

City Council Introduction: Monday, June 13, 2005
**Joint Public Hearing of the Lincoln City Council
and Lancaster County Board of Commissioners:
Monday, June 20, 2005, 4:00 p.m.**

Bill No. 05 R-123

FACTSHEET

TITLE: COMPREHENSIVE PLAN AMENDMENT NO. 05004, by the Director of Planning at the request of the Lancaster County Board of Commissioners, to update and amend the Future Road Improvements County map in the 2025 Lincoln/Lancaster County Comprehensive Plan to designate S. 82nd Street from Hickman Road to Panama Road as Potential Paving.

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 05/18/05
Administrative Action: 05/18/05

RECOMMENDATION: Approval (6-0: Carlson, Sunderman, Krieser, Larson, Carroll and Bills-Strand voting 'yes'; Taylor and Pearson absent).

FINDINGS OF FACT:

1. The staff recommendation to **approve** this amendment is based upon the "Status/Description" and "Comprehensive Plan Implications" as set forth on p.2-4, concluding that, as the identified detour route for the South 68th Street viaduct project that will close South 68th Street for a year or more, South 82nd Street from Panama Road to Hickman Road will experience significant increases in traffic that will require paving of this segment of roadway. Paving of the roadway requires an amendment to the Future Road Improvements in County map on page F 115 to indicate South 82nd Street from Hickman Road to Panama Road as "Potential Paving." This amendment will allow for the paving of this segment of South 82nd Street to be in conformance with the City-County Comprehensive Plan.
2. The minutes of the Planning Commission public hearing and action are found on p.5.
3. The record consists of a letter from the City of Hickman in support (p.8).
4. There was no testimony in opposition.
5. On May 18, 2005, the Planning Commission agreed with the staff recommendation and voted 6-0 to recommend **approval**.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: June 6, 2005

REVIEWED BY: _____

DATE: June 6, 2005

REFERENCE NUMBER: FS\CC\2004\CPA.05004

2005 COMPREHENSIVE PLAN ANNUAL REVIEW

Comprehensive Plan Amendment No. 05004

South 82nd Street Potential Paving Designation

Applicant	Location	Proposal
Lancaster County Board of Commissioners	South 82 nd Street from Hickman Road to Panama Road.	Designate South 82 nd Street from Hickman Road to Panama Road, a distance of 2 miles, as "Potential Paving" in the Comprehensive Plan.
Recommendation: Approval		

Status/Description

The Lancaster County Board of Commissioners request a Comprehensive Plan Amendment to the Future Road Improvements in County map in the Mobility & Transportation section of the City-County Comprehensive Plan. The proposed change is to identify South 82nd Street from Hickman Road to Panama Road as "Potential Paving" on the Future Road Improvements in County map. Such a designation will allow South 82nd Street to be paved and in compliance with the City-County Comprehensive Plan. Both Hickman Road and Panama Road are paved.

This request is a result of designating this 2-mile segment of South 82nd Street as the detour route for over 3,000 cars per day that currently travel along South 68th Street through Hickman. The Hickman Viaduct project, which will construct a 745 foot viaduct over the existing railroad tracks and creek at South 68th Street, will close South 68th Street for a year or more while construction takes place. Construction is slated for 2009. It is anticipated that nearly all of this daily traffic will use the detour route on South 82nd Street from Panama Road to Hickman Road. Currently this segment of roadway is not paved and would not be able to withstand such an increase in traffic on its gravel surface.

The railroad viaduct project is estimated to cost over \$5 million and will use state funding authorized through an inter-local agreement with the Railroad Transportation Safety District (RTSD) and the County. The estimated cost of paving South 82nd Street as the detour route for the identified 2-mile stretch is \$650,000. At this time the County is scheduling this paving project for 2008. It would be possible to install temporary paving that would last only for the time of the detour designation until the railroad viaduct project was completed. The cost of such an improvement would be approximately \$250,000. It has been determined by the County Board that installation of the permanent paving that would have a life-span of approximately 20 years makes more sense than the cost of temporary paving that would only last approximately 1 year with the potential of needing to install permanent paving along this same stretch of road in the future.

