

AGENDA ITEM COVER SHEET

Planning Commission Meeting

Date Submitted: 08-22-2022

DATE: 08/22/2022

SUBMITTED BY: Tom Ourada, City Administrator

ITEM:

Provide a recommendation to the City Council on amending the Comprehensive Plan to change the Land Use Plan and future land use map for the Northeastern quadrant of the City.

SUMMARY:

The Land Use Plan component of the Comprehensive Plan currently specifies that future commercial development should occur in Downtown Crete and along the Highway 33/103 Corridor and that residential development should occur in the northeast, east, and southeast areas of the city.

The current future land use map designates the land south of Walmart and CAMC as mostly multi-family residential, with a small strip of commercial along 29th Street.

Ron Dittmer would like to develop the western half of the land as a mixture of commercial and residential uses. Right now, this development would not be in accordance with the comprehensive plan, so an amendment to the plan would need to be done to allow it.

BACKGROUND/PAST ACTION:

The original future land use map in the Comprehensive Plan specified the land should be zoned for single-family residential use except for the southwestern corner, which was specified as multi-family residential use.

In 2019, the Comprehensive Plan was amended to change portions of the future land use map. This land was changed from single-family residential use to a mixture of commercial use, multi-family residential use, and parks/open space.

LEGAL REVIEW:

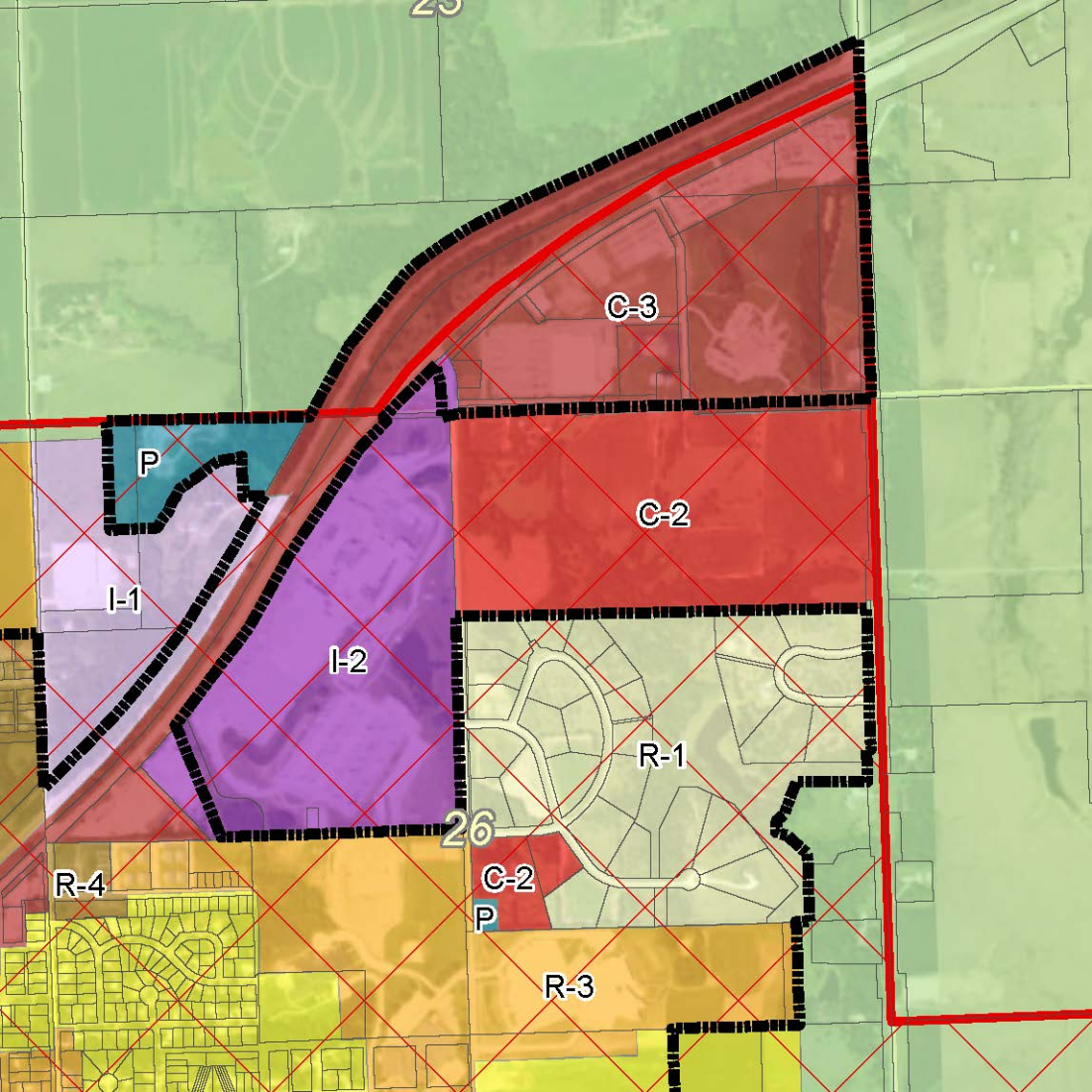
The Planning Commission is required to make reports and hold public hearings on its recommendations regarding the amendment of the comprehensive plan. The comprehensive plan and its amendments must be designed to accommodate anticipated long-range future growth, which must be based upon documented population and economic projections.

