



24-31
Annexation No. 23003

Introduce: 4-1-24

ORDINANCE NO. 21585

1 AN ORDINANCE annexing and including the below described land as part of the City of
2 Lincoln, Nebraska and amending the Corporate Limits Map attached to and made a part of
3 Ordinance No. 18208, to reflect the extension of the corporate limits boundary of the City of
4 Lincoln, Nebraska established and shown thereon.

5 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6 Section 1. That the land legally described as follows:

7 Lots 23, 24, 37, 43 & 53 located in the Southeast Quarter of Section 35,
8 Township 9 North, Range 6 East of the 6th PM., and the adjacent right-of-
9 way of S. 14th Street, Lancaster County, Nebraska:

10
11 be and it hereby is annexed and included within the corporate limits of the City of Lincoln,
12 Nebraska and is hereby made a part of the City of Lincoln, Nebraska for all purposes.

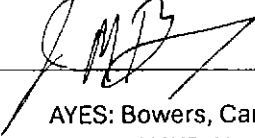
13 Section 2. That the "Corporate Limits Map" attached to and made a part of Ordinance No.
14 18208, be and it is hereby amended to reflect the above extension of the corporate limits boundary
15 of the City of Lincoln. Said map amendment is shown on Attachment "A" which is attached hereto
16 and made a part hereof by reference.

17 Section 3. That, pursuant to the Lincoln City Charter Article IV, Section 2a; Neb. Rev.
18 Stat. § 15-247 (Reissue 2012); and Neb. Rev. Stat. § 32-553, et seq. (Reissue 2016), the land
19 annexed above shall be assigned to City Council District #2.

20 Section 4. This ordinance shall be published, within fifteen days after the passage hereof,
21 in one issue of a daily or weekly newspaper of general circulation in the City, or posted on the
22 official bulletin board of the City, located on the wall across from the City Clerk's office at 555 S.
23 10th Street, in lieu and in place of the foregoing newspaper publication with notice of passage and
24 such posting to be given by publication one time in the official newspaper by the City Clerk. This

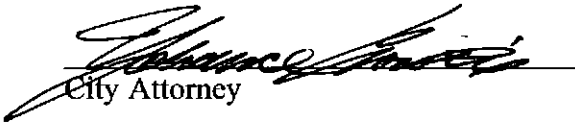
1 ordinance shall take effect and be in force from and after its passage and publication or after its
2 posting and notice of such posting given by publication as described herein and in the City Charter
3 provided.

Introduced by:




AYES: Bowers, Carlson, Duden, Shobe, Washington,
Weber; NAYS: None; ABSENT: Beckius.

Approved as to Form & Legality:


City Attorney

Approved this 18th day of April, 2024:



Mayor

PASSED

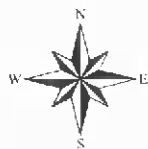
APR 15 2024

BY CITY COUNCIL



2020 aerial

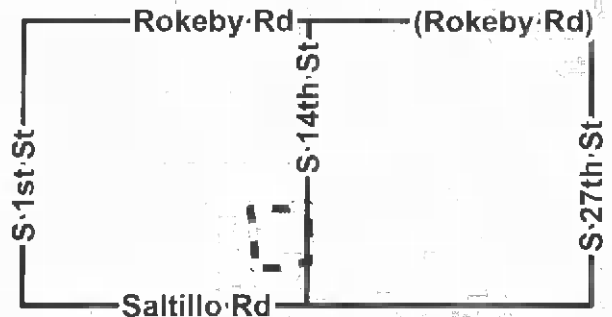
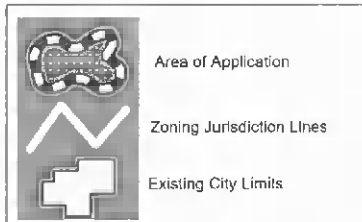
**Annexation #: AN23003 &
Change of Zone #: CZ23015 (AG to H-4)
Saltillo Express Business Park
S 14th St & Saltillo Rd**



Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T 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-5 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

**Two Square Miles:
Sec.35 T09N R06E
Sec.36 T09N R06E**



PLANNING DEPARTMENT SUMMARY REPORT

TITLE: Annexation 23003 – to annex approximately 32.29 acres, more or less (10955, 11105, 11111, 11125, and 11205 South 14th St.)

PLANNING COMMISSION RECOMMENDATION: Conditional Approval (8-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost voting 'yes'; Edgerton absent)

APPLICANT: R.C. Krueger Development Company

OPPONENTS: None present at hearing

STAFF RECOMMENDATION: Conditional Approval

REASON FOR LEGISLATION:

This is a request for the annexation associated with a change of zone from AG, Agriculture to H-4, General Commercial, located between U.S. Highway 77 and South 14th Street, north of Saltillo Road. The request includes the annexation totaling 32.29 acres and a change of zone totaling 23.75 acres, with a requirement that the site will submit a preliminary plat or special permit including site plan details in the future before any development or final platting can take place. The annexation area is larger than the change of zone due to the adjacent South 14th Street and Highway 77 right-of-way being included. A related Comprehensive Plan Amendment #23004 will update the future land use of this location from Agriculture to Commercial.

