

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for June 8, 2005 PLANNING COMMISSION MEETING

- PROJECT #:** Change of Zone #04081
- PROPOSAL:** To change the zone from I-3 to R-3 and AG to R-3.
- LOCATION:** Generally located northwest of the I-80 and 27th Street interchange.
- LAND AREA:** Change of Zone I-3 to R-3: 22 acres, more or less.
Change of Zone AG to I-3: 22 acres, more or less.
- CONCLUSION:** The request is in conformance with the Comprehensive Plan and associated Comprehensive Plan Amendment.

RECOMMENDATION:

Change of Zone:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: AG, Agricultural, I-3, Employment Center.

SURROUNDING LAND USE AND ZONING:

North:	Undeveloped, industrial and Agricultural	AG, I-3, B-2
South:	Industrial, undeveloped	I-3, R-3
East:	Interstate interchange	AG
West:	Agricultural, residential	AG, R-3, B-2

EXISTING LAND USE: Agricultural, undeveloped.

COMPREHENSIVE PLAN SPECIFICATIONS:

F-25 This area is shown as Industrial and Environmental Resources in the Comprehensive Plan.

F-54 Saline and Freshwater Wetlands – Wetlands provide distinctive habitat opportunities for various plants and animals, as well as offering flood control and water filtration benefits. Lancaster County is home to about 1,200 acres of very rare Eastern Nebraska Saline Wetlands. These wetlands offer a specialized habitat to several threatened and endangered species, including the Saltwort and Salt Creek Tiger Beetle. Lancaster County is the only place in the world where the Tiger Beetle exists. Owing to a dwindling Beetle population and the growth of the city, the National Fish and Wildlife Service is considering placing the Beetle on the Federal Threatened and Endangered Species list. The City and County are investigating ways to protect and preserve the unique habitat offered by the saline wetlands. This may include a blend of land uses stressing education, parks, floodplain, and low intensity development.

F-65 Guiding Principals of Residential - Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. Preserve existing affordable housing and promote the creation of new affordable housing throughout the community.

F-66 The guiding principles for new neighborhoods are a combination of principles found in this section in addition to the principles for all other sections within the plan, such as Business and Commerce and Mobility and Transportation. A neighborhood is more than housing – great neighborhoods combine all the elements of parks, education, commercial areas, the environment and housing together in one place.

F-67 Encourage a mix of housing types, single family, townhomes, apartments, elderly housing all within one area;

Similar housing types face each other: single family faces single family, change to different use at rear of lot

Parks and open space within walking distance of all residences;

Multi-family and elderly housing nearest to commercial area;

Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads;

Public uses (elementary schools, churches) as centers of neighborhood – shared facilities (city parks & school sites).

HISTORY: Use Permit #139 with 500,500 square feet of employment center floor area was approved by the City Council in August 2001. The zoning designation was also changed from AG to I-3.

The area was zoned A-A, Rural and Public Use until 1979 when the zone was updated to AG, Agricultural.

ASSOCIATED REQUEST: Annexation #05009, Comprehensive Plan Amendment #05013, Special Permit #04067, and Use Permit #139A

SPECIFIC INFORMATION:

DESCRIPTION OF PROPERTY: The area is presently used for agricultural purposes. This area is upstream of a critical tiger beetle habitat. Wetlands exist in the area designated as environmental resources. The property abuts existing I-3 Employment Center district and is shown in the Comprehensive Plan to develop into an Employment Center.

UTILITIES & SERVICES:

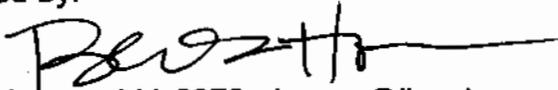
- A. **Sanitary Sewer:** Available to the area.
- B. **Water:** Available to the area.

- C. **Roads:** Humphrey Avenue is shown to extend along this property north connecting to Alvo Road.
- D. **Parks and Trails:** Private parks are located within the Stone Bridge Creek subdivision and internal private park areas are proposed in The Villas as part of Special Permit #04067.
- E. **Fire Protection:** The Fire Department indicated a concern with lack of facilities and resources in the area and increased response times.

