

## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

---

**P.A.S.:** Change of Zone #3336  
N 19<sup>th</sup> and Dudley Street

**DATE:** August 3, 2001

**PROPOSAL:** Rex Anderson requests a change of zone from I-1, Industrial to R-7, Residential in order to preserve the residential character of the western portion of the Clinton Neighborhood. This proposal is in response to the Antelope Valley report.

**LAND AREA:** 1.45 acres, more or less.

**CONCLUSION:** This project is consistent with the goals and strategies of the Comprehensive Plan.

<b>RECOMMENDATION:</b>	Approval
------------------------	----------

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 1-12 Wilkenson's Subdivision in the North ½ of Section 24 T10N R6E.

**LOCATION:** 19<sup>th</sup> and Dudley Street

**APPLICANT:** Rex Anderson  
1328 N. 19<sup>th</sup> Street  
Lincoln, NE 68503

**CONTACT:** Kent Seacrest  
1111 Lincoln Mall, Suite 350  
Lincoln, NE 68508  
(402)435-6000

**EXISTING ZONING:** I-1, Industrial

**EXISTING LAND USE:** Single and Multi-family residential uses.

**SURROUNDING LAND USE AND ZONING:**

North: I-1 Industrial  
South: I-1 Industrial  
East: R-4 Residential with single family residential  
West: I-1 Industrial

**HISTORY:**

This area was zoned L, Heavy Industrial District until the zone was updated to I-1, Industrial during the zoning update of 1979.

On **November 25, 1992**, Planning Commission approved Special Permit #1449 which approved the installation of new cement handling equipment over 75 feet in height for a new concrete batching facility on property located at 1822 Y Street.

The Clinton Neighborhood Focus Area Plan was developed by the Urban Development Department with the Clinton Neighborhood Association. A goal of the plan was to reduce land use conflicts by modifying existing zoning boundaries to better reflect residential and industrial areas.

The Antelope Valley Study “The Big Picture”, sponsored by the Antelope Valley Advisory Committee, Joint Antelope Valley Authority, City of Lincoln, University of Nebraska-Lincoln and the Lower Platte South Natural Resources District was published on July 17, 2000. A copy of the map has been included in this report.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Land Use Plan of the Comprehensive Plan specifies this area as Industrial. However, this project is in conformance through the Antelope Valley Comprehensive Plan Amendment.

The Antelope Valley Major Reinvestment Roadway has been incorporated into the Comprehensive Plan (page106). The Comprehensive Plan specifies in existing urban residential areas that there are certain reinvestment needs. A strategy to achieve reinvestment is to;

“Develop a community revitalization plan, followed by a more specific redevelopment plan for the area impacted by the Antelope Valley project to coordinate and maximize reinvestment in the area, including strategies for relocated and affordable housing” (page 50)

A partnership between the City of Lincoln, the Lower Platte South Natural Resources District and the University of Nebraska helped to create in spring of 2000 the Joint Antelope Valley Authority (JAVA). JAVA was created to complete the study phase and

facilitate the implementation of the Antelope Valley project, the first phase of which is community revitalization as indicated within the reinvestment strategy.

**TRAFFIC ANALYSIS:** 19<sup>th</sup> Street and Dudley Street are both classified as local streets in the Comprehensive Plan.

