

## **LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**

**P.A.S.#:** Special Permit No. 1916

**DATE:** June 12, 2001

**PROPOSAL:** Kevin Hittle, on behalf of St. Andrew's Lutheran Church, is requesting a special permit to replace the existing 50' church tower with a 65' tower at a new location.

### **GENERAL INFORMATION:**

**APPLICANT:** St. Andrew's Lutheran Church  
1015 Lancaster Lane  
Lincoln, NE 68505

**CONTACT:** Kevin Hittle  
Schoenleber, Schriener & Hittle  
123 S. 84<sup>th</sup> Street, Suite A  
Lincoln, NE 68510

**LOCATION:** 1015 Lancaster Lane

**LEGAL DESCRIPTION:** Lot 8, Block 3, Meadow Lane 1<sup>st</sup> Addition, located in the NW 1/4 of Section 22, T10N, R7E, Lancaster County, Nebraska.

**EXISTING ZONING:** R-2 Residential

**EXISTING LAND USE:** St. Andrew's Lutheran Church

**SURROUNDING LAND USE AND ZONING:** Surrounded by residential development zoned R-2 in all directions except Meadow Lane Elementary School zoned P to the southwest.

**COMPREHENSIVE PLAN SPECIFICATIONS:** Shown as Urban Residential in the 1994 Comprehensive Plan.

**HISTORY:** Changed from A-2 to R-2 during the **1979** Zoning Update.

### **ANALYSIS:**

1. This is a request for a special permit to allow a free-standing 65' church tower in St. Andrew's Lutheran Church.

2. Section 27.63.220 of the Zoning Ordinance indicates that church towers exceeding the maximum district height permitted in the district may be allowed by special permit in the R-2 zoning district.
3. The maximum height in R-2 Residential District is 35'.
4. The proposed 65' tower is the replacement for an existing 50' tower as a result of the facility expansion.
5. The new location of the tower will be in the side yard and setback approximately 70' away from the property line with landscaping between the church and the back of Meadow Lane Elementary School.
6. The applicant indicates that the additional height will allow future use as a telecommunication tower. The appropriateness of locating a telecommunication tower on this site shall be a separate review process at the time such application is submitted.
7. The Public Works and Utilities Department has no objection to this request.
8. No other departments responded to this application.

**STAFF RECOMMENDATION:**

Conditional approval

**CONDITIONS:**

Site Specific:

1. This approval permits a 65' church tower.

General:

2. Before receiving building permits:
  - 2.1 Revise the site plan to show:
    - 2.1.1 Required setbacks.
    - 2.1.2 The distance from the proposed tower to the property lines.

- 2.1.3 The ground elevation and the elevation of the tower using North American Vertical Datum of 1988.
- 2.2 The permittee shall have submitted a revised final plan including 5 copies and the plans are acceptable.
- 2.3 The construction plans shall comply with the approved plans.

STANDARD CONDITIONS:

- 3. The following conditions are applicable to all requests:
  - 3.1 All development and construction is to comply with the approved plans.
  - 3.2 All privately-owned improvements, including landscaping are to be permanently maintained by the owner.
  - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 3.5 The City Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

