

FACTSHEET

TITLE: A resolution approving and adopting a proposed amendment to the ***North 27th Street Corridor and Environs Redevelopment Plan***, requested by the Director of the Urban Development Department, to add the "Hartley Flats Project" at 444, 436 and 422 North 27th Street.

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 01/08/14
Administrative Action: 01/08/14

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (9-0: Cornelius, Sunderman, Weber, Hove, Beecham, Harris, Scheer, Corr and Lust voting 'yes').

FINDINGS OF FACT:

1. This proposed amendment to the ***North 27th Street Corridor and Environs Redevelopment Plan*** adds the "Hartley Flats Redevelopment Project", to redevelop the properties at 444, 436 and 422 North 27th Street as a new 13-unit residential building with 10 garages spaces and 13 parking stalls. The property is currently vacant and cleared. The project description is found on p.9-11.
2. The staff recommendation to find the proposed amendment to the North 27th Street Corridor and Environs Redevelopment Plan to be in conformance with the Comprehensive Plan and the North 27th Street Corridor and Environs Redevelopment Plan is based upon the "Analysis" as set forth on p.3-4. The staff presentation is found on p.5.
3. Testimony by the Director of the Urban Development Department is found on p.5. Other testimony in support on behalf of the Hartley Neighborhood Association and the North 27th Street Business & Civic Organization is also found on p.5.
4. There was no testimony in opposition.
5. On January 8, 2014, the Planning Commission agreed with the staff recommendation and voted 9-0 to find the proposed amendment to the ***North 27th Street Corridor and Environs Redevelopment Plan*** to be in conformance with the 2040 Comprehensive Plan (**Comprehensive Plan Conformance No. 13017**).

FACTSHEET PREPARED BY: Jean L. Preister

DATE: January 21, 2014

REVIEWED BY: Marvin Krout, Director of Planning

DATE: January 21, 2014

REFERENCE NUMBER: FS\CC\2014\CPC13017 Redev Plan

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for JANUARY 8, 2014 PLANNING COMMISSION MEETING

PROJECT #: Comprehensive Plan Conformance No. 13017

PROPOSAL: To add a new project to the North 27th Street Corridor and Environs Redevelopment Plan entitled "Hartley Flats." The new project includes three lots southeast of N. 27th Street and S Street and the adjacent alley.

The North 27th Street Corridor and Environs Redevelopment Plan Area is generally bounded by Leighton Avenue on the north, 31st Street on the east, "N" Street on the south, and 23rd Street on the west.

LOCATION: Southeast corner of N. 27th Street and S Street

CONCLUSION: This project is in conformance with the Comprehensive Plan and the North 27th Street Corridor and Environs Redevelopment Plan.

<u>RECOMMENDATION:</u>	In conformance with the Comprehensive Plan.
-------------------------------	---

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 10-12, Block 6, Houtz & Baldwins Subdivision, all located in Section 19-10-07, Lancaster, County, Nebraska.

EXISTING ZONING: R-6 Residential District.

EXISTING LAND USE: Vacant/Undeveloped

SURROUNDING LAND USE AND ZONING:

North: Club (R-6)

South: Two-family Dwelling (R-6)

East: Three single-family dwellings and one multi-family dwelling (R-4)

West: Single-family dwelling (R-6) and Retail (B-3)

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2040 Comprehensive Plan Future Land Use map shows this area as Urban Density Residential. (P.1.9)

Mixed Use Redevelopment should:

- Preserve existing affordable housing and promote the creation of new affordable housing throughout the community.
- Provide a diversity of housing types and choices throughout each neighborhood for an increasingly diverse population. (P. 6.2 and 7.2)

N. 27th Street is identified as a "Secondary Transportation Enhancement Corridor". (P. 6.5)

Corridors present opportunities for small-scale reuse or redevelopment projects and should include a mix of land use types, especially residential. (P. 6.6)

Strive for residential densities of at least seven dwelling units per gross acre within buildable areas inside the project boundary. This strategy encourages significant returns on public investment by developing high-quality properties with sustained value, supports new businesses in the mixed use center, makes public transportation more viable, and uses land and infrastructure more efficiently. (P. 6.7)

1,000 well-designed and appropriately-placed dwelling units are projected for neighborhoods in the existing city— a one percent increase to the existing housing stock—on vacant lots, expansions of existing apartment complexes with undeveloped land, and through accessory dwelling units. (P. 7.8)

