

City Council Introduction: **Monday**, September 29, 2003
Public Hearing: **Monday**, October 6, 2003, at **1:30 p.m.**

Bill No. 03-151

FACTSHEET

TITLE: CHANGE OF ZONE NO. 3418, from R-4 Residential District to H-2 Highway Business District, requested by Gary Butts, on behalf of the owners, Kenneth and Rosemary Franks, on property generally located east of No. 48th Street on Orchard Street.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 09/17/03
Administrative Action: 09/17/03

STAFF RECOMMENDATION: Denial.

RECOMMENDATION: Denial (7-1: Carlson, Krieser, Larson, Marvin, Steward, Bills-Strand and Taylor voting 'yes'; Duvall voting 'no').

FINDINGS OF FACT:

1. The staff recommendation to deny this change of zone request is based upon the "Analysis" as set forth on p.3-4, concluding that the request is a commercial encroachment into the residential neighborhood, with residential uses in three directions, which is not in conformance with the Comprehensive Plan. The H-2 district allows a variety of intense uses. A parking lot approved by special permit with attention to screening and lighting would be an acceptable transition use.
2. Public hearing before the Planning Commission was held on September 17, 2003. The applicant's testimony is found on p.6, where the applicant indicated the use under the proposed H-2 zoning would be a mini-storage warehouse (See Minutes, p.6). The applicant submitted 15 letters in support from the adjacent property owners and businesses (p.13-27).
3. There was no testimony in opposition.
4. On September 17, 2003, the majority of the Planning Commission agreed with the staff recommendation and voted 7-1 to recommend **denial** (Commissioner Duvall dissenting). See Minutes, p.7.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: September 22, 2003

REVIEWED BY: _____

DATE: September 22, 2003

REFERENCE NUMBER: FS\CC\2003\CZ.3418

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for September 17, 2003 PLANNING COMMISSION MEETING

P.A.S.: Change of Zone #3418

PROPOSAL: From R-4, Residential to H-2, Highway Business District.

LOCATION: Generally located east of N. 48th Street on Orchard.

LAND AREA: 6,864 square feet, more or less.

CONCLUSION: Not in conformance with the Comprehensive Plan.

RECOMMENDATION:	Denial
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 3, Block 3, Cones Addition.

EXISTING ZONING: R-4, Residential.

EXISTING LAND USE: Vacant, paved area.

SURROUNDING LAND USE AND ZONING:

North:	Multifamily	R-5, Residential
South:	Mobile home court, single family	R-2, Residential
East:	Single family	R-2, Residential
West:	Commercial	H-2, Highway Commercial

COMPREHENSIVE PLAN SPECIFICATIONS:

The Comprehensive Plan indicates this area as Urban Residential. (Page F-23)

Guiding Principles for Community Form quality of life assets indicates:

“Neighborhoods remain one of Lincoln’s great strengths and their conservation is fundamental to this plan. The health of Lincoln’s varied neighborhoods and districts depends on implementing appropriate and individualized policies. The Comprehensive Plan is the basis for zoning and land development decisions. It guides decisions that will maintain the quality and character of the community’s established neighborhoods.” (Page F-15)

Guiding Principles for the Urban Environment indicates:

“Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood. Encourage mixed-use redevelopment, adaptive reuse, and in-fill development including residential, commercial and retail uses. These uses may develop along transit routes and provide residential opportunities for persons who do not want to or cannot drive an automobile. Promote residential development, economic development and employment opportunities throughout the City.” (Page F-18)

“Mixed-use centers, with higher residential and commercial densities, should provide for transit stops — permitting public transit to become a viable alternative to the automobile.” (Page F-19)

Guiding Principles of existing neighborhoods indicates:

“Encourage a mix of compatible land uses in neighborhoods, but similar uses on the same block face. Similar housing types face each other: single family faces single family, change to different use at rear of lot. Commercial parking lots should not intrude into residential areas where residential uses predominate a block face. More intense commercial uses (gas stations, big box stores, car wash, fast food, etc.) may not be compatible due to impact on nearby housing. Expansion in existing centers should not encroach, or expand to encroach, on existing neighborhoods, and commercial areas must be screened from residential areas.

Encourage pedestrian orientation with parking at rear of residential and neighborhood commercial uses.

Require new development to be compatible with character of neighborhood and adjacent uses(i.e., parking at rear, similar setback, height and land use).

Encourage a mix of housing types, including single family, duplex, attached single family units, apartments, and elderly housing all within one area. Encourage multi-family near commercial areas.

Encourage retention of single family uses in order to maintain mix of housing.

Encourage historic preservation and the rehabilitation and maintenance of buildings.” (Page F-67)

Strategies for existing neighborhoods indicates:

“For existing neighborhoods, the diversity is often already in place, but efforts must focus on maintaining this balance and variety. The diversity of architecture, housing types and sizes are central to what makes older neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sympathetic with the existing neighborhoods. Infill development also needs to respect the street pattern, block sizes and development standards of the area, such as having parking at the rear and front porches, windows and doors on the front street side. The diversity of land uses, including commercial and congregate living facilities are important to the diversity of any area, provided they fit within the character of the block and neighborhood. Single family homes, in particular, add opportunities for owner-occupants in older neighborhoods and should be preserved. The rich stock of existing, smaller homes found throughout established areas, provide an essential opportunity for many first-time home buyers.” (Page F-71)

HISTORY: This area was updated to R-2, Residential during the 1979 Zoning update.

In 1986 the multifamily to the north was changed to R-5, Residential from O-2, Office and H-2 Highway Commercial to provide multifamily as a transitional use from the commercial to the single family residential.

TRAFFIC ANALYSIS: Orchard and Dudley Streets are classified as local streets in the Comprehensive Plan.

AESTHETIC CONSIDERATIONS: Allowing commercial zoning to further encroach into the existing residential neighborhood deteriorates the existing neighborhood.

