

City Council Introduction: **Monday**, December 11, 2000
Public Hearing: **Monday**, December 18, 2000, at **1:30 p.m.**

Bill No. 00-220

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 3291**, requested by St. Elizabeth Community Health Center, from B-2 Planned Neighborhood Business District to O-3 Office Park District, on property generally located at South 27th Street and South Ridge Road.

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda, 11/29/00
Administrative Action: 11/29/00

RECOMMENDATION: Approval (9-0: Carlson, Steward, Newman, Duvall, Hunter, Schwinn, Krieser, Taylor and Bayer voting 'yes').

FINDINGS OF FACT:

1. The Planning staff recommendation to approve this change of zone request is based upon the analysis that this change of zone is to align the zoning boundaries with the existing lot lines.
2. This application was placed on the Consent Agenda of the Planning Commission on November 29, 2000, and opened for public hearing. No one came forward to speak.
3. The Planning Commission agreed with the staff recommendation of approval.
4. Due to the Christmas and New Years holiday, the applicant requests 2nd and 3rd readings on December 18, 2000.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: December 4, 2000

REVIEWED BY: _____

DATE: December 4, 2000

REFERENCE NUMBER: FS\CC\FSCZ3291

COMPREHENSIVE PLAN SPECIFICATIONS: Shown as Commercial in the 1994 Lincoln-Lancaster County Comprehensive Plan.

HISTORY:

The area generally northwest of S. 27th Street and Pine Lake Road was changed from AA Rural and Public Use to A-1 Single Family during the **1967** zoning update, and A-1 to R-1 Residential during the **1979** Zoning update.

This area was annexed by the City of Lincoln in **February, 1994** with Change of Zone #2740 to B-2 Planned Neighborhood Business and O-3 Office Park District. The “South Ridge” Subarea Plan was adopted at this time.

On **August 14, 1996**, Use Permit #83 for commercial, office, and retail development covering all four corners of the intersection of S. 27th and Pine Lake Road was approved by the Planning Commission.

On **December 9, 1996**, Use Permit #99 and Change of Zone #2952, which outlines the existing zoning pattern, were approved by the City Council.

On **December 15, 1999**, the Planning Commission approved Use Permit #99A to convert the approved 110,850 square feet of retail/commercial/restaurant space into 120,000 square feet of retail space for a discount store on the northwest corner of S. 27th and Pine Lake Road.

ANALYSIS:

1. This change of zone is to align the zoning boundaries with the existing lot lines.

STAFF CONCLUSION: The proposed change of zone complies with the Comprehensive Plan.

STAFF RECOMMENDATION: Approval

Prepared by:

Ching-Yun Liang
Planner

CHANGE OF ZONE NO. 3291

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

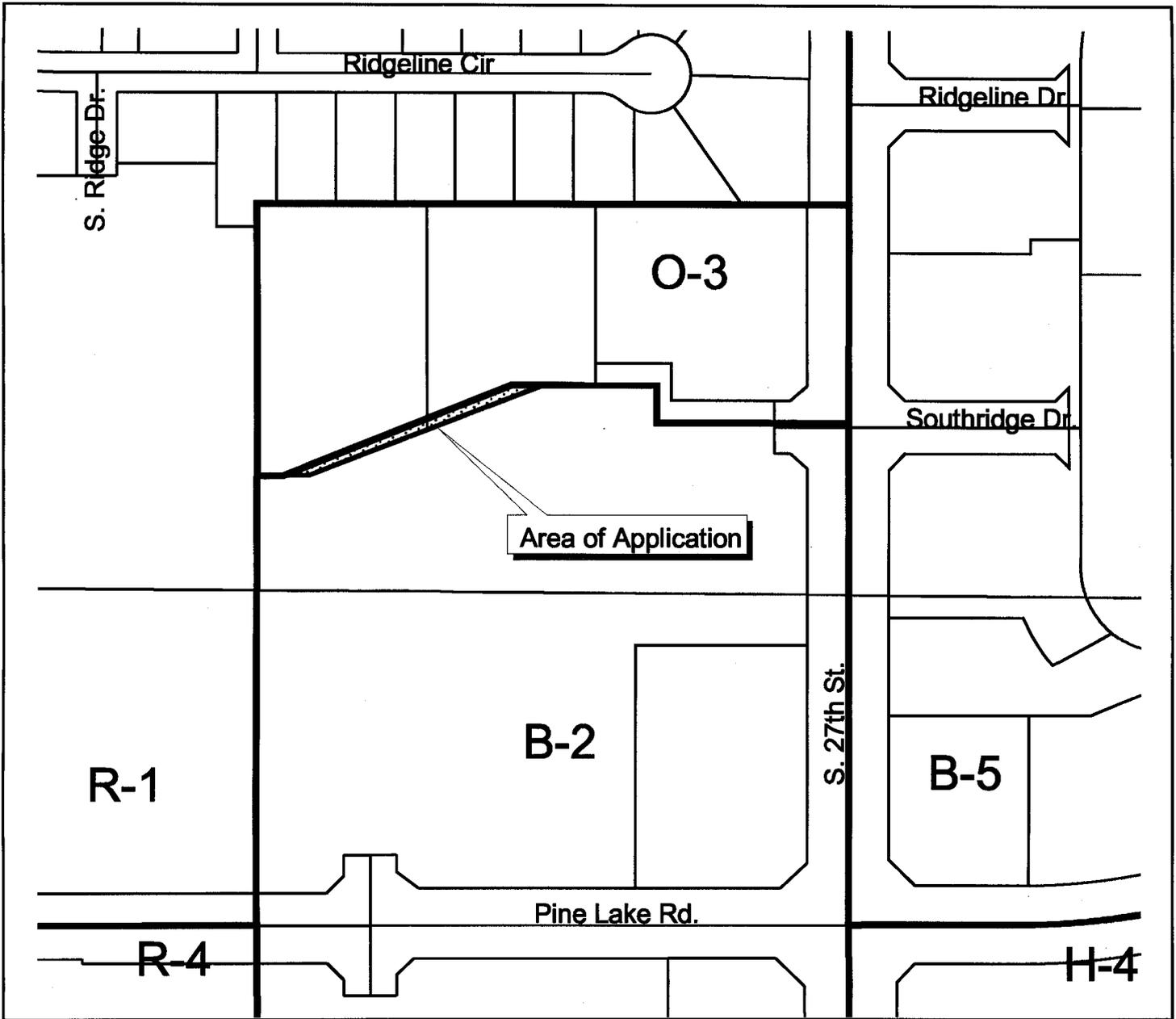
BEFORE PLANNING COMMISSION:

November 29, 2000

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

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 3291; FINAL PLAT NO. 00020, NORTHRIDGE HEIGHTS 9TH ADDITION; FINAL PLAT NO. 00033, FALLBROOK ADDITION; and STREET AND ALLEY VACATION NO. 00021.**

Steward moved to approve the Consent Agenda, seconded by Hunter and carried 9-0: Bayer, Carlson, Duvall, Hunter, Krieser, Newman, Schwinn, Steward and Taylor voting 'yes'.

