

City Council Introduction: **Monday**, June 2, 2008
Public Hearing: **Monday**, June 9, 2008, at **1:30** p.m.

Bill No. 08R-127

FACTSHEET

TITLE: COMPREHENSIVE PLAN AMENDMENT NO. 08005, by the Director of Planning, at the request of Mark Hunzeker on behalf of Hub Hall Company, pursuant to the 2008 Comprehensive Plan Annual Review, to amend the Future Land Use Map to change 11 acres from Urban Residential to Commercial and designate a new Neighborhood Center on the northeast corner of N.W. 48th Street and W. Holdrege Street.

STAFF RECOMMENDATION: Approval

SPONSOR: Planning Department

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

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

FINDINGS:

1. This is a request by Mark Hunzeker on behalf of Hub Hall Company to amend the 2030 Comprehensive Plan to change the designation of the property at the northeast corner of N.W. 48th Street and W. Holdrege Street from Future Urban Residential to Future Commercial in the Land Use Plan and to designate it as a Neighborhood Center.
2. The staff recommendation of approval is based upon the "Analysis" as set forth on p.3, concluding that the proposed amendments are in conformance with the Comprehensive Plan. On May 5, 2008, the City Council passed Ordinance No. 19083, approving the Hub Hall Commercial Center B-2 Planned Unit Development on this property.
3. The specific proposed amendments are found on p.4.
4. The minutes of the public hearing before the Planning Commission are found on p.5.
5. There was no testimony in opposition.
6. On May 14, 2008, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: May 21, 2008

REVIEWED BY: _____

DATE: May 21, 2008

REFERENCE NUMBER: FS\CC\2008\CPA.08005

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

PROJECT #: Comprehensive Plan Amendment #08005

PROPOSAL: Amend the 2030 Lincoln/ Lancaster County Comprehensive Plan Future Land Use Map to change 11 acres from Urban Residential to Commercial and designate a new Neighborhood Center on the northeast corner of NW 48th and W. Holdrege Street.

CONCLUSION: The proposed change to the Future Land Use Map is in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan

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

STATUS/DESCRIPTION

This request is a change from Future Urban Residential to Future Commercial land use and addition of a Neighborhood Center designation on the . This land is currently within the City Limits and a Planned Unit Development (CZ08010) to change this to B-2 Business PUD has been approved.

Land to the west and southwest is part of a Comprehensive Plan Amendment (CPA07003) requesting a change to the Future Land Use map to show the area as Commercial and Industrial. That area is also part of a Planned Unit Development (CZ07063) request recommended for approval by the Planning Commission. The land to the north and west is within the city limits and in residential use and is shown to remain in that use in the Future Land Use Map. Land to the south is currently in agricultural and residential use with a future land use designation of Urban Residential.

HISTORY:

- | | |
|---------------|--|
| April 9, 2008 | The Planning Commission recommended approval of CZ08010 for a B-2 Business Planned Unit Development on this site. |
| Feb. 13, 2008 | The Planning Commission recommended approval of the I-80 West Lincoln Business Center PUD west and southwest of this site. |
| April 4, 2005 | Ashley Heights Retail Center Use Permit for 93,500 sf of commercial floor area was approved by the City Council. |
| June 9, 2003 | Hub Hall Heights preliminary plat and community unit plan was approved by the City Council. This area shown as a future church site. |

COMPREHENSIVE PLAN SPECIFICATIONS: The 2030 Comprehensive Plan states:

“The land use plan displays the generalized location of each land use. It is not intended to be used to determine the exact boundaries of each designation. The area of transition from one land use is often gradual. The Comprehensive Plan also encourages the integration of compatible land uses, rather than a strict segregation of different land uses.” (pg.23)

“Commercial and industrial districts in Lancaster County shall be located:

- where urban services and infrastructure are available or planned for in the near term*
- in sites supported by adequate road capacity*
- in areas compatible with existing or planned residential uses” (pg 35)*

It appears wastewater and water would be available, but a traffic study will be required in order to determine whether road capacity is an issue.

