

Issue: Existing Homes in Substandard Locations

Description: There are a few existing residential areas that are within the floodplain and adjacent to industrial uses. Should the Future Land Use map continue to promote residential uses in these substandard locations, or should their land use be updated in order to encourage non-residential redevelopment over time?

Examples:

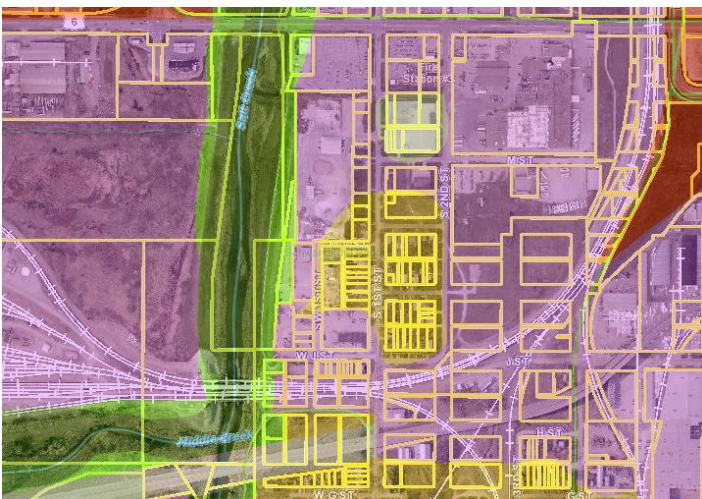
14th & Salt Creek

Proposal: Change the Residential area to Green Space or Industrial. The homes are within the 100-year floodplain and a Salt Creek Storage Area.



West O & 1st Street

Proposal: Change the Residential area to Industrial. The area is surrounded by industrial uses, directly adjacent to a railroad line, and within the 100-year floodplain and a Salt Creek Storage area. The neighborhood includes a small park (Schwartzkopf Park).



