

FACTSHEET

TITLE: A Resolution approving and adopting proposed amendments to the **ANTELOPE VALLEY REDEVELOPMENT PLAN**, requested by the Director of the Urban Development Department (between 23rd and 24th Streets, P and Q Streets).

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan.

ASSOCIATES REQUESTS: Change of Zone No. 08066, Antelope Village Planned Unit Development (09-12).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 01/14/09
Administrative Action: 01/14/09

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (8-0: Carroll, Cornelius, Esseks, Larson, Partington, Francis, Sunderman and Taylor voting 'yes'; Gaylor Baird absent).

FINDINGS:

1. This proposed amendment to the Antelope Valley Redevelopment Plan and the associated Antelope Village Planned Unit Development (Change of Zone No. 08066) were heard at the same time before the Planning Commission.
2. The purpose of this proposed amendment to the **Antelope Valley Redevelopment Plan** is to add the "Antelope Village Project" to redevelop the block between 23rd and 24th Streets, P and Q Streets, consisting of an office/condominium building of approximately 18,000 square feet with NeighborWorks Lincoln office space, a community room, workout facilities and 8 to 10 condo units on the second and third floors. The redevelopment will also contain 18 townhomes for home ownership, totaling approximately 26,400 square feet. The Antelope Valley Redevelopment Plan Area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south.
3. The staff recommendation to find the proposed amendment to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.3-4. The staff presentation is found on p.5-6.
4. Testimony in support by Tom Huston on behalf of NeighborWorks Lincoln is found on p.6.
5. There was no testimony in opposition.
6. On January 14, 2009, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed amendment to the **Antelope Valley Redevelopment Plan** to be in conformance with the 2030 Comprehensive Plan.

FACTSHEET PREPARED BY: Jean L. Preister

DATE: January 26, 2009

REVIEWED BY: _____

DATE: January 26, 2009

REFERENCE NUMBER: FS\CC\2009\CPC.08028 Redev Plan+

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT
for JANUARY 14, 2009 PLANNING COMMISSION MEETING

PROJECT #: Comprehensive Plan Conformance No.08028

PROPOSAL: Amendment to the Antelope Valley Redevelopment Plan for a project located within the redevelopment area.

LOCATION: Between "P" and "Q", 23rd to 24th Streets

LAND AREA: 2.0 acres, more or less

CONCLUSION: The proposed amendment is in general conformance with the 2030 Comprehensive Plan and the Antelope Valley Redevelopment Plan.

RECOMMENDATION:	In conformance with the Comprehensive Plan.
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1-12, Block 17 Kinneys O Street Addition; located in the SW 1/4 of Section 24, Township 10 North, Range 6 East, Lancaster County, NE

EXISTING ZONING: B-3, Commercial District and R-6, Residential District

EXISTING LAND USE: Single-family residential, multiple-family residential and undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	R-6, Residential	Single-family, two-family and multiple family residential
South:	B-4, Lincoln Center Business	Commercial
East:	R-6, Residential	Single-family, two-family and multiple family residential
West:	B-3, Commercial	Auto sales
	R-6, Residential	Single-family, two-family and multiple family residential

ASSOCIATED APPLICATIONS: CZ#08066 Antelope Village PUD

HISTORY:

- September 15, 2008 Comprehensive Plan Conformance #08021 to surplus property at N. 23rd St. and “P” St. was approved by the City Council.
- November 29, 2004. The Antelope Valley Redevelopment Plan was adopted by the City Council

This area was zoned D-Multiple Dwelling District and I-Commercial District prior to the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2030 Comprehensive Plan identifies this area as Urban Residential and Commercial.

The Antelope Valley Redevelopment Plan shows this area as Medium Density Residential.

Maximize the community’s present infrastructure investment by planning for residential and commercial development in areas with available capacity. (p.9)

Encourage mixed-use redevelopment, adaptive reuse, and in-fill development including residential, commercial, and retail uses. (P. 10)

The community actively encourages public-private partnerships, strategic alliances and collaborative efforts....as a means to accomplish its future economic objectives.(P. 30)

The City can play an important role in consolidating properties into larger and more desirable development parcels. (p.33)

The Urban Design Committee should serve as an advisory board on the design of city buildings and other public projects, major public/private developments, and any private projects constructed on city right of way or other city property.(p.129)

And from the Antelope Valley Redevelopment Plan:

The applicable East Downtown future land use designations would encourage mixes of uses - residential/office/retail/services - next to each other as well as commercial use on the first floor and other land use on the upper floors. (AVRP p.53)

ANALYSIS:

1. This is a request to review a proposed amendment to the Antelope Valley Redevelopment Plan for a determination of conformity with the Comprehensive Plan.
2. The Antelope Village project consists of an office building with 8 to 10 condominium units above and 18 townhomes. The townhomes will be on individual lots. The project will require vacation of the alley and relocation of a sanitary sewer, water service and other utilities. This site is shown as residential in the Antelope Valley redevelopment Plan. However, recent City Staff discussion has included mixed use, reflecting existing B-3 zoning.

