

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Pre-Existing Special Permit 27A

DATE: June 24, 2002

PROPOSAL: To expand an existing parking lot for a telephone equipment building.

WAIVER REQUEST: None

LAND AREA: 4.348 acres more or less

CONCLUSION: The expanded parking lot meets the design criteria for parking lots and does not encroach on any required yards. The parking lot will be screened to minimize the impact on the residences.

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

LEGAL DESCRIPTION: Lot 29 I.T. and Lots 1-8, Block 1, Chez Ami Knolls 3rd Addition Replat, located in the NE 1/4 of Section 13-9-6, Lancaster County, Nebraska.

LOCATION: S. 27th Street and Cindy Dr.

APPLICANT: Alltel

OWNER: Alltel Communications

CONTACT: Dale Radebaugh
Alltel 1620 "M" St.
Lincoln, NE 68508

EXISTING ZONING: R-1 Residential

EXISTING LAND USE: Alltel telephone equipment building, cellular tower and vacant land.

SURROUNDING LAND USE AND ZONING:

North: O-3 and B-2 Office building
South: R-1 Single family housing
East: R-3 Single family housing
West: R-1 Single family housing

ASSOCIATED APPLICATIONS: Administrative Final Plat #01067

HISTORY:

- | | |
|----------------|--|
| May 13, 2002 | Alltel submitted an application for an Administrative Amendment to Pre-existing Special Permit 27 to expand the parking lot. The proposed expansion would not encroach into any required yards. Due to opposition from the adjacent neighbors, the Planning Department informed Alltel that we could not process their application administratively. |
| April 1, 2002 | Alltel withdrew their request to the Board of Zoning Appeals. |
| Feb. 21, 2002 | Alltel submitted an application to Board of Zoning Appeals to allow parking in the required front yard. The Planning Department received four letters in opposition to the request. |
| Oct. 10, 2001 | Alltel submitted an application for an Administrative Final Plat on property at S. 27 th St. and Old Cheney Rd. The plat has not been approved. |
| Dec. 4, 1989 | City Council approved Special Permit #1346 for authority to erect a radio communications monopole tower. |
| March 13, 1972 | Board of Zoning Appeals issued Resolution #124 to permit the construction of a telephone equipment building and parking lot for public utility purposes. |

This area was zoned A-1 single family prior to the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The area is identified as Urban Residential in the 2025 Comprehensive Plan.

UTILITIES: Available

TRAFFIC ANALYSIS: Cindy Dr. and S. 25th St. are local streets.
S, 27th and Old Cheney are arterial streets.

PUBLIC SERVICE: City of Lincoln Police and Fire service.

AESTHETIC CONSIDERATIONS: Increased pavement in a residential district. Loss of green space.

ANALYSIS:

1. The request is to expand an existing parking lot from 10 stalls to 23 stalls. The proposed use and need for the additional parking is not clear.
2. The expansion of the existing parking lot will not encroach into any required yards.
3. The parking lot will be screened with a concrete retaining wall and Austrian Pines.
3. Public Works recommends that the present driveway access from S. 27th Street be eliminated.
4. Building and Safety notes that the building is used is for training of operational equipment and it is their opinion that training use was not a part of the Pre-existing Special Permit 27. Building and Safety does not object to the expanded parking.

CONDITIONS:

Site Specific:

1. Revise the site plan to show:
 - 1.1.1 Parking lot ingress-egress to the satisfaction of Public works.
 - 1.1.2 Add a note to the site plan identifying the use and purpose of the building.
2. This approval permits a 23 stall parking lot.

General:

2. Before receiving building permits:
 - 2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

- 2.1.1 A revised site plan including 5 copies showing the following revisions:
 - 2.1.1.1 Eliminate the access drive onto S. 27th Street.
- 2.2 The construction plans 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.
 - 3.4 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner.
 - 3.6 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.
 - 3.7 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.8 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
- 4. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by

Tom Cajka
Planner



Area of Application

Old Cheney Rd.

