

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

April 18, 2013 PRESERVATION COMMISSION MEETING

- PROJECT:** Special Permit #13013 for Historic Preservation to use a proposed landmark as a dwelling and as an enclosed disassembly recycling facility.
- PROPOSAL:** A Special Permit for Historic Preservation (§27.63.400) to permit use of the buildings for a residence and enclosed disassembly recycling facility with associated office.
- LOCATION:** 6901 West Adams Street
- LAND AREA:** 19 acres, more or less
- EXISTING ZONING:** AG Agricultural District
- CONCLUSION:** Approving the Special Permit will allow a non-intrusive use of a unique historical complex and promote its maintenance.

RECOMMENDATION FOR SPECIAL PERMIT:	Conditional Approval of Special Permit
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 26 in NW 1/4 of 13-10-5, rural Lincoln, Lancaster County, Nebraska.

EXISTING LAND USE: One dwelling unit.

SURROUNDING LAND USE AND ZONING:

All sides: Agricultural use and AG Agricultural zoning
East: Winery by special permit

HISTORY: See Landmark application for Change of Zone 13005HP.

COMPREHENSIVE PLAN SPECIFICATIONS:

- The community's distinctive character and desirable quality of life for current residents and for future generations should be supported by exercising stewardship of historic resources throughout the county, while maximizing benefits of past investments in public infrastructure and private property. The Plan encourages the continued use and maintenance of historic resources, including properties not formally designated as landmarks. (p. 4.6)

- City and County governmental policies should provide for the protection and enhancement of historic resources. (p. 4.9)
- Seek incentives and regulatory support to maintain, rehabilitate, and minimize energy utilization of existing buildings in order to make it more feasible to rehabilitate and continue to use older buildings. (p. 4.9)

AESTHETIC CONSIDERATIONS: Application proposes all vehicle and parts storage and disassembly will be conducted indoors.

ALTERATIVE USES: Single family and other permitted uses of the AG Agricultural district without adjustments under a Special Permit.

ASSOCIATED APPLICATION: Landmark application CZ 13005 for designation of the property as a Landmark.

ANALYSIS:

1. This application is for a special permit for historic preservation, to maintain the property by permitting its use as a residence and enclosed disassembly recycling facility. The proposed use is the recycling of automobile parts. The business ships parts to customers based on internet sales. Few customers will ever visit the site.
2. The unique construction of the connected buildings allows proposed reuse without visible effects on property or surroundings. The nearest residence is approximately 2,000 feet to east of buildings on this property.
3. A Special Permit for Historic Preservation under LMC §27.63.400 is to be evaluated under the following six criteria:

- **The significance of the historic structure or site and the degree of variation sought from the permitted uses of the district:**

See Landmark application for historic significance.

- **The extent to which economic factors necessitate the change in use:**

The applicants wish to consolidate office, residence, disassembly and shipping in a single property. This complex offers that possibility, all within buildings without any outside storage or display.

- **The extent of proposed exterior change to the structure or site:**

The applicants propose future addition of another metal building to the southeast of the existing complex. It would be 600 feet from West Adams and would have

little visible impact to passers-by. The proposed new building on the site plan is significantly larger than any of the existing building, and should be more limited in size to fit in with the character of the site. Design and final placement of that structure should be subject to the Certificate of Appropriateness process for landmarks.

- **The impact on the surrounding area:**

The applicant indicates 95% of their business is conducted over the internet, and that they usually have a single shipping service vehicle visit per day. They deal in high-value wrecked cars in small numbers. They indicate and their permit should be conditioned upon keeping all vehicles, parts, and materials inside.

- **The compatibility of the proposed use to the structure or site and the surrounding area:**

The proposed use appears that it would have little impact on the surrounding area of agricultural uses and a winery over 1/4 mile to the east.

- **The manner in which the public will be benefitted by such proposed use:**

The proposed use would support maintenance of a unique part of Lincoln's Cold War history, and provides growth opportunity to an entrepreneurial local business that recycles destroyed cars for parts to bring income into Lincoln from around the world.