DISCUSSION / FINDINGS OF FACT:

1. On April 5, 2023, the Planning Commission held a public hearing on this annexation request, as well as associated Change of Zone 23015 (Bill #24-32) and Comprehensive Plan Amendment 23004 (Bill #24R-111). There is an associated annexation agreement (Bill #24R-112) with this request.
2. The staff recommendation of approval is based upon the "Analysis" as set forth on pp. 4-5, concluding that the request for annexation and the change of zone from AG to H-4 will be compatible with the existing and surrounding zoning uses, including H-3 to the south and west, I-1, Industrial to the southeast, and proposed I-3 to the east. The area will be contiguous with existing city limits with the proposed annexation of the Jamaica North Business Park (Annexation #23002) on the east side of South 14th Street. This site is not requesting city water or sanitary sewer service as they are not available to serve the site at this time.
3. Staff presentation can be found on pp. 13-14. Testimony by the applicant is found on p. 14. There was no testimony in support or opposition of this application.
4. On April 5, 2023, the Planning Commission voted 8-0 (Edgerton absent) to recommend approval of Annexation 23003 and voted 8-0 (Edgerton absent) recommending approval of associated Change of Zone 23015, as set forth in the conditions of the combined staff report dated March 23, 2023, as amended in staff memo dated April 4, 2023, as requested by staff (See p. 16). The Planning Commission voted 8-0 (Edgerton absent) to recommend approval of associated Comprehensive Plan Amendment 23004.

SUMMARY REPORT PREPARED BY: Shelli Reid, Administrative Officer
REVIEWED BY: David R. Cary, Director of Planning

DATE: March 20, 2024
DATE: March 20, 2024



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER
Annexation #23003
Change of Zone #23015

FINAL ACTION?
No

DEVELOPER/OWNER
R.C. Krueger Development Company, Inc.

PLANNING COMMISSION HEARING DATE
April 5, 2023

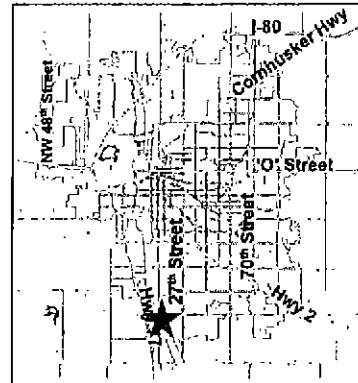
RELATED APPLICATIONS
Comprehensive Plan Amendment
#23004

PROPERTY ADDRESS/LOCATION
Generally located between S. 14th Street
and Hwy 77, north of Saltillo Road.

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a combined request for the annexation and a change of zone from AG, Agriculture to H-4, General Commercial, located between U.S. Highway 77 and South 14th Street, north of Saltillo Road. The request includes the annexation totaling 32.29 acres and a change of zone totaling 23.75 acres, with a requirement that the site will submit a preliminary plat or special permit including site plan details in the future before any development or final platting can take place. The annexation area is larger than the change of zone due to the adjacent South 14th Street and Highway 77 right-of-way being included. A related Comprehensive Plan Amendment #23004 has been submitted to update the future land use of this location from Agriculture to Commercial.



JUSTIFICATION FOR RECOMMENDATION

The request for annexation and a change of zone from AG to H-4 will be compatible with the existing and surrounding zoning uses, including H-3 to the south and west, I-1, Industrial to the southeast, and proposed I-3 to the east. The area will be contiguous with existing city limits with the proposed annexation of the Jamaica North Business Park (Annexation #23002) on the east side of South 14th Street. This site is not requesting city water or sanitary sewer service as they are not available to serve the site at this time.

APPLICATION CONTACT

Civil Design Group, Inc. Jill Schuerman,
(402) 434-9484 or
jschuerman@civildg.com

STAFF CONTACT

Ben Callahan, (402) 441-6360 or
bcallahan@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Currently, the 2050 Comprehensive Plan shows this location on the Future Land Use Map as Agriculture. This general area around Highway 77, Saltillo Road, and South 14th Street has a mix of agriculture, commercial, industrial, and environmental resources shown today. Much of this general area to the south of this property, spanning along Saltillo Road has had commercial or industrial zoning for many years, and developed with both H-3 and I-1 uses in close proximity to this site. A Comprehensive Plan Amendment has been submitted to update the Future Land Use Map for this location to Commercial, as the site is abutting future Commercial along the south and to the west across Highway 77, with future Industrial shown to the east and southeast. Given the proximity of the I-1 zoning, Highway 77, and pipelines, this is not an appropriate location for residential uses.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future agriculture on the 2050 Future Land Use Plan.

Fundamentals of Growth in Lancaster County

Multi-directional contiguous growth. Lincoln's future urban growth should generally occur in multiple directions around the existing city. Lincoln will continue to have managed and contiguous growth, including strengthening our Downtown core. Lincoln's sense of community has been based on incremental, compact growth built on the foundations of established neighborhoods. Future growth will continue this traditional pattern and be linked to both the level of demand in the market and to the orderly extension of public improvements and services.

Concurrency

New commercial and industrial development should be located in Lincoln and other incorporated communities. Lincoln has ample land area and infrastructure availability for commercial and industrial development. The situation is similar in most incorporated communities in the county. Rural areas of the county do not have access to urban infrastructure, and commercial or industrial development can add significant traffic and maintenance responsibilities to county roads.

