

## **FACTSHEET**

**TITLE:** SPECIAL PERMIT NO. 14014

**BOARD/COMMITTEE:** Planning Commission

**APPLICANT:** A. Michael Alesio

**RECOMMENDATION:** Conditional Approval (7-0: Beecham, Cornelius, Harris, Weber, Scheer, Sunderman and Hove voting 'yes'; Lust and Corr absent).

**STAFF RECOMMENDATION:** Conditional approval

**SPONSOR:** Planning Department

**OTHER DEPARTMENTS AFFECTED:** N/A

**OPONENTS:** None

**REASON FOR LEGISLATION:**

To allow a commercial parking lot in a residential zoning district, including a request to reduce front and side yard setbacks, on property generally located at South 47<sup>th</sup> Street and Cooper Avenue (4702 Cooper Avenue).

**DISCUSSION/FINDINGS OF FACT:**

1. This is a request for a parking lot in the R-6 Residential District with a front yard setback reduction to 6 feet along Cooper Avenue, a front yard setback reduction to 11 feet along South 47<sup>th</sup> Street, and a side yard setback reduction to zero feet along the east property line. Section 27.63.170 of the zoning ordinance sets forth the criteria for a commercial parking lot in a residential zoning district (See p.4).
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.4-5, concluding that parking lots on the edge of a residential zoning district, with appropriate setbacks and substantial landscaping, can provide an acceptable transition between residential and commercial uses while helping to alleviate the problem of commercial parking spilling into residential areas. The proposed special permit for a parking lot with reduced setbacks, additional landscaping and street trees is in conformance with the 2040 Comprehensive Plan. The staff presentation is found on p.7.
3. The applicant's testimony is found on p.8, and testimony in support by a representative of the College View Neighborhood Association is found on p.8. The record also consists of letters in support from Union College, McArthur Park Properties, Inc., and the College View Neighborhood Association (p.12-14).
4. There was no testimony in opposition.
5. On June 25, 2014, the Planning Commission voted 7-0 to recommend conditional approval, as set forth in the staff report.

**FACTSHEET PREPARED BY:** Jean L. Preister

**DATE:** July 7, 2014

**REVIEW ED BY:** Marvin Krout, Director of Planning

**DATE:** July 7, 2014

**REFERENCE NUMBER:** FS\CC\2014\SP14014

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

### for JUNE 25<sup>th</sup> 2014 PLANNING COMMISSION MEETING

- PROJECT #:** Special Permit No. 14014 Bella Spa Parking Lot
- PROPOSAL:** A request per Section 27.63.170 for a Commercial Parking lot in a Residential Zoning District.
- LOCATION:** S. 47<sup>th</sup> Street and Cooper Avenue
- LAND AREA:** 0.16 acres more or less
- CONCLUSION:** Parking lots on the edge of a residential zoning district, with appropriate setbacks and substantial landscaping, can provide an acceptable transition between residential and commercial uses while helping to alleviate the problem of commercial parking spilling into residential areas. Letters of support have been submitted by the neighborhood association, property owner to the south and Union College. The proposed special permit for a parking lot with reduced setbacks, additional landscaping and street trees is in Conformance with the Comprehensive Plan.

<b>RECOMMENDATION:</b>	<b>Conditional Approval</b>
Waivers/modifications: Reduce the front and side yard setbacks	Conditional Approval

#### GENERAL INFORMATION:

**LEGAL DESCRIPTION:** The west half of Lots 7 and 8, Block 18, College View, in the SW 1/4 of Section 5-9-7, Lincoln, Lancaster County, Nebraska

**EXISTING LAND USE:** Vacant

#### **SURROUNDING LAND USE AND ZONING:**

North:	R-6 Residential	Single family
South:	B-3 Commercial	Service and repair garage, office, showroom
East:	R-6 Residential	Contractor's office
West:	R-6 Residential	Single family lot and a vacant lot

**REGIONAL ISSUES:** The College View area is a thriving historic neighborhood business district. A streetscape improvement project was recently completed which enhanced this area but eliminated some on-street parking. The Planning Department received 3 letters in support of this project. The letters came from the College View Neighborhood Association, the commercial property owner to the south and from Union College. All three letters indicated that there is a lack of necessary parking to support business in this area.

**TRAFFIC ANALYSIS:** S. 47<sup>th</sup> Street and Copper Avenue are local streets.

## **HISTORY:**

- 1979 The 1979 zoning update rezoned this property from D Multiple Dwelling district to R-6 Residential. The zoning pattern on this block is the same as it was prior to 1979 with commercial zoning on the east half of the block and residential in the west half and all commercial zoning on the block to the south.
- 2007 College View Mobility Audit was conducted. The purpose of the audit was to identify strategies that would make the College View area more walker-biker-rider-driver friendly. This 2007 study led to the S. 48<sup>th</sup> Street Road improvement project. Which added a turn lane and installed a streetscape plan. Although the road project improved the S. 48<sup>th</sup> Street corridor, it didn't add any parking in this historic commercial area.

## **COMPREHENSIVE PLAN SPECIFICATIONS:**

The 2040 Future Land use map shows this area as generally commercial along S. 48<sup>th</sup> Street with residential to the west.

