

**CITY OF PAPIILLION
PLANNING COMMISSION
STAFF REPORT**

JULY 29, 2020 AGENDA

**SOUTHWEST SUB-AREA
FUTURE LAND USE MAP AMENDMENT
CPA-20-0001**

I. GENERAL INFORMATION

A. APPLICANT:

City of Papillion
122 E Third Street
Papillion, NE 68046

B. REQUESTED ACTION:

Approval of an amendment to the Future Land Use Map for the 156th Street and Capehart Road Sub-Area

C. SUB-AREA DESCRIPTION:

North Boundary: Schram Road and I-80, as applicable
East Boundary: HWY 50
South Boundary: Platteview Road
West Boundary: 192nd Street

Said Sub-Area excludes those areas that are within the future boundaries of the City of Gretna and the City of Springfield pursuant to the respective interlocal cooperation agreements for boundaries with those cities.

II. BACKGROUND INFORMATION

A. COMPREHENSIVE PLAN SPECIFICATIONS:

The Comprehensive Plan provides an essential legal basis for land use regulations like the Zoning Ordinance and Subdivision Regulations. Further, the Comprehensive Plan communicates the vision of the community and outlines actions necessary to achieve that vision.

B. RELEVANT CASE HISTORY:

The City of Papillion is required by Nebraska State Statute to adopt a Comprehensive Plan. The first Comprehensive Plan was adopted in 1976. The most recent overall update of the Comprehensive Plan was adopted in 2002.

In December 2016, the Papillion City Council approved a Comprehensive Plan Amendment to amend the Future Land Use Map for the HWY 50 and HWY 370 Sub-Area. Said Sub-Area is bounded by HWY 370 on the north, HWY 50 on the east, Capehart Road on the south, and I-80 on the west. The Future Land Use Map adopted with said amendment was based on a Sarpy County Future Land Use Map adopted in 2015.

In October 2017, the Papillion City Council approved a Comprehensive Plan Amendment for the S 156th Street and Capehart Road Sub-Area.

C. APPLICABLE ORDINANCES AND REGULATIONS:
Nebraska State Statute, Comprehensive Plan

III. ANALYSIS

A. STAFF COMMENTS:

1. This is a request for approval of an amendment to modify the Future Land Use Map to adopt future land use designations for the Southwest Sub-Area to be consistent with the pending overall update to the Comprehensive Plan and Future Land Use Map.
2. The City of Papillion's Future Land Use Map was adopted in 2002. The map does not include future land use designations for the Southwest Sub-Area. Given the extensive growth within the I-80 and Highway 50 corridors and the creation of the Sarpy County and Sarpy Cities Wastewater Agency to facilitate the construction of a wastewater system to serve the area south of the ridgeline, it is anticipated that interest in development within this sub-area will increase. Accordingly, it is in the best interest of the community to establish a plan for the future land use within the sub-area.
3. The Southwest Sub-Area Future Land Use Map will supersede the corresponding land areas within the Comprehensive Amendments for the HWY 50 and HWY 370 Sub-Area and the 156th Street and Capehart Road Sub-Area.
4. It should be noted that the Southwest Sub-Area excludes any area that is identified as being within the future boundary of either the City of Gretna or the City of Springfield based upon the respective interlocal cooperation agreements with such cities.
5. A draft Future Land Use Map that will include the City's jurisdiction and anticipated future growth areas is being prepared as part of an overall update to the Comprehensive Plan. The Southwest Sub-Area is based on the analysis from such draft.
6. The proposed future land use designations are consistent with the development pattern established in the Southwest Sub-Area, which includes Oxbow Way (zoned LI), South Highway 50 Addition (zoned LI), unplatted land owned by The Travelers Indemnity Company (zoned LI), and Sarpy County Power Park West (zoned MU). The established uses include Oxbow Animal Health's warehouse and distribution center, the Omaha Box Company manufacturing and distribution warehouse, a data center for The Travelers Indemnity Company, and a cluster of data centers for Facebook.