Goals Section

G3: High-Quality Workforce. Lincoln and Lancaster County will strive to remove barriers to economic stability and mobility in the community by supporting a skilled and educated workforce that is able to adapt to economic, technological, and cultural changes. A high-quality workforce benefits the entire community because it attracts quality employers and entrepreneurs, which helps to grow our population and tax base and facilitates quality of life investments across a variety of sectors, and it ensures that Lincoln and Lancaster County are well-positioned to compete in tomorrow's economy.

G4: Economic Opportunity. Lincoln and Lancaster County will have high-quality jobs in an economic environment that supports business creation, innovation, and expansion. Quality-of-life attributes, such as diverse and accessible housing, good shopping, restaurants and entertainment, quality schools and healthcare, a sense of safety, and amenities such as parks and trails are important to ensuring that skilled individuals want to remain or relocate to our community.

Elements Section

E3: Business, Economy, and Workforce

Commercial and Industrial Development

Commercial and Industrial Centers in Lancaster County should be located:

- Within the City of Lincoln or incorporated villages.
- Outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning).
- Where urban services and infrastructure are available or planned for in the near term. In sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan.
- In areas compatible with existing or planned residential uses.
- In existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and to more efficiently utilize existing infrastructure.
- In areas accessible by various modes of transportation (i.e. automobile, bicycle, transit, and pedestrian).
- So that they enhance entryways or public way corridors, when developing adjacent to these corridors.
- In a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this Plan.

Policies Section

P12: Economic Growth - Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.

Action Steps

1. Offer incentives for "primary" employers - that is, for companies where the majority of their business and sales come from outside Lancaster County.
2. Locate all new commercial and industrial development within Lincoln or within the smaller incorporated communities in Lancaster County. Certain commercial uses that are compatible with agriculture and the rural environment, such as commercial wind and solar energy facilities, are allowed in rural areas of the county.
3. Continue to coordinate the City's economic development efforts with research and development functions of the University of Nebraska-Lincoln, including continued development of Innovation Campus. The success of the University's research and development is important to the future of the city.
4. Continue to fund the Lincoln Partnership for Economic Development (LPED) and promote business retention, recruitment, and workforce development strategies and outcomes for the City of Lincoln through this public/private partnership.
5. Encourage public-private partnerships, strategic alliances, and collaborative efforts as a means to accomplish future economic objectives.
7. Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.

P13: Commercial and Industrial Centers - Support high-quality commercial and industrial centers located throughout the community.

Action Steps

1. Implement commercial center location and design principles as discussed in the Business & Economy element.
2. Discourage "four corner commercial development" - with commercial uses at all four corners of an intersection - in order to promote walkability and ease of movement within each commercial center.
3. Implement industrial center principles as discussed in the Business & Economy element.
4. Continue incentive-based programs promoting the installation of renewable energy systems. Incentives may include offering rebates on purchasing equipment, attractive net metering pricing, tax incentives, height allowances, setback, and area-based incentives, expedited permitting, and others.

P15: Infrastructure and Economic Development - Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.

Action Steps

1. Continue to provide adequate sites with associated infrastructure to serve the community's economic development needs.
2. Continue the County's support for road improvements that accommodate commercial and other development within the smaller incorporated areas.
4. Continue incentive-based (residential, commercial, or industrial) programs promoting the installation of renewable energy systems. Incentives may include offering rebates on purchasing equipment, attractive net metering pricing, tax incentives, height allowances, setback, and area-based incentives, expedited permitting, and others.

P80: Annexation - Annexation should be utilized to provide municipal services in a fair and efficient manner.

The City of Lincoln requires that properties receiving municipal services be located within city limits. City annexation should occur before any property is provided with water, sanitary sewer, or other potential City services. In most cases this also means that annexation must occur prior to a property receiving an urban zoning designation. The City routinely annexes land at the request of a developer or landowner as part of the regular development

process. This allows properties to be supplied with City services when they are needed, and the City benefits from the property taxes, utilities, and other fees that City residents pay. Some properties along the City's edge may not be interested in further development and thus will not request annexation. In some cases it is necessary for the City to initiate annexation of adjacent properties that are already developed and require a minimal public investment to serve.

Action Steps

1. Regularly evaluate for potential annexation all property along the city's edge for which basic infrastructure is generally available or planned for in the near term. The City should annex land in Tier 1 Priorities A and B that is contiguous to city limits and generally urban in character. All land that is engulfed by the City should be annexed.
2. Provide advance notice to properties that may be subject to city-initiated annexation.
3. Properties within the Tier 1 Priority A growth area should be annexed upon approval of final plat.
4. Coordinate the provision of services for areas considered for annexation with the Capital Improvement Program.

UTILITIES & SERVICES

- A. Sanitary Sewer: The site will not have sanitary services provided by the city at this time, but will operate off a septic and lagoon system. In the future, sanitary sewer service will be extended south from West Denton Road, along Highway 77 to serve this area.
- B. Water: The site will not have city water available as it is not in close proximity to this area at the time. Water service for the development will utilize wells on site.
- C. Roads: The portion of South 14th Street abutting this property will be annexed with joint intersection improvements serving both this site and the Jamaica North Business Park on the west side of South 14th Street including right and left turn lanes into the site.
- D. Parks and Trails: There are no current or future trails shown abutting this site.
- E. Fire Protection: The site will be served by the Lincoln Fire Department, but will need to provide fire hydrants at the time of development as city water will not be available at the time of annexation.