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

This area is not yet developed, although it is shown in the community unit plan as a future church site.

“Principles for Future Commerce centers include:

- 1. Mix of office, retail and service uses.*
- 2. More intense commercial uses nearer to arterial street.*
- 3. No four corner commercial corners at intersections of major arterial streets.*
- 4. Transition of uses; less intense office uses near residential areas.*
- 5. Encourage commercial development at ½ mile between major intersections.”*
(pg.36)

From NW 48th east, W. Holdrege is shown as a collector, not an arterial. Commercial uses have been proposed on the southwest and northwest corners. Additional commercial zoning exists approximately 3/4 mile north of this site.

ANALYSIS:

1. The change in zone will appear before City Council for public hearing on April 28th with a decision to be made on May 5, 2008. If Change of Zone 08010 is not approved, this application for Comprehensive Plan Amendment is to be withdrawn.
2. The area is currently within the city limits and utilities are currently available. Additional traffic at the NW 48th and W. Holdrege intersection could necessitate additional improvements or require that planned improvements be installed early than anticipated.

Comments from Public Works & Utilities:

Arterial Streets: The developer needs to provide a traffic impact study and identify the impacts to the existing and future (2030) roadway network within a minimum one mile radius of the development. All existing and future access would be limited to W. Holdrege Street at a point 1/4 mile east of NW 48th Street. PW&U 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, including the potential six laning of NW 48th Street in this area, should traffic projections exceed the anticipated four lane design.

SUMMARY:

The proposed change from Urban Residential to Commercial on the approximately 11 acres located northeast of the corner of NW 48th Street and W. Holdrege Street will reflect what is approved through Change of Zone CZ08010. The map should be amended to reflect the change if approved by Council.

PROPOSED AMENDMENTS:

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

1. Update the Future Land Use Map on pages 17 & 19 to change 11 acres from Urban Residential to Commercial on the northeast corner of NW 48th and W Holdrege Streets.
2. Amend “Existing and Proposed Commerce Centers” map on page 41 to add an “Unbuilt Approved Center (Site Specific)” in the Neighborhood Center category on the northeast corner of NW 48th & W Holdrege Streets.

Prepared by:

Sara S. Hartzell, 441-6372
Planner
shartzell@lincoln.ne.gov

April 18, 2008

APPLICANT:

Marvin Krout, Director
Planning Department
555 S. 10th St
Lincoln, NE 68508
402-441-7491

At the Request of:

Mark Hunzeker
1248 “O” Street, Suite 600
Lincoln, NE 68508
402-475-1075

COMPREHENSIVE PLAN AMENDMENT NO. 08005

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: **Sara Hartzell of Planning staff** presented the proposal to change the Future Land Use Map to change this area from future urban residential to commercial and to show a neighborhood center at this location.

Hartzell pointed out that the Planning Commission recently had a change of zone to B-2 PUD on this very site. Therefore, this area has already been rezoned to B-2 PUD with the intent of developing it as a neighborhood center. This Comprehensive Plan amendment would make those two maps in the Comprehensive Plan current with what has already been approved.

Proponents

1. Mark Hunzeker appeared on behalf of **Hub Hall Company**, the applicant, and agreed that this is a logical follow-up to the action already taken on the B-2 PUD.

There was no testimony in opposition.

