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LANCASTER COUNTY
CLERK

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LANCASTER COUNTY, NEBRASKA

COMPREHENSIVE PLAN AMENDMENT NO.)
11003, BY THE DIRECTOR OF PLANNING,)
AT THE REQUEST OF THE LANCASTER)
COUNTY BOARD OF COMMISSIONERS,)
FOR DESIGNATION OF COMMERCIAL AND)
INDUSTRIAL USES AT HIGHWAY 2 AND)
HIGHWAY 43/SOUTH 162ND STREET,)
LANCASTER COUNTY, NEBRASKA)

RESOLUTION NO. R-12-0004

WHEREAS, the Director of Planning, at the request of the Lancaster County Board of Commissioners, wishes to amend the 2040 Lincoln/Lancaster County Comprehensive Plan to show commercial and industrial uses at the intersection of Highway 2 and Highway 43/South 162nd Street, Lancaster County, Nebraska; and

WHEREAS, the Lincoln-Lancaster County Planning Department recommends denial of Comprehensive Plan Amendment No. 11003, concluding that there is a long history of directing commercial and industrial development to the City of Lincoln and other incorporated towns in Lancaster County; and

WHEREAS, on December 14, 2011, the Lincoln-Lancaster County Planning Commission held a public hearing regarding said amendments; and

WHEREAS, on December 14, 2011, the Lincoln-Lancaster Planning Commission agreed with the staff recommendation and voted to recommend denial of Comprehensive Plan Amendment No. 11003; and

WHEREAS, on January 24, 2012, the Board of Commissioners of Lancaster County conducted a public hearing, regarding said amendment; and

WHEREAS, on January 24, 2012, the Board of Commissioners of Lancaster County voted to approve the amendment, as seen in Exhibit "A", attached hereto and incorporated by this

reference.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Lancaster County, Nebraska that the 2040 Lincoln-Lancaster County Comprehensive Plan be amended as provided in Exhibit "A", attached hereto and incorporated by this reference.

BE IT FURTHER RESOLVED, that any other references in said plan which may be affected by the above specified amendments be, and they hereby are, amended to conform to such specific amendment.

DATED this 24 day of January, 2012, at the County-City Building, Lincoln, Nebraska.

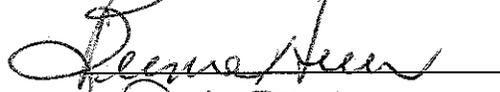
APPROVED AS TO FORM

this 24 day of
January, 2012.

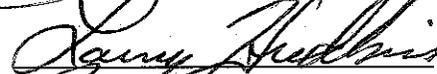


Deputy County Attorney
for JOE KELLY
County Attorney

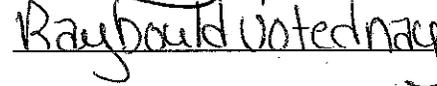
BY THE BOARD OF COUNTY
COMMISSIONERS OF LANCASTER
COUNTY, NEBRASKA











COUNTY BOARD FACTSHEET

TO : County Clerk
ATTENTION : Angela Zocholl
FROM : Marvin S. Krout, Director of Planning *M. Krout*
RE : **Comprehensive Plan Amendment No. 11003**
(Designation of commercial and industrial uses at Hwy 2 and Highway 43/S. 162nd Street)
DATE : January 3, 2012

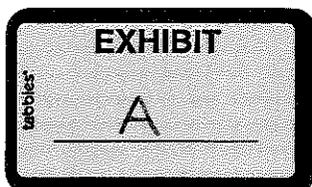
1. Attached is the Planning staff report (p.2-10 and 15-17) and the minutes of the Planning Commission (p.11-14) for **Comprehensive Plan Amendment No. 11003**, by the Director of Planning at the request of the Lancaster County Board of Commissioners, to amend the 2040 Lincoln-Lancaster County Comprehensive Plan to show commercial and industrial uses at the intersection of Highway 2 and Highway 43/South 162nd Street as follows:
 - A. Amend the County Future Land Use Plan to designate an area of over 200 acres for commercial and/or light industrial use about two miles north of Bennet, surrounding the intersection of Highway 2 and Highway 43/South 162nd. This would be a change to the "2040 Lancaster County Future Land Use Plan" which appears as Map 1.1 on page 1.8 and Map 12.1 on page 12.2 of the new plan to show approximately 75 acres of commercial land use surrounding the interchange of Highway 2 and Highway 43/S. 162nd Street, and approximately 140 acres of industrial land use to the northwest of that interchange. (See page 17, Option C)
 - B. Add language to page 5.5 of Business & Economy: Lancaster County, Outside of Lincoln to read:

Uses near the interchange of Highway 2 and Highway 43 (the Bennet exit) should be limited to commercial immediately surrounding the interchange that generally supports the agricultural community and those traveling through the area. The remainder of the designated area should be reserved for a potential large industrial employer which may desire to locate in a rural area with limited services and would be compatible with the surrounding rural residential area.
2. The staff recommendation to deny this amendment is based upon the "Analysis" as set forth on p.4-7, concluding that there is a long history of directing commercial and industrial development to the City of Lincoln and other incorporated towns in Lancaster County, as evidenced by a review of the City/County Comprehensive Plans over the past 35 years. This history is the result of many public conversations with City, village and rural residents who have consistently expressed a desire to maintain the rural landscape that Lancaster County has a long history of protecting. The 2040 Comprehensive Plan continues this long tradition by encouraging new commercial and industrial development within Lincoln and the other incorporated towns of the county as a way to strengthen the tax base, provide reliable services to businesses, and provide jobs convenient to the residents of those places. (Also See Conclusion on p.9-10). The staff presentation and discussion with the Planning Commission is found on p.11-12.
3. Testimony in support is found on p.12.
4. Testimony in opposition is found on p.13.
5. On December 14, 2011, the majority of the Planning Commission agreed with the staff recommendation and voted 8-1 to recommend denial (Francis, Lust, Butcher, Gaylor Baird, Hove, Sunderman, Esseks and Cornelius voting 'yes'; Weber 'no') See Minutes, p.13-14.

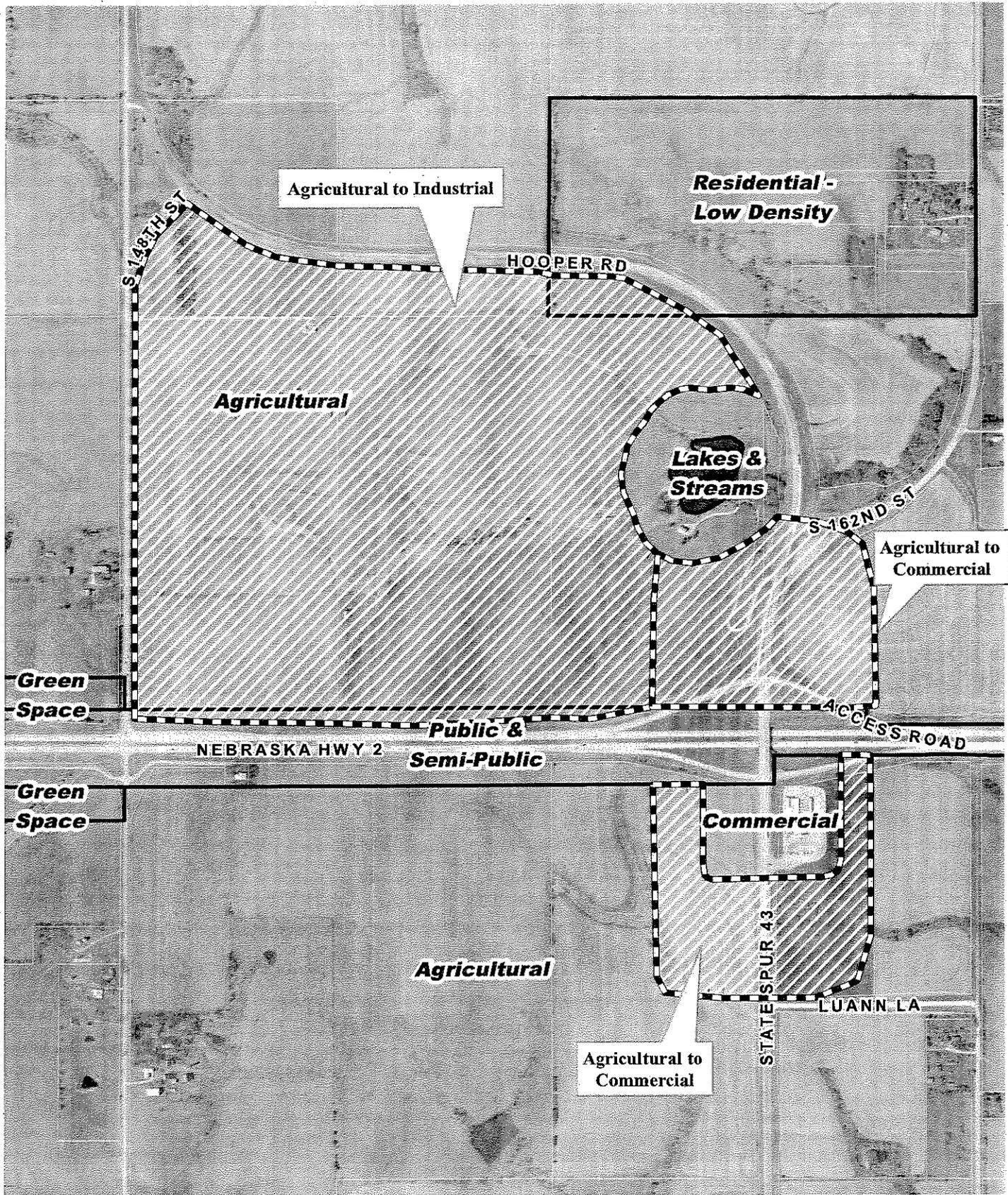
Please take the necessary steps to schedule this item for public hearing before the Lancaster County Board of Commissioners on **Tuesday, January 24, 2012**, at 9:30 a.m. The Planning staff is scheduled to brief the County Board on this item at its regular staff meeting on **Thursday, January 12, 2012, at 10:00 a.m.**, in Room 113 of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. If you need any further information, please let me know (402-441-6365).

