

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

**P.A.S.:** Appian Way **DATE:** September 5, 2001  
Annexation #01006  
Change of Zone #3320 (AG to R-3)  
Change of Zone #3285 (AG to B-5)  
Preliminary Plat #01006  
Use Permit #140

|   |  |
|---|--|
| <b><u>PROPOSAL:</u></b> Annexation #01006 | Annexes 245 acres into the City of Lincoln   |
| Change of Zone #3320                      | Changes the zoning on 98.8 acres east of relocated 91 <sup>st</sup> Street from AG to R-3  |
| Change of Zone #3285                      | Changes the zoning on 146.3 acres between 84 <sup>th</sup> and relocated 91 <sup>st</sup> Street north of Highway 2 from AG to B-5         |
| Preliminary Plat #01006                   | 28 commercial lots and 8 outlots   |
| Use Permit #140                           | 803,400 square feet of commercial space, with the option to expand to 940,000 square feet, provided PM peak hour trips do not exceed 2,925 |

### **WAIVER REQUESTS:**

|                  |   |
|------------------|---|
| Preliminary Plat | Waivers of sidewalks, the restriction on transferring from one sewage basin to another, and the requirement that lots front upon and take access to a private roadway |
| Use Permit       | Adjustments of parking ratios and front yard setbacks as indicated in the Conditional Annexation and Zoning Agreement.  |

**LAND AREA:** 245.09 acres, more or less.

**CONCLUSION:** The annexation proposal is in conformance with the Comprehensive Plan. Specifically it meets the annexation policies of the plan and is within the future service limit.

Both changes of zone conform with the Land Use Plan and the Comprehensive Plan.

The preliminary plat and use permit require a number of corrections in order to meet design standards and require some design changes in order to bring them into harmony with the Comprehensive Plan and codes.

|                        |                              |                      |
|------------------------|------------------------------|----------------------|
| <b>RECOMMENDATION:</b> | <b>Annexation:</b>           | Approval             |
|                        | <b>Change of Zone #3320:</b> | Approval             |
|                        | <b>Change of Zone #3285:</b> | Approval             |
|                        | <b>Preliminary Plat:</b>     | Conditional Approval |
|                        | <b>Use Permit:</b>           | Conditional Approval |

**GENERAL INFORMATION:**

**LEGAL DESCRIPTIONS:**

**Annexation:** Lots 58, 72, 84, 85, 87 I.T. and a portion of Lots 56, 71, 82, 90, 91, and 92 I.T., and a portion of S. 91<sup>st</sup> Street right of way to be vacated and a portion of State of Nebraska right of way, all located in Section 23, T9N, R7E, Lancaster County, Nebraska.

**Change of Zone #3285 (AG to B-5):** Lots 58, 72, 84, 85, 87 I.T. and a portion of Lots 56, 71, 82, 90, 91, and 92 I.T., and a portion of S. 91<sup>st</sup> Street R.O.W. to be vacated and a portion of State of Nebraska R.O.W., all located in Section 23, T9N, R7E, Lancaster County, Nebraska.

**Change of Zone #3320 (AG to R-3):** A portion of Lot 82 I.T., located in the NE 1/4 of Section 23, T9N, R7E, Lancaster County, Nebraska.

**Preliminary Plat:** Lots 58, 72, 84, 85, 87 I.T. and a portion of Lots 56, 71, 82, 90, 91, and 92 I.T., and a portion of S. 91<sup>st</sup> Street R.O.W. to be vacated and a portion of State of Nebraska R.O.W., all located in Section 23, T9N, R7E, Lancaster County, Nebraska.

**Use Permit:** Lots 58, 72, 84, 85, 87 I.T. and a portion of Lots 56, 71, 82, 90, 91, and 92 I.T., and a portion of S. 91<sup>st</sup> Street R.O.W. and a portion of State of Nebraska R.O.W., all located in Section 23, T9N, R7E, Lancaster County, Nebraska.

**LOCATION:** S. 84<sup>th</sup> Street and Highway 2

**APPLICANT:** Eiger Corporation  
Andermatt, L.L.C.  
Kelvin Korver  
R.R. 1, Box 93A  
Adams, NE 68301

**OWNERS:** Andermatt L.L.C.  
Eiger Corporation  
David S. Olson  
Realty Trust Group  
Westcor L.L.C.  
City of Lincoln  
Nebraska Department of Roads

**CONTACT:** Kent Seacrest & DaNay Kalkowski  
Seacrest & Kalkowski  
1111 Lincoln Mall - Suite 350  
Lincoln, NE 68508  
402-435-6000

**EXISTING ZONING:** AG Agricultural

**EXISTING LAND USE:** Open fields with a City water tower.

**SURROUNDING LAND USE AND ZONING:**

|        |            |  |
|--------|------------|--|
| North: | AG and R-3 | Fields, acreages, and Vintage Heights                  |
| South: | AG and AGR | Fields and acreages east of S. 91 <sup>st</sup> Street |
| East:  | AG         | Fields and acreages                                    |
| West:  | AGR        | Acreages and the Pine Lake SID to the northwest        |

**ASSOCIATED APPLICATIONS:** Comprehensive Plan Conformance #01002, which declares the 84<sup>th</sup> & Pine Lake Road water tank site surplus.

**HISTORY:**

Nov. 1994                      The 1994 Lincoln/Lancaster County Comprehensive Plan is adopted including a potential regional commercial center at 84<sup>th</sup> and Highway 2.

