City Council Introduction: July 18, 2016
Public Hearing: July 25, 2016, 5:30 p.m.

Bill No. 16-71

# FACTSHEET

**TITLE: CHANGE OF ZONE NO. 16018**
(6111 Morrill Avenue)

**BOARD/COMMITTEE:** Planning Commission

**APPLICANT:** St. Patrick Catholic Church

**RECOMMENDATION:** Conditional Approval (5-0: Sunderman, Harris, Cornelius, Weber, and Hove voting 'yes'; Corr, Lust and Scheer absent).

**STAFF RECOMMENDATION:**
Conditional Approval

**OTHER DEPARTMENTS AFFECTED:** N/A

**SPONSOR:** Planning Department

**OPPONENTS:** None present at hearing.

**REASON FOR LEGISLATION:**
Request for a change from O-3 (Office Park District) and R-4 (Residential) to R-4 Planned Unit Development, to include the existing church campus and a proposed new building, with a waiver to setbacks and parking requirements, on property generally located at 6111 Morrill Avenue.

**DISCUSSION/FINDINGS OF FACT:**

1. The staff recommendation of approval is based upon the "Analysis" as set forth on pp.4-6, concluding that the PUD will allow for expansion of the church campus while maintaining compatibility with the neighborhood. Most of the requested waivers were previously approved and reflect existing conditions on site. New waivers being requested will have minimal impact on neighbors and are consistent with the Comprehensive Plan.

2. On July 6, 2016, the Planning Commission voted 5-0 to recommend conditional approval of this change of zone as part of the consent agenda.

**FACTSHEET PREPARED BY:** Geri Rorabaugh, Administrative Officer **DATE:** July 11, 2016

**REVIEWED BY:** David R. Cary, Planning Director **DATE:** July 11, 2016

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**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**for July 6, 2016 PLANNING COMMISSION MEETING**

**PROJECT #:** Change of Zone No. 16018, Planned Unit Development (PUD)

**PROPOSAL:** From O-3 (Office Park) to R-4 (Residential) PUD
From R-4 to R-4 PUD

**LOCATION:** St. Patrick Church Campus and several lots to the south, generally between North 61st and North 62nd Streets and Ballard and Logan Avenues

**LAND AREA:** 3.2 acres

**EXISTING ZONING:** O-3 Office Park, R-4 Residential

**CONCLUSION:** The PUD will allow for expansion of the church campus while maintaining compatibility with the neighborhood. Most of the requested waivers were previously approved and reflect existing conditions on site. New waivers being requested will have minimal impact on neighbors and are consistent with the Comprehensive Plan.

| **RECOMMENDATION:** | | Conditional Approval |
|---|---|---|
| Waivers: | | |
| *27.72.020* | | |
| 1. | Reduce front yard setback to 8 feet north of Morrill Avenue as shown on site plan (approved with Use Permit No. 102A). | Approval |
| 2. | Reduce front yard setback to 8 feet along N 61st Street north of Morrill Avenue as shown on site plan (approved with Use Permit No. 102A). | Approval |
| 3. | Reduce front yard setback to 8 feet on south side of Morrill Avenue between N 61st and N 62nd Streets for parking area. | Conditional Approval |
| 4. | Reduce front yard setback to 8 feet along N 62nd Street south of Morrill Avenue for parking area. | Conditional Approval |
| 5. | Reduce front yard setback to 1 foot along N 62nd Street north of Morrill Avenue as shown on site plan (approved with Use Permit No. 102A). | Approval |
| 6. | Reduce front yard setback to 13 feet along N 61st Street north of Logan Avenue as shown on site plan. | Approval |
| 7. | Reduce front yard setback to 10 feet along N 61st Street south of Ballard Avenue for the existing school. | Approval |

| | | |
|---|---|---|
| *27.67.040* | | |
| 8. | Reduce required parking for church and school to 19 stalls (approved with Use Permit No. 102). | Approval |

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:**

O-3 to R-4 PUD
Lots 1-18 with adjacent vacated alley right-of-way, Block 44, Havelock, located in the NW 1/4 of Section 9-10-7, Lincoln, Lancaster County, Nebraska.

R-4 to R-4 PUD
Lots 1-7, Block 61, Havelock, located in the NW 1/4 of Section 9-10-7, Lincoln, Lancaster County, Nebraska.

**EXISTING LAND USE:** Church, Rectory, School, Parking Lot, Single Family Homes

**SURROUNDING LAND USE AND ZONING:**

| | | |
|---|---|---|
| North: | Residential, Commercial | B-3 Commercial |
| South: | Residential | R-4 Residential |
| East: | Residential | R-4, R-6 Residential |
| West: | Residential, Parking Lot, Church | P Public, R-4 Residential |

**HISTORY:**

| | |
|---|---|
| May 1979 | Zoning for this area changed from B Two-Family Dwelling to R-4 Residential as part of the 1979 zoning update. |
| June 1980 | Street and Alley Vacation No. 80004 approved to vacate the east-west alley through the St. Patrick Church campus, between 61st and 62nd Streets, Ballard and Morrill Avenues. |
| April 1997 | Change of Zone No. 3051 approved for the existing St. Patrick Church campus from R-6 Residential to O-3 Office Park.<br><br>Use Permit No. 102 approved for the existing St. Patrick Church campus. Projects included in the use permit were an expanded school and new sanctuary. |
| November 1997 | Administrative Amendment No. 97103 approved to expand the building envelope for some buildings shown on Use Permit No. 102. |
| August 2006 | Special Permit No. 06042 approved to construct a rectory directly south of St. Patrick Church. |
| November 2013 | Use Permit No. 102A approved to amend the site plan of the St. Patrick Church use permit to show revised layout for new sanctuary and parking lot. |

April 2014 Administrative Amendment No. 14023 approved to revise a front yard setback shown on Use Permit No. 102A.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

Page 1.8 The area is identified as Public/Semi-Public and Urban Density Residential on the Future Land Use Map.

Page 7.10 Strategies for existing neighborhoods:

Encourage a mix of compatible land uses in neighborhoods.

Redevelopment and infill should strive for compatibility with the character of the neighborhood and adjacent uses.

Support retention of public and semi-public uses (elementary schools, churches) as neighborhood centers (7.11).

**AESTHETIC CONSIDERATIONS:** The proposed donation center associated with this application will be required to meet Neighborhood Design Standards.

