

City Council Introduction: **Monday**, June 4, 2001
Public Hearing: **Monday**, June 11, 2001, at **1:30 p.m.**

Bill No. 01-91

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 3324**, requested by Pioneer Greens, L.L.C., from O-3 Office Park to R-3 Residential, and from R-3 Residential to O-3 Office Park, to match the zoning boundaries with the lot lines, on property generally located at South 86th Street and Pioneers Blvd.

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda, 05/16/01
Administrative Action: 05/16/01

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

FINDINGS OF FACT:

1. The Planning staff recommendation of approval is based upon the following analysis:
 - A. The purpose of this Change of Zone is to match the zoning boundaries with the lot lines.
 - B. Change of Zone No. 3112 outlines the existing zoning boundary. At the time the application was approved, the zoning line separated the residential development in the R-3 Community Unit Plan and the commercial development in the O-3 Use Permit area.
 - C. Lot 6, Block 1, Pioneer Greens Addition was later expanded, thus formed the existing lot configuration in the proposed area. Currently, a portion of the single family lot is within the O-3 Office District and a small portion of the commercial lot is within the R-3 residential district.

concluding that the application is generally in conformance with the Comprehensive Plan. The zoning change allows the current land uses in the proposed area to be entirely within the appropriate zoning districts.

2. This application was placed on the Consent Agenda of the Planning Commission on May 16, 2001, and opened for public hearing. No one came forward to speak.
3. The Planning Commission agreed with the staff recommendation.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: May 21, 2001

REVIEWED BY: _____

DATE: May 21, 2001

REFERENCE NUMBER: FS\CC\FSCZ3324

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Change of Zone No. 3324

DATE: May 3, 2001

PROPOSAL: Gary Bredehoff, on behalf of Pioneer Greens, L.L.C., is requesting a Change of Zone from O-3 to R-3 and R-3 to O-3 on properties generally located at S. 86th and Pioneers Blvd.

GENERAL INFORMATION:

APPLICANT: Don Linscott

Pioneer Greens, L.L.C.
5101 Central Park Dr.
Lincoln, NE 68504

CONTACT:

Gary Bredehoff
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
474-6311

LOCATION: Generally located at S. 86th Street and Pioneers Blvd.

PURPOSE: To match the zoning boundaries with the lot lines.

LEGAL DESCRIPTION: A portion of Lot 6, Block 1, Pioneer Greens Addition, and a portion of Outlot 'A', Pioneer Greens 4th Addition. Generally located in the NW quarter of Section 11, Township 9 North, Range 7 East, and more particularly described in the attached descriptions.

SIZE: Approximately 6228.84 square feet for that portion of Lot 6, Block 1, Pioneer Greens Addition, and approximately 567.57 square feet for that portion of Outlot 'A', Pioneer Greens 4th Addition.

EXISTING ZONING: R-3 Residential, and O-3 Office District.

EXISTING LAND USE: Single family dwelling and proposed office development.

SURROUNDING LAND USE AND ZONING: To the north, east, and south with single family development zoned R-3, and to the southwest and west with office area zoned O-3.

COMPREHENSIVE PLAN SPECIFICATIONS: Designated as Commercial and Urban Residential in the 1994 Lincoln/Lancaster County Comprehensive Plan. Although a close examination would indicate that this application slightly contradicts the Lincoln Land Use Plan in the Comprehensive Plan, this application generally conforms to the Comprehensive Plan considering the current uses in the proposed area.

HISTORY:

Changed from AA to AG during the **1979** Zoning Change.

In **July 1998**, Preliminary Plat No. 98007, Special Permit 1722, Use Permit No. 108, and Change of Zone No. 3112 from AG to R-3 and O-3, which delineate the current zoning and land use pattern in the proposed site, were approved by the City Council.

ANALYSIS:

2. The purpose of this Change of Zone is to match the zoning boundaries with the lot lines.
3. Change of Zone No. 3112 outlines the existing zoning boundary. At the time the application was approved, the zoning line separated the residential development in the R-3 Community Unit Plan and the commercial development in the O-3 Use Permit area.
4. Lot 6, Block 1, Pioneer Greens Addition was later expanded, thus formed the existing lot configuration in the proposed area. Currently, a portion of the single family lot is within the O-3 Office District and a small portion of the commercial lot is within the R-3 residential district.

STAFF CONCLUSION:

This application is generally in conformance with the Comprehensive Plan. The zoning change allows the current land uses in the proposed area to be entirely within the appropriate zoning districts.