Prepared by

\_\_\_\_\_  
Ching-Yun Liang  
Planner

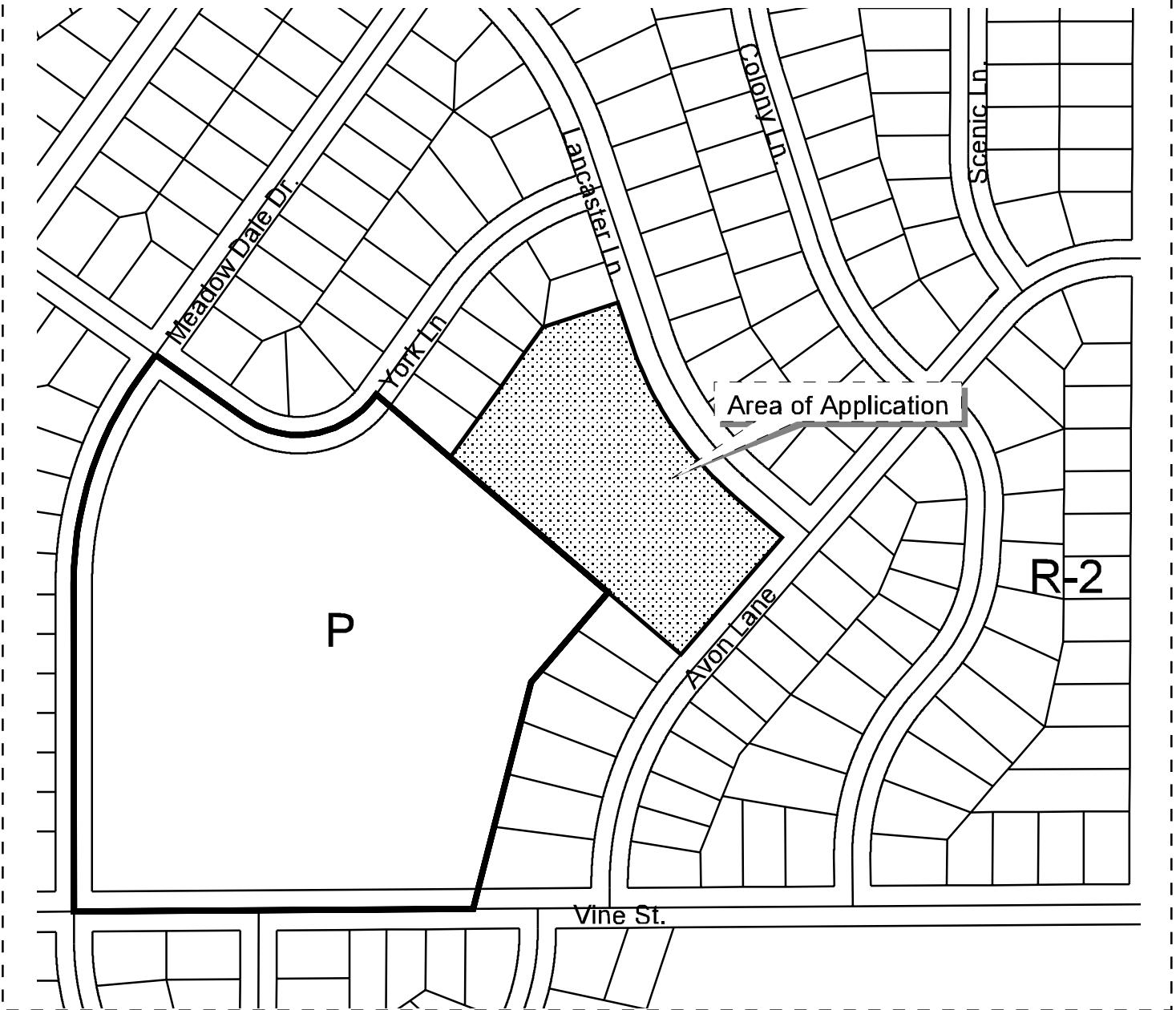


**Special Permit #1916**  
**1015 Lancaster Lane**



