

City Council Introduction: **Monday**, August 20, 2001  
Public Hearing: **Monday**, August 27, 2001, at **1:30 p.m.**

Bill No. 01R-230

## **FACTSHEET**

**TITLE:** **WAIVER OF DESIGN STANDARDS NO. 01009**, requested by St. David's Episcopal Church, to waive the parking lot surfacing requirements on property generally located east of 84<sup>th</sup> and Holdrege Streets (8800 Holdrege Street).

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** None

**STAFF RECOMMENDATION:** Approval.

### **FINDINGS OF FACT:**

1. The Planning staff recommendation to approve this waiver request is based upon the "Analysis" as set forth on p.3.
2. This application does not require hearing and action by the Planning Commission.

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

**DATE:** August 13, 2001

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

**DATE:** August 13, 2001

**REFERENCE NUMBER:** FS\CC\FSW01009

## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Waiver of Design Standard #01009

**DATE:** August 6, 2001

**PROPOSAL:** Maurice Champion-Gorthe, for St. David's Episcopal Church, has requested a waiver of the parking lot surfacing requirements.

### **GENERAL INFORMATION:**

**APPLICANT:** Maurice Champion-Gorthe  
8800 Holdrege Street  
Lincoln, NE 68505-9417  
(402) 466-2229

**CONTACT:** Dennis J. Lyon  
5910 S, 58<sup>th</sup> Street, Suite B  
Lincoln, NE 68516  
(402) 420-1600

**LOCATION:** East of 84<sup>th</sup> and Holdrege, 8800 Holdrege Street.

**REQUESTED ACTION:** Waive hard surfacing requirement of new parking lot.

**LEGAL DESCRIPTION:** Lot 45, located in the SE 1/4 of Sec.14, T10N, R7E.

**EXISTING ZONING:** AG Agriculture

**SIZE:** 5+ acres

**EXISTING LAND USE:** Church under reconstruction

**SURROUNDING LAND AND ZONING:** Scattered acreage dwellings in the surrounding area. Zoned AG on all sides. Urban zoning of R-3, O-3 and B-2 to the west and south west in the area of 84<sup>th</sup> and Holdrege.

**COMPREHENSIVE PLAN SPECIFICATIONS:** Figure 16, LINCOLN'S LAND USE PLAN shows the area as Residential, Low Density, outside the future urban service limit. This is in the Stevens Creek Basin.

### **SPECIFIC INFORMATION:**

**TRAFFIC ANALYSIS:** The parking lot is proposed to provide 47 stalls, the minimum required for the assembly hall. 17 stalls are being paved and the balance and overflow are requested to be rock. Holdrege Street is a paved county road. The service drive is rock.

**ENVIRONMENTAL CONCERNS:** The Zoning Ordinance states that alternate materials or techniques shall be utilized which provide reasonable control of dust, runoff, and safe circulation.

