

**LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**

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**P.A.S.:** Special Permit #1938

**DATE:** October 4, 2001

**PROPOSAL:** Construct a cross on the roof of the church that exceeds the maximum height limit in R-2 Residential District.

**CONCLUSION:** The construction of the cross will have no negative impact on the surrounding neighborhood.

<b><u>RECOMMENDATION:</u></b>	Approval
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 6 & 7, Block 3, Fiene's Berlene Heights and 169, 201, 208, 227, 228 and 229 Irregular tracts all located in the southwest quarter of Section 29, T10N, R7E, Lancaster County, Nebraska.

**LOCATION:** S. 40<sup>th</sup> Street and "C" Street

**APPLICANT:** Our Savior's Lutheran Church  
c/o Linda Reed  
7921 Karl Drive  
Lincoln, NE 68516  
(402) 488-6592

**OWNER:** Our Savior's Lutheran Church  
1200 South 40<sup>th</sup> Street  
Lincoln, Ne 68502

**CONTACT:** Steven W. Cook  
Steve Cook Architecture  
2845 William Street  
Lincoln, NE 68502  
(402) 483-7696

**EXISTING ZONING:** R-2 Residential

**EXISTING LAND USE:** Church

**SURROUNDING LAND USE AND ZONING:**

North: R-2 Residential

South: R-2 residential  
East: R-2 residential  
West: R-2 residential

**HISTORY:**

1. Prior to 1979 the zoning was A2 Single Family Dwelling District.
2. In 1979 zoning was changed to R-2 Residential District.
3. Special Permit #1877 to allow lot coverage of 20 percent for Our Savior's Lutheran Church was approved by the Lincoln City-Lancaster County Planning Commission on October 18, 2000.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Comprehensive Plan specifies this area as Residential, Urban.

**TRAFFIC ANALYSIS:** 40<sup>th</sup> Street is a minor arterial. "C" Street is a local street.

**PUBLIC SERVICE:** The nearest fire station is Station #7 located at 48<sup>th</sup> and "A" Streets.

**ANALYSIS:**

1. The proposed cross will be located on top of the skylight. The top of the skylight is 50' above the lowest grade. The cross is 10' high, which will bring the total height to 60' above the lowest grade.
2. 27.63.220LMC states "church steeples, towers and ornamental spires exceeding the maximum height permitted in the district may be allowed by special permit in the AG, AGR, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, O-1, O-3, B-1, B-2, B-3, H-2 and H-3 zoning district.

**CONDITIONS:**

Site Specific:

1. This approval permits a 60' tall church steeple.

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 office for review and approval.
  - 2.1.1 A final site plan with 5 copies as approved.
  - 2.1.2 The construction plans comply with the approved plans.

STANDARD CONDITIONS:

3. The following conditions are applicable to all requests:
  - 3.1 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.
  - 3.2 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 3.3 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.

