

FACTSHEET

TITLE: COMPREHENSIVE PLAN AMENDMENT NO. 08002, by the Director of Planning, at the request of MJM Realty Trust Group, pursuant to the 2008 Comprehensive Plan Annual Review, to designate land as Commercial in the Land Use Plan and to designate a Community size Commercial center generally in the area of S. 84th Street between South Street and Van Dorn Street.

STAFF RECOMMENDATION: Approval, as revised.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Special Public Hearing: 05/14/08
Administrative Action: 05/14/08

RECOMMENDATION: Approval, as revised by staff (8-0: Esseks, Sunderman, Taylor, Gaylor Baird, Francis, Larson, Cornelius and Carroll voting 'yes').

FINDINGS:

1. This is a request by MJM Realty Trust Group to designate a Community size commercial center on the east side of 84th Street, between South Street and Van Dorn Street (See map, p.14).
2. Currently, the Comprehensive Plan designates a "General Location, Not Site Specific" Community Center for the area between 84th and 98th Street, between A Street and Van Dorn Street.
3. The staff recommendation of approval for a reduced area (See map, p.12) is based upon the "Analysis" and "Summary" as set forth on p.4-7, concluding that the proposed amendments to the Land Use Plan and Commercial section, as revised by staff, are in conformance with the 2030 Comprehensive Plan. The ultimate development of this Community Center would proceed in two distinct phases. The first phase in the center of the site would develop in the near term with gravity sewer service to the west. The remainder of the site would develop once the Stevens Creek trunk line is extended and brought in to serve the remaining approximately 50 acres. The second phase could be as many as 10 years or more into the future.
4. The specific proposed amendments are found on p.7-8.
5. The minutes of the public hearing before the Planning Commission are found on p.9-11.
6. Testimony in opposition is found on p.10, and the record consists of two letters in opposition (p.15-16). The issues of the opposition include traffic on South Street, whether the additional commercial is needed in this area, and the effect of commercial uses on the residences on Pinedale Avenue.
7. In response to the opposition, the Planning Commission discussion with staff is found on p.10-11.
8. On May 14, 2008, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval of the revised area, finding that there is developer interest in the commercial uses and that there is little demand for residential development at this time. The Planning Commission was also in favor of the smaller area and the phased approach.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: May 21, 2008

REVIEWED BY: _____

DATE: May 21, 2008

REFERENCE NUMBER: FS\CC\2008\CPA.08002

LINCOLN /LANCASTER COUNTY PLANNING STAFF REPORT
for May 14, 2008 Planning Commission Meeting

- PROJECT #:** Comprehensive Plan Amendment #08002
- PROPOSAL:** Amend the 2030 Lincoln/ Lancaster County Comprehensive Plan to designate land as Commercial in the Land Use Plan and designate a Community size Commercial center generally in the area of S. 84th Street between South Street and Van Dorn Street.
- CONCLUSION:** The amendments to the Land Use Plan and Commercial section are in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan

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

LOCATION: Approximately east of S. 84th Street between South Street and Van Dorn Street.

EXISTING LAND USE: Church space on leased land and agricultural land

HISTORY: On January 28, 1998 the Planning Commission unanimously recommended denial of an application for over 20 acres of commercial use on northeast corner of 84th and Van Dorn, as part of the 1998 Annual Review of the Comprehensive Plan. After public hearing at the City Council, the amendment was placed on pending and then on October 1st, 1998 it was withdrawn by the applicant.

The applicant then submitted a request for commercial use as part of the draft 2025 Comprehensive Plan. In May 2002, the Council and Board decided to send this request to the Planning Commission. This proposal was considered as part of Comprehensive Plan Amendment #02001. The amendment for over 20 acres of commercial on northeast corner of 84th and Van Dorn was recommended for denial by a 9-0 vote of the Planning Commission on October 16, 2002 . The amendment then had a hearing before the City Council and County Board in November 2002 and was put on pending at the request of the applicant. At the time, the applicant wanted time to see if part of the property could be provided with sanitary sewer service in the near term.

