

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for March 1, 2006 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No. 06011

PROPOSAL: From R-1 Residential to B-2 Planned Neighborhood Business District

LOCATION: South 70th & Pioneers Boulevard

LAND AREA: .0878 acres, more or less

CONCLUSION: This is a request for a change of zone on a narrow strip of land abutting, but outside of the boundaries of the approved use permit #84A. This land lies within a 50 foot-wide buffer area between the commercial development and a residential development to the west. Upon approval of the change of zone, this area would be added to the area of an approved use permit (see UP 84B) and would be used to create room for additional parking stalls.

RECOMMENDATION:	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION:

A portion of Lot 2 Elizabeth Park South 1st Addition and a portion of Lot 9 Elizabeth Park South Addition, more particularly described in the attached legal description.

EXISTING ZONING:

R-2 Residential

EXISTING LAND USE:

Strip of undeveloped land(buffer) abutting a parking lot serving Elizabeth Park commercial development.

SURROUNDING LAND USE AND ZONING:

North:	R-1	Undeveloped/Landscaping/Buffer strip
South:	O-3	Office Building/Parking
East:	B-2	Retail/Office/Parking
West:	R-1	Townhomes/Buffer strip

ASSOCIATED APPLICATIONS:

This change of zone is associated with the request for Use Permit 84B to amend the use permit to add a small area to the approved use permit, reconfiguring parking areas, add parking spaces, and reduce the front yard setback along Pioneers Boulevard.

HISTORY:

The following is the history of the entire site known as Elizabeth Park commercial development.

- 1959** The northeast corner of the site was zoned G Local Business and the remainder zoned AA Rural and Public Use.
- March 1961** The AA zoned portion was changed to A-1 Single Family Dwelling.
- May 1972** Special Permit #600, Watergate Community Plan, was approved.
- January 1978** Portions of the G and A-1 zoned areas were changed to G-1 Planned Commercial District.
- 1979** During the 1979 Zoning Update, the areas zoned G were converted to B-1, G-1 to B-2, and A-1 to R-1.
- December 1981** The northern half of the western portion of the site (adjacent to Pinehurst Townhomes) was changed from B-2 to R-1, while alternately, the southern half of the western portion was changed from R-1 to B-2. This, in effect, formed a buffer area between the townhomes and the commercial development.
- March 1983** The B-2 zoning was expanded to the west and south to its current extent.
- January 1996** Use Permit #84 was approved for 108,200 square feet of commercial floor area.
- August 1996** Use Permit #84A was approved for an amendment to design standards for automobile stacking and a waiver to front yard setback.
- November 1997** Informational meeting held regarding proposal to add 18 parking stalls in a portion of the buffer area between the boundaries of Use Permit #84A and the residential neighborhood to the west. Residents objected and an application for such action was never received by the planning department.

COMPREHENSIVE PLAN SPECIFICATIONS:

The Lincoln/Lancaster County 2025 Comprehensive Plan designates this area as urban residential.

ANALYSIS:

1. The applicant requests a change of zone to allow for the expansion of a parking lot. This expansion would result in a loss of 10 feet of buffer area between the existing commercial development and the residential development. Currently this buffer strip is 50 feet wide, the expansion would reduce the width of the buffer strip to 40 feet.
2. To compensate for the reduced buffer width, the applicant proposes extensive landscaping and a six (6) foot tall solid wood fence along the length of the buffer area.
3. Concerns have been raised in the past at attempts to expand this parking lot into the buffer area toward the west. With this proposal, the property owners to the west, Pinehurst, Inc. support the approval of the proposed plan. (See attached letter)
4. If this change of zone is approved in conjunction with approval of Use Permit #84B, this area of land will be added to the area of the use permit and be used for additional parking.
5. The remainder of the buffer strip will remain undeveloped and zoned R-2.

Prepared by:

