

FACTSHEET

TITLE: CHANGE OF ZONE NO. 16027
Remove Landmark Designation of former
Sophy Teeter Nurses Homes
(1650 Lake Street)

BOARD/COMMITTEE: Planning Commission

APPLICANT: Bryan Medical Center

RECOMMENDATION: Approval (6-0: Sunderman,
Harris, Cornelius, Corr, Weber and Hove voting 'yes';
Lust and Scheer absent).

STAFF RECOMMENDATION: Approval

OTHER DEPARTMENTS AFFECTED: N/A

SPONSOR: Planning Department

OPPONENTS: None present at hearing.

REASON FOR LEGISLATION:

Request to remove the Landmark Designation from that portion of the medical campus of Bryan Medical Center that formerly housed the Sophy Teeter's Nurses Home located at 1650 Lake Street.

DISCUSSION/FINDINGS OF FACT:

1. The staff recommendation of approval is based upon the "Analysis" as set forth on p.3, concluding that this request would remove the landmark overlay from the site of the former Teeters building.
2. On October 28, 2016, this application appeared on the Consent Agenda of the Planning Commission.
3. On October 28, 2016, the Planning Commission voted 6-0 to recommend approval of the landmark designation.

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer

DATE: October 31, 2016

REVIEWED BY: David R. Cary, Planning Director



DATE: October 31, 2016

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LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for October 26, 2016 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No. 16027–removal of landmark overlay

PROPOSAL: A request to remove the landmark designation from the portion of the Bryan Medical Center West campus which was the site of the former Sophy Teeter Nurses Residence, now demolished.

LOCATION: An area on the Med. Center campus near the northwest corner of Lake Street and S. 17th Street

LAND AREA: 20,000 square feet, more or less

EXISTING ZONING: R-4, Residential District

WAIVER/MODIFICATION REQUEST:
None.

CONCLUSION: This request would remove the landmark overlay from the site of the former Teeters building.

RECOMMENDATION:	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 4-6 of Johnson's 2nd Addition and Lots 4 and 5, Meeses Subdivision, located in the SW 1/4 of Section 36-10-6, Lincoln, Lancaster County, Nebraska, generally located at 1650 Lake Street.

EXISTING LAND USE: Site of recently demolished building.

SURROUNDING LAND USE AND ZONING:

North: Non-Residential Healthcare Facility; R-4
South: Residential, R-4
East: Church, School, and Residential, R-4
West: Non-Residential Healthcare Facility; R-4

HISTORY:

May 1979 Converted from B, Two-Family to R-4, Residential during the 1979 Zoning Update.

March 1983 Special Permit No. 1020 for expansion of the hospital was granted.

1987-2001 Various amendments (A-G) to Special Permit No. 1020G were approved.

- November 2002 Former Sophy Teeters Nurses Residence was designated a Landmark under LMC27.57.

- June 2015 Special Permit No. 1020H was approved to add the former grocery store site on the southwest corner of 17th and South Streets to the medical center campus.

- March 2015 Bryan Medical Center applied to Historic Preservation Commission for demolition of Teeters Nurses Residence and for construction of a memorial garden on the site.

- April 2015 Historic Preservation Commission denied a preservation certificate for demolition of the Teeters Nurses Residence.

- November 2015 Planning Director issued a Certificate of Allowance for demolition of Teeters Building after expiration of 6-month waiting period, as required under LMC27.57.

- July 2016 The former Independence Center, originally Sophy Teeters Nurses Residence, was demolished.

- August 2016 Special Permit No. 1020I was approved, removing the Teeters Building from the campus site plan, with a condition that application be made to remove the landmark overlay.

ASSOCIATED APPLICATIONS: None.

ANALYSIS:

1. This is an application that will bring the zoning map relative to the Bryan Medical Center West site plan up to date, reflecting the demolition of the landmark Teeters Building.

2. Bryan has met the requirement of LMC27.57 "Historic Preservation District" relative to obtaining a Certificate of Allowance prior to the demolition of the Sophy Teeters Nurses Residence.

3. Landmark designations are zoning overlays. No further historic preservation purpose is served by retaining the landmark overlay on the Teeters Building site.

4. The Historic Preservation Commission held a public hearing on this application September 15, 2016. The Commission recommended approval 5-0. (Excerpt from Meeting Record is attached.)