- Nov. 1997            A draft 84<sup>th</sup> & Highway 2 Subarea Plan was submitted without traffic, environmental and other studies. The draft subarea plan was deferred until the studies were completed.
- Sept. 2000            Kent Seacrest, on behalf of Andermatt LLC, submitted a draft subarea plan, change of zone and associated studies related to the request for a regional commercial center at 84<sup>th</sup> & Highway 2.
- May 2001             The 84<sup>th</sup> & Highway 2 Subarea Plan was adopted, including a regional commercial center with 1.9 million square feet of floor area.
- Aug. 30, 2001        A signed Annexation Agreement was delivered to the Planning Department.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The commercial area is designated as Commercial in the Comprehensive Plan and as a Mixed Use Regional Center in the Southeast Lincoln/Highway 2 Subarea Plan. The residential area is designated as Urban Residential. Both areas are shown as Phase II in the Phasing Plan.

### **City of Lincoln Future Commercial Needs and Plan**

**Goals:**

- Encourage the coordination of the siting of regional retail centers and the transportation plan.
- Provide geographically convenient and accessible retail areas throughout the City and County so as to provide the widest possible variety of goods and services.
- Discourage strip development and spot zoning and encourage more compact and higher quality retail and commercial development.
- Attempt to eliminate conflicts between retail and institutional land use when siting new retail locations.
- Encourage the development of regional corporate office space in appropriate locations.
- Provide for the location of employment areas at sites which are convenient to existing and proposed residential areas throughout the county and accessible from the existing or proposed transportation system.
- Discourage strip development and encourage more compact and higher quality development.
- Encourage the development of competing regional retail centers while recognizing Gateway as currently being the dominant regional retail center.
- Assure that economic development is accomplished with respect for environmental quality.(p. 54)

### **Mixed Use Centers**

The Comprehensive Plan identifies this area as a mixed use center with 1.9 million square feet of commercial uses. Page 67 of the Comprehensive Plan states:

Mixed use areas present special design opportunities. Buildings and facilities in the centers should relate to one another as an urban grouping. Parking facilities should provide convenient service, but should not dominate the project design. The centers should be completely integrated into all community transportation systems, including public transportation and trails networks. Finally, the mixed use centers should provide the contemporary equivalent of a traditional business district, with customer amenities and public spaces.

Developing mixed use centers will be subject to detailed review during the development process including specific review of site plans, impacts of the proposed project on the environment, traffic, utilities, public services, abutting neighborhoods and the community as a whole.

#### **Strategies:**

- New mixed use areas will be of the highest quality urban design.
- Desirable open spaces, buffers and landscaping will be provided in each mixed use area.
- The natural features of the site, including views, significant vegetation and natural topography will be preserved in each mixed use area.
- Human scale design shall be encouraged with linkages between neighborhoods for pedestrians and bicyclists as well as motorists.
- Master planning of contiguously owned property will be strongly encouraged.
- All new major discount or full line retailers will be located in mixed use centers.

#### **Solid Waste Strategies:**

- Encourage community-wide recycling programs, including the location of sites for material collection and handling/processing at strategic locations.
- Include recycling collection facilities at major public places, such as mixed use areas.(page 146)

#### **Phasing Plan:**

Phase II: Areas designated for near term development... contiguous to existing or planned development but lacking one or more items of infrastructure, such as an arterial road, park, or trunk sewer.

**UTILITIES:** The extension of existing utilities to serve this area is outlined in the Conditional Annexation and Zoning Agreement.

The Capital Improvements Program (C.I.P.) shows the construction of a 48" major transmission water main in S. 84<sup>th</sup> Street from O Street to Yankee Hill Road in 2000-2004.

The C.I.P. shows the construction of trunk sanitary sewer along S. 91<sup>st</sup> Street from Pine Lake Road to Highway 2 in 2002-2003.

**TOPOGRAPHY:** The proposed commercial area rises from the exiting roads to an elevation of 1440 NAVD. The total height difference between the edges of the site and the hilltop ranges from 40 to 80 feet.

**TRAFFIC ANALYSIS:** The Southeast Lincoln/Highway 2 Subarea Plan shows the realigned Pine Lake Road, S. 84<sup>th</sup> Street, and S. 91<sup>st</sup> Street as new arterials. Highway 2 is classified as an arterial street.

The C.I.P. currently identifies road improvements on Pine Lake Road in 2005-6 and S. 84<sup>th</sup> Street in 2003-2004.

The 1.9 million square feet of retail at build out generate a number of trips, which trigger the road improvements outlined in the annexation agreement.

**REGIONAL ISSUES:** The impact 940,000 square feet of commercial space will have on the transportation network and city infrastructure.

**ENVIRONMENTAL CONCERNS:** Preservation of wetlands in the southeast corner of the commercial site.

**AESTHETIC CONSIDERATIONS:** Highway 2 is a major entryway into Lincoln. The applicant has provided a 100' building and parking setback along Highway 2 which will be landscaped with trees and native grasses. The site provides 800 more parking spaces than are required for the amount of commercial use proposed. Redesigning the site with fewer parking stalls would allow more open space within the shopping center.

**ALTERNATIVE USES:** A mixed use center which includes more office sites and residential uses. A mixed use center with higher density. The proposed Floor Area Ratio is .14, well below the .25 expected in new developing areas.

### **ANALYSIS:**

#### **Annexation**

1. This area is contiguous to the city.
2. This annexation proposal is in conformance with the Comprehensive Plan. Specifically it meets the annexation policies of the plan and is within the future service limit. Although it is shown as Phase II in the phasing plan, the Conditional Annexation and Zoning Agreement provides for the area's infrastructure needs.