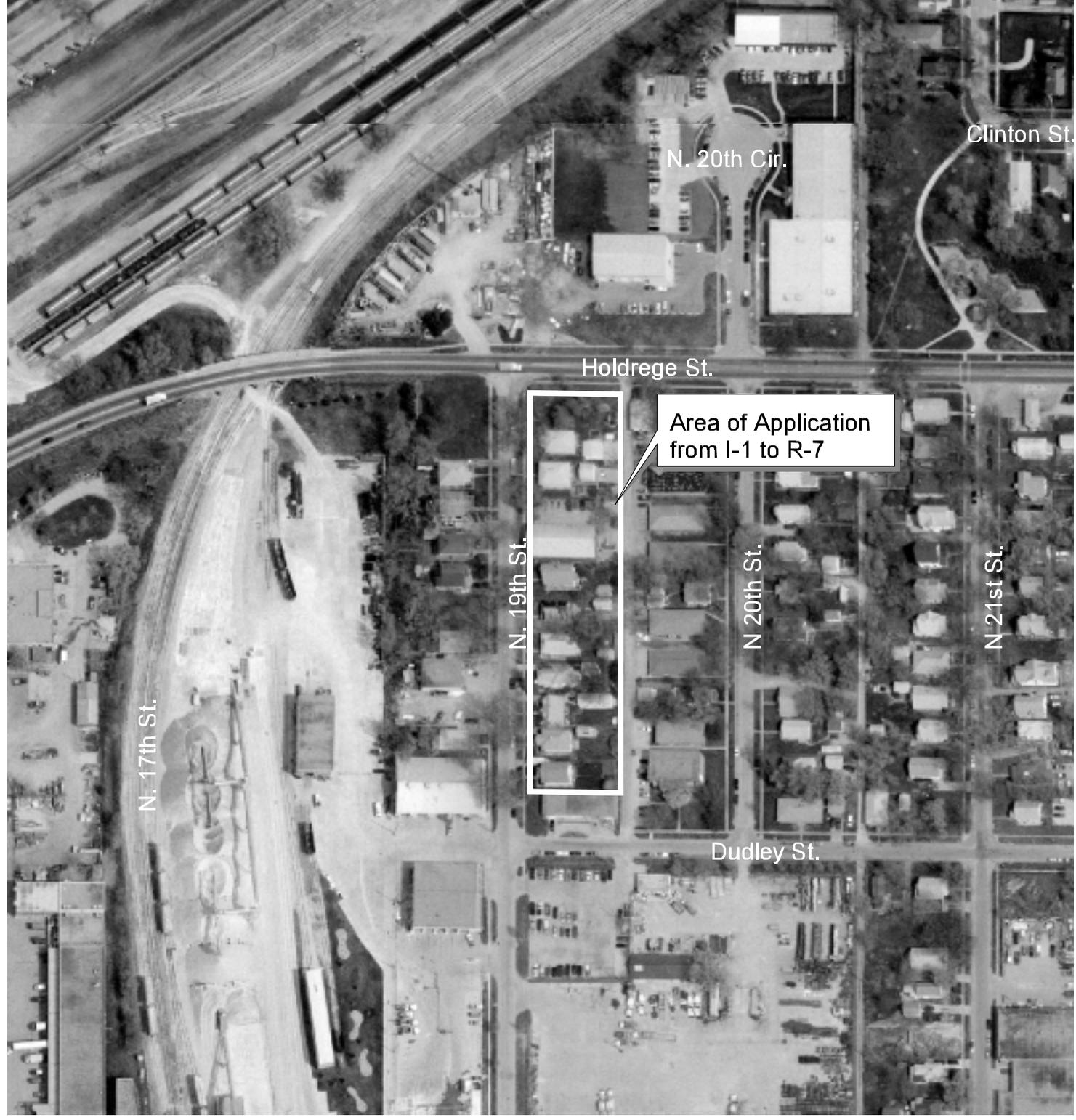
**PUBLIC SERVICE:** The nearest fire station is Fire Station #1 located at 1801 Q Street.

**ANALYSIS:**

1. The Urban Development Department supports this request.
2. The Public Works & Utilities Department supports this request.
3. The Antelope Valley project suggests this area should be residential.
4. Creating more residential will offset some of the residential displaced by the Antelope Valley project.
5. This project readjusts the zoning lines to be consistent with the current use (residential) in order to preserve the existing housing stock.
6. These lots are outside the Antelope Creek designated 100-year flood plain area.

Prepared by:

Becky Horner  
Planner



**Change of Zone #3336  
19th & Dudley St.**



Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

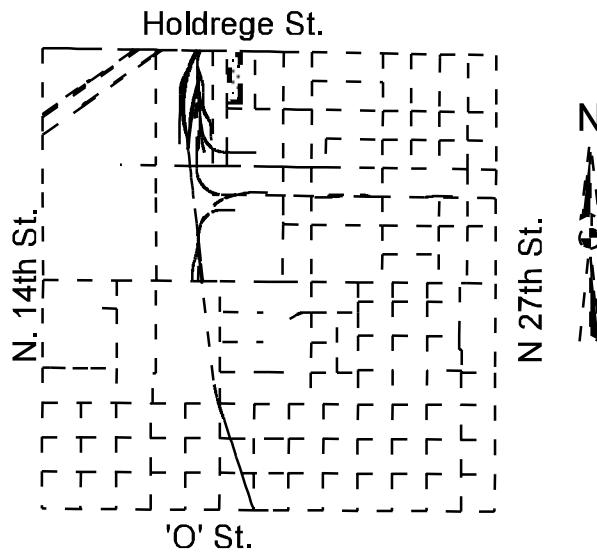


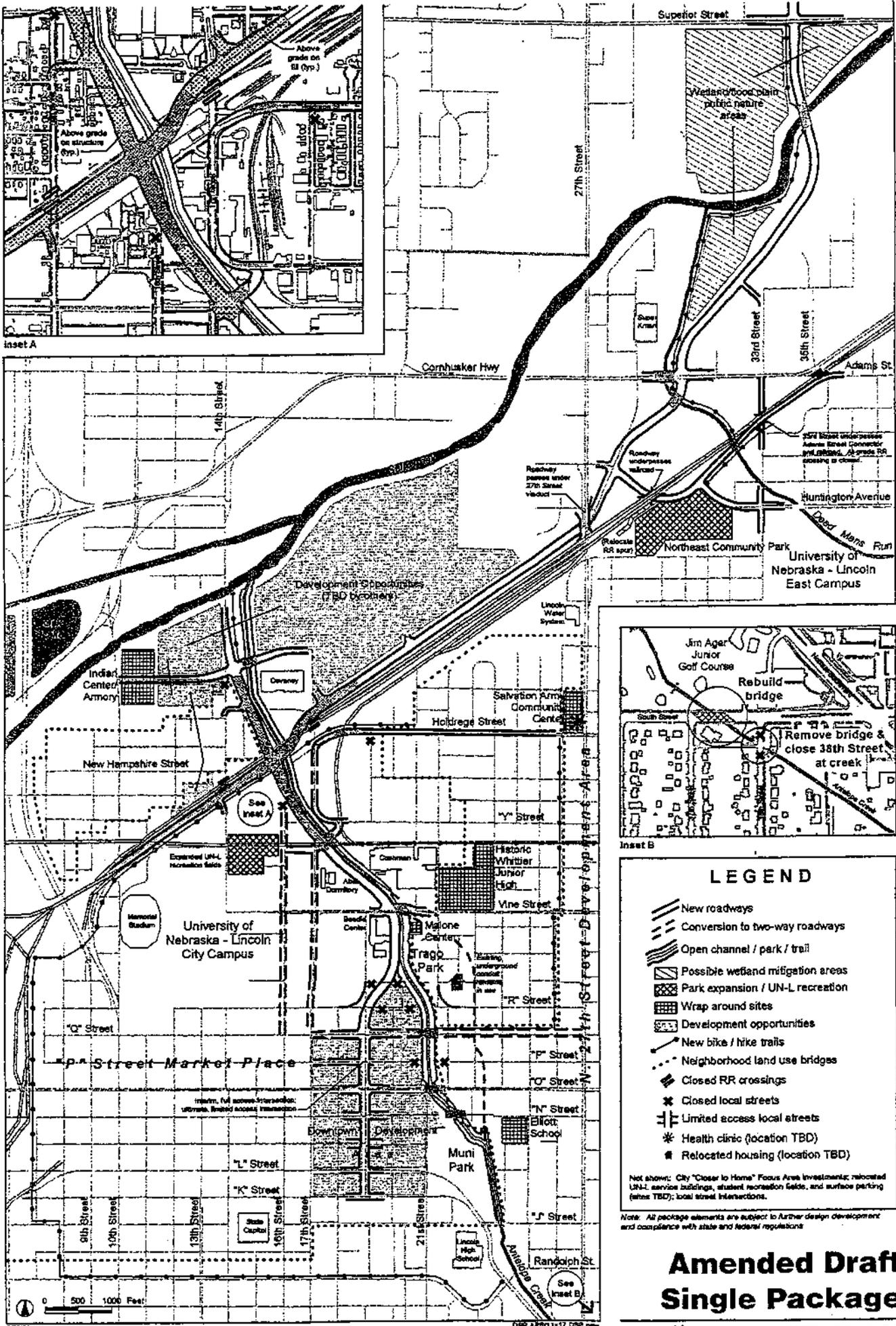
**Change of Zone #3336  
19th & Dudley St.**