Prepared by

Ed Zimmer, Historic Preservation Planner
 402-441-6360
ezimmer@lincoln.ne.gov

DATE: October 14, 2016

APPLICANT: Bryan Medical Center
Attn: David Reese
1600 S. 48th Street
Lincoln, NE 68506

OWNERS: Bryan Medical Center
Attn: David Reese
1600 S. 48th Street
Lincoln, NE 68506

CONTACT: DaNay Kalkowski
1111 Lincoln Mall, Suite 350
Lincoln, NE 68508

CHANGE OF ZONE NO. 16027

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

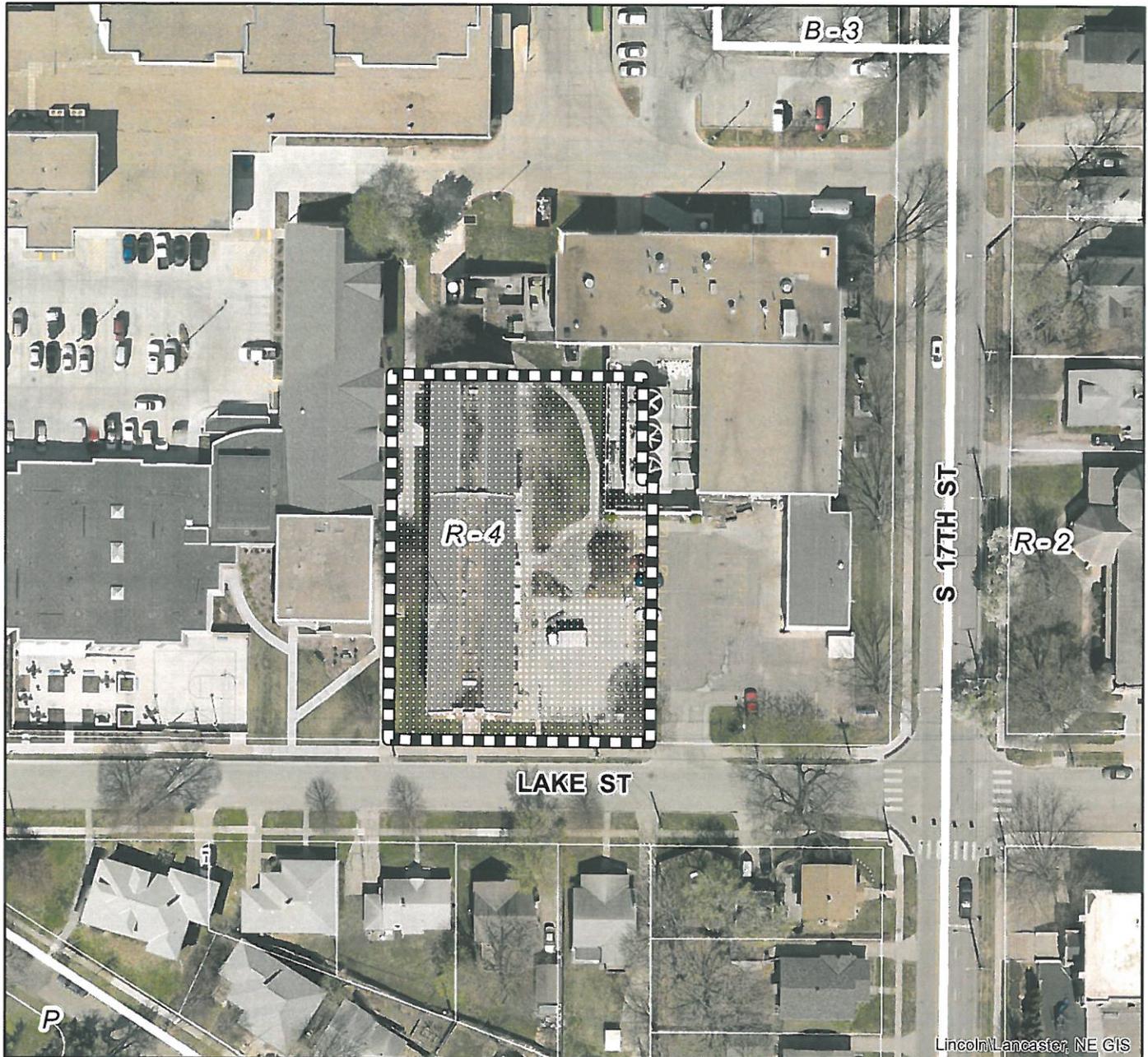
October 28, 2016

Members present: Corr, Harris, Hove, Cornelius, Sunderman, and Weber present; although absent, Scheer declared a conflict of interest on Annexation No. 16012 and Change of Zone No. 04075G; Lust and Scheer absent.

The Consent Agenda consisted of the following items: **COMPREHENSIVE PLAN CONFORMANCE NO. 16009; ANNEXATION NO. 16011** and **CHANGE OF ZONE NO. 16032; ANNEXATION NO. 16012** and **CHANGE OF ZONE NO. 04075G**; and **CHANGE OF ZONE NO. 16027**.