S. 25th St.

Cindy Dr.

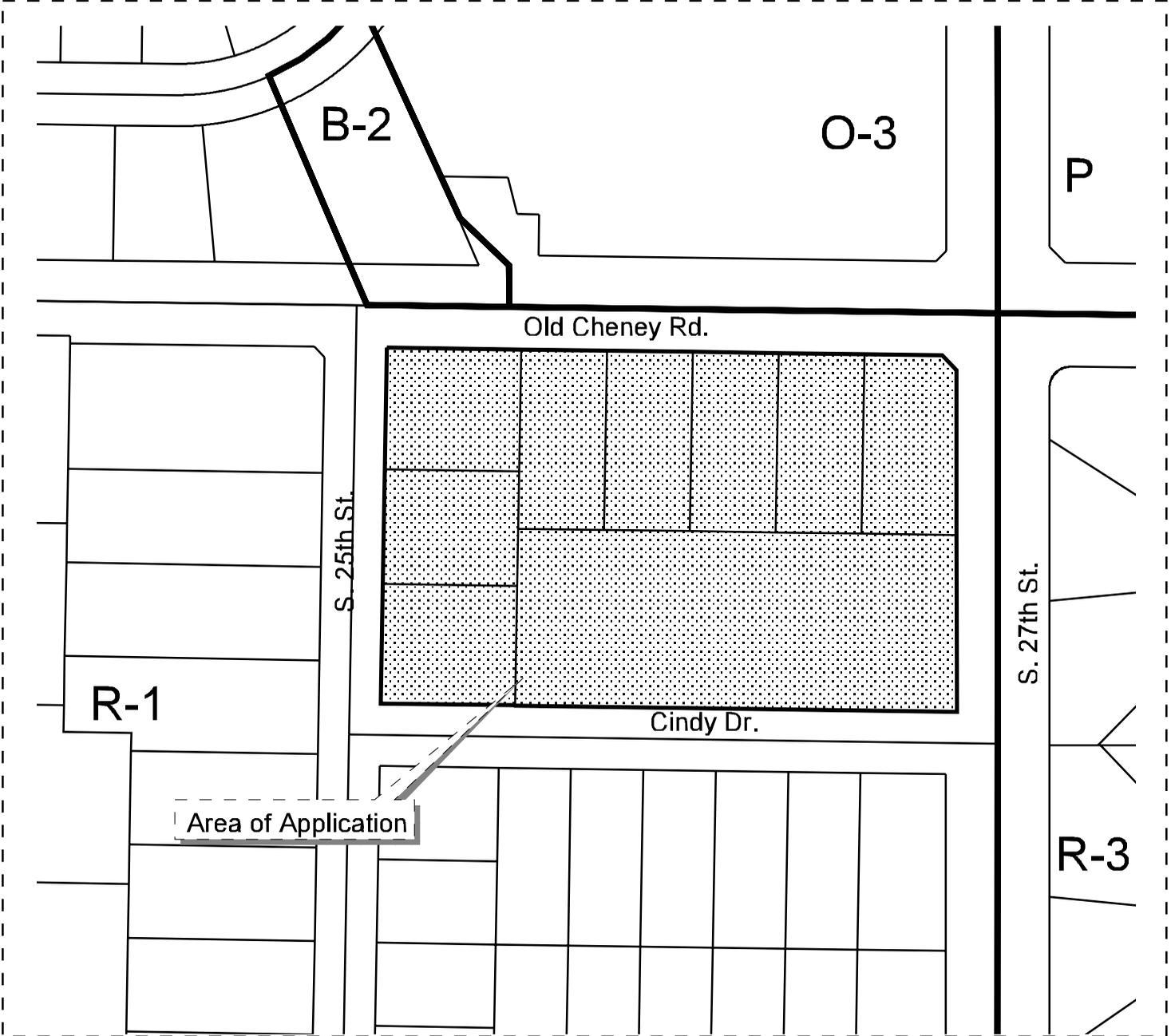
S. 27th St.