Prepared by

Tom Cajka  
Planner

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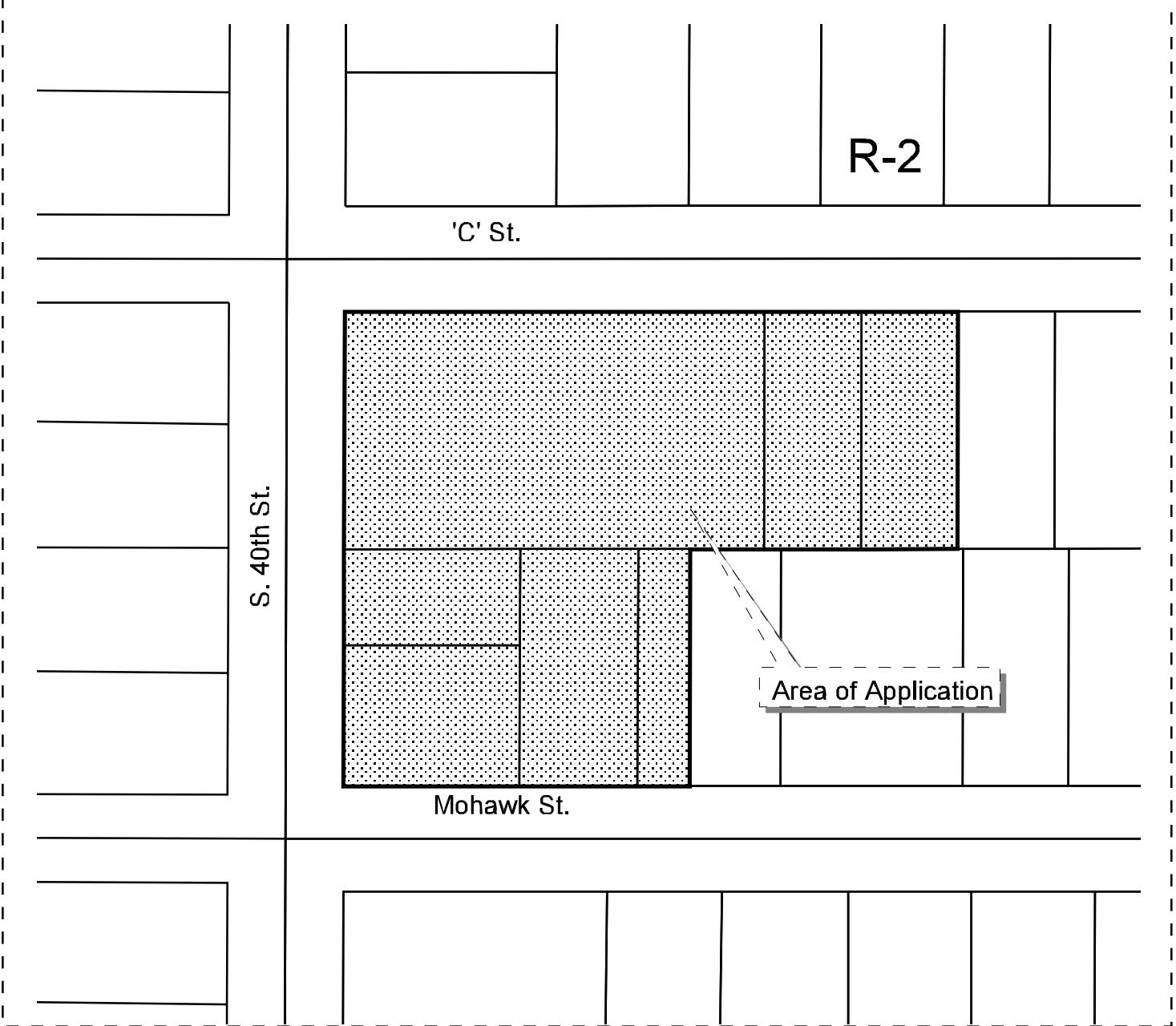