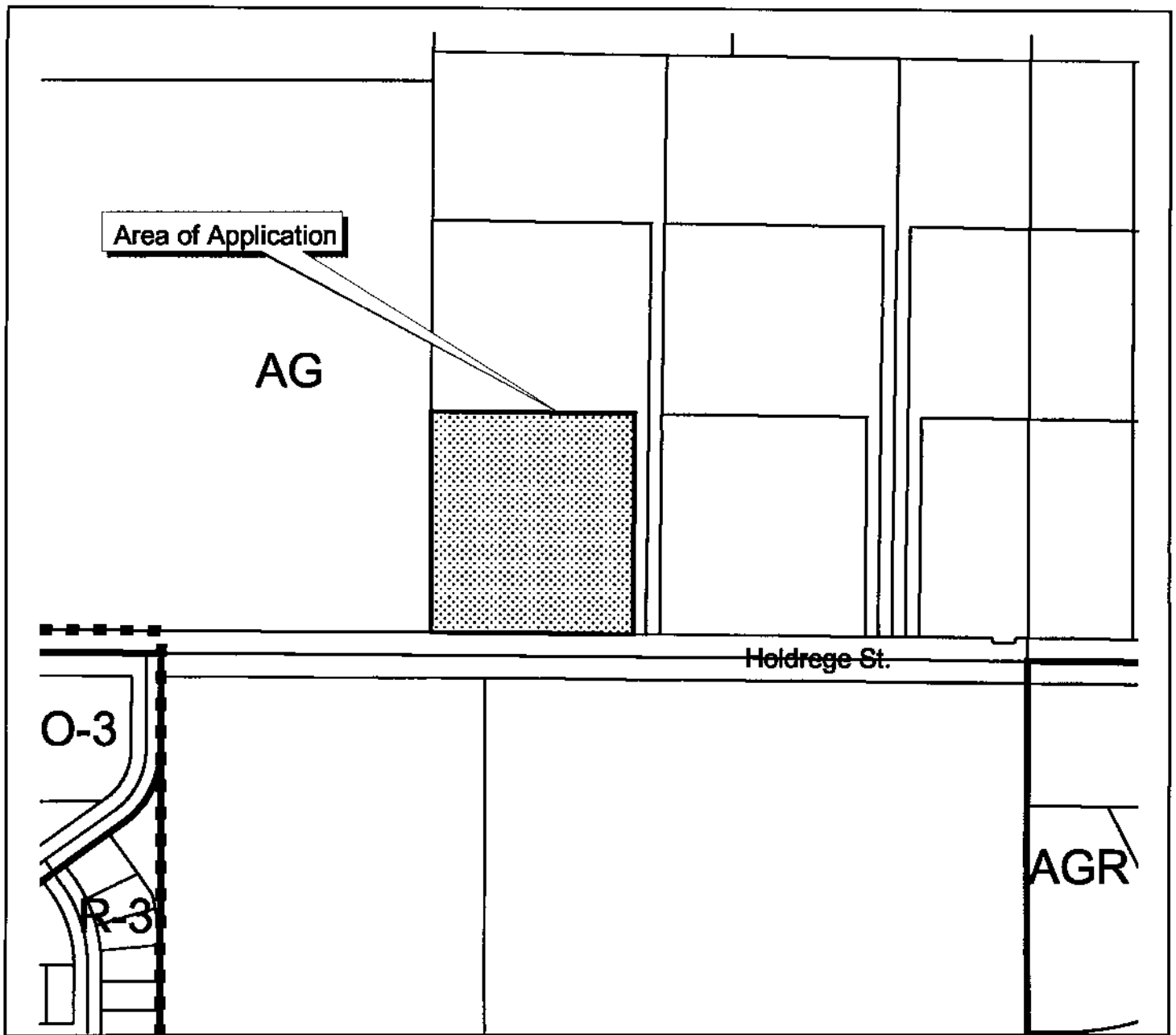
**ANALYSIS:**

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 applicant states that alternate material or techniques will be utilized to provide reasonable control of dust, runoff and safe circulation.
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 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. This is a reconstruction of an existing church that was destroyed by fire. The prior parking lot was not paved.
8. The Public Works and Parks note no objections to the submittal.

**STAFF RECOMMENDATIONS:**

Approval

Prepared by:  
Mike DeKalb AICP, Planner

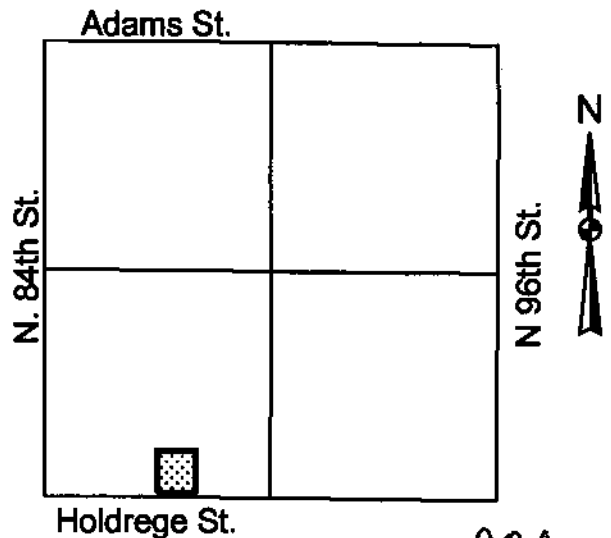
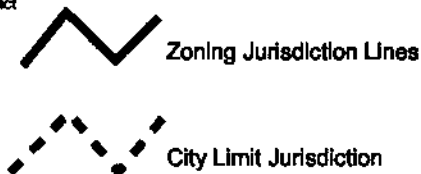


