



**LINCOLN AUTO AUCTION  
CHANGE OF ZONE #3315**

SCALE: 1" = 100'

PROPOSED SETBACK

021

FIGURE # 3  
APRIL 4, 2001

## Chapter 27.05

## DISTRICTS AND BOUNDARIES

## Sections:

- 27.05.010 Districts Designated.
- 27.05.020 Boundaries of Districts; Maps.
- 27.05.030 Rules Where Uncertainty as to Boundaries Arises.
- 27.05.040 Vacation of Streets and Alleys.
- 27.05.050 Classification of Land Coming Within the Zoning Jurisdiction of the City.
- 27.05.060 Classification of Districts.

**27.05.010 Districts Designated.**

In order to regulate and restrict the height, number of stories, and size of buildings and other structures; the percentage of lot that may be occupied; the size of the yards, courts, and other open spaces; the density of population; and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes, the city and the area within three miles of the corporate limits thereof is hereby divided into districts. (Ord. 12571 § 71; May 8, 1979).

**27.05.020 Boundaries of Districts; Maps.**

The boundaries of the districts are shown upon maps which are made a part hereof by reference, which maps are designated as the "Lincoln Zoning District Maps." Other maps referenced in this title, including but not limited to, the "Lincoln Capitol Environs District Map," "Flood Hazard Boundary Map," "Lincoln Airport Zoning Map," "Lincoln Building Line District Map," and "Airport Environs District Map" are also made a part hereof by reference for the purpose of designating the boundaries of districts. That part of the maps designating the different districts and their boundaries and that part of the legend designating the symbol title shall have the same force and effect as if they were all fully set forth herein. Other notations and references thereon are for information only. (Ord. 15104 § 1; February 13, 1989; prior Ord. 13414 § 1; June 14, 1982; Ord. 12571 § 72; May 8, 1979).

**27.05.030 Rules Where Uncertainty as to Boundaries Arises.**

Where uncertainty exists with respect to the boundaries of the various districts shown on the district map accompanying and made a part of this title by reference, the following rules apply:

(a) The district boundaries are either streets or alleys unless otherwise shown, and where the dis-

tricts designated on the map made a part of this title by reference are bounded approximately by street or alley lines, the street or alley shall be construed to be the boundary of the district;

(b) Where the property has been or may hereafter be divided into blocks and platted lots, the district boundaries shall be construed to coincide with the nearest platted lot lines; and where the districts designated in the district map made a part of this title by reference are bounded approximately by platted lot lines, the platted lot line shall be construed to be the boundary of the district;

(c) In unsubdivided property, the district boundary lines on the map made a part of this title by reference shall be determined by use of the scale appearing on the map. (Ord. 12571 § 73; May 8, 1979).

**27.05.040 Vacation of Streets and Alleys.**

Whenever any street, alley, or other public way is vacated, the zoning district adjoining each side of such street, alley, or public way is extended to the center of such vacation; and all area included in the vacation shall then and henceforth be subject to the appropriate regulations of the extended districts. (Ord. 12571 § 74; May 8, 1979).

**27.05.050 Classification of Land Coming Within the Zoning Jurisdiction of the City.**

All unincorporated territory which may hereafter come within three miles of the city limits by virtue of annexation to the city shall be placed and continued in the AG Agriculture District unless previously designated AGR Agricultural Residential District, in which event it shall be continued in such district. Any other county zoning shall cause the Planning Director to initiate a change of zone to the appropriate city zoning classification closest in use and area regulations to the previous county zoning. (Ord. 12571 § 75; May 8, 1979).

**27.05.060 Classification of Districts.**

Certain district designations in this title are to apply to specific types of development. The following districts are generally to apply to developing or newly developed areas: R-3, B-2, B-5, H-4, and I-4. The following districts are specifically to apply to already developed areas and are districts not planned for major expansion or creation of new areas with such designations: R-1, R-2, B-1, and B-3. Those districts not specifically listed in this section are not limited to either already developed or newly developing areas. (Ord. 12571 § 76; May 8, 1979).