Comprehensive Plan Implications

The Comprehensive Plan indicates on the Future Road Improvements in County map on page F115 that South 82nd Street from Saltillo Road to Roca Road is already designated as “Potential Paving.” The plan also indicates that there is an interchange planned along the South Beltway that connects to South 82nd Street. Both of these items identify South 82nd Street as a roadway that will carry increased traffic as the community grows.

Also, the Comprehensive Plan states on page F 114 that “improvements to the rural road system will occur throughout the County. The amount of new pavement installed will depend upon the growth in traffic and population, and the fiscal resources available in the future to make the improvements.”

The Comprehensive Plan highlights many principles and objectives in regard to the County rural road system:

Road improvements for the County are triggered based upon daily traffic volumes with the amount of traffic dictating the type and degree of improvement necessary.

The first level of traffic volume is in the range of 300 vehicles per day. At this level, the County acquires a minimum of 100 feet of right-of-way, with additional ROW acquisition standards applying as appropriate. Once the ROW is acquired, the County then grades and installs new drainage structures. The process of grading and graveling provides a road profile that is safer and wider. This profile can accommodate the next level of improvement, which would be pavement, provided the traffic counts continue to increase to the second level.

The acquisition of the wider right-of-way will also preserve the future corridors for the larger and more expensive street improvements that will come with the growth of Lincoln. The second level of improvement, which is pavement, is triggered at a traffic volume level of about 400 vehicles per day. This second level should remain as an effective transportation facility, with the exception of routine maintenance and pavement overlays, until the traffic volumes reach the level of 6,000 vehicles per day. This final level would be the target for looking at the need to install a four-lane divided facility.

The Comprehensive Plan also indicates that the Hickman land use plan identifies urban residential development ultimately along South 82nd Street from approximately 1/4 mile north of Martell Road to 1/4 mile north of Hickman Road. This indicates additional traffic along South 82nd Street when this type of development occurs. Given this it may be advisable in a future update of the Comprehensive Plan to consider identifying the two mile stretch of South 82nd Street from Roca Road to Hickman Road as potential paving as well.

A map change to the Future Road Improvements in County map on page F115 from the Mobility and Transportation element of the Comprehensive Plan is required for this amendment. A map is attached to this report to indicate the map change necessary.

Staff Comments

The following comments were received from staff regarding CPA #05004:

- ! As LWS seeks to serve growth areas contained in the Comp Plan, and funding for all of the necessary street improvements is uncertain, it is necessary to obtain full ROW widths early in the process, so that the water mains can be located at such a location that future taps will have the least disruption to the new paving and the traveling public. (See comments by Nick McElvain, Public Works and Utilities)

- ! This amendment....will allow the County Engineer to prioritize and program this road for paving when needed. The designation of "Potential Paving" for a rural road in the Transportation Plan allows the County Engineer to prioritize and program facilities to meet the goals and objectives of county residents in providing a safe and efficient roadway network for Lancaster County residents. This potential roadway improvement appears to sufficiently meet the threshold criteria for including this road in the County Element of the Transportation Plan. The stated purpose is to serve a growing community of the Village of Hickman and the surrounding area which fits into the general scope of the Hickman Comprehensive Plan. Road improvements are also expected to be necessary to aid the traveling public when S. 82nd Street will be used as the detour route during the closure of S. 68th Street and construction of the S. 68th Street viaduct. From a systems planning perspective, the primary short coming of this amendment is that it does not address the two mile segment of S. 82nd Street from Roca Road to Hickman Road. Staff recommendation is that this segment be considered for inclusion in the County Element of the Transportation Plan at the next opportunity. Public Works and Utilities Department and the MPO staff are in support of the Lancaster County Board request to amend the County Element of the Transportation Plan. (See comments by Mike Brienzo, Public Works and Utilities)

Conclusion

As the identified detour route for the South 68th Street viaduct project that will close South 68th Street for a year or more, South 82nd Street from Panama Road to Hickman Road will experience significant increases in traffic that will require paving of this segment of roadway.

Paving of the roadway requires an amendment to the Future Road Improvements in County map on page F 115 to indicate South 82nd Street from Hickman Road to Panama Road as "Potential Paving." This amendment will allow for the paving of this segment of South 82nd Street to be in conformance with the City-County Comprehensive Plan.

Amend the Comprehensive Plan as follows:

1. Amend the **Future Road Improvements in County** map on page F 115 to change South 82nd Street from Panama Road to Hickman road to "Potential Paving."