After reviewing options with staff, it was apparent that the site could not be provided with sanitary sewer service per city standards. During this period, the applicant also provided further details on their concept for a mixed use, pedestrian oriented development. On February 19th, 2004 the applicant revised their request to only 6 acres of commercial use and moved the location to the intersection of Karl Ridge Road and S. 84th Street. In June 2004, the City Council and County Board approved Comprehensive Plan Amendment #02001.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2030 Comprehensive Plan for the area east of S. 84th Street, between South Street and Van Dorn Street is generally Urban Residential, except for about 5 acres of Commercial east of 84th and Karl Ridge . The land in this area is shown as Tier I, Priority B in the Urban Growth Tier and Priority Areas map on page 21 of the Plan. Some of the relevant language of the Plan is:

Overall Guiding Principles for Business and Commerce: (Page 35 of the Plan)

Commercial and industrial districts in Lancaster County shall 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 areas accessible by various modes of transportation (i.e. automobile, 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.*

New or established commercial uses should not encroach upon, or expand into, existing neighborhoods. (Page 36)

COMMUNITY CENTERS (C)

“Center Size

Community Centers may vary in size from approximately 250,000 to 600,000 square feet of commercial space. Typically, new Community Centers will range from 300,000 to 400,000 square feet, with those meeting the incentive criteria having up to 600,000 square feet.

Description

Community Centers are intended to be smaller in scale and intensity of uses than Regional Centers and serve a more targeted market and geographic area. Community Centers tend to be dominated by retail and service activities, although they can also serve as campuses for corporate office facilities and other mixed-use activities. When properly located, some light manufacturing or assembly when accessory to an office function may be allowed.

One or two department stores or “big box” retail operations may serve as anchors (a single store over 50,000 sq. ft.) to the Community Center with numerous smaller general merchandise stores located between any anchors or on surrounding site pads.

Market Area

Community Centers can have a community wide appeal but primarily serve a geographic subarea within Lincoln and surrounding areas within the County. Depending on the mix of stores and other shopping opportunities in the area, existing Community Centers can have a market area that is quite extensive, even rivaling some Regional Centers.

Center Spacing

Community Centers should be located approximately 1 to 1 ½ miles apart, depending upon their size, scale, function and area population. When located at intersections, they should also not be located across an arterial street from a Neighborhood Center or another Community Center.

Location Criteria

The general location of future Community Centers should be indicated in advance in the Comprehensive Plan. These locations are not intended to be site specific but rather to suggest a general area within which a Community Center might be developed. The Plan recognizes the strong need to further and support an evolving marketplace. Thus, the exact location of a Community Center should be designated in the Comprehensive Plan as part of the development review process.

The community will not require market studies to determine the economic impact on existing development. However, new Regional and Community Centers will be generally sited in the Comprehensive Plan so that the potential impact on existing centers may be considered as part of the siting process. Community Centers should be geographically well dispersed throughout the Lincoln urban area based upon the center spacing guidelines noted above.

Developing Centers

Centers are planned or underway at:

- ◆ Vavrina Meadows, S. 14th and Yankee Hill Road
- ◆ Wilderness Hills, S. 27th and Yankee Hill Road
- ◆ Willowbrook, S. 70th and Highway 2
- ◆ Northern Lights, N. 84th & Holdrege, northwest corner
- ◆ S. 40th west side, ½ mile between Yankee Hill Road and Rokeby Road
- ◆ Waterford Estates, N. 98th and O Street, northeast corner

Proposed Locations

As urbanization occurs over the planning period, the demand for new, additional Community Centers will increase. Proposed generalized locations for the new Community Centers are as follows:

- ◆ S. 40th and Saltillo Road
- ◆ 98th - 112th, O to A Street
- ◆ 84th - 98th, A to Van Dorn Street
- ◆ 98th - 112th, Van Dorn Street to Pioneers Blvd.
- ◆ 84th and Adams, northeast corner

Siting Process

The locations of the Community Centers shown in the plan are generalized. It is anticipated that the center will develop somewhere within a ½ mile of the location shown in the Plan. As part of major development proposals that include proposed Community Centers, the exact location of the Community Center for that area should be determined and a Comprehensive Plan Amendment forwarded for consideration.” (from Pages 43- 44)

ANALYSIS:

1. This proposal is to designate a Community size commercial center on the east side of 84th Street, between South Street and Van Dorn Street. Currently in the Comprehensive Plan, a “General Location, Not Site Specific” Community Center is designated for the area between 84th and 98th Street, between A Street and Van Dorn Street. This application will make the general location specifically assigned to the applicant’s proposed location.