STAFF RECOMMENDATION:

Approval

Prepared by:

Ching-Yun Liang
Planner

CHANGE OF ZONE NO. 3324

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

May 16, 2001

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

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 3324, SPECIAL PERMIT NO. 277H, COMPREHENSIVE PLAN CONFORMITY NO. 01001, WAIVER OF DESIGN STANDARDS NO. 01003, STREET AND ALLEY VACATION NO. 01008 AND MISCELLANEOUS NO. 01004.**

Item No. 1.4, Waiver of Design Standards No. 01003, and Item No. 1.6, Miscellaneous No. 01004, were removed from the Consent Agenda and scheduled for separate public hearing.

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

**LEGAL DESCRIPTION
CHANGE OF ZONE
FROM "0-3" TO "R-3"
(PARCEL "A")**

A LEGAL DESCRIPTION FOR CHANGE OF ZONE PURPOSES FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 6 BLOCK 1 PIONEER GREENS ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERN CORNER OF SAID LOT 6, SAID POINT BEING THE **TRUE POINT OF BEGINNING**, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 230.00 FEET, ARC LENGTH OF 75.18 FEET, DELTA ANGLE OF 18 DEGREES 43 MINUTES 43 SECONDS, AN ASSUMED CHORD BEARING OF SOUTH 48 DEGREES 34 MINUTES 23 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT 6, AND A CHORD LENGTH OF 74.85 FEET TO A POINT, THENCE SOUTH 51 DEGREES 05 MINUTES 08 SECONDS WEST, A DISTANCE OF 128.75 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 6, THENCE NORTH 00 DEGREES 04 MINUTES 27 SECONDS WEST ALONG A WEST LINE OF SAID LOT 6, A DISTANCE OF 59.94 FEET TO A WEST CORNER OF SAID LOT 6, THENCE NORTH 32 DEGREES 03 MINUTES 46 SECONDS EAST ALONG A NORTHWEST LINE OF SAID LOT 6, A DISTANCE OF 83.15 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 6,228.84 SQUARE FEET MORE OR LESS.

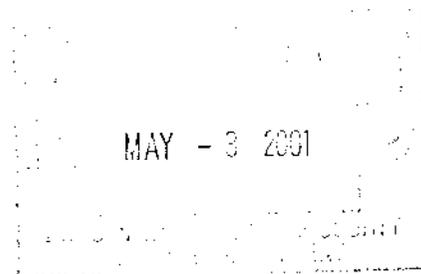
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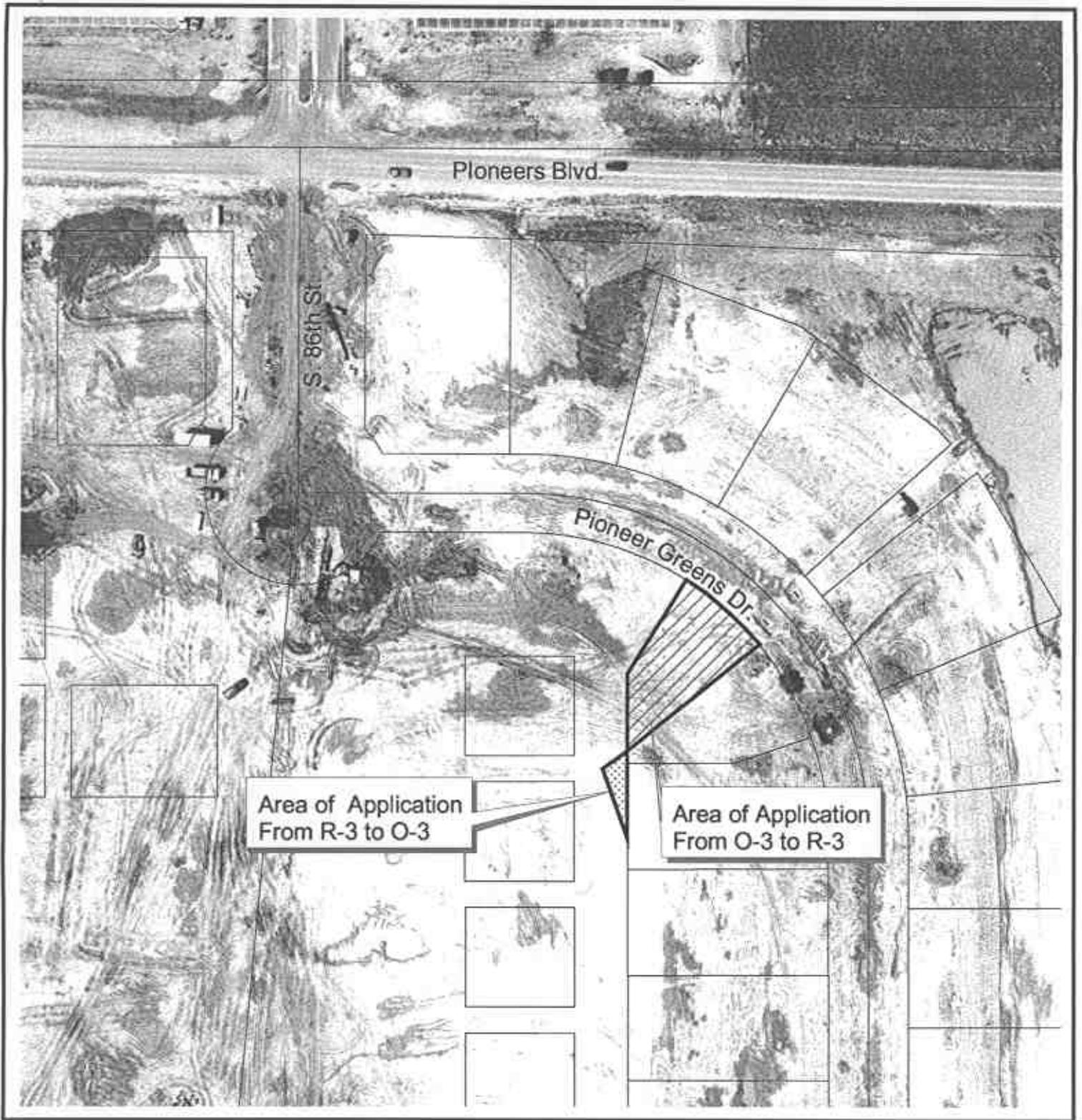
**LEGAL DESCRIPTION
CHANGE OF ZONE
FROM "R-3" TO "0-3"
(PARCEL "B")**

