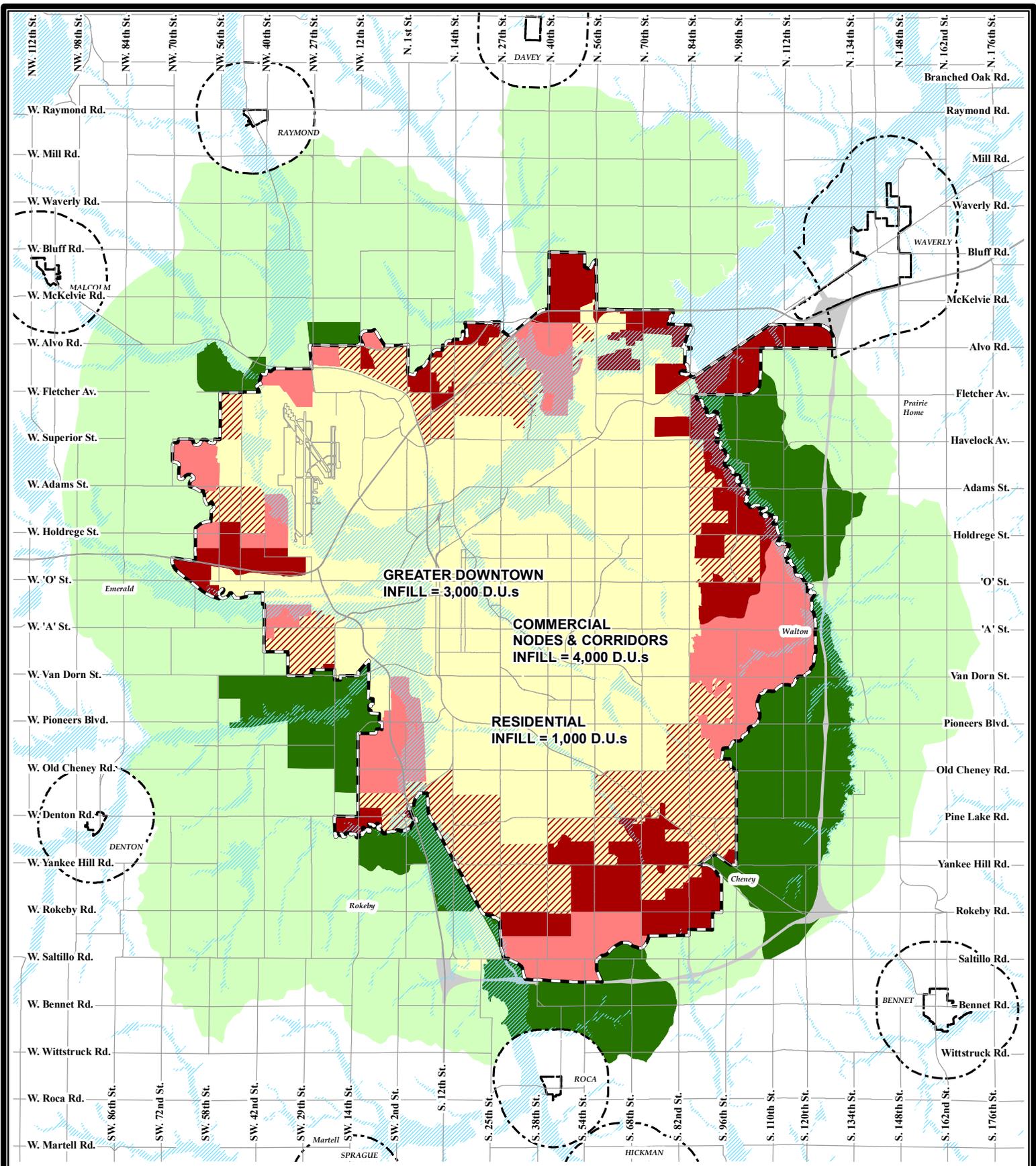
2040 PRIORITY GROWTH AREAS

Existing Lincoln City Limits and Approved Preliminary Plans (2011)
 Floodplain and Flood Prone Areas
 2040 Future Service Limit

Tier I, Priority A (Developing)
 Tier I, Priority B (2025)
 Tier I, Priority C (2040)

Tier II (2060)
 Tier III





2040 PRIORITY GROWTH AREAS

- Existing Lincoln City Limits and Approved Preliminary Plans (2011)
- Floodplain and Flood Prone Areas
- 2040 Future Service Limit
- Tier I, Priority A (Developing)
- Tier I, Priority B (2025)
- Tier I, Priority C (2040)
- Tier II (2060)
- Tier III