**ANALYSIS:**

1. This application is to create a Planned Unit Development (PUD) for the St. Patrick Church campus. The new facility associated with this PUD is a proposed St. Vincent de Paul donation center that may also be used for other uses accessory to the church. The PUD also allows for a future parking lot to be built south of Morrill Avenue without an additional Special Permit. All other facilities were previously approved.

2. The existing Use Permit No. 102A and Special Permit No. 06042, along with the proposed donation center and parking lot, are being combined into a single PUD. Use Permit No. 102A includes St. Patrick Church and St. Patrick Elementary School. Special Permit No. 06042 includes the church rectory. This PUD will supercede Use Permit No. 102A and Special Permit No. 06042; however, the approved site plans and conditions/waivers associated with each permit are included as part of this PUD. The site plans for Use Permit No. 102A and Special Permit No. 06042 are attached for reference.

3. The parking lot and donation center could be permitted in the residential district by Special Permit. Combining all these items into a single PUD eliminates the need for a Use Permit and several Special Permits over the church campus. The PUD also clarifies that the proposed donation center and parking lot are accessory to the church. It would be difficult to classify them as an accessory use to the church without this PUD, since they are across a public street from the sanctuary building. The zoning ordinance requires accessory uses to be on the same premises as the main use.

4. The building shown on the plan at the northeast corner of N 61st Street and Logan Avenue is the proposed St. Vincent de Paul donation center that will be operated by the church. People will be able to drop-off donated furniture and other items at this facility. The building will primarily serve as a drop-off and storage location, and will not include a retail component. The church will deliver the items to people in need on a per family/individual basis.

The PUD does not limit use of the building specifically as a donation center. Any use accessory to the church, in addition to any use permitted in the R-4 district, is allowed in the building. Examples of church accessory uses that could be permitted in the building include offices, storage, or daycare.

5. The proposed donation center building will be required to meet Neighborhood Design Standards. The standards address items such as the orientation of windows and entrances, height, and massing to ensure that the structure is compatible with the surrounding neighborhood.

6. The potential parking lot south of Morrill Avenue is located on two privately-owned residential parcels and one vacant parcel owned by the church. The church may purchase the two homes once the existing residents decide to move out. The specific layout for the parking lot and number of spaces has not been determined. The area will likely remain residential for several years.

   Per the conditions of approval a note is to be added to the plan clarifying that the future parking lot can be built without a Special Permit. An Administrative Amendment would be required to approve the specific parking lot layout. The lots may continue to be used for residential in the future if the church elects not to construct a parking lot.

7. This application includes the following waivers:

   *<u>27.72.020</u>*
   *Reduce front yard setback to 8 feet north of Morrill Avenue as shown on site plan (approved with Use Permit No. 102A).*

   *Reduce front yard setback to 8 feet along N 61st Street north of Morrill Avenue as shown on site plan (approved with Use Permit No. 102A).*

   *Reduce front yard setback to 8 feet south of Morrill Avenue between N 61st and N 62nd Streets for parking area.*

   *Reduce front yard setback to 8 feet along N 62nd Street south of Morrill Avenue for parking area.*

   These reductions are to accommodate parking lots. Landscape screening that doubles the requirements of the Design Standards for Screening and Landscaping is provided in exchange for locating in the front yard. This is consistent with other parking lots in the city that have received a setback reduction. The reduced setbacks allow for more parking spaces, which reduces demand for on-street parking in the neighborhood. The parking lot and screening associated with Use Permit No. 102A have been installed. The potential parking lot south of Morrill Avenue is not shown on the plan and specific layout will be approved at a future date.

   The right-of-way for all local streets in this area is 80 feet. A typical local street has 60 feet of right-of-way. The larger right-of-way provides an extra 10 feet of green space on each side of the street. The streets in this area are approximately 24 feet wide, leaving 28 feet on each side of the streets for green

space and sidewalk. A parking lot with a setback of 8 feet has 36 feet from the edge of parking lot to road. The church owns property to the north, west, and south of the potential parking lot.

*Reduce front yard setback to 1 foot along N 62nd Street north of Morrill Avenue as shown on site plan (approved with Use Permit No. 102A).*

This setback reduction was previously approved for the new sanctuary that was constructed in 2014. There is approximately 29 feet from sanctuary wall to edge of street due to the increased green space associated with the adjacent right-of-way.

*Reduce front yard setback to 13 feet along N 61st Street north of Logan Avenue as shown on site plan.*

The impact on neighbors would be negligible given the increased green space associated with the adjacent right-of-way. With a setback of 13 feet the building would be approximately 41 feet from edge of street. The standard front yard setback in the R-4 district is 25 feet.

*Reduce front yard setback to 10 feet along N 61st Street south of Ballard Avenue as shown on site plan.*

This reduction reflects an existing condition. The St. Patrick Elementary School building was constructed in 1950 and is located 10 feet from the property line.

*27.67.040*
*Reduce required parking for church and school to 19 stalls (approved with Use Permit No. 102).*

This reduction was previously approved because the church has permission to use two nearby parking lots. This PUD would approve additional space for parking to be constructed at a future date.

8. This PUD allows for expansion of the St. Patrick Church campus while maintaining compatibility with the surrounding neighborhood. The proposed donation center building will meet Neighborhood Design Standards and the proposed parking lot will include enhanced screening and reduce on-street parking demand. The donation center will generally be residential in character with windows, pitched roof, and residential siding. The garage doors face the alley and rectory to the north. All other facilities shown in the PUD currently exist.

This approval permits a church accessory building as shown on site plan and future parking lot, all facilities associated with Use Permit No. 102A and Special Permit No. 06042, and associated waivers. This approval supercedes Use Permit No. 102A and Special Permit No. 06042.

**CONDITIONS OF APPROVAL:**

**Site Specific Conditions:**

1. Before receiving building permits the developer shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **4** copies with all required revisions and documents as listed below upon approval of the planned unit development by the City Council.

    1.1 Add note to Sheet 1:
    "6121, 6135, and 6141 Morrill Avenue (Lots 1-4, Block 61) are subject to regulations of the R-4 zoning district and may also be used for parking without a separate Special Permit. Setbacks of 8 feet on Morrill Avenue and N 62nd Street are permitted for parking if screening is provided that doubles requirements of the Design Standards for Screening and Landscaping. Parking lot layout shall be approved through Administrative Amendment."