ALTERNATIVE USES: Develop as a residential use or request a special permit for a parking lot.

ANALYSIS:

1. This is an application to change the zone on one lot from R-2, Residential to H-2, Highway Commercial.
2. Highway Commercial zoning is reserved “for a redeveloping area intended to provide business and services oriented to major arterial streets. It provides for those uses usually found in neighborhood business areas, plus a limited number of additional uses, such as auto repair garages, mini-warehouses, and auto sales” (Title 27.41, Zoning Ordinance).
3. This lot is not oriented to a major arterial street, it is oriented toward either Orchard or Dudley Streets. The existing H-2 zoning has already encroached into the existing neighborhood in a limited manner. This encroachment must be further limited by leaving this property zoning as residential.
4. The existing use of the lot is partially paved, but generally undeveloped. Rather than allow the existing commercial areas to encroach into the existing residential neighborhood. A higher density residential district adjacent to the commercial district as a transition of uses would be in conformance with the recommendation of the Comprehensive Plan.
5. The types of uses allowed in H-2 are not compatible with the existing uses directly across the street to the north and south. The Comprehensive Plan calls for similar uses to front upon each other. To the north there is an existing multifamily use, and to the south there is an existing residential and a mobile home court. A residential use is more appropriate on this lot than a commercial use. A commercial use is not in conformance with the Comprehensive Plan.
6. If the intended use is for a parking lot, a special permit may be requested for a parking lot in a residential district. It is more appropriate to request a special permit than to change the zoning of the lot. The special permit process for a parking lot allows greater screening and light control. Given the limited setback to the existing residences to the east this is preferred.
7. Presently the ownership pattern does not mirror the lot lines. A map showing existing ownership is included in this report.

Prepared by:

Becky Horner
Planner

DATE: September 3, 2003

APPLICANT: Gary Butts
NDS, Inc.
PO Box 80112
Lincoln, NE 68501

OWNER: FRANKS, KENNETH L & ROSEMARY
6730 REXFORD DR
LINCOLN NE 68506-1532
(402)488-7314

GD INVESTMENTS
6500 REXFORD DR
LINCOLN NE 68506

CONTACT: Gary Butts
(402)430-1157

CHANGE OF ZONE NO. 3418

PUBLIC HEARING BEFORE PLANNING COMMISSION:

September 17, 2003

Members present: Larson, Bills-Strand, Carlson, Krieser, Duvall, Marvin, Taylor and Steward.

Staff recommendation: Denial.

Ex Parte Communications: None.

Proponents

1. **Gary Butts**, project manager for Kent and Rosemary Franks, the property owners, presented the application. This is basically a simple request to enable the owners to possibly put a small storage building on a piece of their property. They own the entire block in the application area. It would be a very small building – not a big complex like you see several blocks away – and would not intrude into the area. It would look like a little house. It would serve the needs of the apartment dwellers in that area, and the residents of the mobile home court right next door would be interested in using the mini-storage buildings.

Butts submitted 15 letters in support of this change of zone request from the adjacent businesses and property owners. There is only one property owner which the applicant has been unable to contact because they are out-of-state; however, Butts believes they will be giving a letter in support, which will then equate to 100% support from the adjacent businesses and property owners. There is no objection to this mini-storage facility.

The area of the zone change pretty much involves one entire lot owned by the Franks, which currently has an asphalt parking lot being used by Husker Auto which sells used cars. Those cars, along with the cars that go to the car wash next door, use this paved area and have for 10-15 years. There is also a building that is dissected by the present zoning line, which was the home of the Wildbird Habitat Store for many years. This zoning change would bring that building into the proper business zoning.

With regard to screening, Butts advised that it will be landscaped/screened better than it is now. As far as the property not being under common ownership, one of the pieces is owned by a limited liability company which is owned by the family, so the lot is entirely owned and controlled by the Franks family.

The zoning line proposed follows the centerline of the street. The staff report map is showing additional jogs in the zoning line that is not being proposed. Butts submitted that today there is R-2 zoning protruding into H-2 zoning. The result of this change of zone will be a little bit of H-2 protruding into R-2, but it will be less protrusion than the R-2 protruding into the H-2 that exists now.

There was no testimony in opposition.

Staff questions

Carlson noted there to be no mention of a specific use in the staff report. What about the proposed mini-warehouse use? Is this use available only in highway commercial zoning? Becky Horner of Planning staff referred to Analysis #2 in the staff report which sets forth the specific uses allowed in the H-2 district. The H-2 district talks about services oriented to major arterials, so H-2 is a little different than the other highway commercial districts. The staff generally does not evaluate requests for zoning change based on the proposed use. Thus, the staff analysis and recommendation would not change based on the use being proposed. The issue is compatibility.

Steward wondered whether the property in the east part of that block between Dudley and Orchard is active residential use. Horner stated that, from what we can tell, they are residential properties. The ownership map has been distributed. Part of the staff concern is the ownership pattern of this lot and future pressure for requests for change of zone on the properties to the east. Steward pointed out that we do have the pattern of residential zoning north and south in portions of the adjacent block. Horner concurred.