N. 27th Street is identified as an Urban Minor Arterial. (P. 10.15)

NORTH 27TH STREET CORRIDOR AND ENVIRONS REDEVELOPMENT PLAN SPECIFICATIONS:

1. Mixed Uses: North 27th Street should be a mixed use corridor, using the street as an environment for both business and living. The corridor should be a community that accommodates a variety of appropriately located uses, and should not be just an expanded linear commercial district. (P. 22)

Affordable Housing Replacement: Replace and even expand the affordable housing stock by assuring adequate sites for moderately priced residential development. (P. 22)

7. Open Space and Neighborhood Commons: Provide needed green space by changing land use and transportation patterns along the corridor by:

d. Improve street landscaping where possible along parking lots or in conjunction with new developments. (PP. 22-23)

ANALYSIS:

1. This is a request to review an amendment to the North 27th Street Corridor and Environs Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2040 Comprehensive Plan.
2. The proposal creates the new “Hartley Flats Redevelopment Project.” The project proposes a new thirteen dwelling unit building with 10 garage spaces and 13 parking stalls. The property is currently vacant and cleared.
3. The zoning is R-6 Residential and the project can proceed without a special permit for a Community Unit Plan.
4. The property is subject to Neighborhood Design Standards.
5. There is a public alley adjacent to the property to the east, but the project will utilize its own driveway with access to S Street.
6. The thirteen dwelling units will contribute to the 1,000 dwelling units anticipated to incrementally occur in existing neighborhoods by 2040. The redevelopment plan supports residential development and mixed use throughout the corridor.
7. The North 27th Street Corridor and Environs Redevelopment Plan suggests improving the streetscape in conjunction with new developments. The site plan maintains the existing sidewalk and creates a second north/south private sidewalk with opportunities for landscaping on private property.

8. The source of funds for public improvements will be Tax Increment Financing (TIF) generated by this project. TIF will be used for things such as facade enhancement, alley paving, property acquisition, S Street curb cut, and fence for east property line.

Prepared by:

Brandon M. Garrett, AICP
Planner

DATE: January 31, 2013

APPLICANT/CONTACT: Ernie Castillo
Urban Development Department
555 S. 10th Street, Ste. 205
Lincoln, NE 68508
402-441-7855

COMPREHENSIVE PLAN CONFORMANCE NO. 13017

PUBLIC HEARING BEFORE PLANNING COMMISSION:

January 8, 2014

Members present: Cornelius, Sunderman, Weber, Hove, Beecham, Harris, Scheer, Corr and Lust.

Staff recommendation: A finding of conformance with the Comprehensive Plan.

There were no ex parte communications disclosed.

Staff presentation: **Brandon Garrett of Planning staff** explained that this is an application from the Urban Development Department for an existing site, zoned R-6, with no plans for future rezoning. By being zoned R-6, the redevelopment will not be required to come forward as a community unit plan. This application is to review the proposed redevelopment project as to Comprehensive Plan conformance.

The proposal is to develop this vacant lot to add 13 dwelling units. This project would be using TIF for property acquisition, facade enhancements, alley paving, curb cut and a fence for the east property line. There are some single-family and duplex units to the east of the alley zoned R-4. This project will improve the alley and add a fence.

Proponents

1. **David Landis of Urban Development** stated that Urban Development likes this project because it is on city-owned land that is vacant. The City wants to sell this land on the North 27th Street Corridor and have it developed. This amendment is well-supported by the Comprehensive Plan and is subject to the Neighborhood Design Standards. It will be done with a great deal of interaction with the neighborhood and the business district that surrounds it.

Support

1. **Curt Donaldson**, 2860 R Street, testified on behalf of the **Hartley Neighborhood Association** and the **North 27th Street Business & Civic Organization**, in support. It is little known, but outside of the Downtown redevelopment area, North 27th has spent more TIF than any other area in Lincoln. The North 27th Street Business & Civic Organization has been advisory to the Urban Development Department over the last 15 years. It is a challenge to redevelop in this area. He is delighted with this project for residential use.

There was no testimony in opposition.

