

SURROUNDING LAND USE AND ZONING:

North: I-1 Industrial
South: I-1 Industrial
East: R-4 Residential with single family residential
West: I-1 Industrial

HISTORY:

This area was zoned L, Heavy Industrial District until the zone was changed to I-1, Industrial during the zoning update of 1979.

On **November 25, 1992**, Planning Commission approved Special Permit #1449 which approved the installation of new cement handling equipment over 75 feet in height for a new concrete batching facility on property located at 1822 Y Street.

The Clinton Neighborhood Focus Area Plan was developed by the Urban Development Department with the Clinton Neighborhood Association. A goal of the plan was to reduce land use conflicts by modifying existing zoning boundaries to better reflect residential and industrial areas.

The Antelope Valley Study “The Big Picture”, sponsored by the Antelope Valley Advisory Committee, Joint Antelope Valley Authority, City of Lincoln, University of Nebraska-Lincoln and the Lower Platte South Natural Resources District was published on July 17, 2000. A copy of the map has been included in this report.

On **September 17, 2001**, City Council had public hearing and requested Planning Commission consider a change of zone that is more consistent with the existing land uses; R-4, Residential on the single family lots and R-7, Residential on the Multifamily lots.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan of the Comprehensive Plan specifies this area as Industrial. However, this project is in conformance through the Antelope Valley Comprehensive Plan Amendment.

The Antelope Valley Major Reinvestment Roadway has been incorporated into the Comprehensive Plan (page106). The Comprehensive Plan specifies in existing urban residential areas that there are certain reinvestment needs. A strategy to achieve reinvestment is to;

“Develop a community revitalization plan, followed by a more specific redevelopment plan for the area impacted by the Antelope Valley project to coordinate and maximize reinvestment in the area, including strategies for relocated and affordable housing” (page 50)

A partnership between the City of Lincoln, the Lower Platte South Natural Resources District and the University of Nebraska helped to create in spring of 2000 the Joint Antelope Valley Authority (JAVA). JAVA was created to complete the study phase and facilitate the implementation of the Antelope Valley project, the first phase of which is community revitalization as indicated within the reinvestment strategy.

TRAFFIC ANALYSIS: 19th Street and Dudley Street are both classified as local streets in the Comprehensive Plan.

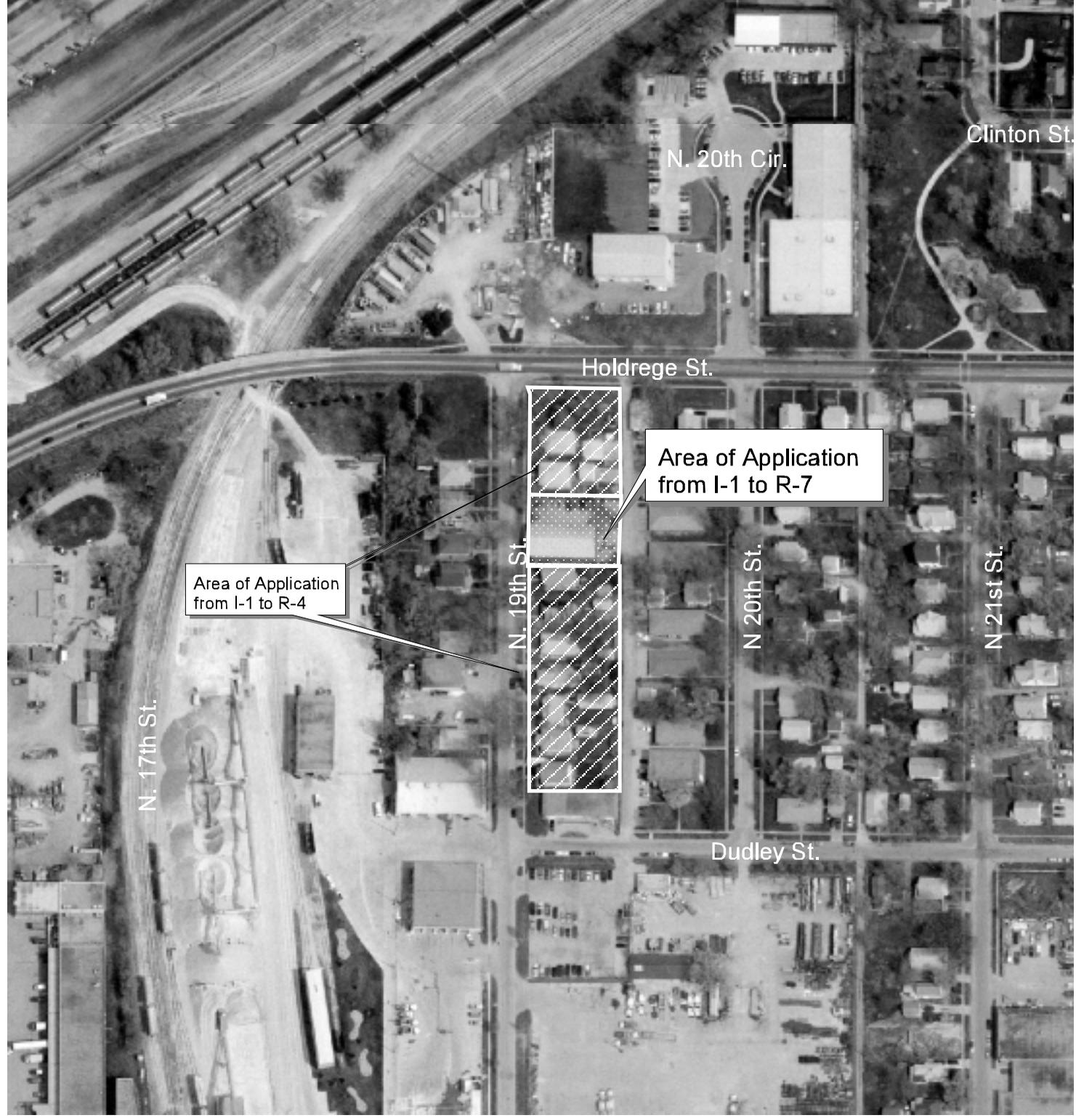
PUBLIC SERVICE: The nearest fire station is Fire Station #1 located at 1801 Q Street.