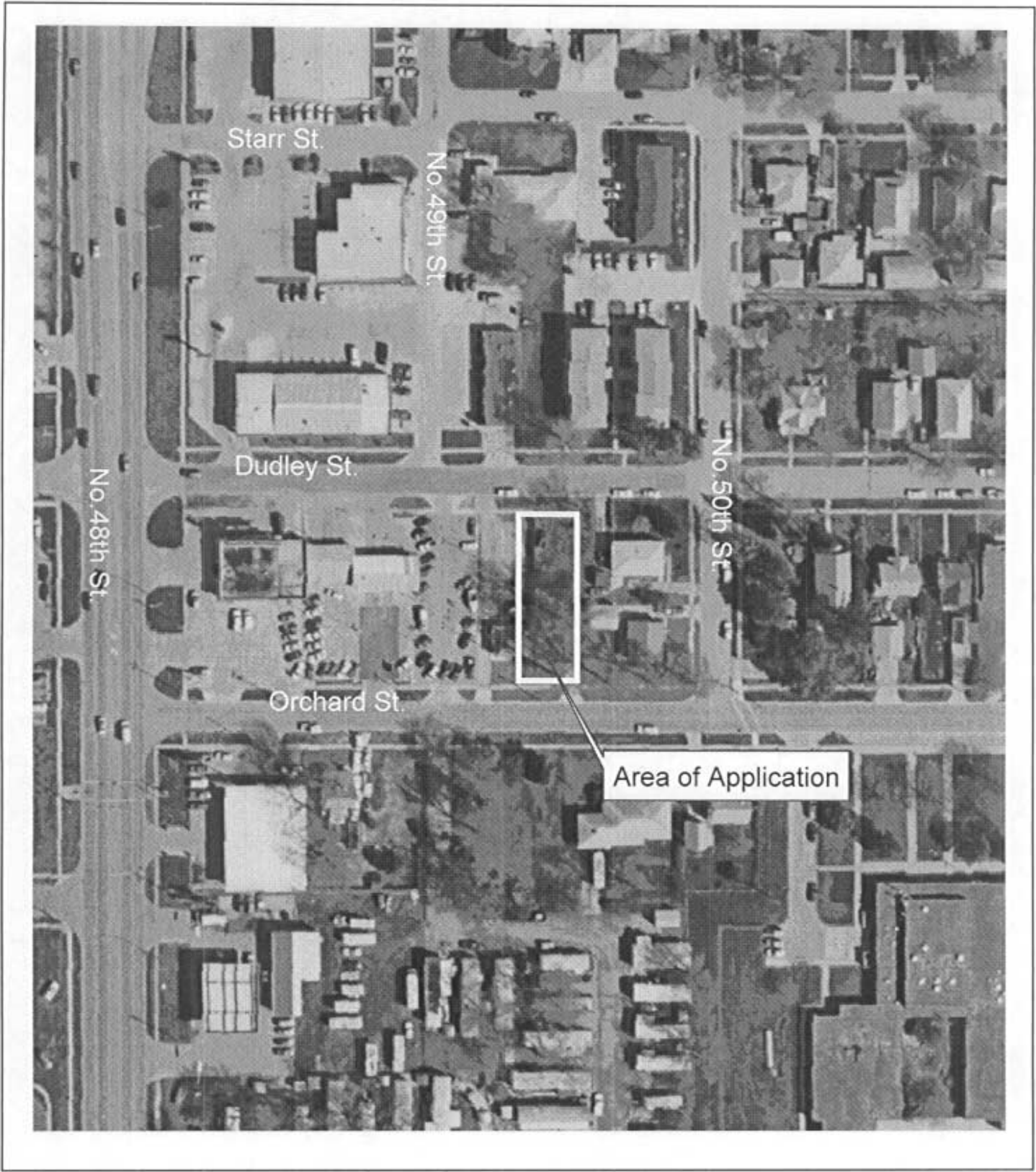
ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

September 17, 2003

Carlson moved to deny, seconded by Marvin.

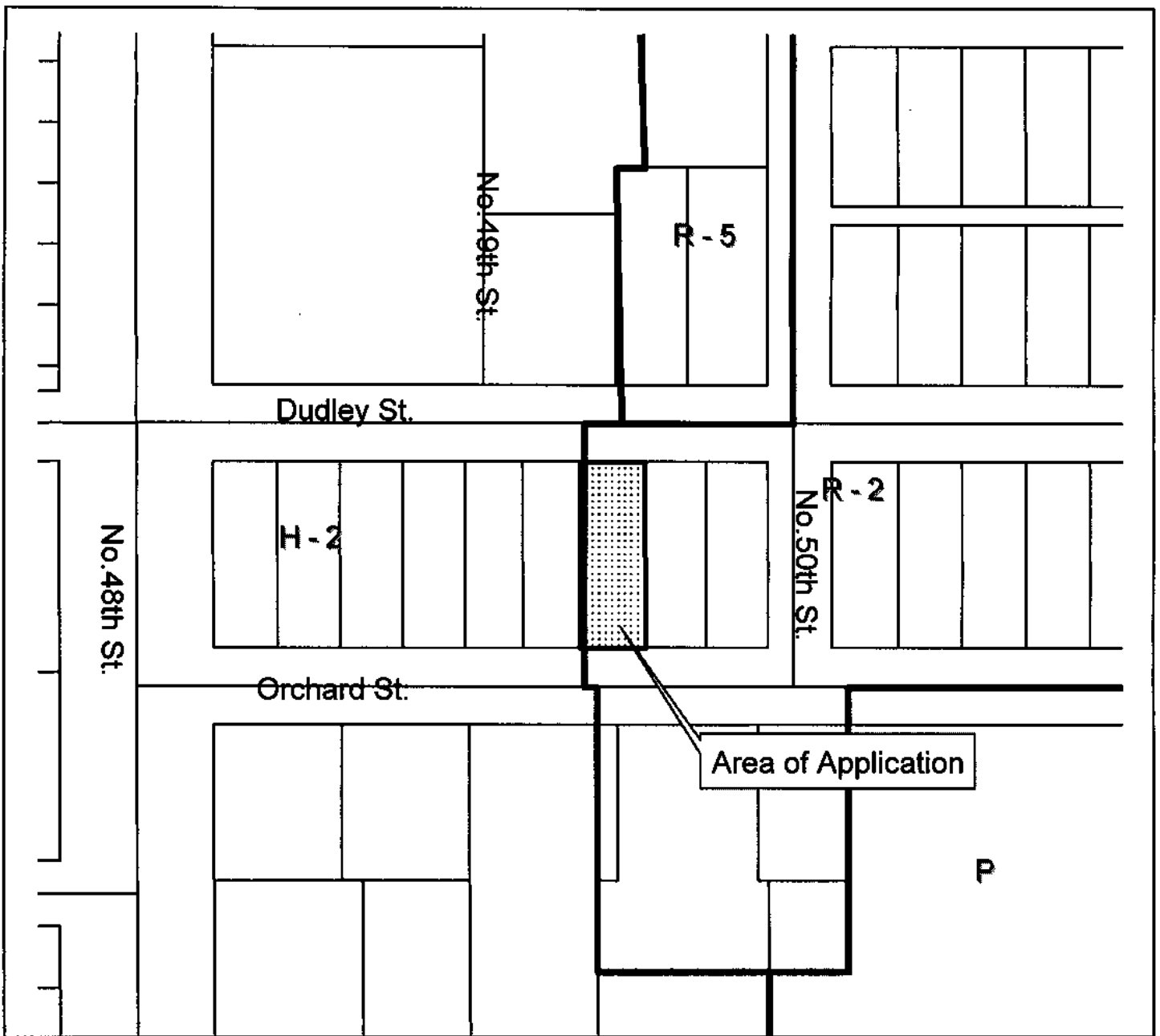
Carlson believes it relates to the edge conditions and compatibility. The Comprehensive Plan is specific about trying to preserve "like uses to like uses on facing areas". He interprets that H-2 is intended to be oriented to arterials and it is difficult when you begin to eat back into the neighborhood behind it. To the north it looks like they have accomplished R-5 as the transition and maybe that is the way to go.

