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FLOOR DEBATE

April 11, 2005 LB 161

three-fourths, if there's a 12-member board, that would be 9 of the 12...

SENATOR CHAMBERS: You may have thrown me a curve. Did you say the developer is going to build according to what the zoning is?

SENATOR JENSEN: According to what the comprehensive zoning plan is. Now, this is...this comprehensive zoning plan is for land that has not really been zoned yet. But they're...

SENATOR CHAMBERS: So there is...

SENATOR JENSEN: ...indicating that this is what they think it should be used for.

SENATOR CHAMBERS: That's what I need to get clear. There is no zoning at this point, of a formal nature. There's just a plan, a proposed plan for the development and the type of zoning which would facilitate that development or that movement. But the council or the board has not put in place any specific zoning in that area. Is that what you're telling me?

SENATOR JENSEN: I guess what they have put in place is suggested zoning. And then the developer says, okay, I would like to zone it for that. All land is zoned something.

SENATOR CHAMBERS: Right.

SENATOR JENSEN: And in Omaha...I'm not familiar with Lincoln, but in Omaha it used to be everything was zoned Suburban 2, until you would come in and zone it for Residential 3, Residential 2, commercial zoning, whatever it might be. But still, you would look at what the overall city or county said what their comprehensive zoning plan would be, and then you rely on that, and then you go in and ask for zoning.

SENATOR CHAMBERS: And if you're asking for zoning that complies with that plan, this process you're talking about would still come into play, and 20 percent objection would require a supermajority?