    1.2 Separate waivers from Sheet 1 Specific Notes and list under "Waivers" heading.

    1.3 Add waiver note: Front yard setback of 13 feet along N 61st Street north of Logan Avenue as shown on plan.

    1.4 Show dashed line along 10-foot setback in northeast area of site.

    1.5 Label trees on site plan. Label existing trees as "Existing to Remain". Label new trees as the following:

    State Street Miyabe Maple (east side of N 61st Street)
    Northern Red Oak (north side of Logan Avenue)
    Hackberry (south side of Morrill Avenue)

2. Proposed building on Sheet 3 shall meet Neighborhood Design Standards prior to final plan approval.

**Standard Conditions:**

3. The following conditions are applicable to all requests:

    3.1 Before occupying the buildings all development and construction shall substantially comply with the approved plans.

    3.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.

    3.3 The terms, conditions, and requirements of the ordinance shall run with the land and be binding upon the developer, its successors and assigns.

3.4 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, filing fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

3.5 The site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in full force and effect unless specifically amended by this ordinance.

Prepared by:

_____

Andrew Thierolf, 441-6371, athierolf@lincoln.ne.gov
Planner

June 27, 2016

**APPLICANT:** Fr. Troy Schweiger
St. Patrick Catholic Church
6111 Morrill Avenue
Lincoln, NE 68507

**CONTACT:** Kevin Clark
Clark Architects Collaborative
3330 Woods Avenue
Lincoln, NE 68510

# CHANGE OF ZONE NO. 16018

**CONSENT AGENDA**
**PUBLIC HEARING & ADMINISTRATIVE ACTION**
**BEFORE PLANNING COMMISSION:** **July 6, 2016**

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

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 16018, CHANGE OF ZONE NO. 16019, SPECIAL PERMIT NO. 16025, SPECIAL PERMIT NO. 16027, and SPECIAL PERMIT NO. 16028.**

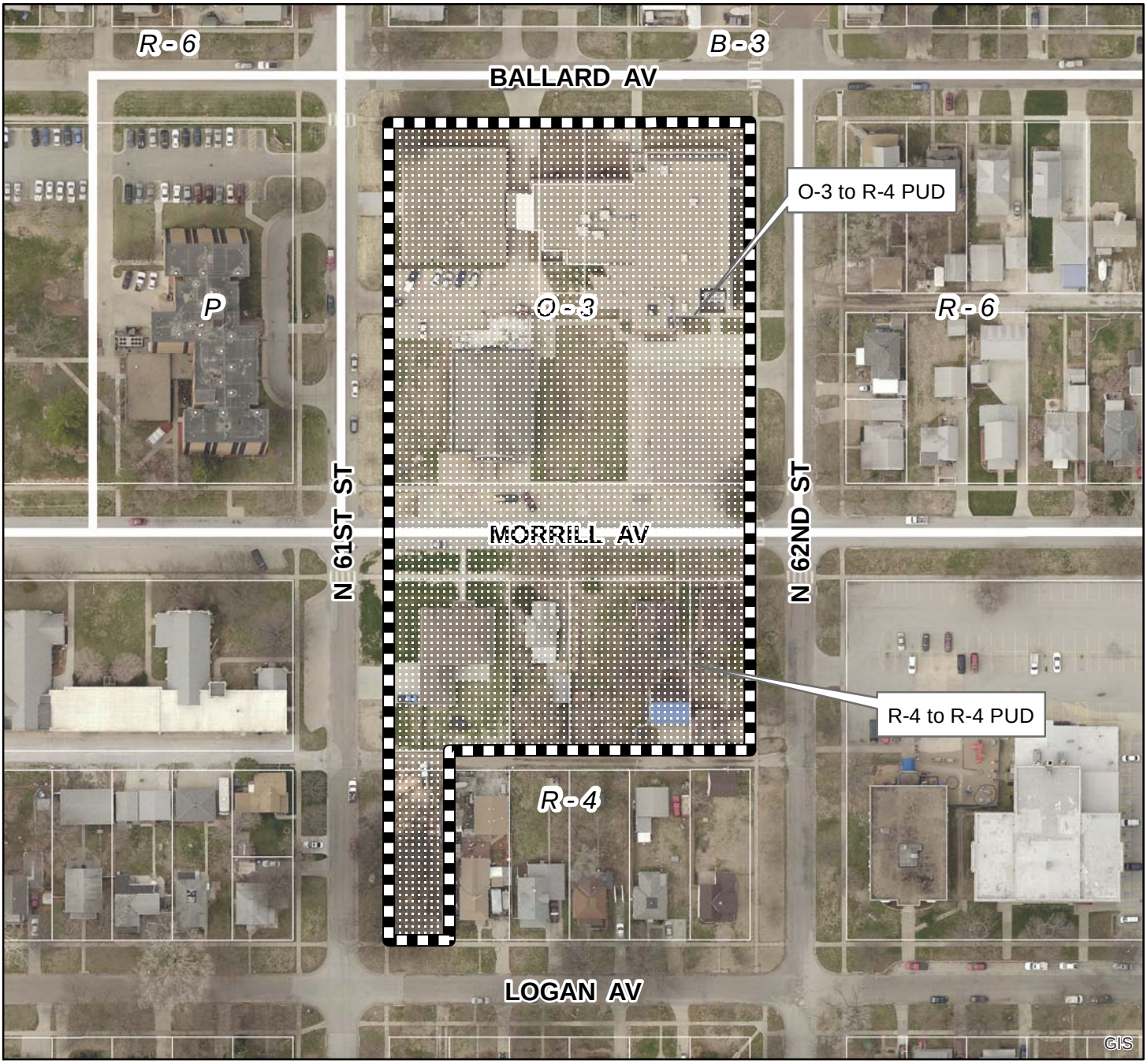
There were no ex parte communications disclosed.

Commissioner Harris communicated a potential conflict of interest on **Special Permit No. 16025**, resulting in the lack of a quorum; therefore, public hearing and action on this application was deferred to the July 20, 2016, Planning Commission meeting. [Note: the applicant subsequently requested that public hearing and action be delayed to the August 3, 2016, Planning Commission meeting.]

Item 1.4, **Special Permit No. 16027**, was removed from the Consent Agenda and had separate public hearing.

Cornelius moved approval of the remaining Consent Agenda, seconded by Weber and carried 5-0: Cornelius, Harris, Sunderman, Weber and Hove voting ‘yes’; Corr, Lust and Scheer absent.

Note: This is final action on **SPECIAL PERMIT NO. 16028,** unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days.