Motion to deny carried 8-0: Larson, Bills-Strand, Carlson, Krieser, Duvall, Marvin, Taylor and Steward voting 'yes'.



**Change of Zone #3418
N. 48th, Orchard to Dudley**



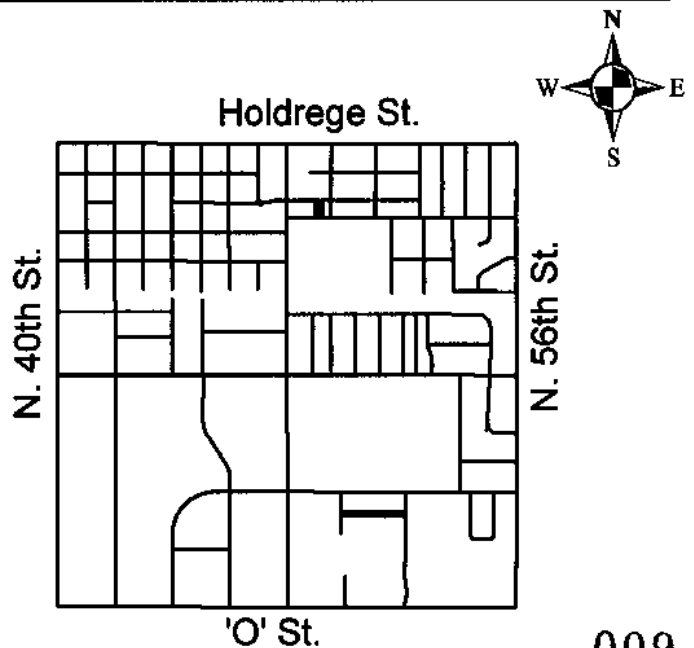
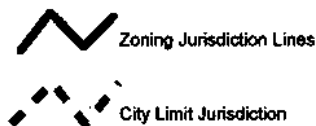


Change of Zone #3418 N. 48th, Orchard to Dudley

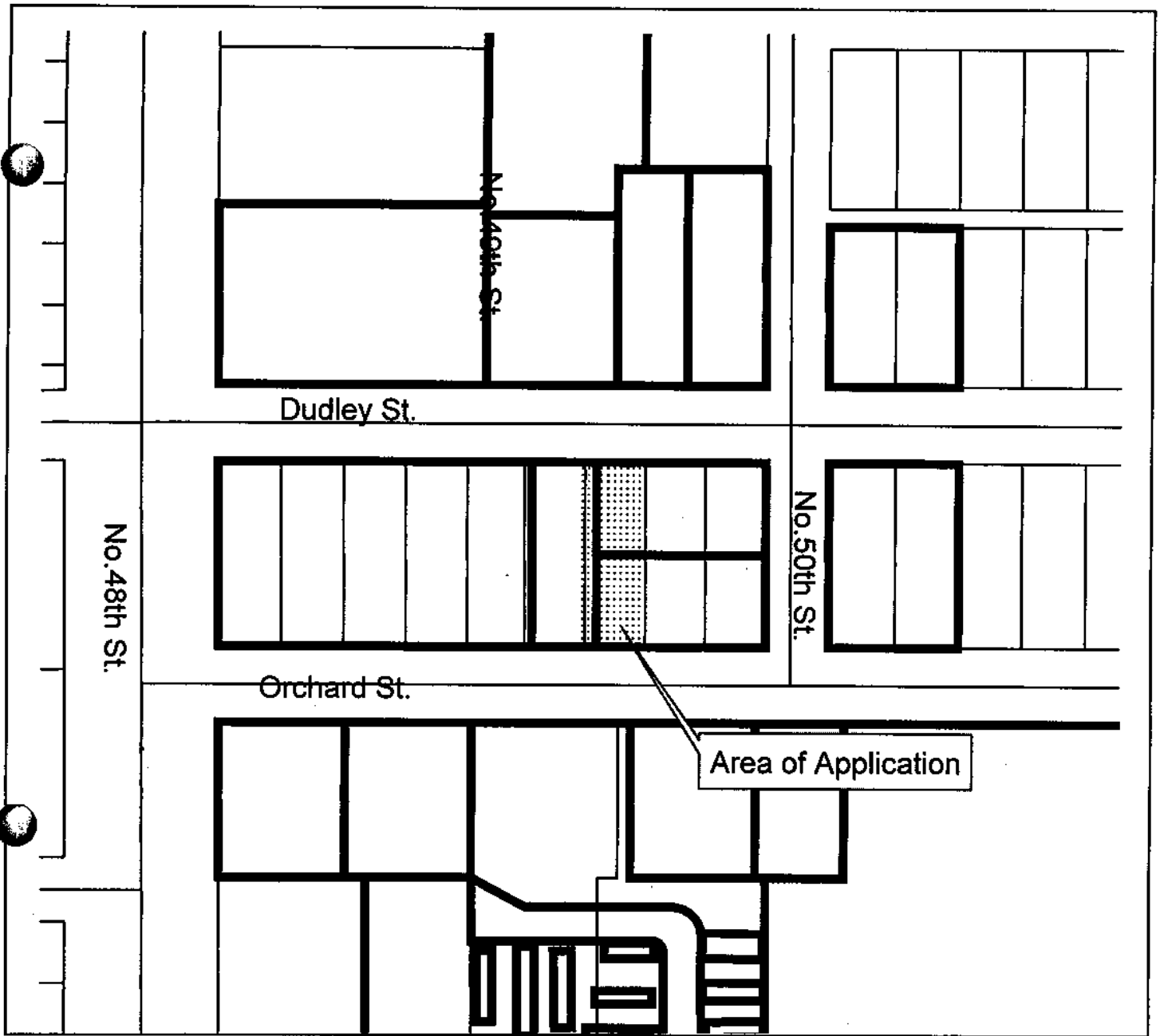
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-7 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-6 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. 20 T10N R7E