ANALYSIS:

1. The request for a change of zone from AG to I-3 is in conformance with the Comprehensive Plan. The request for a change of zone from I-3 to R-3 is in conformance with the associated Comprehensive Plan Amendment #05013.
2. The I-3 district requires a minimum of 50 acres in a use permit. There is an associated request to amend the use permit to include the newly zoned area and the use permit is in conformance with the minimum area requirement. The area presently zoned I-3 is proposed to be removed from the existing use permit and developed under a special permit for community unit plan.
3. The United States Fish and Wildlife Service were sent a copy of the request and plans and comments were requested prior to the Planning Commission hearing, however comments have not been received.

Prepared by:

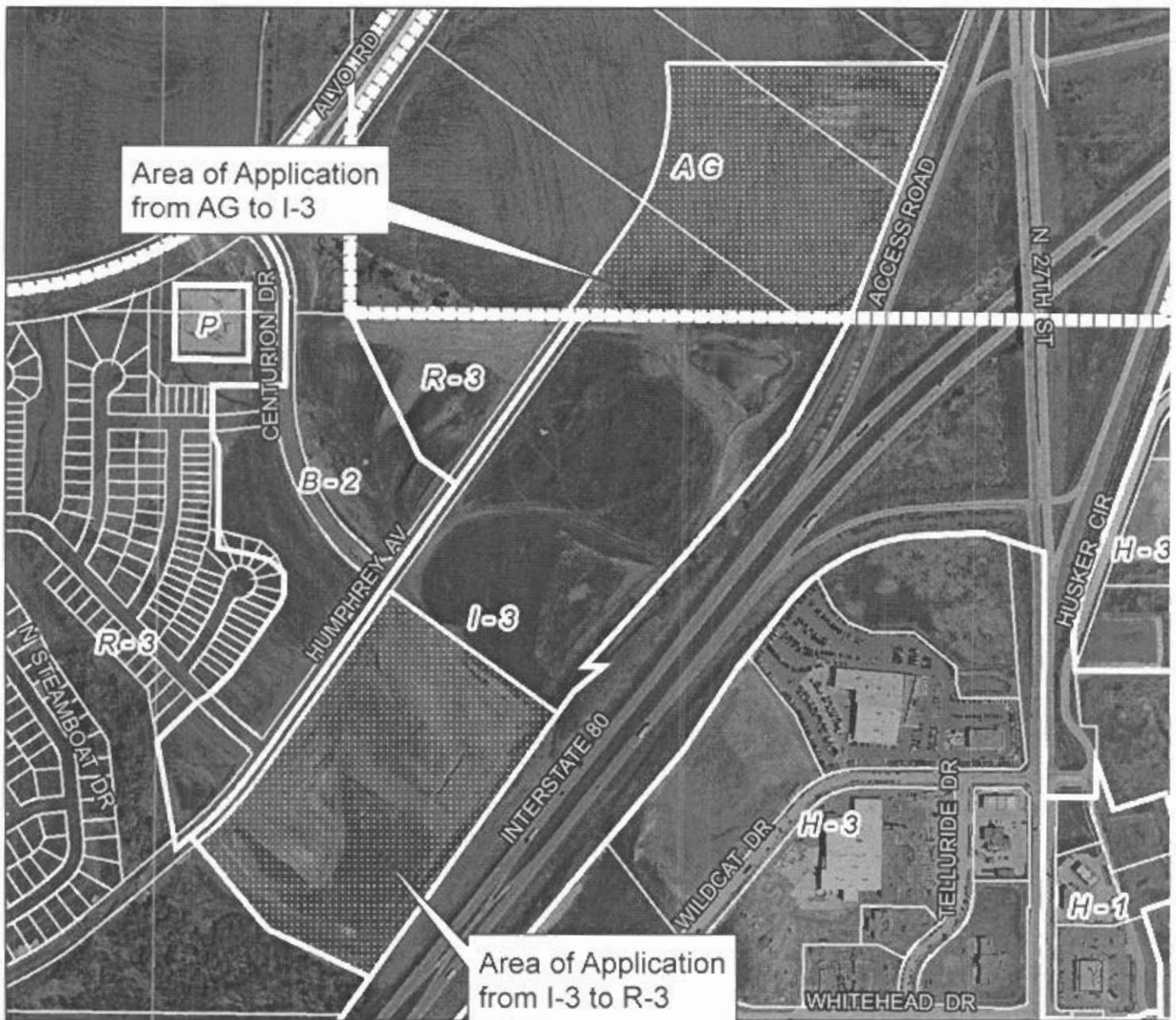


Becky Horner, 441-6373, rhorer@lincoln.ne.gov
Planner

DATE: April 14, 2005

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(402) 494-5650

CONTACT: Jason Thiellen
Engineering Design Consultants
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Lincoln, NE 68521



