

## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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for March 17, 2004 PLANNING COMMISSION MEETING

**P.A.S.:** Change of Zone #04008

**PROPOSAL:** Amend Section 27.28.080 (b) & (d) to revise the parking requirements in the R-T district.

**CONCLUSION:** The proposed text change would allow parking lots closer than 20 feet to a residential district when abutting a non residential use. This text change does not change the buffer of the 20 feet separation between parking lots and residential uses. This text change should not have any negative impact on neighborhoods.

**RECOMMENDATION:**

Approval

### **GENERAL INFORMATION:**

#### **HISTORY:**

The R-T Residential Transition District was added to the Zoning Ordinance in October 1989.

#### **ANALYSIS:**

1. Following is the proposed text change:

27.28.080(b) When abutting a residential district, the side and rear yards shall be devoted entirely to trees, shrubs, and grasses, and secondary sidewalks in conjunction with landscaping; unless the abutting property is occupied by a non-residential use.

27.28.080(d) Parking lots, including driveways except for single-family and two-family dwellings, shall not be located closer than twenty feet to any residential zoning district, unless the abutting property is occupied by a non-residential use. ~~provided, however, the City Council may adjust these setbacks to facilitate the rehabilitation of existing houses.~~

2. The proposed text change applies only to the R-T District. Currently there are nine R-T areas within the City.

3. The proposed text change would allow parking lots to be located closer than 20 feet to a residential district when the parking lot abuts a nonresidential use. Nonresidential uses include, but are not limited to; libraries, parking lots, churches, cemeteries, broadcast towers, clubs, health care facilities and community buildings. In some cases this allows for a better parking lot design and circulation.
4. The intent of the 20 feet setback for parking lots was to provide a green space between the abutting residential dwelling and the parking lot. The proposed text change will not change the 20 feet setback when the parking lot abuts a residential use.
5. Although this proposed text change allows parking lots closer than 20 feet to residential districts in certain situations, the R-T district requires a Use Permit. The Use Permit allows the Planning Commission and City Council to review the site plan for compatibility with the adjacent neighborhood.

Prepared by:

Tom Cajka  
Planner

**DATE:**

**APPLICANT:** Brian D. Carstens & Associates  
601 Old Cheney Rd. Suite C  
Lincoln, NE 68512  
(402) 434-2424

**CONTACT:** same as applicant

# Memorandum

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<b>To:</b>	Tom Cajka, Planning Dept.
<b>From:</b>	Dennis Bartels, Engineering Services
<b>Subject:</b>	Change of Zone #04008
<b>Date:</b>	February 17, 2004
<b>cc:</b>	Randy Hoskins

Engineering Services finds Change of Zone #04008 for a text amendment to the parking requirements for RT zoning to be satisfactory.

**BRIAN D. CARSTENS AND ASSOCIATES**  
**LANDSCAPE PLANNERS RESIDENTIAL & COMMERCIAL DESIGN**  
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.9124

February 12, 2004

Mr. Marvin Krout  
Director of Planning  
City of Lincoln/Lancaster County  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

RE: TEXT AMENDMENT TO THE 'R-T' ZONING DISTRICT

Dear Marvin,

On behalf of WestPointe, L.L.C., I am submitting the following text amendment to Section 27.28.000 (b) and (d) of the Lincoln Municipal Code to allow for flexibility of parking lots in the R-T zoning district when they are located adjacent to non residential uses.

We are working on a new special permit at 5540 South Street to expand and re-orient parking on the site. With this text amendment, we can have a better traffic flow between the two R-T buildings and the existing medical/ office building.

I have been working with both Tom and Ray, and I think we have come up with an amendment that will protect the interests of neighborhoods.

Please feel free to contact me if you have any further questions.

Sincerely,



Brian D. Carstens

Enclosures    Zoning Application  
                  Copy of Proposed Text Amendment  
                  Application Fee of \$250.00