Prepared By:

David Cary, 441-6364

dcary@lincoln.ne.gov

April 18, 2005

COMPREHENSIVE PLAN AMENDMENT NO. 05004

PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 18, 2005

Members present: Carlson, Sunderman, Krieser, Larson, Carroll, and Bills-Strand (Taylor and Pearson absent).

Staff recommendation: Approval.

Ex Parte Communications: None.

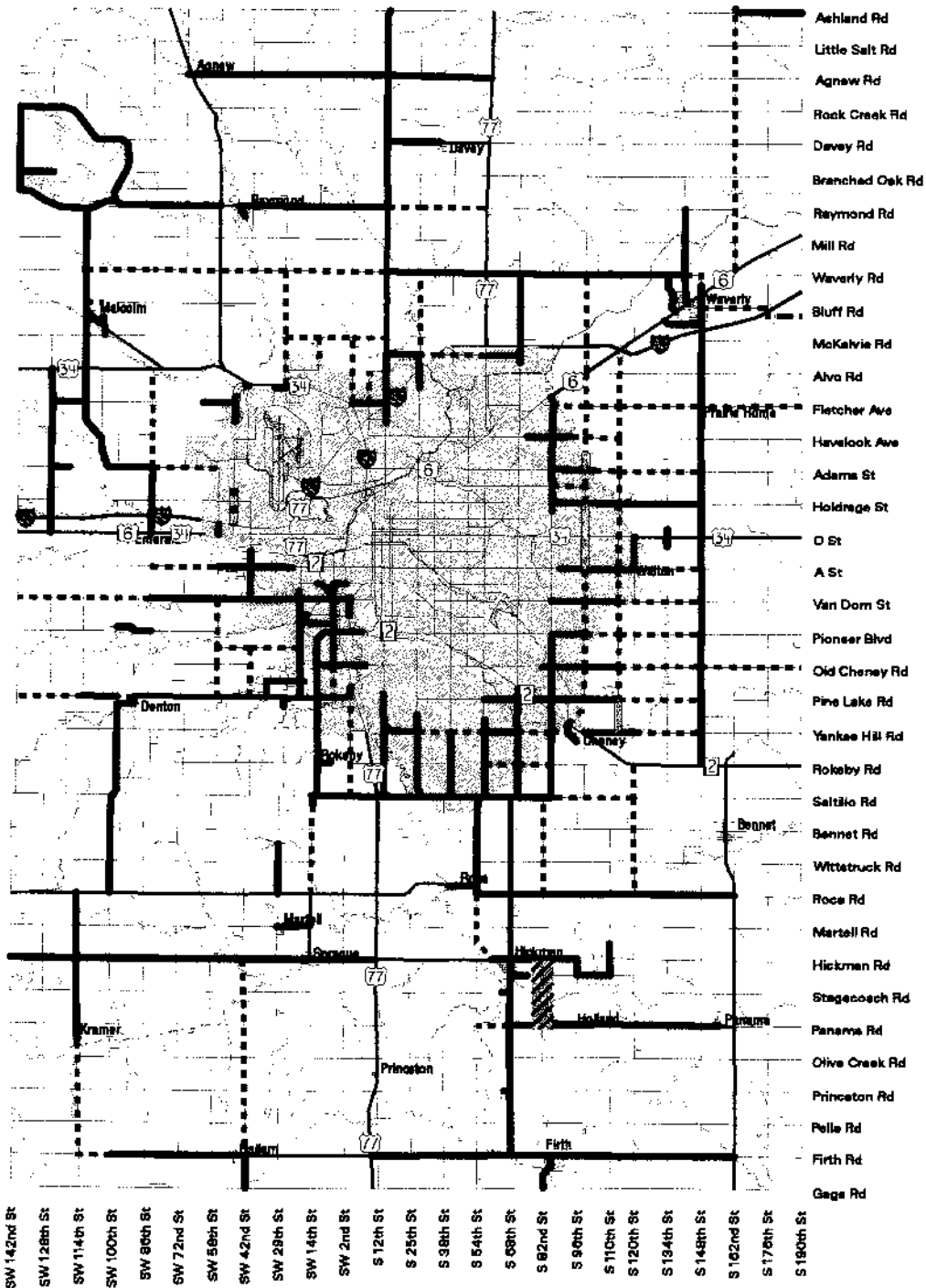
1. **David Cary** of Planning staff presented the proposed amendment as requested by the Lancaster County Board of Commissioners and recommended for approval by the staff. The proposal is to designate South 82nd Street from Hickman Road to Panama Road as future paving to coincide with the viaduct project along S. 68th Street, which will be closing 68th through Hickman for approximately two years. South 82nd Street is going to be the detour. The impact on that road would be too great to handle the increased traffic of 3,000 cars per day. Therefore, the proposal is to identify it for future paving prior to the viaduct project.