2. New Community Centers will range from 300,000 to 400,000 square feet, with those meeting certain "Incentive Criteria" developing up to 600,000 sq. ft. At this time, the Comprehensive Plan designation does not specifically assign any square feet to this new center. The approval of a specific square feet of floor area will be part of a future change of zone or use permit.
3. The Comprehensive Plan states that *"the exact location of a Community Center should be designated in the Comprehensive Plan as part of the development review process."* The land owner is working on a specific development plan for the entire 80 acre site between South Street and Van Dorn Street, which will include some residential area, as well as a mix of office and retail space. The land owner desires approval of the Comprehensive Plan Amendment to determine if this is an appropriate site prior to working out further details.
4. Prior proposals by the land owner for commercial designation on a smaller 40 acre parcel on the northeast corner of 84th and Van Dorn were denied, in part, because the land can't be provided with sanitary sewer service per city design standards at this time. City staff determined that there is some land between South Street and Van Dorn Street, just east of Karl Ridge Road that could be provided with gravity sanitary sewer service at this time, if down stream improvements in the Dead Man's Run system were completed.
5. The ultimate development of this Community Center would proceed in two distinct phases. The first phase in the center of the site would develop in the near term, with gravity service to the west, with around 200,000 to 250,000 sq. ft. of commercial space. The remainder of the site would develop once the Stevens Creek trunk line is extended and brought to serve the remaining 50 or so acres. This second phase could be as many as 10 years or more in the future.
6. Public Works and Utilities (PWU) Department notes that "the future trunk sewer, to be constructed serving the Stevens Creek drainage is the most appropriate means of service to this area. Trunk systems are typically designed to serve a drainage basin... No down stream capacity is available in the Antelope Creek sub-drainage that would receive flow from a development at this location."
7. In regards to the land that could be served into the Deadman's Run subarea, PWU notes that "would receive wastewater flow from this drainage is surcharged and would require significant construction to relieve the additional flow. A concept level of investigation shows that a portion of the proposed area can be served with reconstruction of 2 to 3 manhole reaches of pipeline, located in the residential area. The elevations of existing utilities located in 84th Street may further limit how (this area) can receive Wastewater service. The developer needs to provide a detailed analysis including potential impacts, mitigation strategies and the level of development that could reasonably be accommodated by gravity flow in this area. All improvement costs including relocation of other utilities should be the responsibility of the developer."
8. The details in regards to sanitary sewer service to the Dead Man's Run would be a part of future detailed plans, submitted with a future change of zone.
9. In regards to water service, PWU states that "an existing 24" water main in S 84th is not tapable. No mains exist in either Van Dorn or South St. For development of this tract, water

mains need to be constructed in Van Dorn (16") to the limits of the development and in South Street (12") to the limits of the development. In addition, a looped main through this site would be necessary from the beginning to provide looped service. The main in Van Dorn is not in the 6 year CIP. The main in South Street would be eligible for a subsidy.”

10. PWU Watershed Management noted that the area does not contain any designated Green Space, Environmental Resource, or Agricultural Stream Corridor.
11. In regards to traffic impact of this larger commercial development, PWU noted that “the developer needs to provide a traffic impact study and identify all impacts to the existing and future (2030) roadway network, within a one mile radius of the development. Access to 84th Street should be limited to Karl Ridge Drive, a 1/4 mile point. Access to Van Dorn Street and/or South Street should be limited to a point 1/4 mile east of 84th Street. Intersection improvements at South Street & 84th Street may attract commercial traffic to South Street between 70th and 84th Street, a Collector Street that primarily serves the adjacent residential neighborhood. We would not support any exceptions to the design standards that compromise the safety, security and operations of the existing and future roadway network, as a result of this development. All roadway improvements should be the responsibility of the developer. “
12. The details regarding the water main and road improvements would also need to be addressed in a future site specific application. S. 84th Street is a four lane street . East of 84th Street, South Street is unimproved and Van Dorn is a rural two lane road.
13. South Street, between 70th and 84th Street is a 27 foot wide collector street. It is doubtful that significant through traffic will use this street to reach the center as long as South Street maintains parking on both sides and numerous driveways which tend to keep travel speed lower. Certainly internal neighborhood traffic will use South Street more often to reach the new center – but for through traffic from outside the neighborhood, it will be faster to use Van Dorn or A Street to reach the site.
14. There are not any other existing Community Centers within 2 miles of this site. This proposal is nearly two miles from the site specific Community Center at 98th and O Street. The Stevens Creek basin does show the potential for other two Community Centers, not site specific, which are over a mile away. This location has the benefit of permitting some development initially, with room for expansion over time as the City grows to the east of 84th Street.
15. The phased approach will allow the City to adjust the phasing of road improvements to the impacts as the development proceeds.