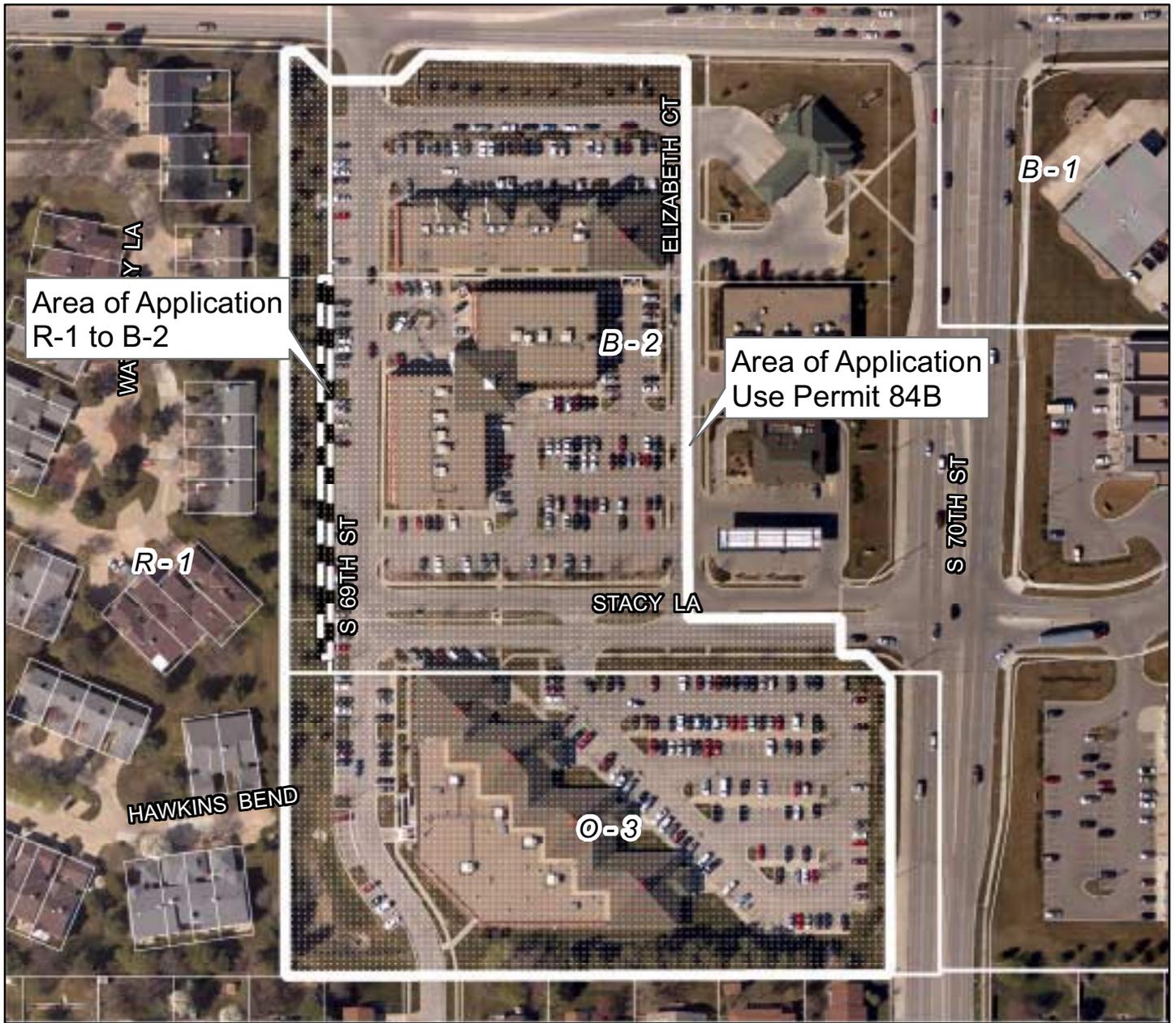
Joe Rexwinkle, Planner

DATE: February 15, 2006

APPLICANT: Michael Rierden
645 M Street
Suite 200
Lincoln, NE 68508

OWNER: Elizabeth South Partners
5101 Central Park Drive
Lincoln, NE 68504

CONTACT: Michael Rierden



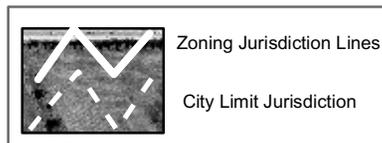
Change of Zone #06011 & Use Permit 84B S. 70th & Pioneers Blvd.

2005 aerial
Pioneers Blvd.

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. 9 T09N R7E



PINEHURST, INC.

P. O. BOX 6185
LINCOLN, NE 68506
February 6, 2006

Lincoln City Council

Re: Elizabeth Park South

Dear City Council:

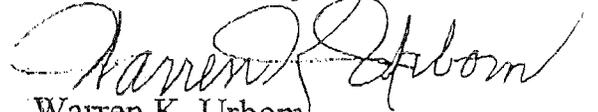
Pinehurst, Inc.'s board of directors approves the plan of Elizabeth Park South to create additional parking stalls, as represented by the enclosed drawing of Bahr Vermeer Haecker dated 4 January 2006, including 18 stalls along the east edge of South 69th Street adjacent to Pinehurst, Inc.'s land that abuts the west edge of South 69th Street.

Traffic flow will be somewhat increased by the addition, affecting the paths of entrance and exit from the commercial area of Elizabeth Park South. We urge that traffic signal lights be installed at the intersection of South 69th Street and Pioneers Boulevard, as well as at the intersection of 70th Street and Stacy Street to ease the entering and exiting from the area bounded by Pioneers, South 69th, Stacy, and 70th Streets.

Your consideration will be appreciated.

Very truly yours,

Pinehurst, Inc., by



Warren K. Urbom

President