All zoning decisions (regulations, district changes, etc.) must be made in accordance with the comprehensive plan.

ATTACHMENTS:

Portions of the current zoning map, old future land use map, and current future land use map.

Resolution recommending amendments to the Comprehensive Plan.



FUTURE LAND USE MAP

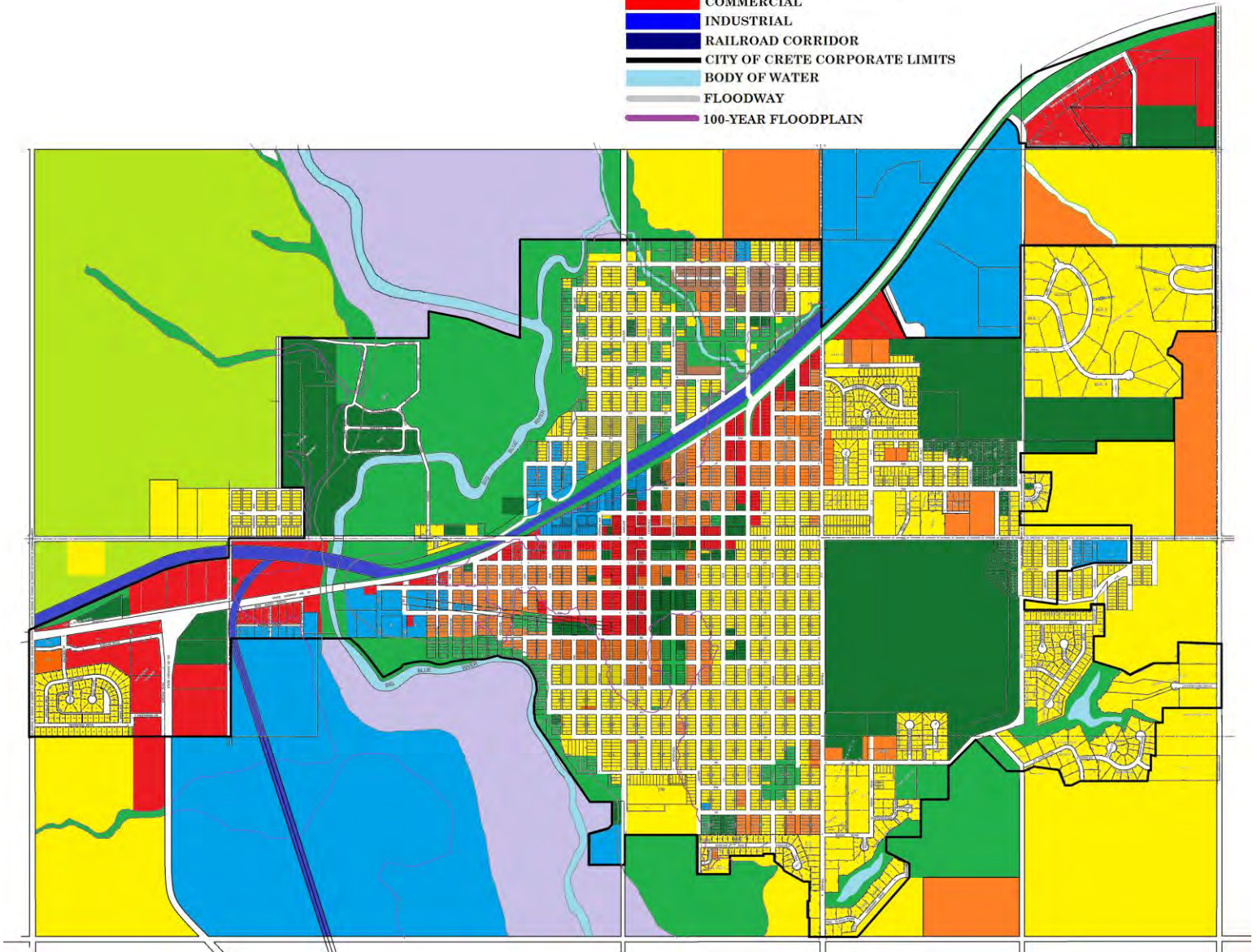
CORPORATE LIMITS & ADJACENT

CRETE, NEBRASKA

2024-2039



LEGEND	
	PARKS/RECREATION
	PUBLIC/QUASI-PUBLIC
	SINGLE FAMILY RESIDENTIAL
	MULTIFAMILY RESIDENTIAL
	MOBILE HOME RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	RAILROAD CORRIDOR
	CITY OF CRETE CORPORATE LIMITS
	BODY OF WATER
	FLOODWAY
	100-YEAR FLOODPLAIN



HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

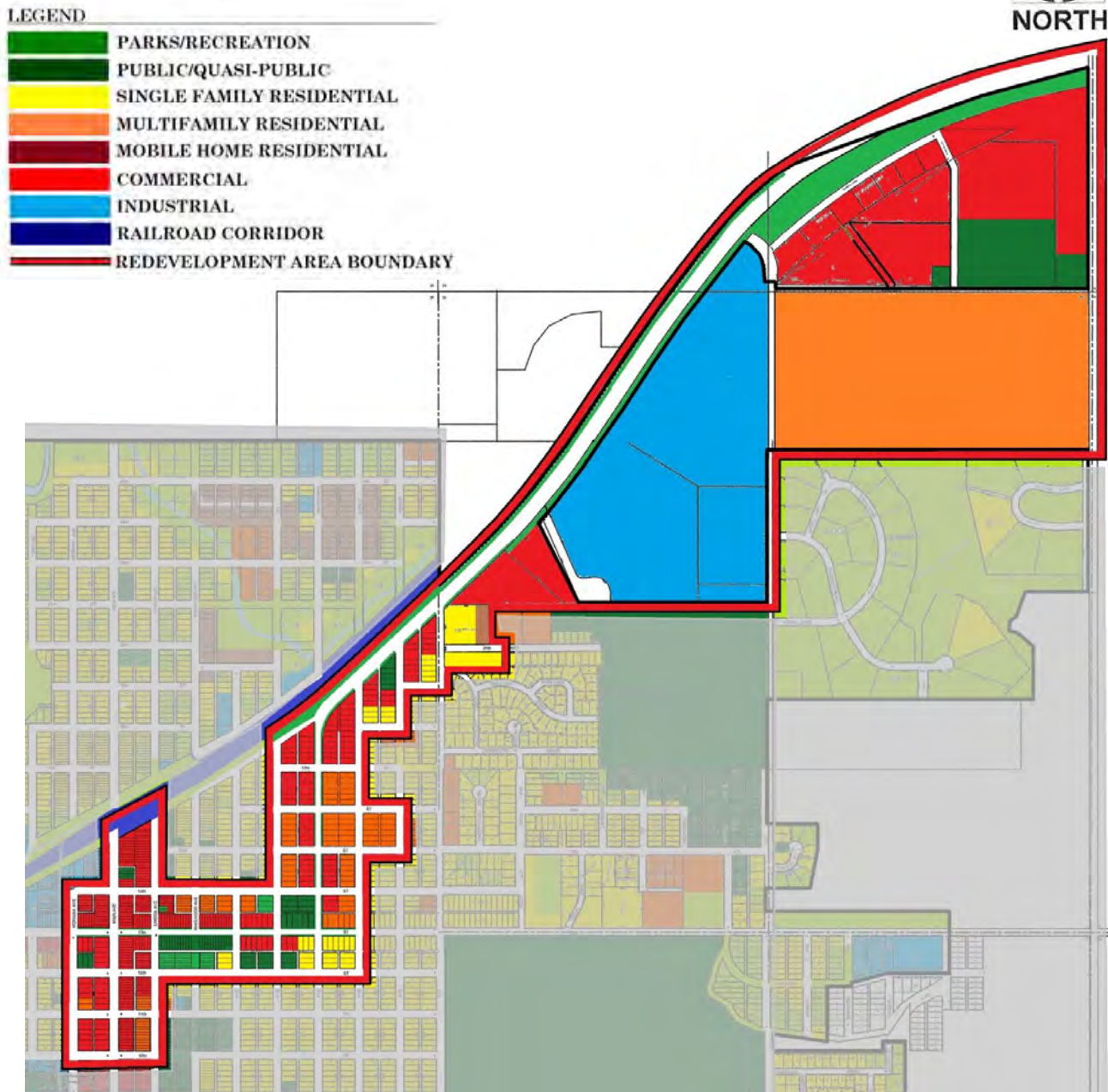
ILLUSTRATION 2.2

REDEVELOPMENT AREA #1 - FUTURE LAND USE MAP

CORPORATE LIMITS & ADJACENT

CRETE, NEBRASKA

2014



HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

***Lincoln, Nebraska* 402.464.5383 ***

ILLUSTRATION 2.4

RESOLUTION NO. 2022-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CRETE, NEBRASKA RECOMMENDING THE ADOPTION OF AN AMENDMENT TO THE COMPREHENSIVE PLAN TO CHANGE THE LAND USE PLAN AND PORTIONS OF THE FUTURE LAND USE MAP RELATED TO THE NORTHEASTERN QUADRANT OF THE CITY.

WHEREAS, in 2015, the City of Crete (“City”) adopted its current Comprehensive Plan, which includes a Land Use Plan that provides policies and guidance on development opportunities, requirements, and the future utilization of land in and around the city as well as future land use maps that specify how land should be zoned to control the growth and development of residential, commercial, and industrial areas;

WHEREAS, the Land Use Plan within the Comprehensive Plan provides that commercial development should occur in Downtown Crete and along the Highway 33/103 Corridor and that residential development should primarily occur in vacant land in the northeast, east, and southeast portions of the City’s zoning jurisdiction;

WHEREAS, the original future land use maps depicted in the Comprehensive Plan specify that the land south of 29th Street, north of Farrington Acres, and between Iris Avenue and County Road 2400 (“Land”) should be zoned for single-family and multi-family residential uses;

WHEREAS, the Planning Commission and the City retained Jeff Ray with JEO Consulting Group to perform a quadrant study in 2018-19 to track developmental changes in land use around the city and to update the future land use maps;