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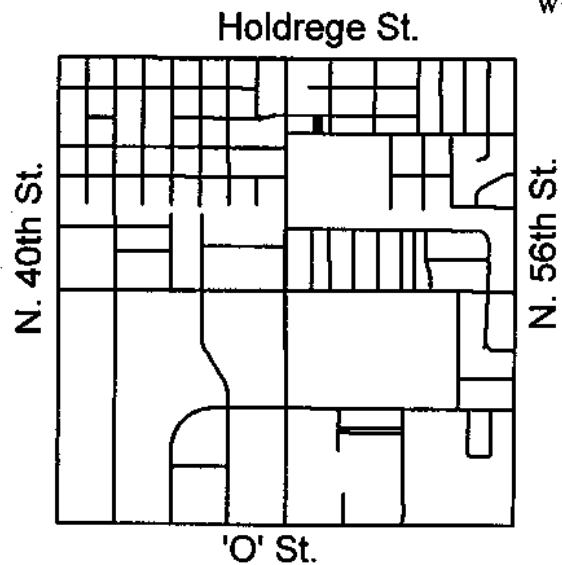


Change of Zone #3418 N. 48th, Orchard to Dudley Ownerships

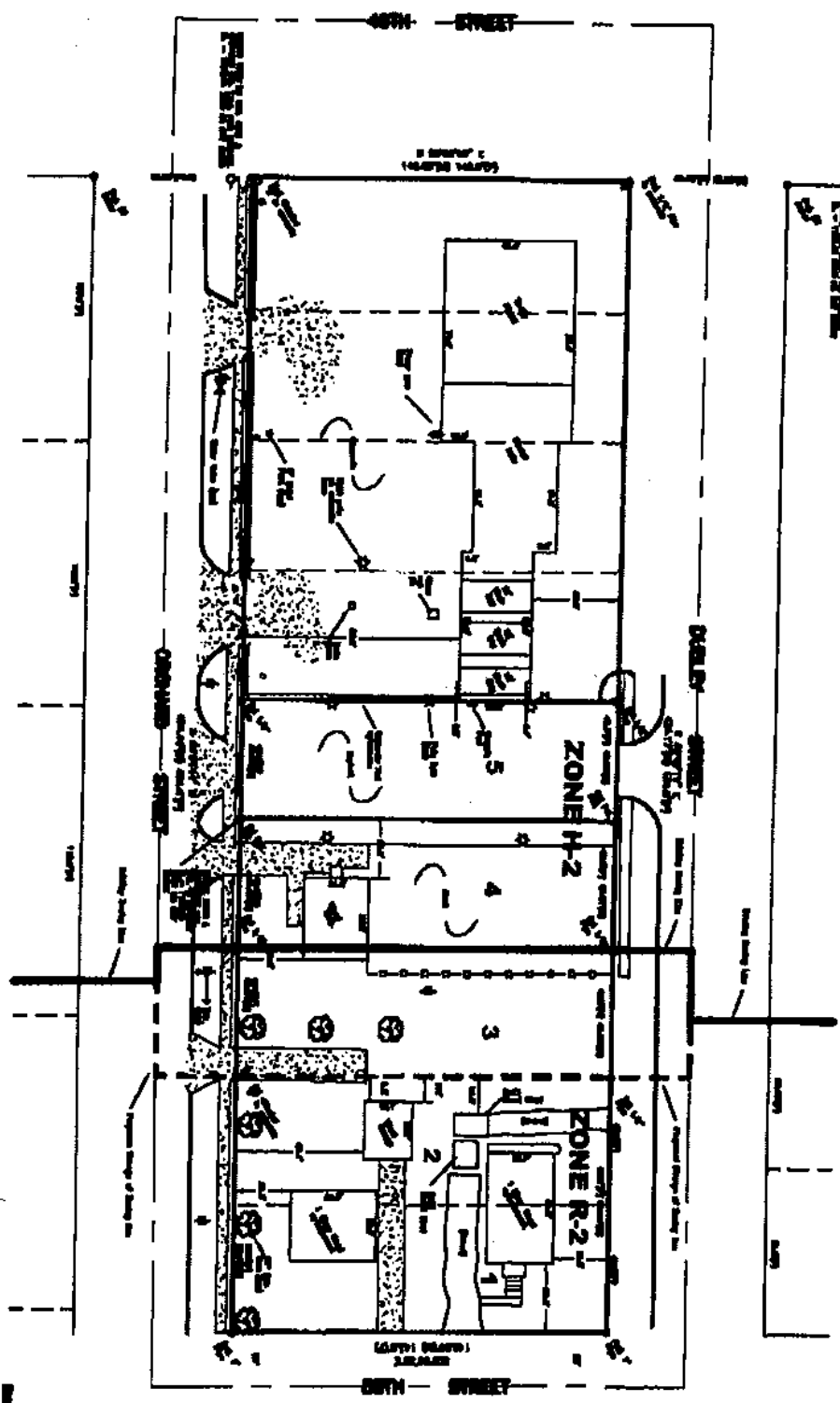
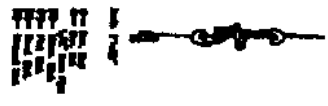
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
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- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
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- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- Interstate Commercial District
- 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. 20 T10N R7E