**Waiver of Design Standards #01009**  
**St. David's Episcopal Church**  
**88th & Holdrege**

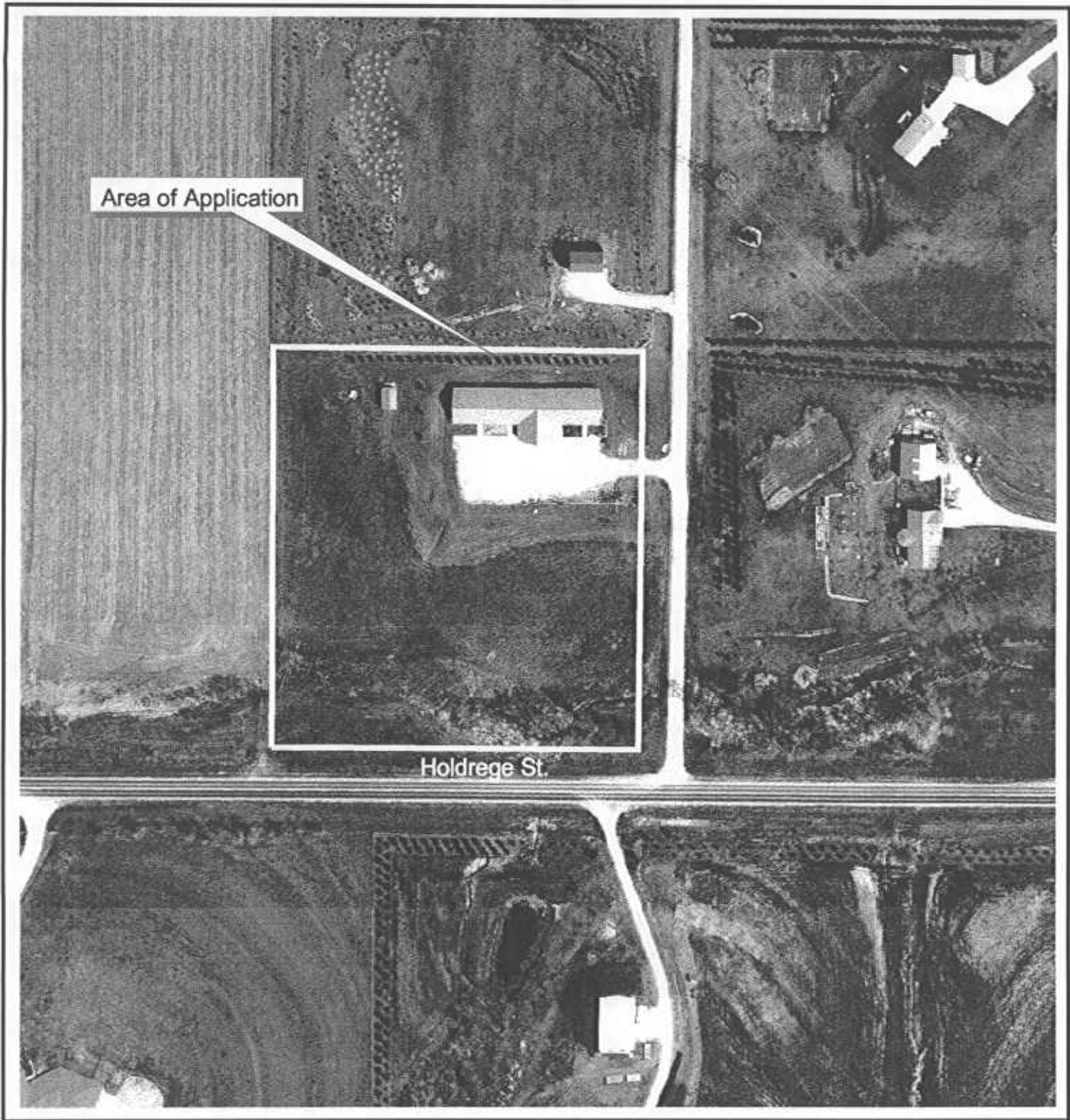
**Zoning:**

- 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. 14 T10N R7E



*Aug 6, 01* 004  
 Lincoln City - Lancaster County Planning Dept.



**Waiver of Design Standards #01009**  
**St. David's Episcopal Church**  
**88th & Holdrege**



*Aug 6-01*  
Photograph Date: 1997

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# ⊕ St. David's Episcopal Church

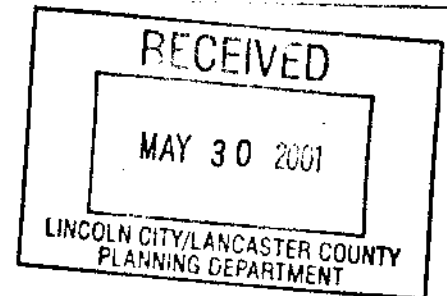
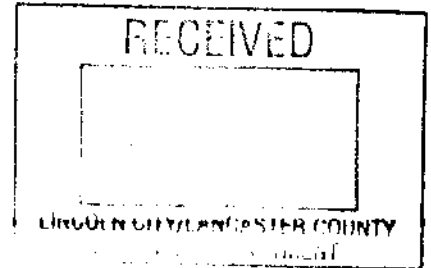
8800 Holdrege Street, Lincoln, Nebraska 68505-9417

402-466-2229

11 May 2001

Kathleen Sellman  
Director of Planning  
City of Lincoln  
555 South 10<sup>th</sup> Street  
Lincoln, Nebraska 68508

RE: Waiver of Surfacing Requirements  
St. David's Episcopal Church  
Permit # B0004003