Good urban design includes an attractive streetscape, pedestrian access and comfort, and orientation of buildings, yards, and parking to create a pleasant transition between public and private space. When developments ignore these elements, our community is weakened. Page 4.5

City and county governmental policies should provide for the protection and enhancement of historic resources. Page 4.9

Ensure the priority in older areas is 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 reduced parking requirements, shared parking, additional on-street parking, or the removal of other commercial structures should be explored.  
Page 5.14

Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements. Page 7.9

### *Figure 7.2 Detailed Strategies for Existing Neighborhoods (pages 7.10 and 7.11)*

Redevelopment and infill should strive for compatibility with the character of the neighborhood and adjacent uses (i.e., parking at rear, similar setback, height and land use). Page 7.10

Encourage shared parking whenever possible — permit minor incursions of accessory parking for public/semi-public uses into neighborhoods if properly screened. Page 7.11

Encourage alley access and shared driveways to parking areas in order to reduce interruptions to pedestrian traffic, to preserve on street parking capacity, and to reduce automobile conflict points. Page 7.11

**AESTHETIC CONSIDERATIONS:** With appropriate screening and setbacks, parking lots on the perimeter of residential zoning districts can provide an acceptable transition to commercial districts. The aesthetic value of the parking lot can be enhanced by providing setbacks consistent with the residential streetscape as well as providing additional landscaping to buffer the pedestrian ways from parked vehicles. In this case, the front yards are being reduced but that is being mitigated by landscaping and street trees.

**ALTERNATIVE USES:** This lot could be used for a single family dwelling unit, but it is not likely due to the proximity to commercial uses to the south and east.

## **ANALYSIS:**

1. The special permit for a parking lot in a residential zoning district requires that *“the premises upon which the parking lot is located shall not be located more than 300 feet from the boundary of one of the following districts: O-1, B-1, B-3, B-4, H-2, H-3, or I-1”*. This property is located across the street from B-3 Commercial Zoning. There is also B-3 Commercial zoning within 300 feet to the east, although there is 1 residential zoned lot between the B-3 to the east and the proposed lot. That residential zoned lot is being used as a contractor’s office and residential unit. It is nonconforming use.
2. The special permit also requires that the following condition be met: *“the parking lot shall not use a local residential street for access, unless access cannot be gained to the proposed parking lot from a non-residential street. If access is proposed from a local residential street, such access must be gained at a location that does not negatively impact adjacent residential zoned property.”* The access to the parking lot will be from Cooper Avenue which also gives access to commercial property on the south side of the street. The applicant will relinquish access to S. 47<sup>th</sup> Street which is a local residential street at this location.
3. In addition to the above conditions, the Planning Commission shall also consider the following criteria:

*“There shall be no residential use located between the parking lot and the commercial or industrial establishment.”* In this case the residential lot between the parking lot and the commercial zoning district is being used for commercial purposes and is not likely to convert back to a residential use.

*“The parking lot shall not disrupt the continuity of the block face, and the character of the existing residential neighborhood shall be preserved.”* The front yard setback along S. 47<sup>th</sup> Street will be 11 feet providing enough room for a double row of landscaping to soften the impact of the parking lot on a residential block. Parking lot screening will also be required along the 6 foot setback along Cooper Avenue which is more commercial in character. Street trees should also be required at the time of building permit. The street trees will help soften the impact of the parking lot and help maintain the feel of a residential street.

*“The parking lot shall be allowed only if it can function as a transitional use while protecting the adjacent residential use.”* A special permit for parking will protect the integrity of the zoning pattern on this block face. If the property were to be rezoned to commercial then it would set a commercial zoning pattern that could encourage commercial to spread north on this residential block.

*“The parking lot shall abut a commercial or industrial zoning district”*. The proposed parking lot is across the street from a commercial zoning district and 1 lot away from commercial zoning to the east. This is not a requirement of the special permit. It is something that is to be considered by the Planning Commission on a case by case basis.

An adjustment to these criteria may be granted by the Planning Commission upon a determination that there is a sufficient cause for such an adjustment and that there will be no significant impact on adjacent residential uses.

4. The applicant did not propose reducing the side yard setback to 0 feet. The original application asked for a reduction on both S. 47<sup>th</sup> Street and on Cooper Ave from 25 feet to 6 feet. In order to facilitate two rows of parking. The applicant explained that the project was not financially feasible if the setback on S. 47<sup>th</sup> Street was not reduced to 6 feet. With out the setback only 9 parking stalls would fit on this lot. A 6 foot privacy fence along the east property line will separate the proposed parking lot from the contractor office/ residential unit. The 5 foot required side yard could be reduced to 0 feet. Replacing that 5 feet in the front yard for a setback of 11 feet will allow an extra row of landscaping and provide a better transition to the neighborhood. Planning staff talked with the property owner of the contractor office to let them know about the proposed parking lot.

**CONDITIONS OF APPROVAL:**

Per Section 27.63.170 this approval permits a parking lot in the R-6 Residential zoning district with a front yard setback reduction to 6 feet along Cooper Avenue, a front yard setback reduction to 11 feet along S. 47<sup>th</sup> Street and a side yard setback reduction to 0 feet along the east property line.

**Site Specific Conditions:**

1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 5 copies with all required revisions and documents as listed below:
  - 1.1 Show a 0 foot setback along the east property line and an 11 foot setback along S. 47<sup>th</sup> Street.
  - 1.2 Provide a landscape plan to the satisfaction of the Planning Director that shows parking lot screening along Cooper Avenue that meets Design standards and two rows of landscaping meeting the height and area requirements of the Landscape Design Standards for parking lots along S. 47<sup>th</sup> Street.
  - 1.3 Add to the General Notes, "Signs need not be shown on this site plan, but need to be in compliance with chapter 27.69 of the Lincoln Zoning Ordinance, and must be approved by Building & Safety Department prior to installation".
  - 1.4 Remove the access on S. 47<sup>th</sup> Street, shown on the site plan.
  - 1.5 Show street trees on S. 47<sup>th</sup> Street to be planted as part of the parking lot construction. Add a note to the site plan that states "If any street trees are removed on Cooper Avenue they shall be replaced".
  - 1.6 Show all dimensions on stalls, drives, turnarounds and setbacks.