SUMMARY:

The site specific Community Center designation in the Plan is appropriate. This site meets the location criteria of the Plan and is more than a mile from other Community Centers or Neighborhood Centers. Staff has received inquiries by developers and retailers looking for additional retail locations in southeast and east Lincoln that could be served in the near term. This amendment provides an appropriate additional possible location for both near and long term development.

Several issues in regards to sanitary sewer, water and road improvements can be adequately addressed at time of a future change of zone or use permit. None of the issues raised are such that would warrant denial of a Community Center at this location. The first phase of development will be served by a gravity sanitary sewer per city design standards. Since the first phase includes only a small area of Priority B, staff felt that it was not large enough to warrant an amendment to the Growth Tier and Priority Area plan.

There is not any adjacent residential subdivisions to the north, south or east that would be impacted by this development. There will also not be any negative impact on the land to the west, across a 4 lane arterial street, which is primarily apartments and publicly owned land for the city fire station and water reservoir.

PROPOSED AMENDMENTS:

Amend the 2030 Lincoln-Lancaster County Comprehensive Plan as follows:

1. Amend the Lancaster County Future Land Use plan on page 17 and the Lincoln Area Future Land Use plan on page 19 to reflect the change from Urban Residential to Commercial use as shown in the Staff Recommendation.
2. Amend the Existing and Proposed Commerce Centers plan on page 41 to eliminate the “New Proposed Center (General Location, Not Site Specific) between 84th and 98th Street, from A to Van Dorn Street and instead show a “Unbuilt Approved Center (Site Specific) east of S. 84th Street, between South Street and Van Dorn Street.
3. Amend the text on page 44 of Community Centers to add to the list of “Developing Centers” and eliminate a location from the “Proposed Location” list as follows:

“Developing Centers

Centers are planned or underway at:

- ◆ *Vavrina Meadows, S. 14th and Yankee Hill Road*
- ◆ *Wilderness Hills, S. 27th and Yankee Hill Road*
- ◆ *Willowbrook, S. 70th and Highway 2*
- ◆ *Northern Lights, N. 84th & Holdrege, northwest corner*
- ◆ *S. 40th west side, ½ mile between Yankee Hill Road and Rokeby Road*
- ◆ *Waterford Estates, N. 98th and O Street, northeast corner*
- ◆ *S. 84th between South Street and Van Dorn Street*

Proposed Locations

As urbanization occurs over the planning period, the demand for new, additional Community Centers will increase. Proposed generalized locations for the new Community Centers are as follows:

- ◆ S. 40th and Saltillo Road
- ◆ 98th - 112th, O to A Street
- ◆ ~~84th - 98th, A to Van Dorn Street~~
- ◆ 98th - 112th, Van Dorn Street to Pioneers Blvd.
- ◆ 84th and Adams, northeast corner

Prepared by:

Stephen Henrichsen, 441-6374
Principal Planner
shenrichsen@lincoln.ne.gov

April 21, 2008

APPLICANT:

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(402) 441-7491

at request of

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COMPREHENSIVE PLAN AMENDMENT NO. 08002

PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 14, 2008

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

Ex Parte Communications: None.

Staff presentation: **Steve Henrichsen of Planning staff** submitted two e-mails in opposition.

Henrichsen explained that this is an application to amend the Land Use Map in the Comprehensive Plan in the commercial section. The subject area is between 84th and 98th from Van Dorn Street to A Street. Currently, within that square mile, in a very general manner, the Comprehensive Plan designates a larger community-size center (300,000 to 500,000 sq. ft.). The staff is recommending that the commercial center be specifically designated on the east side of 84th between South Street and Van Dorn Street. The staff is recommending a very generalized land use – not specific as to where the future areas of office or residential would be located – but would generally reflect a larger type center. In the future, if approved, a developer would come forward with a more specific plan for change of zone showing access, etc.