3. This project is located within the proposed Antelope Village Planned Unit Development. This project meets the intent of the PUD. The proposed site plan would not be possible without the PUD.
4. The project site currently contains a 15-plex apartment building and several single family houses. These structures will have to be razed for the proposed project. Property owners consists of the City of Lincoln, NeighborWorks and KTR. NeighborWorks is currently in negotiations with KTR to acquire their property.
5. In September of this year the City Council approved the surplus of the City owned property at the northeast corner of N. 23rd and "P" Streets. Any publicly acquired land will be negotiated for sale to the developer, NeighborWorks, through the redevelopment agreement process.
6. NeighborWorks is expected to play a major role in the implementation of the Antelope Valley Redevelopment Plan. NeighborWorks is a non-profit, community based housing organization established in 1986 to revitalize Lincoln's original neighborhoods.
7. The estimated cost of this project is approximately \$8.2 million which includes approximately \$650,000 of public investment. The source of public funds for these improvements will be Community Improvement Financing (TIF) generated from the private development within the project area.

Prepared by:

Tom Cajka
Planner

DATE: December 29, 2008

APPLICANT: David Landis, Director
Urban Development Department
808 "P" St. Suite 400
Lincoln, NE 68508

CONTACT: Ernie Castillo, Urban Development Department
808 "P" St. Suite 400
Lincoln, NE 68508

**COMPREHENSIVE PLAN AMENDMENT NO. 08028
AMENDMENT TO THE ANTELOPE VALLEY REDEVELOPMENT
PLAN
and
CHANGE OF ZONE NO. 08066,
ANTELOPE VILLAGE PLANNED UNIT DEVELOPMENT**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

January 14, 2009

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

Ex Parte Communications: None.

Staff recommendation: A finding on conformance with the Comprehensive Plan on the amendment to the redevelopment plan and approval of the planned unit development.

Staff presentation: **Tom Cajka of Planning staff** explained that this is a request to review a proposed amendment to Antelope Valley Redevelopment Plan as to conformance with the Comprehensive Plan. The project to be added is located between P and Q, 23rd to 24th, and is proposed for an office complex with townhomes above it; eighteen townhomes will surround the office complex. Earlier this year, the city approved surplusing a portion of this property. This is a good infill project. All of the infrastructure and utilities and streets are in place. Staff finds this to be in conformance with the Comprehensive Plan.

The Antelope Village Planned Unit Development (PUD) includes a four block area including the aforementioned project, P to R, 22nd to 24th, next to the Antelope Valley Parkway stream corridor and Union Plaza. It will include the NeighborWorks project of mixed use, neighborhood business and residential. The components of mixed use would be office, retail and residential above. The intent is to keep the uses compatible with the park to the west. There would be no parking lots facing 22nd Street and the fronts of buildings would face 22nd Street. The neighborhood business area is the typical commercial type development. The residential area on the east would be straight residential with no commercial. The underlying B-3 and R-6 zoning would remain as it is today, but the PUD overlay would take precedence over the straight zoning district. Without the PUD, NeighborWorks would not be able to do the plan that they are now showing due to reductions in setbacks. The PUD allows for front yards and rear yards to have a 10' setback to get the residences closer to the street and a more pedestrian friendly neighborhood.

The Neighborhood Design Standards and Downtown Design Standards would apply throughout the PUD area. Cajka then amended the staff report on page 123 to strike waiver #10, which is not necessary.