2. Prior to the issuance of a building permit:
  - 2.1 The construction plans must substantially comply with the approved plans.
  - 2.2 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

**Standard Conditions:**

3. The following conditions are applicable to all requests:
  - 3.1 Before the operation all development and construction shall substantially comply with the approved plans.
  - 3.2 All privately-owned improvements, including landscaping shall be permanently maintained by the Permittee.
  - 3.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
  - 3.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
  - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

Prepared by

Christy Eichorn, Planner  
402-441-7603  
ceichorn@lincoln.ne.gov

**DATE:** June 16, 2014

**APPLICANT/ OWNER/ CONTACT:** A. Michael Alesio  
2601 S. 70<sup>th</sup> Street  
Lincoln, NE 68506

# SPECIAL PERMIT NO. 14014

## PUBLIC HEARING BEFORE PLANNING COMMISSION:

June 25, 2014

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

Staff recommendation: Conditional approval.

There were no ex parte communications disclosed.

Staff presentation: **Christy Eichorn of Planning staff** explained that this is a request to allow a parking lot in a residential zoning district. It is located in the College View neighborhood and designed to help supplement parking for local businesses, particularly on South 48<sup>th</sup> Street.

Eichorn pointed out that parking lots in residential zoning districts are a special permit because they need to be reviewed on a case-by-case basis in relation to the need for the parking, the neighborhood's desire for additional parking and the impact of that concrete near a residential area. When parking is needed and adjacent to commercial development, the impacts can be mitigated by using landscaping and by using setbacks. In this case, the applicant has asked to reduce the front yard setbacks on Cooper Avenue and on S. 47<sup>th</sup> Street, which will provide enough area for a single row of landscaping along Cooper Avenue, which has commercial zoning on the south side, a nonconforming residential/commercial use to the east (currently zoned residential, and likely to be rezoned commercial in the future), and adjacent to commercial to the east. To the south of the proposed lot is a commercial building with commercial parking, and there is residential to the north and west.

To mitigate the impact of the parking lot to the residential neighborhood, Eichorn stated that the applicant will provide a 6' landscape buffer along Cooper Avenue and a double row of landscaping on S. 47<sup>th</sup> Street. Another condition is that any street trees that are removed or have died would be replaced with the building permit for this parking lot. By using the screening and by using the street trees it can soften the impact of the concrete out near other residential uses.

Beecham inquired about the building to the north. Eichorn responded that the building to the north is the Bella Salon. It is in the B zoning district. There is a building between the salon and where the parking lot will be located. To the north is a residential house which will have a 5' setback along the lot line. It will be a zero setback on the east. Eichorn did talk to the owner and it seemed to make more sense to eliminate a 5' strip along the east and move it to be along S. 47<sup>th</sup> Street to provide more room for the landscaping and to allow the applicant to get the stalls necessary to make this project viable.

Beecham inquired about communication with the residents to the north. Eichorn has not had any communication with the residents to the north; however, they were notified. The Commission did receive a letter in support from the neighborhood association, Union College and the

commercial property owner to the south. A fence would not be required on the north side. A 6' fence is not always required but it could be made a condition. Some people do not like a 6' fence and it is not part of the design standards.

### Proponents

1. **Mike Alesio**, 6007 S. 88<sup>th</sup> Street, appeared on behalf of **Bella Skin Care and Massage Therapy**. One of the owners of Bella Skin Care and Massage is his daughter. They want to improve the parking situation. It has been in business for 14 years. They employ approximately 11 full-time therapists, and they are doing well.

Alesio stated that he purchased the property with the idea for this parking lot. It is very bad during the winter with parking behind the buildings, and there is not enough parking. The on-street parking fills up quickly. Bella intends to use some of the parking for customers and some for employee parking, as well as leasing out several of the spaces to other workers in the area. They will be using Cather Construction to install the asphalt and heavy improvements and will be happy to landscape along the west side of the property.

2. **Ann Alesio**, 1110 Eastridge Drive, co-owner of **Bella Skin Care and Massage Therapy**, testified in support. She confirmed that the parking is very congested. They have complaints about it daily. She confirmed that their standard operating hours are 8:00 a.m. to 8:00 p.m.

Beecham asked whether the applicant has talked to the residents to the north and whether they would consider landscaping next to the residential. Ms. Alesio stated that she has not spoken with them, but she is willing to do so and would also consider landscaping. She thinks there is a fence there now.

Scheer inquired about the length of a customer's visit. Ms. Alesio stated that it could be one to three hours.

Scheer then inquired whether the parking lot would be signed so that the different parking areas are clearly marked. Alesio stated that they are trying to work out the details and a token will be required to use their parking spaces.

### Support

1. **Lynn Fisher**, 6500 Alpine Road, Denton, testified in support. He is the past president of the College View Neighborhood Association and continues to be on the board. He also owns the business property and shares the parking lot with Bella. He is aware of the extreme parking issues for the business as well as the neighborhood. This neighborhood lost parking spaces when South 48<sup>th</sup> Street was improved, and when the Prescott streetscape was done. The neighborhood has suffered from loss of parking spaces. Fisher stated that he, personally, and the neighborhood association are in favor of anything that will alleviate the parking issues for this neighborhood.