Henrichsen went on to state that the proposed development would be done in two phases, the first phase being in the area of around 20 acres that could be served by gravity sanitary sewer today to the west. The vast majority of the property would have to wait for the Stevens Creek trunk line to be served by gravity to the east.

Henrichsen noted that a previous application on the corner of 84th Street and Van Dorn Street, showing a life station, etc., was turned down. In this particular application, phase one will meet city standards.

Staff is recommending approval of a site specific designation of community size center and to show the commercial on the east side.

Gaylor Baird inquired how typical it is to have phase one with phase two as much as ten years later. What would be accomplished in phase one? Henrichsen agreed that this would be unique in terms of commercial development. Most developments are usually all in an area that can be sewered at the same time. However, this application is not unique in that it will take many years to develop, e.g. Williamsburg Village.

Esseks noted that the current Comprehensive Plan makes provision for a large commercial center between 84th and 98th, and now the staff is recommending that it be placed on 84th Street and not further out, and then that area along 84th is no longer available for urban residential. There are some costs here, particularly to the residents to the north. What is the public benefit of locating it on 84th now? Henrichsen advised that there has been some interest from some of the larger box retailers for additional commercial sites on the east side of town. Long term, we do have more large commercial centers east of 98th as we develop Stevens Creek. 98th Street

is not yet built, so there have been some retailers show an interest in 84th Street for sites that could be served by sanitary sewer. This does provide an additional site for near-term in terms of providing several choices.

The applicant did not testify.

Opposition

1. Catherine Wilson, 8240 South Street, testified in opposition. She had questions about the property owner notification. Her primary concern is the traffic on South Street. Could there be steps taken to slow down or make some alternative routes? There are already drivers at increased speeds in this area and not a lot of police stops or radar in the high traffic time frames. As far as the sewer, she would prefer Van Dorn be used. What thoughts or reasons are there for the need to change this area from urban residential to commercial at this particular point in time?

2. Duane Kulhanek, 8244 Karl Ridge Road, lives right across the street and when he bought his home he was told that the northeast corner of 84th and Van Dorn was all going to be zoned for residential housing. There are 20-30 offices on 84th Street in this area that are completely empty. We don't need any residential housing now either. The traffic is a problem. 84th Street has a lot of truck traffic. Most of the people in the area are opposed.

Staff questions

Esseks noted that the Commission received two e-mails from residents on Pinedale with concerns about their property be boarded by commercial development. The staff report recommends that a semi-circle area be declared appropriate for commercial development. How do you deal with the need to buffer these residents from office space, etc.? Henrichsen pointed out that the small cul-de-sac to the north is Pinedale. The commercial designation does not go up to nor as far as Pinedale. The commercial would not border any existing residential to the north, south or east. A future site plan would be more specifically addressed with a future change of zone application. This more general designation is the first step. The details as to traffic signals, transportation improvements, sewer service, the buffer and the transition would be more specifically addressed with a future application.

With regard to location of the sewer, Henrichsen advised that it has been discussed generally that the center part of the property is the part that can be sewerred today. In the past the applicant had always tried to serve the area to the south. Instead, the staff has found that it can be sewerred to the north into Deadmans Run. The sewer would run along 84th Street and tie into an existing sewer generally in the area of 84th and South, or 84th and Pinedale, and then connect into the city's existing system. There may be downstream improvements that will be necessary; however, it has been discussed that phase one development would probably be just retail in nature, resulting in a lot less sanitary sewer flow than with residential development. Again, that specific design detail would be addressed with a future application.

As far as the traffic on South Street, Henrichsen explained that this application may result in a future traffic signal both at South Street and Karl Ridge Road. South Street is generally about ½ mile north of Van Dorn and Karl Ridge Road is about 1/4 mile north. That ½ and 1/4 mile spacing is very typical. The staff report is also pointing out that South Street is a neighborhood collector and there might be some people who might attempt to go through the neighborhood to reach the commercial center, but today South Street is fairly narrow and there are several stretches with parking and

driveways on it and this tends to slow the traffic down.

