

Lincoln



Nebraska's Capital City

January 28, 2000

TO: Neighborhood Associations/Organizations
 Kathy Campbell, Chair, Lancaster County Board of Commissioners
 Dr. Phil Schoo, Superintendent, Lincoln Public Schools
 President, Southeast Community College
 Glenn Johnson, Lower Platte South Natural Resources District

RE: Miscellaneous #00001 - Amendment to the North 27th Street Redevelopment Plan

Pursuant to Neb. Rev. Stat. § 18-2115, you are hereby advised that the City of Lincoln has received an application for Miscellaneous No. 00001, requested by Marc Wullschlegler, Director of the Urban Development Department, to review the proposed amendment to the North 27th Street Redevelopment Plan. The redevelopment plan area is composed of all the City blocks generally bounded on the south by "N" Street, on the west by 23rd Street, on the north by Leighton Avenue, and on the east by 31st Street. The boundaries of the project are more specifically set forth on the attached map.

The purpose of the proposed amendment is to add project elements for an area on the west side of 27th Street between S and T Streets as set forth on p.26 of the redevelopment plan (attached).

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, February 9, 2000**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The public hearing procedures are attached.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (441-8211) or the Planning Department staff planner, Jennifer Dam (441-6362). You may also wish to appear at the public hearing or submit your comments in writing to the Planning Commission at the address below prior to the public hearing. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, February 3, 2000, after 3:00 p.m. The "Planning Commission Agenda" will also be available on Internet at that time (<http://interlinc.ci.ne.us/interlinc/city/plan/index.htm>).

Sincerely,

Jean Walker
 Administrative Aide II

cc: Marc Wullschlegler, Urban Development
 Wynn Hjermstad, Urban Development
 Rick Peo, City Attorney
 Norm Agena, County Assessor

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**TO BE PUBLISHED ONE TIME ONLY IN THE LINCOLN JOURNAL STAR
ON TUESDAY, FEBRUARY 1, 2000.**

Notice is hereby given that the Lincoln City/Lancaster County Planning Commission will hold a public hearing on Wednesday, February 9, 2000, at 1:00 p.m. in the City-Council Hearing Room, County-City Building, 555 S. 10th St., Lincoln, Nebraska, on the following items. For more information call the Planning Department, 441-7491.

1. **CHANGE OF ZONE NO. 3206**, requested by Mike Marsh and Robert Weigel, with Realty Trust Group, from AGR Agricultural Residential District to B-1 Local Business District, on property legally described as Lot 51, located in the NE 1/4 of Section 21, T9N, R7E, Lancaster County, Nebraska, generally located at S. 70th Street and Pine Lake Road.

2. **CHANGE OF ZONE NO. 3207**, requested by Mike Marsh and Robert Weigel, with Realty Trust Group, from AG Agricultural District to B-2 Planned Neighborhood Business District, on property legally described as Lots 90, 91, and 92 I.T., located in the SE 1/4 of Section 10, T9N, R7E, Lancaster County, Nebraska, generally located north of S. 84th Street and Old Cheney Road.

3. **CHANGE OF ZONE NO. 3234**, requested by Robert Dean, from AG Agricultural District to R-3 Residential District, on property legally described as a portion of North Creek 3rd Addition, located in the SW 1/4 of Section 36, T11N, R6E, Lancaster County, Nebraska, generally located at Fletcher Avenue & Gunnison.

4. **CHANGE OF ZONE NO. 3235**, requested by the Lancaster County Board of Commissioners, from I-2 Industrial Park District to P Public Use District, on property legally described as Lots 5 & 6, Leavitt's Subdivision, located in the NE 1/4 of Section 11, T9N, R6E, Lancaster County, Nebraska, generally located at S. 14th Street and Dairy Drive.

5. SPECIAL PERMIT NO. 773A, requested by The Housing Authority of Lincoln, to amend an existing parking lot and construct additional stalls, on property legally described as the north 30' of the west 149.82' of the Gillan Road right-of-way vacated by Ordinance #10365, the south 30' of the west 162' of the Gillan Road right-of-way vacated by Ordinance #8416, and Lots 3, 4, and 5, Block 3, Corner Heights 1st Addition, all located in the South ½ of Section 21, T10N, R7E, Lancaster County, Nebraska, generally located at 5700 R Street.

6. SPECIAL PERMIT NO. 1794, requested by John S. Hertzler, of The Everest Group, on behalf of Sprint PCS, for a wireless communications tower and associated equipment, with a request to waive the landscaping, on property legally described as Lot 133 I.T., located in the NW 1/4 of Section 35, T10N, R6E, Lancaster County, Nebraska, generally located at 445 A Street.

7. SPECIAL PERMIT NO. 1827, requested by John Hertzler, of The Everest Group, on behalf of Sprint PCS for a 100' wireless communications tower and associated base equipment, with request to waive the required landscaping, on property legally described as the north 30' of Lot 37 and Lot 38, Block 19, Belmont, located in the NE 1/4 of Section 14, T10N, R6E, Lancaster County, Nebraska, generally located at N. 14th Street and Saunders Avenue.

8. STREET & ALLEY VACATION NO. 00001, requested by the University of Nebraska Board of Regents, to vacate the alley between N. 17th to N. 18th Streets and Q to R Streets, on property legally described as Lots 1, 2, 3, 7, 8, 9, and 10, Block 10, Kinney's "O" Street Addition; Lot C, Hedges and Vaughn's Subdivision; and Lot 4, Bryant's Subdivision, located in the SW 1/4 of Section 24, T10N, R6E, Lancaster County, Nebraska.

9. STREET & ALLEY VACATION NO. 00002, requested by TMCO Investments, to vacate the east-west alley between G to H Streets and 5th to 6th Streets, adjacent to property legally described as Lots 1-12, Block 142, Original Plat City of Lincoln, located in the NW 1/4 of Section 26, T10N, R6E, Lancaster County, Nebraska.

10. **STREET & ALLEY VACATION NO. 00003**, requested by Union College, to vacate Cooper Avenue, west from 52nd Street 158' to the west line of the north/south alley, located in the SE 1/4 of Section 5, T9N, R7E, Lancaster County, Nebraska.
11. **MISCELLANEOUS NO. 00001**, requested by the Director of Urban Development, for an amendment to the North 27th Street Redevelopment Plan (an area composed of the city blocks generally bounded on the south by N Street, on the west by 23rd Street, on the north by Leighton Avenue, and on the east by 31st Street) to add project elements for an area on the west side of 27th Street between S and T Streets.

Kathleen A. Sellman, AICP
Director of Planning

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