3. Even though a proposal is in conformance within the future service limit, the City should only approve an annexation when the infrastructure is in place or has been provided for in the City's C.I.P. or by the applicant. In this case the developer has agreed to an annexation agreement which commits the developer to contribute to the cost of public improvements.
4. If approved, the Conditional Annexation and Zoning Agreement accompanying this annexation will require that some items in the City's Capital Improvements Program be moved up, while other projects are pushed farther into the future.

### **Changes of Zone**

1. The Land Use Plan designates the proposed R-3 area as Urban Residential and the proposed B-5 area as Commercial. The Southeast Lincoln/Highway 2 Subarea Plan further designates the proposed B-5 area as a Mixed Use Regional center with a portion of Commercial Transition in the southeast corner of the site. The corner of Pine Lake Road and S. 91<sup>st</sup> Street is designated as a Special Residential area.
2. The proposed zoning conforms with the Comprehensive Plan.

### **Preliminary Plat and Use Permit**

1. Generally, the Comprehensive Plan indicates that mixed use centers be held to the "highest quality of urban design." They must provide desirable landscaping, buffers and open spaces. The plan encourages human scale design with connections for pedestrians as well as vehicles. Lincoln's mixed use centers should act as modern equivalents to the traditional business district, with customer amenities and public spaces.
2. The proposal includes a 100 foot "no parking/no buildings" buffer along Highway 2 and S. 84<sup>th</sup> Street (signs may be constructed in the 50-100 foot portion of the open space) which will be landscaped with native grasses and assorted trees.
3. The landscaping along S. 91<sup>st</sup> Street does not currently meet Design Standards. Landscape screen is also required between private roadways and parking areas, but that screen can be reviewed at the same time as the building permits for individual lots.
4. While the buffer surrounding the commercial center is largely sufficient, the plans fail to provide open spaces within the center, public spaces, and pedestrian connections within the parking lots. As noted in the Comprehensive Plan, human scale design shall be encouraged. An example of a public open space within a mixed use center is the courtyards within SouthPointe Pavilions.

5. The applicant has not provided sufficient rationale for waiving sidewalks along one side of the private roadways within the shopping center. Sidewalk connections are a critical pedestrian amenity, especially in a large shopping center. Sidewalks should also be added to major driveways leading up to the large stores on Block 3, Lots 4-6.
6. Some of the lots have no access, except across another lot's parking area. All lots must have access to a private roadway over a public access easement.
7. As noted in the Comprehensive Plan, recycling drop-off facilities should be located in major public places such as mixed use areas. This commercial area, with its access to arterial streets, is a strategic location for drop-off facilities.
8. The site plan depicts two commercial building envelopes on Lots 11 and 12, Block 3. These buildings should be relocated so that their backs are to the 162,000 square foot retail store, not the Public Way Corridor.
9. Other major shopping centers in Lincoln such as Lenox Village, Willowbrook, and SouthPointe Pavilions have provided an architectural theme for their developments. This development abuts one of Lincoln's major entryway corridors. Mixed use centers should contain buildings which relate to one another as an urban grouping. For these reasons, an architectural theme must be provided.

**PRELIMINARY PLAT CONDITIONS:**

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
  - 1.1 Revise the preliminary plat to show:
    - 1.1.1 Sidewalks along all both sides of streets and private roadways, except for Highway 2 and S. 91<sup>st</sup> Street.
    - 1.1.2 Show the trail on the west side of S. 91<sup>st</sup> Street as a sidewalk and add a trail to the east side. Label the 10' trail on the east side of 91<sup>st</sup> as "trail to be constructed by Parks & Recreation".
    - 1.1.3 Landscaping along S. 91<sup>st</sup> Street which meets the design standards for screening parking lots.

- 1.1.4 Revise the Preliminary Plat Boundaries and the metes and bounds descriptions. They do not currently close and they do not match the R-3 change of zone legal description.
- 1.1.5 Provide consistent and correct utility labels - it appears a storm sewer on S. 91<sup>st</sup> was labeled as a 15 ft sanitary sewer.
- 1.1.6 Revise the Public Way Corridor elevations to show 130 feet of right of way. Move the S. 91<sup>st</sup> Street trail to the east side and show a sidewalk on the west side.
- 1.1.7 Show Eiger Drive clearly connecting to the current S. 84<sup>th</sup> Street alignment.
- 1.1.8 Provide a public access easement over Outlots C and D so that Lots 11-17, Block 3 have access to a private roadway.
- 1.1.9 Provide utility easements as requested by L.E.S.
- 1.1.10 Revise the S. 84<sup>th</sup> Street and S. 91<sup>st</sup> Street right of way to 130 feet.
- 1.1.11 Provide a S. 84<sup>th</sup> Street and Highway 2 alignment approved by the Department of Public Works & Utilities.
- 1.1.12 Revise the lot lines so that the wetlands are in Outlot B.
- 1.1.13 Show the landscaping berms on the grading and drainage plan.
- 1.1.14 Clarify the phasing of the grading plan so that the land around the water tank is not disturbed while the tank is in service.
- 1.1.15 Revise the grading and drainage plan to the satisfaction of the Department of Public Works & Utilities as indicated in Dennis Bartels' 8/13/2001 memorandum.
- 1.1.16 Extend the proposed Eiger Drive street grades west from relocated 84<sup>th</sup> Street to 300 feet west of existing 84<sup>th</sup> Street.
- 1.1.17 Revise the drawings in accordance with the Conditional Annexation and Zoning Agreement.

- 1.1.18 Provide additional fire hydrants to be approved by the Fire Department.
- 1.1.19 Provide 6 foot pedestrian easements on the right-of-way sections as requested by Parks & Recreation.
- 1.1.20 Provide an average spacing of 70 feet for the street trees along Highway 2.
- 1.1.21 Provide an average spacing of 50 feet for the street trees along the private roadways.
- 1.1.22 Substitute an alternate species for Winter King Hawthorne.