**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. 24 T10N R6E





# Amended Draft Single Package



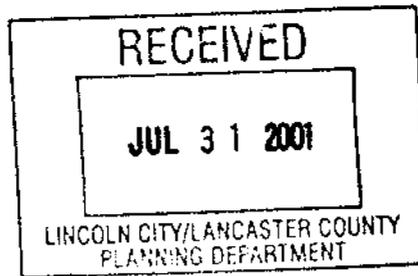
### LEGEND

- New roadways
- Conversion to two-way roadways
- Open channel / park / trail
- Possible wetland mitigation areas
- Park expansion / UN-L recreation
- Wrap around sites
- Development opportunities
- New bike / hike trails
- Neighborhood land use bridges
- Closed RR crossings
- Closed local streets
- Limited access local streets
- Health clinic (location TBD)
- Relocated housing (location TBD)

Not shown: City "Closer to Home" Focus Area Investments; relocated UN-L service buildings, student recreation facility, and surface parking (later TBD); local street intersections

Note: All package elements are subject to further design development and compliance with state and federal regulations

# CLINTON NEIGHBORHOOD ORGANIZATION



A 501(c)(3) Corporation

2121 North 27th Street, Lincoln, NE 68503

July 30, 2001

Lincoln Lancaster Planning Department  
555 S. 10th St. Room 213  
Lincoln, NE 68508

This letter is in regard to the Petition to Amend the Zoning Ordinance, change of zone from I-1 to R-7 (No.C2 3334). The Clinton Neighborhood Association (CNA) in writing the Clinton Neighborhood Focus Area Action Plan set as one of its goals was to reduce land use conflicts by modifying existing zoning boundaries to better reflect residential and industrial areas.

Adjacent to the I-1 zoning exists a residential area of R-4. The I-1 area works contrary to CNA's priority goal of rehabilitating existing housing stock and increasing the number of owner occupied dwellings. The Clinton Neighborhood Association supports the change in zone from I-1 to R-7.

If there are any further questions you can call me at 435-0285.

Sincerely

A handwritten signature in cursive script that reads "Carl D. Tesch".

Carl D. Tesch  
President  
Clinton Neighborhood Organization

cc

Rex Anderson  
Kent Seacrest  
Delores Lintel

Dear City Council Person;

This letter is to request a zoning change for the east and west sides of No. 19<sup>th</sup> street as illustrated below. The current zoning is I1 and we are requesting a change to R7 as agreed with all homeowners within the said area. We feel this would add more stability as well as conform with its current use. It is currently all single family residences within this area with one exception being a twelve unit multi-family dwelling at 1414 No. 19<sup>th</sup> St.. Your consideration is appreciated.

I/We agree to the outlined zoning change from I1 to R7.

Daniel Ferrara  
Signature

1407 N 19<sup>th</sup> STREET  
Address



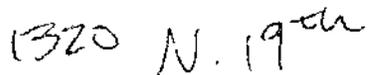
Dear City Council Person;

This letter is to request a zoning change for the east and west sides of No. 19<sup>th</sup> street as illustrated below. The current zoning is I1 and we are requesting a change to R7 as agreed with all homeowners within the said area. We feel this would add more stability as well as conform with its current use. It is currently all single family residences within this area with one exception being a twelve unit multi-family dwelling at 1414 No. 19<sup>th</sup> St.. Your consideration is appreciated.

I/We agree to the outlined zoning change from I1 to R7.

A handwritten signature in black ink, appearing to read "Tom", written over a horizontal line.

Signature

A handwritten address "1320 N. 19<sup>th</sup>" written in black ink over a horizontal line.

Address

Dear City Council Person;

This letter is to request a zoning change for the east and west sides of No. 19<sup>th</sup> street as illustrated below. The current zoning is I1 and we are requesting a change to R7 as agreed with all homeowners within the said area. We feel this would add more stability as well as conform with its current use. It is currently all single family residences within this area with one exception being a twelve unit multi-family dwelling at 1414 No. 19<sup>th</sup> St.. Your consideration is appreciated.

I/We agree to the outlined zoning change from I1 to R7.

