

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT
for February 2, 2004 PLANNING COMMISSION MEETING

P.A.S.#: County Change of Zone #04087

PROPOSAL: A Change of Zone from AG Agriculture to B Business District on property generally located at the southeast corner of "O" Street/Highway 34 and S. 134th Street.

LAND AREA: 27.06 acres, more or less

CONCLUSION: This is not in conformance with the 2025 Comprehensive Plan.

RECOMMENDATION:

Denial

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 38, Irregular tract in the Northwest Quarter of Section 28, T10N, R8E, in the 6th P.M., Lancaster County, Nebraska.

LOCATION: Southeast of the corner of S.134th Street and "O" Street/Highway 34.

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Farm land/pasture and a portion of the pet cemetery.

SURROUNDING LAND USE AND ZONING:

| | |
|------------------------------------|--------------------|
| North: Manufacturing, mini storage | zoned I Industrial |
| South: Agriculture, pet cemetery | zoned AG |
| East: Agriculture, two dwellings | zoned AG |
| West: Golf course and townhouses | zoned AGR |

ASSOCIATED APPLICATIONS: None

HISTORY: Changed from AA Rural and Public Use to AG Agriculture in the 1979 zoning update. The adjoining pet cemetery was approved by County Special Permit (13) in 1977.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Plan shows this as Agriculture, south across the street from Industrial. This is in Lincoln growth Tier III. The 2025 Comprehensive Plan states:

Acknowledge the "Right to Farm" and preserve areas for agricultural productions throughout the county by designating specific areas in advance for rural residential so as to limit areas of potential conflict between farms and acreages (pg F 70)

Residential, commercial, and industrial development take place in the City of Lincoln and within incorporated towns. This ensures that there are convenient jobs and a healthy tax base within the communities to support the public safety, infrastructure and services within the community. While location in the cities and towns of the county is a priority, unique site requirements of a business may necessitate consideration of other suitable and appropriate locations in the county. (F 16)

Preserve and enhance entryway corridors into Lincoln (F 19)

Commercial and industrial districts in Lancaster County shall be located:

- within the City of Lincoln or incorporated villages
- outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning)
- where urban services and infrastructure are available or planned for in the near term
- in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan
- in areas compatible with existing or planned residential uses
- in areas accessible by various modes of transportation (i.e. automobile, transit and pedestrian)
- so that they enhance entryways or public way corridors, when developing adjacent to these corridors
- in a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this Plan. (F 38)

The majority of new development takes place within the City of Lincoln. However, it is important to strengthen existing commercial and support new development within the incorporated communities of Lancaster County. Commercial development in towns also provides space for businesses that support farm operators within the county. (F 49)

SPECIFIC INFORMATION:

UTILITIES: This is in the Lancaster County Rural Water District #1. Norris Public Power is the electric provider.

TOPOGRAPHY: Rolling, draining to the west and southwest.

TRAFFIC ANALYSIS: This area is served by “O” Street/Nebraska Hwy 34 and S 134th Street. S 134th is a paved county road. “O” street is in a state corridor protection for future widening. This is about ½ mile east of the future East Beltway. This is about 1/4 mile north of the Mo Pac Trail.

PUBLIC SERVICE: This is in the Southeast Rural Fire District and the Waverly School District #145. This is served by the Lancaster County Sheriffs Department.

REGIONAL ISSUES: Expansion and location of commercial and industrial sites.

ENVIRONMENTAL CONCERNS: There are no identified historic or ecological resources on this site. The soil rating on this land is 3.5 on a scale of 1 to 10 where 1 to 4 are prime. This is prime ag land. About 15 % of this site, in the northwest corner, is in the FEMA mapped flood plain. Several residences are in close proximity.

AESTHETIC CONSIDERATIONS: 'O' Street is a major entryway to Lincoln, the types of land uses along this major entryway should be carefully analyzed.

ALTERNATIVE USES: Continued agricultural use or one residential lot.

ANALYSIS:

1. This request is for a Change of Zone from AG Agriculture to "B" Business on a 27.06 acre parcel. The applicant states he intends to use 3 - 4 acres for about 35,000 square feet of mini storage.
2. The County "B" zoning district allows many commercial uses by right. A parcel this size could allow about 270,000 square feet of commercial uses with very few development or environmental standards to protect public health and safety as would normally be found in municipal ordinances.
3. Reviewing agencies had few concerns. The County Engineer notes the access should be across from the Crooked Creek golf course driveway.
4. This request is not in conformance with the Lincoln-Lancaster County Comprehensive Plan map which shows this as Agriculture.
5. The current industrial zoning to the north was established in the 60's for base manufacturing employment. The current storage facility north of "O" is using surplus land under that "I" zoning.
6. As requested by the County Board, no "scoring" points were developed for this application.
7. Some acreage review issues can be addressed in this report:
 - a) Water/rural water,
This is in a rural water district.
 - b) Road access and paving,
Hwy 34 and S. 134th Street are paved and can handle the traffic of this a small self-storage facility, but 270,000 square foot of commercial would require additional improvements
 - c) Soil rating,
The soil is prime ag land of the county.