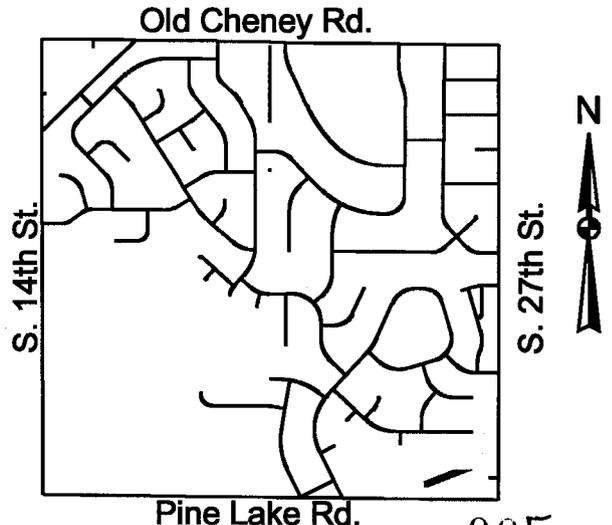
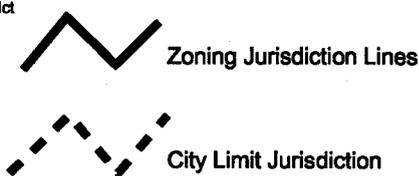


Change of Zone #3291 S. 27th & South Ridge Rd.

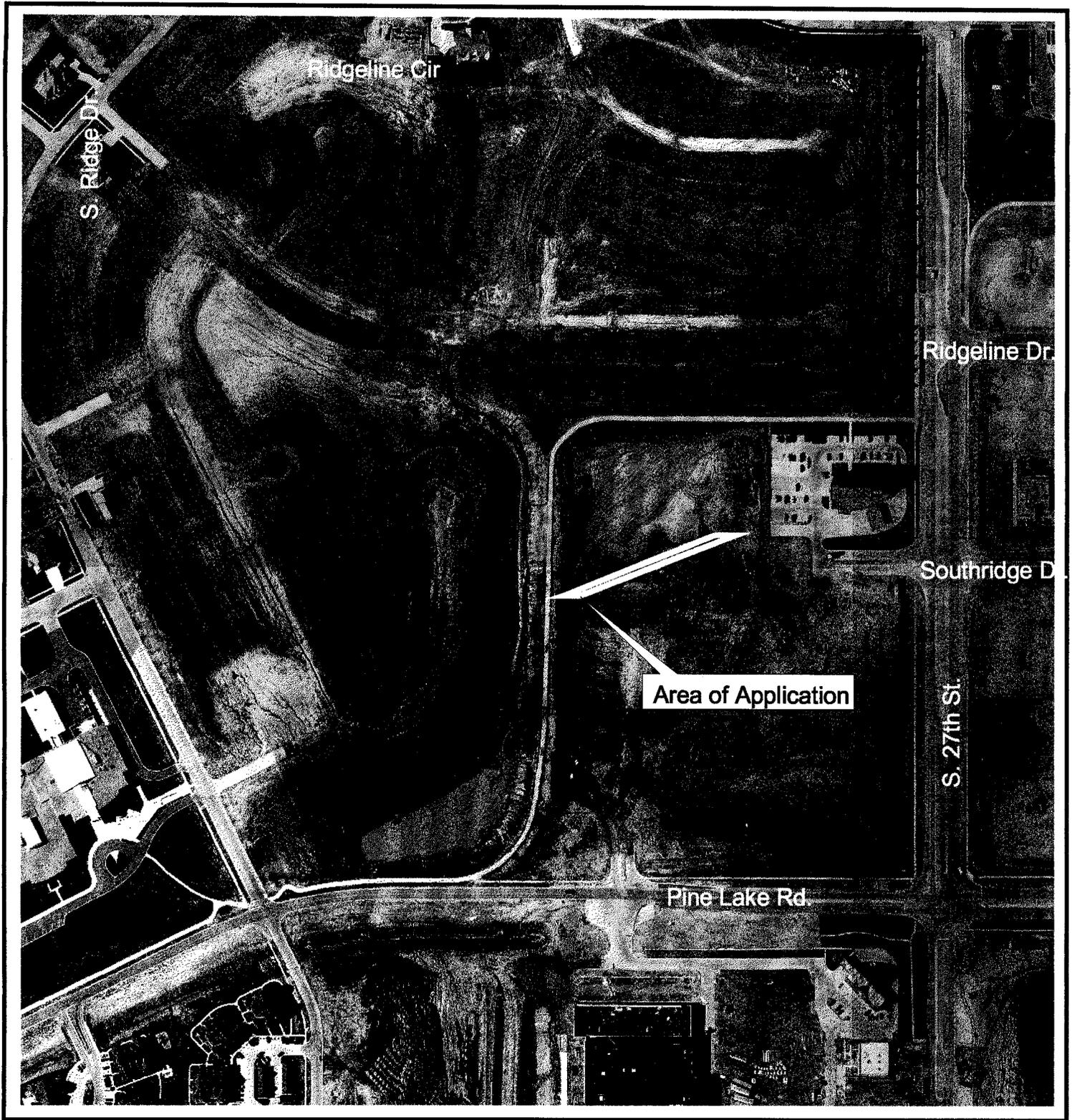
Zoning:

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. 13 T9N R6E



Sheet 1 of 2
Date: Nov 13, 2000
Lincoln City - Lancaster County Planning Dept.



**Change of Zone #3291
S. 27th & South Ridge Rd.**



Sheet 2 of 2

Date: Nov 13, 2000

Photograph Date: 1999 006

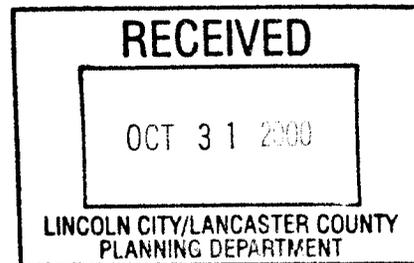
Lincoln City - Lancaster County Planning Dept.



OLSSON ASSOCIATES
CONSULTING ENGINEERS

24 October 2000

Kathleen A. Sellman
Planning Director
City County Planning Department
City County Building
555 South 10th Street
Lincoln, Nebraska 68508



Re: Ridge Place 3rd Addition
Administrative Final Plat No. 00058
OA Project No. 2000-0626.01

Dear Kathleen:

On behalf of Robert J. Lanik, President and C.E.O. of Saint Elizabeth Community Health Center, 555 South 70th Street, Lincoln, NE 68510, Phone No. (402) 489-7181, Owner of lots 7 and 8 Ridge Place Original Addition. I am requesting a petition to amend the zoning resolution for a portion of said lots from B-2 to O-3. Enclosed please find a check in the amount of \$290.00 for the application fee, the completed petition to amend the zoning resolution, legal description and exhibit.

Please schedule this request for the November 15th Planning Commission Meeting. Feel free to contact me if you require any additional information.

Sincerely,

Michael R. Johnson, R.L.S.

Encl.

cc: Donald Linscott
Angie Muhleisen

F:\Projects\20000626\Doc\K.Sellman.o00

007

LEGAL DESCRIPTION
CHANGE OF ZONE
(FROM "B-2" TO "O-3")

A LEGAL DESCRIPTION FOR CHANGE OF ZONE PURPOSES FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOTS 7 AND 8 RIDGE PLACE ORIGINAL ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7, THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 58 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 50.00 FEET TO A POINT, SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE NORTH 68 DEGREES 31 MINUTES 46 SECONDS EAST, A DISTANCE OF 369.79 FEET TO A POINT, THENCE SOUTH 89 DEGREES 58 MINUTES 04 SECONDS EAST, A DISTANCE OF 36.54 FEET TO A POINT OF INTERSECTION WITH A SOUTHEAST LINE OF SAID LOT 8, THENCE SOUTH 69 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOTS 8 AND 7, A DISTANCE OF 377.67 FEET TO A SOUTH CORNER OF SAID LOT 7, THENCE NORTH 89 DEGREES 58 MINUTES 31 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 28.09 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 4,379.19 SQUARE FEET MORE OR LESS.

OCTOBER 20, 2000 (11:03AM)
F:\Projects\20000626\MIKE\CHGZONE.L01