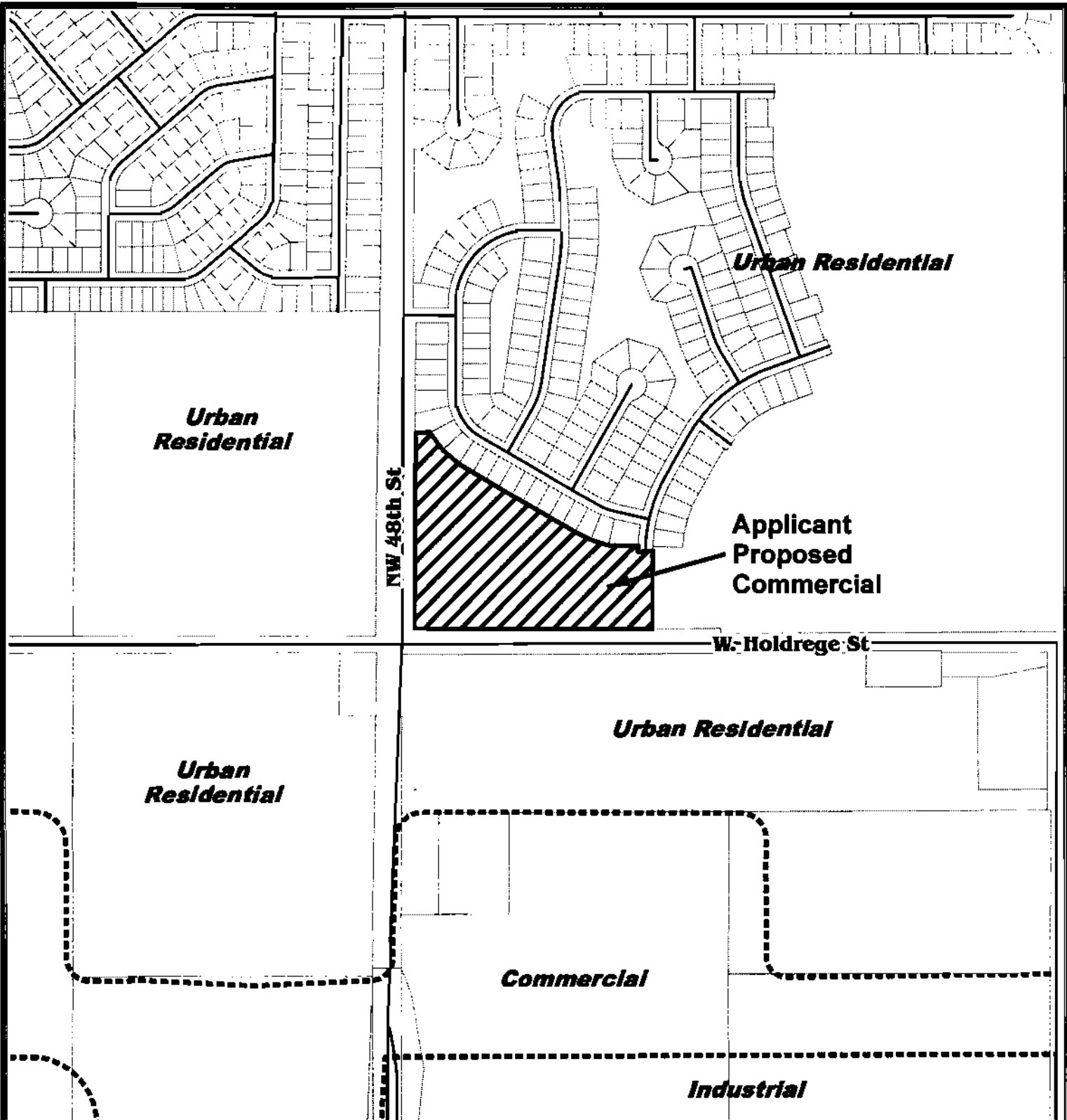
ACTION BY PLANNING COMMISSION:

May 14, 2008

Cornelius moved approval, seconded by Gaylor Baird.

Cornelius noted that this brings the maps into reconciliation with actions taken by this body and the City Council.

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



CPA # 08005 : NW 48th & W. Holdrege

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

2008

**COMPREHENSIVE PLAN
 AMENDMENT APPLICATION**

The use of this application is appropriate when a change to the adopted Lincoln/Lancaster County Comprehensive Plan is desired. The required questionnaire on the reverse side of this application must be completed as well. Applications for the 2008 Annual Review are due to the Planning Department no later than 4:30 p.m. on February 1, 2008.

PART I.

Please print or type.