cc: County Board
County Attorney
County Engineer
Kerry Eagan, County Commissioners

Gwen Thorpe, County Commissioners
Sara Hartzell, Planning



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CPA # 11003 : S 162nd St & Hwy 2

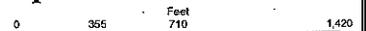
Res Land Use Category

Area of Amendment

Future Land Use

Ownership Parcels

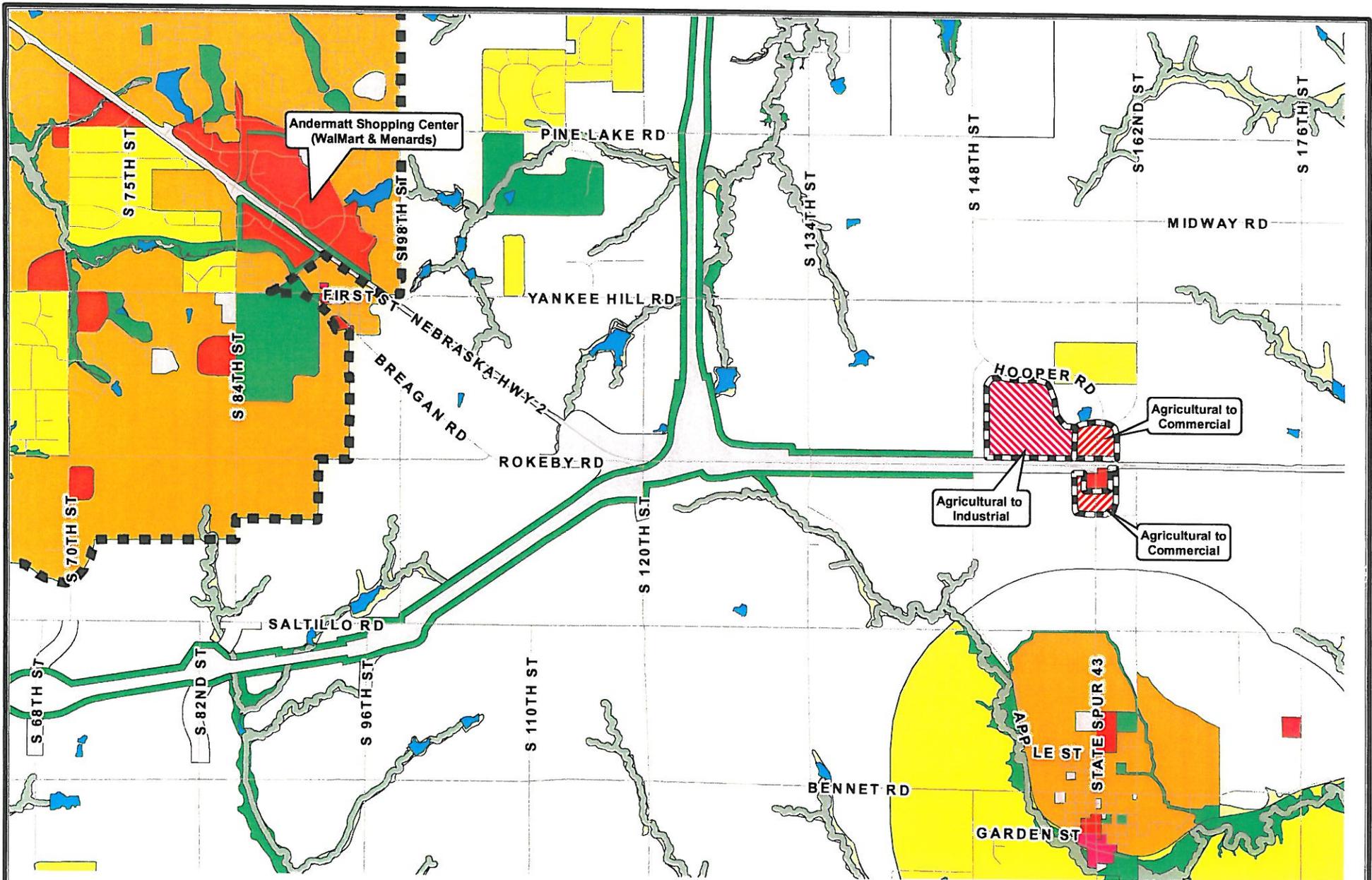
Proposed Future Land Use



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT



Information Technology Services
401 South 24th Street
Lincoln, Nebraska 68502
PH: 402.476.1000 FAX: 402.476.1007



CPA # 11003 : S 162nd St & Hwy 2

Proposed Future Landuse

- Public & Semi-Public
- Green Space
- Residential, Urban
- Industrial
- Lakes & Streams
- Agricultural
- Agricultural Stream Corridor
- Future Service Limit
- Environmental Resources
- Residential, Low Density
- Commercial
- Area of Amendment

