

## **FACTSHEET**

**TITLE:** An Amendment to the **NORTH 27<sup>TH</sup> STREET REDEVELOPMENT PLAN**, requested by the Urban Development Department, to specify project elements for an area on the west side of North 27<sup>th</sup> Street between "X" Street and "Y" Street.

**STAFF RECOMMENDATION:** A finding of conformance with the Comprehensive Plan.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: September 20, 2000  
Administrative Action: September 20, 2000

**RECOMMENDATION:** A finding of conformance with the Comprehensive Plan (9-0: Krieser, Newman, Hunter, Steward, Duvall, Taylor, Schwinn, Carlson and Bayer voting 'yes').

### **FINDINGS OF FACT:**

1. This proposed amendment to the North 27<sup>th</sup> Street Redevelopment Plan was submitted to the Planning Commission for a finding as to conformance with the Comprehensive Plan on September 20, 2000.
2. The Planning staff recommendation to find the proposed amendment to be in conformance with the Comprehensive Plan is based upon the following "Analysis":
  - A This is a request to review a proposed amendment to the N. 27th Street Redevelopment Plan for a determination of conformity with the Comprehensive Plan. The amendment specifies project elements for the redevelopment of property on the west side of N. 27<sup>th</sup> Street from "X" to "Y" streets.
  - B The existing North 27<sup>th</sup> Street Redevelopment Plan covers an area generally bounded by "N" Street on the south; Leighton Avenue on the north; 23rd Street on the west; and, 31st Street on the east. The boundaries of the project are more specifically set forth on the attached map.
  - C. The proposed amendment (attached) adds project elements for redevelopment, including property acquisition, relocation of tenants, demolition of structures, paving off street parking, and utility relocation/upgrades.
  - D. The proposed amendment will result in a more desirable site for redevelopment.
  - E. The North 27<sup>th</sup> Street Redevelopment Plan shows the area for future commercial development.
  - F. The proposed revisions to the *N. 27th Street Redevelopment Plan* are consistent with the *North 27th Street Corridor Study* and the *1994 Lincoln-Lancaster County Comprehensive Plan*.
3. The applicant's testimony is found on p.4. There was also testimony in support from Ed Patterson, President of the Malone Neighborhood Association, and Mike Morosin as past president; however, Mr. Patterson expressed concerns about the design details as well as property acquisition. The written comments submitted by Ed Patterson are found on p.12.
4. There was no testimony in opposition.
5. On September 20, 2000, the Planning Commission voted 9-0 to find the proposed amendment to the North 27<sup>th</sup> Street Redevelopment Plan to be in conformance with the Comprehensive Plan.

**FACTSHEET PREPARED BY:** Jean L. Walker

**REVIEWED BY:** \_\_\_\_\_

**REFERENCE NUMBER:** FS\CC\FSM00007

**DATE:** October 2, 2000

**DATE:** October 2, 2000



6. The proposed revisions to the *N. 27th Street Redevelopment Plan* are consistent with the *North 27th Street Corridor Study* and the *1994 Lincoln-Lancaster County Comprehensive Plan*.

**STAFF RECOMMENDATIONS:** Finding that the proposed revision to the N. 27th Street Redevelopment Plan Conforms with the Comprehensive Plan.

Prepared by:

Jennifer L. Dam, AICP  
Planner II

**MISCELLANEOUS NO. 00007**  
**AN AMENDMENT TO THE**  
**NORTH 27TH STREET REDEVELOPMENT PLAN**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

September 20, 2000

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

Planning staff recommendation: A finding of conformance with the Comprehensive Plan.

This application was removed from the Consent Agenda and had separate public hearing.

Proponents

**1. Wynn Hjernstad of Urban Development**, explained that this amendment proposes to expand a project already in the Redevelopment Plan to the north to include two additional properties.

**2. Ed Patterson, President of Malone Neighborhood Association**, 2108 Q Street, testified in support. He reported that the Malone Neighborhood supports this proposal and he knows of no one in the Malone Neighborhood that would be opposed. The Antelope Valley development proposal adopted by the neighborhood association in 1997 recommended assembly of all property along 27<sup>th</sup> from X to Y west to, but not including, the neighborhood center. Please note, however, that their plan describes a facility with mostly glass frontage facing the bike path and the possibility of a delicatessen and food court. Commercial parking would not intervene between the deli patio and landscaping of the bike path. Commercial parking would be to the north off of Y and/or underneath the structures. The Malone Neighborhood's endorsement of this application is subject to the following: 1) there should be no use of the police power of the state to take property from one private individual and give it to another; and 2) property owners selling their land for this assembly by the constitution should not be pressured into bearing a disproportionate share of the burden of this project among taxpayers in Lincoln.

Steward advised Patterson that the Planning Commission's materials do not include any information to allow them to judge the specific design detail which Patterson refers to. Patterson believes that the Urban Development Department will comply. This is not intended to be a litmus test or a make or break comment. This is something the neighborhood would like to support if they can find a way to do so. There was a time before this additional assembly was on the drawing board when there was a sliver of property associated with the broom factory, and in order to get the necessary parking for his commercial development, the property owner of the broom factory was going to have to have a densely packed row of commercial parking all the way along the park. It may turn out that way yet, but they are hopeful that something can be done with this development that will complement the linear park and the bike path.

**2. Mike Morosin, past president of Malone Neighborhood Association,** testified in support. However, they need to sit down once again and define what is actually going to be done. This would help the neighborhood understand what is going on.

There was no testimony in opposition.

Steward assumes in the steps that are being taken, this one being first but not specific to design, that the design action will incorporate the counsel and involvement of the neighbors. Hjermstad indicated that the neighbors would absolutely be involved at the time that they get closer to the design stage.

Public hearing was closed.

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

September 20, 2000

Schwinn moved to find the proposed amendment to be in conformance with the Comprehensive Plan, seconded by Newman and carried 9-0: Duvall, Hunter, Taylor, Schwinn, Steward, Newman, Krieser, Carlson and Bayer voting 'yes'.