

Northeast Sector Plan

Questions and Answers

What is the purpose of this Sector Plan?

- This Sector Plan is a document that sets policy for the future development of the planning area. The plan will be one of the tools used by the Board of County Commissioners, City Commission, and Planning Commission when reviewing development proposals. The Plan establishes owner and developer expectations for the future highest and best use of property taking into account the likelihood of City services being provided to the area; the historical growth pattern; the topographical elements (storm drainage); and other natural and manmade opportunities and constraints of the area (transportation, soils, etc.).

Does this plan rezone property or otherwise change the approved existing uses for property within the planning area?

- No, the plan does not rezone any property, nor does it annex any property. The approved existing uses for property will not change when this plan is adopted. The plan establishes reasonable expectations for appropriate future zoning and annexation of property.

Does this plan remove any current/existing development rights?

- No, properties will enjoy all of the rights currently available under the existing zoning.

How could incentives work in the preservation of Class 1 & 2 soils?

- There are programs available, such as Transfer of Development Rights, that have been successful in high growth regions; however, for many reasons such a program may not be successful in Douglas County. Most incentives will likely take the form of private or public/private programs that aim to hold the land in perpetuity. Examples include:
 - Conservation easements – may provide tax advantages to owners.
 - ECO² recommendations – if funded, soil preservation could be one of the types of land to preserve as a tradeoff to industrial development.
 - There may be opportunities for public/private programs yet to be established.

Does this plan institute new rules for farming in the area?

- No. This Sector Plan does not set forth any policy to encourage changes in farming practice.

Does this plan create new rules for farming on Class 1 and 2 soils?

- No. This Sector Plan does not set forth any policy to encourage changes in farming practice.

What is the status of the Airport Master Plan update?

- The City has made an application to the Federal Aviation Administration for the plan update, but Congress has not authorized funding. The anticipated start date is

September, 2010 with completion in 9-12 months. It is not anticipated that the airport boundaries will significantly change.

Is a new soil conserving agri-industry zoning district necessary to implement the plan?

- Staff does not feel a new zoning district is necessary as soil conserving agri-industry businesses can be accommodated by both the County's Zoning Regulations and also by the City's Land Development Code. The plan is a guide and this concept is derived from Horizon 2020 – Chapter 7 which says: "Soil conserving agri-industry businesses that will protect the quality of existing high-quality agriculture land either through agriculture use or preservation for future agriculture use should be encouraged to locate" in those areas with high quality agriculture land, but does not mandate such. Determinations of whether a development project complies with the plan will be up to the appropriate governing body.

What is soil conserving agri-industry?

- Soil conserving agri-industry is a future land use category for new development that is explained in 3.2.1.4 of the Northeast Sector Plan :

3.2.1.4 Soil Conserving Agri-Industry

The intent of the Soil Conserving Agri-Industry category is to allow for soil conserving agriculture-related businesses that conserve and use the Class 1 and 2 Soils in the area and that take advantage of Highway 24/40 and I-70 for materials transportation. Soil conserving agri-industry business is a term with its basis found in Horizon 2020 Chapter 7 – Industrial and Employment-Related Land Use. This Plan seeks to better describe the intent of this classification. The distinction between the Soil Conserving Agri-Industry classification and Industrial/Employment classifications is the component of protecting and/or using existing high-quality agricultural land either through agricultural use or preservation for future agricultural use.

Protection of the soils through agriculture use or preservation can be implemented in different ways and the community should be open to creative ways that development projects could utilize this classification. Projects that could meet the value of this classification include, but are not limited to, the following: crop research, local food production, or small amounts of conventional industrial with large percentages of the soil protected or used for agriculture. The Soil Conserving Agri-Industry Use may or may not urbanize. This use is identified south of Highway 24/40 and also should be included at Midland Junction when a nodal plan is developed for that area.

Intensity: Medium-High

Zoning Districts: Douglas County – I-1 (Limited Industrial District) and I-2 Light Industrial District; Lawrence – IBP (Industrial and Business Park District) IL (Limited Industrial District), IG (General Industrial District), PD (Planned Development Overlay)

Primary Uses: Soil-conserving agri-businesses

- All four words of "Soil Conserving Agri-Industry" need to be used together when discussing this land use classification. For example, a meat packing plant is an agriculturally-related industrial use, but it does not conserve soil. A crop research business that has a couple of buildings and is growing crops for research on the majority of the property would be considered a soil conserving agri-business.

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July 12, 2010

How does stormwater around the airport currently drain?

- Staff will present a graphic at the July Planning Commission meeting.