Beecham inquired as to the resident of the residence to the north. Fisher has not talked to anyone, but he knows it is a rental property.

There was no testimony in opposition.

Eichorn re-approached to clarify that although a fence is not required, the applicant is required to screen from the ground to three feet tall on all sides of a parking lot. If not, some other mechanism would be required, such as a fence. Beecham assumed then that there will be some screening for headlights. Eichorn concurred. And if there is an existing fence, it would not be required to be removed for the 3' screening.

**ACTION BY PLANNING COMMISSION:**

June 25, 2014

Beecham moved to approve the staff recommendation of conditional approval, seconded by Scheer.

Beecham thinks this makes sense in this neighborhood. It is important to keep businesses strong and parking is an issue. She appreciates the efforts of the applicant to communicate with the surrounding businesses and residents, and appreciates that it will look as good as it can.

Hove agreed. He believes this is the right thing to do and that it makes sense to add parking in this area.

Motion for conditional carried 7-0: Scheer, Weber, Harris, Beecham, Cornelius, Sunderman and Hove voting 'yes'; Corr and Lust absent. This is a recommendation to the City Council.



2013 aerial

**Special Permit #: SP14014**  
**Bella Spa Parking Lot**  
**S 47th St & Cooper Ave**

**Zoning:**

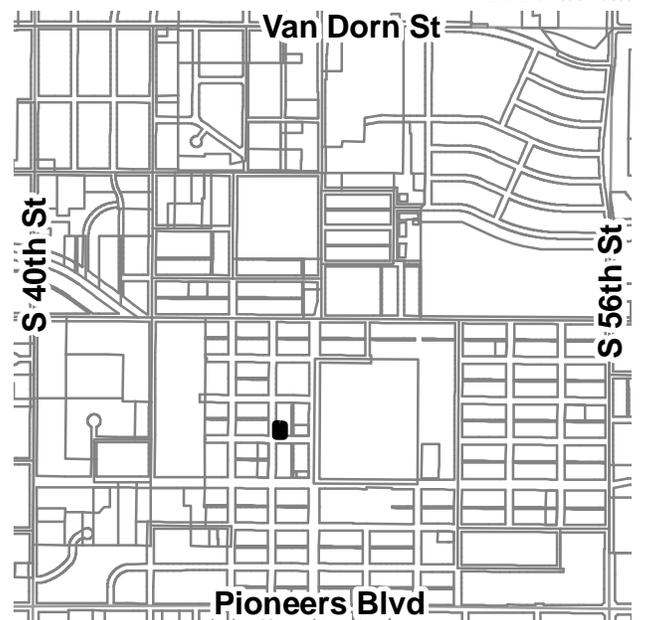
One Square Mile:  
 Sec.05 T09N R07E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential 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

Area of Application

Zoning Jurisdiction Lines

Lancaster County Jurisdiction



A. Michael Alesio, Attorney  
2601 South 70<sup>th</sup> Street  
Lincoln, Nebraska 68506

May 27, 2014

Christy Eichorn  
Lincoln Lancaster Planning Department  
555 South 10<sup>th</sup> Street Suite 213  
Lincoln, NE 68508

Dear Ms. Eichorn:

I have submitted a request for a Special Permit with setback adjustments for the vacant lot located at 4702 Cooper Avenue. The obtaining of said special permit will allow me to construct a 19 stall parking lot on that site.

My daughter, Ann Alesio and her business partner, Tara Burcher, own and operate a business in the residence at 4726 Cooper Avenue known as "Bella Skin Care and Massage Therapy". Bella has been in business in Lincoln for about 14 years and the last several years Bella has as its sole location the 4726 Cooper building.

The problem in this area for Commercial Operators is that there is hardly any off-street parking. At busy times of the year and on busy days there are many consumer complaints about the scarcity of off-street parking. Winter is a particularly bad time.

Bella's plan is to clear and pave said lot to provide for 19 stalls with ingress and egress from Cooper Street. Bella will use some stalls for staff and for customers. If there are any left, Bella will lease such stalls on a monthly basis to employees in the area.

Trees will have to be removed; the main egress/ingress will have to be widened and low yield lighting.

Plantings shall be placed in the space between the paved parking lot and the sidewalk.

I have met with the College View Neighborhood Association and obtained their approval which I will send to you shortly. Further, I have obtained a letter from John Wagner, the President of Union College which is in favor of approval and have received a letter from James McArthur, an attorney and property owner of several commercial properties on Prescott between 47<sup>th</sup> and 48<sup>th</sup> street and the property known as "Wayne's Body Shop" between Cooper and Prescott, approving this request which is attached hereto.

Very truly yours,

AMA:sb

A. Michael Alesio

Enclosures

*President's Office*

402.486.2500 *phone*  
402.486.2895 *fax*

May 13, 2014

To Whom It May Concern:

I have been apprised that a proposal will soon be filed with the City of Lincoln for a change of zone for a vacant lot located on the northeast corner of 47<sup>th</sup> and Cooper Street known as 4702 Cooper Street. I have examined a proposed plan for the addition of some 20 parking stalls on this lot.