2. The City Council approves associated request:

- 2.1 Comprehensive Plan Conformance #01002
- 2.2 Change of Zone #3285
- 2.3 Use Permit #140
- 2.4 Street vacation #01015 - S. 91<sup>st</sup> Street between Pine Lake Road & Highway 2.
- 2.5 Annexation #01006.
- 2.6 A waiver to the sidewalk requirements along Highway 2.
- 2.6 A modification to the requirements of the land subdivision ordinance to permit sewage transfers from one basin to another and to permit lots which do not front upon or take access to a public street or private roadway.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:

- 3.1 The sidewalks, streets, drainage facilities, street lighting, landscape screens, street trees, water mains, sanitary sewer, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.

- 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
  - 3.2.1 To submit to the Director of Public Works an erosion control plan.
  - 3.2.2 To protect the remaining trees on the site during construction and development.
  - 3.2.3 To continuously and regularly maintain street trees along the private roadways and landscape screens.
  - 3.2.4 To complete the private improvements shown on the preliminary plat and use permit.
  - 3.2.5 To maintain the outlots and private improvements and plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
  - 3.2.6 To relinquish the right of direct vehicular access from all lots to S. 84<sup>th</sup> Street, Highway 2, and S. 91<sup>st</sup> Street except as shown on the Preliminary Plat and Use Permit.
  - 3.2.7 To submit to the lot buyers a copy of the soil analysis.
  - 3.2.8 To pay all improvement costs.
  - 3.2.9 To comply with the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

**USE PERMIT CONDITIONS:**

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Revise the site plan to show:
  - 1.1.1 Sidewalks along the main driving aisles for Lots 4-6, Block 3
  - 1.1.2 Revise Note 5 and substitute “east” for “west”. Add “The trail shall be constructed by the Parks & Recreation Department, per the Conditional Annexation and Zoning Agreement.”
  - 1.1.3 Revise Note 9 to indicate 10 feet, not 100 feet.
  - 1.1.4 Provide at least one area for recycling drop off facilities at a location acceptable to Public Works.
  - 1.1.5 Correct the parking table - Lot 6, Block 3 appears to have 738 stalls.
  - 1.1.6 On Lot 1, Block 2, show a 50 foot front yard setback; the lot has excess parking which can be removed.
  - 1.1.7 Provide Lots 13-17, Block 3 with adequate parking or reduce the building square feet accordingly.
  - 1.1.8 Revise the Use Permit Boundaries and the metes and bounds descriptions. They do not currently close and they do not match the R-3 change of zone legal description.
  - 1.1.9 Move the buildings on Lots 11-12, Block 3 so that they abut the edge of Lot 6, Block 3.
  - 1.1.10 Provide a 50 foot setback along S. 91<sup>st</sup> Street with a 50 foot open space buffer as was done along S. 84<sup>th</sup> Street and Highway 2.
  - 1.1.11 Provide open space within the commercial area, including walkways within the parking lots and a public open space.
  - 1.1.12 Provide an architectural theme for the commercial area, including building elevations. Add a note to the site plan stating, “All buildings shall be constructed in accordance with the architectural theme depicted on Sheet 13.”
  - 1.1.13 In Note 22, replace “perimeter pad sites” with a specific list of lots. Add language stating that a revised land use table shall be submitted to the Planning Department for review and approval prior to receiving building permits.

- 1.1.14 Provide public access easements for lots without curb cuts.
- 1.1.15 If the service station on Block 3, Lot 5 is intended for separate ownership, it must have its own lot.
- 1.1.16 In Note 26, change “greendspace” to “greenspace”.
- 1.1.17 Revise the vicinity map to show the full area of the preliminary plat and use permit.
- 1.1.18 Either add a note indicating lots may share excess parking or provide adequate parking for each lot within the shopping center.
- 1.1.19 Revise Note 13 to read “Lots may be created without frontage to a public street or private roadway provided they have access to a public access easement that connects to a public street or private roadway.”
- 1.1.20 Revise Note 20 to read “...provided the square footage for the individual lot...” Add language stating that a revised land use table shall be submitted to the Planning Department for review and approval prior to receiving building permits.
- 1.1.21 Dimension the building envelopes.
- 1.1.22 Revise the building envelopes on Lots 5-6, Block 3 so that they are roughly square. This will help prevent unnecessary administrative amendments.

2. This approval permits:

- 2.1 940,000 square feet of commercial uses provided that the total PM peak hour trips do not exceed 2,925.

General:

3. Before receiving building permits:

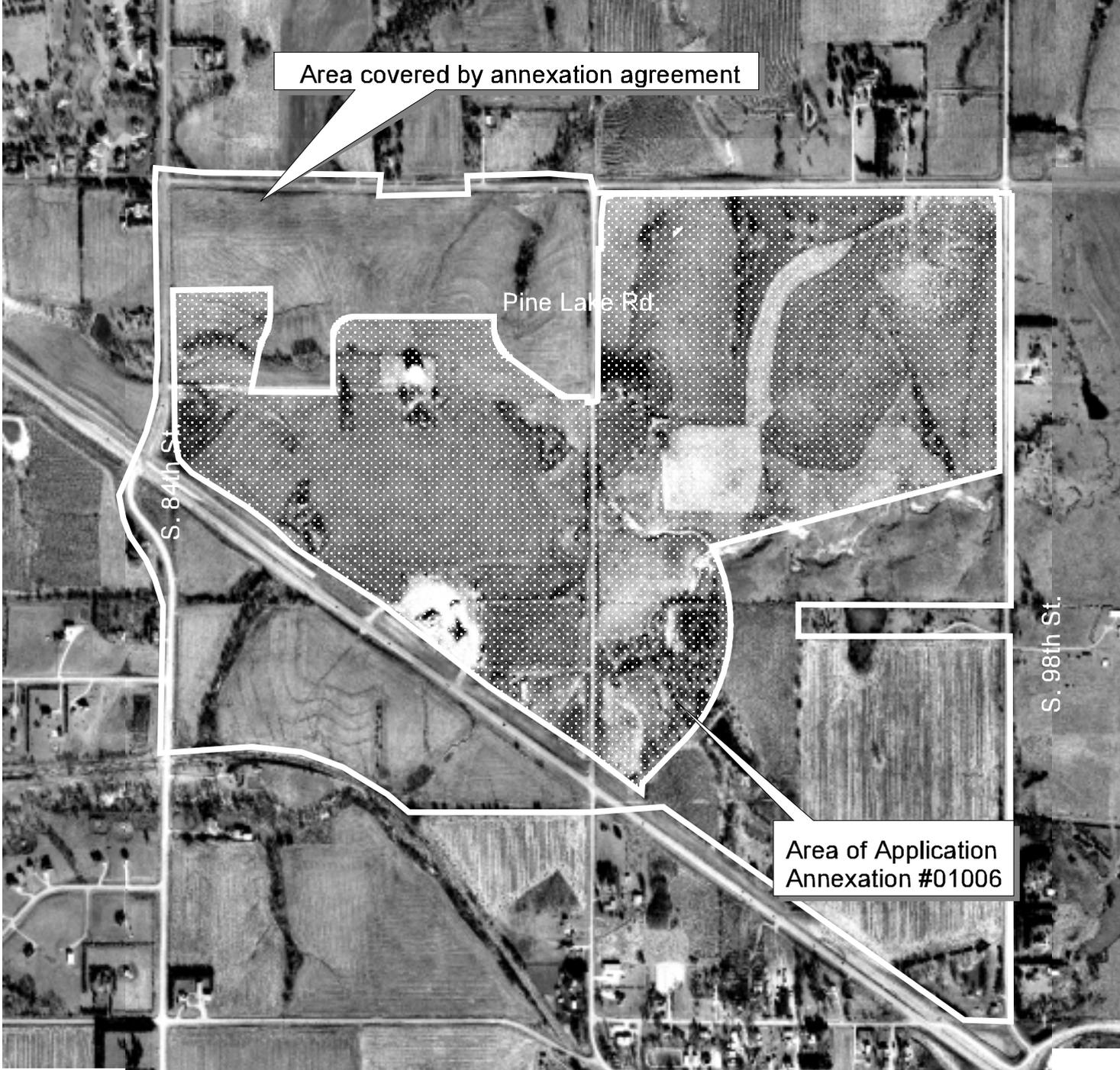
- 3.1 The construction plans shall comply with the approved plans.
- 3.2 Final Plats shall be approved by the City.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
  - 4.1 Before occupying the buildings all development and construction shall have been completed in compliance with the approved plans.
  - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established property owners association approved by the City Attorney.
  - 4.3 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.
  - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the use 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, filing fees therefor to be paid in advance by the applicant.

Prepared by:

Jason Reynolds  
Planner



Area covered by annexation agreement

Pine Lake Rd.

