

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Change of Zone #3345

DATE: October 29, 2001

PROPOSAL: A change of zone from H-1, Interstate Commercial District to H-4, General Commercial District at property generally located on the southeast corner of North 56th Street and Interstate 80.

LAND AREA: 1.45 Acres, more or less

CONCLUSION: In conformance with the Comprehensive Plan.

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

LEGAL DESCRIPTION: Lot 17 Irregular Tract, located in the NW 1/4 of Section 28 T11N R7E, in Lancaster County, Nebraska.

LOCATION: Generally located on the southeast corner of North 56th Street and Interstate 80.

APPLICANT: Whitehead Oil Company
P.O. Box 30211
Lincoln, NE 68503

OWNER: Same

CONTACT: Mark Hunzeker
Pierson, Fitchett, Hunzeker, Blake and Katt
1045 Lincoln Mall, Suite 200
Lincoln, NE 68508

EXISTING ZONING: H-1, Interstate Commercial District

EXISTING LAND USE: Vacant Gas Station

SURROUNDING LAND USE AND ZONING:

North:	Interstate & Agriculture	AG, Agricultural District
South:	Commercial & Warehouse	H-4, General Commercial District
East:	Commercial & Retail	H-4
West:	Undeveloped & Gas Station	H-1, Interstate Commercial District

HISTORY: On June 15, 1998, City Council approved Change of Zone #3123 from AG, Agriculture to H-4, General Commercial to the south of this site.

On July 14, 1997, City Council approved Change of Zone #3061 from AG, Agriculture to H-1, Interstate Commercial to the west of this site.

On April 7, 1997, City Council approved Change of Zone #3052 from AG, Agriculture to H-4, General Commercial to the east of this site.

On July 1, 1996, City Council approved Change of Zone #2992 from AG, Agriculture to H-1, Interstate Commercial to the southwest of this site.

On March 13, 1995, City Council approved Change of Zone #2883 from H-1, Interstate Commercial to H-4, General Commercial to the south of this site.

On July 5, 1994, City Council approved Change of Zone #2831 from AG, Agriculture to H-4, General Commercial to the northeast of this site.

The area was zoned AA, Rural and Public Use District and H-S, Highway Service until it was updated to AG, Agricultural and H-1, Interstate Commercial during the 1979 zoning update

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan shows this area as Commercial.

TRAFFIC ANALYSIS: The Comprehensive Plan Street and Road Classification indicates North 56th Street as an Urban/Rural Principal Arterial, Arbor Road as an Urban/Rural Minor Arterial and Interstate 80 as an Urban/Rural Interstate Expressway (Page 92).

Arbor Road is within a public way corridor. Arbor Road is shown with 120 feet of right-of-way on the Future Road Improvements map in the Comprehensive Plan (Page 96)

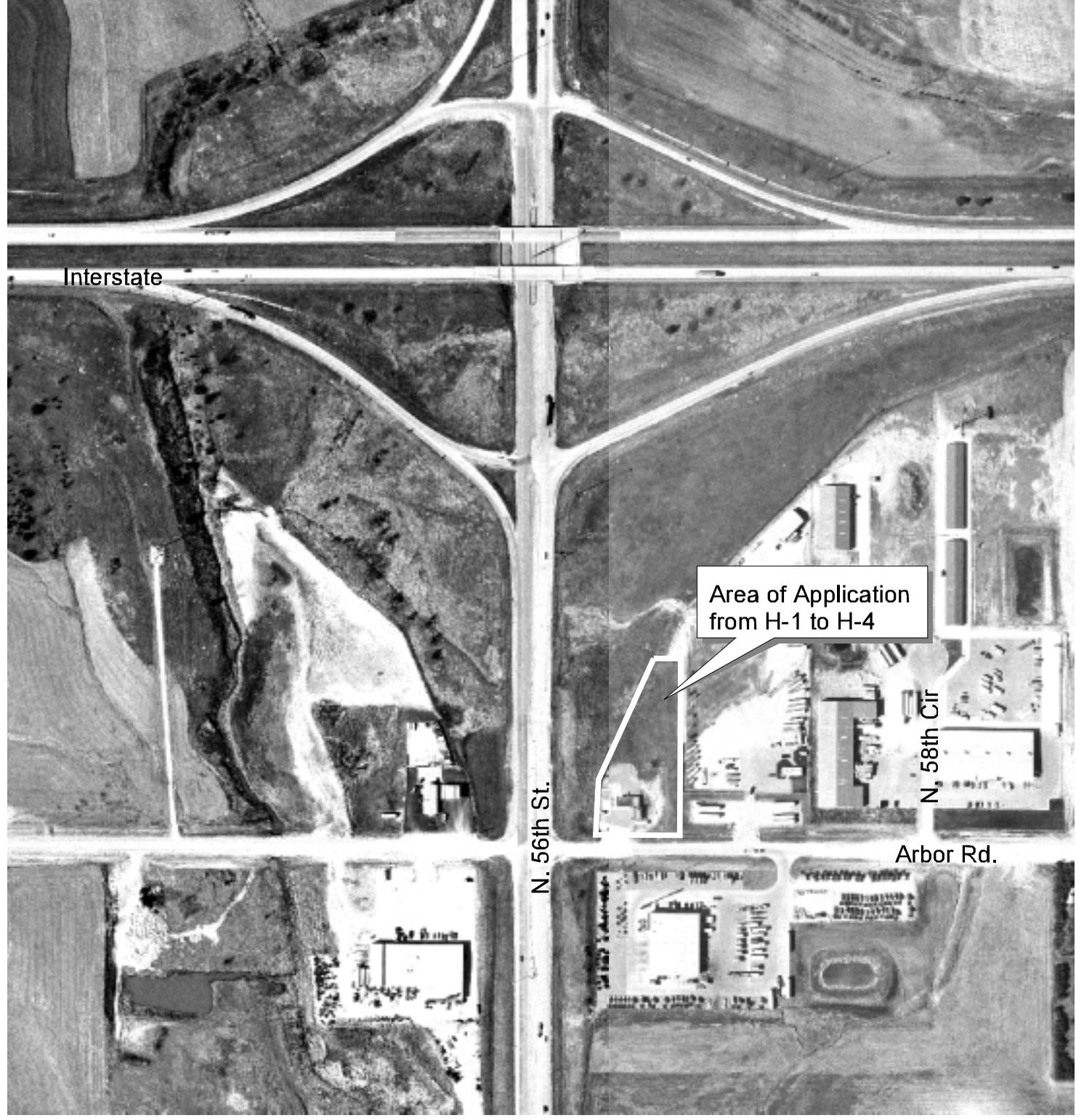
ANALYSIS:

1. This is a request to change the zone from H-1, Highway Commercial District to H-4, General Commercial District.
2. The change of zone is consistent with the H-4 zone on the east side of North 56th Street.
3. H-1 is a zone reserved primarily for interstate-related commercial activities, such as restaurants, hotels & motels, and service stations. H-4 is a zone which allows a wider variety of commercial uses, including warehouses, lumber yards and stores or shops for retail sales.

4. Height and area regulations for the H-4 zone are generally more restrictive in terms of required setbacks. For example, H-1 requires a 25' front yard, while H-4 requires a 50' front yard.
5. Permitted signs for H-1 and H-4 are nearly identical as outlined in Section 27.69.047 of the Zoning Ordinance.
6. The Public Works & Utilities Department has no objections to this request but notes that future access to this location will be limited because of the closeness to the intersection and the public way corridor roadway design.
7. The County Engineering Department has no objections to this request.
8. The Lincoln-Lancaster County Health Department has no objections to this request.

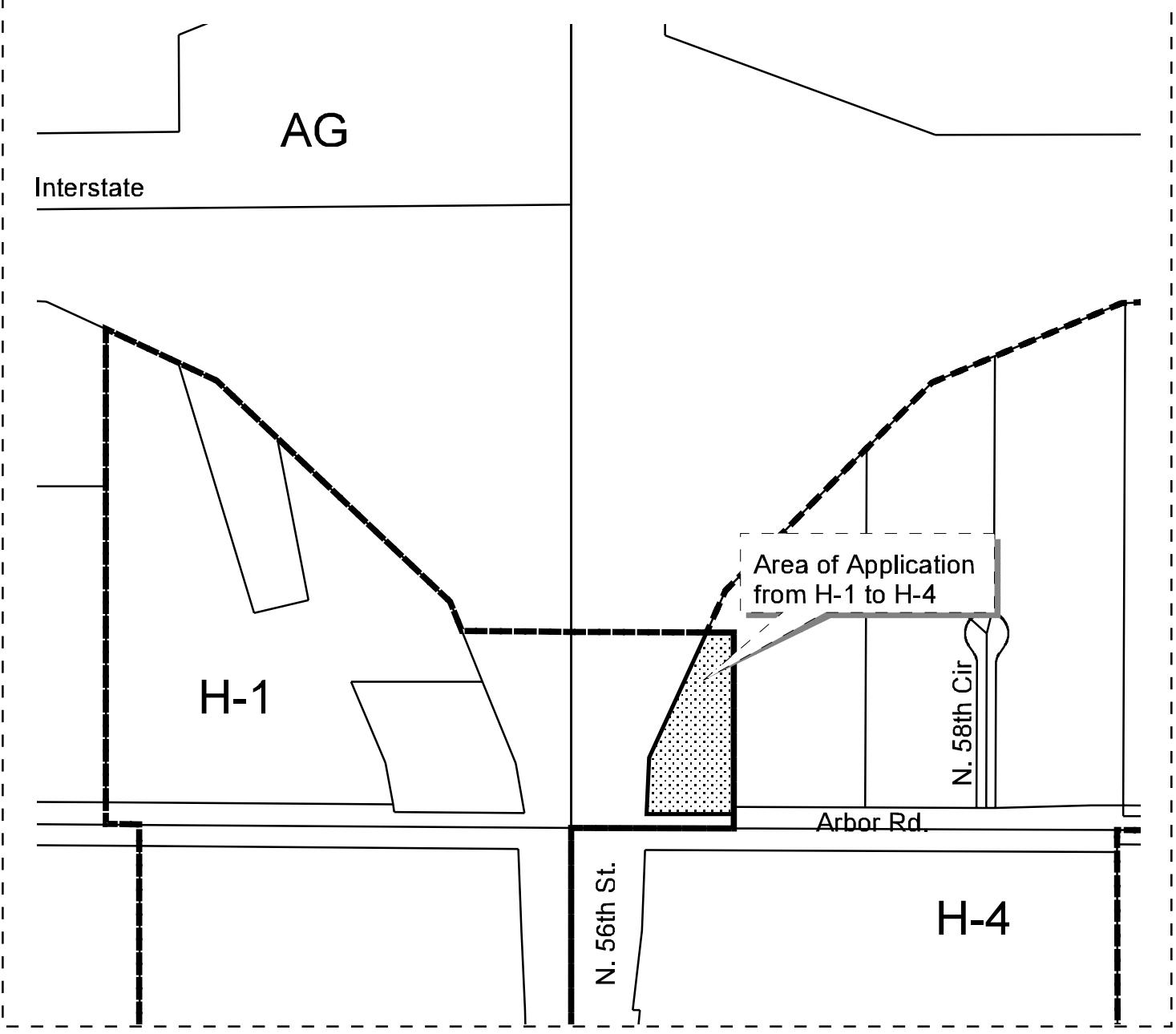
Prepared by:

Becky Horner
Planner



**Change of Zone #3345
56th & Arbor Rd.**



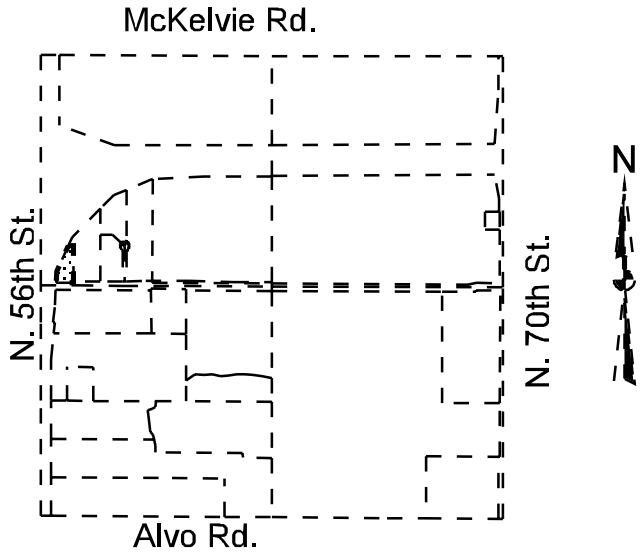
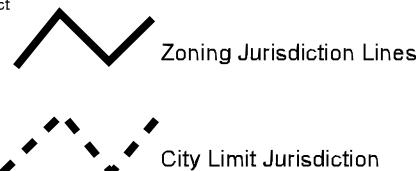


Change of Zone #3345 56th & Arbor Rd.

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 Business 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. 28 T11N R7E



Lancaster

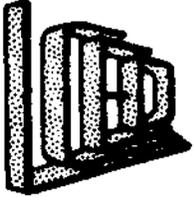
DON R. THOMAS - COUNTY ENGINEER

County

Engineering

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

Department



DATE: October 25, 2001

TO: Becky Horner
Planning Department

FROM: Larry V. Worrell 
County Surveyor

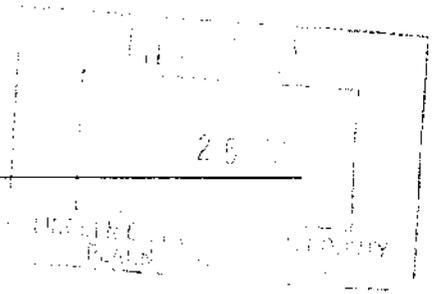
SUBJECT: PETITION TO AMEND ZONING ORDINANCE
WHITEHEAD OIL CO., NORTH 56TH ST. AND ALVO ROAD, H-1 TO H-4

Upon review, this office has no direct objections to this submittal.

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LW/rln
DOCS\ZONE\Whitehead Oil H-1 to H-4.wpd

M e m o r a n d u m



To: Becky Horner

From: Charles W. Baker, Public Works and Utilities *BWB*

Subject: Change of Zone #3345, North 56th and Arbor Road

Date: October 25, 2001

cc: Roger Figard
Nicole Fleck-Tooze
Ray Hill
Public Way Corridor File

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the request for a Change of Zone for Lot 17 I.T. located on the northeast corner of North 56th Street and Arbor Road. Public Works has no objections. However, it should be noted that Arbor Road is designated as a Public Way Corridor and future access to this location will be limited because of the closeness to the intersection and the corridor roadway design.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Becky Horner

DATE: 10/30/2001

DEPARTMENT: Planning

FROM: Chris Schroeder
Jerry Hood

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: CZ 3345

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the application for change of zone #3345 for any possible negative public health impacts.

At this time, the LLCHD has not identified any public health concerns associated with the requested change of zone from H-1 to H-4 for the parcel of land in question.

If you have any questions, please contact me at 441-6272.