ACTION BY PLANNING COMMISSION:

January 8, 2014

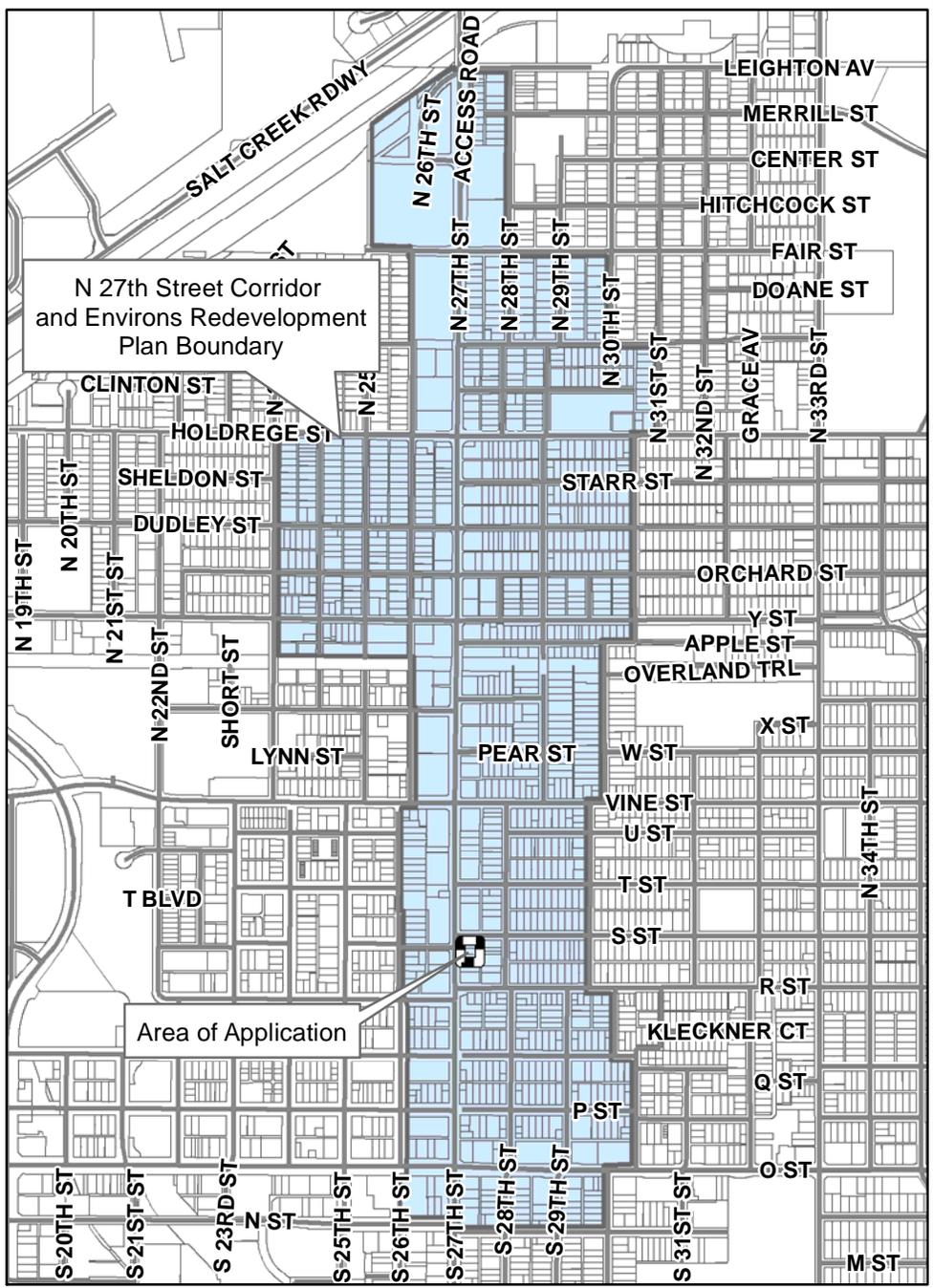
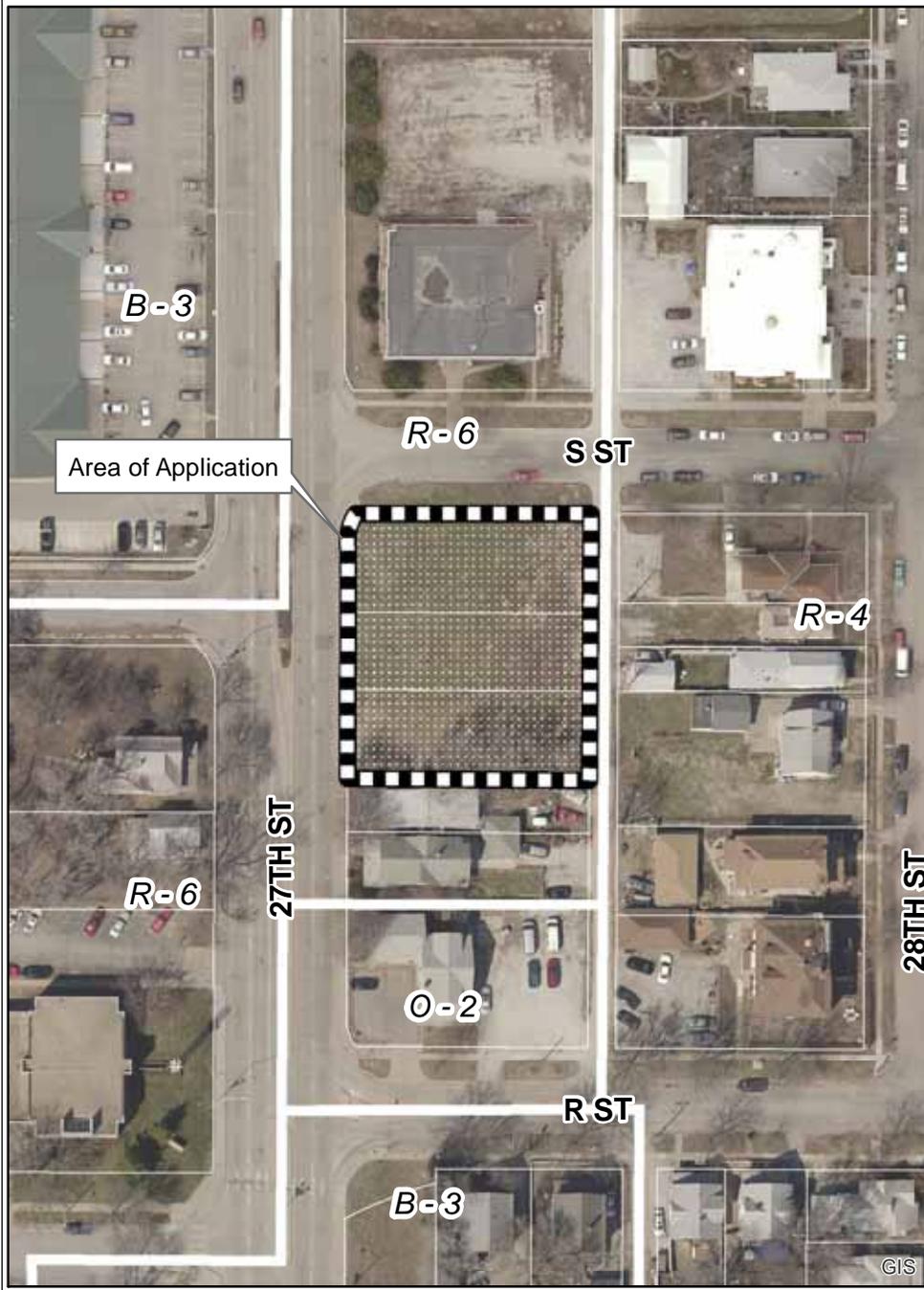
Cornelius moved to approve a finding of conformance with the Comprehensive Plan, seconded by Scheer.