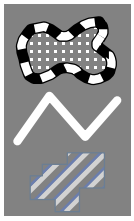

*2013 aerial*

**Change of Zone #: CZ16018**
**St Patrick Church PUD**
**N 61st ST & Morrill Ave**

## Zoning:

| | |
|---|---|
| **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 |

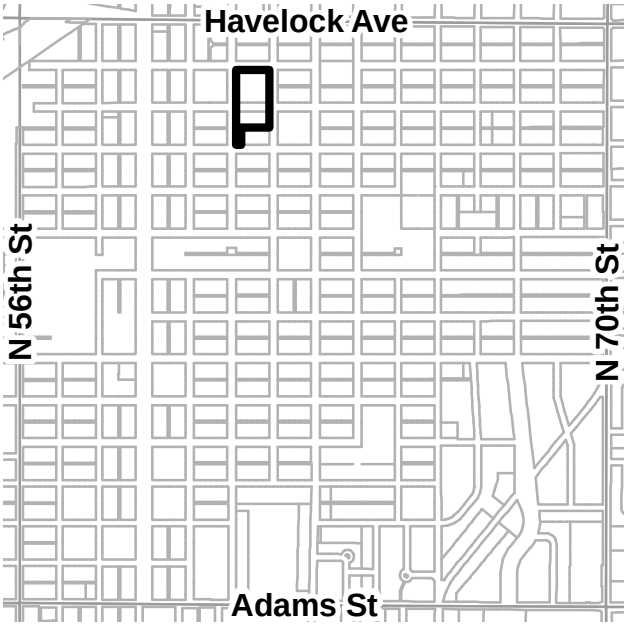
One Square Mile:
Sec.09 T10N R07E



Area of Application

Zoning Jurisdiction Lines

Lancaster County Jurisdiction

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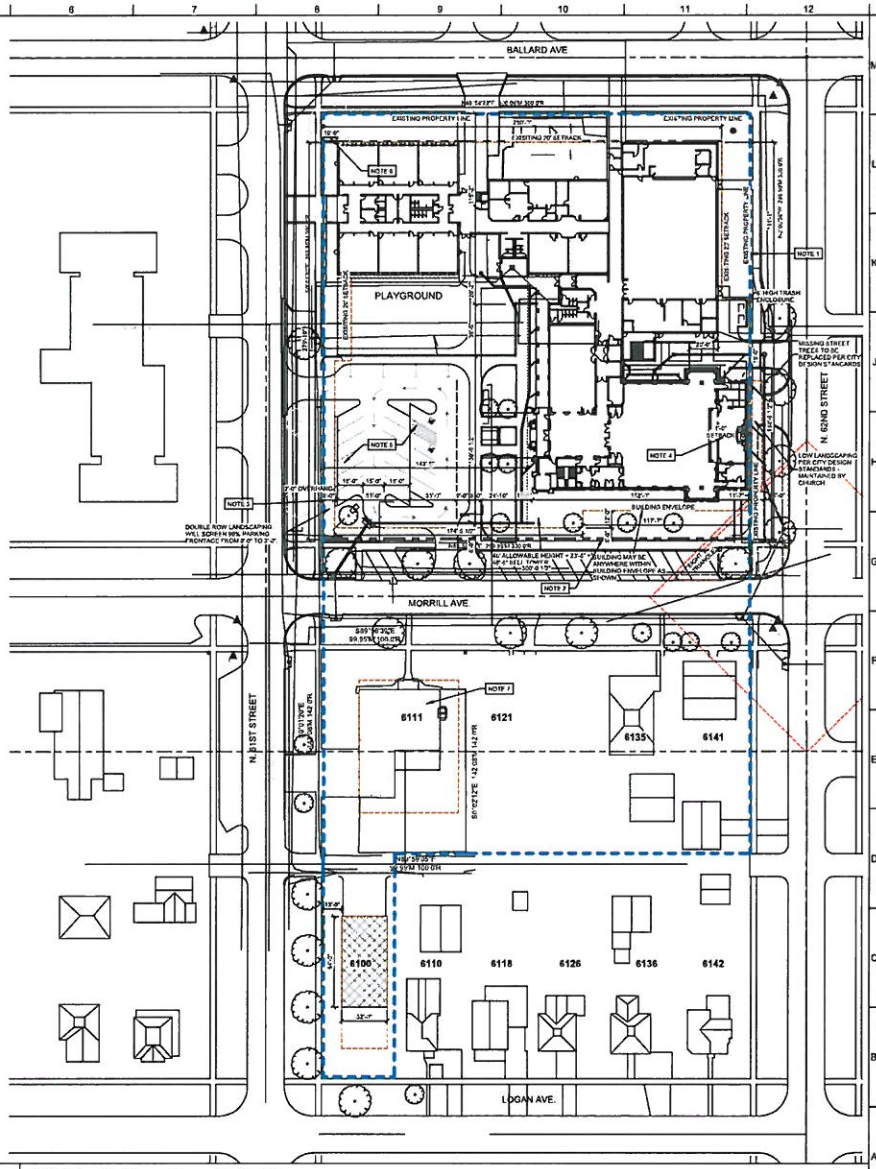


A5 PUD Application - Overall Site Plan

SCALE 1" = 40'-0"

## SHEETS 1 & 2 GENERAL NOTES

1. DASHED BLUE LINE INDICATES PUD BOUNDARY
2. DASHED GREEN LINE INDICATES BUILDING ENVELOPE
3. SIGNS SHALL COMPLY WITH CHAPTER 27.69 AND ARE NOT REQUIRED TO BE SHOWN ON SITE PLAN
4. EAVES, OVERHANGS, WINDOW SWINGS, DOOR SWINGS, AIR CONDITIONER UNITS, ARCHITECTURAL FACADE TREATMENTS, ETC. MAY ENCROACH OVER THE SETBACK LINES OR BUILDING ENVELOPES, BUT NOT OVER THE LOT LINE
5. BUILDING SHAPES ARE CONCEPTUAL. BUILDINGS MAY BE CONSTRUCTED ANYWHERE WITHIN THE BUILDING ENVELOPE SHOWN ON SITE PLAN