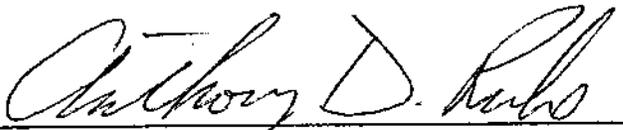
Mike and Diana L. Dwyer  
Signature

1330 No. 19<sup>th</sup>  
Address

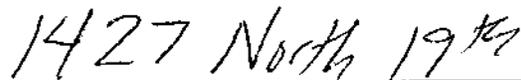
Dear City Council Person;

This letter is to request a zoning change for the east and west sides of No. 19<sup>th</sup> street as illustrated below. The current zoning is I1 and we are requesting a change to R7 as agreed with all homeowners within the said area. We feel this would add more stability as well as conform with its current use. It is currently all single family residences within this area with one exception being a twelve unit multi-family dwelling at 1414 No. 19<sup>th</sup> St.. Your consideration is appreciated.

I/We agree to the outlined zoning change from I1 to R7.



Signature



Address

Dear City Council Person;

This letter is to request a zoning change for the east and west sides of No. 19<sup>th</sup> street as illustrated below. The current zoning is I1 and we are requesting a change to R7 as agreed with all homeowners within the said area. We feel this would add more stability as well as conform with its current use. It is currently all single family residences within this area with one exception being a twelve unit multi-family dwelling at 1414 No. 19<sup>th</sup> St.. Your consideration is appreciated.

I/We agree to the outlined zoning change from I1 to R7.

*Ken A. Anderson*

*Caroline J. Anderson*

Signature

*1328 N. 19th St*

Address

Dear City Council Person;

This letter is to request a zoning change for the east and west sides of No. 19<sup>th</sup> street as illustrated below. The current zoning is I1 and we are requesting a change to R7 as agreed with all homeowners within the said area. We feel this would add more stability as well as conform with its current use. It is currently all single family residences within this area with one exception being a twelve unit multi-family dwelling at 1414 No. 19<sup>th</sup> St.. Your consideration is appreciated.

I/We agree to the outlined zoning change from I1 to R7.

Ann Morris

Signature

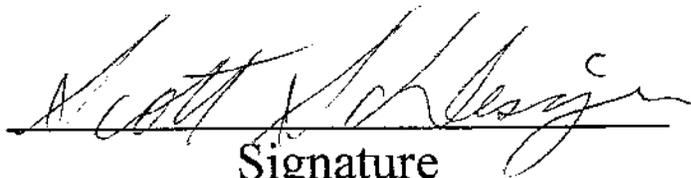
1310 No 19<sup>th</sup> St

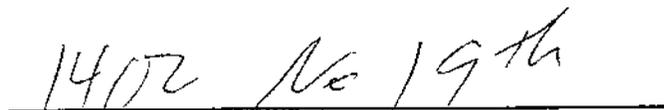
Address

Dear City Council Person;

This letter is to request a zoning change for the east and west sides of No. 19<sup>th</sup> street as illustrated below. The current zoning is I1 and we are requesting a change to R7 as agreed with all homeowners within the said area. We feel this would add more stability as well as conform with its current use. It is currently all single family residences within this area with one exception being a twelve unit multi-family dwelling at 1414 No. 19<sup>th</sup> St.. Your consideration is appreciated.

I/We agree to the outlined zoning change from I1 to R7.

  
Signature

  
Address

Lincoln



Nebraska's Capital City

July 23, 2001

Kathleen Sellman, Director  
Lincoln Lancaster Planning Department  
555 S. 10<sup>th</sup> Street, Rm 213  
Lincoln, NE 68508

Dear Kathleen:

This letter is in regards to the Petition to Amend the Zoning Ordinance, change of zone from I-1 to R-7 (No. C2 3334). The Urban Development Department worked with the Clinton Neighborhood Association (CNA) in writing the *Clinton Neighborhood Focus Area Action Plan*, and one of the goals set by the neighborhood was to reduce land use conflicts by modifying existing zoning boundaries to better reflect residential and industrial areas.

Adjacent to the I-1 zoning, exists a residential area of R-4. The I-1 area works contrary to CNA's priority goal of rehabilitating existing housing stock and increasing the number of owner occupied dwellings. The Urban Development Department supports the change in zone from I-1 to R-7.

Call me at 441-7855 if you have any questions.

Sincerely,

Ernesto Castillo  
Community Development Specialist

cc. Carl Tesch, CNA President  
Marc Wullschleger  
Wynn Hjermstad