Cornelius stated that he is happy whenever good development is going into N. 27th Street. He lives in the Hartley neighborhood and he is overjoyed with this redevelopment proposal.

Corr expressed appreciation to the neighborhood for coming forward and letting the Commission know that they are working with the developers.

Lust believes it is a good project and she is happy to support it.

Motion carried 9-0: Cornelius, Sunderman, Weber, Hove, Beecham, Harris, Scheer, Corr and Lust voting 'yes'. This is a recommendation to the City Council.



2013 aerial

m:\plan\arcview\CPCRedevelopmentAreaDrawings.mxd (CPC13017)

Comprehensive Plan Conformance #13017
N 27th Corridor and Environs Center Redevelopment Plan
Hartley Flats Project
N 27th & S St



CITY OF LINCOLN
NEBRASKA

MAYOR CHRIS BEUTLER

lincoln.ne.gov

Urban Development Department
David Landis, Director
555 S. 10th Street
Suite 205
Lincoln, Nebraska 68508
402-441-7606
fax: 402-441-8711

December 9, 2013

Marvin Krout, Director
City of Lincoln-Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear Marvin:

Enclosed is one copy of the *N 27th Street Corridor and Environs
Redevelopment Plan* amendment for the Hartley Flats project

Please forward the amendment to the Planning Commission
for their earliest consideration and review for conformity with
the Comprehensive Plan. My understanding is that it should be
on the January 8, 2014, Planning Commission agenda.