S. 84th St.

S. 98th St.

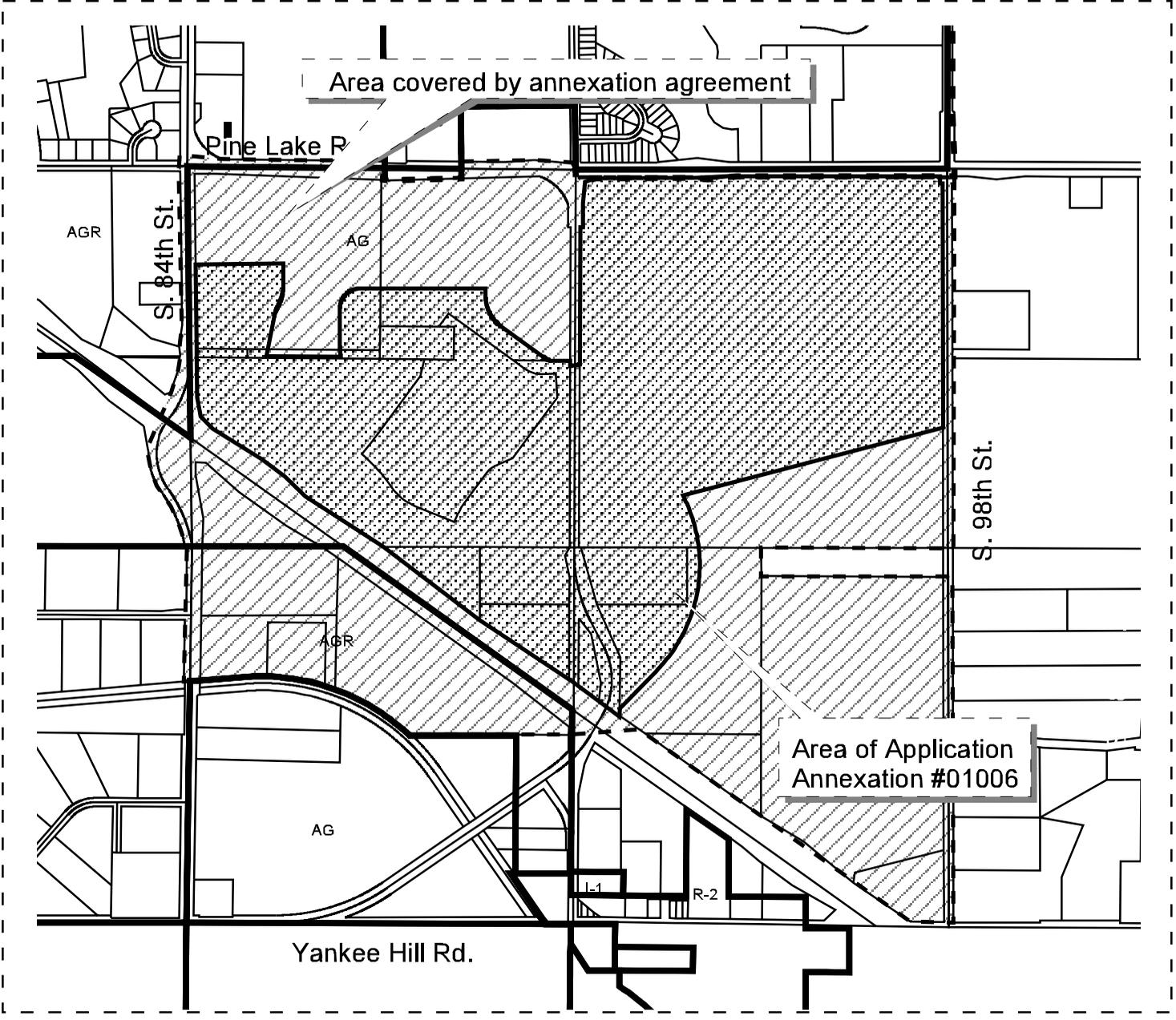
Area of Application  
Annexation #01006

**Annexation #01006**  
**S. 84th & HWY #2**



Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

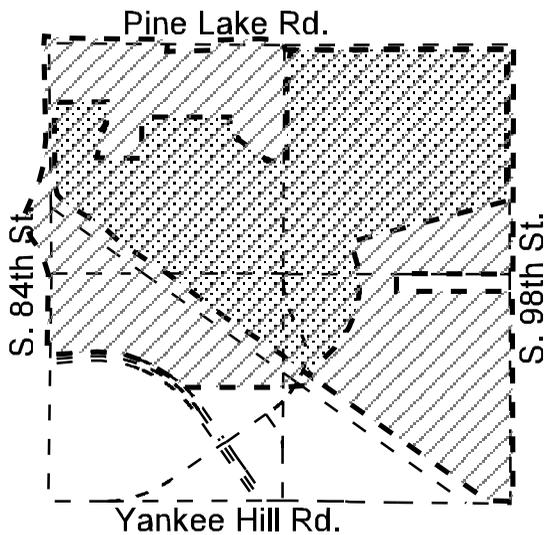


**Annexation #01006**  
**S. 84th & HWY #2**

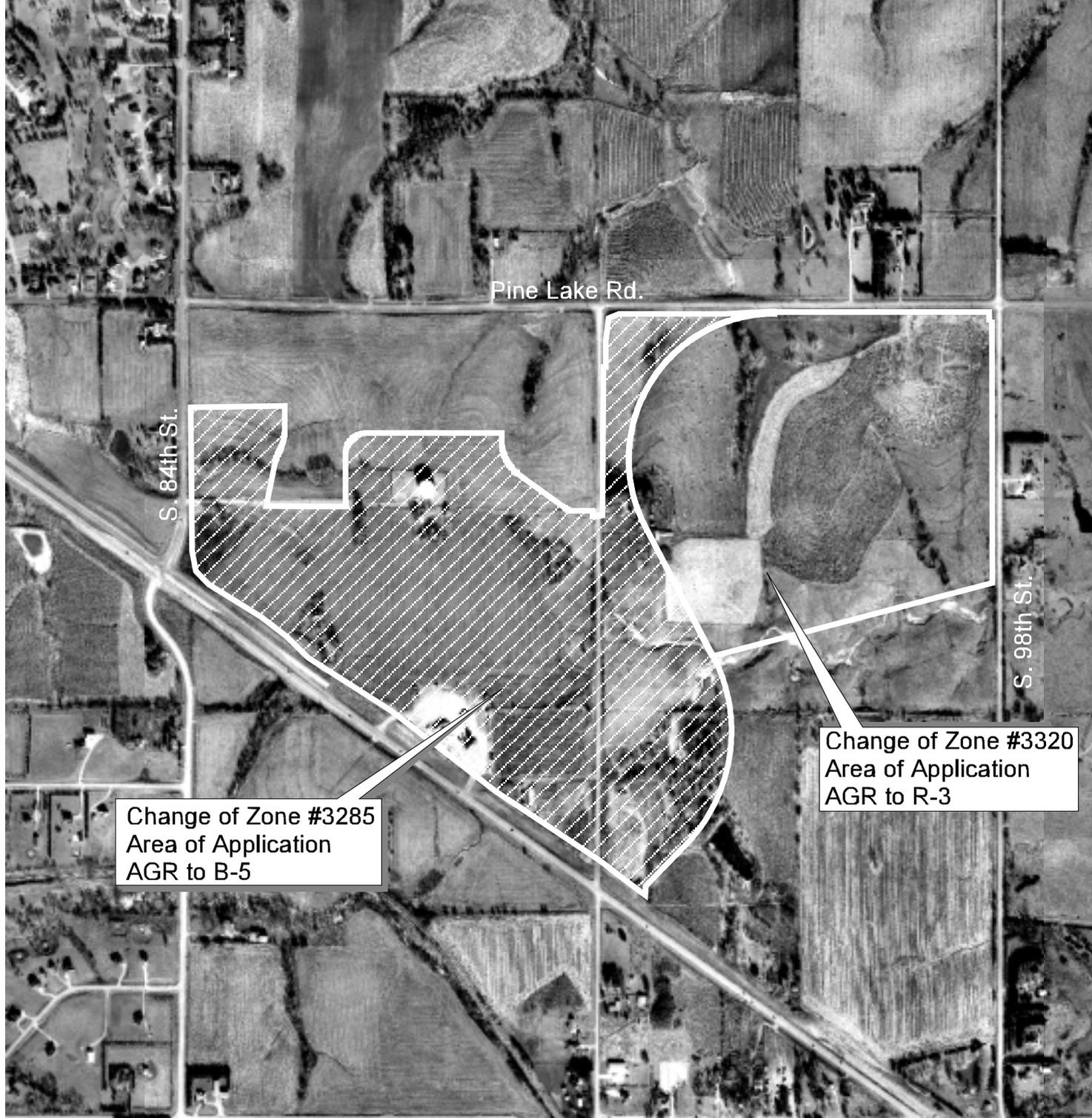
**Zoning:**

- |            |  |
|------------|--|