With regard to notice to property owners, Henrichsen explained that a Comprehensive Plan Amendment does not require public notice but it was provided as a courtesy to property owners within 1/4 mile of this proposal in the same manner as the Department notifies for any change of zone.

ACTION BY PLANNING COMMISSION:

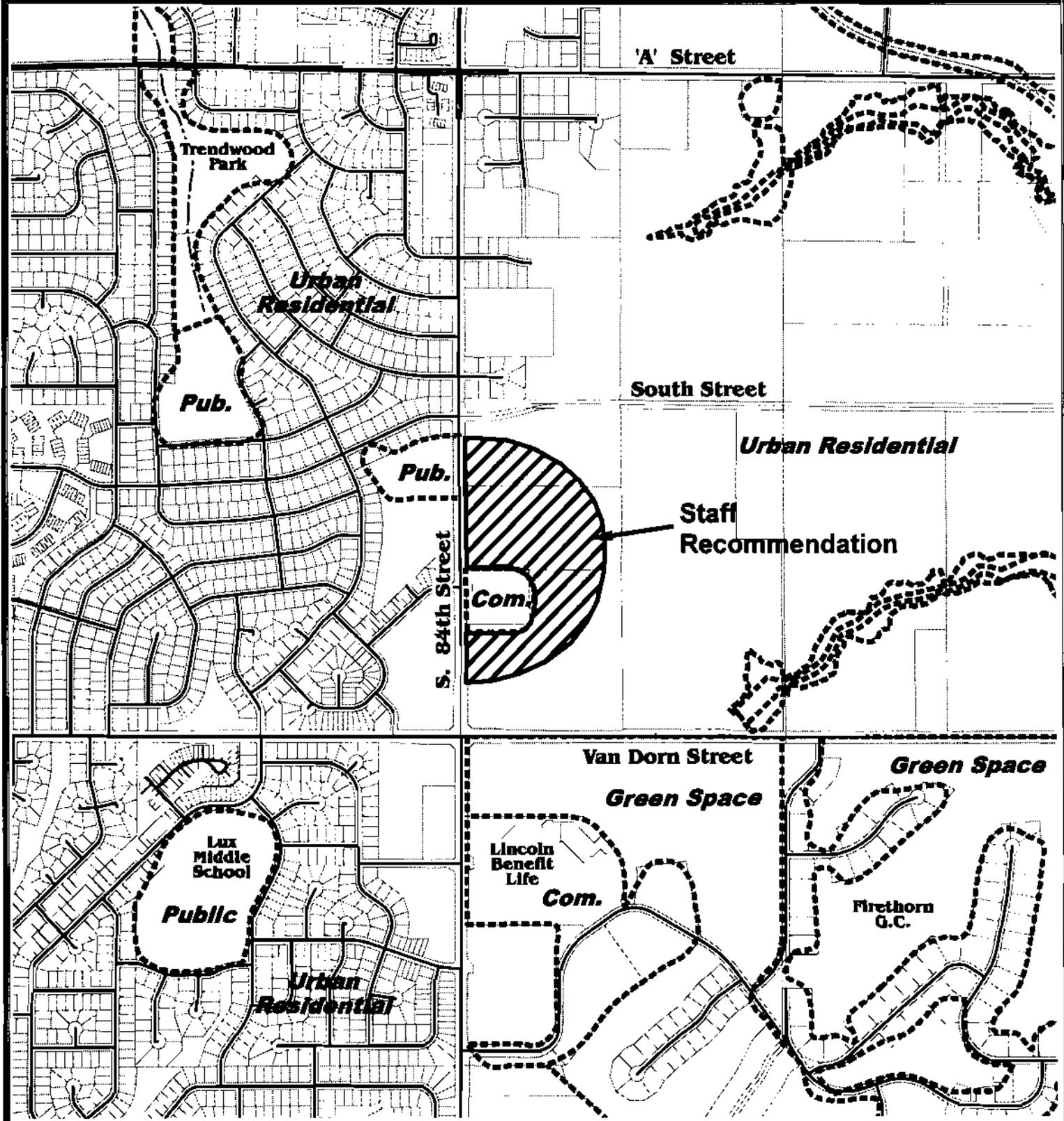
May 14, 2008

Esseks moved approval of the staff recommendation, seconded by Sunderman.

