

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for February 15, 2006 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone #06005

PROPOSAL: From R-2 Residential to O-2 Suburban Office

LOCATION: South 39th Street & Normal Boulevard

LAND AREA: 22,565 square feet, or 0.52 acre, more or less

CONCLUSION: This change of zoning is consistent with the Comprehensive Plan.

RECOMMENDATION:	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The South 49.8 feet of Lot 30, and all of Lot 57, Woods Brothers Half Acres, located in the SE 1/4 of Section 31 T10N R7E, Lancaster County, Nebraska.

EXISTING LAND USE AND ZONING: Single-Family dwelling R-2 residential

SURROUNDING LAND USE AND ZONING:

North:	Single-family dwelling	O-3 Office Park
South:	Antelope Creek	R-2 Residential
East:	Office building	O-3 Office Park
West:	Single-family dwelling	R-2 Residential

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan Identifies this property as Urban Residential and Commercial. (F 25)

TRAFFIC ANALYSIS: The Comprehensive Plan identifies South 39th Street as a local street, both now and in the future. (49, 103)

ENVIRONMENTAL CONCERNS: The southern edge of this property is in the floodway, and the remaining area is in the 100-year floodplain. In addition, sanitary sewer and NRD easements exist on the property.

ANALYSIS:

1. This is a request to rezone a parcel of ground from R-2 Residential to O-2 Suburban Office in order to facilitate the construction of a new office building.

2. The O-2 zoning district is intended for properties located adjacent to and within 150' of a B-1, B-3, B-4, H-2, H-3, or I-1 district. O-2 is meant as a transition between these uses and residential. This property is separated from the nearest B-1 district by a strip of O-3 zoning along the north approximately 72' wide.
3. The remaining properties on this portion of South 39th Street already have commercial zoning. Since South 39th terminates at this property, there is no threat of commercial traffic using residential streets to access the site.
4. The Design Standards require O-2 zoning to provide a screen equal to 60% of the area from the ground to 10' located adjacent to residential zoning. This is most often accomplished with a 6' high privacy fence. In addition, the residential properties to the south benefit from Antelope Creek providing a green space buffer, and the property to the west changes use at the rear lot line, benefitting from the separation provided by rear yard setbacks. The rear yard setback in the O-2 district is 40'.

Prepared by:

Greg Czaplewski, 441-7620, gczaplewski@lincoln.ne.gov

Date: February 3, 2006

**APPLICANT,
OWNER, and
CONTACT:**

John Wragge
9212 Merryvale Drive
Lincoln, NE
402.560.9662



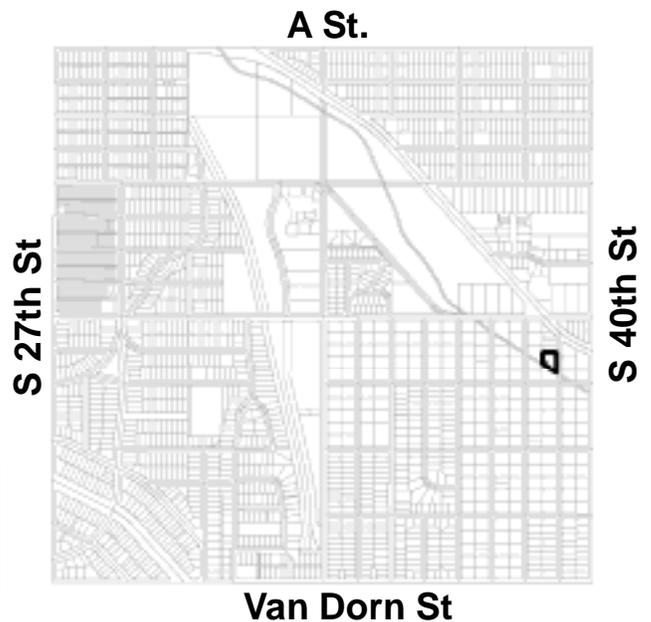
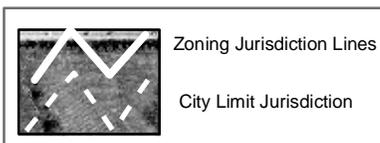
**Change of Zone #06005
2221 S 39th Street**

2005 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

One Square Mile
Sec. 31 T10N R07E



9212 Merryvale Drive
Lincoln, NE 68526
January 11, 2006

SUBJECT: CHANGE OF ZONING PURPOSE STATEMENT

The purpose of the zoning change from R2 to O2 for the property located at 2221 so 39th street, Lincoln Ne. is to eventually raze the aging house and construct a neighborhood style office building. The neighborhood surrounding this property is bounded by a creek channel and commercial zoning on 39th street.

Sincerely yours,

A handwritten signature in black ink, appearing to read "John Wragge". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Wragge".

John Wragge