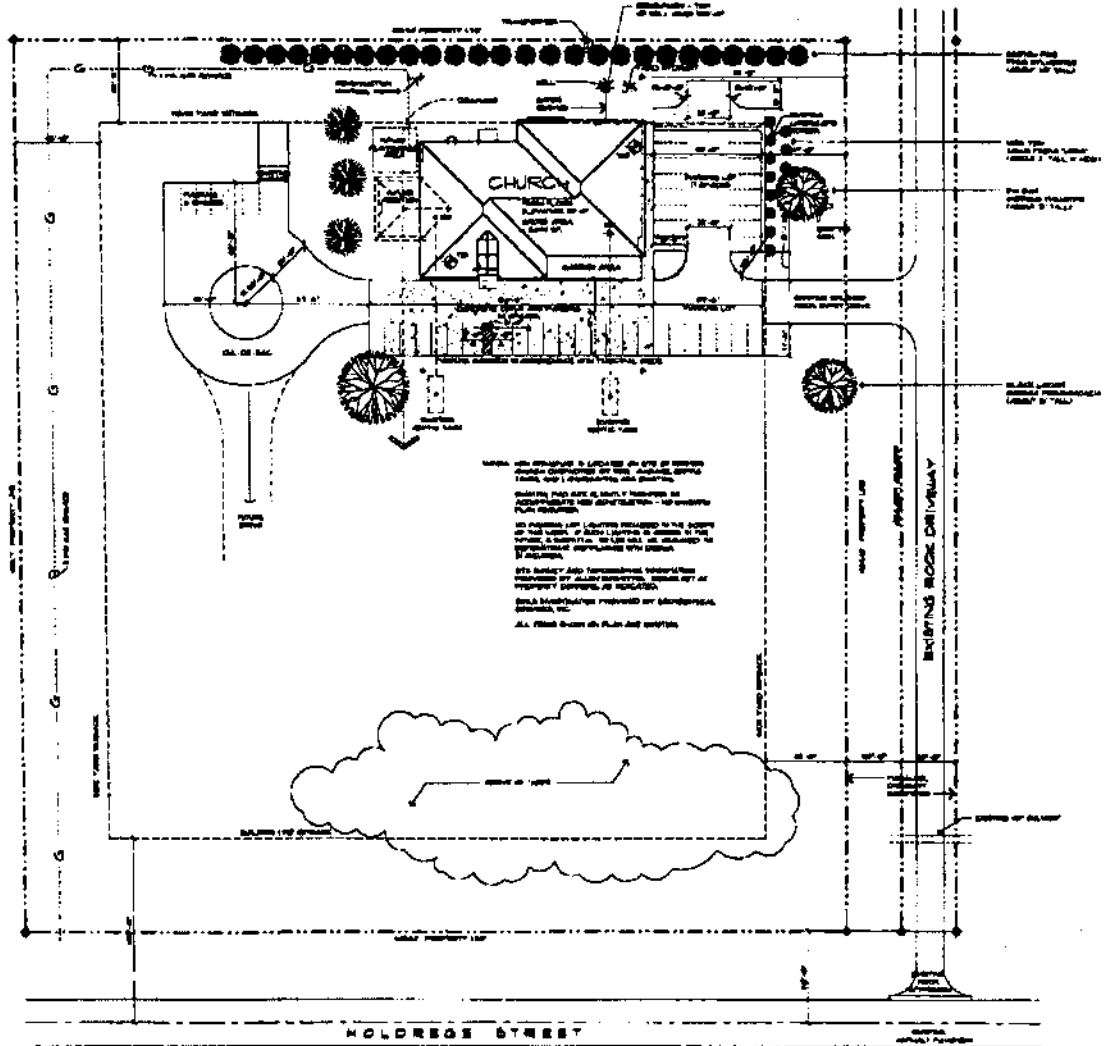
In accordance with the provisions of the zoning ordinance we are requesting a **waiver of surfacing requirements** for a portion of our project site. We are in the process of completing the rebuilding of our church. As part of our new plan we have provided concrete surfacing for a portion of the parking lot but have also planned to rock a portion of the parking which connects to the current rock surfaced access road on the east as well as a turn around on the west providing access to our storage garage and parking spaces. An edited copy of the site plan is attached for reference. A full set of construction documents is on file with City Building and Safety. Construction is presently 75% complete and occupancy is scheduled for the first of July.

We are proceeding under the assumption that since the access road is currently rock at least a portion of the parking area could be rock as well. If any opinions to the contrary surface in the process the departmental reviews or at the Planning Commission, please let us know as soon as possible.

Respectfully submitted,

*Maurice V. Champion-Gaither*  
Rector, St. David's Episcopal Church

# ST. DAVID'S EPISCOPAL CHURCH



ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LINCOLN, NEBRASKA, ORDINANCE NO. 16.001, AS AMENDED, AND THE NEBRASKA BUILDING CODE, AS AMENDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LINCOLN, NEBRASKA, AND THE NEBRASKA DEPARTMENT OF LABOR, AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS AND APPROVALS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COST OF ALL MATERIALS AND LABOR REQUIRED FOR THE COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMEDIATION OF ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ACCESS TO ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.

	<b>C1 CURB/WALK DETAIL</b>
	<b>III CURB/WALK ALTERNATE</b>
	<b>I CURB/OUTER DETAIL</b>
	<b>K EDGE DETAIL</b>
	<b>Z BEVELED JOINT</b>
	<b>U TIE BAR JOINT</b>

**D4 SITE PLAN**

**DRAWING SCHEDULE**

A-01	SITE PLAN AND DETAILS
A-02	FOUNDING FOUNDATION SLAB PLAN AND DETAILS
A-03	FLOOR PLANS
A-04	EXTERIOR ELEVATIONS AND WALL SECTIONS
A-05	ROOF FRAMING PLAN AND CROSS SECTION
A-06	INTERIOR ELEVATIONS
A-07	DOOR FRAME, HARDWARE AND WINDOW SCHEDULE
A-08	REFLECTED CEILING PLAN
A-09	PLUMBING PLAN, WATER DRAINAGE, FUTURE SCHEDULE
A-10	HVAC PLAN, EQUIPMENT LIST
A-11	ELECTRICAL PLAN, SERVICE EQUIP
A-12	LIGHTING PLAN SCHEDULE