Date: 2-1-2008

Applicant: Mark Hunzeker

Mailing Address: 1248 "D" Street, Suite 600

City: Lincoln State: NE Zip: 68508

Phone: (402) 475-1075

Contact (if not applicant): (same as above)

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: () _____

PLANNING DEPARTMENT USE ONLY:	
CPA#	_____
DATE	_____
FEE PAID \$	_____

Application Fee of \$250.00 to the City of Lincoln.

If applicable, name of general area/location/site which would be affected by this proposed change (Attach additional sheets if necessary.).

A portion of Outlot C, Hub Hall Heights 1st Addition, in the northeast corner of Northwest 48th and West Holdrege.

Applicant Signature: Mark Hunzeker

Date: 2/1/08

PART II.
REQUIRED QUESTIONNAIRE:
Comprehensive Plan Amendment Application

- 1. Provide a detailed description and explanation of the proposed amendment. Include the Element (Land Use, Transportation, etc.) to be amended. (Please attach map and legal description if proposal is for specific tract of land.)**

The proposed amendment modifies the land use of a 10-acre parcel in the northeast corner of Northwest 48th and West Holdredge ("Parcel"). In the current version of the Comprehensive Plan, the future land use for this Parcel is residential. The proposed amendment will modify the Comprehensive Plan so that the future land use for the Parcel is commercial. (See Exhibits "A" and "B" for legal description and map).

- 2. Describe how the proposal is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.**

The proposal is not currently addressed in the Comprehensive plan. The proposal should be addressed because it involves an opportunity for necessary and beneficial commercial growth that is compatible with adjacent land uses.

- 3. What do you anticipate will be the impacts (fiscal/CIP, environmental, phasing, etc.) caused by the proposal, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community?**

The proposal will have no impact on fiscal, CIP, or phasing matters. Although Northwest 48th is scheduled for improvement during the term of the Comprehensive Plan, the proposal will have minimal impact on that project and traffic in that area. Moreover, water and sewer services are currently available in the proposed area. On the other hand, the proposal will have a positive impact on residential growth, as it provides for new retail opportunities that are compatible with and beneficial to adjacent residential uses. In addition, it will promote economic development and a healthy tax base to support the essential public services.

- 4. How would the proposed change comply with the community vision statements, goals, principles, and policies of the Comprehensive Plan? Include any specific page numbers from the Plan, research, or reasoning that supports the proposed amendment.**

The proposed change complies with the community vision statements, goals, principles, and policies of the Comprehensive Plan in the following manner:

- Provides convenient employment opportunities to residents in the adjacent neighborhoods (Comp. Plan, pp. 6-7).

- Provides additional commercial properties that will promote a healthy tax base to support public safety, infrastructure, and services within the community (Comp. Plan, p. 7).
- Promotes economic development and employment opportunities throughout the city (Comp. Plan, p. 10).
- Provides for commercial growth in an area compatible with existing or planned residential uses (Comp. Plan, p. 35).
- Provides a commerce center that accommodates ease of pedestrian movement and at the same time minimizes impact on adjacent areas (Comp. Plan, p. 35).
- Provides for new commercial uses that will not encroach upon, or expand into, existing neighborhoods (Comp. Plan, p. 36).
- Provides convenient access to neighborhood services and promotes daily living activities, such as shopping, within walking distance (Comp. Plan, p. 66).