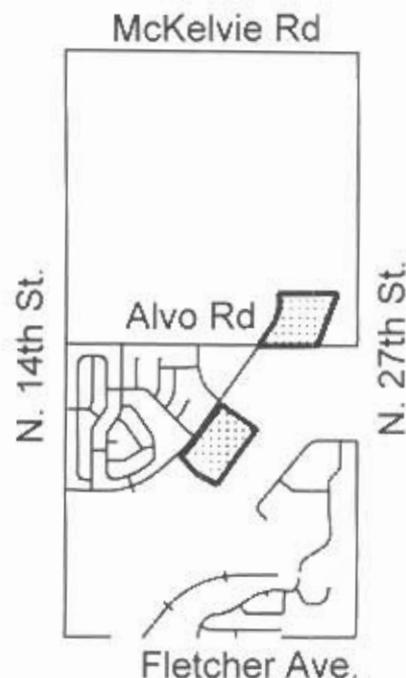
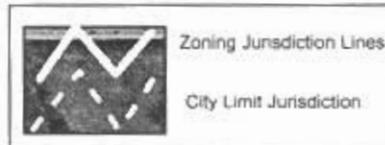
2002 aerial

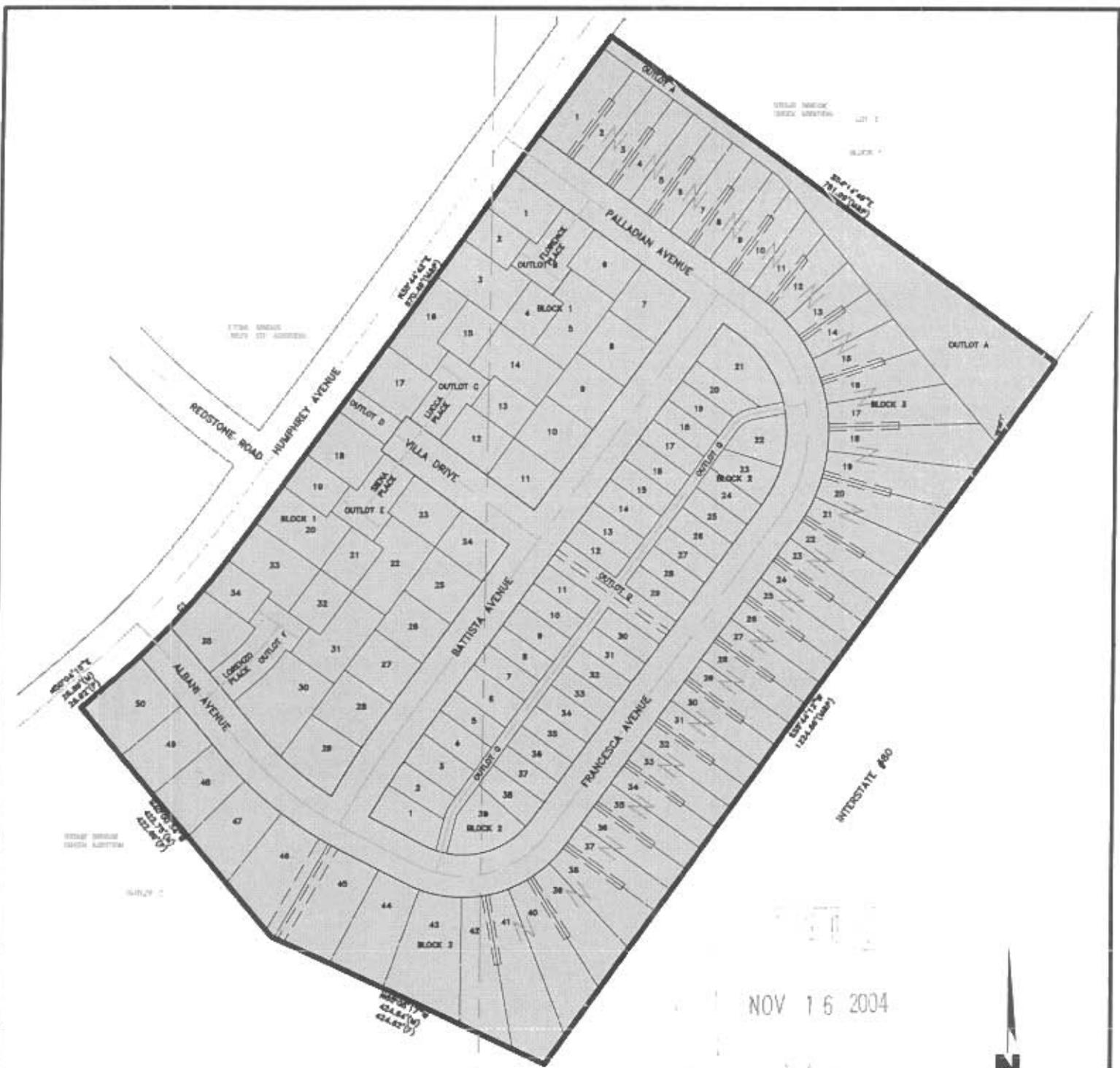
Change of Zone #04081 Humphrey Ave. & Redstone Rd