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

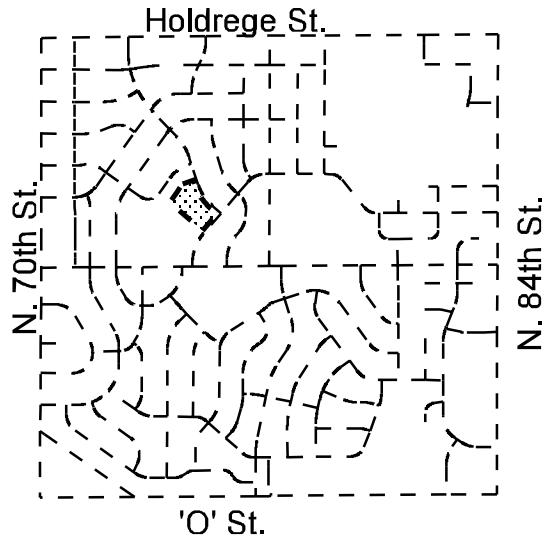


# Special Permit #1916 1015 Lancaster Lane

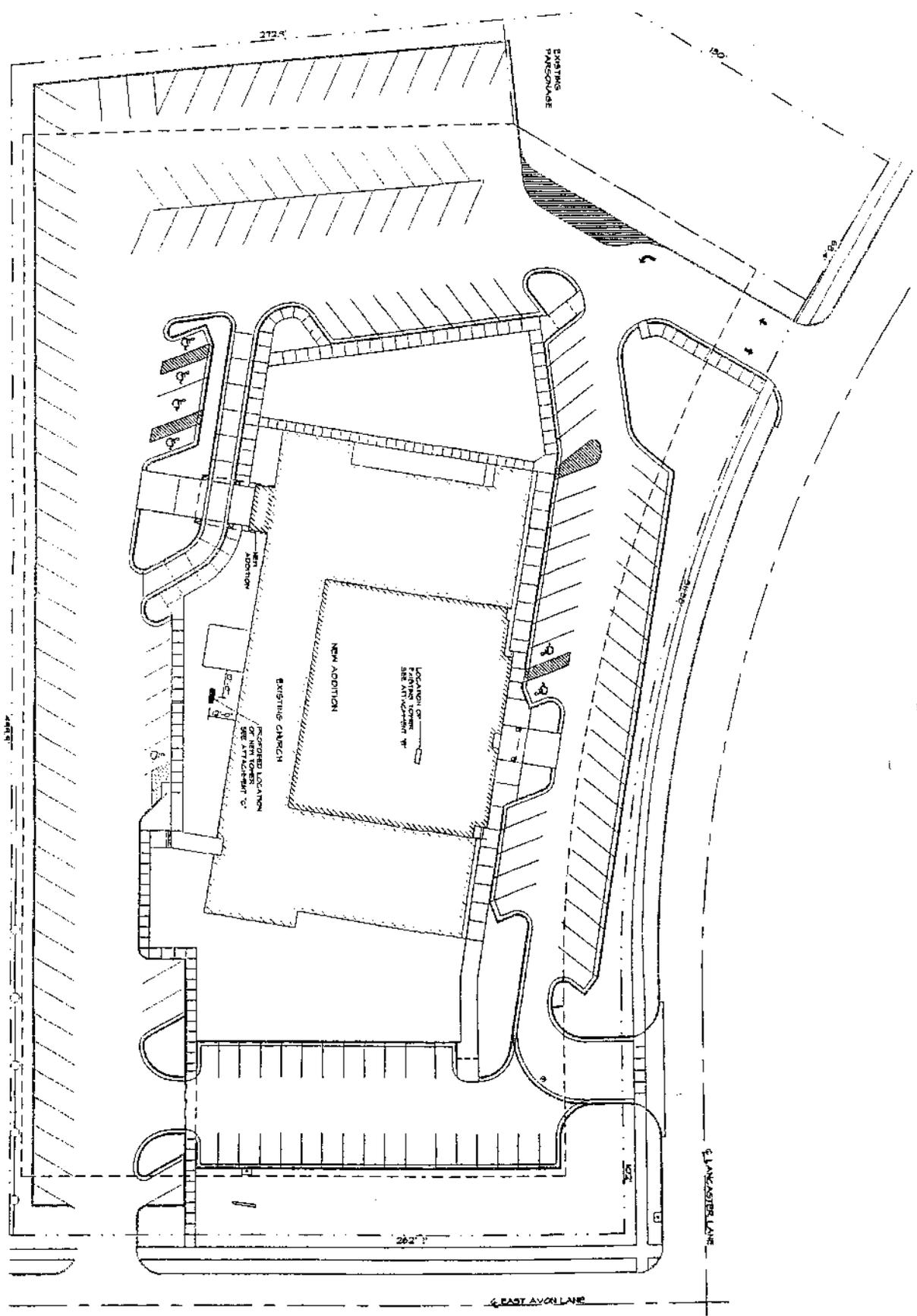
## Zoning:

- 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

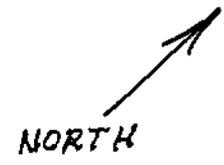
One Square Mile  
Sec. 22 T10N R7E

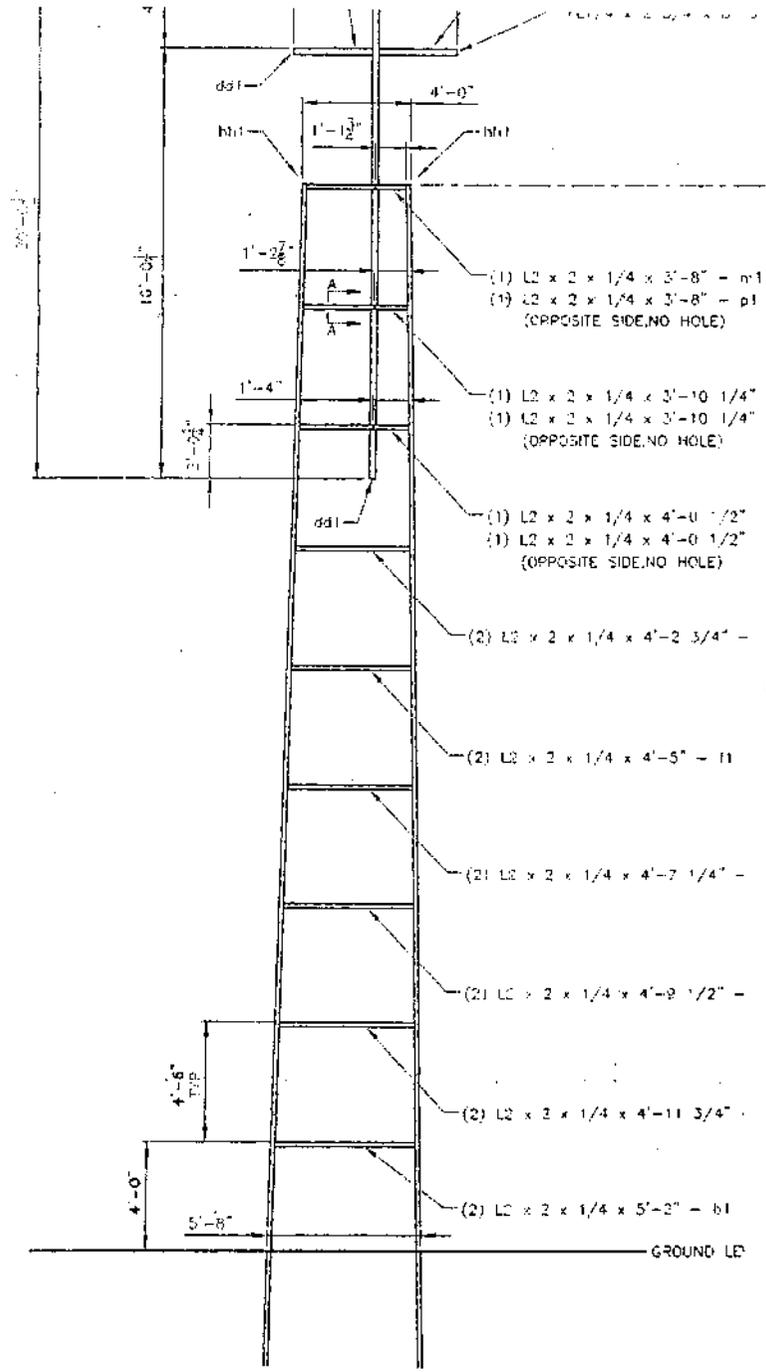


SITE PLAN  
SCALE 1" = 20'-0"