## SHEET 1 SPECIFIC NOTES

NOTE 1 DASHED BLUE LINE INDICATES PUD BOUNDARY

NOTE 2 8' FRONT YARD SETBACK FOR PARKING LOT APPROVED WITH USE PERMIT #902A

NOTE 3 5' SIDE YARD SETBACK FOR PARKING LOT APPROVED WITH USE PERMIT #902A

NOTE 4 1' FRONT YARD SETBACK APPROVED WITH USE PERMIT #902A

NOTE 5 REQUIRED PARKING FOR CHURCH AND SCHOOL REDUCED TO 15 STALLS APPROVED WITH USE PERMIT #902A

NOTE 6 10' FRONT YARD SETBACK APPROVED WITH USP PERMIT #902A

NOTE 7 SECTION HAS 8' RESIDENTIAL LIMIT PER SPECIAL PERMIT #2042

LEGAL DESCRIPTION
LOTS 1-7 BLOCK 41 AND LOTS 1-15, BLOCK 44 HAVELOCK WITH ADJACENT VACATED ALLEY RIGHT-OF-WAY

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kclark@clark-architects.com

PERCENT REVIEW
NOT TO BE USED FOR CONSTRUCTION

COLLABORATION
STRUCTURAL ENGINEER
Consult 1 Name
Consult 1 Address
Consult 1 City, State Zip
Consult 1 Phone

MECHANICAL/ELECTRICAL ENGINEER
Consult 2 Name
Consult 2 Address
Consult 2 City, State Zip
Consult 2 Phone

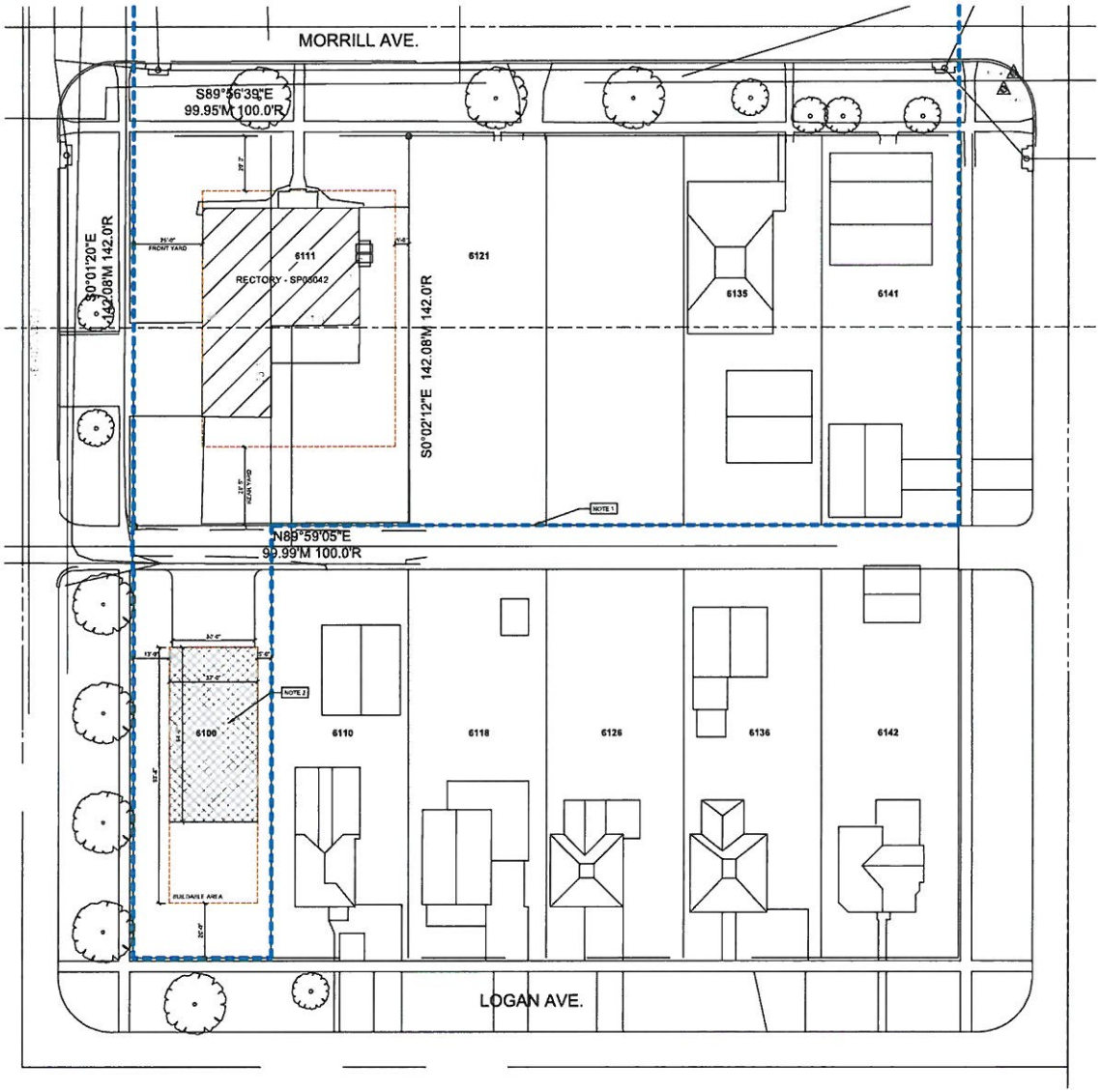
Consult 3 Discipline
Consult 3 Name
Consult 3 Address
Consult 3 City, State Zip
Consult 3 Phone

# St. Patrick Church PUD

6100 Logan Avenue
Lincoln, Nebraska

| | |
|---|---|
| DRAWING TITLE | PUD Application - Overall Site |
| ARCHITECT: | KAC |
| DRAWN BY | AMS |
| ISSUE DATE. | 06/21/16 |
| PROJECT NO | 11006-G |

1




## SHEETS 1 & 2 GENERAL NOTES

1. DASHED BLUE LINE INDICATES PUD BOUNDARY
2. DASHED BROWN LINE INDICATES BUILDING ENVELOPE
3. SIGNS SHALL COMPLY WITH CHAPTER 27.69 AND ARE NOT REQUIRED TO BE SHOWN ON SITE PLAN
4. EAVES, OVERHANGS, WINDOW SWINGS, DOOR SWINGS, AIR CONDITIONER UNITS, ARCHITECTURAL FEATURES, TRASH ETC. MAY ENCROACH OVER THE SETBACK LINES OR BUILDING ENVELOPES, BUT NOT OVER THE LOT LINE
5. BUILDING SHAPES ARE CONCEPTUAL. BUILDINGS MAY BE CONSTRUCTED ANYWHERE WITHIN THE BUILDING ENVELOPE SHOWN ON SITE PLAN