- d) Development of the area/land parcelization,
The surrounding land in this area is in substantially larger parcels of 40 and 80 acres in area, with the exception of the Cross Creek CUP townhouses to the west.
- e) Existing acreages,
There is one abutting acreage development to the west. The Beaver Creek CUP proposal for six lots abuts to the south.
- f) Conflicting farm uses,
There are no conflicting farm uses noted in a field check.
- g) Environmental issues,
Storage may include many products.
- h) Impact on other governmental entities,
This will increase demand for service on the Sheriff, Rural Fire, Roads and others. The level of impact is not known.
- i) Plans of other towns, NA

9. "O" Street widening and the East Beltway ½ mile west, may support commercial at some future date, but, this is very premature and not in conformance with the adopted 2025 Comprehensive Plan. The existing zoning is reasonable and appropriate at this location at this time. If approved, a Comprehensive Plan amendment should be processed during the Plan update.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@ci.lincoln.ne.us
Planner
January 12, 2005

APPLICANT: Rudolf Strnot
7301 Briarhurst Drive
Lincoln, NE 68506
(402) 489-8957

CONTACT: Rudolf or Patricia Strnot

OWNER: Rudolf Strnot



**County Change of Zone #04087
S. 134th & 'O' St.**

2002 aerial

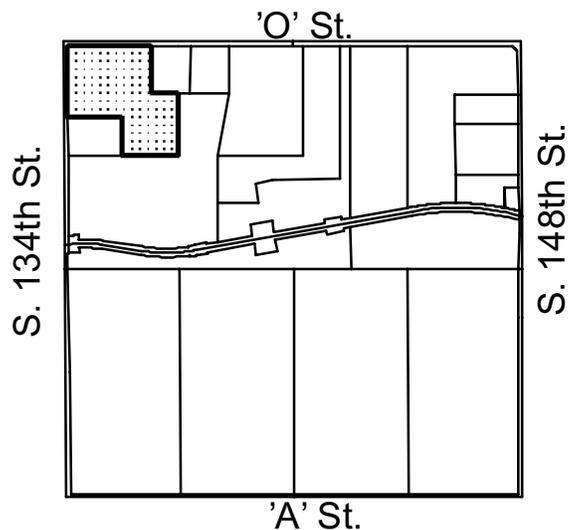
Zoning:

- 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-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. 28 T10N R8E



Zoning Jurisdiction Lines
City Limit Jurisdiction



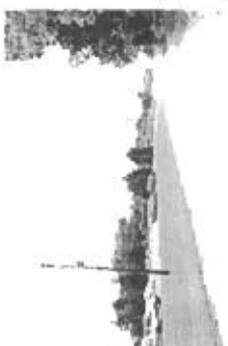
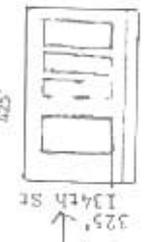
Lincoln City - Lancaster County Planning Dept.



STEVENS CREEK STORAGE

BASKER PLANT

CAMPBELL'S TUBE FARM



(F) Facing east on 134th Street



(G) Looking SE from Basker Plant on 134th & O Street



(H) Facing east on 134th Street



(I) Facing SE across Golf Course in Rolling Acres Property



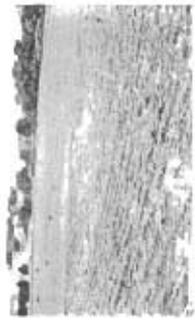
(J) SW Corner of Rolling Acres Property looking East



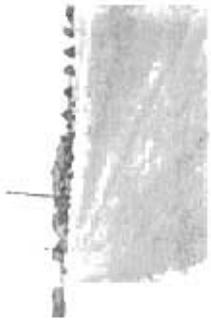
(K) Golf Course Parking Lot looking east to Rolling Acres Property