**Pre-existing Special Permit #27A
S. 27th & Old Cheney Rd.**



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

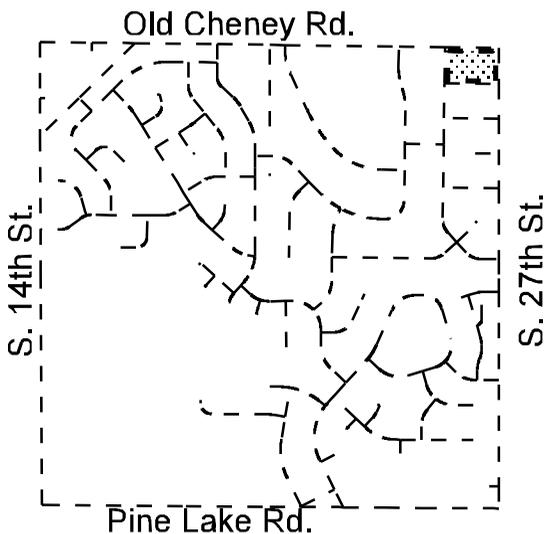


**Pre-existing Special Permit #27A
S. 27th & Old Cheney Rd.**

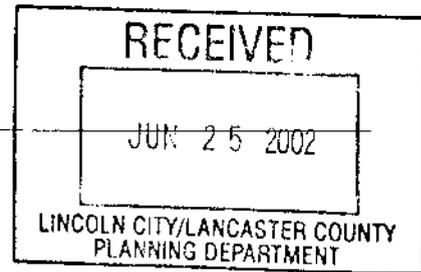
Zoning:

- 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. 13 T9N R6E



M e m o r a n d u m



To: Tom Cajka, Planning Dept.

From: ^{RB} Bruce Briney, Public Works and Utilities

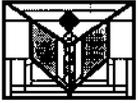
Subject: Special Permit #27, Alltell Equipment Building, 5707 South 27th Street
Parking Lot Reconfiguration

Date: June 24, 2002

cc: Roger Figard
Randy Hoskins
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Application for Pre-existing Special Permit #27 to change the parking lot configuration at 5707 South 27th Street and has the following comment:

- With the proposed two-way access to the parking lot from Cindy Drive, Public Works recommends that the present driveway access from 27th Street be eliminated.



Rodger P Harris
06/25/2002 09:56
AM

To: Thomas J Cajka/Notes@Notes
cc: Chuck A Zimmerman/Notes@Notes
Subject: Alltel equipment bldg. parking lot expansion, PESP 27A, 5707 S.
27th St.

Review of this proposed amendment found basically the same comments as the prior administrative amendment request. We have no objection to the revised parking lot. While this request does not speak to use of this facility for training, Alltel representatives have said in conversation, that this site is used for training on the operational equipment at this site and that not all of the trainees would work at this site. My thought is that the, non-accessory to this site, training use was not a part of the PEUP 27 approval. I have no information on the actual number of persons training at this site.

Kent Morgan
Interim Planning Director
555 South 10th Street
Lincoln, Nebraska 68508

June 13, 2002

Dear Mr. Morgan,

This letter will serve as official notice to request a change of Pre-existing Special Permit No. 27 to change the parking lot configuration located at 5707 South 27th Street legally described as Lots 1,2,3,4,5,6,7,8, and Lot 29 I.T., Block 1, Chez Ami Knolls, 3rd Addition, Lincoln, NE.

The change in parking lot configuration is for the purpose of expanding the parking lot due to increased company and employee vehicles reporting to this facility within the restrictions of Pre-existing Special Permit No. 27 and other subsequent special permits pertaining to this property.

If you have any questions or comments, please call me at 436-4612.

Sincerely,



Dale E. Radebaugh
Project Coordinator
ALLTEL

27Ocplanning02.DOC