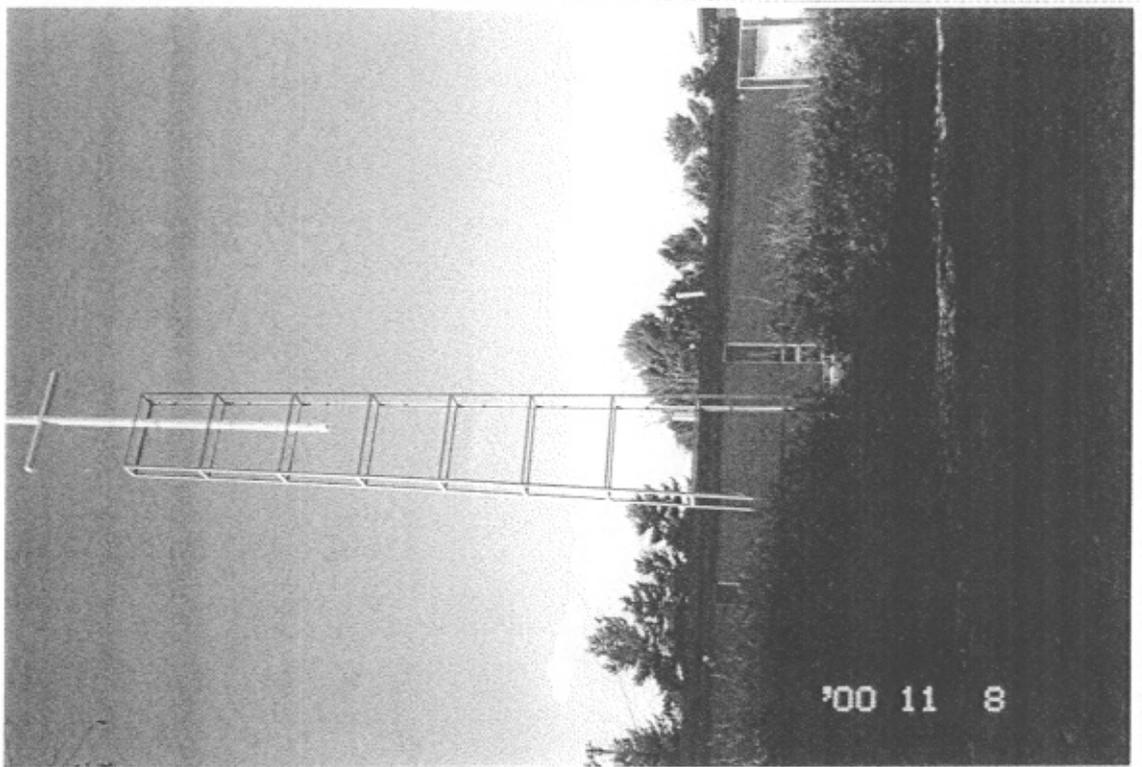
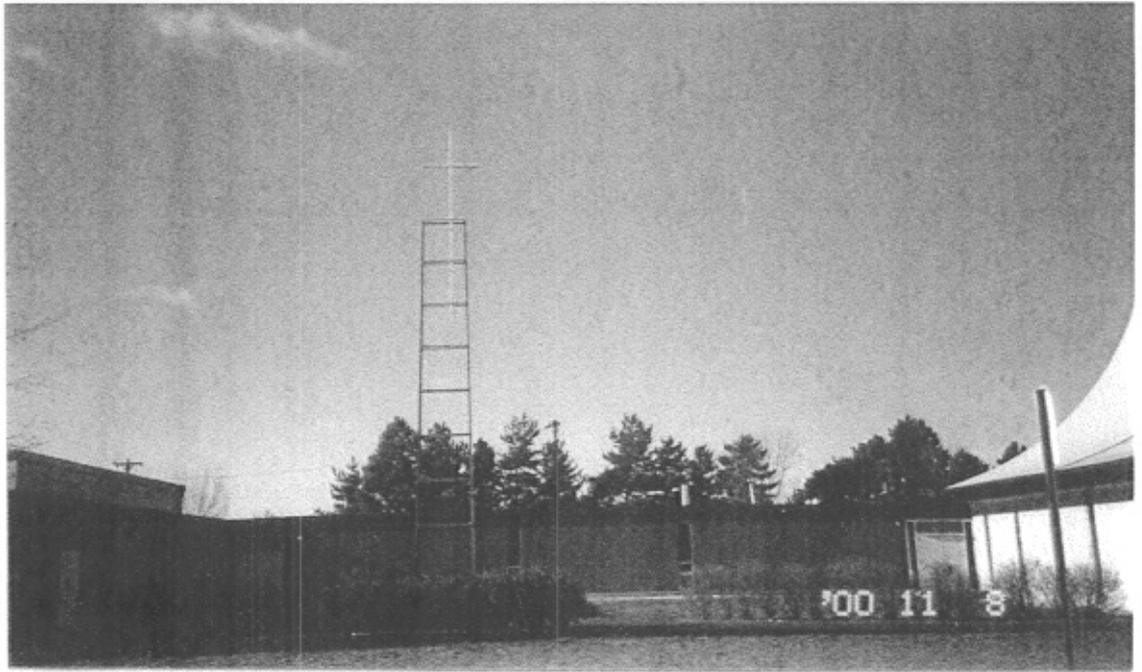
Special Permit #1916  
1015 Lancaster Lane