If you have questions or need additional information, please
contact Ernie Castillo at 441-7855 or ecastillo@lincoln.ne.gov.

Sincerely,



Dallas McGee
Assistant Director

cc: Wynn Hjermstad, UDD
Ernie Castillo, UDD

enc.

3. *Hartley Flats Redevelopment Project*

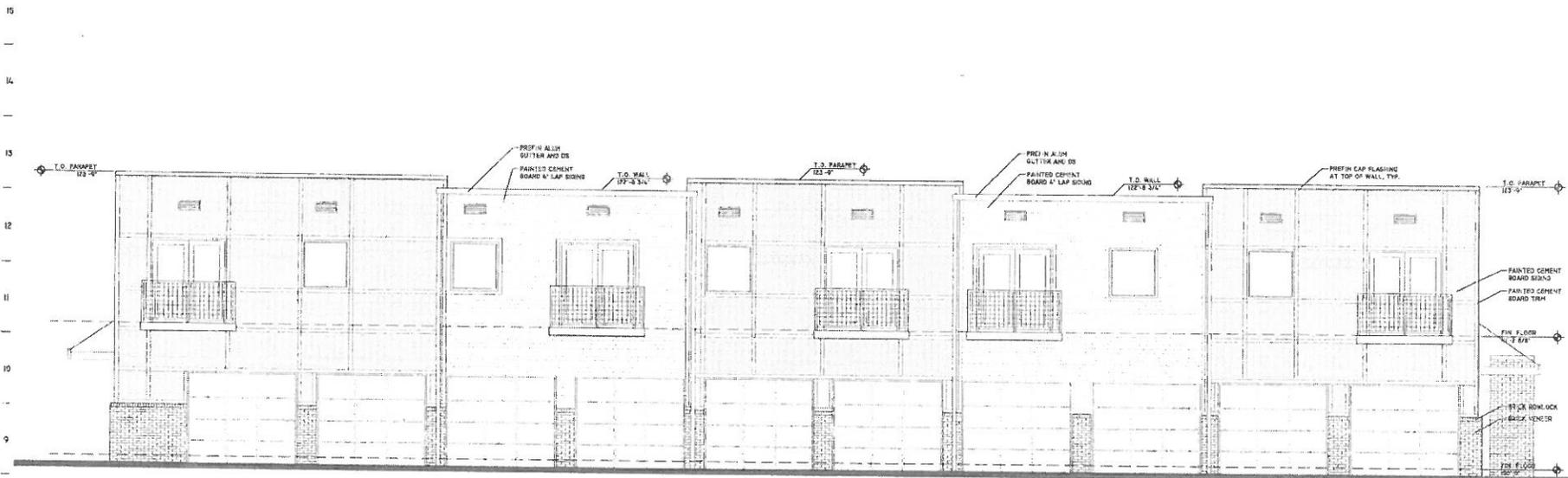
Project Description

TJK Investments Inc. is proposing to redevelop the properties at 444, 436, and 422 N. 27th Street. Hartley Flats is a thirteen unit residential building, which consists of four studio, five one-bedroom and four two-bedroom units. The total living space is 9,200 square feet. Parking for the development includes ten garage spaces and thirteen open spaces to the east of the building. The building will be located facing N. 27th Street.

