

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for December 8, 2004 PLANNING COMMISSION MEETING

P.A.S.#: Comprehensive Plan Conformance #04010 **Date:** November 22, 2004

PROPOSAL: Review the 48th and O Street Redevelopment Plan to determine conformity with the *Lincoln and Lancaster County 2025 Comprehensive Plan*.

CONCLUSION: The proposed redevelopment plan is in conformance with the Comprehensive Plan.

<u>RECOMMENDATION:</u> Find that Redevelopment Plan is in conformance with the Comprehensive Plan.

GENERAL INFORMATION:

LOCATION: Generally bounded by 48th Street on the west, 52nd Street on the east, 'R' Street on the north and 'N' Street on the south.

EXISTING ZONING:

I-2	Industrial Park District
H-2	Highway Business District
O-2	Suburban Office District
R-2	Residential District

EXISTING LAND USE: Commercial, to the north, east and west, residential uses to the south.

ASSOCIATED APPLICATIONS: None.

HISTORY: As required by the Nebraska Community Redevelopment Act, the City commissioned a Blight and Substandard Determination Study which was completed in May 2004. The City Council declared the 48th and O Street area "substandard and blighted" on August 23, 2004.

COMPREHENSIVE PLAN SPECIFICATIONS:

"Guiding Principles for Existing Commercial Centers:

Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented.

Maintain and encourage retail establishments and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods.

Expansion of existing commercial and industrial uses should not encroach on existing neighborhoods and must be screened from residential areas.

The priority in older areas should be on retaining areas for residential development. Prior to approving the removal of housing in order to provide for additional parking to support existing centers, alternatives such as shared parking, additional on-street parking or the removal of older commercial stores should be explored.

Encourage mixed use commercial centers, including residential uses on upper floors and at the rear of commercial buildings.

Encourage mixed-use commercial centers, including residential uses on upper floors and at the rear of commercial buildings.

Maintain and encourage ethnic commercial establishments that are convenient to existing neighborhoods. (P. F49)

ANALYSIS:

1. The Plan describes in general terms the guiding principles and general activities for the redevelopment of the 48th and O Street area. Most of the guiding principles for redevelopment are directly quoted from the Comprehensive Plan, encouraging mixed use development and pedestrian activity.
2. The plan divides the entire redevelopment area into two subareas. Subarea A is all the land south of O Street and Subarea B is north of O Street. The redevelopment plan describes on page 24 the type of projects that might be done in each subarea, such as relocation of utilities, streetscape improvements in the public right-of-way and sidewalk and paving repair or replacement. The City will request redevelopment proposals from private parties in early 2005 and then work with the selected developer(s) in each subarea on details of their projects. This will allow the City to more quickly proceed with developer selection, plans and construction of redevelopment projects.
3. The previously approved Blight Study found that nearly 42 percent of the structures in the area (10 of 25) were deteriorating or dilapidated. Public attention has particularly focused on the poor condition of the vacant former gas station and car lots along O

Street. Within the redevelopment plan area are also several structures that are in sound condition or in need of minor repair. While these buildings are also included in the Redevelopment Plan on page 22-23 for potential acquisition, it does not necessarily mean that they will be bought and demolished.

4. The redevelopment plan also notes that the few homes in the redevelopment plan, on the east side of 48th Street, north of M Street were in critical condition or in need of major repair. The redevelopment plan on page 25 categorizes these homes as “mixed land use” which could mean their potential for conversion to commercial use. Two of the four houses are already zoned O-2 Office and two are zoned R-2 Residential.
5. The present zoning for the majority of the redevelopment area is H-2 Highway Business District. The redevelopment plan notes on page 8 that “Several elements of the H-2 zone present potential issues with redevelopment. For example, the H-2 zoning has a 25 foot front yard setback, but in Section 27.67.030, parking is allowed in the front yard setback in the H-2 district. Thus, any parking lot landscaping or parking setback is eliminated. Also, there is a 30 foot or 20% of lot depth rear yard setback, but all zoning districts allow parking in the rear yard. As a result, there is not much buffer, landscaping or separation between commercial and existing residential uses. H-2 also allows off-premise signs (billboards) up to 700 square feet in area and one pole sign up to 100 square feet in size and 35 feet in height. Numerous signs and pole signs are perceived to contribute to the lack of streetscape beautification along O Street.” Rezoning and/or special requirements in the redevelopment agreements would be needed to implement the 48th & O Redevelopment Plan.
6. The 48th and O Street Plan anticipates using multiple funding sources, including Tax Increment Financing (TIF) from private development in the project area to pay for infrastructure and improvements such as property acquisition, site preparation and remediation, property demolition, utility improvements, facade improvements, parking improvements, and improvement of pedestrian facilities and provision of streetscape amenities.
7. The 2004-2010 Capital Improvement Program (CIP) includes \$750,000 in FY 2004-05 for the “implementation of a redevelopment plan that includes acquisition, relocation, demolition and site improvements, storm and waste water repair, streetscape, sidewalk, alley and street reconstruction for new commercial redevelopment.” The proposed redevelopment plan has further refined this earlier estimate to show the potential for \$1,395,000 in public sector expenditures, that could come from a variety of resources.
8. The widening of O Street from 42nd to 52nd is also included in the CIP for \$250,000 in Fiscal Year (FY) 2004-2005 for the “acquisition of right-of-way and preliminary

engineering to provide for the future improvements to six through lanes and/or right turn lanes at intersections.” No further funds were identified in the next five years for construction.