ANALYSIS

1. This is a combined request for both an annexation totaling 32.29 acres and a change of zone for approximately 23.75 acres located along South 14th Street, abutting U.S. Highway 77 on the west side of the property. The annexation will include a portion of South 14th Street and Highway 77 right-of-way. The change of zone is being requested from AG, Agriculture to H-4, General Commercial and will require an approved preliminary plat or special permit to accompany the H-4 zoning designation in the future. The request includes five existing I.T. lots that will later be redeveloped following H-4 zoning standards. The request for annexation is possible due to the proposed Jamaica North Business Park on the east side of South 14th Street, that would then bring the city limits to abut this site if approved. The site sits north of an existing commercial building and gas station at the corner of South 14th Street and Saltillo Road which is not currently within city limits but zoned H-3.
2. This site previously consisted of four single-family homes on large, AG lots. The current layout of the existing lots will be redesigned to fit the proposed H-4 development with the removal of the exiting homes. The subject area currently abuts existing H-3, Highway Commercial to the south and H-3 to the west across Highway 77, including multiple properties operating within the H-3 zoning district, including but not limited to a gas station, RV sales, and contractor service uses. To the east of the site is existing I-1, Industrial and operated by the Magellan Pipeline Company at the northeast corner of South 14th Street and Saltillo Road. The area also has additional I-1 zoning that exist along the north and south sides of Saltillo Road from South 14th Street to South 25th Street. To the north is an existing landscaping business, operating under a Special Permit and zoned AG.
3. The applicant is requesting H-4, General Commercial zoning for the entire site. This zoning is intended to provide a developing area for low-density commercial uses, requiring high visibility and access from major highways. The Lincoln Municipal Code 27.63.470 requires a Special Permit for Planned Service Commercial to be approved before H-4 zoning can be developed. In this case, the applicant is requesting H-4 zoning, but will be required to submit a

preliminary plat or special permit in the future which will include a site plan and layout for the project, along with required grading and drainage plans for review. This location does not include any property within the floodplain or floodway corridor. An approved preliminary plat or special permit will be required before this property would be allowed to utilize or obtain building permits within the H-4 zoning. This zoning classification allows for uses including but not limited to, warehouses, mini-warehouses, restaurants, motorized vehicle sales, motor fuel service facilities and repair, retail stores or shops, office not exceeding 15,000 SF, and motels or hotels. This application is not requesting or approving a preliminary plat or special permit at this time, but will be applied for in the future.

4. At this time city water and sanitary sewer are not expected to serve this general area in the near future. The applicant is aware and will acknowledge that both water and sanitary sewer service will not be provided to the site at this time within the annexation agreement. The applicant will be working with the proposed and neighboring Jamaica North Business Park on joint roadway improvements being made to one access point that will serve both sites from South 14th Street with turn lanes being added to the satisfaction of Lincoln Transportation and Utilities Traffic Division.
5. The subject property is located within the Southwest Rural Fire District. Under State law, the District can petition for compensation from the annexing municipality for lost revenue based upon the amount of service area annexed. For voluntary annexations such as this one, any costs due to the district are to be borne by the developer. In this case, staff has conducted the financial analysis and there will not be a required payment to the Southwest Rural Fire Department. The Lincoln Fire Department was in support of the annexation and proposed development with no concerns at this time but will be included on future site plan review in the future.
6. The property is located and will remain within the Rural Water District #1 service area, but with annexation will be required to reimburse the District for its release in order for the City to serve it in the future.
7. This area is designated as Tier 3, within the 2050 Comprehensive Plan Growth Tiers. This location is currently Tier 3 due to city water and sewer not being available to serve this area within the near future. This area between U.S. Highway 77 and Wilderness Park, along Saltillo Road has had much of the surrounding land area zoned H-3 and I-1 in the past, already allowing development under a city zoning designation, but a majority of the properties are still not within the city limits. This site would be abutting existing H-3 commercial to the south and west, along with I-1 to the southeast, and proposed I-3 to east. The annexation and H-4 zoning will be compatible with existing commercial and industrial zoning pattern of this area along Highway 77, while requiring a Special Permit and site plan to be reviewed, ensuring the future layout, access points, and grading and drainage concerns are addressed and approved by reviewing city departments.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Single family acreages/vacant AG, Agriculture

SURROUNDING LAND USE & ZONING

North: Outdoor Solutions	AG, Agriculture
South: Shoemaker's South Truck Stop	H-3, Highway Commercial
East: Magellan Pipeline Company, Jamacia North Business Park	I-1 & I-3, Industrial
West: Highway 77, Sesostri Shrine, Contractor Services	H-3, Highway Commercial

APPROXIMATE LAND AREA: Annexation - 32.29 acres, more or less
 Change of Zone - 23.75 acres, more or less

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: City Council District #2

LEGAL DESCRIPTION: See Attached

Prepared by Ben Callahan, Planner
(402) 441-6360 or bcallahan@lincoln.ne.gov

Date: March 23, 2023

Applicant: R.C. Krueger Development Company, Inc.
Christina Melgoza
8200 Cody Drive, Suite F
Lincoln, NE 68512
(402) 434-8494
cmelgoza@kruegerdevelopment.com