**Special Permit #1938**  
**1200 S. 40th St.**



Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

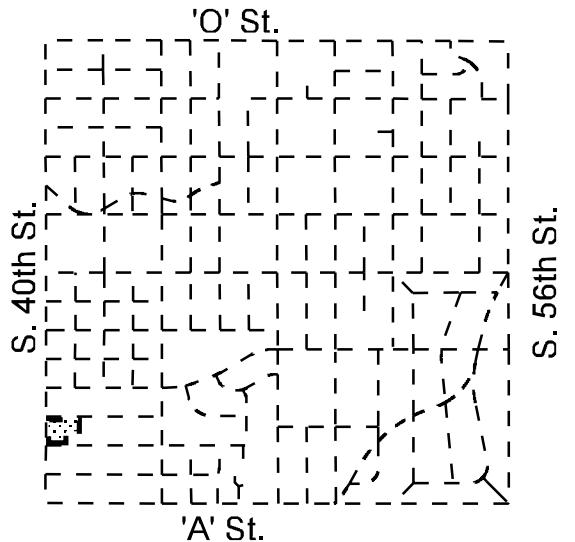


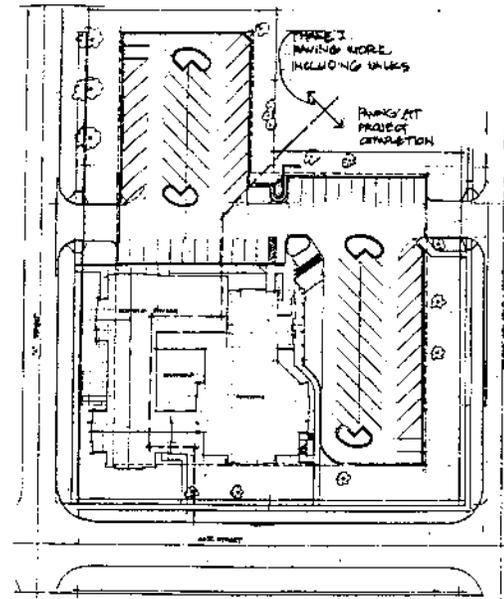
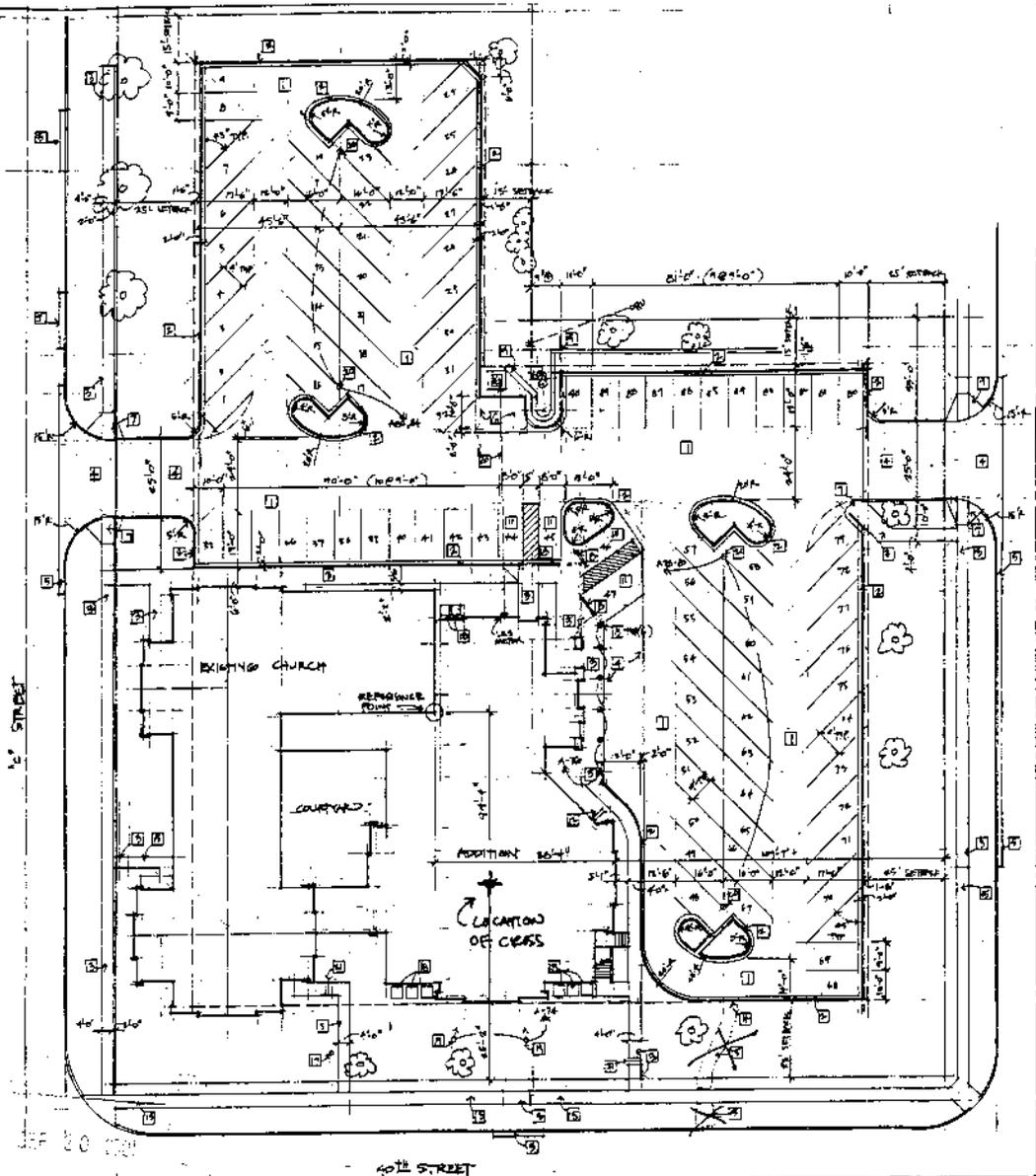
**Special Permit #1938**  
**1200 S. 40th St.**