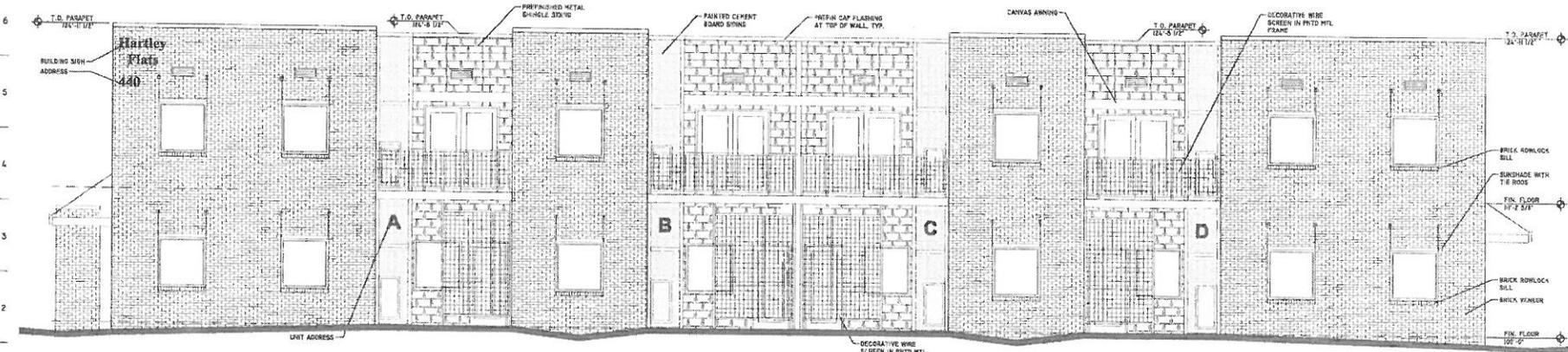
Statutory Elements

- A. *Property Acquisition, Demolition, and Disposal:* Public land will be negotiated for sale to the developer through the redevelopment agreement process. The land is vacant and demolition is not required.
- B. *Population Density:* Population density will increase as a result, but will not significantly impact the overall population density of the city. The site is zoned R-6 and is vacant.
- C. *Land Coverage:* Land coverage will be altered with construction of the building.
- D. *Traffic Flow, Street Layouts, and Street Grades:* There is no impact to street layouts or grades. There will be an impact to traffic flow but it will not be significant. Vehicles will access the garages and parking lot from the “S” Street curb cut.
- E. *Parking:* Off-street parking will be developed as an element of the project consistent with R-6 zoning. The project will meet the requirements for parking.
- F. *Zoning, Building Code, and Ordinances:* The project area is currently zoned R-6 and will be replatted.
- G. *Financing:* The estimated total cost to implement the project is approximately \$1,000,000 which will generate approximately \$97,000 of public financing. The source of public funds for these improvements will be Community Improvement Financing (more commonly known as Tax Increment Financing (TIF)), is generated from the private development within the project area. A preliminary cost benefit analysis determined that for every dollar of public financing, \$11.31 in private investment is leveraged.

Y | X | W | V | U | T | S | R | P | N | M | L | K | J | H | G | F | E | D | C | B | A



X | B EAST ELEVATION
1/4" = 1'-0"



X | I WEST ELEVATION
1/4" = 1'-0"

Y | X | W | V | U | T | S | R | P | N | M | L | K | J | H | G | F | E | D | C | B | A

STUDIO 951

DATE: 12-20-23

PROJECT: MULTI-FAMILY RESIDENTIAL PROJECT
SW CORNER OF NORTH 27TH AND S STREET
LINCOLN, NE

EXTERIOR ELEVATIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	12-20-23
2	REVISED PER COMMENTS	12-20-23
3	REVISED PER COMMENTS	12-20-23
4	REVISED PER COMMENTS	12-20-23
5	REVISED PER COMMENTS	12-20-23
6	REVISED PER COMMENTS	12-20-23
7	REVISED PER COMMENTS	12-20-23
8	REVISED PER COMMENTS	12-20-23
9	REVISED PER COMMENTS	12-20-23
10	REVISED PER COMMENTS	12-20-23
11	REVISED PER COMMENTS	12-20-23
12	REVISED PER COMMENTS	12-20-23
13	REVISED PER COMMENTS	12-20-23
14	REVISED PER COMMENTS	12-20-23
15	REVISED PER COMMENTS	12-20-23
16	REVISED PER COMMENTS	12-20-23
17	REVISED PER COMMENTS	12-20-23
18	REVISED PER COMMENTS	12-20-23
19	REVISED PER COMMENTS	12-20-23
20	REVISED PER COMMENTS	12-20-23
21	REVISED PER COMMENTS	12-20-23
22	REVISED PER COMMENTS	12-20-23
23	REVISED PER COMMENTS	12-20-23
24	REVISED PER COMMENTS	12-20-23
25	REVISED PER COMMENTS	12-20-23
26	REVISED PER COMMENTS	12-20-23
27	REVISED PER COMMENTS	12-20-23
28	REVISED PER COMMENTS	12-20-23
29	REVISED PER COMMENTS	12-20-23
30	REVISED PER COMMENTS	12-20-23

12-20-23

A3.01

011