

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for AUGUST 31, 2005 PLANNING COMMISSION MEETING

- PROJECT #:** Pre-existing Special Permit 23F
- PROPOSAL:** To expand the boundary of the special permit to accommodate additional off-street parking.
- LOCATION:** The Wesleyan campus is an area generally bounded by North 50th and 56th Streets, and by Huntington and Madison Avenues. The area of the proposed expansion is southwest of the intersection of St. Paul Avenue and North 50th Street.
- LAND AREA** The area of proposed expansion is approximately 8,924 square feet.
- CONCLUSION:** Increasing the amount of off-street parking on campus will help relieve the pressure for on-street parking and should serve to benefit the neighborhood. It complies with Zoning Ordinance and is consistent with the North 48th Street/University Place Plan.

RECOMMENDATION:	Conditional Approval
------------------------	----------------------

GENERAL INFORMATION:

- LEGAL DESCRIPTION:** See attached.
- EXISTING ZONING:** R-6 Residential District
- EXISTING LAND USE:** Single-family Residential

SURROUNDING LAND USE AND ZONING:

North:	Church	R-6
South:	Parking Lot	R-6
East:	Wesleyan Campus	R-6
West:	Parking Lot	R-6

HISTORY: PESP#23E - Approved May 6, 2002 to allow the addition of student housing to accommodate 350 students

PESP#23D - Approved in August, 1998, allowed the expansion of the campus at the northwest corner to include two houses for use as "theme houses" to board up to ten students.

PESP#23B and C - Both approved in 1997, allowed for the expansion of the campus at North 53rd Street and Huntington Avenue for off-street parking, and to allow the use of a house at North 56th Street and Huntington Avenue as a health center, respectively.

PESP#23A - Approved in 1984, allowed for additional off-street parking and for a new health and fitness center. Special permits for parking on the western and northern perimeters of the campus were also granted in 1978, 1984 and 1985.

COMPREHENSIVE PLAN SPECIFICATIONS: Shown as public and semi-public in the Comprehensive Plan. The 1987 University Place Neighborhood Plan, a subarea plan of the Comprehensive Plan, encourages the neighborhood to work with the University to create additional off-street parking, and implement measures to preserve the existing housing stock.

The 2004 North 48th Street/University Place Plan includes the Wesleyan Campus (NWU) as an integral component. The following references are relevant:

Page 3 - **Local Circulation and Parking Recommendations** - Public parking for the business district should be expanded west of 48th Street, with pedestrian connections to rear building entrances and to the residential areas to the west. Parking facilities and circulation on the east side of 48th Street between St. Paul and Madison should be reconfigured and expanded to provide more parking and greater convenience to customers of area businesses. St. Paul Avenue should be designed as an auto "court," providing convenient on-street parking and access to all existing lots and driveways.

Page 61 - **Local Traffic and Circulation** - The overall supply of parking in the neighborhood should be increased, without destroying the character of the area. Parking demand is generated by three sources – the business district, the University, and the residential neighborhood – and each requires somewhat different solutions. Resolving business district parking issues involves increasing both the supply of convenient parking and the ease by which customers find that parking. The University must identify locations for new parking, including the consideration of decks over surface lots. However, it must take care not to harm the neighborhood by expanding opportunistically into the residential fabric. Residential parking issues involve assuring that development has adequate parking to meet demand; and, in some cases, reducing densities to be more consistent with the carrying capacity of local streets and the on-street parking supply.

Page 63 - **East Business District Parking and St. Paul Court** - Parking facilities and circulation on the east side of 48th Street between St. Paul and Madison should be reconfigured and expanded to provide more parking and greater convenience to customers of area businesses. St. Paul Avenue should be designed as an auto "court," providing convenient on-street parking and access to all existing lots and driveways.

Page 80 - **NWU Campus Surroundings** - NWU is encouraged to regard the blocks to the West of the current core campus, between 50th and 48th Streets and Madison and Huntington as an area suitable for campus expansion. Campus-related commercial and residential activities should be increasingly integrated into the 48th Street business district, and could be accommodated in this transitional area.