Esseks noted that this is an area which has been designated for commercial development between 84th and 98th. There is developer interest. Residential demand for that land is quite low now. There has not been strong opposition coming from the neighborhood. He is interested in giving the developer a chance to show what he or she can do.

Carroll commented that the staff recommendation is a smaller area than what the applicant had requested, and he agrees that the staff recommendation is adequate at this time until there are future capital improvements in the area that will allow the increase.

Motion for approval of the staff recommendation carried 8-0: Francis, Sunderman, Taylor, Esseks, Larson, Cornelius, Gaylor Baird and Carroll voting 'yes'. This is a recommendation to the City Council.



CPA # 08002 : S. 84th & Van Dorn Staff Recommendation

- ■ | Future Service Limit
- Land Use Boundary
- Res** Land Use Category
- Change from Urban Residential to Commercial



REALTY TRUST GROUP

M.J.M., Inc., Michael Marsh, C.E.O.
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Gateway Bowl, Corp.
Gateway Executive Management

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Robert Welgel, President
and General Counsel

October 29, 2007

MAYOR CHRIS BEUTLER
AND
PLANNER STEVE HENRICHSEN

WE RESPECTIVELY REQUEST THE IMMEDIATE CONSIDERATION OF THE FOLLOWING PARCELS TO BE INCLUDED IN THE LINCOLN COMPREHENSIVE PLAN FOR COMMERCIAL USE AS A "COMMUNITY SHOPPING CENTER" TO BE BUILT IN TWO PHASES , AS SEWER AND DEMAND DICTATE.

TRACT A: East Corner of 84th and South Streets, Being Lot 26 and now referred to as Lot 58, in the Southwest 1/4 of Section 35 T10N R7E.

TRACT B: Northeast Corner of 84th and Van Dorn Streets, Being Lots 27 and 28, now referred to as Lots 56 & 58, in the Southwest 1/4 of Section 35, T10N R7E.

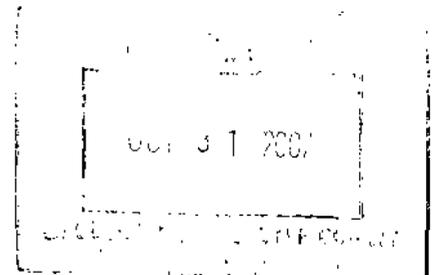
TRACT C: With similar consideration for Lot 10, Southwest 1/4 Section 35 T10N R7E belonging to LINCOLN PUBLIC SCHOOLS, AND LYING BETWEEN OUR TWO TRACTS.