We at Union College are aware how much the vitality of our College View area is enhanced by the development of shops and services from Calvert to Pioneers Boulevard. This area has become a popular destination point for shoppers and service seekers in Lincoln, Nebraska. It also allows people to see our great college and its continued development.

The area adjacent to 48<sup>th</sup> Street along 47<sup>th</sup> Street from Calvert to Cooper Street provides some on-street parking for customers but it is far from adequate. The addition of 19 off-street paved parking stalls will provide much needed parking for not only customers but also business staff members. We think that this addition will enhance shopping and services in this sector and help the area aesthetically.

We are aware that the development of the parking lot will be a first-rate job with concrete or asphalt surfaces and easy ingress and egress.

We urge the Planning Commission and City Council to approve such request for a Change of Zone.

Sincerely,



John Wagner  
President

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UNION COLLEGE

*A Christian college operated by the  
Seventh-day Adventist Church*

3800 South 48th Street  
Lincoln, NE 68506-4386

402.486.2600

[www.ucollege.edu](http://www.ucollege.edu)

**McArthur Park Properties, Inc.**  
*(Commercial and residential real estate in Nebraska and Arkansas)*

2941 Katelyn Lane  
Lincoln, NE 68516  
Tel. & Fax: (402) 421-9155  
Cellular Ph.: (615) 330-4074  
E-mail: jm35434@earthlink.net

May 23, 2014

Mike Alesio

Re: Parking lot proposal for the northeast corner of 47<sup>th</sup> & Cooper Avenue

Dear Mike:

I have reviewed your plans for a parking lot for the northeast corner of 47<sup>th</sup> & Cooper Avenue and strongly support your proposal.

I have been an owner of the west half of the block bounded by 48<sup>th</sup> and 47<sup>th</sup> Streets and Prescott and Cooper Avenues since 1979 and the sole owner of the property since 1984. This includes the businesses of Wayne's Body Shop on the north one-half of the property, and the businesses and offices located from 4702 to 4724 Prescott Avenue. Over the years of my ownership I have both remodeled and built new buildings and additions to the property. This has greatly increased the pressure on the parking needs of the area. The rebuilding of Prescott Avenue and adjacent sidewalks last summer was a great improvement to the businesses along Prescott but it also had the unfortunate effect of removing approximately six parking stalls on the street increasing the shortage of parking in the area. Wayne's Body Shop alone has grown to the extent that it now has 20 employees needing parking in the area.

Any drive around the area during regular business hours will demonstrate the urgent need for additional parking in the area. And all of my tenants will also affirm such need. I therefor support your plans to develop this parking which will alleviate the serious parking shortage in the area.

Yours truly,

James McArthur  
President and owner of McArthur Park Properties, Inc.



College View Neighborhood Assoc.  
4732 Calvert St.  
Lincoln, NE 68506

May 27, 2014

To Whom it may concern,

The members of our association met with Mike Alesio regarding his plans for 19 parking spaces and smaller set backs for their property at the corner of 47<sup>th</sup> and Cooper in our neighborhood. The consensus of our association members is to support the plan as we believe it will help with the shortage of parking along Cooper and 48<sup>th</sup> Streets.

Sincerely,

Lynn Fisher

President

[college.view@hotmail.com](mailto:college.view@hotmail.com)