There was no testimony in opposition.

ACTION BY PLANNING COMMISSION:








May 18, 2005

Larson moved approval, seconded by Krieser and carried 6-0: Carlson, Sunderman, Krieser, Larson, Carroll and Bills-Strand voting 'yes'; Taylor and Pearson absent. This is a recommendation to the City County and Lancaster County Board.



Future Road Improvements in County

Proposed Amendment 05004

-  Existing Paved County Road
-  Potential Paving
-  Two Lane Widening
-  Four Lane Widening
-  Potential Road Openings
-  Additional Potential Paving
-  Future Service Limit



LANCASTER COUNTY BOARD OF COMMISSIONERS

COUNTY-CITY BUILDING

555 South 10th Street, Room 110
Lincoln, Nebraska 68508
Phone: (402) 441-7447
Fax: (402) 441-6301
E-mail: commish@co.lancaster.ne.us

March 9, 2005

COMMISSIONERS

Bernie Heier
Larry Hudkins
Deb Schorr
Ray Stevens
Bob Workman

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Kerry P. Eagan

Deputy Chief Administrative Officer

Gwen Thorpe

Marvin Krout, Director
Lincoln-Lancaster County Planning Department
555 South 10th Street, Suite 213
Lincoln, NE 68508

RE: Comprehensive Plan Amendment, Permanent Paving of South 82nd Street from
Hickman Road to Panama Road

Dear Marvin:

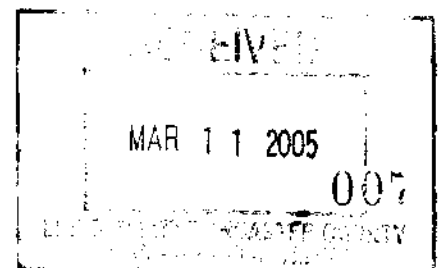
Please consider this letter as a request to amend the Lincoln-Lancaster County Comprehensive Plan to include permanent paving of South 82nd Street from Hickman Road to Panama Road. This section of road will be utilized as a detour during the construction of the Hickman Viaduct on South 68th Street. Originally, the detour plan called for the temporary paving of these two miles on 82nd Street. However, the County Board has decided permanent paving makes more sense. Accordingly, it is necessary to amend the Comprehensive Plan to include this change.

Sincerely,



Larry Hudkins, Chairman
Lancaster County Board of Commissioners

cc: County Board
Mike Brienzo, Transportation Planner
Don Thomas, County Engineer
Mike DeKalb, Planner

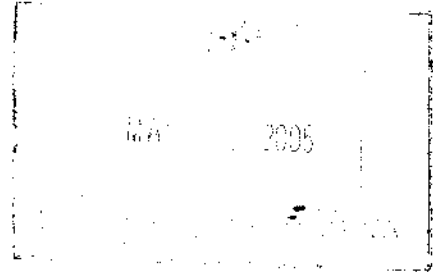


CITY OF HICKMAN

115 Locust St.
P.O. Box 127
Hickman, NE 68372-0127
(402) 792-2212

May 5, 2005

Attn: David R. Cary
Lancaster County Planning
555 S 10th Street STE 213
Lincoln, NE 68508



Dear Mr. Cary:

At their April 26, 2005 City Council meeting, the Hickman City Council discussed the Lancaster County Board's proposed amendment to the Lincoln/Lancaster County Comprehensive Plan regarding the future paving of South 82nd from Panama Road to Hickman Road so this road can be used as a detour during the South 68th Street Viaduct project. The Hickman City Council is very supportive of this paving and appreciate the Board's proposed amendment.

Sincerely,

Nancy Votta
City Clerk/Treasurer