Proponents

1. Wynn Hjernstad of Urban Development explained that this project has been around for quite a few years. In November of 2004, when the Antelope Valley Redevelopment Plan was adopted, this project was identified. It is now back because the project has changed somewhat. It had been identified as residential and we are trying to encourage some new housing types. The mixed use is the change with NeighborWorks building their new office at this location. The configuration has also changed. There will be 8-10 condo units above the NeighborWorks office and a community room for use by neighborhood associations, etc. The parking lot will be a shared parking lot with Union Plaza. They are looking at the first LEED certified neighborhood – the first anywhere between Chicago and Denver – which means there are efforts underway to make energy efficient units. One of the main facets of this project is the opportunity for increased home ownership. The Malone/Hawley area has been the lowest of the city in terms of home ownership. This is projected to be an 8.2 million dollar project, \$650,000 in TIF, including public improvements such as realignment of the sewer, sidewalk improvements, energy efficiency standards, etc. The next step in this process is hearing at the City Council to amend the Redevelopment Plan and then back to the City Council with a redevelopment agreement. There may be other items in the process that will require Planning Commission review.

2. Tom Huston, 233 S. 13th Street, appeared on behalf of **NeighborWorks of Lincoln.** With regard to the Comprehensive Plan Conformance item, the state statute does set forth a standard for the Planning Commission review. The Comprehensive Plan does identify this area at 23rd and P as urban residential and commercial. The Comprehensive Plan also encourages maximization of use of present infrastructure, encourages mix of uses in this type of infill development; and encourages appropriate density for the location. Huston pointed out that the staff report talks about the existing improvements on this block and the staff report describes the process of removing the units at 2323 Q Street as a “razing” effort. Because this project will be LEED certified, it will be considered a “deconstructed” effort, which means it will take three times as long as the normal demolition but 80% of the material can be reused.

With regard to the PUD, Huston suggested that the PUD overlay is entirely appropriate for this property. The southeast corner of the area where the office building will be located would not be allowed without the PUD. This development will provide home ownership opportunities. The 18 townhomes are designed to be pedestrian oriented with rear entry garages. Associations will be created for both the townhomes and condo units but will ultimately be sold to private homeowners.

Larson confirmed that because this is a blighted area, there will be RFP’s for private developers to sell off the units. Huston stated that Urban Development has already published its invitation for private development proposals, and NeighborWorks is responding to that invitation with this project. NeighborWorks now has control of all the property on the block.

There was no testimony in opposition.

COMPREHENSIVE PLAN CONFORMANCE NO. 08028

ACTION BY PLANNING COMMISSION:

January 14, 2009

Cornelius moved a finding of conformance with the Comprehensive Plan, seconded by Francis.

Cornelius believes this looks like a good project.

Larson believes this is an outstanding project. It is right in the center of the area that was designated in the Antelope Valley plan for community improvement.

Carroll agreed - this is a first step in Antelope Valley and it is a good one.

