

City Council Introduction: **Monday**, August 21, 2000  
Public Hearing: **Monday**, August 28, 2000, at **1:30 p.m.**

Bill No. 00R-234

## **FACTSHEET**

**TITLE: WAIVER OF DESIGN STANDARDS NO. 00006**, requested by Lincoln City Church, to waive the parking lot surfacing requirements on property generally located at South 1<sup>st</sup> Street and Old Cheney Road (5201 South 1<sup>st</sup> Street).

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** N/A

**STAFF RECOMMENDATION:** Approval of the waiver of surfacing for that area of parking above the minimum required stalls.

### **FINDINGS OF FACT:**

1. This application to waive hard surfacing requirements for a new parking lot is requested by Tom Cajka of Ross Engineering, Inc. on behalf of Lincoln City Church.
2. The Planning staff recommendation as set forth above is based upon the "Analysis" as set forth on p.3.
3. This waiver request does not require action by the Planning Commission.

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

**DATE:** August 14, 2000

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

**DATE:** August 14, 2000

**REFERENCE NUMBER:** FS\CC\FSW00006



Pioneer Blvd are paved.

**ENVIRONMENTAL CONCERNS:** The Zoning Ordinance states that alternate materials or techniques shall be utilized which provide reasonable control of dust, runoff, and safe circulation. The application states they will have 6-8 inches of crushed rock surfacing. The applicant states they will use dust suppressants if dust becomes a problem.

**ANALYSIS:**

1. Section 27.67.100(c) of the Zoning Ordinance states that upon application to the City Council, the owner of a parking lot may be relieved of the surfacing requirements if the council finds that:
  - (1)(i) The parking lot is to be used in conjunction with a non-profit, religious, educational, or philanthropic institution; ...
  - (2) Alternate materials or techniques shall be utilized which provide reasonable control of dust, runoff, and safe circulation; and
  - (3)(i) The location of the parking lot is a sufficient distance from surrounding uses that it will not adversely affect the surrounding uses; or  
(ii) The frequency of use of the parking lot is so low that compliance with the surfacing requirement of this section would cause undue economic hardship upon the owner as compared with minimal impact upon surrounding land uses.
2. The parking lot is to be used in conjunction with the church and related activities.
3. The parking lot will meet city standards for runoff and circulation. In the area of the waiver, the applicant states that in the event that dust does become a problem a dust suppressant such as calcium chloride or magnesium chloride will be used, to the satisfaction of the Health Department.
4. The maximum parking would be expected to occur on Sunday for services. Peak Traffic generation and parking would not be expected during rush hour traffic on the adjoining road system.
5. The distance from, and uses of, the surrounding area are such that a waiver of paving should not adversely effect surrounding property.
6. The Zoning Ordinance further states that notwithstanding that a waiver is granted, if it is later found that dust or noise, created by the use of a parking lot exceeds the maximum levels set forth in Title 8 of the Lincoln Municipal Code, then such waiver may, after notice and hearing by the City Council, be revoked. Thereafter, the use of such parking lot shall cease unless surfaced in accordance with the adopted design standards.
7. The County Engineer notes other concerns for the applicant to address in the development of this parcel, independent of the waiver request.

**STAFF RECOMMENDATIONS:**

Approval

For waiver of surfacing for that area of parking above the minimum required stalls.

Prepared by:

Mike DeKalb AICP  
Planner