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

Two Square Mile
Sec. 25 T11N R6E
Sec. 36 T11N R6E





NOV 16 2004



SCALE: 1"=200'

LEGEND



I-3 TO R-3

CURVE TABLE					
CURVE	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	14°14'25"	307.20'	1236.00'	N42°52'12"E	306.41'



Stone Bridge Creek Villas
Change of Zone (I-3 TO R-3)
 Lincoln, Nebraska

Drawn By: CNS
 Dwg.: Pp-change-zone
 Date: 11/11/04
 Job#: 04-033

SHEET
 1 OF 2

STONE BRIDGE CREEK VILLAS CUP 4
CHANGE OF ZONE (I-3 TO R-3)

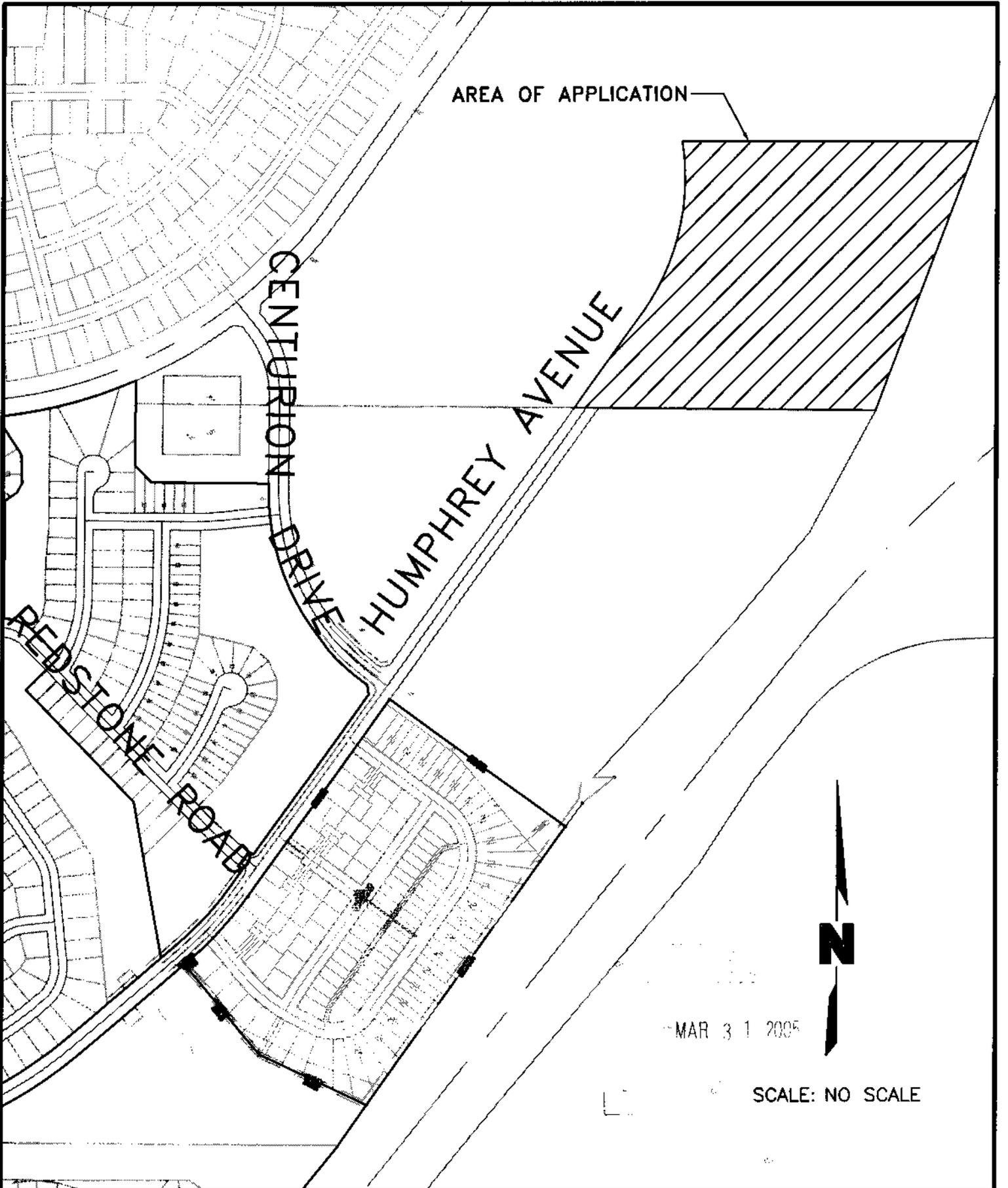
LOT 1, BLOCK 5, STONE BRIDGE CREEK ADDITION, LOCATED IN THE
NORTHEAST AND NORTHWEST QUARTERS OF SECTION 36, TOWNSHIP 11 NORTH,
RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY,
NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 5, STONE
BRIDGE CREEK ADDITION ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF
HUMPHREY AVENUE; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF
HUMPHREY AVENUE FOR THE NEXT 4 CALLS, N50°04'15"E, 26.89 FEET; THENCE
NORTHEASTERLY ON A 1,236.00 FEET FOOT RADIUS CURVE TO THE LEFT, AN
ARC LENGTH OF 307.20 FEET (LONG CHORD BEARS N42°52'12"E, 306.41 FEET);
THENCE N35°44'42"E, 870.49 FEET; THENCE S54°14'49"E, 781.99 FEET TO THE
NORTH RIGHT-OF-WAY LINE OF INTERSTATE #80; THENCE ON SAID NORTH