Contact: Civil Design Group, Inc
Jill Schuerman
8535 Executive Woods Drive, Suite 200
Lincoln, NE 68512
(402) 423-7377
jschuerman@civildg.com

Owner: See Attached List

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/AN/23000/AN23003 CZ23015 Saltillo Express Business Park.bmc .docx>

CONDITIONS OF APPROVAL - ANNEXATION #23003

Before the City Council approves the annexation:

Annexation #23002 for Jamaica North Business Park is approved by the City Council

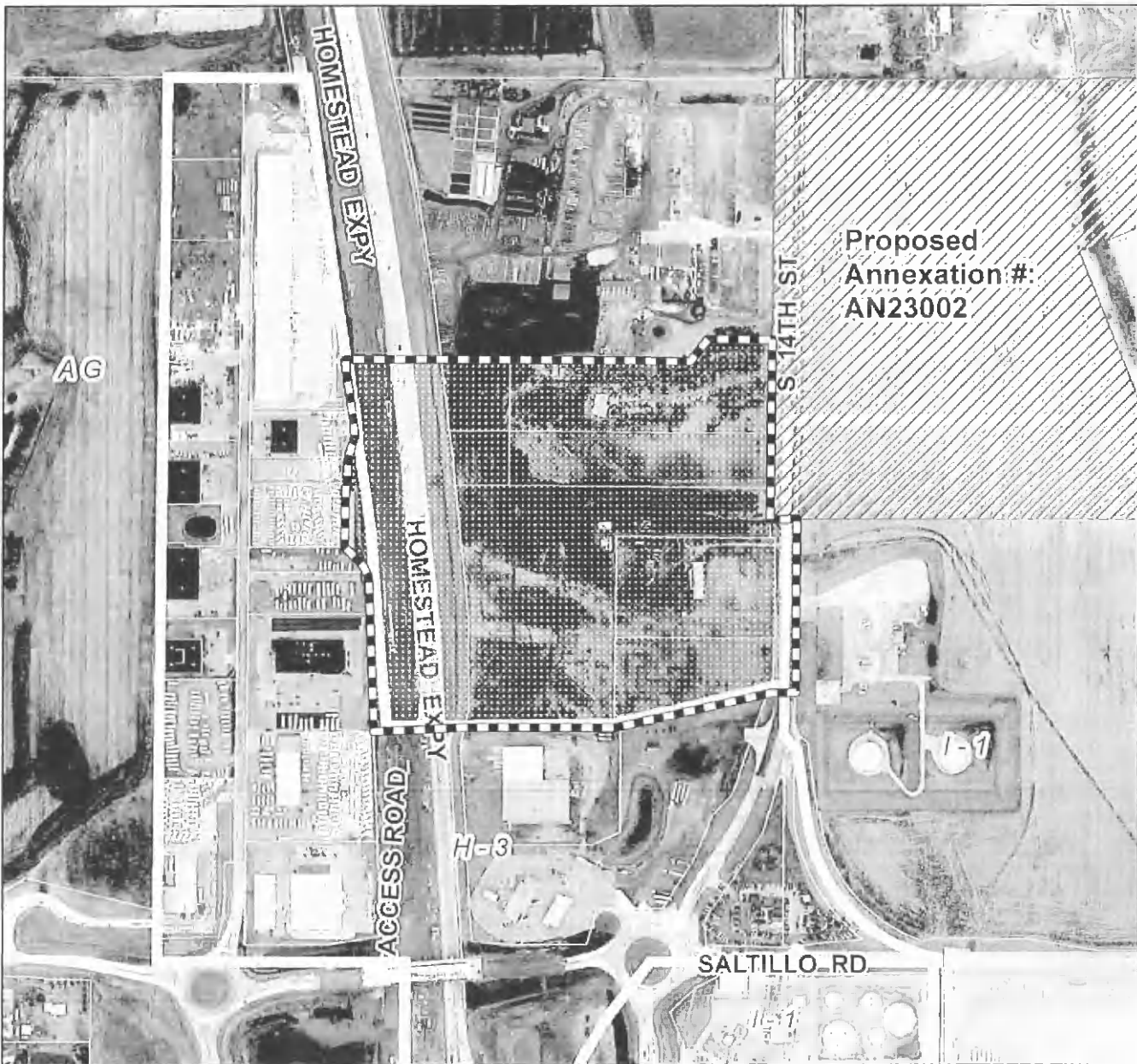
The applicant signs an annexation and zoning agreement

The required payment to the Rural Water District for release of the entire property has been made.

CONDITIONS OF APPROVAL - CHANGE OF ZONE #23015

The Developer signs an annexation and zoning agreement before the City Council approves the change of zone.