ANALYSIS:

1. This request seeks to expand the boundary of the special permit for Nebraska Wesleyan to include an approximately 9,000 square foot area for a parking lot.
2. The subject parcel consists of two residential lots (Lots 1 and 2, Block 77) currently occupied by a single-family residence. If approved, the residence will be removed and a parking lot will be installed.
3. Only a conceptual layout for the design of the parking lot has been provided. The specific layout will be determined at the time of building permits and it must comply with all applicable requirements of the City of Lincoln Design Standards including parking stall and driveway design, landscaping, and lighting. This request is to allow the expansion of the permit boundary, and no waivers or exceptions to Design Standards are requested.
4. The recently approved North 48 Street/University Place Plan includes development/redevelopment strategies for this area, and includes the NWU campus. The task force involved in creating this plan included the University Place Community Organization (UPCO), the University Place Business Association and major property owners, the First United Methodist Church, Nebraska Wesleyan University (NWU) administration and students, Huntington Elementary School, the Northeast Family Resource Center, the University of Nebraska-Lincoln (UNL), and Neighborhoods, Inc.
5. The plan calls for any expansion of the NWU campus to be to the west toward University Place, and not into the residential areas to the south and north. The proposed parking lot is to the west of the campus into an area identified in the plan for potential future expansion.
6. The proposed parking lot will occupy Lots 1 and 2, Block 77. The west one-half of the block is fully developed with commercial buildings and associated parking lots. The east one-half of the block is fully developed with off-street parking, except for Lots 1 and 2 which are occupied by a single-family residence.
7. The parking lot will provide additional off-street parking for students and will help relieve the pressure for on-street parking in the area.

CONDITIONS:

Site Specific:

1. This approval permits the expansion of the pre-existing special permit boundary to include an area for a proposed parking lot located southwest of the intersection of St. Paul Avenue and North 50th Street as shown on the attached site plan.

General:

2. Before receiving building permits:
 - 2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department for review and approval.
 - 2.1.1 5 copies of the final plan as approved.
 - 2.2 The construction plans comply with the approved plans.

Standard:

3. The following conditions are applicable to all requests:
 - 3.1 Before occupying these structures all development and construction is to comply with the approved plans.
 - 3.2 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 3.3 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.4 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