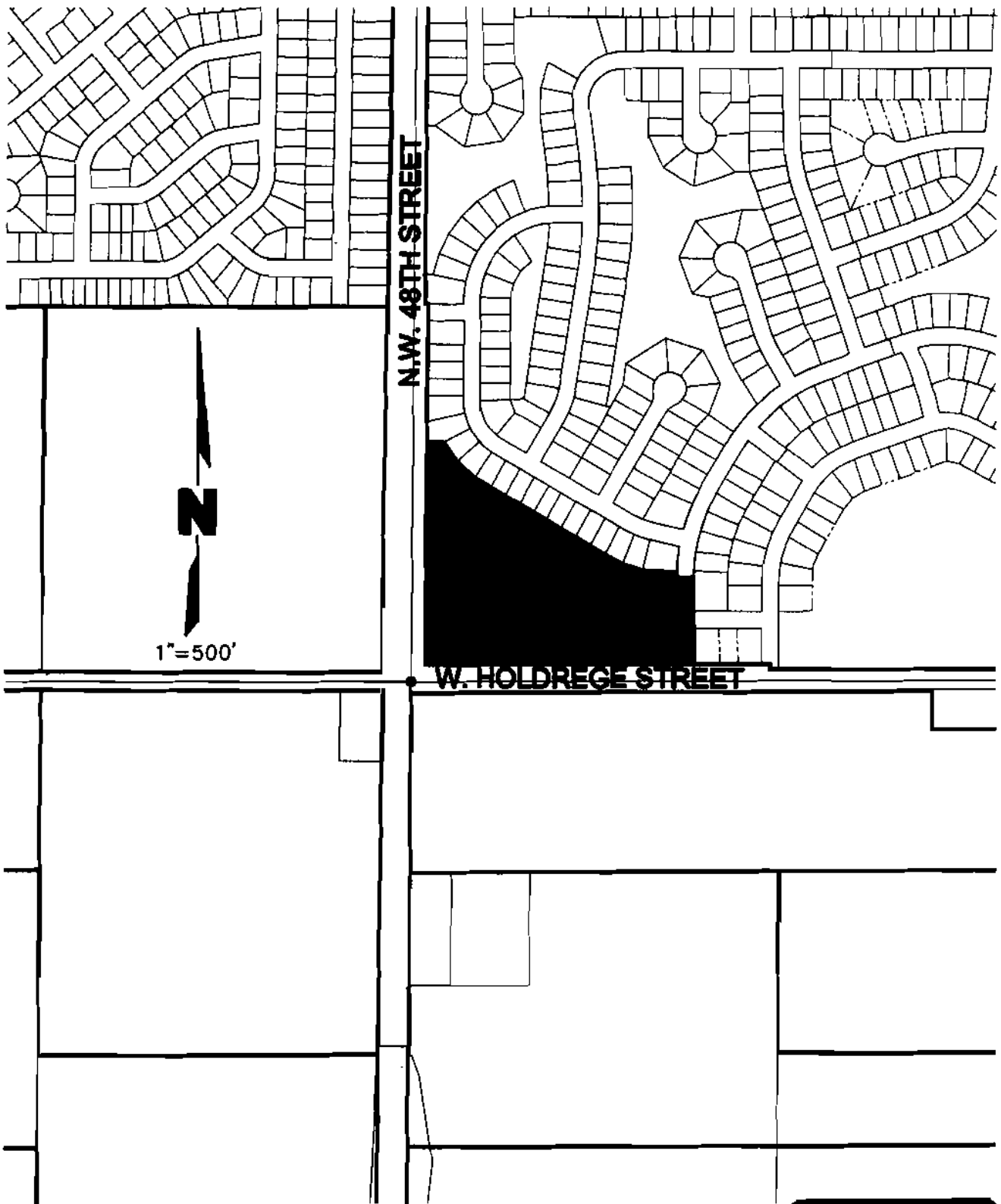
5. Is there public support for this proposed text amendment (i.e. have you conducted community meetings, etc.)?

No public or community meetings have been conducted as of the date of this application. However, community support for commercial goods and services in this area is well documented. In addition, there will be community meetings prior to this matter being scheduled on the Planning Commission agenda.

EXHIBIT "A"

That portion of Outlot "C" lying west of W. Chitwood Lane, Hub Hall Heights 1st Addition, Lincoln, Lancaster County, Nebraska.

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DATE: Jan 07, 2008 3:10pm XREFS: 71920_base 1181006 1191006



1"=500'

N.W. 48TH STREET

W. HOLDREGE STREET

■ COMMERCIAL

ALL-STATE LEGAL®
EXHIBIT
"B"

PROJECT NO: 2007-1000
DRAWN BY: ML
DATE: 1/08

COMPREHENSIVE PLAN
AMENDMENT EXHIBIT

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EXHIBIT

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