## SHEET 2 SPECIFIC NOTES

NOTE 1 DASHED BLUE LINE INDICATES PUD BOUNDARY

NOTE 2 PROPOSED EQUIPMENT OF NEW GARAGE

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kclark@clark-architects.com

PERCENT REVIEW

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COLLABORATION

STRUCTURAL ENGINEER
Consult 1 Name
Consult 1 Address
Consult 1 City State Zip
Consult 1 Phone

MECHANICAL/ELECTRICAL ENGINEER
Consult 2 Name
Consult 2 Address
Consult 2 City State Zip
Consult 2 Phone

Consult 3 Discipline
Consult 3 Name
Consult 3 Address
Consult 3 City State Zip
Consult 3 Phone

# St. Patrick Church PUD

6100 Logan Avenue

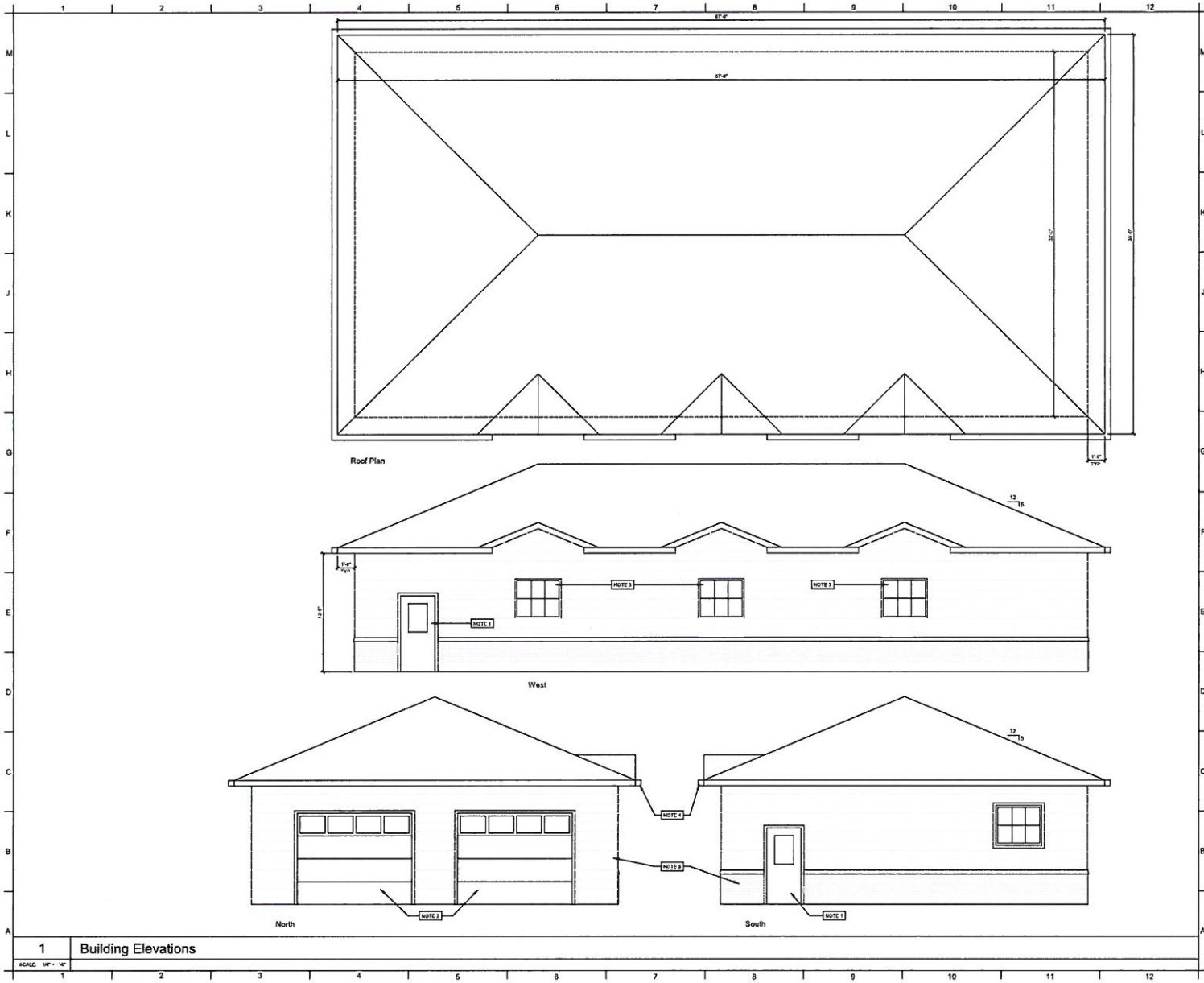
Lincoln, Nebraska

| | |
|---|---|
| DRAWING TITLE | PUD Application - Enlarged Site Plan |
| ARCHITECT: | KAC |
| DRAWN BY: | AMS |
| ISSUE DATE: | 06/21/14 |
| PROJECT NO. | 11006-G |

2

A1 PUD Application - Enlarged Site Plan

SCALE: 1" = 20'-0"




1 Building Elevations

SCALE: 1/8" = 1'-0"

## SHEET 3 SPECIFIC NOTES

NOTE 1 3'-0" x 6'-0" DOOR WITH GLASS PANEL
NOTE 2 6' x 10' FIVE-PANEL DOOR WITH GLASS PANELS
NOTE 3 4'-0" x 5'-0" WINDOW
NOTE 4 6" GUTTER - TYPICAL
NOTE 5 SIDING SHOWN IS DEPICTIVE, HORIZONTAL SIDING OR BRICK VENEER IS PERMITTED

NOTE: ELEVATIONS ARE PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT

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kclark@clark-architects.com

PERCENT REVIEW
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4/21/2016 11:26:49 AM

COLLABORATION

STRUCTURAL ENGINEER
Consult 1 Name
Consult 1 Address
Consult 1 City State Zip
Consult 1 Phone

MECHANICAL/ELECTRICAL ENGINEER
Consult 2 Name
Consult 2 Address
Consult 2 City State Zip
Consult 2 Phone

Consult 3 Discipline
Consult 3 Name
Consult 3 Address
Consult 3 City State Zip
Consult 3 Phone

# St. Patrick Church PUD

6100 Logan Avenue
Lincoln, Nebraska

| | |
|---|---|
| DRAWING TITLE | PUD Application - Building Elevations |
| ARCHITECT: | KAC |
| DRAWN BY: | JAF |
| ISSUE DATE: | 06/21/16 |
| PROJECT NO: | 11006-G |

3

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ST. PATRICK CATHOLIC CHURCH

6111 Morrill Avenue
402-466-2752
Lincoln, Nebraska 68507

J.M.J.