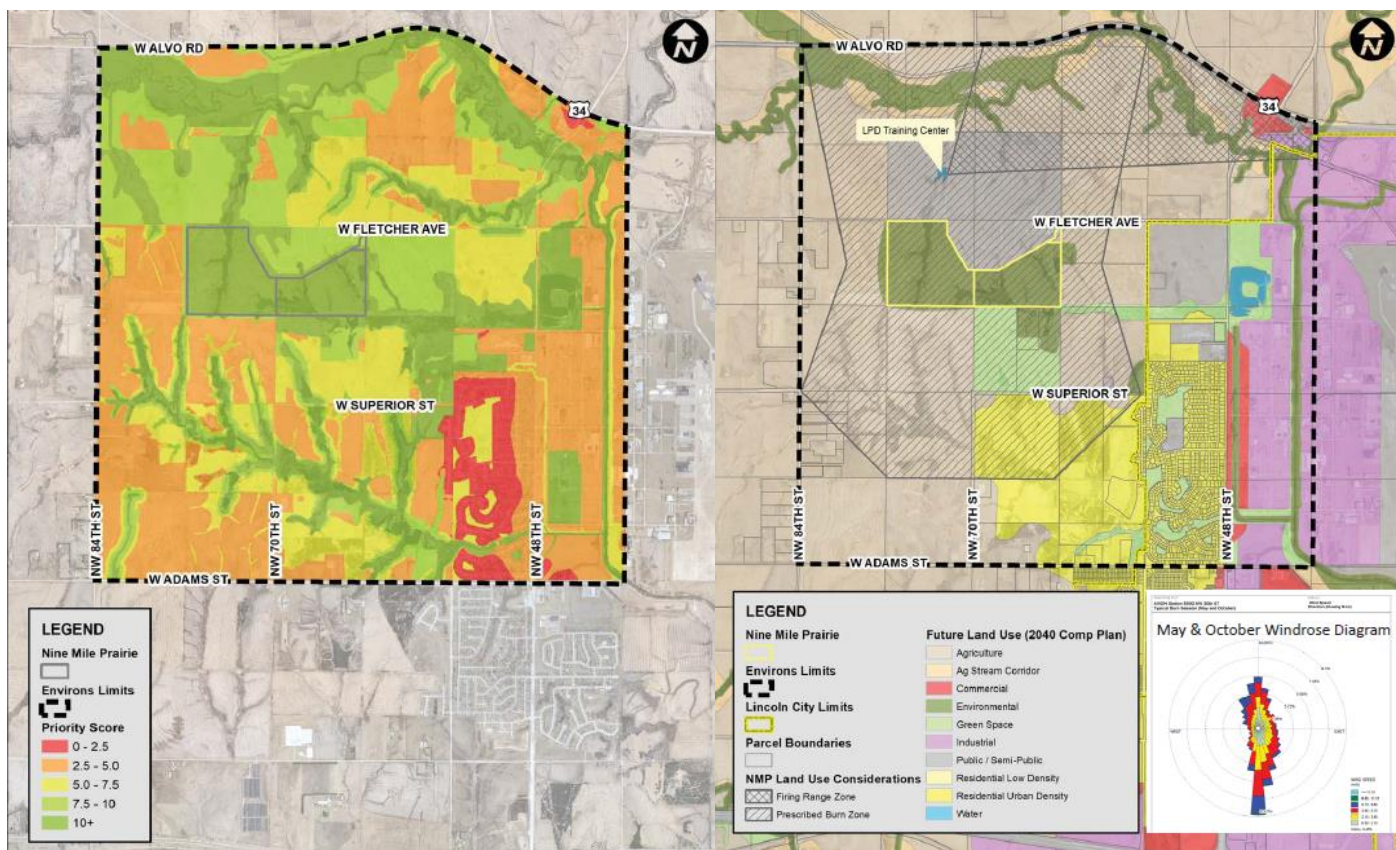
Issue: Natural Resource Protection

Description: Balancing protection of our natural resources while still providing adequate land to meet our growth needs.

Examples:

Nine-Mile Prairie

Proposal: Consider designating areas with a Habitat Priority Score of 7.5+ as Green Space or Environmental Resources. Several of these areas are currently designated as Residential in our 2040 plan.



Prime Farmland

Proposal: Prime farmland is a critical natural and economic resource. Per NRCS soil maps, Lincoln is surrounded by prime farmland, and most of the land suitable for development is prime farmland. Is there a way to identify critical farmland that should be protected when developing our growth areas?

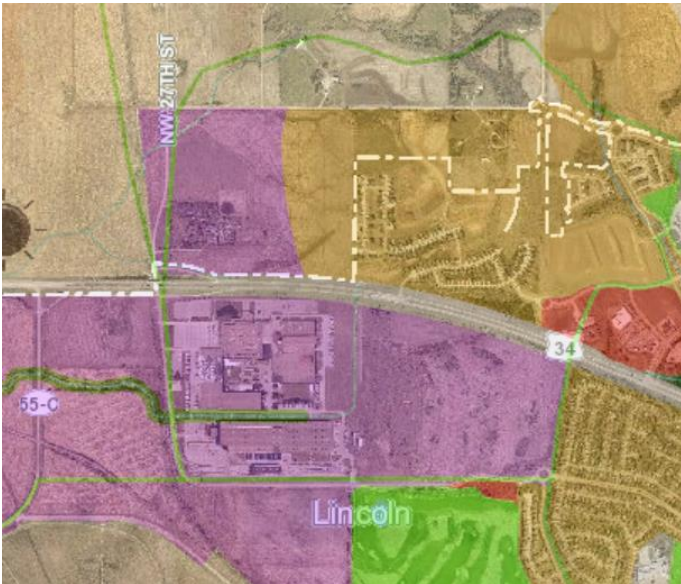
Issue: Existing Inactive Industrial Sites

Description: There are several large industrial sites in Lincoln that receive little interest from industrial developers. We are considering new industrial sites within our 2050 growth areas. Are there existing sites designated as Industrial that are no longer desirable for industrial development?

Examples:

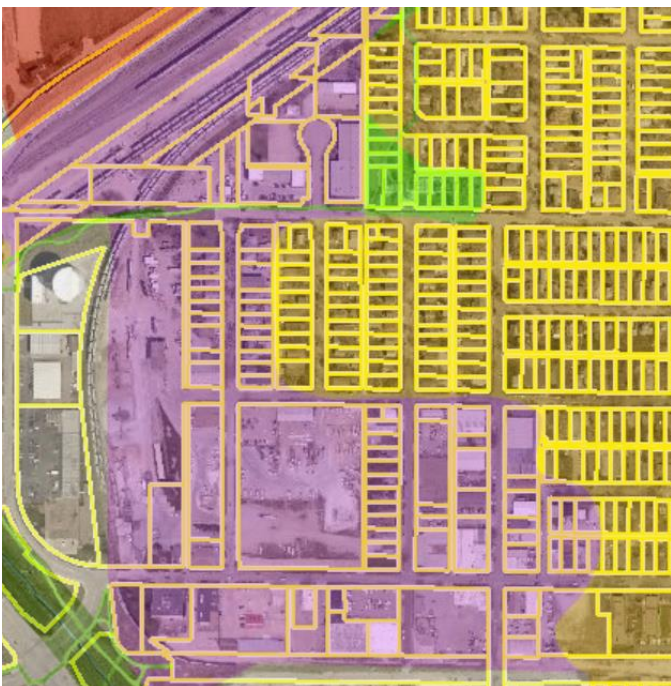
NW 27th & Highway 34

Proposal: Change the Industrial designation north of the highway to Residential. There has been significant residential demand to the east (Fallbrook and Highland View), and this site includes future recreational trails on its west side.