WHEREAS, upon the Planning Commission’s recommendation, the City adopted its first amendment to the Comprehensive Plan on December 17, 2019, which amended the future land use maps and primarily changed how land in the southwestern and northeastern quadrants of the city should be zoned;

WHEREAS, the 2019 future land use map for the northeastern quadrant of the city specifies that the northern 150 feet of the Land, which is adjacent to 29th Street, should be zoned for commercial use and the remaining portion of the Land should be zoned for multi-family residential use and parks/open space;

WHEREAS, the property owner of the Land would like to develop it to be a mixture of commercial and residential uses and has requested the policies, guidance, and future land use maps of the Comprehensive Plan be amended to specify commercial use on the western one-half of the Land and multi-family residential use on the eastern one-half; and

WHEREAS, the Planning Commission has reviewed the proposed amendments to the Comprehensive Plan, has held a public hearing on the matter, and has duly considered all testimony, development trends in the area, and whether the proposed amendments are in the public’s best interest.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CRETE, NEBRASKA:

Section 1. That the policies and guidance found in the Land Use Plan section of the Comprehensive Plan should be amended to provide for commercial development along Iris Avenue south of the Highway 33/103 Corridor to complement the existing commercial land uses in Cardinal Lane Commercial Subdivision.

Section 2. That the future land use maps, as amended in 2019, should be further amended to:

1. Change the future zoning for the western one-half of the Land from multi-family residential to commercial;
2. Change the future zoning for the northern 150 feet of the eastern one-half of the Land from commercial to multi-family residential; and
3. Retain the existing future zoning for parks/open space as depicted in the 2019 future land use maps.

PASSED AND ADOPTED the 22nd day of August 2022.

Chair