The City Council approves associated request for Annexation #23002 and #23003 and Comprehensive Plan Amendment #23004



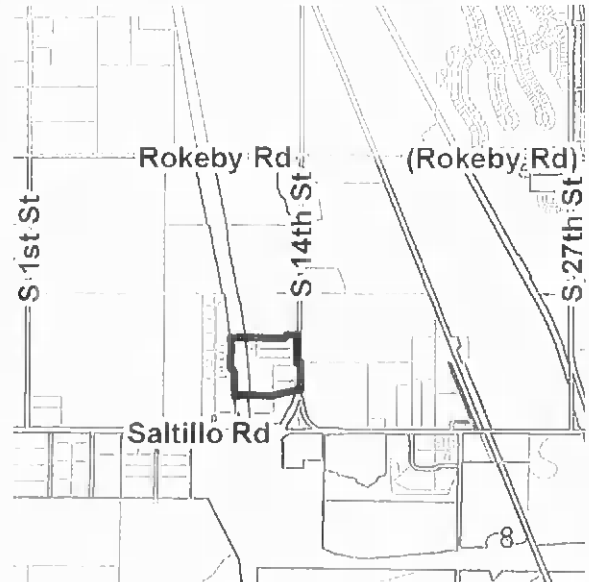
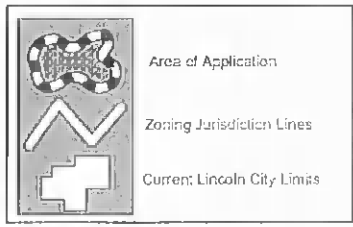
Annexation #: AN23003 &
 Change of Zone #: CZ23015 (AG - H-4)
 Saltillo Express Business Park
 S 14th St & Saltillo Rd

2022 aerial

Zoning:

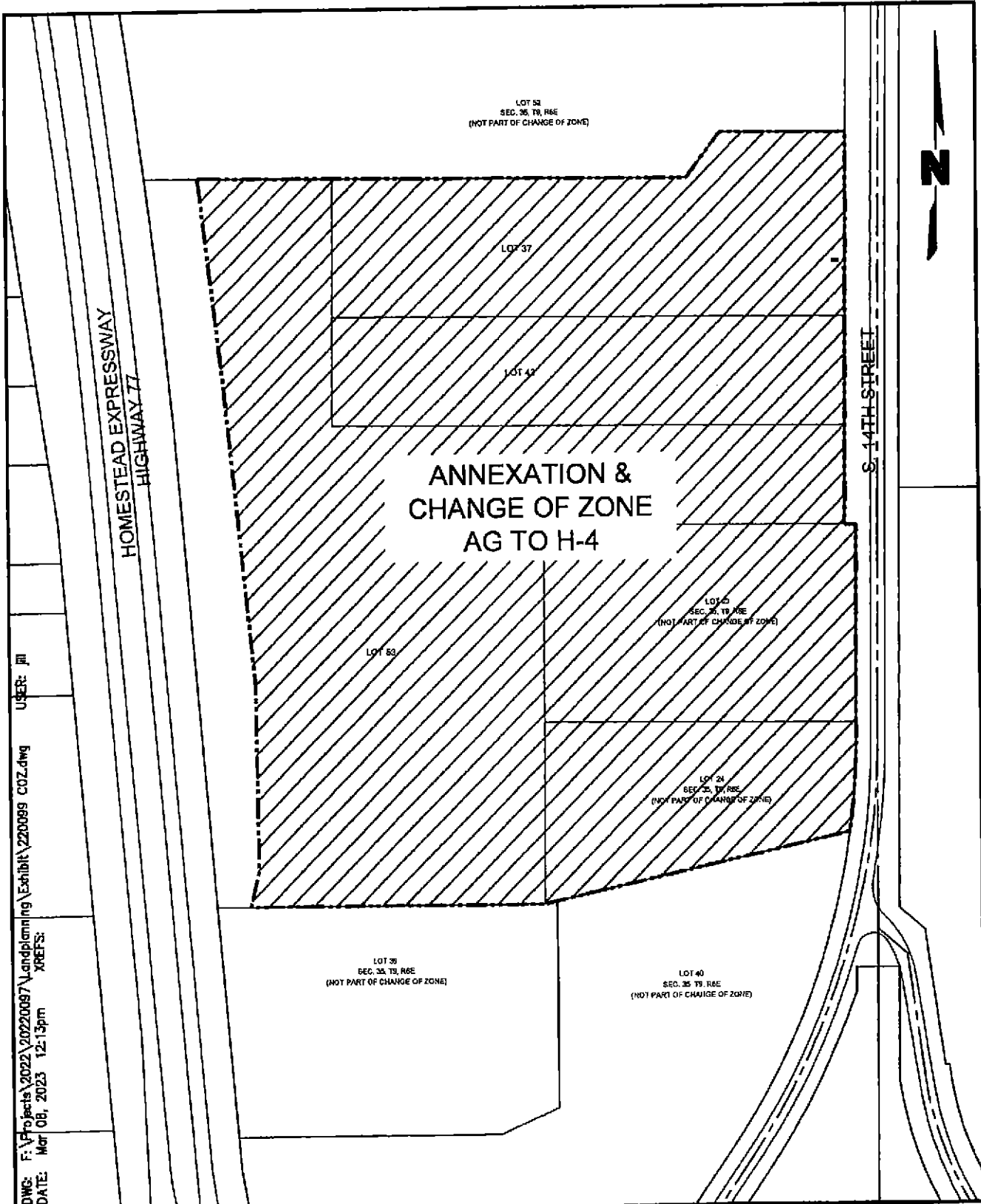
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- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

Two Square Miles:
 Sec.36 T09N R06E
 Sec.35 T09N R06E



**CHANGE OF ZONE
SALTILLO EXPRESS BUSINESS PARK
LEGAL DESCRIPTION**

Lots 23, 24, 37, 43 & 53 of the Southeast Quarter of Section 35, Township 9 North, Range 6 East, Lancaster County, Nebraska, and the adjacent Right-of-Ways of S. 14th Street & Highway 77.