4. The subject property is in the Tier Three Growth Area of LPlan 2040 (Map 1.3, page 1.10), indicating urbanization in the area is not expected until 2060 or beyond.

CONDITIONS OF APPROVAL

This special permit approves the historic preservation use of the property for one dwelling unit, enclosed disassembly recycling facility with associated office space, subject to general conformance with the approved site plan and the following conditions:

Site Specific Conditions:

- 1 The on-site parking requirement is 8 stalls. Parking and driveways are not required to be paved, except for ADA parking if required.
- 2 All business activities and storage must be conducted indoors.
- 3 Design of the proposed business sign and any additional structures must comply with the site plan and receive approval of the Historic Preservation Commission.

One future additional accessory building is permitted. The size shall not exceed the size of the largest existing accessory building.

- 3.1 Revise the site plan to change "Future Shop 80 x 120" to "Future Accessory Building."

Standard Conditions:

- 4 The following conditions are applicable to all requests:
 - 4.1 Before occupying the improvement all development and construction shall substantially comply with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, and similar matters.
 - 4.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

Prepared by:

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Historic Preservation Planner

DATE: April 12, 2013

APPLICANT: OSI Brothers, LLC
507 NW 16th St.
Lincoln, NE 68524
(402)470-3067
dimon92@aol.com

OWNER: purchase agreement to OSI Brothers
David W. Bratcher, LLC
6901 West Adams St.
Lincoln, NE 68524

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6901 W Adams St, Lincoln NE 68524

We are planning to keep the structures intact with out any significant changes to the exterior. Future plans include additional warehouse space to be used for storage just to the East of the existing warehouse on the back side of the dwelling. The approximate size of the new structure is 80'x120'. A driveway to the new warehouse, consistent with all other gravel driveways on the property is planned for the East side. Building color scheme and design is also planned to stay consistent with the existing structures.

Maintenance of the site will be performed on the regular basis. Mowing, trimming, paint upkeep and any necessary repairs will be handled in a timely manner. Any maintenance that will exceed our abilities will be contracted to a local contractor as necessary.

A small sign indicating the address and the business name is planned for the Northwest corner of the main drive. Sign will be professionally manufactured and approximately 3ft x 6ft in size.

We are planning to use this site as the primary business location and residence. BargNbarn LLC., DBA Parts Link Enterprises is a small family owned business in operation since 2008. The nature of use will be to run a enclosed vehicle diss-assembly operation in the existing warehouse space while using the dwelling for residence and a partial office space. All dismantling and parts storage is to be contained to the interior of the warehouse space. Approximately 95% of our business is conducted through E bay and our website. We ship our quality used parts all around the Globe using FedEx and USPS which pick up from our location on daily basis. We anticipate minimal traffic impact on the surrounding area.

Saving time and money is very important to us as a small business. By combining our office, residence, disassembly and shipping functions on one property, we are able to purchase this unique site and maintain the character of the area and property while cutting down on travel time, costs and creating a great business invoronment as well as possibility for growth.

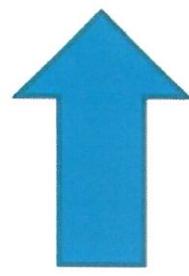
W ADAMS ST

759.26

Business Sign
3' x 6'

600' to north
property line

north



Customer
Parking

6901

Future
Gravel
driveway

HOUSE

320' to west
property line

"BARN"
GARAGE

SHED

FUTURE
SHOP
80'x120'