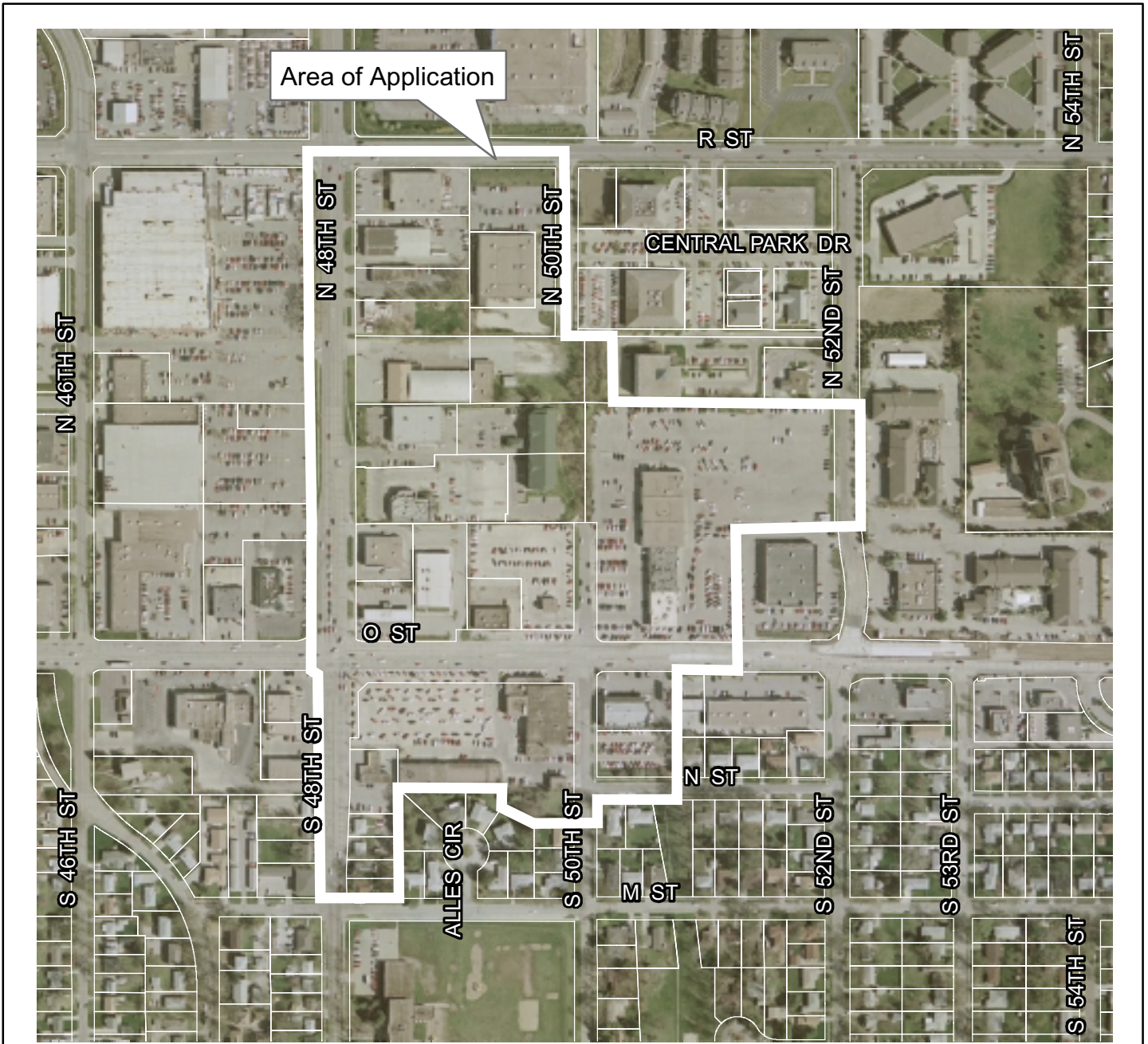
9. The redevelopment plan notes that O Street improvement project “the purchase of right-of-way is currently underway with final design anticipated throughout the fall of 2004 with completion in the fall of 2005. As funding becomes available, construction is anticipated to begin in 2006.” It is anticipated that an amendment to the funding in the 2004-2010 CIP may be forwarded early in 2005 to the City Council for review to fund this project fully for design and construction.

