

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 06068**, from R-8 Residential District to B-4 Lincoln Center Business District, requested by Michael Raasch, on property generally located at the northwest corner of S. 18th Street and M Street.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 10/25/06
Administrative Action: 10/25/06

STAFF RECOMMENDATION: Approval

RECOMMENDATION: Approval (9-0: Cornelius, Sunderman, Taylor, Larson, Krieser, Carroll, Strand, Esseks and Carlson voting 'yes').

FINDINGS OF FACT:

1. The purpose of this change of zone request is to allow the applicant to build a parking garage. The parking garage will be built on property currently zoned B-4, but the drives would be on the existing R-8 zoned property. All of the parking garage, including drives and ramps must be on property zoned B-4. The area to the north and west is zoned B-4. The Downtown Master Plan and the Antelope Valley Redevelopment Plan show this area as low rise office. The nearest residential is south of M Street and east of 19th Street.
2. The staff recommendation of approval is based upon the "*Analysis*" as set forth on p.2-3, concluding that the change of zone is in conformance with the Comprehensive Plan, the Antelope Valley Redevelopment Plan and the Downtown Master Plan.
3. On October 25, 2006, this application appeared on the Planning Commission Consent Agenda and was opened for public hearing. No one came forward to speak.
4. On October 26, 2006, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend approval.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: October 30, 2006

REVIEWED BY: _____

DATE: October 30, 2006

REFERENCE NUMBER: FS\CC\2006\CZ.06068

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT
for OCTOBER 25, 2006 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No.06068

PROPOSAL: From R-8 Residential District to B-4 Lincoln Center Business District

LOCATION: Northwest corner of S. 18th St. and "M" St.

LAND AREA: 21,300 s.f., more or less

EXISTING ZONING: R-8 Residential District

CONCLUSION: This change of zone is in conformance with the Comprehensive Plan, the Antelope Valley Redevelopment Plan and the Lincoln Downtown Master Plan.

<u>RECOMMENDATION:</u>	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 10-12, Block 20, Lavenders Addition located in the NW 1/4 of Section 25-10-6, Lancaster County.

EXISTING LAND USE: Apartment hotel

SURROUNDING LAND USE AND ZONING:

North:	B-4 Lincoln Center Business District	Day Care and parking lot
South:	R-7 Residential District	Multiple-family residential
East:	R-8 Residential District	Multiple-family residential
West:	B-4 Lincoln Center Business District	Parking lot

COMPREHENSIVE PLAN SPECIFICATIONS:

This area is shown as commercial in the 2025 Comprehensive Plan.

UTILITIES: Available

TRAFFIC ANALYSIS: S. 18th St. and "M" St. are local streets.

ANALYSIS:

1. This application is for a change of zone from R-8 to B-4. The change of zone is necessary in order for the applicant to build a parking garage. The parking garage will be built on property currently zoned B-4, but the drives will be on the existing R-8 property. All of the parking garage

including drives and ramps must be on property zoned B-4. The area to the north and west is zoned B-4.

2. The Lincoln Downtown Master Plan and the Antelope Valley Redevelopment Plan shows this area as low rise office. The nearest residential is south of "M" St. and east of 19th St.
3. The Zoning Ordinance states the B-4 district is a district for a redeveloping area applicable to the business and retail uses located in the area of the Lincoln Center Business District. The B-4 district allows almost all uses within the zoning ordinance. The R-8 district is primarily a multiple-family residential district, but does allow offices with a special permit.
4. Apartment hotel is listed as a permitted use in the R-8 district. Although technically considered residential, the land use is similar to a commercial use. The area has commercial uses to the north and west, an apartment building that looks like a motel to the east and multiple-family residential to the south.
5. The change of zone to B-4 should have no negative impact on the neighborhood.

Prepared by:

Tom Cajka
Project Manager

DATE: October 9, 2006

APPLICANT: Jim Hutchinson
4001 S. 8th St.
Lincoln, NE 68502
(402) 421-1502

OWNER: Michael Raasch
1744 Properties LLC
1645 "N" St.
Lincoln, NE 68520
(402) 441-7491

CHANGE OF ZONE NO. 06068

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

October 25, 2006

Members present: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand, Sunderman and Taylor.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 06067, CHANGE OF ZONE NO. 06068, COUNTY SPECIAL PERMIT NO. 06054, SPECIAL PERMIT NO. 06055, COUNTY SPECIAL PERMIT NO. 06057, COUNTY SPECIAL PERMIT NO. 06058, COUNTY SPECIAL PERMIT NO. 06059, SPECIAL PERMIT NO. 06063 AND WAIVER NO. 06008.**

Ex Parte Communications: None.

Item No. 1.1, Change of Zone No. 06067, was previously moved to Item No. 6.2. **Item No. 1.3, County Special Permit No. 06054, and Item No. 1.5, County Special Permit No. 06057**, were removed from the Consent Agenda and scheduled for separate public hearing.

Item No. 1.6, County Special Permit No. 06058, and Item No. 1.7, County Special Permit No. 06059, were removed from the Consent Agenda and moved to requests for deferral.

Carroll moved approval of the remaining Consent Agenda, seconded by Strand and carried 9-0: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand, Sunderman and Taylor voting 'yes'.