**CODE REVIEW**

1	NEBRASKA BUILDING CODE
2	NEBRASKA ELECTRICAL CODE
3	NEBRASKA MECHANICAL CODE
4	NEBRASKA PLUMBING CODE
5	NEBRASKA GAS CODE
6	NEBRASKA FIRE CODE
7	NEBRASKA HEALTH CODE
8	NEBRASKA ENVIRONMENTAL CODE
9	NEBRASKA LANDSCAPE CODE
10	NEBRASKA TRAFFIC CODE
11	NEBRASKA ZONING CODE
12	NEBRASKA HISTORIC PRESERVATION CODE
13	NEBRASKA ARCHITECTURAL CODE
14	NEBRASKA CONSTRUCTION CODE
15	NEBRASKA SAFETY CODE
16	NEBRASKA ACCESSIBILITY CODE
17	NEBRASKA ENERGY CODE
18	NEBRASKA SUSTAINABLE DESIGN CODE
19	NEBRASKA GREEN BUILDING CODE
20	NEBRASKA LEED CERTIFICATION CODE

**BUILDING PERMIT NO. 168888888**

1	APPROVED FOR PERMIT	10/10/01
2	ISSUED FOR PERMIT	10/10/01
3	EXPIRES	10/10/02
4	RENEWED	10/10/02
5	RENEWED	10/10/03
6	RENEWED	10/10/04
7	RENEWED	10/10/05
8	RENEWED	10/10/06
9	RENEWED	10/10/07
10	RENEWED	10/10/08
11	RENEWED	10/10/09
12	RENEWED	10/10/10
13	RENEWED	10/10/11
14	RENEWED	10/10/12
15	RENEWED	10/10/13
16	RENEWED	10/10/14
17	RENEWED	10/10/15
18	RENEWED	10/10/16
19	RENEWED	10/10/17
20	RENEWED	10/10/18