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Comp. Plan Conformance #04010
48th & O St.
Redevelopment Plan

2002 aerial

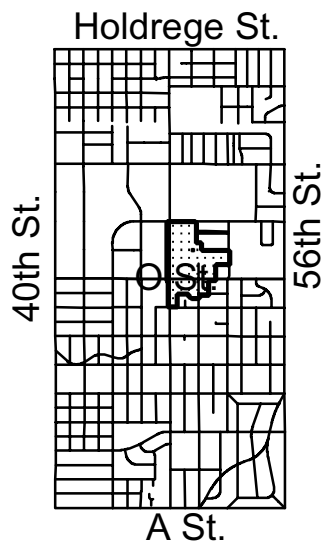
Zoning:

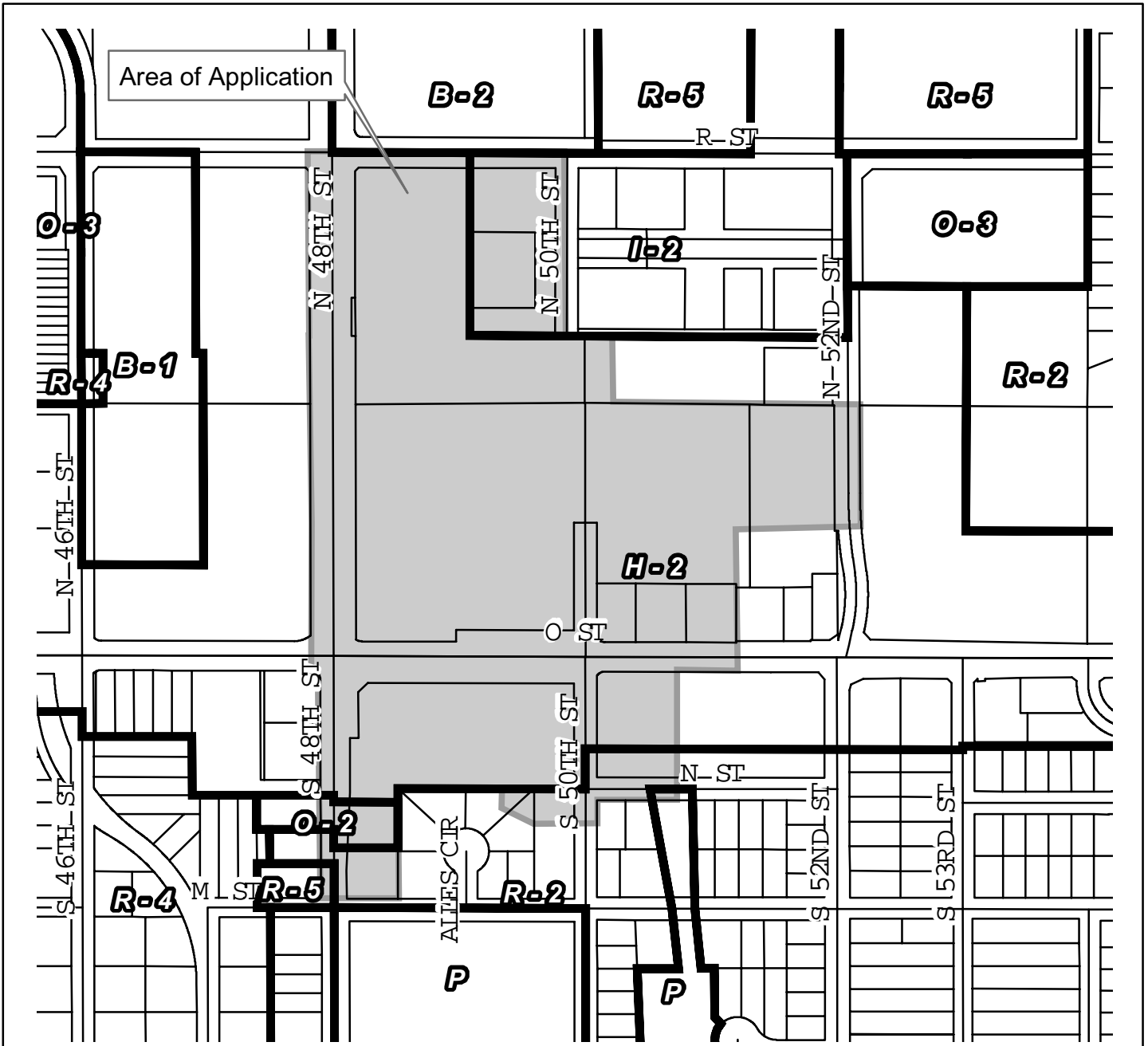
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned 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

Two Square Mile
 Sec. 20 T10N R7E
 Sec. 29 T10N R7E



Zoning Jurisdiction Lines
 City Limit Jurisdiction



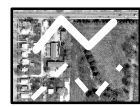


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