Chapter 27.47

I-1 INDUSTRIAL DISTRICT

27.47.070

none except where the frontage on one side of a street between two intersecting streets is located partly in the I-1 Industrial District and partly in a district that requires a front yard, in which case the front yard requirements of the adjacent district shall apply to the I-1 Industrial District from the place where it abuts the other district to the next intersecting street, or for 300 feet, whichever is less.

(b) There shall be no required side and rear yards except when a side or rear yard abuts a residential district, in which case there shall be a required yard of twenty feet or ten percent of the lot width, whichever is less, provided the yard shall not be reduced to less than five feet, and it shall be screened in conformance with the landscape design standards of the City of Lincoln.

(c) The maximum height in the district shall be seventy-five feet.

(d) Accessory buildings shall not extend into any required yard.

(e) Dwellings existing in this district on the effective date of this title shall be considered non-standard uses in conformance with the provisions of Chapter 27.61.

(f) There shall be a required front yard on each street side of a double frontage lot.

(g) There shall be a required front yard on each street side of a corner lot; provided, however, that the buildable width of a lot of record on November 2, 1953, need not be reduced to less than twenty-eight feet except where necessary to provide a required side yard of not less than five feet in place of one of the required front yards.

(h) The required front yard shall be entirely devoted to landscaped area except for necessary paving of walkways and driveways to reach parking and loading areas in the side or rear yards, and provided, further, that any driveways which intersect the front yard shall not be wider than thirty feet. (Ord. 12571 § 242; May 8, 1979).

March 24, 2001

SUBMITTED AT PUBLIC HEARING BEFORE PLANNING COMMISSION: 4/04/01 by TERI POPE-GONZALEZ

To: Lincoln City / Lancaster County Planning Commission

RE: Request to "Deny" the Application for Change of Zone No. 3315 requested by Dennis Bennett, from R-4 Residential to I-1 / Industrial District. (1st & L)

We, the following listed Below - ask the Lincoln City / Lancaster County Planning Commission to Deny the Request for the Zone Change.

We, know First hand how the Lincoln Auto Auction has already had a Negative Impact on the Gonzalez family and the rest of the neighborhood and this is with the Zoning being for Residential. (R-4)

With the R-4 Zone there - at least there is a "buffer" for the Gonzalez family and their guests.

\* 1st & L streets - Address: 3495 1st Street Lincoln NEB.

Date	Name	Signature	Phone #
3-24-01	Teri Pope-Gonzalez	<i>Teri Pope Gonzalez</i>	402-476-7595
3-24-01	Martin Gonzalez	<i>Mart G Gonzalez</i>	402-476-7395
3-24-01	Joe Gonzalez Jr	<i>Joe Gonzalez</i>	402-476-7395
3-24-01	Jamie Carley	<i>Jamie Carley</i>	024 402-423-400
<del>3-24-01</del>	* see attached →		