**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. 29 T10N R7E





**SITE PLAN KEY NOTES**

1. ASPHALT PAVING 7" 0" TOPPING OVER 6" BASE
2. CONCRETE CURB & GUTTER
3. NEW SIDEWALK 4" CONCRETE - 4" WIDE MINIMUM - CONSTRUCT TO CITY OF LINCOLN STANDARDS
4. 4" CONCRETE DRIVE APRON - CONSTRUCT TO CITY OF LINCOLN STANDARDS
5. CONCRETE CURB AT STREET - CONSTRUCT TO CITY OF LINCOLN STANDARDS - PATCH STREET AS REQUIRED
6. 4" CONCRETE CIRCULAR PAD
7. WHEELCHAIR RAMP (SIP 8804)
8. WHEEL STOP - PRECAST CONCRETE
9. PRECAST CONCRETE RETAINING WALL
10. EXISTING MANHOLE
11. ACCESSIBLE PAVING - MARK WITH STANDARD TEMPLATE AND PROVIDE BORDS & PORTS AT EACH STALL
12. PRECAST CONCRETE PLASH BLOCK (TYPICAL AT 12' SPACINGS)
13. CONCRETE BOLLARD 12" DIAMETER, 30" ABOVE PAVING - EXTEND 48" BELOW PAVING - 4-84 BUSH VERTICAL - WITH BOLLARD LIGHT TYPE V - CONNECT TO A-76
14. DROP CURB FOR DRAINAGE 4" WIDE
15. SIDEWALK & DRIVE APRON MANHOLE REVISIONS AT APPROXIMATE 10' X 10' CONCRETE PADS
16. CONCRETE PAD FOR TRANSFORMER - VERIFY SIZE WITH LINCOLN ELECTRIC SYSTEM
17. POST INDICATOR VALVE - CONNECT TO PMS ALARM PANEL
18. 4" CONCRETE PAD FOR CONDENSER UNITS
19. GROUND MOUNT FLOODLIGHT TYPE X, CONNECT TO A-76
20. PARKING LOT LIGHT TYPE X, CONNECT TO A-24 AND A-76 - POLE ON CONCRETE BASE
21. SECONDARY CONDUITS
22. VENTS WITH HORIZONTAL 2" DIA. SIDE - 3' RADIUS - 2" EACH - 4" 12" SPACINGS

1. SITE LAYOUT PLAN  
 1" = 40'-0"

Rev. May 16, 01 sur



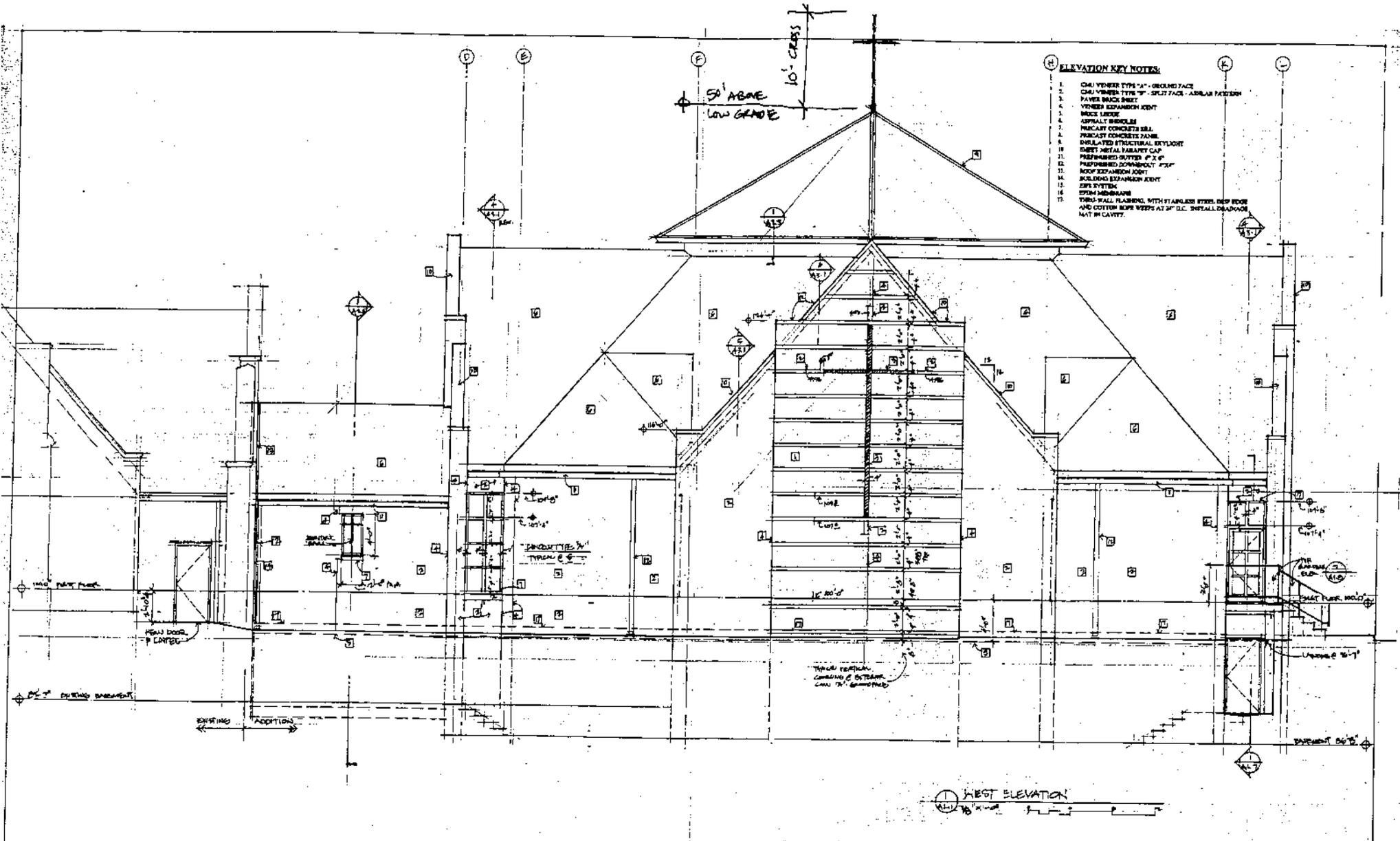
**SITE LAYOUT PLAN  
 OUR SAVIOUR'S LUTHERAN CHURCH  
 SANCTUARY ADDITION 1280 South 40th Street, Lincoln, NE 68518**