RIGHT-OF-WAY LINE, S35°44'12"W, 1,224.66 FEET; THENCE N65°05'17"W, 424.64
FEET; THENCE N40°00'54"W, 422.75 FEET TO THE POINT OF BEGINNING,
CONTAINING 991,850.87 SQUARE FEET (22.77 ACRES) MORE OR LESS.

RECEIVED

NOV 16 2004

PLAT



STONE BRIDGE CREEK
CHANGE OF ZONE - AG TO I-3
 Lincoln, NE

Drawn By: JMT
 Dwg.: SBCsite_exhibit
 Date: 03/31/05
 Job#: 04-033-100

SHEET
1 OF 2



STONE BRIDGE CREEK
CHANGE OF ZONE EXHIBIT (AG TO I-3)

A PORTION OF LOTS 39, 47, 49 & 50 IRREGULAR TRACTS LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 6 EAST OF
THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 47 IRREGULAR TRACT,
ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH 27TH STREET, ALSO
BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 5, STONE BRIDGE CREEK
ADDITION; THENCE ON THE NORTH LINE OF SAID LOT 2, N89°31'36"W, 1,085.32
FEET; THENCE N35°45'02"E, 419.00 FEET; THENCE NORTHERLY ON A 814.00 FOOT
RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 642.41 FEET (LONG CHORD
BEARS N13°08'30"E, 625.87 FEET); THENCE S90°00'00"E, 1,064.73 FEET TO THE EAST
LINE OF SAID LOT 50 IRREGULAR TRACT, ALSO BEING ON THE WEST RIGHT-OF-
WAY LINE OF NORTH 27TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY
LINE, S20°55'40"W, 1,026.18 FEET TO THE POINT OF BEGINNING, CONTAINING
950,537.29 SQUARE FEET (21.82 ACRES) MORE OR LESS.

MAR 2 1 2000