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KUSKER SURVEYING
 1101 Arapahoe St.
 Suite 3
 Lincoln, NE 68502
 Ph: (402) 423-8202

CHANGE IN ZONING BETWEEN LOTS 2 AND 3, BLOCK 3,
 CONES SUBDIVISION TO THE CITY OF LINCOLN,
 LANCASTER COUNTY, NE

PROJECT MANAGER
NDS INC.
 P.O. Box 80112
 Lincoln, Ne 68501
 Phone (402) 436-4177
 Fax (402) 436-0048
 www.ndsinc.com
 Web Site: www.ndsinc.com

NDS, INC.

P. O. BOX 80112
LINCOLN, NE 68501
SINCE 1971

PROJECT MANAGERS
DESIGN-BUILD
PRE-ENGINEERED STRUCTURES

FAX (402)489-8065
PHONE (402)430-1157
PHONE (402)429-5210
VOICE (402)441-0338

Email info@ndsgroup.com
Web Site <http://www.ndsgroup.com>

DATE: August 18, 2003

TO: Honorable City Council
C/O Ray Hill, Lincoln-Lancaster County Planning Department
555 S. 10th St. Suite 213
Lincoln, Nebraska 68508

FROM: Gary Butts – Project Manager
For Kennety L. & Rosemary Franks

SUBJECT: Change of Zone Request for Lot 3, Block 3, Cones Subdivision
6730 Rexford Drive, Lincoln, Ne

Attached please find the Change of Zone Application, Site Plan and Fee Check in the amount of \$290.00 to initiate the above mentioned Change of Zone Request. Please process this application at your earliest convenience.

Please contact me if you need any further information regarding this request. My contact information is as follows:

Gary Butts – Project Manager
Phone (402)430-1157
Facsimile (402)489-8065
Email Address: gary@ndsgroup.com
Mailing Address: P. O. Box 80112, Lincoln, Ne 68502

Thank you for your attention.



Gary Butts
Project Manager

Attached: Application Form, Site Plan & Payment Check

SUBMITTED AT PUBLIC HEARING
BEFORE PLANNING COMMISSION
BY GARY BUTTS ON BEHALF OF
THE PROPERTY OWNERS: 9/17/03

CHANGE OF ZONE NO. 3418


LETTER OF SUPPORT OF CHANGE OF ZONE

FROM:

NAME OF PERSON or COMPANY Union Bank and Trust Co
COMPANY REP. Alan Foster TITLE Senior Vice President
OFFICE PHONE NO. 323-1272 FAX NO. 323-1790
EMAIL ADDRESS alan.foster@UBT.com
BUSINESS/PROPERTY ADDRESS 1300 North 48th Street
LEGAL DESCRIPTION East Lamps Square B3 5140' Lot 1

TO: The Lincoln Planning Commission & City Council

The above person, company or entity does support and has no objection to the Application for CHANGE OF ZONE NO. 3418, from R-2 Residential District to H-2 Highway Business District, on property legally described as Lot 3, Block 3, Cones Addition, located in the NE 1/4 of Section 20-10-7, Lancaster County, Nebraska, generally located 1/2 block east of N. 48th Street and Orchard Street for the property owned or controlled by Kenneth and Rosemary Franks of Lincoln, Nebraska.

SIGNATURE OF PERSON OR CO. REP. 
DATE 9-16-03

LtrOfSupportCOZ3418

Post-It® Fax Note	7671	Date	9/16	# of Pages	1
To	Gary Butts	From	Alan Foster		
Co./Dept.		Co.	UBT		
Phone #		Phone #			
Fax #	489-8065	Fax #			

LETTER OF SUPPORT
OF
CHANGE OF ZONE

FROM:

NAME OF PERSON or COMPANY Thrifty Niche Want Ads
COMPANY REP. Bob Stroup, TITLE General Manager
OFFICE PHONE NO. 402-466-8502, FAX NO. 402-466-8131
EMAIL ADDRESS LINCOLN@ThriftyNicheAds.com
BUSINESS/PROPERTY ADDRESS 1240 NO. 48th ST.
LEGAL DESCRIPTION _____

TO: The Lincoln Planning Commission & City Council

The above person, company or entity does support and has no objection to the Application for CHANGE OF ZONE NO. 3418, from R-2 Residential District to H-2 Highway Business District, on property legally described as Lot 3, Block 3, Cones Addition, located in the NE ¼ of Section 20-10-7, Lancaster County, Nebraska, generally located ½ block east of N. 48th Street and Orchard Street for the property owned or controlled by Kenneth and Rosemary Franks of Lincoln, Nebraska.

SIGNATURE OF PERSON OR CO. REP. Bob Stroup
DATE 9-9-03

LETTER OF SUPPORT
OF
CHANGE OF ZONE

FROM:

NAME OF PERSON or COMPANY Husker Auto Sales
COMPANY REP. GARY FRANKS, TITLE Pres
OFFICE PHONE NO. 466-4297, FAX NO. 466-4299
EMAIL ADDRESS _____
BUSINESS/PROPERTY ADDRESS 4820 Orchard St.
LEGAL DESCRIPTION _____

TO: The Lincoln Planning Commission & City Council

The above person, company or entity does support and has no objection to the Application for CHANGE OF ZONE NO. 3418, from R-2 Residential District to H-2 Highway Business District, on property legally described as Lot 3, Block 3, Cones Addition, located in the NE ¼ of Section 20-10-7, Lancaster County, Nebraska, generally located ½ block east of N. 48th Street and Orchard Street for the property owned or controlled by Kenneth and Rosemary Franks of Lincoln, Nebraska.