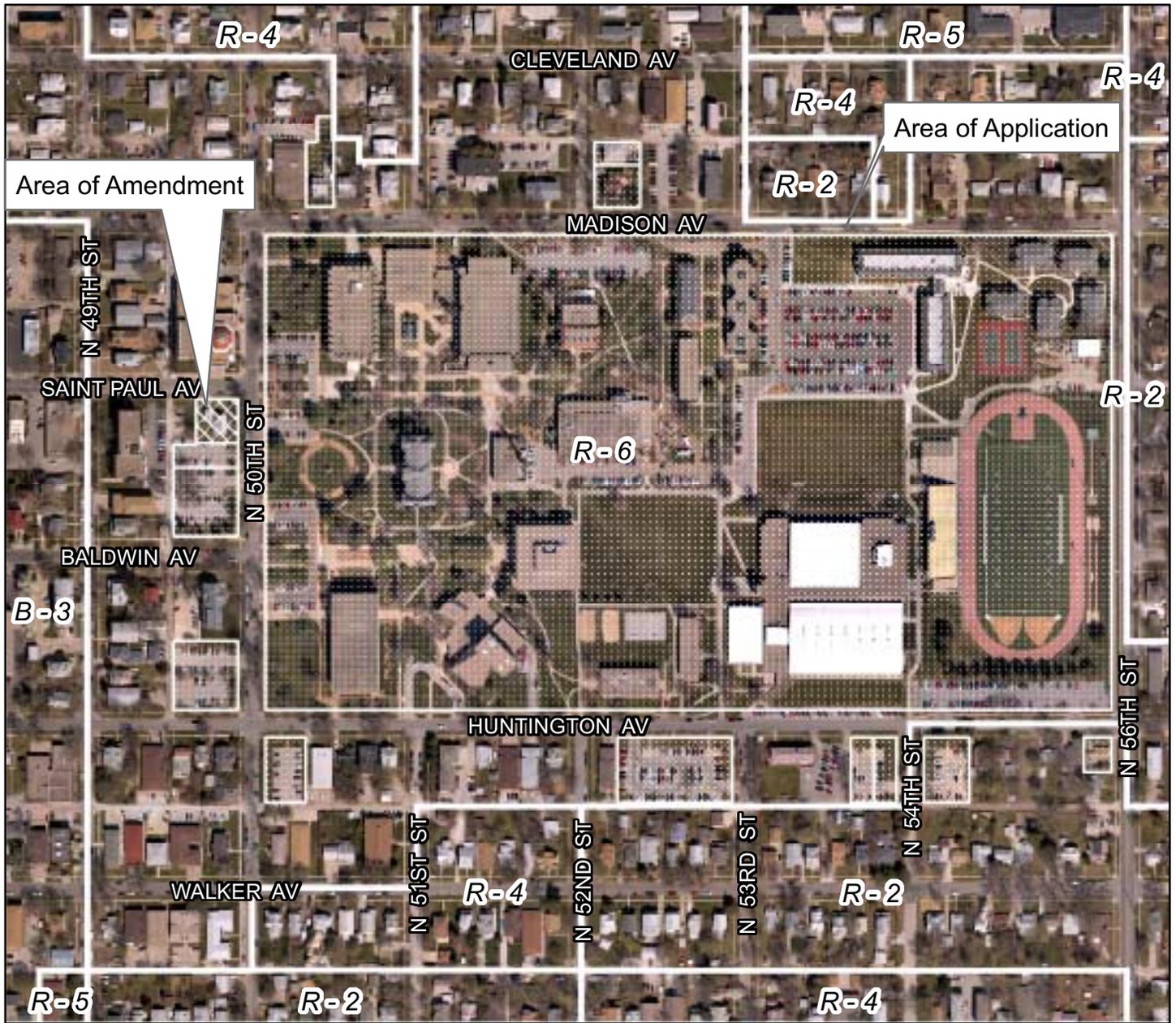
4. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by

Brian Will, AICP
Planner
August 19, 2005

**APPLICANT/
OWNER:** Nebraska Wesleyan University
5000 Saint Paul Avenue
Lincoln, NE 68504

CONTACT: John Sinclair
700 Q Street
Lincoln, NE 68508



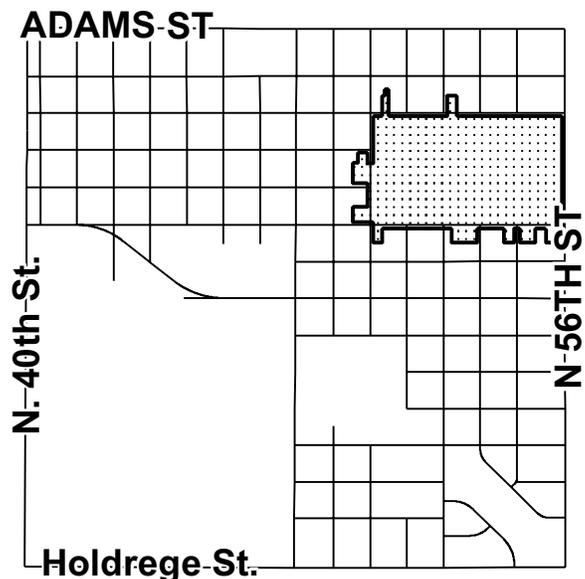
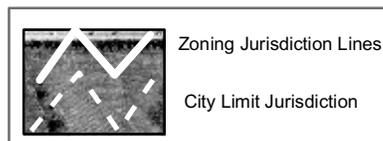
2005 aerial

Pre-Existing Special Permit #23F N. 56th & Madison Ave.