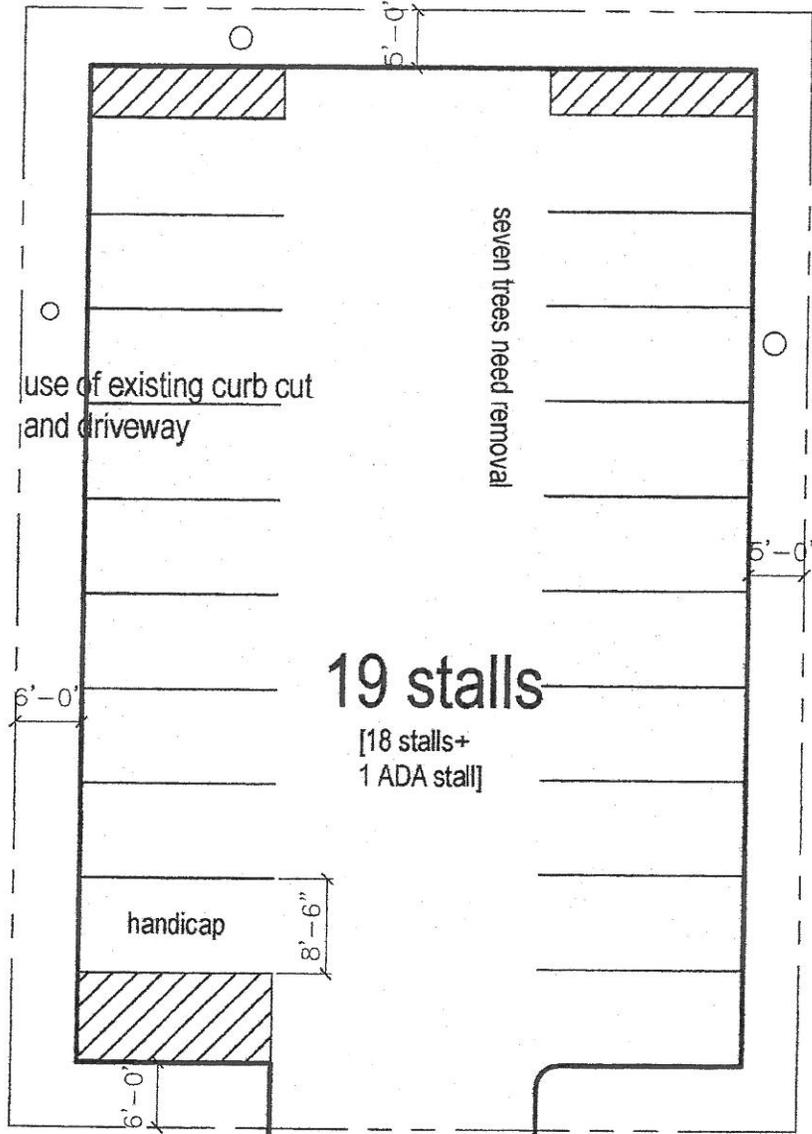
06.07.13

47th Street

# Parking Lot Plan

## 47th & Cooper

5340sf  
paved



Note:  
 -Drawing is Preliminary.  
 -Scale: 1/16"=1'-0"  
 -North is up

Cooper Street

# Application Information Fact Sheet

Application Number: **SP14014**  
 Parcels: **1605307005000, 1605307004000, 1605307006000**

City Council District: **3** County Board District: **5** Section/Township/Range: **05-09-07**

