FACTSHEET

TITLE: CHANGE OF ZONE NO. 3296, from R-6 Residential to B-3 Commercial, requested by the Director of the Urban Development Department, on property generally located at North 27th and “S” Streets.

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda, 01/10/01
Administrative Action: 01/10/01

RECOMMENDATION: Approval (7-0: Hunter, Krieser, Carlson, Duvall, Newman, Schwinn and Bayer voting ‘yes’; Taylor and Steward absent).

FINDINGS OF FACT:

1. The Planning staff recommendation to approve this change of zone request is based upon the “Analysis” as set forth on p.3.

2. This item was placed on the Consent Agenda of the Planning Commission on January 10, 2001, and opened for public hearing. No one came forward to speak.

3. The record consists of two emails in support (p.9-10).

4. The Planning Commission agreed with the staff recommendation.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: January 16, 2001

REVIEWED BY: __________________________

DATE: January 16, 2001

REFERENCE NUMBER: FS\CC\FSCZ3296
PROPOSAL: The Director of Urban Development Department requests a change of zone from R-6, residential district to B-3 commercial district on property generally located at N. 27th and S Streets.

GENERAL INFORMATION:

APPLICANT: Marc Wullschleger, Director
Urban Development Department
129 N. 10th St, Room 110
Lincoln, NE 68508

CONTACT: Wynn Hjermstad
Urban Development Department
129 N. 10th St, Room 110
Lincoln, NE 68508
(402) 441-8211

LOCATION: N. 27th & “S” Streets

LEGAL DESCRIPTION: Lots 1-5, Block 1, Keystone Addition and Lot A and the south half of Lot B, Hawley’s Addition located in the Southeast Quarter of Section 24, T10N, R6E, Lincoln, Lancaster County, Nebraska.

SIZE: 0.85 acres, more or less

EXISTING ZONING: R-6, residential

EXISTING LAND USE: cleared and vacant

SURROUNDING LAND USE AND ZONING: Zoned B-3 commercial district with commercial uses to the north; zoned R-6 residential with mixed density residential uses and Masonic Lodge to the east; zoned R-6 residential with mixed density residential uses to the south and west.

COMPREHENSIVE PLAN SPECIFICATIONS: In general conformance. Shown as commercial in the N. 27th Street Redevelopment Plan. Shown as Urban Residential on Figure 16 “Lincoln’s Land Use Plan.”

HISTORY: Changed from “D Multiple Dwelling District” to R-6, Residential District with the 1979 update of the Zoning Ordinance.

SPECIFIC INFORMATION:

UTILITIES: Available

TOPOGRAPHY: Flat

TRAFFIC ANALYSIS: N. 27th Street is a major arterial street.
REGIONAL ISSUES: This area is included in the N. 27th Street Redevelopment Plan.

AESTHETIC CONSIDERATIONS: The Urban Development Department retains design control over the property through the redevelopment process.

ALTERNATIVE USES: Single or multi-family residential.

ANALYSIS:

1. This is a request by the Director of Urban Development for a Change of Zone from R-6, Residential District to B-3, Commercial District.

2. This area is shown on Figure 16 “Lincoln’s Land Use Plan” as Urban Residential. However, the N. 27th Street Redevelopment Plan shows the area for commercial uses. The N. 27th Street Redevelopment Plan was found to be in general conformance with the Comprehensive Plan and was approved in 1998.

3. The City of Lincoln acquired the properties between 1998 and 2000, relocated the tenants and demolished the structures.

4. The N. 27th Street Redevelopment plan was amended in March, 2000 to include specific project elements for this site. The project elements include alley paving, utility relocation, landscaping, platting and rezoning.

5. The Urban Development Department selected a developer for this site in 2000. The site will be developed for commercial uses in accordance with the plans approved by the Urban Development Department.

STAFF RECOMMENDATION: Approval

Prepared by:

Jennifer L. Dam, Planner
Planner
CHANGE OF ZONE NO. 3296

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION: January 10, 2001

Members present: Bayer, Carlson, Duvall, Hunter, Krieser, Newman and Schwinn; Taylor and Steward absent.