SIGNATURE OF PERSON OR CO. REP. 

DATE 9-9-03

LETTER OF SUPPORT
OF
CHANGE OF ZONE

FROM:

NAME OF PERSON or COMPANY Performance Toyota
COMPANY REP. Steve Kuntz, TITLE G.M.
OFFICE PHONE NO. 402-464-0241, FAX NO. _____
EMAIL ADDRESS _____
BUSINESS/PROPERTY ADDRESS 1235 No. 50th St.
LEGAL DESCRIPTION _____

TO: The Lincoln Planning Commission & City Council

The above person, company or entity does support and has no objection to the Application for CHANGE OF ZONE NO. 3418, from R-2 Residential District to H-2 Highway Business District, on property legally described as Lot 3, Block 3, Cones Addition, located in the NE ¼ of Section 20-10-7, Lancaster County, Nebraska, generally located ½ block east of N. 48th Street and Orchard Street for the property owned or controlled by Kenneth and Rosemary Franks of Lincoln, Nebraska.

SIGNATURE OF PERSON OR CO. REP. _____

DATE 9.15.03

LETTER OF SUPPORT
OF
CHANGE OF ZONE

FROM:

NAME OF PERSON or COMPANY DANSID LLC (T.O. Hoas Trve)
COMPANY REP. Randy Bar, TITLE PARTNER
OFFICE PHONE NO. 402 3234228, FAX NO. 402 474-0336
EMAIL ADDRESS rhaas@tohaastre.com
BUSINESS/PROPERTY ADDRESS 1150 NO 48TH
LEGAL DESCRIPTION _____

TO: The Lincoln Planning Commission & City Council

The above person, company or entity does support and has no objection to the Application for CHANGE OF ZONE NO. 3418, from R-2 Residential District to H-2 Highway Business District, on property legally described as Lot 3, Block 3, Cones Addition, located in the NE ¼ of Section 20-10-7, Lancaster County, Nebraska, generally located ½ block east of N. 48th Street and Orchard Street for the property owned or controlled by Kenneth and Rosemary Franks of Lincoln, Nebraska.

SIGNATURE OF PERSON OR CO. REP. _____

DATE 9-12-03

LETTER OF SUPPORT
OF
CHANGE OF ZONE

FROM:

NAME OF PERSON or COMPANY Joyce Urbanovsky
COMPANY REP. — same —, TITLE Secretary
OFFICE PHONE NO. 489-8073, FAX NO. —
EMAIL ADDRESS —
BUSINESS/PROPERTY ADDRESS 1145 NO. 48th
LEGAL DESCRIPTION Building and Property occupied by Performance Toyota

TO: The Lincoln Planning Commission & City Council

The above person, company or entity does support and has no objection to the Application for CHANGE OF ZONE NO. 3418, from R-2 Residential District to H-2 Highway Business District, on property legally described as Lot 3, Block 3, Cones Addition, located in the NE ¼ of Section 20-10-7, Lancaster County, Nebraska, generally located ½ block east of N. 48th Street and Orchard Street for the property owned or controlled by Kenneth and Rosemary Franks of Lincoln, Nebraska.

SIGNATURE OF PERSON OR CO. REP. Joyce Urbanovsky

DATE 9-13-03

LETTER OF SUPPORT
OF
CHANGE OF ZONE

FROM:

NAME OF PERSON or COMPANY Los MENDOZA Restaurant
COMPANY REP. Gonzalo H MENDOZA, TITLE OWNER
OFFICE PHONE NO. 464-0146, FAX NO. 464-1189
EMAIL ADDRESS _____
BUSINESS/PROPERTY ADDRESS 1400 No. 48th
LEGAL DESCRIPTION _____

TO: The Lincoln Planning Commission & City Council

The above person, company or entity does support and has no objection to the Application for CHANGE OF ZONE NO. 3418, from R-2 Residential District to H-2 Highway Business District, on property legally described as Lot 3, Block 3, Cones Addition, located in the NE ¼ of Section 20-10-7, Lancaster County, Nebraska, generally located ½ block east of N. 48th Street and Orchard Street for the property owned or controlled by Kenneth and Rosemary Franks of Lincoln, Nebraska.

SIGNATURE OF PERSON OR CO. REP. Gonzalo H Mendoza

DATE 9-12-03

LETTER OF SUPPORT
OF
CHANGE OF ZONE

FROM:

NAME OF PERSON or COMPANY Classic Consignment Boutique
COMPANY REP. Deb Bauer, TITLE Owner
OFFICE PHONE NO. 467-2502, FAX NO. —
EMAIL ADDRESS —
BUSINESS/PROPERTY ADDRESS 4900 Dudley
LEGAL DESCRIPTION —

TO: The Lincoln Planning Commission & City Council

The above person, company or entity does support and has no objection to the Application for CHANGE OF ZONE NO. 3418, from R-2 Residential District to H-2 Highway Business District, on property legally described as Lot 3, Block 3, Cones Addition, located in the NE ¼ of Section 20-10-7, Lancaster County, Nebraska, generally located ½ block east of N. 48th Street and Orchard Street for the property owned or controlled by Kenneth and Rosemary Franks of Lincoln, Nebraska.