## Location Findings:

Intersecting Applications: **SP14014**

Zoning: **R-6**

Pre-1979 Zoning: **Multiple Dwelling District**

Post-1979 Zoning: **Residential District**

Existing Landuse: **Vacant Land**

Future Landuse: **Residential - Urban Density**

Subdivisions: **COLLEGE VIEW**

Growth Tiers: **Existing City**

Fire District: **Lincoln**

Historic District: **No value detected**

Traffic Analysis Zones: **106**

Home Owner Assoc(s): **No value detected**

Neighborhood Assoc(s): **College View, South 48th Street**

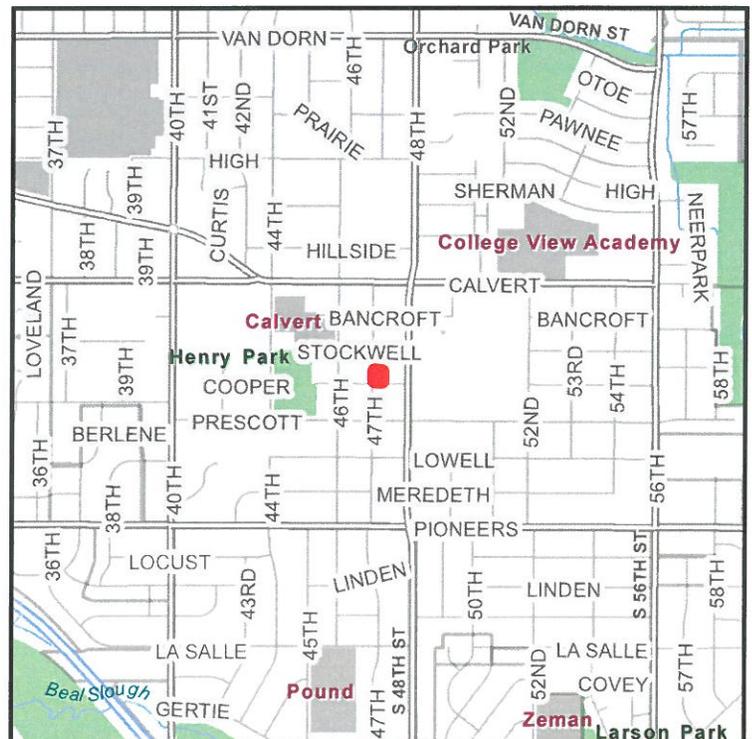
Annexation(Ord. #): **4524**

Annexation Agreement: **No value detected**

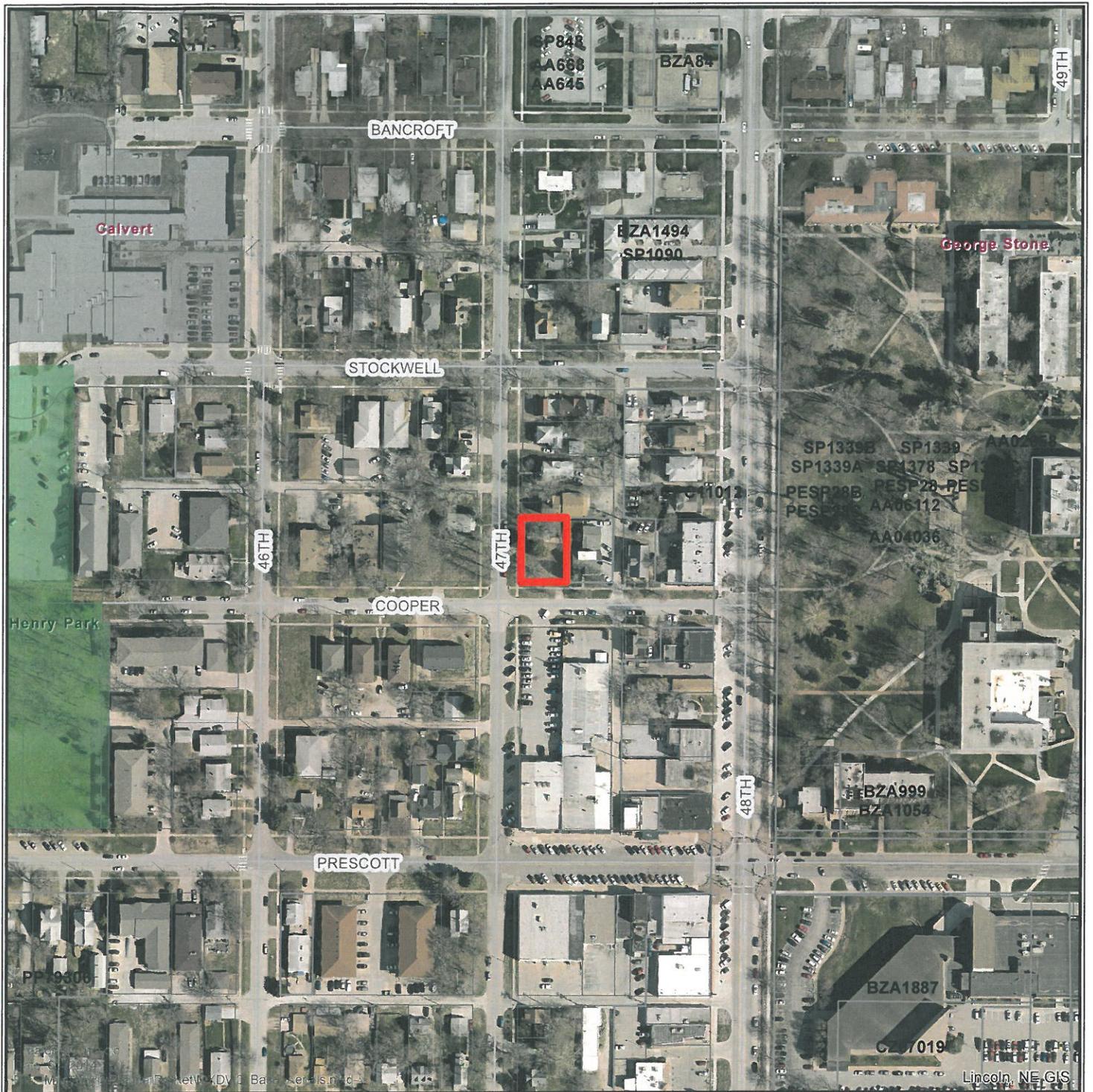
Drainage Basin: **Beal Slough**

## Intersecting Entities:

Trails:	No
Railroad Lines Present:	No
Beltway Corridor Protection:	No
Beltway Corridor:	No
Historic Sites Present:	No
Cell Towers Present:	No
Streams:	No
Lakes:	No
FEMA Floodplain:	No
Salt Creek Storage Area:	No
New Growth Flood Standard Exemption Area:	No
Endangered Species:	No
Prime Ag Soils:	No
City Subdivisions:	No
Capitol Environs District:	No
Capitol View Corridor OD:	No
Capitol View Corridors:	Yes
Building Line Districts:	No
BIDs(UDD):	No
Redevelopment Areas(UDD):	No
Blighted Areas(UDD):	No
SIDs:	No
William Pipeline:	No
Airport Approach Elev.(1248):	No
Airport Zoning District:	No
Airport Noise Contours:	No
Airport Noise District:	No
Airport Runway Protection Zones:	No
Church (Planning Landuse - 100ft Buffer):	No
Church (Assessor Parcels - 100ft Buffer):	No
Elderly/Retirement Housing:	No
School Sites:	No
Parks(100ft Buffer):	No
Daycare Facilities(100ft Buffer):	No



\*\*\*NOTICE\*\*\* THIS DATA IS COMPILED FROM MANY SOURCES AND SCALES. EVERY EFFORT IS MADE TO ENSURE THIS DATA IS ACCURATE, AND LINCOLN/LANCASTER COUNTY ACCEPTS NO RESPONSIBILITY FOR ANY INACCURACY, ACTUAL OR IMPLIED.



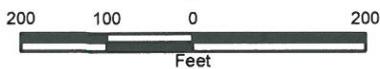
LINCOLN - LANCASTER COUNTY  
**PLANNING DEPARTMENT**



Information Technology Services  
 153 South 10th Street  
 Lincoln, Nebraska 68508  
 Ph: 402.441.7491 Fax: 402.441.0577