Date	Name	Signature	Phone #
3-24-01	John Gibson #8	<i>John Gibson</i>	730-4535
3/25/01	STEVEN LARRICK	<i>Steven R. Larrick</i>	435-5612
3/25/01	Janine Capple	<i>Janine Capple</i>	435-5612
3-26-01	MARTIN PEREZ 344 S. 1 <sup>ST</sup> ST.	MARTIN PEREZ	474-1182
3-26-01	Paul Abele 325 S. 1 <sup>ST</sup> ST.	<i>Paul Abele</i> 325 S. 1 <sup>ST</sup> ST.	438-5665
3-26-01	Lori Houle <sup>Home</sup> 101 M ST		474-1302
3-26-01	Ray Blackstad <sup>Home</sup> 101 m ST		474-1302
3-26-01	Laura Boilo 2727 P St	<i>Laura Boilo</i>	435-5935
3-26-01	Logan Van Housen 103 L		474-4686
3-26-01	Grayson Van Housen 103 L		474-4686
3-26-01	Valarie Hendrickson 109 L <sup>ST</sup>	<i>Valarie Hendrickson</i>	438-8808
3-26-01	Mike Will 109 L <sup>ST</sup>	<i>Mike Will</i>	438-8808
3-26-01	Dallas Shufeldt 109 L <sup>ST</sup>	<i>Dallas Shufeldt</i>	438-8808
3-28-01	Anastacia Martinez 413 So. 1 <sup>ST</sup>	Anastacia Martinez	475-3670
3-28-01	Estefan Guerra 407 S. 1 <sup>ST</sup>	Estefana Guerra	435-7431
3-28-01	Adel Martinez 413 So. 1 <sup>ST</sup>	<i>Adel Martinez</i>	465-8955
3-28-01	Cecilia Meza 441 So. 1 <sup>ST</sup>	Cecilia Meza	477-5652
3-28-01	John Case 501 So. 1 <sup>ST</sup>	John Case	435-4175
3-28-01	Seth Lubbe 501 So. 1 <sup>ST</sup>	Seth Lubbe	435-4175
3-28-01	Jason Lee 501 So. 1 <sup>ST</sup>	Jason Lee	435-4175
3-28-01	Juanita Izaguirre 121 K st		435-8751
3-28-01	Joe L. Izaguirre 121 K st		435-8751
3-28-01	Melissa Brewer 126 K St		438-8370
3-28-01	Nancy Davis 116 K st		477-3820
3-28-01	Gar Castillo 112 K Street		742-5758
3-28-01	Alfredo Corsia 112 K Street		742-5758
3-28-01	Francisco Martinez 111 K	Francisco Martinez	475-1458

<u>Date</u>	<u>Name</u>	<u>Signature</u>	<u>phone#</u>
3-28-01	Natalia Martinez III K st	Natalia Martinez	475-1458
3-28-01	Elva Martinez	Elva Martinez	796-9596
3-28-01	Melissa M. Martinez	Melissa Martinez	796-9596
3-28-01	Marco Martinez	Marco Martinez	796-9596
3-28-01	Michael Martinez	Michael Martinez	796-9596
3-30-01	Catherine L. Francisco	Catherine L. Francisco	477-4121
3-30-01	Connie Dawson	Connie Dawson	435-6031
3-30-01	Ashley Ingram	Ashley Ingram	436-0341
3-30-01	Alison Kantz	Alison Kantz	439-3763
3-31-01	Patricia Massie	Patricia Massie	459-1205
3-31-01	Julie Meyer	Julie Meyer	477-1454
3-31-01	Jocelyn S. Sullivan	Jocelyn Sullivan	476-2665
3-31-01	<del>Patricia K...</del>	Patricia K...	476-2665
3-31-01	Brenda Madden	Brenda Madden	477-5870

<u>Date</u>	<u>Name</u>	<u>Signature</u>	<u>Phone #</u>
03-27-01	Steven Shambaug	Steven Shambaug	438-7588
03-27-01	Mary Doerner	Mary Doerner	269-2228
3-27-01	Holly Havel	Holly Havel	475-2732
3-27-01	Stephanie Mattem	S. Mattem	423-5011
3/27/01	James Baltensperger	JAMES BALTENSBERGER	435-2926
3-27-01	Dana Rothfuss	Dana Rothfuss	489-0705
3-27-01	Terese Schneider	Terese Schneider	435-0625
3-27-01	PAUL LOOS	Paul Loos	421-1941
3/27/01	DONALD E. MILLER	Donald Miller	798-2181
3/27/01	Michelle Twitchell	Michelle Twitchell	484-13-2028
3/27/01	Judy Heller	Judy Heller	483-5188
3/27/01	Deb Wiebke	DEB WIEBKE	488-8298
3/27/01	Karen Post	Karen Post	422-6474
3/27/01	Jack Briggs	Jack Briggs	420-195 <del>420-195</del>
3-27-01	Russell Parrish	Russell Parrish	781-9224
3/27/01	LORETTA J KLIMES	Loretta J Klimes	488-6553
3/27/01	Christopher O'Connell	Christopher O'Connell	325-6093
3/27/01	Carla Green	Carla Green	489-3630
3/27/01	George H. Green Jr	George H Green Jr	489-3630
3-27-01	Patricia R. Massie	Renee Massie	438-1205
3/27/01	Lisa Study	Lisa Study	438-0514
3/27/01	Jack Lutz	Jack Lutz	435-2008
3-27-01	Helen Straube	Helen Straube	436-5210
3-27-01	Jolene Christiansen	Jolene Christiansen	436-5212
3-27-01	Cheryl A Mueller	Cheryl Appenwiler	435-6075
3-27-01	Tom H. Kayser	Tom H. Kayser	474-6085
3-27-01	Chris Zavadis	Chris Zavadis	027 486-1652
3-27-01	Deb Plasek	Deb Plasek	480-0057