A LEGAL DESCRIPTION FOR CHANGE OF ZONE PURPOSES FOR A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOT "A" PIONEER GREENS 4TH ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5 BLOCK 1 PIONEER GREENS ADDITION, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 04 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5, SAID LINE BEING THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 55.54 FEET TO **THE TRUE POINT OF BEGINNING**, THENCE NORTH 19 DEGREES 33 MINUTES 34 SECONDS WEST, A DISTANCE OF 53.00 FEET TO A POINT, THENCE NORTH 51 DEGREES 05 MINUTES 08 SECONDS EAST, A DISTANCE OF 22.70 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID OUTLOT "A", SAID LINE BEING THE WEST LINE OF LOT 6 BLOCK 1 PIONEER GREENS ADDITION, THENCE SOUTH 00 DEGREES 04 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", SAID LINE BEING THE WEST LINE OF SAID LOTS 6 AND 5, A DISTANCE OF 64.20 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 567.57 SQUARE FEET MORE OR LESS.

APRIL 30, 2001 (3:20PM)
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**Change of Zone #3324
86th & Pioneers Blvd.**

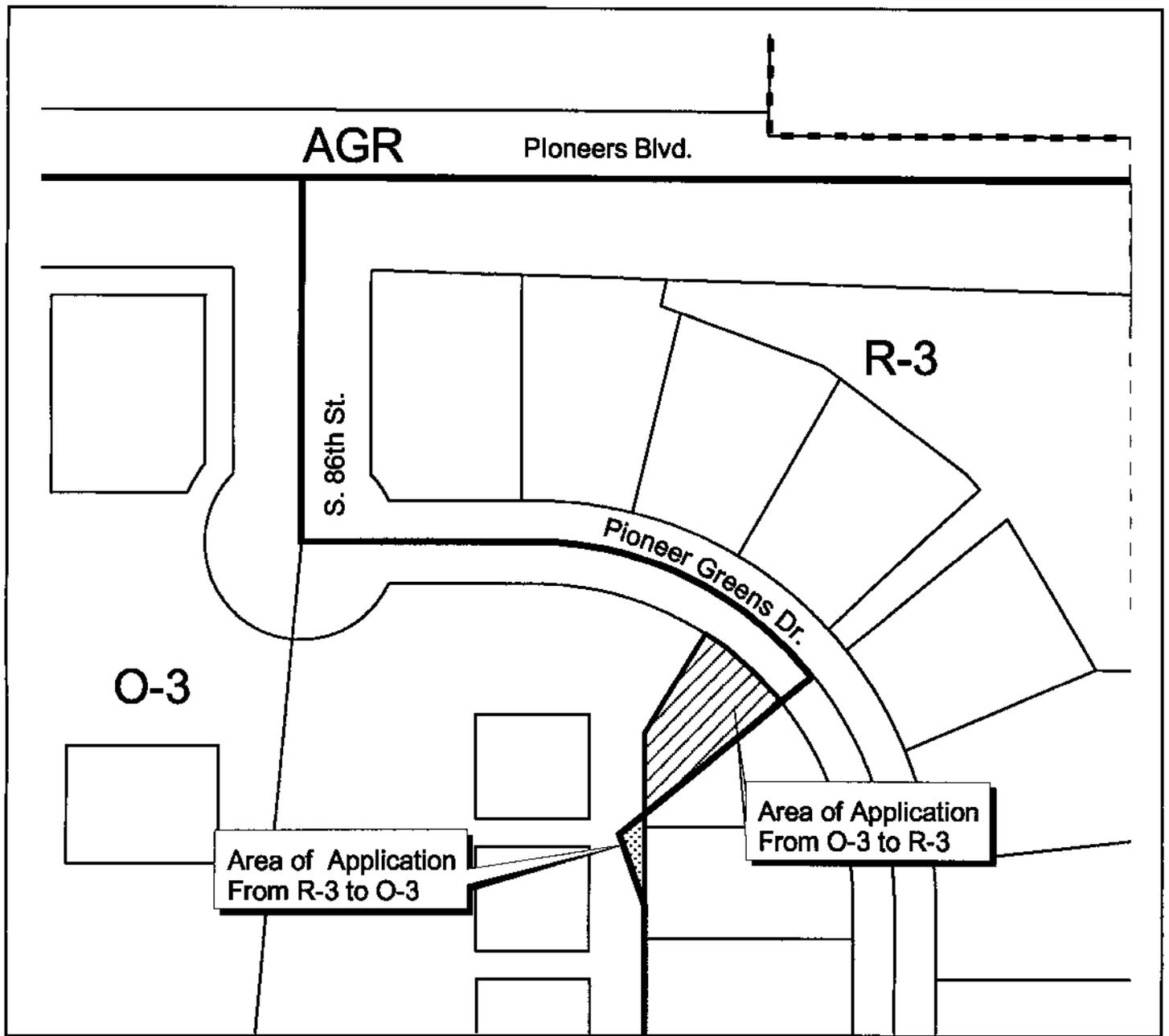


Sheet _____ of _____

Date: _____

Photograph Date: 1999 **007**

Lincoln City - Lancaster County Planning Dept.

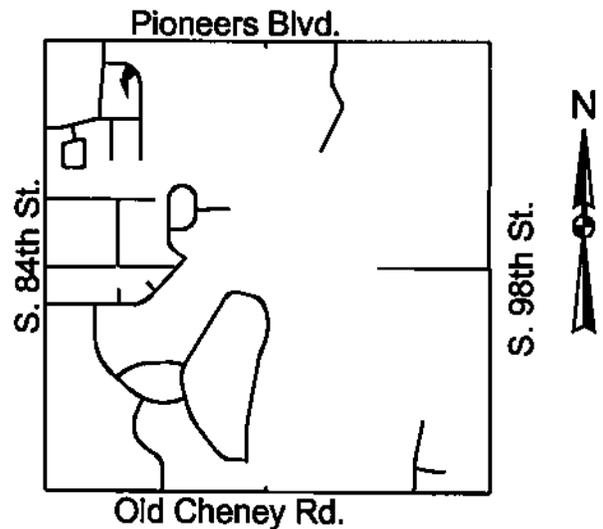
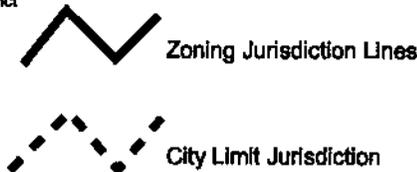


Change of Zone #3324 86th & Pioneers Blvd.