| 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. 23 T9N R7E



Sheet \_\_\_ of \_\_\_  
 Date: \_\_\_\_\_



Change of Zone #3285  
Area of Application  
AGR to B-5

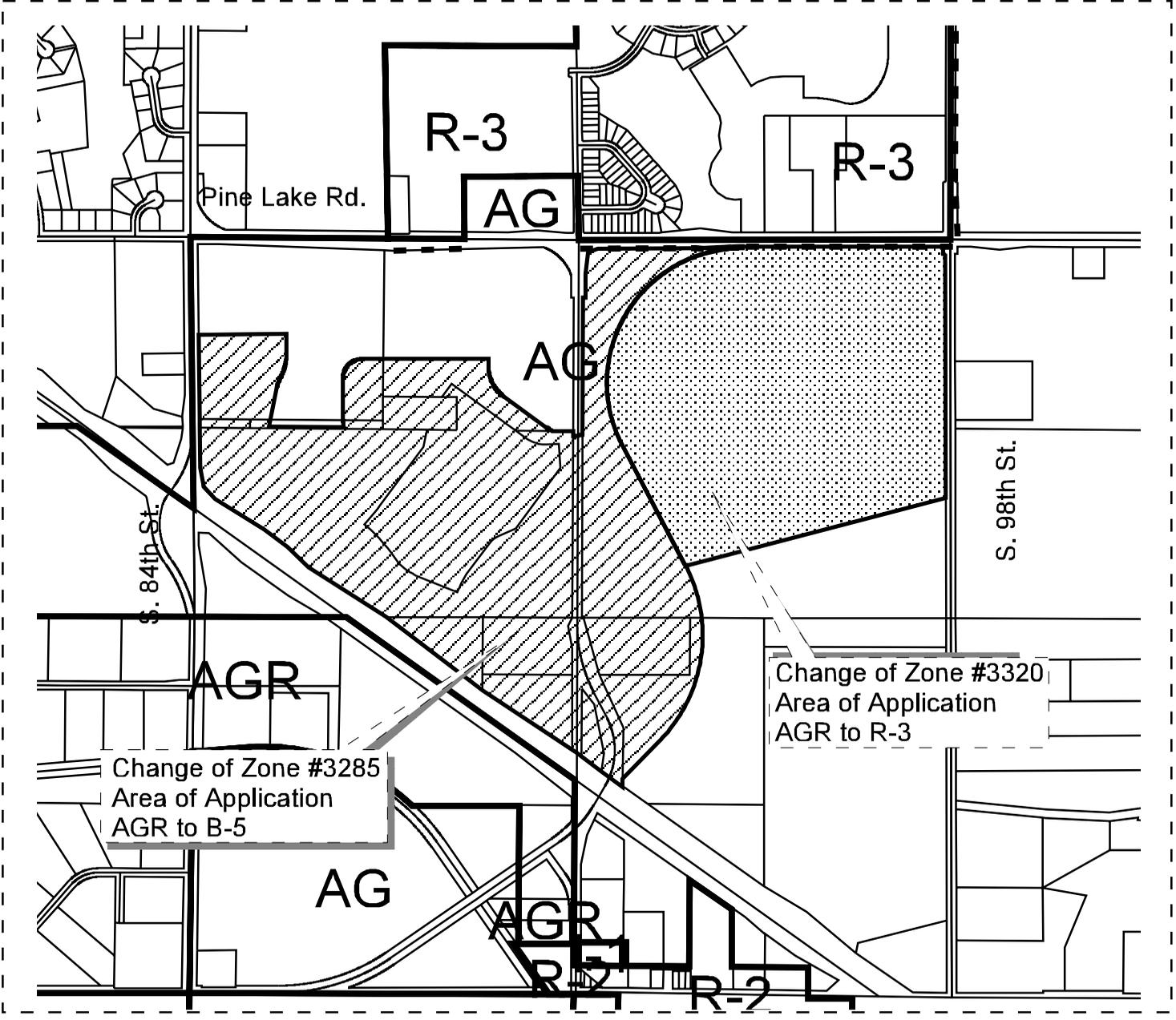
Change of Zone #3320  
Area of Application  
AGR to R-3

**Change of Zone #3320**  
**Change of Zone #3285**  
**S. 84th & HWY #2**



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Lincoln City - Lancaster County Planning Dept.