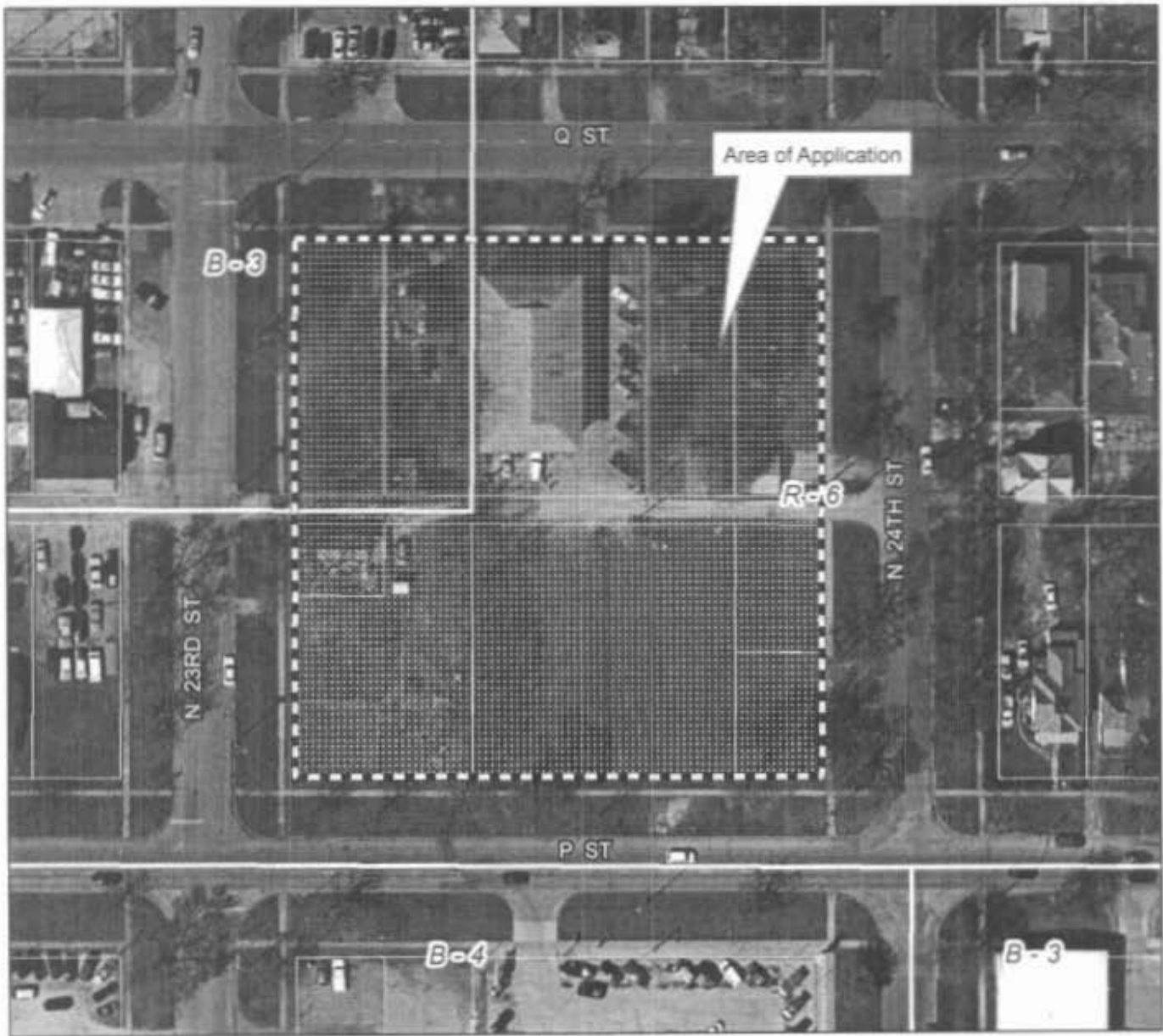
Motion for a finding of conformance carried 8-0: Cornelius, Francis, Partington, Larson, Taylor, Esseks, Sunderman and Carroll voting 'yes'; Gaylor Baird absent. This is a recommendation to the City Council.

CHANGE OF ZONE NO. 08066

ACTION BY PLANNING COMMISSION:

January 14, 2009

Cornelius moved to approve, with the deletion of Waiver #10, seconded by Francis and carried 8-0: Cornelius, Francis, Partington, Larson, Taylor, Esseks, Sunderman and Carroll voting 'yes'; Gaylor Baird absent. This is a recommendation to the City Council.

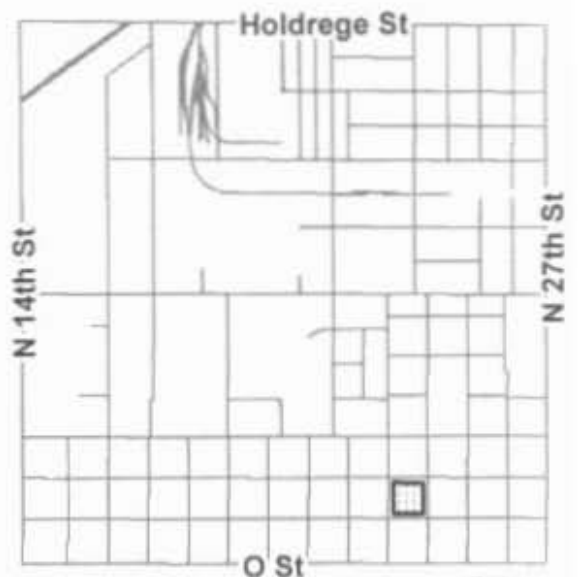
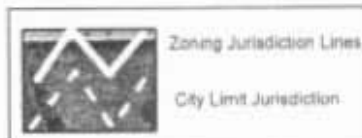


2007 aerial

Comp Plan Conformance #08028
N 23rd & P St
Zoning:

One Square Mile
 Sec. 24 T10N R06E

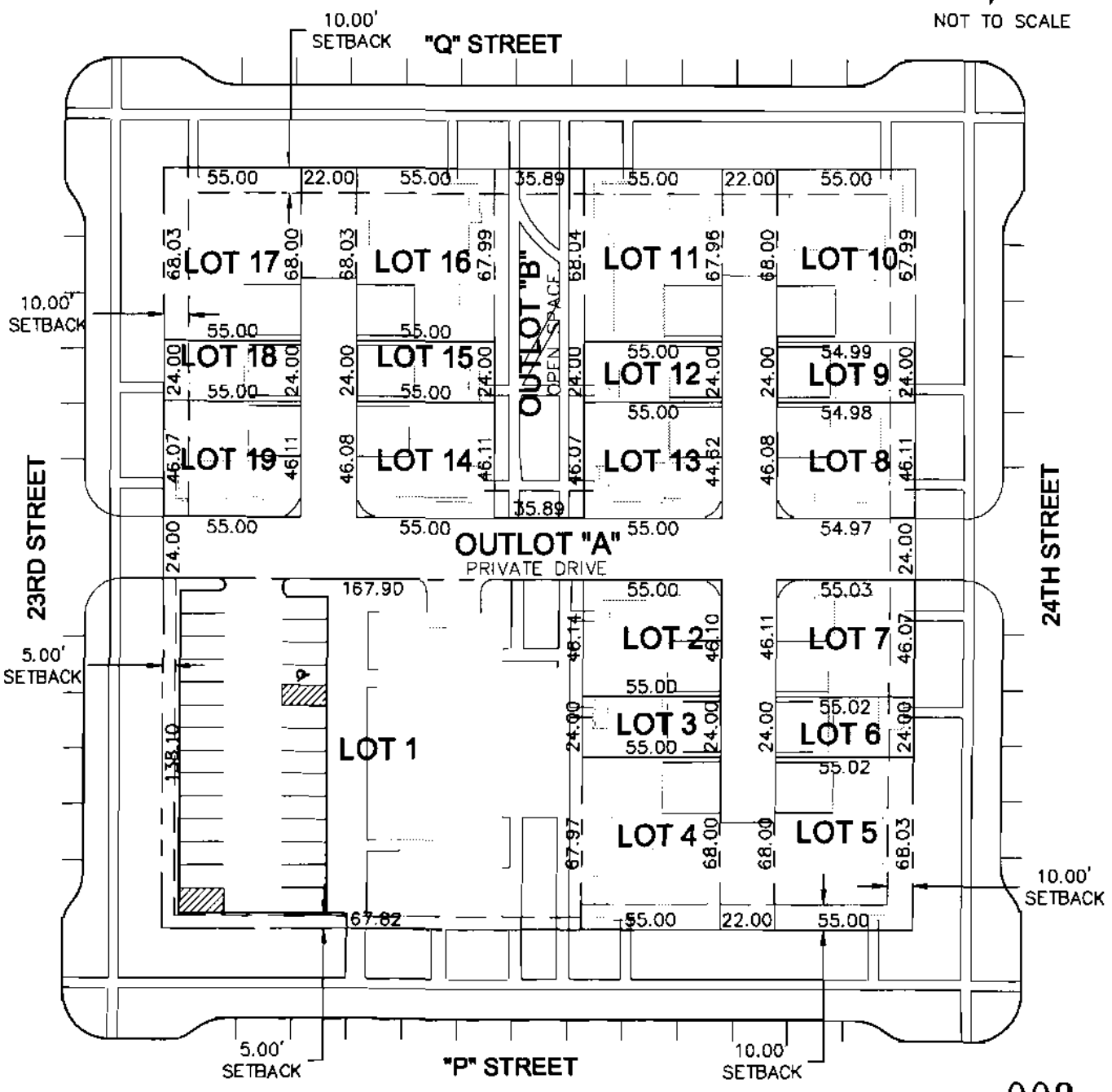
- R-1 to R-8 Residential District
- AG Agriculture District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial 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





NOT TO SCALE

DWG: F:\Projects\008-1551\LDVP\Exhibits\81551_EXH - 1.dwg USER: blang
DATE: Jan 05, 2009 3:19pm XREFS: p241006 81551_XBASE 81551_PBASE_1011 Setback



009

PROJECT NO:	008-1551
DRAWN BY:	BAL
DATE:	10/20/08

**ANTELOPE VILLAGE
EXHIBIT**



1111 Lincoln Mall, Suite 111
P.O. Box 84808
Lincoln, NE 68601-4808
TEL 402.474.8311
FAX 402.474.5180

EXHIBIT	1
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RECEIVED

DEC 17 2008

Lincoln/Lancaster Co.
Planning Department

December 17, 2008

CITY OF LINCOLN
NEBRASKA

MAYOR CHRIS BEUTLER
lincoln.ne.gov

Urban Development Department
David Landis, Director
808 "P" Street
Suite 400
Lincoln, Nebraska 68508
402-441-7606
fax: 402-441-8711