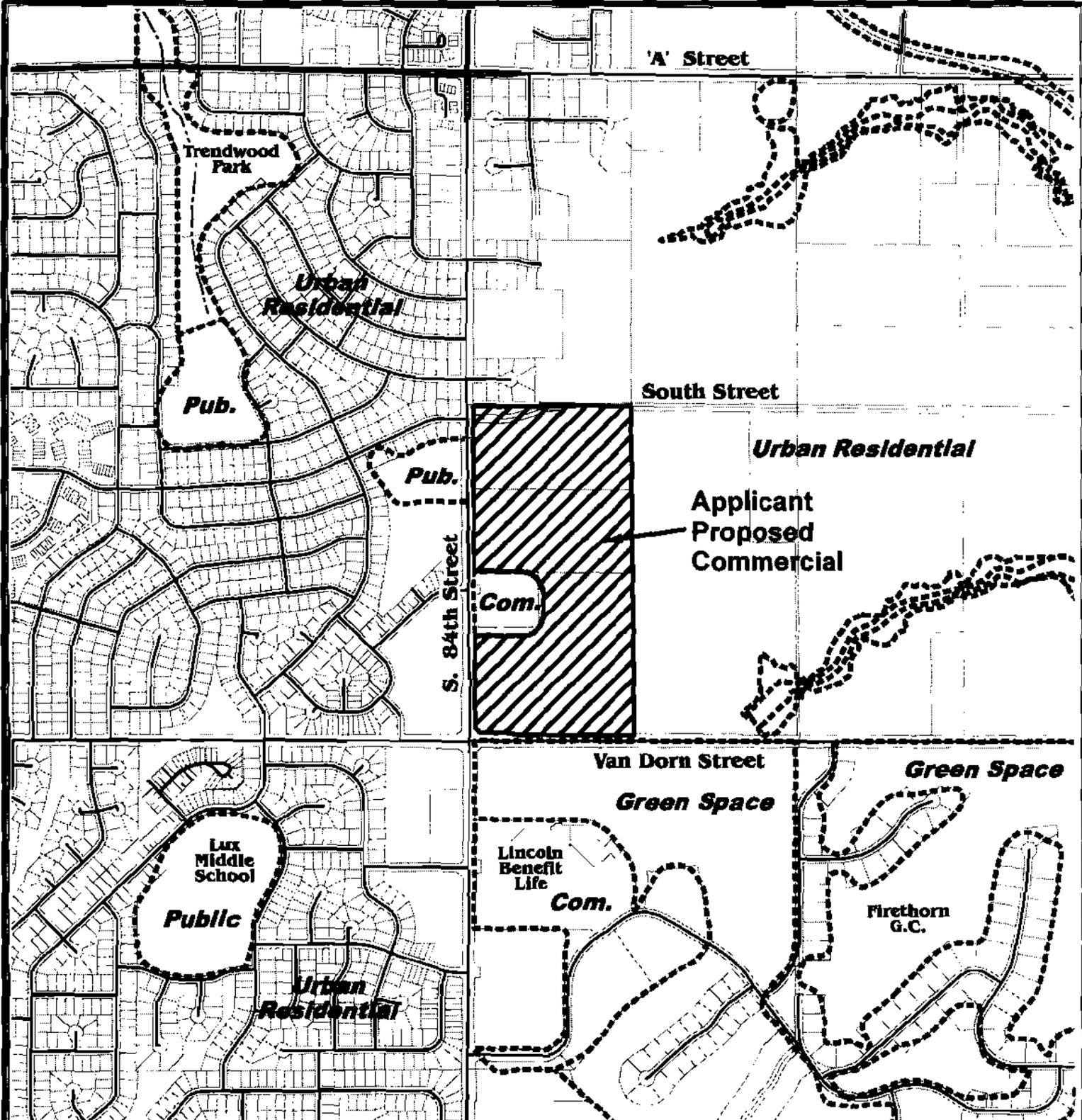
THANK YOU IN ADVANCE

Bob Welgel
Michael Marsh

013

West Coast





CPA # 08002 : S. 84th & Van Dorn Proposed Future Landuse

- ■ | Future Service Limit
- - - - Land Use Boundary
- Res** Land Use Category
- Change from Urban Residential to Commercial



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LINCOLN - LANCASTER COUNTY
PLANNING DEPARTMENT
Information Technology Services
1000 North 10th Street
Lincoln, NE 68502
PH: 402.477.2000 FAX: 402.477.2001



OPPOSITION

ITEM NO. 1: COMP PLAN AMENDMENT NO. 08002
(p.1 - Public Hearing - 5/14/08)



<ericharda@neb.rr.com>
05/14/2008 09:56 AM

To plan@lincoln.ne.gov
cc
bcc

Subject Comp. Plan Amendment 08002

Please vote "NO" on the amendment to allow a commercial center on 84th Street between South and Van Dorn.

We purchased our home on Pinedale Avenue last year specifically because it was a nice residential neighborhood. We think a strip mall nearby would negatively affect our neighborhood.

Also, given the existing businesses in the vicinity (Russ' complex on 70th, Hy-vee area on Stacy, etc.) and the new complex on 84th (Brownbaggers) that is currently mostly vacant, there is absolutely no need for yet another strip mall.

Thank you for your consideration.



Jean L Preister/Notes
05/13/2008 10:26 AM

To Jean L Preister/Notes,
cc
bcc
Subject Fw: Comp Plan Amendment 08002

— Forwarded by Stephen S Henrichsen/Notes on 05/13/2008 10:09 AM —



CICU <cd72703@altel.net>
05/13/2008 09:42 AM

To shenrichsen@lincoln.ne.gov
cc
Subject zoning change near 84th & South

Steve,

My wife and I are voicing our concerns regarding this change. Our home is on 8411 Pinedale and backs onto this property (approved by the City Council for a tennis facility a few years ago). We certainly do not want 24 hour lighting, along with increased traffic to disrupt our residential lifestyle. Will you share this message with the Planning Commission?

Thank you,

Charlie and Carol Claus

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