DWG: F:\Projects\2022\20220097\Landplanning\Exhibit\220099 COZ.dwg
 DATE: Mar 08, 2023 12:13pm
 USER: jli

drawn by: JDS
 checked by: -
 project no.: 2022-0099
 date: 03/08/2023

**CHANGE OF ZONE EXHIBIT
 SALTILLO EXPRESS
 BUSINESS PARK
 LINCOLN, NEBRASKA**

C Civil Design Group, Inc.
 8525 EXECUTIVE WOODS, DR., SUITE 200
 Lincoln, Nebraska 68512
 Ph. 402-434-8494 Fax 888-215-8747
 www.cdvldg.com
 CONSULTING ENGINEERS • LAND USE PLANNERS
 CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

EXHIBIT
 1

CHANGE OF ZONE
SALTILLO EXPRESS BUSINESS PARK

Owners:

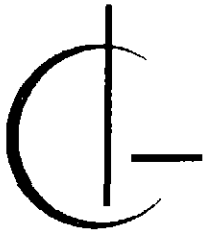
Salttillo Storage, LLC
2215 Lothrop Lake Circle
Crete, NE 68333
402-560-0725
darcie@rossplumbingco.com

Perry Family Real Estate, LLC
9200 Andermatt Drive, Suite 'A'
Lincoln, NE 68526
402-488-1666
aperry@perryreid.com

Alan William LLC
7501 Olive Creek Road
Firth, NE 68358

Vannice Land and Investment Trust
11125 S. 14th Street
Roca, NE 68430

Eugene D Vannice Trust
11205 S. 14th Street
Roca, NE 68430



Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

March 8, 2023

Mr. David Cary, Director of Planning
City of Lincoln /Lancaster County
555 South 10th Street, Room 213
Lincoln, NE 68508

Re: Request for Comprehensive Plan Amendment, Change of Zone and Annexation for 23.75 acres of land generally located at 11111 S. 14th St. CDG Project 2022-0097.

Dear Mr. Cary:

On behalf of R. C. Krueger Development we submit the enclosed applications for 1) a Comprehensive Plan Amendment from Agricultural to Commercial, 2) a Change of Zone from AG to H-4, and 3) a request to annex 23.75 acres generally located at 11111 S. 14th Street. In pre-application meetings with City Staff and the developer to the east of this project, we have jointly agree to a common access point on S. 14th St to serve this development, the location for which will be detailed in their application.

At this time, this application does not include the site civil design elements required for a preliminary plat or use permit. Those items will be submitted at a future date. With that, we acknowledge that the future submittal of those items will be subject to the city's new flood and water quality protection manual standards that were effective March 1, 2023.

With this application we submit the following items:

Application for a Comprehensive Plan Amendment & review fee of \$440.00
Application for a Zoning Change & review fee of \$1,056.00
Request for Annexation
Legal Descriptions of the parcels to be annexed and a change of zone exhibit.

I hope that this letter assists you in reviewing these applications. Please feel free to call me at (402) 434-8494 so that I can address any questions you may have.

Sincerely,

Mike Eckert, AICP

cc: R.C. Krueger Development Company

ANNEXATION 23003, COMPREHENSIVE PLAN AMENDMENT 23004 AND CHANGE OF ZONE 23015

COMPREHENSIVE PLAN AMENDMENT 23004

TO AMEND THE LINCOLN-LANCASTER COUNTY 2050 COMPREHENSIVE PLAN TO REVISE THE FUTURE LAND USE MAP FROM AGRICULTURE TO COMMERCIAL, ON PROPERTY GENERALLY LOCATED AT 10955, 11105, 11111, 11125, AND 11205 SOUTH 14TH STREET

AND

ANNEXATION 23003

TO ANNEX APPROXIMATELY 32.29 ACRES, MORE OR LESS, ON PROPERTY GENERALLY LOCATED AT 10955, 11105, 11111, 11125, AND 11205 SOUTH 14TH STREET

AND

CHANGE OF ZONE 23015

FROM AG (AGRICULTURAL DISTRICT) TO H-4 (GENERAL COMMERCIAL DISTRICT), ON APPROXIMATELY 23.75 ACRES, ON PROPERTY GENERALLY LOCATED AT 10955, 11105, 11111, 11125, AND 11205 SOUTH 14TH STREET.

PUBLIC HEARING:

April 5, 2023

Members present: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost; Edgerton absent.

Staff memo dated April 4, 2023, identifying revisions to the annexation area for the Saltillo Express Business Park.

<u>Staff Recommendation:</u>	Comprehensive Plan Amendment 23004	Approval
	Annexation 23003	Conditional Approval
	Change of Zone 23015	Conditional Approval

There were no ex-parte communications disclosed.

There were no ex-parte communications disclosed relating to site visits.

