

City Council Introduction: **Monday**, March 26, 2007

Public Hearing: **Monday**, April 2, 2007, at **1:30 p.m.**

Bill No. 07-50

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 07009**, from P Public Use District to R-1 Residential District, requested by the Director of Planning, on property generally located at Sundance Drive and Campfire Circle.

STAFF RECOMMENDATION: Approval

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 03/14/07
Administrative Action: 03/14/07

RECOMMENDATION: Approval (9-0: Cornelius, Taylor, Esseks, Carroll, Strand, Larson, Sunderman, Krieser and Carlson voting 'yes').

FINDINGS OF FACT:

1. This is a request to rezone I.T. (Irregular Tract) lots currently used as back and side yards to residential lots generally located at Sundance Drive and Campfire Circle. The I.T. lots are owned by private property owners who also own the R-1 Residential lots abutting the I.T. lots. This land was determined to be surplus to Densmore Park and transferred to the private owners in 1985. This change of zone is to reflect that the lots are privately owned and to remove any potential title clouds for the owners.
2. The staff recommendation to approve this change of zone request, is based upon the "*Analysis*", as set forth on p.3, concluding that the proposal is in conformance with the Comprehensive Plan.
3. On March 14, 2007, this application appeared on the Planning Commission Consent Agenda and was opened for public hearing. No one came forward to speak.
4. On March 14, 2007, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend approval.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: March 19, 2007

REVIEWED BY: _____

DATE: March 19, 2007

REFERENCE NUMBER: FS\CC\2007\CZ.07009

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for March 14, 2007 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No. 07009

PROPOSAL: From P Public to R-1 Residential

LOCATION: Generally Located at Sundance Drive and Campfire Circle

EXISTING ZONING: P Public

CONCLUSION: This application is in conformance with the Comprehensive Plan.

RECOMMENDATION:	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 82 thru 86 I.T. located in the SE 1/4 of Section 14-9-6, Lancaster County, Nebraska

EXISTING LAND USE: The I.T. lots are used as back and side yards to residential lots

SURROUNDING LAND USE AND ZONING:

North: R- 1 Residential
South: Densmore Park
East: Densmore Park
West: Densmore Park

HISTORY:

March 1985 Quitclaim deeds for lots 82 thru 86 I.T. were filed with the Register of Deeds

November 1984 Planning Director approved Administrative Subdivision of Lot 79 I.T.

September 1984 City of Lincoln Quitclaim deeded parcels to Lincoln Home Builders, Inc.

COMPREHENSIVE PLAN SPECIFICATIONS:

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. (6)

The land use map shows this area as urban residential. (17)

The land use plan displays the generalized location of each land use. It is not intended to be used to determine the exact boundaries of each designation. The area of transition from one land use is often gradual. The Comprehensive Plan also encourages the integration of compatible land uses, rather than a strict segregation of different land uses. (23)

ANALYSIS:

1. Twenty-two years ago, portions of Lot 79 I.T. (Irregular Tract) now known as Densmore Park were deeded off by the City of Lincoln to Lincoln Home Builders Inc. to become appurtenant to Lots 49, 50, and 51 Block 2, and Lots 18 and 19 Block 3, all in Thunderbird Estates Subdivision. Irregular Tract (I.T.) is a parcel of unplatted land that is created by survey and transfer of the title and is distinguished from a lot created by the approval of a final plat by the governing body (County Board, Village Board or City Council). The I.T. number is assigned by the County Surveyor.
2. At the time these I.T. lots were added to the lots in Thunderbird Estates they were zoned P Public. The I.T. lots are owned by private property owners who also own the R-1 Residential lots abutting the I.T. lots. This application is to reflect that the lots are privately owned , and remove potential title clouds for the owners.

Prepared by:

Christy Eichorn
Planner

DATE: February 26, 2007

APPLICANT: Planning Director
Lincoln Lancaster Planning Department
555 S. 10th ST Suite 213
Lincoln, NE 68508

OWNER: Robert Eckery
6607 Sundance DR.
Lincoln, NE 68512

David & Sheila Andre
6615 Sundance DR.
Lincoln, NE 68512

Warren JR & Margaret Lichty
6601 Sundance DR.
Lincoln, NE 68512

Jack & Daniel Caldwell
1207 Campfire CIR.
Lincoln, NE 68512

Bonnie Rosenberger
1201 Campfire CIR.
Lincoln, NE 68512

CONTACT:

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CHANGE OF ZONE NO. 07009

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

March 14, 2007

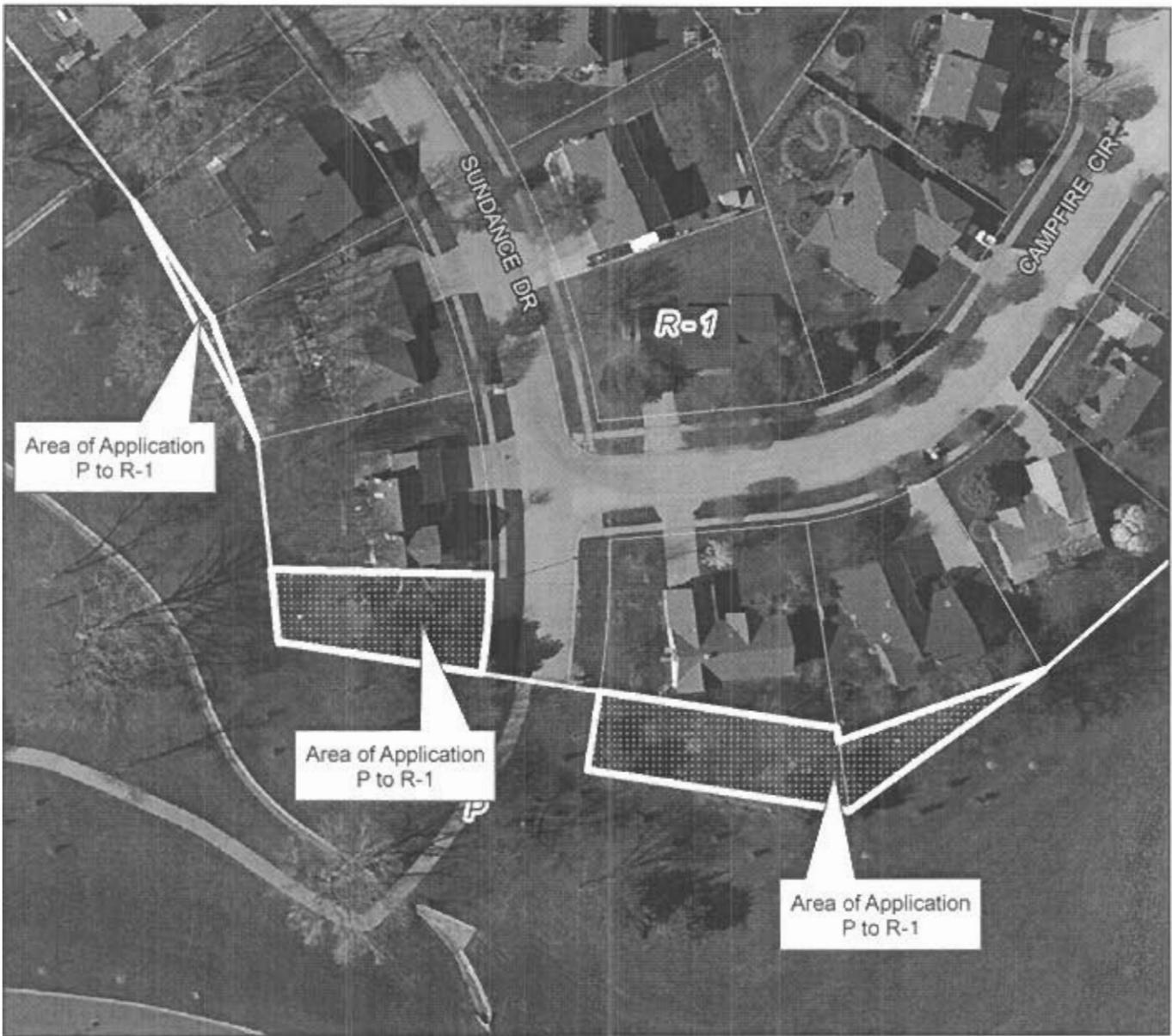
Members present: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand, Sunderman and Taylor.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 07008, CHANGE OF ZONE NO. 07009, COMPREHENSIVE PLAN CONFORMANCE NO. 07001 and WAIVER NO. 07003.**

Ex Parte Communications: None.

Taylor moved to approve the Consent Agenda, seconded by Carroll and carried 9-0: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand, Sunderman and Taylor voting 'yes'.

Note: This is final action on Comprehensive Plan Conformance No. 07001 and Waiver No. 07003, 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.



2005 aerial

Change of Zone #07009 Sundance Dr & Campfire Cir

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. 14 T09N R06E