7. The proposed future land use designations are a mix of Business Park, Industry, Civic/Public Utilities, Mixed Use, Medium to High Density Residential and Low Density Residential.
8. The proposed future land use designations of Business Park and Industry are consistent with the vision identified in the Comprehensive Plan:
 - a. “Over time Papillion will become a desirable regional business address, especially for those self-employed residents and business owners who will seek to move their businesses close to their residences. It is also important to provide ample land for the expansion or relocation of Papillion’s existing industrial uses as individual companies prosper and expand.” (Page 21)
 - b. Further, the Comprehensive Plan identifies the I-80 corridor as a region where industrial uses may be accommodated. (Pages 21 and 41)
 - c. The Highway 370 corridor west of 114th Street is also identified as a location for “office, major commercial development, and industrial development completed to high design standards.” (Page 28)
 - d. Business Parks are to accommodate “developments that combine office, warehousing and distribution, and limited industrial uses in ‘flex’ buildings, and more conventional industrial uses.” (Page 28)
 - e. “Increasingly, Sarpy County is becoming the major new contemporary industrial location for the metropolitan area. With a few exceptions, most of Omaha’s western edge has developed residentially, building in strong neighborhood opposition to significant industrial development. Orderly and careful planning in both Papillion and La Vista can help ensure that the two cities can reserve land for industrial development that enjoys excellent regional interstate and rail access.” (Page 41)
9. The proposed future land use designations of Medium Density Residential are consistent with the vision identified in the Comprehensive Plan:
 - a. Medium Density Residential is to be located along section line roads. (Page 28)
 - b. Medium Density Residential is generally compatible with Neighborhood Mixed Use and Residential/Office Mixed Use. (Page 46)
10. The proposed future land use designation of Mixed Use is consistent with the vision identified in the Comprehensive Plan because Mixed Use Districts are located at major intersections such as intersections of major or collector streets. (Page 28 and 44).
11. The Southwest Sub-Area Future Land Use Map includes a conceptual street system comprised of a new Ridgeline Boulevard and Parkways.

The proposed boulevard would run generally along the ridgeline which runs east-west through Sarpy County. The proposed boulevard intersects with the arterials at ¼-mile or ½-mile locations to fit within the larger street network. Branching off of the boulevard would be parkways which run along the greenways. The greenways follow the existing natural stream corridors. Exhibits are provided which illustrates the proposed boulevard and parkway network, respectively.

- a. The boulevard is proposed to be a 2-lane street with parallel parking along both sides. There would be a wide parkway strip along both sides of the boulevard with a shared use path along one side and a sidewalk along the other side. Figure X-8 depicts the boulevard typical section.
- b. The parkways are proposed to be a 2-lane section with parallel parking along both sides. These sections would typically be fronted by houses on one side and greenways on the other side. On the greenway side, there would be a shared use path and along the housing side a sidewalk. Figure X-9 depict the parkway typical section.

The conceptual street system is intended to show a concept for how streets could be aligned as development occurs. It should be noted that the conceptual street system may be subject to change as development applications are received and processed.

IV. RECOMMENDATION

Approval based on:

1. Compliance with Nebraska State Statute.
2. Consistency with the current Future Land Use Map, as previously amended.
3. Consistency with the goals of the Comprehensive Plan.
4. Consistency with the existing development pattern established within the Southwest Sub-Area.