Note: This is final action on Special Permit No. 06055, Special Permit No. 06063 and Waiver No. 06008, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



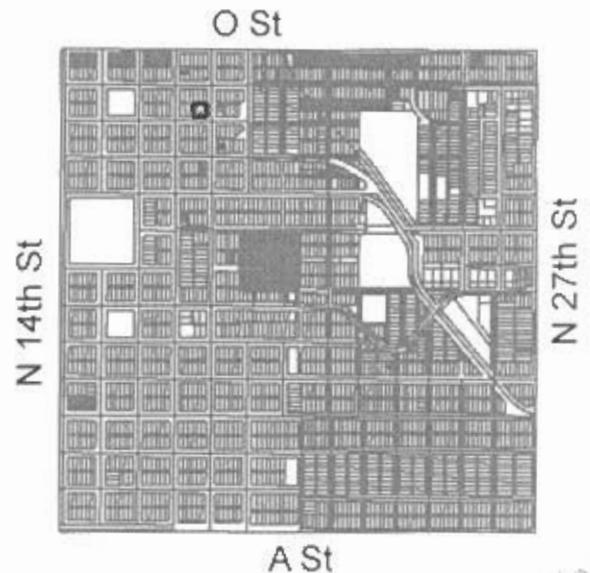
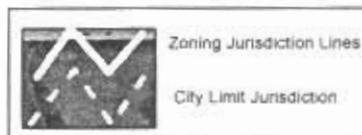
2005 aerial

Change of Zone #06068 S 18th & M St

Zoning:

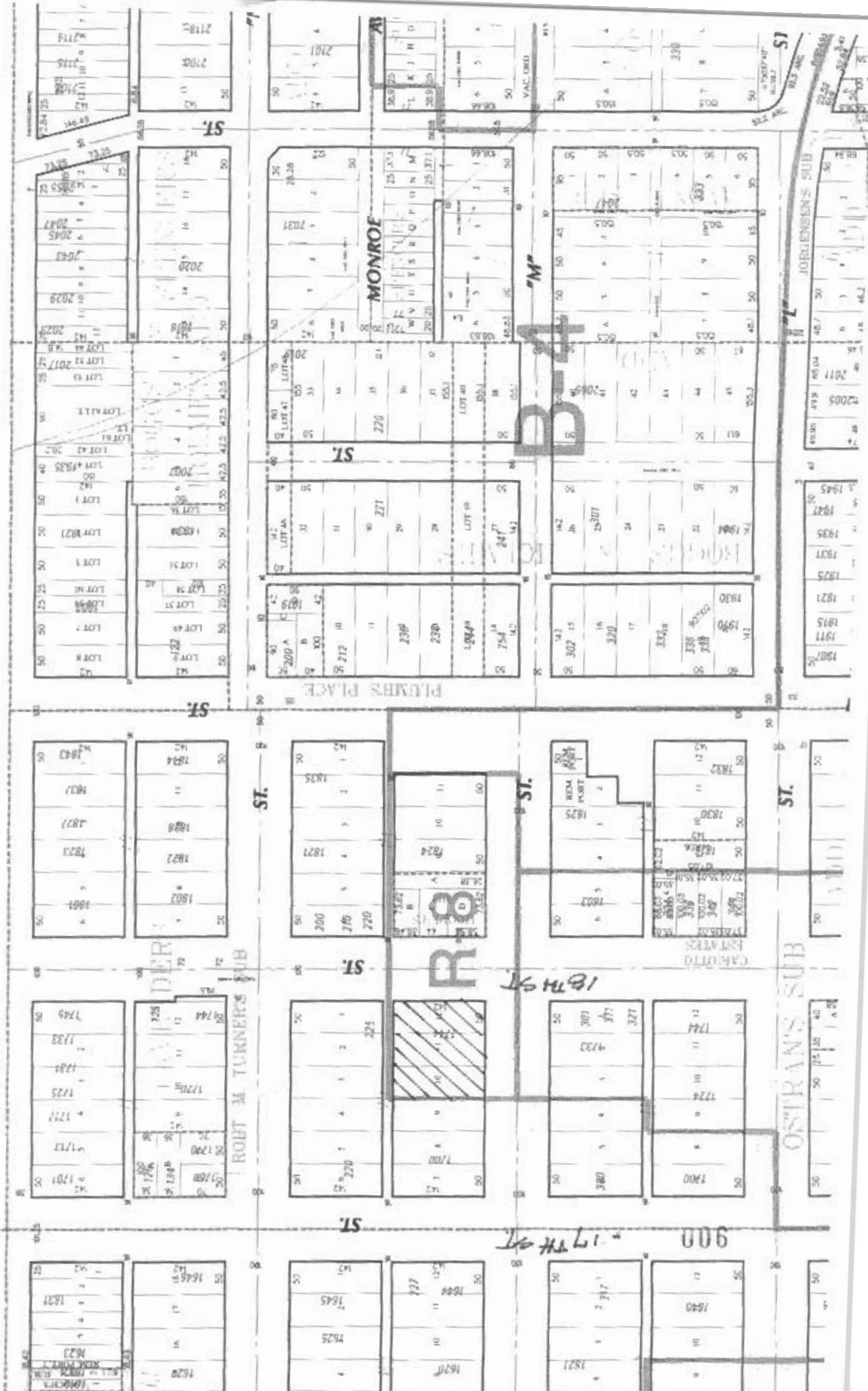
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interlace 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. 25 T10N R06E



1878 167 162 160 154 174 173 170 1724 1726 1728 1730 1744 1748

N ↑



M e m o r a n d u m

To: Tom Cajka, Planning Department
From: Charles W. Baker, Public Works and Utilities
Subject: 1744 "M" Street Parking Garage Change of Zone #06068
Date: October 4, 2006
cc: Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has no objection to the Change of Zone. However if the use of that portion of the property will change, a site plan for access and circulation will need to be submitted for review and additional comments.