The Consent Agenda consisted of the following items: CHANGE OF ZONE NO. 3296, SPECIAL PERMIT NO. 1890, COMPREHENSIVE PLAN CONFORMANCE NO. 00009 and COMPREHENSIVE PLAN CONFORMANCE NO. 00010.

Item No. 1.4, Comprehensive Plan Conformance No. 00010, was removed from the Consent Agenda and scheduled for separate public hearing at the request of Commissioner Carlson.

Newman moved to approve the remaining Consent Agenda, seconded by Schwinn and carried 7-0: Bayer, Carlson, Duvall, Hunter, Krieser, Newman and Schwinn voting ‘yes’; Taylor and Steward absent.

Note: This is final action on Special Permit No. 1890, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.
Change of Zone #3296
N. 27th St. & 'S' St.

Zoning:
- B-1 to R-6: Residential District
- AG: Agricultural District
- AGR: Agricultural Residential District
- C: Residential Conservation District
- O: Office District
- O-1: Suburban Office District
- O-2: Office Park District
- R: Residential Transition District
- R-1: Local Business District
- R-2: Planned Neighborhood Business District
- B: Commercial District
- B-1: Planned Commercial District
- B-2: Lincoln Center Business District
- B-3: Planned Regional Business District
- H: Intermediate Commercial District
- H-1: Highway Business District
- H-2: Highway Commercial District
- H-3: General Commercial District
- I: Industrial District
- I-1: Industrial District
- I-2: Industrial Park District
- V: Employment Center District
- P: Public Use District

One Square Mile
Sec. 24 T10N R6E

Zoning Jurisdiction Lines
City Limit Jurisdiction

Lincoln City - Lancaster County Planning Dept.
November 17, 2000

Kathleen A. Sellman, AICP
Planning Director
555 S. 10th Street
Lincoln, NE 68508

Dear Kathleen,

Enclosed please find a petition to Amend the Zoning Ordinance. Rezoning of this area on North 27th Street, west side, between “S” and “T” Streets, is identified as a project element in The North 27th Street Redevelopment Plan (p. 26, project #8) and necessary for redevelopment of this block. The City currently owns this land and after completing the RFP and selection process, Mayor Wesely selected a redeveloper. The proposed change of zone is necessary to move forward with this project which will be a commercial/office use; therefore, I am requesting the site be rezoned from R-6 to B-3.

Please forward the enclosed Petition to the Planning Commission for approval of this change of zone request. Thank you.

Sincerely,

Marc Wullschleger
Director

enclosure
N 27th Street, "S" to "T", Area Proposed for Change of Zone
Members of the Planning Committee:

I am writing in support of the Change of Zone No. 3296, for the area on North 27th Street between S and T Streets, from R6 to B3 commercial zoning. I live on S Street, directly west of the area in question. We have owned our home there for nearly five years and I have lived in the neighborhood for 10. I am also Vice President of the Hawley Area Association neighborhood group.

This area previously had blighted housing stock and problem neighbors. In response to numerous complaints by the neighbors, the City of Lincoln purchased and tore down those houses. The Urban Development department has also worked closely with neighbors to determine the most appropriate redevelopment plan. Kris and Julie Sonderup's proposal for a retail/office complex on this site was determined to be most closely aligned with neighbors' wishes.

The Sonderup's have already made a commitment to this area by operating two good businesses on 27th and Vine. I think they are responsible developers and will be good neighbors. Their plan is appropriate to the overall N. 27th Street redevelopment plan and I encourage you to allow the zoning change.

Thank you for your careful consideration.

Victoria Kovar
2610 "S" Street
Lincoln, NE 68503
402-476-9462 (h)
402-476-7571 (w)
As a founder of the Hawley Area (Neighborhood) Association (HAA), past secretary of HAA and current president of HAA, I am asking you to support this change of zone in our neighborhood.

From the very beginning, our association and the neighbors around this area of proposed change have worked with Urban Development to remove the houses that were causing all of us many problems and promote appropriate development. We support more commercial development along 27th street in this area and feel that it will be an asset to our community.

Thank you
Peggy Struwe
President of HAA