Marvin Krout, Director
City of Lincoln-Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear Marvin:

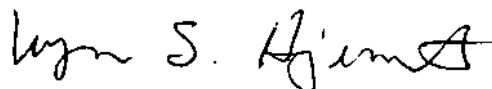
Enclosed is an amendment to the Antelope Valley Redevelopment Plan adding a new project to the Redevelopment Area. The project is located between P and Q, 23rd to 24th Streets and includes the construction of an office/condominium building of approximately 18,000 square feet with 8 to 10 condo units on the second and third floors. The development will also contain 18 townhomes for homeownership, totaling approximately 26,400 square feet.

The City Council will need to have a cost/benefit analysis which is not yet complete. It will be forwarded to them pending Planning Commission approval of the Plan Amendment.

Please forward the Plan Amendment to the Planning Commission for their earliest consideration. My understanding is that the Plan Amendment should be on the January 14, 2009 agenda.

If you have questions or need additional information, please contact me at 441-7606 or at whjemstad@lincoln.ne.gov. Thank you.

Sincerely,



Wynn S. Hjermstad, AICP
Community Development Manager

enc.

cc: David Landis, Director, Urban Development Dept.

**Proposed Amendment to the
Antelope Valley Redevelopment Plan
Antelope Village**

(Page 74g, of the Antelope Valley Redevelopment Plan)

K. Antelope Village

Project Description

The Antelope Village project will redevelop the block between 23rd and 24th, P and Q Streets. The project will consist of an office/condominium building of approximately 18,000 square feet with NeighborWorks Lincoln office space, a community room, workout facilities and 8 to 10 condo units on the second and third floors. The development will also contain 18 townhomes for homeownership, totaling approximately 26,400 square feet.

The project will require a vacation of the alley and relocation of sanitary sewer, municipal water service and other utilities. In addition, the project will involve rebuilding sidewalks, installing ornamental street lighting, and planting street trees in the public right-of-way. Public investment may assist in eligible expenditures, which may include acquisition, relocation, site preparation, and public infrastructure.

Statutory Elements

A. Property Acquisition, Demolition, and Disposal

Property acquisition is currently underway by NeighborWorks, Lincoln. Any public acquisition will follow the City's approved Land Acquisition Policy Statement, contained in Appendix 5. Any public relocation assistance will occur consistent with the Relocation Assistance Manual, contained in Appendix 6. Demolition will include clearing sites on the property proposed for this project, including necessary capping, removal or replacement of utilities, and site preparation. Any publicly acquired land will be negotiated for sale to the developer, NeighborWorks, through the redevelopment agreement process.

B. Population Density

The project site currently contains a 15-plex apartment building and five single family residential units. Additional single family properties were at the project location at one time, but have been demolished. Construction of the project's 8 to 10 condos and 18 townhomes will have a minor impact on population density, increasing slightly.

However, population density will return to nearly the same level as it was prior to demolition of the single family units.

C. Land Coverage

Land coverage will also increase somewhat; however, with the exception of the city-owned parcel, the block was initially all residential. As a result, the project will return the majority of the block to its original use, with a slight increase in land coverage.

D. Traffic Flow, Street Layouts, and Street Grades

The project is not likely to result in a significant increase in traffic. There is no impact to street layouts or street grades.

E. Parking

The private parking will be developed as a part of the project. A Planned Unit Development (PUD) is currently proposed for a four block area (22nd to 24th, P to R Streets) that includes the project area. The proposed PUD sets forth parking requirements consistent with the underlying B-3 zoning district for a portion of the project area and a required one stall per unit for the underlying residential zoning along 24th Street. The project will meet the requirements for parking.

F. Zoning, Building Code, and Ordinances

The project site currently contains both B-3 and R-6 zoning. The proposed PUD maintains the underlying zoning with modifications to permitted land uses, sign requirements, parking, and height and area requirements.

G. Financing

The estimated total cost to implement this mixed use redevelopment project is approximately \$8.2 million which includes approximately \$850,000 of public investment. The source of public funds for these improvements will be Community Improvement Financing, estimated to be \$650,000 generated from the private development within the project area.

Following is a preliminary site plan, subject to change.