21st & Y

Proposal: Convert most of the Industrial area to Commercial. Long term vision for this location is mixed-use commercial and it currently has many vacant/underutilized parcels.



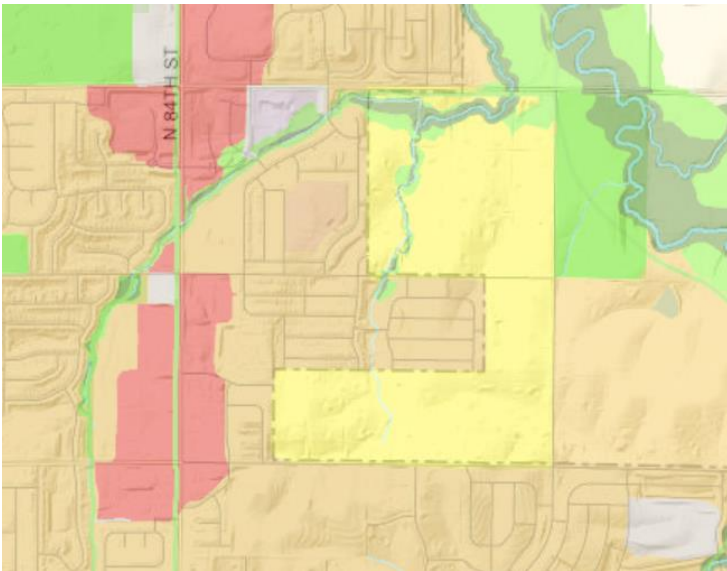
Issue: Acreages Annexed within the Future Service Limit

Description: There are many Low Density Residential areas located in Lincoln and the immediate surrounding area. Several of these acreage subdivisions are starting to urbanize with redevelopment proposals around their edges. In an effort to promote continued urban redevelopment, do we want to designate certain acreage subdivisions as Urban Density Residential?

Examples:

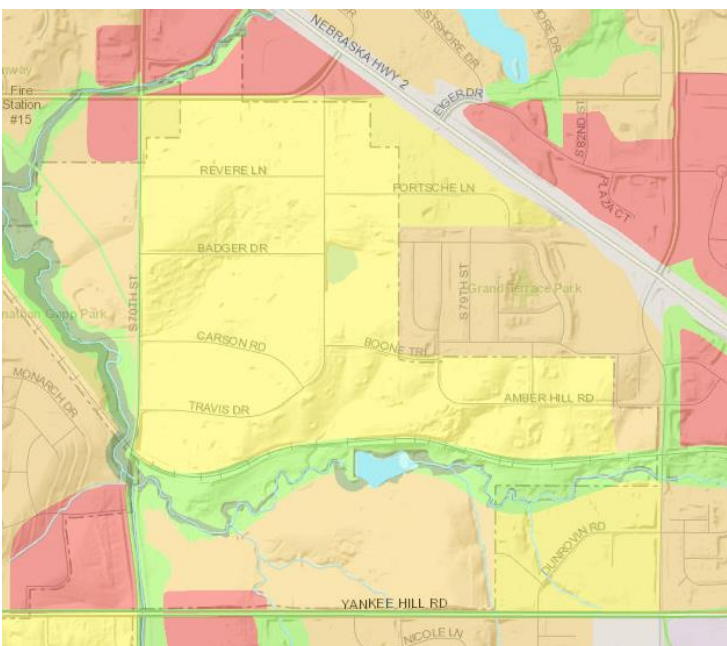
Holdrege to Adams, 84th to 98th

Proposal: Convert the Low Density Residential area to Urban Density Residential. There has been redevelopment interest in some of the lots.



Pine Lake & Highway 2

Proposal: Convert the Low Density Residential area to Urban Density Residential. There is development interest in several parcels and an approved urban redevelopment plan for several parcels on the north.



Issue: Non-Agriculture Uses in Rural Areas

Description: There have been a variety of applications in recent years that have raised the question of what types of uses are appropriate for the County. Several of these applications have resulted in long and contentious approval processes and made it clear that the Comprehensive Plan should include more guidance about rural uses.

Examples:

Non-traditional agriculture uses (such as animal feeding operations – commercial chicken barns, cattle feedlots, etc)

Event facilities

Alternative energy facilities (wind turbines, solar farms)

Miscellaneous commercial & industrial uses