360' to west
property line

370' to south
property line

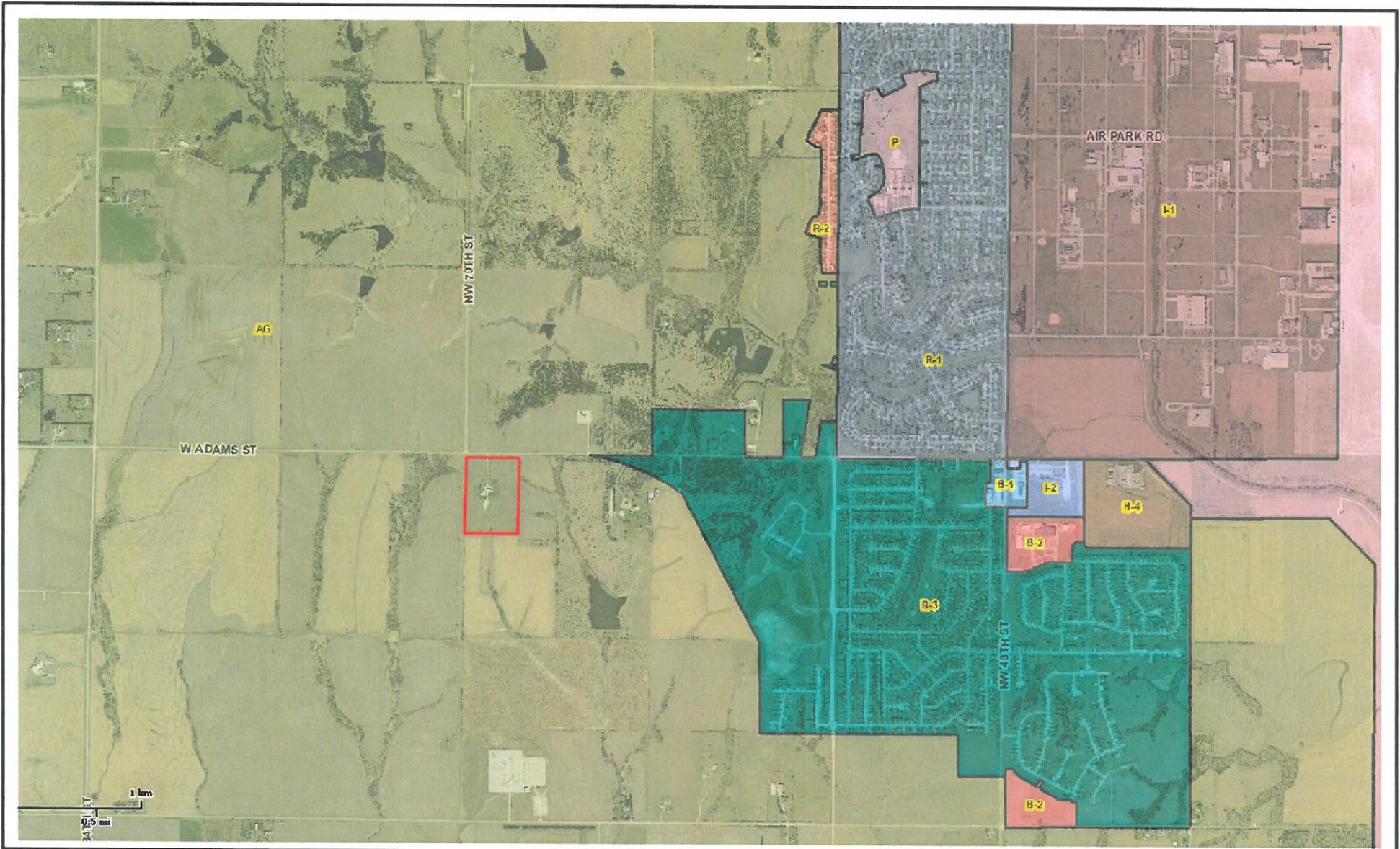
1088.78

1088.78

102.12

759.26

6901 West Adams St.



Lancaster County/City of Lincoln GIS Map

6901 West Adams and Environs



Printed: Apr 11, 2013

DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email ags@lincoln.ne.gov and you will be directed to the appropriate department.



**Change of Zone # CZ13005 &
Special Permit # SP13013
NW 70th & W Adams St**

2010 aerial

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

One Square Mile:
Sec.13 T10N R05E