V. COPIES OF REPORT TO:

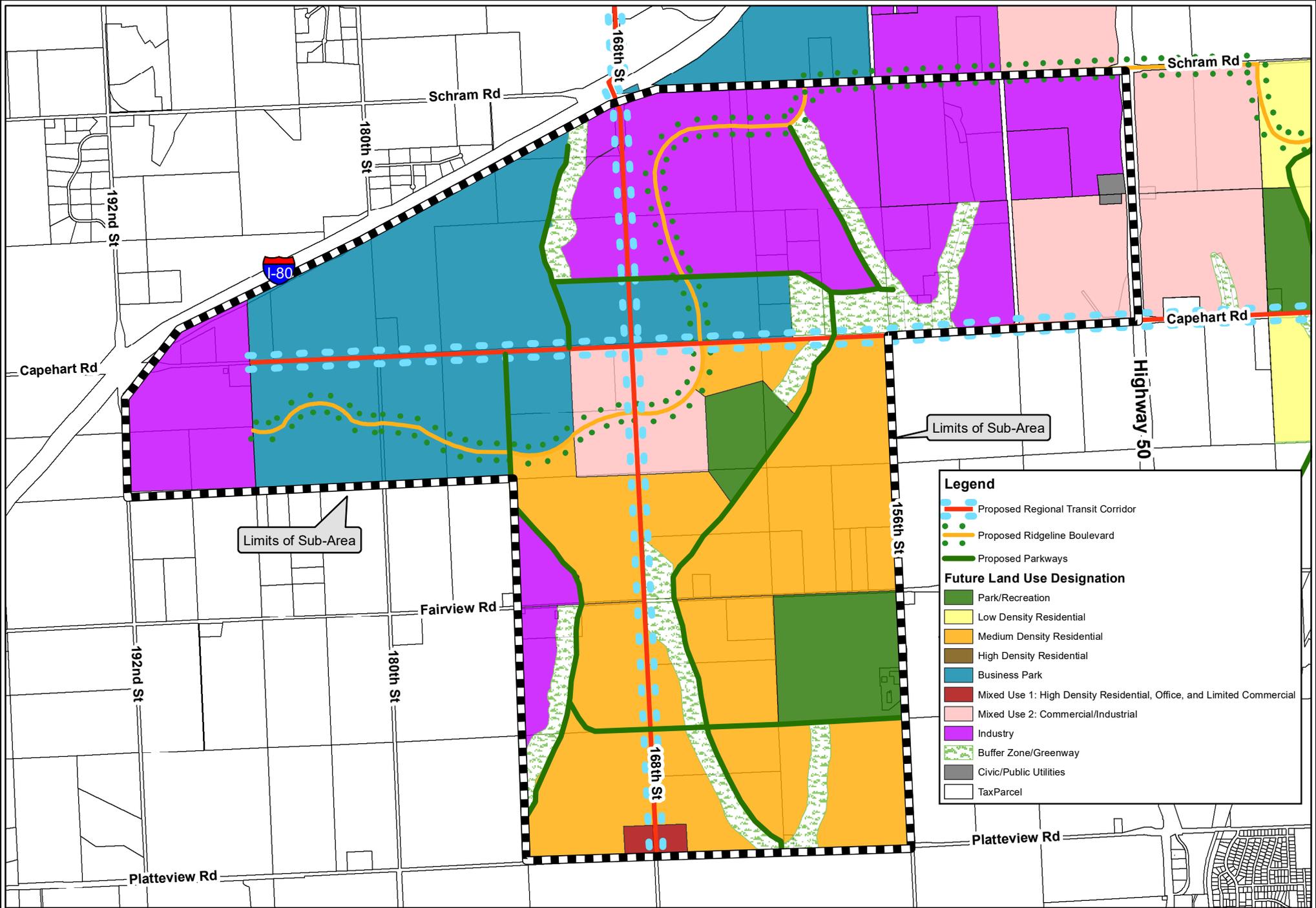
Public upon request

VI. ATTACHMENTS:

Southwest Sub-Area Future Land Use Map

Report prepared by:

Travis Gibbons, Assistant Planning Director

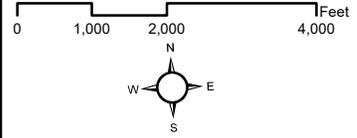


Legend

- Proposed Regional Transit Corridor
- Proposed Ridgeline Boulevard
- Proposed Parkways

Future Land Use Designation

- Park/Recreation
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Business Park
- Mixed Use 1: High Density Residential, Office, and Limited Commercial
- Mixed Use 2: Commercial/Industrial
- Industry
- Buffer Zone/Greenway
- Civic/Public Utilities
- TaxParcel



Southwest Sub-Area Future Land Use