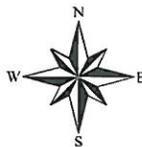
Cornelius moved approval of the Consent Agenda; seconded by Weber, and carried 6-0: Cornelius, Corr, Harris, Sunderman, Weber, and Hove voting 'yes'; Scheer and Lust absent.

Note: This is a recommendation to the City Council on all items.



2016 aerial

**Change of Zone #: CZ16027
Removal of Landmark District
S 17th St & South St**

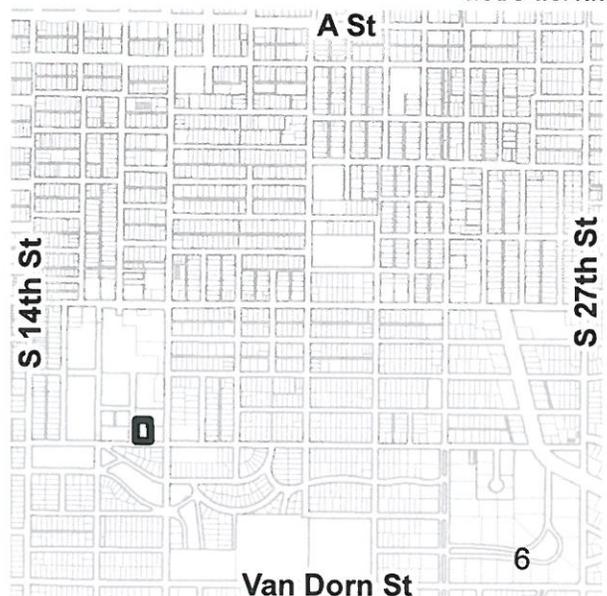
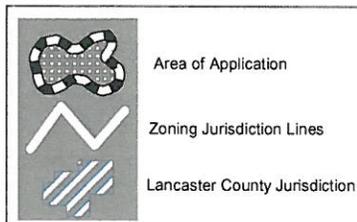


Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

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**One Square Mile:
Sec.36 T10N R06E**



MEETING RECORD EXCERPT
RE: Teeters Building Landmark Overlay Removal
Meeting of 09/15/2016

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, September 15, 2016, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

CHANGE OF ZONE NO. 16027 TO REMOVE THE ZONING OVERLAY FROM THAT PORTION OF THE BRYAN MEDICAL CENTER WEST CAMPUS, FORMERLY OCCUPIED BY THE SOPHY TEETERS NURSES HOME, 1650 LAKE STREET. **SEPTEMBER 15, 2016**

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee, and Munn; Francis absent.

Zimmer stated this is related to the demolition of the Sophy Teeters Nurses home. Recently, the site plan for Bryan was adjusted by Special Permit to reflect the demolition of the building. We asked them to apply for the removal of this designation so the modern memorial garden would not be required to come through the historic review process. This has to be done by a Change of Zone since it is a zoning overlay. It is primarily an administrative clean-up. McKee asked if a motion to remove the item was necessary. Zimmer said it would be appropriate to move in favor of the Change of Zone.

Hewitt noted that he originally declared a conflict of interest because he is emeritus trustee of the Bryan Foundation. He will do so again today.

Action:

Motion for approval made by McKee, seconded by Gengler and carried 5-0: Bavitz, Gengler, Johnson, McKee, and Munn voting 'yes'; Hewitt abstaining; Francis absent.

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DANAY KALKOWSKI
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August 31, 2016

HAND DELIVERY

David Cary, Interim Director
Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: Removal of Landmark District
Sophy Teeters' Nurses Home, #18085

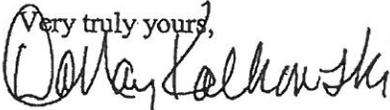
Dear David:

Our office represents Bryan Medical Center ("Bryan"), the owner of the Bryan Medical Center West campus at 2300 S. 16th Street, Lincoln, Nebraska. Bryan is requesting a change of zone to remove the landmark designation from that portion of the medical campus that formerly housed the Sophy Teeters' Nurses Home at 1650 Lake Street ("Teeters Building"). The Teeters Building was demolished in July pursuant to a Certificate of Allowance issued on November 23, 2015. Consequently, there is no longer a need for the landmark designation. The site remains covered by Special Permit No. 1020, so the City will continue to have site plan review.

Enclosed please find the following:

- a. City of Lincoln Zoning Application; and
- b. Application fee in the amount of \$330 for the Change of Zone.

If you have any questions regarding the enclosed or need any additional information, please feel free to contact me at (402) 435-6000 or David Reese with Bryan Medical Center at (402) 481-4489.

Very truly yours,

DANAY KALKOWSKI
For the Firm

Enclosures