(L) Looking west from Hwy 14 on 134th & O St



(M) Looking west towards Golf Course in Rolling Acres Property

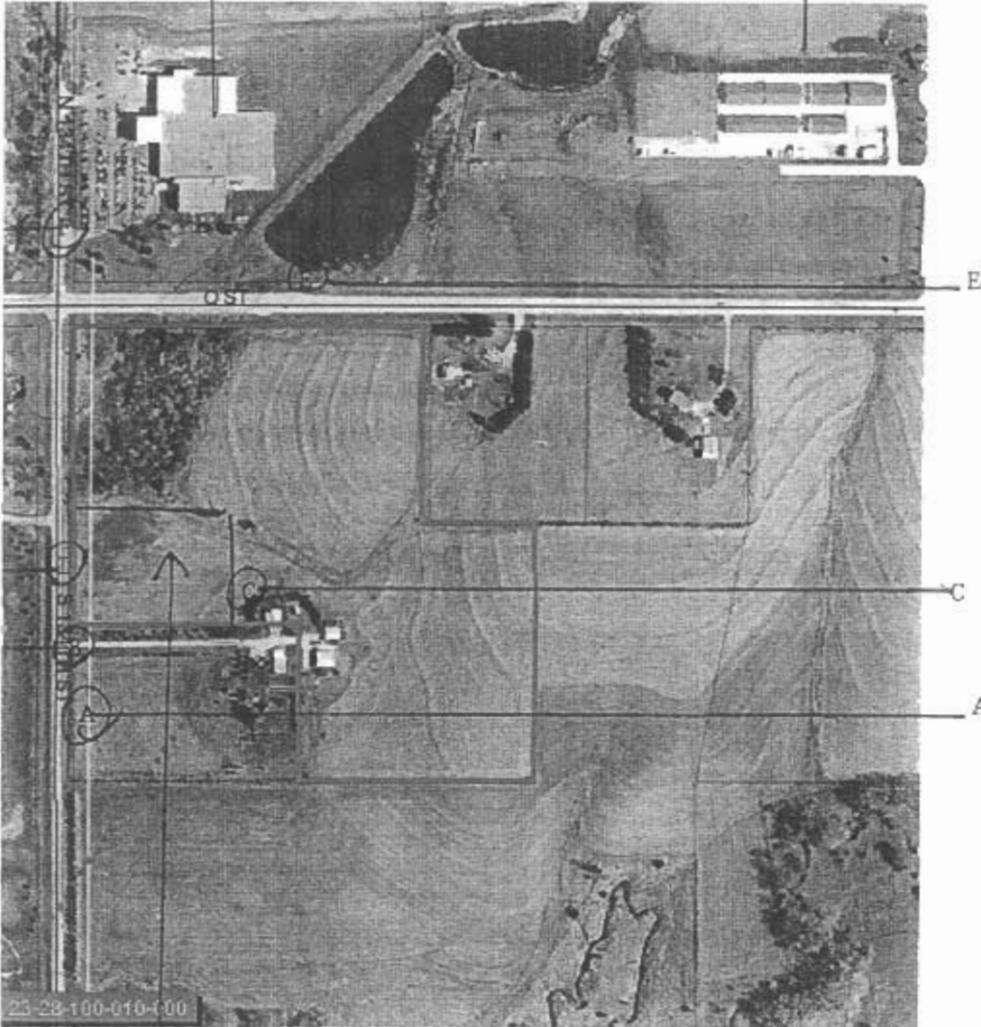


(N) Facing north - the line south of Rolling Acres

County Change of Zone #04087 S. 134th & 'O' St.

PARKER PLANT

STEVENS CREEK STORAGE



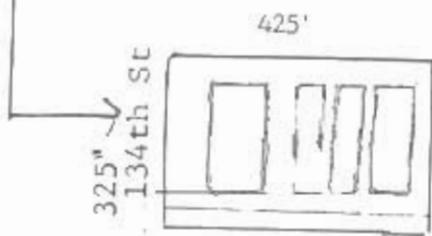
(E) Looking south from Hwy 34 @ 138th & O Streets