City of Lincoln
Planning Department
555 S 10th St, Ste 213
Lincoln, NE 68508

May 25th, 2016

To Whom it May Concern,

This letter is in reference to the application by St. Patrick Catholic Church for a Change of Zone. We are requesting to rezone the property owned by St. Patrick Catholic Church, Lots 1 - 18, Block 44, Havelock with adjacent vacated alley right-of-way from O-3 to R-4 Residential PUD and to rezone Lots 1-7, Block 61, Havelock from R-4 to R-4 PUD (Please note: Lots 2-4, Block 61, Havelock are owned by owners other than St. Patrick Catholic Church). On Tuesday, April 26th, 2016 St. Patrick Catholic Church held a community open forum to discuss our planned request to petition for a change of zone. Letters were sent to property owners in the area prior to the meeting. At the meeting there were no objections made by the attendees. The only comments made were in appreciation that we are keeping the community informed. Additionally, we spoke directly and in person with the owners of Lots 2-4, Block 61, Havelock and they are in support of our requested Change of Zone. No other comments or concerns have been received by St. Patrick's Church. Finally, we are requesting that the PUD supersede Use Permit 102A and Special Permit 06042.

In this Planned Unit Development, the current buildings owned by St. Patrick Catholic Church would remain, those buildings being the Church/School complex on Lots 1-18, Block 44, Havelock and the Church Rectory on Lots 5-6, Block 61, Havelock. We are proposing the addition of a St. Vincent De Paul Building to be erected on Lot 7, Block 61, Havelock. St. Patrick Catholic Church has a vibrant outreach to the poor and those in need. The St. Vincent De Paul Society meets with community members in financial need and assesses the ways in which

ST. PATRICK CATHOLIC CHURCH

6111 Morrill Avenue
402-466-2752
Lincoln, Nebraska 68507

they can be of financial and material support. These meetings are held off site, in the homes of the persons or in a public area in the community. To help facilitate the needs of the various structures, we are further requesting a reduced setback on 61st Street between Logan Avenue and Morrill Avenue to a minimum setback of Eight (8) feet and a reduced setback on Morrill Avenue between 61st and 62nd street to a minimum setback of Eight (8) feet. There is a double row of landscaping on the north side of Morrill Avenue that has been installed as per the drawing. The final landscaping plan will be provided at the time the building permit for the 6100 Logan Avenue site is requested. Additionally, the building has been designed to fit in with the residential feel of the area as best as possible. Please see the drawings for more details.

We are proposing that Lots 1-4, Block 61, Havelock be used for parking for St. Patrick Church. The existing houses on Lots 1-4, Block 61, Havelock will remain and would be subject to the rules and regulations of R-4 Residential zoning district.