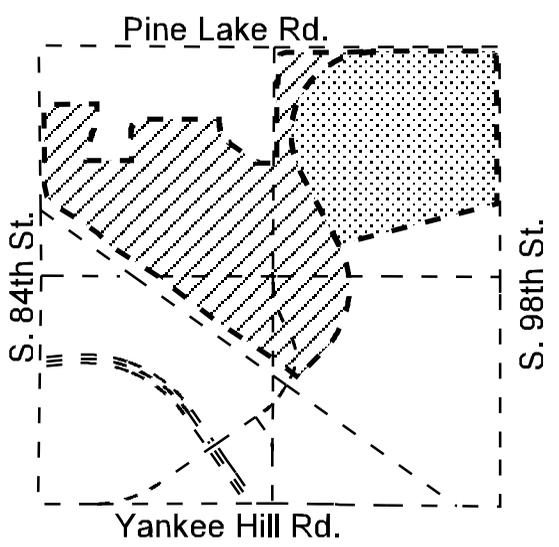
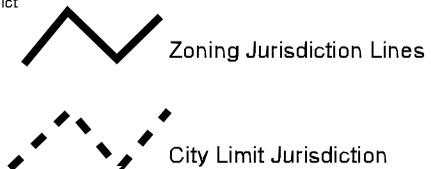


**Change of Zone #3320**  
**Change of Zone #3285**  
**S. 84th & HWY #2**

**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. 23 T9N R7E



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Pine Lake Rd.

S. 84th St.

S. 98th St.

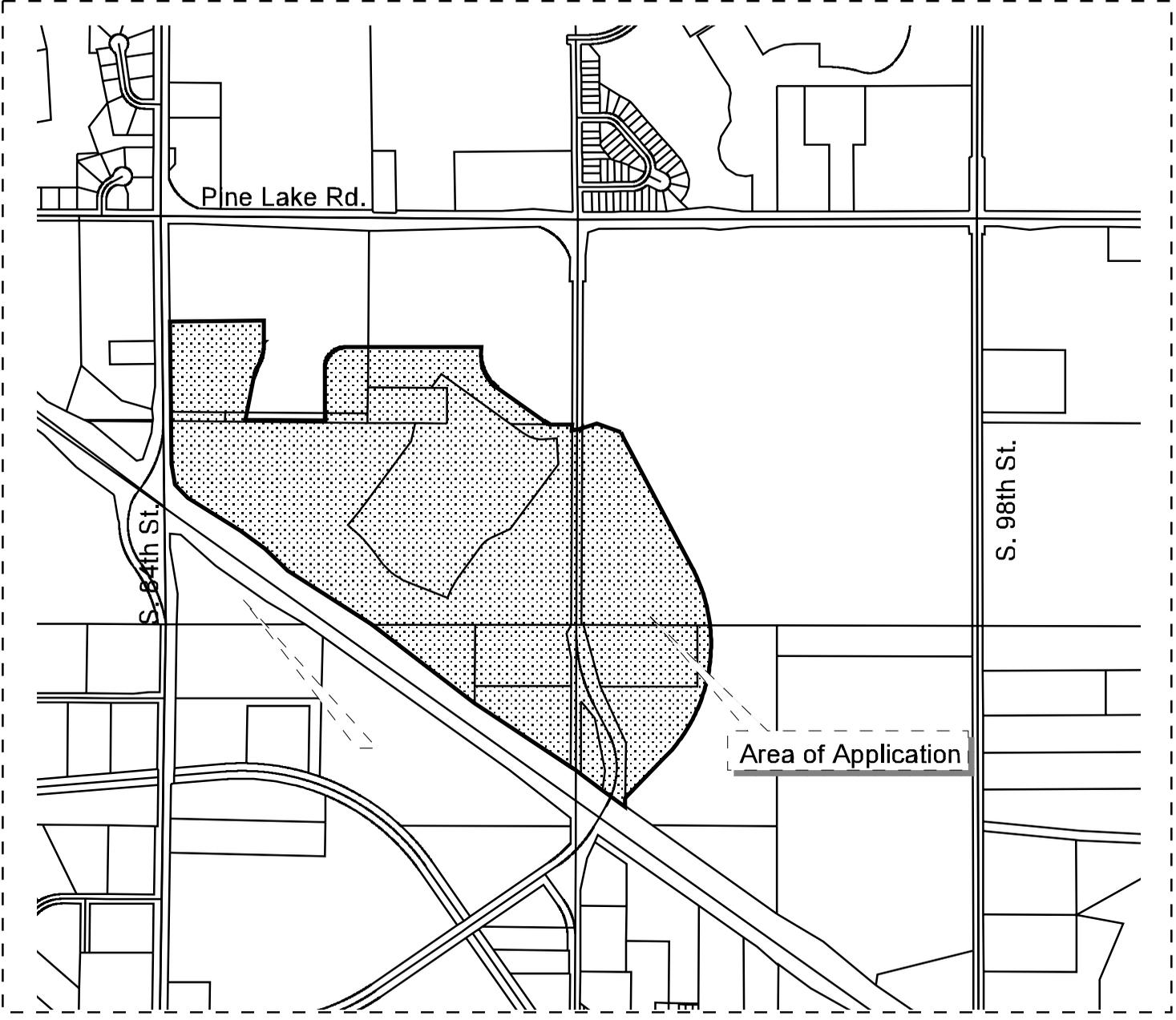
Area of Application

**Use Permit #140  
S. 84th & HWY #2**



Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.



**Use Permit #140**  
**S. 84th & HWY #2**

**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. 23 T9N R7E