ANALYSIS:

1. After the September 17, 2001 public hearing, the City Council requested the Planning Commission consider R-4 for the existing single family lots and R-7, Residential for the two multifamily lots. City Council considered the existing conditions in their request.
2. The Law Department indicated at the City Council public hearing that the change in request must be first heard by Planning Commission for their recommendation.
3. This is a request to change the zone from I1, Industrial to R4, Residential on lots 1-3 and 6-12 and from I1, Industrial to R7, Residential on lots 4 and 5.
4. The split in zones actually preserves the existing housing stock better than the previous proposal, due to an existing multifamily building on Lots 4 and 5. Lots 1-3 and 6-12 are existing single family houses, consistent with the surrounding R4, Residential zoning.
5. The Urban Development Department supports this request.
6. The Public Works & Utilities Department supports this request.
7. The Antelope Valley project suggests this area should be residential.
8. Creating more residential zoning will offset some of the residential potentially displaced by the Antelope Valley project.
9. These lots are outside the Antelope Creek designated 100-year flood plain area.

Prepared by:

Becky Horner
Planner

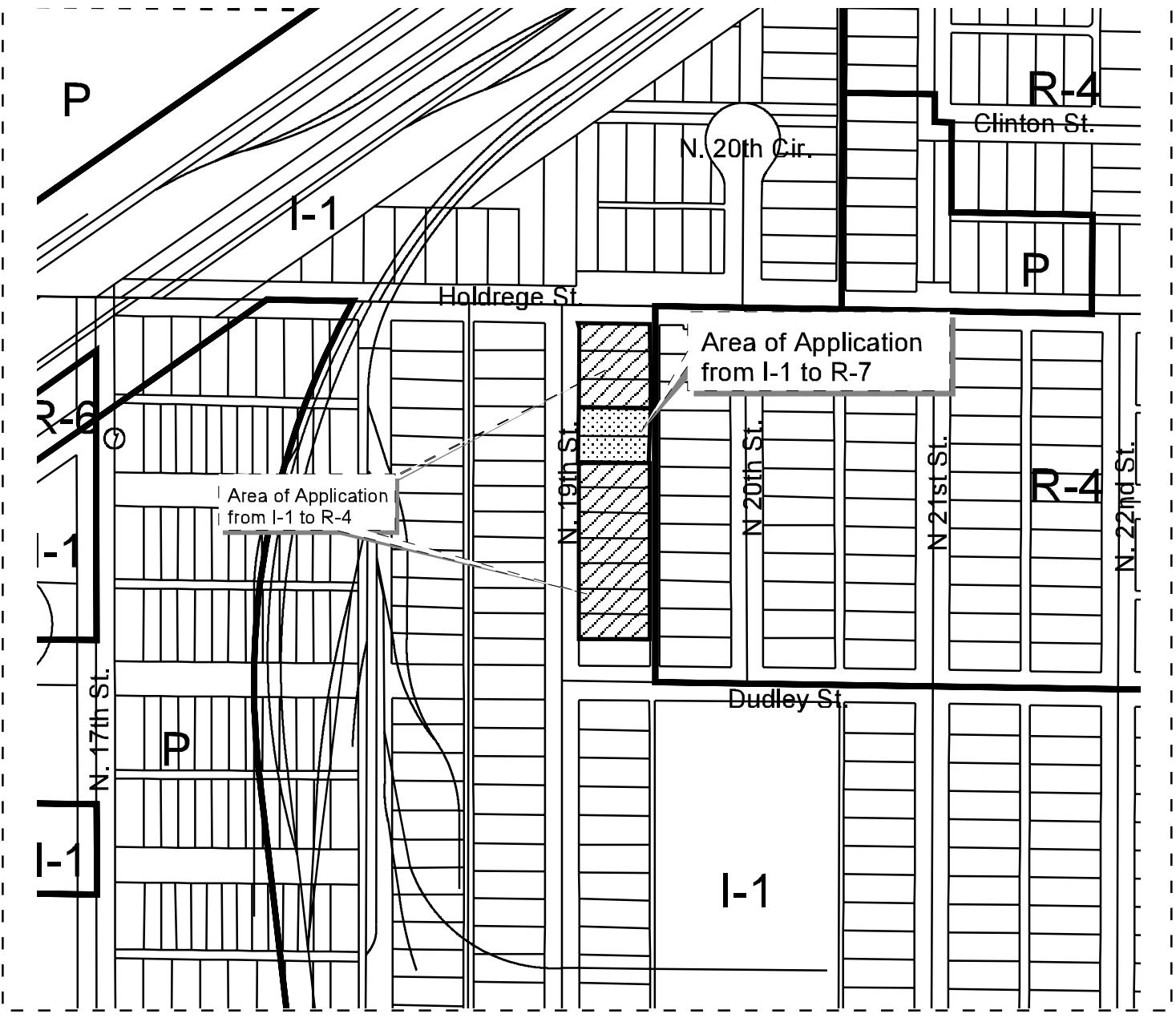


**Change of Zone #3336
19th & Dudley St.**



Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.



**Change of Zone #3336
19th & Dudley 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 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. 24 T10N R6E

