

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, September 8, 2010, 1:00 p.m., City Council Chambers, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Leirion Gaylor Baird, Michael Cornelius, Dick Esseks, Roger Larson, Jeanelle Lust, Jim Partington, Lynn Sunderman and Tommy Taylor (Wendy Francis absent); Marvin Krout, Steve Henrichsen, Brian Will, Tom Cajka, Christy Eichorn, David Cary, Jean Preister and Teresa McKinstry of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Meeting

Chair Lynn Sunderman called the meeting to order and acknowledged the posting of the Open Meetings Act in the back of the room.

Sunderman then requested a motion approving the minutes for the regular meeting held August 25, 2010. Motion for approval made by Cornelius, seconded by Larson and carried 8-0: Gaylor Baird, Cornelius, Esseks, Francis, Larson, Lust, Partington, Sunderman and Taylor voting 'yes'; Francis absent.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION BEFORE PLANNING COMMISSION:

September 8, 2010

Members present: Gaylor Baird, Cornelius, Esseks, Larson, Lust, Partington, Sunderman and Taylor; Francis absent.

The Consent Agenda consisted of the following items: **SPECIAL PERMIT NO. 10030, STREET AND ALLEY VACATION NO. 10011 and STREET AND ALLEY VACATION NO. 10012.**

Ex Parte Communications: None

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

Note: This is final action on Special Permit No. 10030, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.

WAIVER NO. 10017
TO WAIVE THE CONSTRUCTION OF A SIDEWALK
WITHIN A PEDESTRIAN EASEMENT CONNECTING
SALINE DRIVE AND CORNFLOWER DRIVE.
REQUEST FOR DEFERRAL:

September 8, 2010

Members present: Cornelius, Esseks, Gaylor Baird, Partington, Larson, Taylor, Lust and Sunderman; Francis absent.

The Clerk announced that the Planning Department has submitted a written request for a two-week deferral.

Taylor moved to defer, with continued public hearing and action scheduled for September 22, 2010, seconded by Gaylor Baird and carried 8-0: Cornelius, Esseks, Gaylor Baird, Partington, Larson, Taylor, Lust and Sunderman voting 'yes'; Francis absent.

There was no public testimony.

COMPREHENSIVE PLAN CONFORMANCE NO. 10005
TO AMEND THE PUBLIC WORKS & UTILITIES/STREET MAINTENANCE
CAPITAL IMPROVEMENT PROGRAM BY ADDING A PROJECT
IN YEAR ONE (2010/11) FOR CITY OWNED FACILITY
GENERALLY BOUNDED BY I-80 ON THE SOUTH AND EAST,
WEST UPLAND AVENUE ON THE NORTH AND
WEST BOND STREET ON THE WEST.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION: September 8, 2010

Members present: Cornelius, Esseks, Gaylor Baird, Partington, Larson, Taylor, Lust and Sunderman; Francis absent.

Ex Parte Communications: None.

Staff recommendation: A finding of general conformance with the 2030 Comprehensive Plan.

Staff presentation: **David Cary of Planning staff** reviewed the history of this proposed amendment to the Capital Improvements Program. On May 12, 2010, the Planning Commission found the proposed 2010/11 through 2015/16 Capital Improvements Program to be in full or general conformance with the 2030 Comprehensive Plan. At that time, there

had not yet been a decision to proceed to purchase this Experian site and thus this project was not included in the CIP. Therefore, the Planning Commission has not acted upon this conformance issue, which is a requirement for any item budgeted in the CIP.

Cary further advised that over the summer, the decision was made to proceed with this project and add it to the CIP. It is proposed to be added to year one (2010-11). The proposal is to add this project to the Street Maintenance portion of the Public Works & Utilities CIP, using lease/purchase financing at total of 8.1 million dollars, including purchase price of the property and the immediate needs for refurbishing the site for immediate use.

Because this project was not part of the proposed CIP in May, the finding of conformance is now needed before proceeding with a budget amendment to the City Council in October of this year.

The staff recommendation is that this project does generally conform with the 2030 Comprehensive Plan.

Proponents

1. Greg MacLean, Director of Public Works & Utilities, reviewed the advantages of this purchase. Public Works has been looking for a campus site for many, many years. This site meets the criteria developed to meet the needs of Public Works & Utilities, including a 30-acre (this site is 20 acres); something within 5-10 minutes of travel time to City Hall; not in the floodplain; there is possibility for expansion if needed; adequate connection to major arterials; does not impact any residential areas; it is not along an entryway corridor; there is adequate infrastructure for communications; it is certainly affordable (appraised at 8 million dollars on the tax rolls, with purchase price of 6.5 million dollars); can accommodate fuel storage tanks; ownership of the property is preferred (there will be net zero impact to the Department's budget from leasing facilities to owning a facility in 15 years); currently zoned I-2; and it is located in the correct part of the city as we start to transition other facilities to use that facility, moving away from the 901 and Haymarket Park area. The cost for acquisition is right, it is directly in line with the mission of Public Works & Utilities and is in conformance with the Comprehensive Plan.

Larson inquired about access to the building. MacLean showed on the map that there is access off of Bond, off of Commerce and NW 12th just off to the west. Essentially, there is direct access right off of Cornhusker Highway.

Larson inquired as to how the 20-acre site compares in size with the site near Haymarket Park. MacLean advised that the Haymarket Park site is just a little over 8 acres.

Esseks stated that he had researched the Comprehensive Plan for criteria that would be applicable to this site and suggested that MacLean's testimony missed one – walkability.

Does this site have sidewalks to the office building and to walk around during lunch time, etc.? MacLean stated that there is a paved, landscaped parking lot and there is a two-story office tower with a basement, currently utilized by Experian. Everything is ADA accessible. There are sidewalks in the front of the building; there is green space and a circular drive by the original office building which is connected to the next building with a covered walkway. It is a very modern facility in all respects. Most of the neighbors are industrial but the site is fully accessible.

There was no testimony in opposition.

ACTION BY PLANNING COMMISSION:

September 8, 2010

Larson moved approval as to finding of conformance with the Comprehensive Plan, seconded by Lust.

Gaylor Baird suggested that there is not a lot of guidance about community facilities in the Comprehensive Plan, but she is struck by the impact on residential uses being mitigated by the highway. It is nice to keep City services close to downtown, but she recognizes that Public Works needs a large parcel and has lots of equipment. And this site is only about 5 minutes from the County-City Building. She believes that it appears to be a great fit.

Larson believes it is a real opportunity. There is a need to move this department because of space needs and to free up some valuable land near the Haymarket expansion area; the price is right; and this is an ideal situation, in his opinion.

Motion for a finding of conformance with the Comprehensive Plan carried 8-0: Cornelius, Esseks, Gaylor Baird, Partington, Larson, Taylor, Lust and Sunderman voting 'yes'; Francis absent.

There being no further business, the meeting was adjourned at 1:20 p.m.

Please note: These minutes will not be formally approved until the next regular meeting of the Planning Commission on September 22, 2010.