If you have any further questions please do not hesitate to contact me. I remain

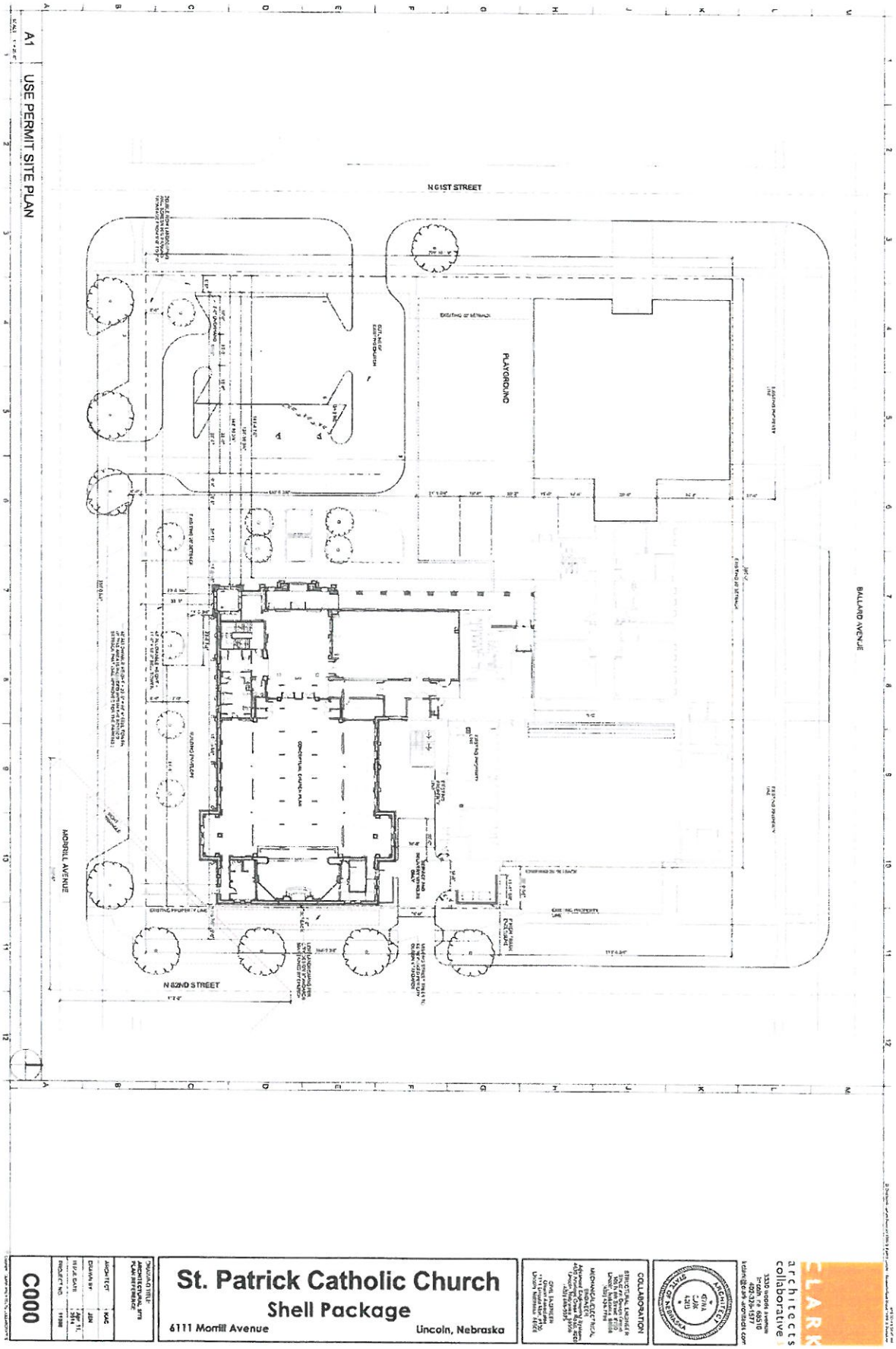
Sincerely yours,

Fr. Troy Schweiger

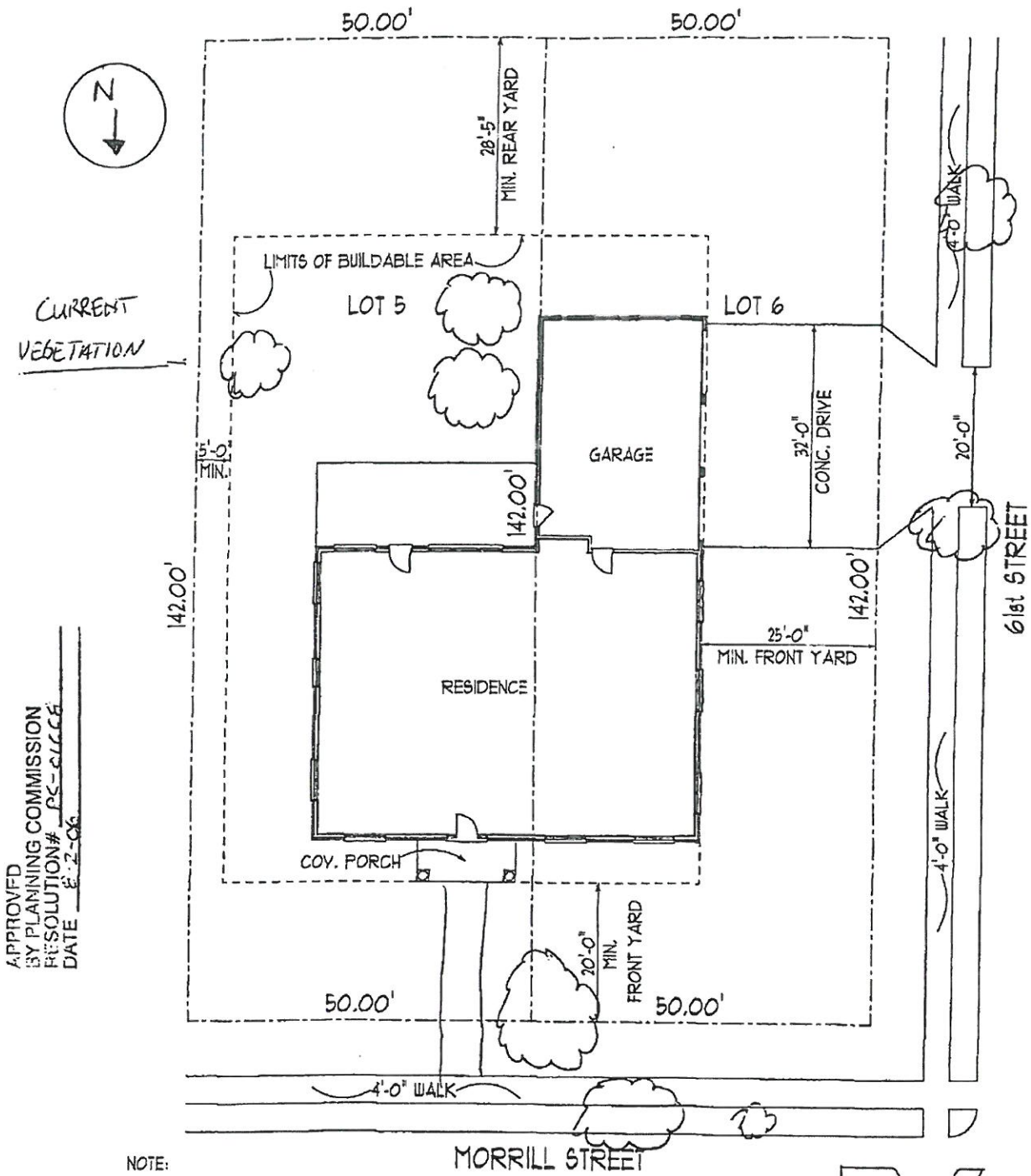
Fr. Troy Schweiger
Pastor

**UP #102A approved November 7, 2013**

**Amended with AA #14023 April 23, 2014**



**SP #06042 approved August 16, 2006**




APPROVED
BY PLANNING COMMISSION
RESOLUTION# PC-01666
DATE 8-2-06

NOTE:
BUILDING MAY BE LOCATED ANYWHERE WITHIN BUILDABLE AREA OF LOT.

LEGAL:
HAVELOCK ADDITION
LOT #5 & 6
BLOCK #61

PLOT PLAN
SCALE: 1" = 20'-0"

FRONTIER GENERAL CONTRACTORS, LLC

NV07206


NEW VENTURES INC.
Custom Home Design
The Trade Center
6031 South 58th Street, Suite C
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# Current Project - Agency Review Report

| Agency Name | User Name | Review Cycle | Review Status | Comments | Assignment |
|---|---|---|---|---|---|
| Building & Safety | christy eichorn | 1 | Corrections Required | 1. Is this PUD 3 acres?<br><br>2. How will the signage be regulated for the commercial building?<br><br>3. Notes should be added to the General notes stating waivers and setback adjustments.<br><br>4. Don't show building envelopes only lot lines and setbacks. | First In Group |
| Development Review Manager | steve henrichsen | 1 | Corrections Required | | Individual |
| Historic Districts/Capitol Environs | edward zimmer | 1 | Corrections Required | New garage/storage building does not meet Neighborhood Design Standards as required in R-4.<br>Lacks orientation (porch, windows) to Logan Ave. and relief on west street frontage. | First In Group |
| Parks & Recreation | kevin saathoff | 1 | In Review | 6/9/16 -<br>As per your e-mail, let the applicant know that they need to add the trees I identified to their landscape plan.<br>kls. | Individual |