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. 11 T9N R7E

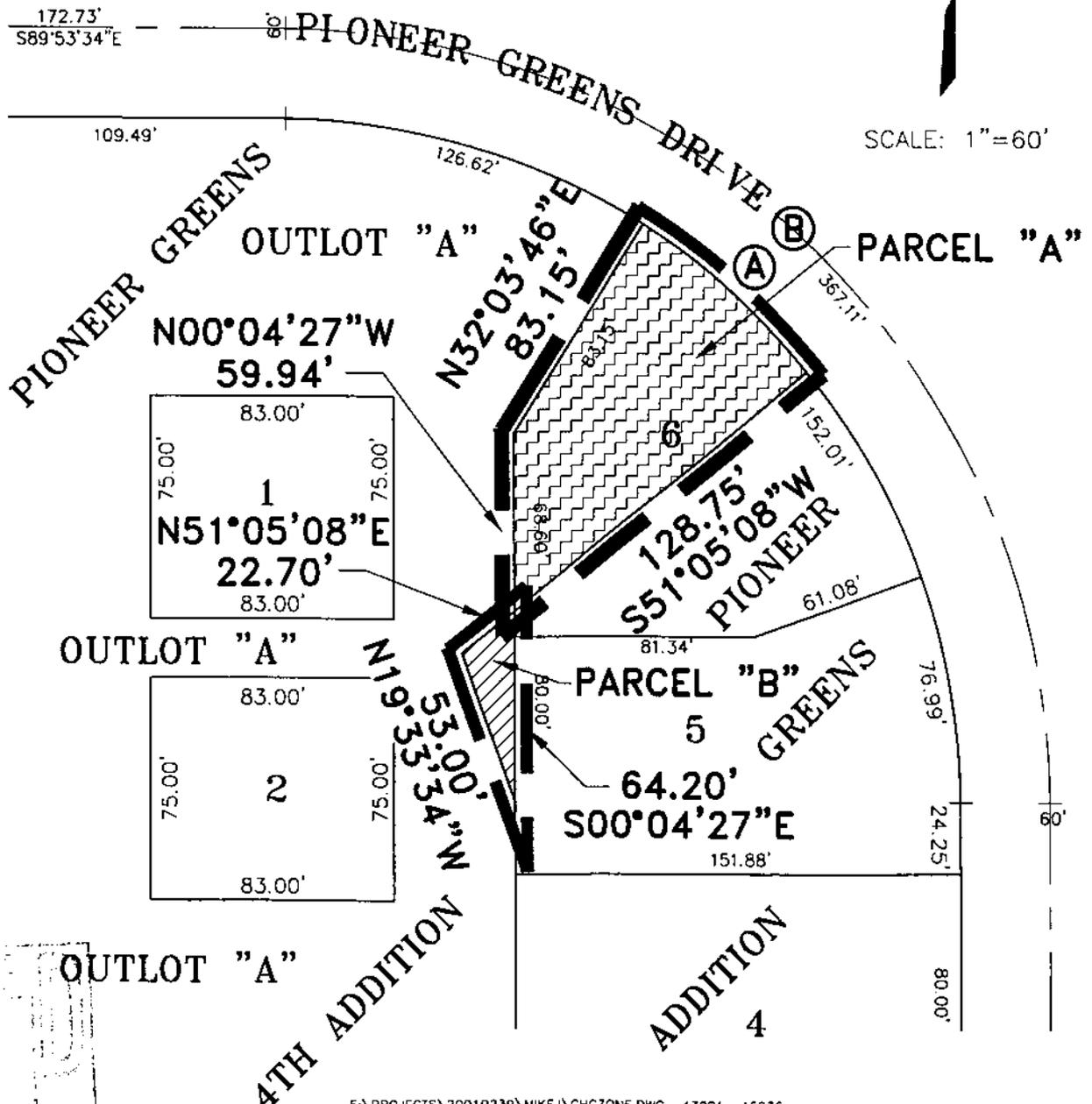


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PIONEER GREENS ADDITION CHANGE OF ZONE EXHIBIT

CURVE DATA

(A) $\Delta=18^{\circ}43'43''$	(B) $\Delta=89^{\circ}49'07''$
R=230.00'	R=260.00'
T=37.93'	T=259.18'
L=75.18'	L=407.58'
LC=74.85'	LC=367.11'
CB=S48°34'23"E	CB=S44°59'01"E



SCALE: 1"=60'

MAY - 3 2001
COUNTY