(C) Looking west towards Golf Course standing on Rolling Acres Property



(A) Facing north - tree line south of Rolling Acres Property



**County Change of Zone #04087
S. 134th & 'O' St.**



(H) Looking east from Golf Course Homes



(F) Looking SE from Parker Plant @ 134th & O Street



(I) Facing east on 134th Street



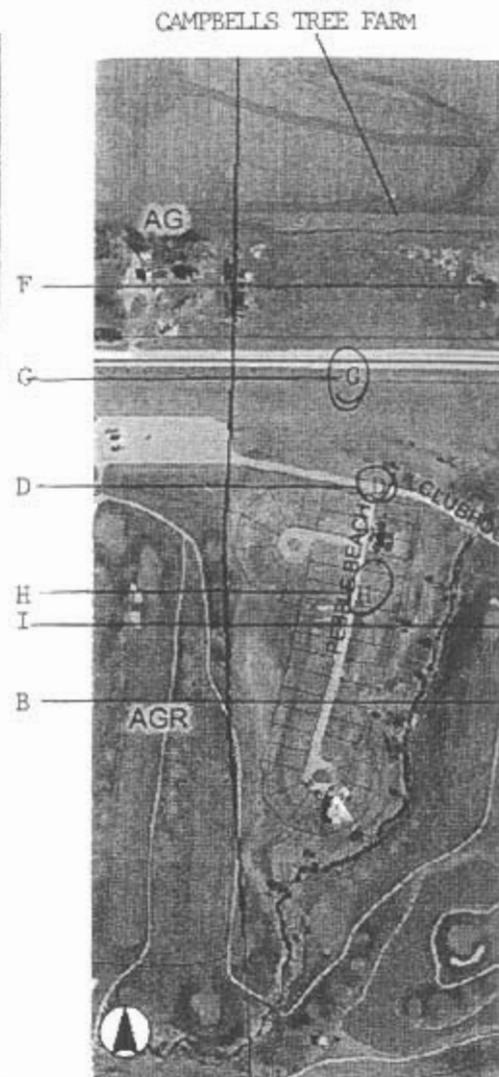
(G) Facing SE across Golf Course to Rolling Acres Property



(B) SW Corner of Rolling Acres Property looking East



(D) Golf Course Parking Lot looking east to Rolling Acres Property



**County Change of Zone #04087
S. 134th & 'O' St.**

TRAFFIC SIGNALING SYSTEM, INC.
 10000 W. 10th Ave., Suite 100
 Denver, Colorado 80202
 (303) 751-1000



PROPOSED MINI-STORAGE SYSTEM FOR
 RUDY STANOR
 LINCOLN, NEBRASKA

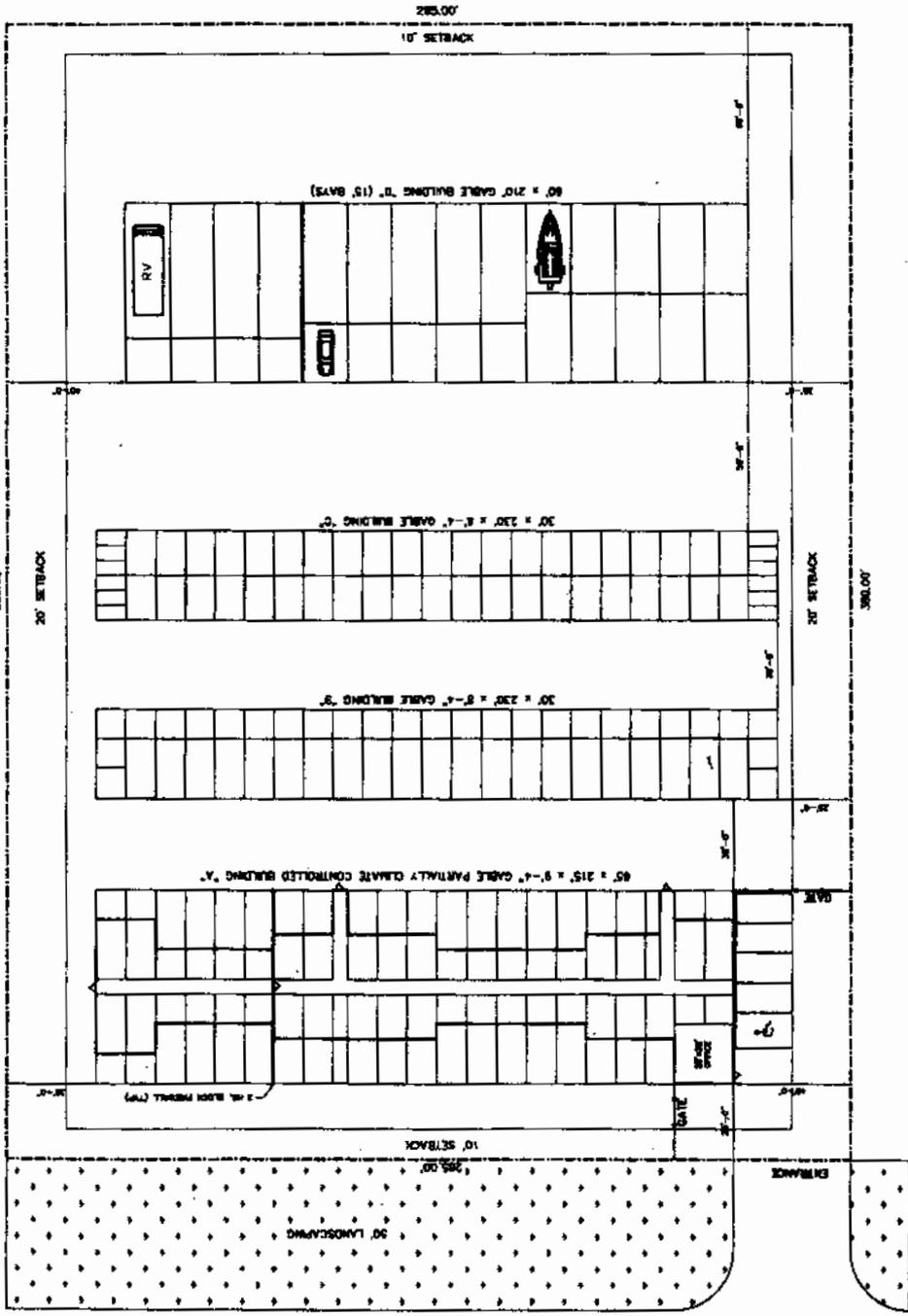
DATE: APRIL 11, 1984
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 40'-0"
 SHEET NO. 1A/1B