Date	Name	Signature	Phone #
3-27-01	Roxanna G Lahres	Roxanna G. Lahres	476-1476
3-27-01	SHARON MALOZIE	Sharon Malozie	436-4897
3-27-01	Janis M Zahourek	Janis M. Zahourek	826-5461
3-27-01	Carrie Cole	Carrie Cole	436-4037
3-27-01	Mary Zech	Mary Zech	443-4926
3/27/01	Taylor Gehman #1	Taylor Gehman	770-8336
3/27/01	STEVE DEMPSEY	Steve Dempsey	770-8376
3/29/01	KEYUO CHAIER #3	Keyuo Chai	438-3763
3-30-01	JAMMALORD	Jamal Lord #10	476-1532
3/30/01	Todd Fallon	Todd Fallon #4	672-3234
3/30/01	Corneil McPherson #6	Corneil McPherson	770-961
3/30/01	Joe Walker #25	Joe Walker	474-5655
3/30/01	Corneil Bickhatter (435-0497)	Corneil Bickhatter	
3/31/01	DANIEL KING #36	Daniel King	474-401
3/31/01	Richard King #5	Richard King	477-1456
3/31/01	RONDALE KING #24	Rondale King	476-6417

9-28-99

Gov. Mike Johanns  
State Capitol Bldg.  
Lincoln, NEB. 68508

Thank you in advance for your time.  
I'm enclosing a picture to show you what  
happened on 1<sup>st</sup> and L at 2:15 in the afternoon  
on Friday 9-24-99.

I wanted to bring to your attention -  
the "Demolation Derby" that was held.

Does Lincoln have a New Race track?  
1<sup>st</sup> and L (where I live) is just "15" Blocks from  
the Nebraska State Capitol Bldg and the  
Governor's Mansion.

I'm writing to you, because my  
neighbors tell me - "No One Cares About  
our Neighborhood".

My question is - "Is that true?"  
I realize my neighborhood - is Older -  
Lower income and considered "Hispanic".

But - to put a Race Track in City  
limits - "15 Blocks" from the State Capitol  
and your house?

Thank you for your time!

The Gonzalez family  
(Joe, Martin & Teri)  
349 S. 1<sup>st</sup> street

Lincoln, NEB. 68508

402-476-7395

029

60200  
copy to  
Cindy Johnson  
Connect  
Woman

9-30-99

To: Chuck Zimmerman  
Bldg & Safety

Please find enclosed my letter to Gov. Johanns and the 8x10 picture I sent with the letter.

Also - Enclosed so the Problem Res. Team can "see" pictures of some of the problems my neighborhood has to deal with!

1. "12"-pages of Pictures and Explanations.
2. "5"-pages Labeled A to E - Photos of yesterday Wed. 9-29-99

Last night I had to call the police out again! (at about 5:45pm) they were at it again - smashing the cars and racing around.

This morning at 10 till 8:00AM - racing and smashing (They didn't know I was still home).

So - Doesn't look like it was a (1) time thing!!

Teri Pope-Gonzalez  
349 S. 1st Street  
Lincoln, NEB. 68508

Hm # (402) 476-7395  
Wk # (402) 436-4042

030