Staff Presentation:

Ben Callahan, Planning Department, 555 South 10th Street, Suite 213, Lincoln, NE approached and stated that he will speak on all three items at the same time. This is coming forth today because it is a little different situation with the annexation process. The area to the east is a different application coming forward at a later time. There are two different developers at two different times and after reviewing, it was determined to proceed forward with this application. Callahan stated that with the Comprehensive Plan it is encouraged for rezoning to be in city limits, and this is a different situation. The submitted Comprehensive Plan Amendment will update this and make it compatible with the area. Grading and drainage site layout will need to come back to the Planning Commission later. Water and Sewer are not available at this site, so there is an agreement that water and sewer will be handled by the applicant. A traffic study will also be done later.

Ball asked what the proposed annexation zoning thoughts and requirements. Callahan stated to the east, would be I-3 zoning with associated use permit.

Campbell asked if the property to the north is Outdoor Solutions and zoned Ag? Callahan stated that is the property and it is zoned AG with a special permit which will remain the same. It is not included with the application.

Ball asked if there are houses or buildings in the existing map. Callahan stated he believes houses but are scheduled for demolition and may already be gone.

Applicant:

Mike Eckert, Civil Design Group, 8535 Executive Woods Drive, Suite 200, Lincoln, NE approached representing the applicant. Eckert stated that there has been a desire for commercial zoning in the past. Eckert stated that now is the time to consider moving forward in for the future. Eckert stated that it is understanding that they will have to provide their own sewer and water, and this will be addressed in the Annexation Agreement.

Christina Melgoza, Krueger Development, 8200 Cody Drive, Suite F, Lincoln, NE stated that she has been working with the property owners since last fall. This is proposed to be smaller owner operator contractor services with 10-15K square foot buildings. Melgoza stated that they are working with the owners across the street and hope to move forward together to Council.

Proponents:

No one came forward in support.

Neutral:

No one came forward in neutral testimony.

Opposition:

No one came forward in opposition.

Campbell moved to close the public hearing, seconded Joy and carried 8-0 Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost, voting "yes"; Edgerton absent.

COMPREHENSIVE PLAN AMENDMENT 23004

ACTION BY PLANNING COMMISSION:

April 5, 2023

Campbell moved for approval of Comprehensive Plan Amendment 23004, seconded Corr.

Campbell stated that this is logical fit with everything around it. It is an easy movement with the bypass for commercial trucks. Campbell will support this.

Ryman Yost is happy to see the development, and with the potential of the future development.

Motion carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost, voting "yes"; Edgerton absent.

ANNEXATION 23003

ACTION BY PLANNING COMMISSION:

April 5, 2023

Campbell moved for approval of Annexation 23003, seconded Corr.

Motion carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost, voting "yes"; Edgerton absent.

CHANGE OF ZONE 23015

ACTION BY PLANNING COMMISSION:

April 5, 2023

Campbell moved for approval of Change of Zone 23015, seconded Corr.

Motion carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost, voting "yes"; Edgerton absent.

MEMORANDUM

TO: Lincoln/Lancaster County Planning Commission

FROM: Ben Callahan, Planning Department

SUBJECT: AN23003 Saltillo Express Business Park exhibit area

DATE: April 4, 2023

CC: Mike Eckert
Alexis Longstreet

The Planning Department is revising the annexation area for the Saltillo Express Business Park. The change only impacts the area in the adjacent Highway 77.

The staff report and exhibit map currently show the annexation area totaling 32.29 acres including the abutting Highway 77 right-of-way along the west side of the subject property. After additional review, it is not desirable to annex the right-of-way of Highway 77 as the area to the north and south of this portion of Highway 77 may not be annexed for some time. Since Highway 77 is owned by the State and not Lancaster County, it is not required to be included within annexation of abutting property.

The updated exhibit attached with this memo will serve as the updated annexation area totaling approximately 23.75 acres and will not include the Highway 77 right-of-way. This change only reflects the amount of right-of-way being annexed and does not decrease the amount of physical private property being annexed.

The staff report for the Saltillo Express Business Park combined staff report for Annexation 23003 and Change of Zone 23015 is hereby amended to revise the area of annexation as shown on the attached exhibit.

ORDINANCE NO. 21585

AN ORDINANCE Annexation 23003 - Application of R.C. Krueger Development Company, Inc. to annex approximately 32.29 acres, more or less, on property generally located at 10955, 11105, 11111, 11125, and 11205 South 14th Street.

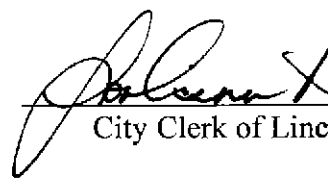
Read First Time April 01, 2024
Read Second Time April 08, 2024
Read Third Time April 15, 2024
Passed April 15, 2024
Published in Lincoln Journal Star
on April 26, 2024

CERTIFICATE

State of Nebraska)
) ss
County of Lancaster)

I, the undersigned, City Clerk of the City of Lincoln, Nebraska, do hereby certify that the within ordinance is the original Ordinance No. 21585 as passed by the City Council of said City, as indicated above, and as approved by the Mayor of said City and as the same appears of record in my office and is now in my charge remaining as City Clerk aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City of Lincoln, Nebraska this 17th day of April, 2024.


City Clerk of Lincoln, Nebraska