**SITE PLAN AND DETAILS**

SCALE: AS NOTED NORTH

**ST. DAVID'S EPISCOPAL CHURCH**

2000 HOLDREGE STREET  
 LINCOLN, NEBRASKA

**LYON CONSTRUCTION**

and construction management

**LYON CONSTRUCTION**

2000 HOLDREGE STREET  
 LINCOLN, NEBRASKA

Dennis J. Lyon, Architects

2000 HOLDREGE STREET  
 LINCOLN, NEBRASKA

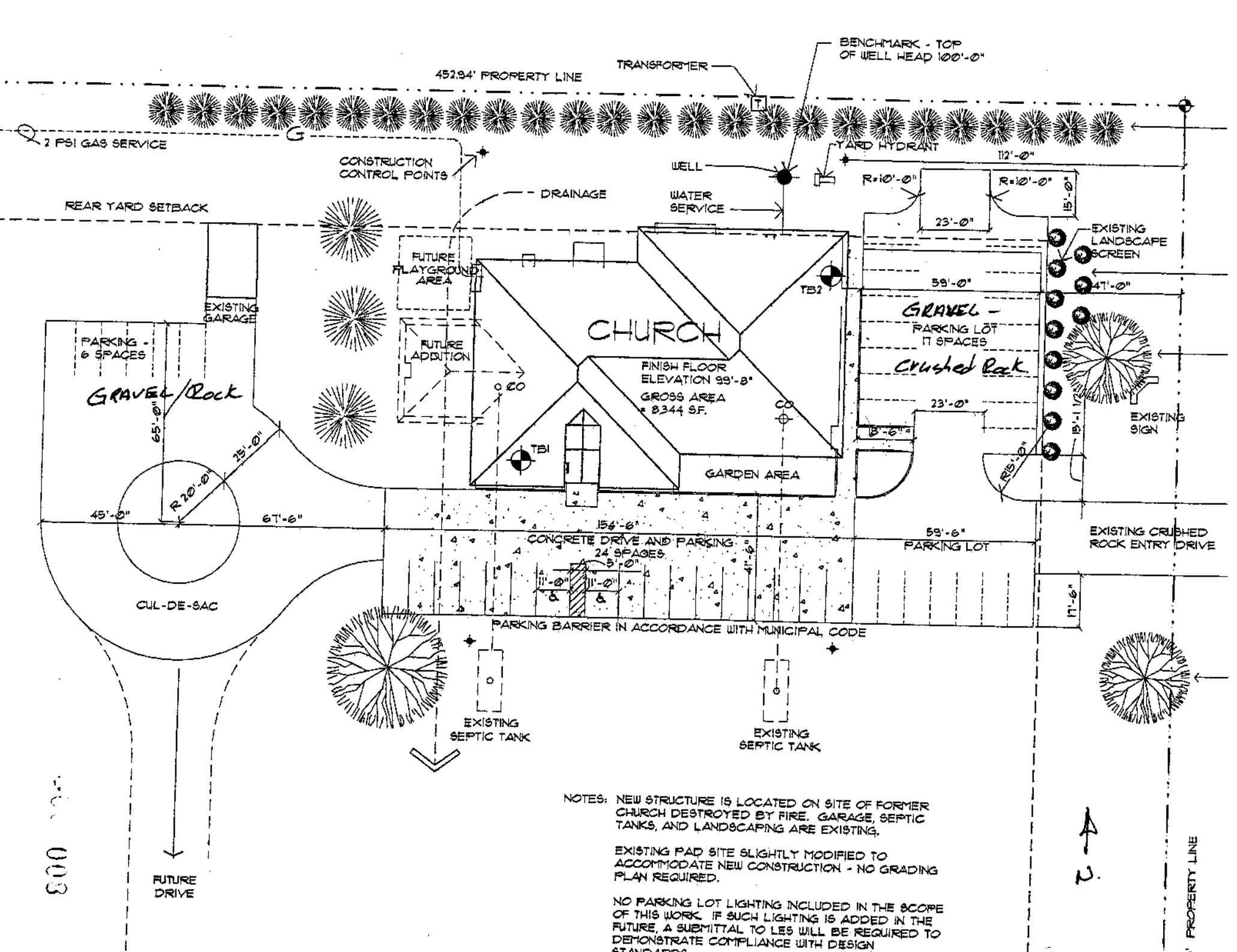
**PROFESSIONAL SEAL**

STATE OF NEBRASKA  
 ARCHITECT  
 DENNIS J. LYON  
 1-01

FAX TO: Becky Horner  
 Pages: 1 Date: 01 Jun 2001  
 Dennis J. Lyon, Architects

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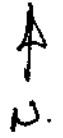


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NOTES: NEW STRUCTURE IS LOCATED ON SITE OF FORMER CHURCH DESTROYED BY FIRE. GARAGE, SEPTIC TANKS, AND LANDSCAPING ARE EXISTING.

EXISTING PAD SITE SLIGHTLY MODIFIED TO ACCOMMODATE NEW CONSTRUCTION - NO GRADING PLAN REQUIRED.

NO PARKING LOT LIGHTING INCLUDED IN THE SCOPE OF THIS WORK. IF SUCH LIGHTING IS ADDED IN THE FUTURE, A SUBMITTAL TO LES WILL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH DESIGN STANDARDS.



PROPERTY LINE



# CODE REVIEW

ADDRESS - 8800 HOLDREGE STREET (5+ ACRES)

LEGAL - LOT 45 - SEC 14 - T10N - R1E - OF 6TH PM.

ZONING - AG AGRICULTURE DISTRICT  
CHURCHES ARE A PERMITTED USE  
MAXIMUM HEIGHT 35' - ACTUAL 26'-4"

## PARKING CALCULATIONS

WORSHIP AREA 1639 SF / 50 = 33 SPACES  
PARISH HALL 2341 / 50 = 47 SPACES (USE THIS)  
ADA PARKING - 2 SPACES REQUIRED

## ALLOWABLE AREA INCREASES

BASIC AREA PER 5-B = 6,000  
3 SIDE SEPARATION = 9,780  
ACTUAL GROSS AREA = 8,344

OCCUPANCY: A-3 (OCCUPANT LOAD (300 W/O STAGE)  
B OCCUPANCY MINOR

CONSTRUCTION: TYPE V-N NON RATED (NON-SPRINKLED)  
ANY MATERIALS ALLOWED BY CODE  
NO OCCUPANCY SEPARATION REQUIRED  
NO RATED CORRIDORS REQUIRED

OCCUPANT LOAD FACTOR: 7 (W/O FIXED SEATS)

OCCUPANT LOAD IN WORSHIP CENTER = 1639 / 7 = 234

OCCUPANT LOAD IN PARISH HALL = 2341 / 15 = 156

## EXIT REQUIREMENTS

PRIMARY EXIT ENTRY DOOR NEAR VESTIBULE  
SECONDARY EXITS NORTH EXTERIOR DOOR TO TERRACE  
EAST DOORS OUT OF PARISH HALL

## BUILDING PERMIT NO. B0004003

CODES APPLICABLE TO THIS PROJECT  
1997 UNIFORM BUILDING CODE, LOCAL AMENDMENTS  
1994 NEBRASKA ACCESSIBILITY GUIDELINES  
1992 LINCOLN PLUMBING CODE  
1999 NATIONAL ELECTRICAL CODE / LOCAL AMENDMENTS  
1997 UNIFORM MECHANICAL CODE, LOCAL AMENDMENTS  
1994 LINCOLN GAS CODE  
1994 NFPA 101 LIFE SAFETY CODE  
1997 UNIFORM FIRE CODE AND LOCAL AMENDMENTS  
APPLICABLE NFPA NATIONAL FIRE CODE STDS

# ST. DAVID'S EPISCOPAL CHURCH

8800 HOLDREGE STREET  
LINCOLN, NEBRASKA

03 August 2001

TO: Mike DeKalb

RE: St David's Episcopal Church  
Waiver of parking lot surfacing

Mike

On behalf of St David's Episcopal Church we are submitting the following information relative the their request for a waiver of the surfacing requirement for their parking lot.

1. The structure that is now near completion is a replacement for the original structure that burned down. Much of the original rock parking lot accommodating 40 vehicles will continue to serve the new facility. The original portion that remains is the access road and a section of the lot that will accommodate 7 vehicles. The balance of the original lot has been surfaced with concrete.
2. A total of 47 parking spaces are required. The church has already provided a concrete surfaced parking lot for 17 of those required spaces to the south of the building to accommodate guests, visitors, and persons with special needs. As overflow, another parking lot is planned for the east side of the building (17 spaces) and 6 spaces are also indicated on the west near their storage garage. For a congregation of less than 100, these initial provisions appear to be more than adequate for their needs.
3. For all of the years that a church has been at this site, dust has never been a problem. Should "dust control" become a concern, measures such as "hosing down the surfaces" will be taken. The church has always been, and will continue to be, a good neighbor.
4. The parking lot is nearly 350 feet north of Holdgege Street and the site is currently surrounded on the north and east by large acerages (all of which have rock access roads).
5. The only time all of the parking area may be utilized would be on Sundays. Attendance at activities during the week are not expected to use anything but the concrete surfaced lot adjacent to the main entrance.

