

City Council Introduction: **Monday**, November 6, 2000
Public Hearing: **Monday**, November 13, 2000, at **1:30** p.m.

Bill No. 00R-306

FACTSHEET

TITLE: **WAIVER OF DESIGN STANDARDS NO. 00005**, requested by Calvary Baptist Church, to waive the hard surfacing requirements for a new church parking lot, on property generally located at West "A" Street and Homestead Expressway (1125 West "A" Street).

SPONSOR: Planning Department

BOARD/COMMITTEE: N/A

STAFF RECOMMENDATION: Approval.

FINDINGS OF FACT:

1. The Planning staff recommendation to approve this request to waive the hard surfacing requirements for a new church parking lot is based upon the "Analysis" as set forth on p.3-4, concluding that this request meets the requirements of section 27.67.100(c) of the Lincoln Municipal Code.
2. This waiver does not require review and action by the Planning Commission.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: October 30, 2000

REVIEWED BY: _____

DATE: October 30, 2000

REFERENCE NUMBER: FS\CC\FSW00005

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: WDS NO. 00005

DATE: OCTOBER 25, 2000

CALVARY BAPTIST CHURCH
WAIVER OF PARKING LOT SURFACING

PROPOSAL: Pastor Dan Cate, of Calvary Baptist Church, has requested a waiver of the parking lot surfacing requirements.

GENERAL INFORMATION:

APPLICANT: Pastor Dan Cate
P.O. Box 5723
Lincoln, NE 68505
402-465-4277

CONTACT: Same as above

LOCATION: West 'A' and Homestead Expressway, 1125 West 'A' Street.

REQUESTED ACTION: Waive the hard surfacing requirements for a new church parking lot.

LEGAL DESCRIPTION: Lot 222 of Irregular Tracts located in the NW¼ of Section 34 - Township 10 North - Range 6 East.

EXISTING ZONING: R-2 Residential

SIZE: 3.99 acres

EXISTING LAND USE: Vacant

SURROUNDING LAND AND ZONING: Single family residences to the west and south. Homestead Expressway to the north and east. The surrounding zoning is R-2 Residential.

COMPREHENSIVE PLAN SPECIFICATIONS: Figure 16, Lincoln's Land Use Plan of the *Comprehensive Plan* shows the area as Urban Residential.

SPECIFIC INFORMATION:

TRAFFIC ANALYSIS: The parking lot is proposed to provide 42 stalls, the minimum required for the assembly hall is 39 stalls (based on the footprint of the proposed church).

The site is accessed via an existing, paved drive off of West 'A' Street.

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 request indicates that crushed limestone will be used for the surfacing and watered for dust control.

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 request indicates that the Church will be using crushed limestone to surface the parking lot and will water the entire lot to control dust.
4. The maximum parking would be expected to occur on Sunday for services. Frequency of use is expected to be very low.
5. The distance from, and uses of, the surrounding area are such that a waiver of the hard surfacing should not adversely affect surrounding property.
6. The Public Works Department has no objections to the waiver
7. The Lincoln-Lancaster County Health Department finds the request acceptable due to its separation from residential and commercial uses. They further note that the use of crushed limestone for the surfacing and the use of water to suppress potential dust problems is acceptable.
8. 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.

STAFF DISCUSSION

This waiver of the hard surfacing requirement meets the requirements of Section 27.67.100(c).

STAFF RECOMMENDATIONS:

Approval

To waive the hard surfacing requirements for Calvary Baptist Church at 1125 West 'A' Street.

Prepared by:

Richard A. Houck, AICP
Planner II
Planning Department