SIGNATURE OF PERSON OR CO. REP. Deborah L. Bauer
DATE 9/11/03

LETTER OF SUPPORT
OF
CHANGE OF ZONE

FROM:

NAME OF PERSON or COMPANY Husker Sewing Vacuum -
COMPANY REP. Ronald R. Johnson TITLE OWNER
OFFICE PHONE NO. 402/466-4550 FAX NO. 402/466-2115
EMAIL ADDRESS _____
BUSINESS/PROPERTY ADDRESS 1309 North 48th St
LEGAL DESCRIPTION _____

TO: The Lincoln Planning Commission & City Council

The above person, company or entity does support and has no objection to the Application for CHANGE OF ZONE NO. 3418, from R-2 Residential District to H-2 Highway Business District, on property legally described as Lot 3, Block 3, Cones Addition, located in the NE ¼ of Section 20-10-7, Lancaster County, Nebraska, generally located ½ block east of N. 48th Street and Orchard Street for the property owned or controlled by Kenneth and Rosemary Franks of Lincoln, Nebraska.

SIGNATURE OF PERSON OR CO. REP. _____

DATE 9/12/13

LETTER OF SUPPORT
OF
CHANGE OF ZONE

FROM:

NAME OF PERSON or COMPANY Jim's Home Health
COMPANY REP. Ken Sander, TITLE Vice President
OFFICE PHONE NO. 465 9000, FAX NO. _____
EMAIL ADDRESS _____
BUSINESS/PROPERTY ADDRESS 1400 N. 48th
LEGAL DESCRIPTION _____

TO: The Lincoln Planning Commission & City Council

The above person, company or entity does support and has no objection to the Application for CHANGE OF ZONE NO. 3418, from R-2 Residential District to H-2 Highway Business District, on property legally described as Lot 3, Block 3, Cones Addition, located in the NE ¼ of Section 20-10-7, Lancaster County, Nebraska, generally located ½ block east of N. 48th Street and Orchard Street for the property owned or controlled by Kenneth and Rosemary Franks of Lincoln, Nebraska.

SIGNATURE OF PERSON OR CO. REP. _____

DATE 9/13/03

LETTER OF SUPPORT
OF
CHANGE OF ZONE

FROM:

NAME OF PERSON or COMPANY EbHe Inc.
COMPANY REP. Brian EbHe TITLE Pres
OFFICE PHONE NO. 402-474-5358 FAX NO. 402-475-0310
EMAIL ADDRESS _____
BUSINESS/PROPERTY ADDRESS 4900 Dudley 68504
LEGAL DESCRIPTION _____

TO: The Lincoln Planning Commission & City Council

The above person, company or entity does support and has no objection to the Application for CHANGE OF ZONE NO. 3418, from R-2 Residential District to H-2 Highway Business District, on property legally described as Lot 3, Block 3, Cones Addition, located in the NE 1/4 of Section 20-10-7, Lancaster County, Nebraska, generally located 1/2 block east of N. 48th Street and Orchard Street for the property owned or controlled by Kenneth and Rosemary Franks of Lincoln, Nebraska.

SIGNATURE OF PERSON OR CO. REP. Brian EbHe
DATE 9-16-03

LtrOfSupportCOZ3418

LETTER OF SUPPORT
OF
CHANGE OF ZONE

FROM:

NAME OF PERSON or COMPANY G.D. Investments LLC
COMPANY REP. Gary Franks, TITLE Partner
OFFICE PHONE NO. 466-4297, FAX NO. _____
EMAIL ADDRESS _____
BUSINESS/PROPERTY ADDRESS 1225 No. 50th St.
LEGAL DESCRIPTION _____

TO: The Lincoln Planning Commission & City Council

The above person, company or entity does support and has no objection to the Application for CHANGE OF ZONE NO. 3418, from R-2 Residential District to H-2 Highway Business District, on property legally described as Lot 3, Block 3, Cones Addition, located in the NE ¼ of Section 20-10-7, Lancaster County, Nebraska, generally located ½ block east of N. 48th Street and Orchard Street for the property owned or controlled by Kenneth and Rosemary Franks of Lincoln, Nebraska.

SIGNATURE OF PERSON OR CO. REP. _____

DATE 9/15/03

LETTER OF SUPPORT
OF
CHANGE OF ZONE

FROM:

NAME OF PERSON or COMPANY Donald Hippo
COMPANY REP. Former owner of Skyview mobile Home Ranch TITLE _____
OFFICE PHONE NO. 466-7977 , FAX NO. _____
EMAIL ADDRESS _____
BUSINESS/PROPERTY ADDRESS 4945 Orchard St.
LEGAL DESCRIPTION _____

TO: The Lincoln Planning Commission & City Council

The above person, company or entity does support and has no objection to the Application for CHANGE OF ZONE NO. 3418, from R-2 Residential District to H-2 Highway Business District, on property legally described as Lot 3, Block 3, Cones Addition, located in the NE ¼ of Section 20-10-7, Lancaster County, Nebraska, generally located ½ block east of N. 48th Street and Orchard Street for the property owned or controlled by Kenneth and Rosemary Franks of Lincoln, Nebraska.

SIGNATURE OF PERSON OR CO. REP. Donald O. Hippo
DATE 9-9-03

LETTER OF SUPPORT
OF
CHANGE OF ZONE

FROM:

NAME OF PERSON or COMPANY Keni liquor
COMPANY REP. Mike Budzinski, TITLE Pres
OFFICE PHONE NO. 402 466 3336, FAX NO. _____
EMAIL ADDRESS _____
BUSINESS/PROPERTY ADDRESS 1350 N. 48th Lincoln, Neb
LEGAL DESCRIPTION _____

TO: The Lincoln Planning Commission & City Council

The above person, company or entity does support and has no objection to the Application for CHANGE OF ZONE NO. 3418, from R-2 Residential District to H-2 Highway Business District, on property legally described as Lot 3, Block 3, Cones Addition, located in the NE ¼ of Section 20-10-7, Lancaster County, Nebraska, generally located ½ block east of N. 48th Street and Orchard Street for the property owned or controlled by Kenneth and Rosemary Franks of Lincoln, Nebraska.

SIGNATURE OF PERSON OR CO. REP. Mike Budzinski
DATE 9-8-3