PROPOSED TOWER

Special Permit #1916  
1015 Lancaster Lane



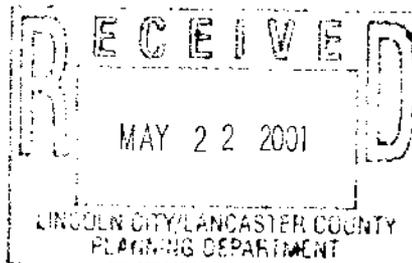
EXISTING TOWER



SCHOENLEBER, SHRINER & HITTLE  
Architecture and Construction Consulting Services  
123 South 84th • Suite A • Lincoln, Nebraska 68510 • (402) 483-2893

May 18, 2001

City of Lincoln  
Attn: Jennifer Dam  
Planning Department  
555 S. 10th St.  
Lincoln, NE



RE: Special Permit for relocation of tower  
St. Andrew's Lutheran Church  
1015 Lancaster Lane, Lincoln, NE

Jennifer:

On behalf of St. Andrew's Church, I am requesting a Special Permit to replace a previously existing freestanding 50' tower by constructing a new tower at a new location on the site.

The existing tower was required to be removed as part of the facility expansion. The existing tower was approximately 50' tall and constructed of steel.

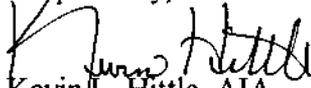
The new tower will be constructed to match the original design as close as possible except it will be approximately 65' tall when completed. The additional height is to allow for future use as a telecommunications tower. At this time, the zoning regulations do not allow towers of this height unless it is connected to the primary structure. However, the design of the tower does not allow for a connection to the structure. Additionally, the members of the church feel that this tower is a symbol of their church and ask that the city grant this request.

I have enclosed the following documents for your reference:

- Attachment "A" – Site plan indicating location of existing and proposed locations (14 sets).
- Attachment "B" – Elevation of existing tower prior to demolition (5 sets).
- Attachment "C" – Elevation of proposed tower (5 sets).
- Attachment "D" – Pictures of existing tower prior to demolition (5 sets).

If you have any questions or need additional information, please give me a call.

Respectfully,

  
Kevin L. Hittle, AIA  
KLH:ml

# Memorandum

**To:** Kay Liang, Planning Department  
**From:** Charles W. Baker, Public Works and Utilities *CWB*  
**Subject:** Special Permit # 1915, St. Andrews Tower  
**Date:** June 8, 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 proposed tower located at the St. Andrews Church, 1015 Lancaster Lane, and has no objections.