SITE



UNIT MIX

| UNIT TYPE | AREA (SQ FT) | NO. OF UNITS | TOTAL AREA (SQ FT) |
|--------------|--------------|--------------|--------------------|
| 10' x 10' | 100 | 10 | 1000 |
| 10' x 15' | 150 | 10 | 1500 |
| 10' x 20' | 200 | 10 | 2000 |
| 15' x 20' | 300 | 10 | 3000 |
| 20' x 20' | 400 | 10 | 4000 |
| 20' x 30' | 600 | 10 | 6000 |
| 20' x 40' | 800 | 10 | 8000 |
| 20' x 50' | 1000 | 10 | 10000 |
| 20' x 60' | 1200 | 10 | 12000 |
| 20' x 70' | 1400 | 10 | 14000 |
| 20' x 80' | 1600 | 10 | 16000 |
| 20' x 90' | 1800 | 10 | 18000 |
| 20' x 100' | 2000 | 10 | 20000 |
| TOTAL | 10000 | 100 | 100000 |



NOTICE:
 THE DESIGNER HAS PREPARED THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEBRASKA ZONING ACT AND THE NEBRASKA BUILDING CODE. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SURROUNDING AREA AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.

County Change of Zone #04087 S. 134th & 'O' St.

Rudolf Strnot
7301 Briarhurst Drive
Lincoln, NE 68506
402/489-8957
Cell: 402/430-8579

Project: To build a self storage facility. This is a logical project as all other properties surrounding the site are also commercial ventures.

North: Parker Manufacturing & Steven Creek Storage
Northwest: Campbell's tree farm
West: Crooked Creek Golf Course
South: Rolling Acres

I own the 25 acres to the north & east of the site

The site would include 4 buildings for a total of 35,000 square feet.

The west border of the site which would face 134th street and will be across from the golf course will have a 50 foot buffer of trees.

IMPACT:

2 Full Time Employees
1 Part Time Employee

No pollution
No effect on ground water
Quiet environment

TAXES:

Currently as 29 acres of undeveloped property approximately \$800.00/year
As a \$1,000,000 storage facility \$10,000-\$12,000 or more per year

Attached:

- 1) Aerial photo of land with additional views of areas surrounding the site.
- 2) Scale of approximate design of single story facility

Lancaster

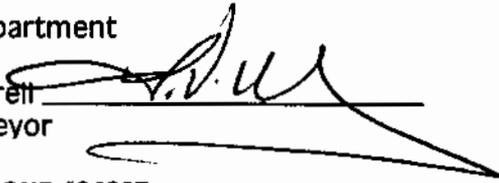
DON R. THOMAS - COUNTY ENGINEER

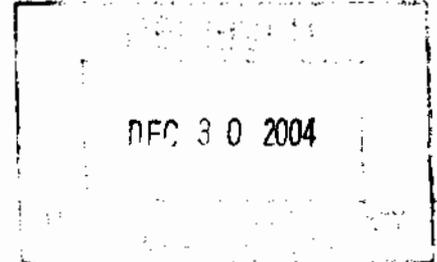
County

Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: December 29, 2004
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: CHANGE OF ZONE #04087
134TH AND "O" STREETS



Upon review, this office would not have a great objection for the requested Change of Zone, limited to the 3+ acres needed for storage area. Access for the location would have to be across from the Crooked Creek Golf Course entrance.

LWV/cm

ZONE/#04087 134th & O Sts.Mem