Trust that this information is an appropriate response to your request. Please call if you have any further questions.

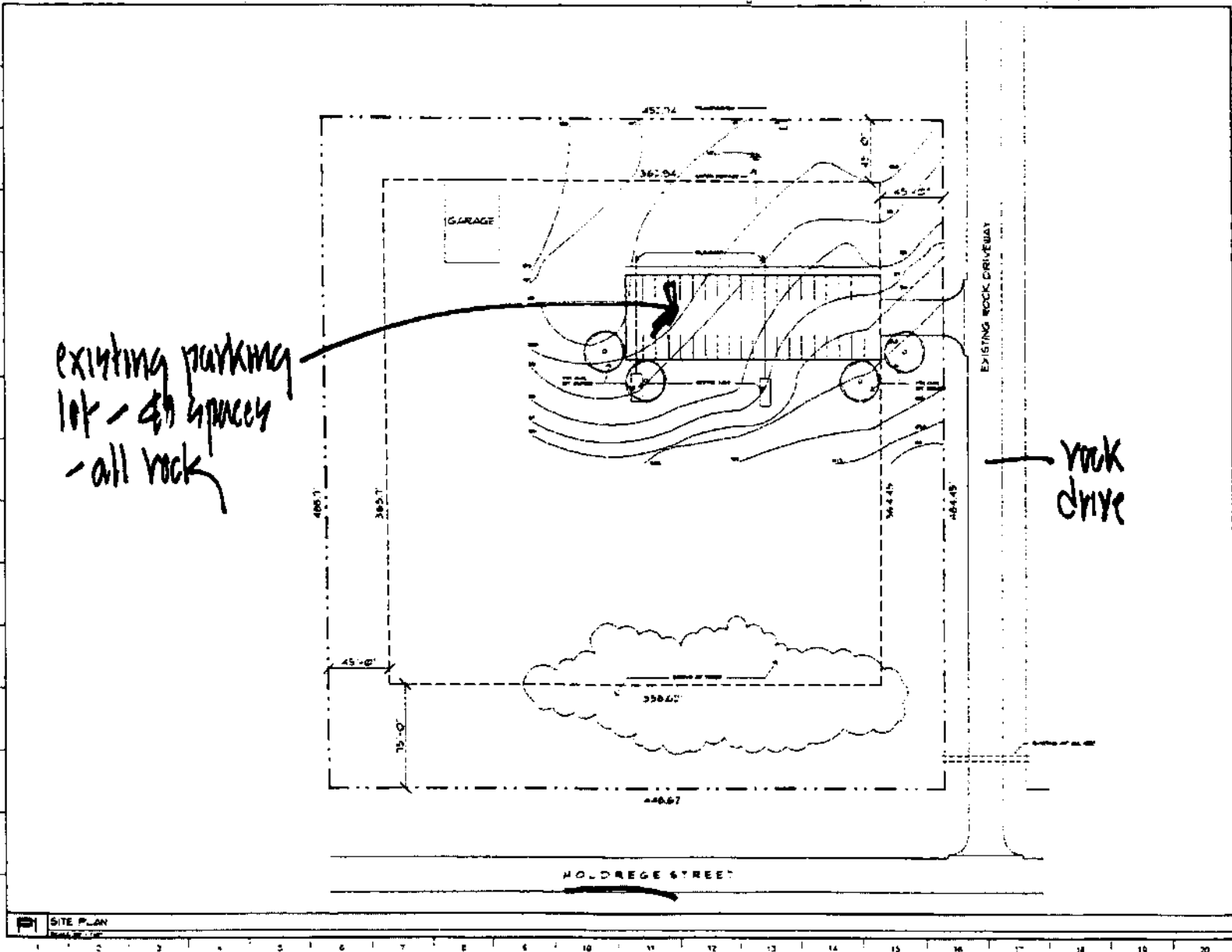
djl

Dennis J Lyon, Architects  
Phone: 420-1600 / Fax: 420-1700

encl: plan of site prior to construction  
overall site plan with notations

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00980 8.7.01



existing parking  
lot - 4th spacey  
- all rock

YORK  
DRIVE

SITE PLAN


SITE PLAN

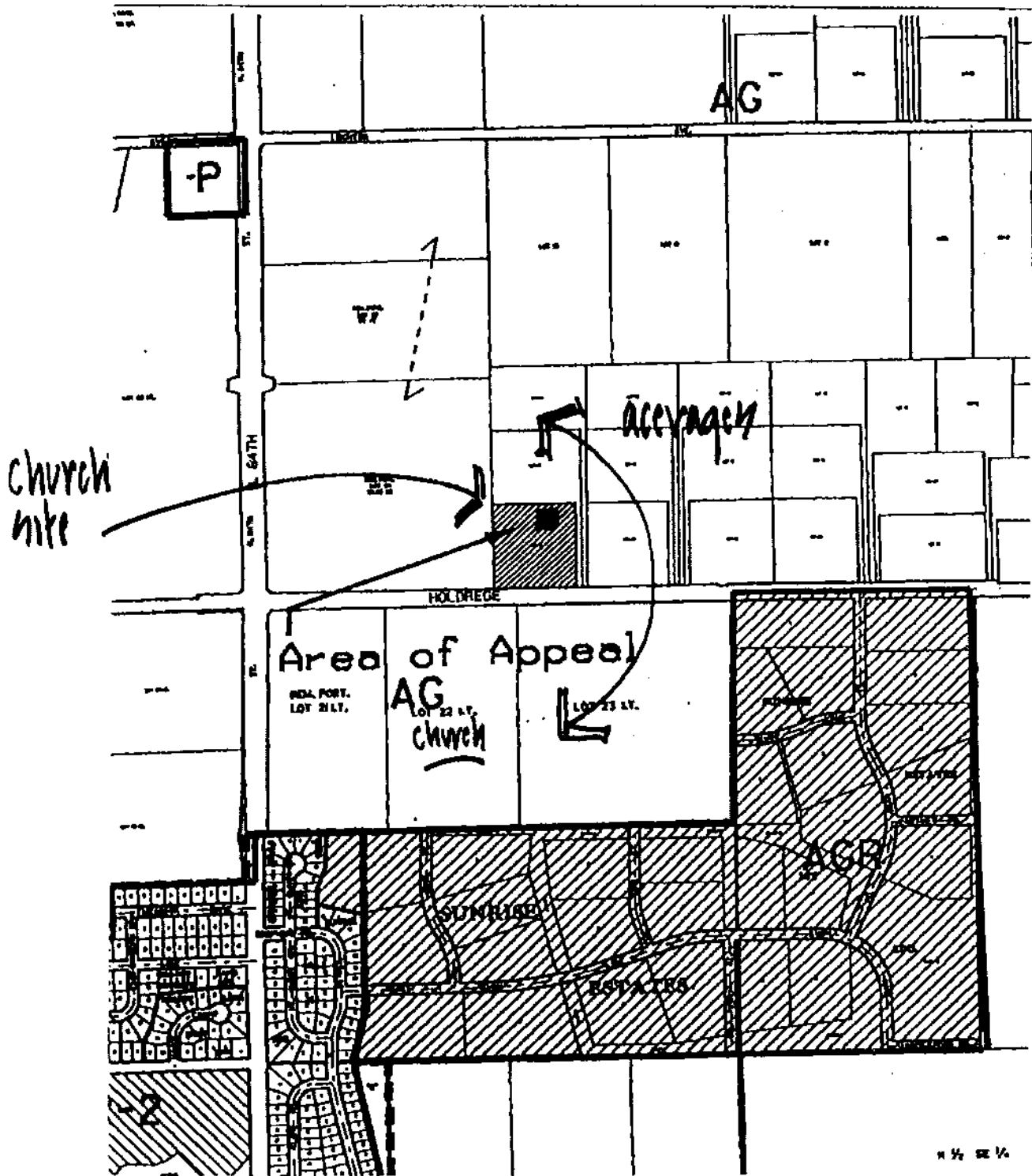
SCALE: 1/4" = 1'-0" NAD 83

**SANT DAVID'S  
EPISCOPAL CHURCH**  
LADOGA, OKLAHOMA

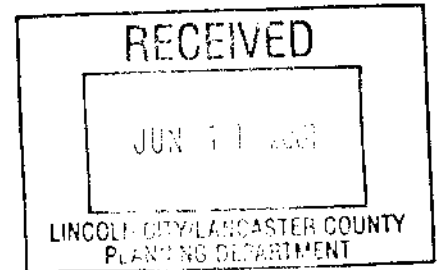
David J. Lyon, Architect  
1000 N. W. 10th St.  
Tulsa, Oklahoma 74103  
405-475-1111

NOT FOR  
CONSTRUCTION  
PROCESSED  
PROJECT  
OR SET BY

DATE:  
PROJECT NO. 0000  
**SITE**  
DRAWING NUMBER



# Memo



**To:** Ray Hill, Planning - *MIKE D.*

**From:** J.J. Yost, Parks & Recreation

**Date:** 7 June 2001

**Re:** St. David's Episcopal Church - Wavier of Surfacing Requirements, WDS #01009

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Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. No comments at this time for the wavier of surfacing requirements for a portion of the project site.

If you have any additional question, comments or concerns, please feel free to contact me at 441-8255.

# Memorandum

**To:** Becky Horner, Planning Department  
**From:** Charles W. Baker, Public Works and Utilities *Buff*  
**Subject:** Waiver of Design Standards #01009  
**Date:** June 14, 2001  
**cc:** Roger Figard, Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the site plan for the requested Waiver of Design Standards #01009 for the parking lot surfacing requirement at St. David's Episcopal Church, 8800 Holdrege.

Public works has no objection at this time. With the proposed construction of the church and the present conditions of the rebuilding process, Public Works will support this proposed waiver.