Application Number  
**SP14014**

Sec.05 T09N R07E

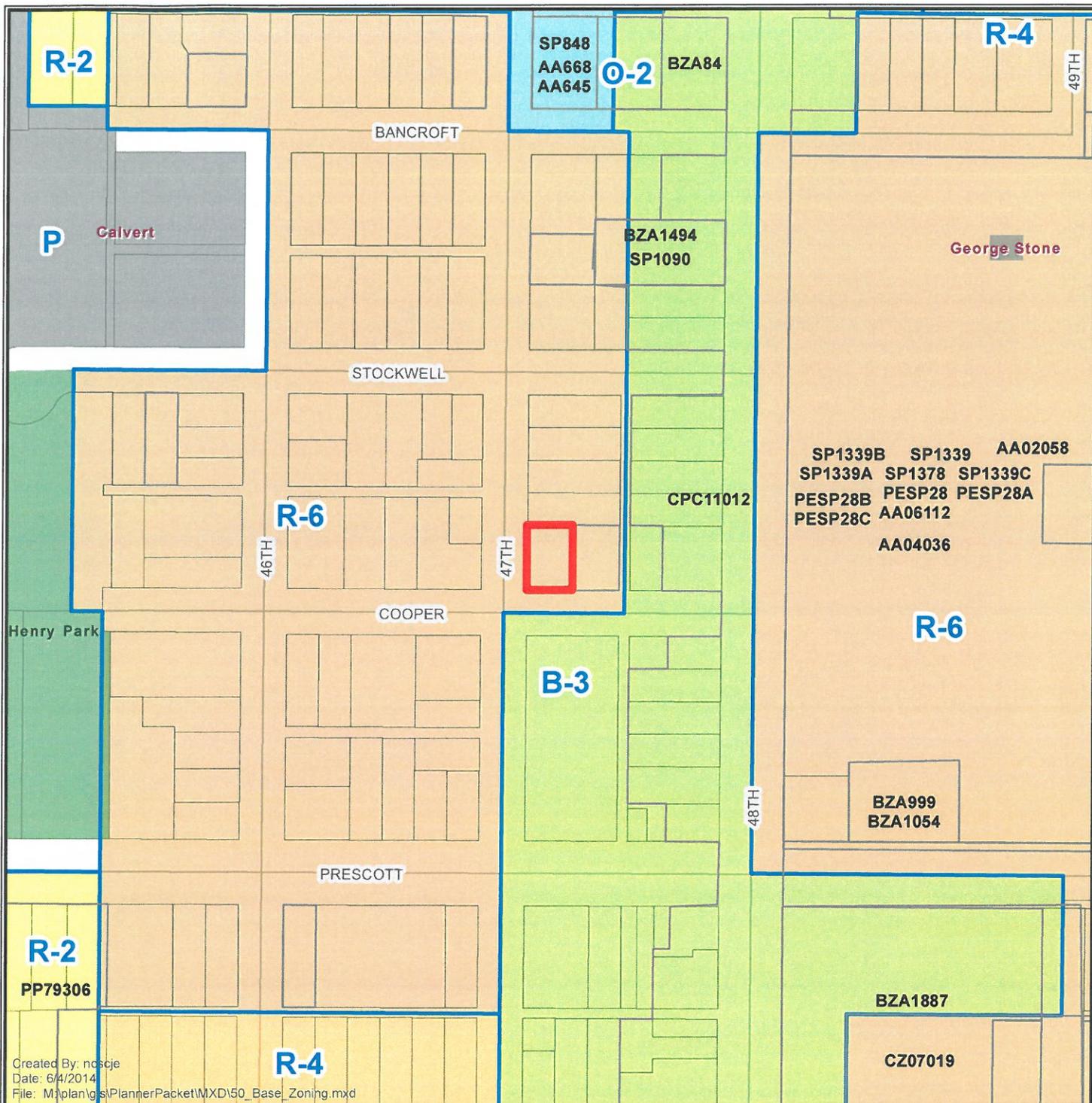


Consult the detailed Application information at  
<http://www.lincoln.ne.gov/asp/city/plan/permapp.asp>

Location Overview



Lincoln's Future Service Limit  
 Shown as Black Outline



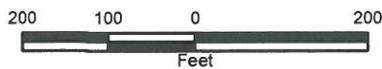
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 Date: 6/4/2014  
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LINCOLN - LANCASTER COUNTY  
 PLANNING DEPARTMENT



Information Technology Services  
 133 South 10th Street  
 Lincoln, Nebraska 68508  
 Ph: 402.441.7491 Fax: 402.441.6377

Sec.05 T09N R07E



Consult the detailed Application information at  
<http://www.lincoln.ne.gov/asp/city/plan/permap.asp>

Application Number

**SP14014**

Current Zoning

- |                              |                               |
|------------------------------|-------------------------------|
| Boundaries & Labels          | O-2 Suburban Office           |
| AG Agriculture               | O-3 Office Park               |
| AGR Agricultural Residential | B-1 Local Business            |
| R-1 Residential              | B-2 Planned NBHD Business     |
| R-2 Residential              | B-3 Commercial                |
| R-3 Residential              | B-4 Lincoln Center Business   |
| R-4 Residential              | B-5 Planned Regional Business |
| R-5 Residential              | H-1 Interstate Commercial     |
| R-6 Residential              | H-2 Highway Business          |
| R-7 Residential              | H-3 Highway Commercial        |
| R-8 Residential              | H-4 General Commercial        |
| R-T Residential Transition   | I-1 Industrial                |
| P Public Use                 | I-2 Industrial Park           |
| O-1 Office                   | I-3 Employment Center         |

Location Overview



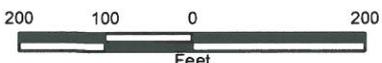
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**Application Number**

**SP14014**  
Existing Landuse

- |                       |                             |
|-----------------------|-----------------------------|
| 11 - SF Detached      | 41-44 - Pub/Semi-Pub        |
| 12 - Duplex           | 51 - Parks                  |
| 13 - SF Attached      | 52 - Open Space             |
| 14 - Multiple         | 53 - Golf Course            |
| 15,16,18 - GQ/SH/BB   | 61,62 - Lakes/Streams       |
| 17 - MH/TC            | 63 - Wetlands               |
| 21,22 - Commercial    | 64 - Environmental Preserve |
| 23 - Parking Lot      | 65 - Forest/Woodland        |
| 24 - Parking Garage   | 81 - Ag: Crops/Tree farm    |
| 31 - Light Industrial | 82 - Ag: Livestock/Animal   |
| 32 - Heavy Industrial | 83 - Mining/Extraction      |
| 33 - Utility Facility | 84 - Pasture/Grassland      |
| 34 - Railroad         | 90 - Vacant/Undeveloped     |
| 35 - Airport          |                             |

**Location Overview**



Lincoln's Future Service Limit  
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