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. 17 T10N R7E



Nebraska Wesleyan University
Application for Expansion of Pre-Existing Special Permit 23E
Statement of Purpose
August 4, 2005

This application (submitted on behalf of Nebraska Wesleyan University for an expansion of the current boundaries of Pre-Existing Special Permit 23E) is being requested to allow Nebraska Wesleyan University to further expand the amount of off-street parking available to students at the University.

PURPOSE

The 'expanded' site area that is being requested for inclusion in the pre-existing special permit is meant to be developed into a surface parking lot to help relieve the demand for student parking on the surrounding neighborhood streets at the western edge of campus. As stated in the previous Amendment to this Special Permit, Nebraska Wesleyan University is committed to continuing their efforts to ease the parking congestion in the surrounding neighborhood.

In a cooperative effort with the City, the University Place Community Organization, the University Place Business Association and the University of Nebraska-Lincoln, Nebraska Wesleyan University has participated in the development of the North 48th Street University Place Plan. In this Plan, NWU has agreed to limit development south of the campus and to down zone certain properties zoned R-6 to R-2 along Madison Street, while focusing future development generally west toward 48th street. This surface parking lot, supported in the attached letter from the First United Methodist Church which is located directly across the street north of this property, is consistent with and a part of this agreement to develop the area between 50th and 48th streets.

The drawing that is being submitted in this application is intended to show only a "conceptual layout" of the parking that is envisioned for this additional property. The final design may vary somewhat, however this surface lot will meet all City of Lincoln standards in terms of setbacks, landscape screening, site lighting and directional/identification signage.



First United Methodist Church

2723 North 50th Street • Lincoln, Nebraska 68504
Phone: (402) 466-1906 • Fax: (402) 466-1908
Email: firstchurch@inebraska.com

...a growing, inclusive community of faith

Clark Chandler
Nebraska Wesleyan University
5000 St Paul Ave
Lincoln, NE 68504

Dear Clark:

First United Methodist Church, at the Administrative Council Meeting on April 26, 2005, passed the following resolution.

It is our understanding that Nebraska Wesleyan University desires to demolish the house situated on the southwest corner of 50th and St Paul in order to develop more parking area for Nebraska Wesleyan students and staff. The Administrative Council of First UMC deems this an appropriate use of said property and supports Wesleyan's continuing effort at being a good neighbor in the community and enhancing the beauty of its campus.

We value our connection with the University, its faculty, staff and students, and appreciate our relationship with Dr Ebb Munden.

Thank you for your consideration.

Most Sincerely,

Reverend Dr Ed Bonneau
Senior Pastor, First UMC

Nebraska Wesleyan University
CURRENT SPECIAL PERMIT #23E

Legal Description:

Lot 10, Block 49; the south 92 feet of Lots 7 and 8, Block 53; the south 3 feet of the east 92 feet of Lot 2 and all of Lots 3,4,5, and 6, Block 77; Lots 4,5, and 6, Block 85; Lots 5 and 6 except the east 12 feet of Block 97; Lots 1,2,3,4, and 5, Block 99; Lots 1 and 2, Block 100; the north 75 feet of Lot 1 and all of Lots 2,3,6,7, and 8, Block 101; University Place Addition; and Lot 22 Irregular Tract; and an Irregular Tract between 50th and 56th Streets and Baldwin and Huntington Avenues; all located in the Northeast Quarter of Section 17, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska.

PROPERTY REQUESTED FOR INCLUSION IN CURRENT SPECIAL PERMIT #23E

Legal Description:

The East 92 feet of Lots 1 and 2, except the south 3 feet thereof, Block 77, University Place, Lincoln, Lancaster County, Nebraska

Address: 2635 North 50th Street, Lincoln, Nebraska.

THIS AMENDMENT
INCLUDES BOTH AREAS.