YONG & ASSOCIATES, Inc. M.E. GROUP, INC.  
 PROFESSIONAL ENGINEERS 2820 N. 14th Street 200  
 Lincoln, NE 68506 Lincoln, NE 68504  
 402-478-4366 402-481-5811

STEVE COOK  
 45 CHERRY AVE  
 2615 WILSON BOULEVARD  
 LINCOLN, NE 68502  
 402-481-7096

**C1.2**

2-28-01



**ELEVATION KEY NOTES:**

1. CHU VENER TYPE "A" - GROUND FACE
2. CHU VENER TYPE "B" - SPLIT FACE - ADHESIVE FACED
3. PAPER BACK SHEET
4. VENER EXPANSION JOINT
5. BRICK LEDGE
6. ASPHALT SHINGLE
7. PRECAST CONCRETE SILL
8. PRECAST CONCRETE DOME
9. INSULATED STRUCTURAL EXTERIOR
10. BEST METAL PARAPET CAP
11. PREFORMED BUTTER 1/2" OF
12. PREFORMED DOWNSPOUT 1/2" OF
13. ROOF EXPANSION JOINT
14. BUILDING EXPANSION JOINT
15. EPS SYSTEM
16. EPDM MEMBRANE
17. TYPICAL FLASHING WITH STAINLESS STEEL Drip EDGE AND COTTON ROPE WEEDS AT 2" O.C. SHEETL DEADENAGE 1/4" IN CAVITY.

50' ABOVE  
LOW GRADE

10' CROSS

EXISTING      ADDITIONS

WEST ELEVATION

Typical section  
Combining of Section  
Call to determine

FOUNDATION 60" TO

1/2" NEW FLOOR

NEW DOOR  
+ LANTERN

EXISTING WALL

CONCRETE 12" W  
TYPICAL @ 5'

NEW WINDOW

NEW DOOR

FOUNDATION 60" TO



# City of Lincoln, Nebraska

## IMPORTANT

**All revisions to plans must include Building Permit # and Job Address.**

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

## Plan Review Comments

Permit # **DRF01091**

Address

Job Description: **OUR SAVIORS LUTHERAN CHURCH**

Location: **OUR SAVIORS LUTHERAN C**

Special Permit: **Y 1938**

Preliminary Plat: **N**

Use Permit: **N**

CUP/PUD: **N**

Requested By: **TOM CAJKA**



Status of Review: **Approved**

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

**BOB FIEDLER**

Comments:

### Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards



**Rodger P Harris**

10/08/2001 09:01  
AM

To: Thomas J Cajka/Notes@Notes  
cc: Chuck A Zimmerman/Notes@Notes  
Subject: SP 1938 , 1200 S. 40th St., Church Steeple/cross exceeding dist.  
hgt.

We have no objection to the above special permit request.