

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Change of Zone #3349 **DATE:** December 10, 2001

PROPOSAL: To change the zoning from P Public Use to R-4 Residential on Lot 2, Block 4, Parkside Place, generally located at 3023 Arlington Ave.

LAND AREA: 6,900 square feet, more or less

CONCLUSION: This property is in private ownership and is being used for residential purposes. It should be zoned accordingly.

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

LEGAL DESCRIPTION: Lot 2, Block 4 Parkside Place, located in the NW 1/4 of Section 31, T10N, R7E of the 6th P.M., Lancaster County, Nebraska, generally located at 3023 Arlington Ave.

LOCATION: 3023 Arlington Ave., east of the intersection of Arlington Ave. and Jefferson Ave.

APPLICANT: Planning Director

OWNER: Herbert and Francis Hull

CONTACT: Jason Reynolds
Planning Department
555 S. 10th Street - Suite 213
Lincoln, NE 68508
402-441-7620

EXISTING ZONING: P Public Use

EXISTING LAND USE: Most of this lot is a yard for the residence on Lot 3, Block 4 Parkside Place. The two lots are under common ownership.

SURROUNDING LAND USE AND ZONING:

North: P Open space
South: R-4 Housing

East: P Bicycle trail and Antelope Park
West: R-4 Housing

HISTORY: Oct. 28, 1985 City Council approved Change of Zone 2204, which changed the zoning on a lot to the south from P to R-4.

1979 The lot was converted from B Two Family Dwelling District to P Public Use in the Zoning Update.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan identifies this lot as Public and Semi-Public.

Public/Semi-public land is that land use category, other than Parks and Open Space, which is owned by or operated to serve the general public. (p. 69)

UTILITIES: Available

TOPOGRAPHY: Flat

TRAFFIC ANALYSIS: Arlington Ave. is a local street

PUBLIC SERVICE: City of Lincoln Fire and Police

ALTERNATIVE USES: None apparent - this lot appears to have been in private ownership since 1923.

ANALYSIS:

1. The Comprehensive Plan lists criteria for the review of zoning proposals. These include portions of Nebraska Revised Statutes Section 15-902;
 1. Safety from fire, flood and other dangers;
 2. Promotion of the public health, safety, and general welfare;
 3. Consideration of the character of the various parts of the area, and their particular suitability for particular uses, and types of development;
 4. Conservation of property values; and
 5. Encouraging the most appropriate use of land throughout the area zoned, in accordance with a comprehensive plan.
2. As noted in the Comprehensive Plan, the Public/Semi-public designation applies to lands owned by or operated to serve the general public. The P Public Use zoning

district applies to premises or buildings owned by governmental entities and in some form of public use.

3. According to records in the Register of Deeds, this property has been in private ownership for decades.
4. The property is in residential use and is surrounded by residential uses. It should be zoned accordingly.

Prepared by:

Jason Reynolds
Planner



Sumner St.

Arlington Ave.

Jefferson Ave.

Franklin St.

Area of Application from P to R-4

**Change of Zone #3349
Arlington Ave. and Jefferson St.**



Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

Sumner St.

R-4

P

Arlington Ave.

Jefferson Ave.

Area of Application
from P to R-4

Franklin St.

Change of Zone #3349 Arlington Ave. and Jefferson St.

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

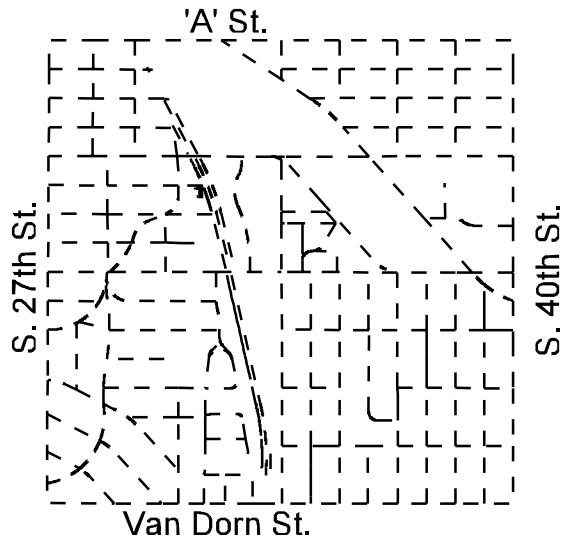
One Square Mile
Sec. 31 T10N R7E



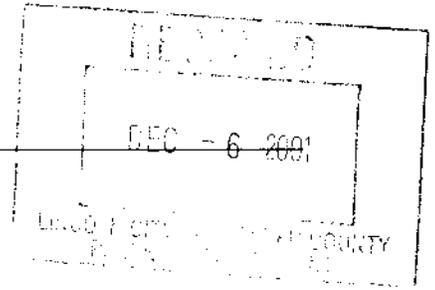
Zoning Jurisdiction Lines



City Limit Jurisdiction



Memorandum



To: Jason Reynolds, Planning Department

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

Subject: Change of Zone # 3349, Parkside Addition

Date: December 5, 2001

cc: Roger Figard
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Change of Zone Request for Lots 1,2 and 14, Block 4, Parkside Addition located east of Jefferson Avenue between Franklin and Arlington Streets. Public Works has the following comments:

- Lincoln Water System operates an existing Well House (#13) on Lot 14 of this addition. An 8" water main runs north on the east 1/3 of the lot. The water main continues north across Lot 1 along the east side.
- It appears that the City has no interest in Lot 2. Lot 2 has abutting sanitary sewer and water mains.
- Public Works has no objections for the Change of Zone on Lot 2.

Clinton Thomas

11/29/2001 01:10 PM

To: Abigail P Davis/Notes@Notes
cc: Jason W Reynolds/Notes@Notes
Subject: Re: CZ3349, from P to R-1 

The west 31' (it appears) of Lot 14 was purchased by the City in 1921 as was Lot 1 in that block. Lots 2 and 3 were purchased together in 1923 from the developer who platted the subdivision. They have been in contiguous ownership ever since. The current owner of record (seller) and her husband have owned the lots since 1951. I suspect the existing house was built in the middle of the 2 lots in the early-mid 20's. Clint
Abigail P Davis



Abigail P Davis

11/29/2001 12:22 PM

To: Clinton Thomas/Notes@Notes
cc: Jason W Reynolds/Notes@Notes
Subject: CZ3349, from P to R-1

Clint-

Ray has asked me to request written clarification concerning the ownership of lot 1, 2, and 14, of block 4, Parkside Place. Lot 2 is zoned P but is privately owned. Clarification on the lot ownership along that area of the zoning line would also be appreciated. This would be running south fromd Garflied and Jefferson Ave. down to the block just south of Franklin. Jason will be working on this project.

Thanks,
Abby