

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

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**P.A.S.:** Change of Zone #3377

**DATE:** October 14, 2002

**SCHEDULED PLANNING COMMISSION**

October 30, 2002

**PROPOSAL:** The Director of the Urban Development Department has requested a change of zone from P Public Use District to B-4 Lincoln Center Business District for Old Federal Place as in conformance with the Comprehensive Plan.

**LAND AREA:** Approximately 1.471 acres.

**CONCLUSION:** This change of zone request generally conforms with the Comprehensive Plan.

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

**LEGAL DESCRIPTION:** A portion of land composed of Block 43, Original Plat, located in the Southeast Quarter of Section 23, Township 10 North, Range 6 East of the 6<sup>th</sup> Principal Meridian, Lancaster County, Nebraska, description attached (Exhibit A).

**LOCATION:** 9<sup>th</sup> and "O" Streets

**APPLICANT:** Marc Wullschleger  
Director of Urban Development  
129 N. 10<sup>th</sup> Street, Rm 110  
Lincoln, NE 68508  
(402) 441-7611

**OWNER:** City of Lincoln, Nebraska, A Municipal Corporation

**CONTACT:** Marc Wullschleger  
Director of Urban Development  
129 N. 10<sup>th</sup> Street, Rm 110  
Lincoln, NE 68508  
(402) 441-7611

**PURPOSE:** To reflect the change from public to private ownership.

**EXISTING ZONING:** P Public Use District

**EXISTING LAND USE:** Public - government offices, storage and maintenance space.

**SURROUNDING LAND USE AND ZONING:**

North:	Commercial	B-4
South:	Public -- Old City Hall/Commercial	P/ B-4
East:	Commercial	B-4
West:	Commercial	B-4

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 2025 Lincoln/Lancaster County Comprehensive Plan designates this area as “Public and Semi-Public.”

**“Downtown Lincoln - The Heart of our Community**

Downtown Lincoln belongs to all residents of Nebraska because downtown is synonymous with the University of Nebraska, state government, and the State Capitol building. This state-wide ownership has strong economic implications, and for that reason, as well as the desire to maintain downtown as the ‘heartbeat’ of the community, the Comprehensive Plan will ensure that downtown remains a special place. The plan will seek to preserve vistas and institutions of cultural importance, to reinforce the district as a center of entertainment, and to promote a rich diversity of activities and uses, including housing, education, government, offices and commerce.” (page V 2)

“During the time period covered by this Plan, there will likely be a need to construct, renovate, or abandon certain public buildings and facilities not already discussed in this document. At such time as these events may occur, care should be taken by those public officials making these decisions that the Vision of this Plan is recognized and respected. This may include the siting of a new facility, the abandonment of an existing one, the way renovations are undertaken, the manner of financing used to complete the work, the arrangements made for the facility’s operation, the process followed in making the decision, and the timing of the action.” (page F 131)

“Public property, especially publicly owned historic property, is a community trust and should be maintained, preserved, and utilized in an exemplary fashion. Most historic property is and should be privately owned and maintained.” (page F 141)

“Seek incentives and regulatory support for the rehabilitation of existing buildings in order to make it more feasible to rehabilitate and continue to use older buildings.”  
(page F 142)

**HISTORY:**

1987 - The City Council declared the Old Federal Building as surplus property.

2000 - The Planning Commission and City Council amended the Lincoln Center Redevelopment Plan to include Old Federal Place as a redevelopment project.

2002 - The Redevelopment Agreement between the City of Lincoln and NuStyle Development Corporation of Omaha for Old Federal Place was approved by the City Council in June, 2002.

2002 - The City of Lincoln has requested a Landmark designation for Old Federal Building.

**UTILITIES:** This area is within the Future Service Limit of the Comprehensive Plan. All utilities are available or planned for this area.

**TOPOGRAPHY:** The topography is flat across the site.

**TRAFFIC ANALYSIS:** P Street adjacent to the north property boundary is classified as a Minor Arterial. The Comprehensive Plan states that “This class interconnects with, and augments principal arterials, distributes traffic to smaller areas, and contains streets that place some emphasis, on land access. These are characterized by moderate to heavy traffic volumes (page F 103 - Minor Arterials).

‘O’, 9<sup>th</sup> and 10<sup>th</sup> Streets are adjacent the site on the south, west and east respectively, and these roadways are classified as an Urban Principle Arterial. The Comprehensive Plan states that “This functional class of street serves the major portion of intercommunity and intracommunity traffic within the urban area and is designed to carry high traffic volumes.

**PUBLIC SERVICE:** This area is served by City of Lincoln public safety services and utilities, and by Lincoln Public Schools.

**AESTHETIC CONSIDERATIONS:** The buildings are currently used for government leasing space, storage and maintenance functions. The Old Federal Building is eligible for designation as a local Landmark and listing on the National Register of Historic Places.

**ALTERNATIVE USES:** The buildings could continue their use as government leasing space, storage and maintenance functions or other uses consistent with P Public Use Zoning District.

**ANALYSIS:**

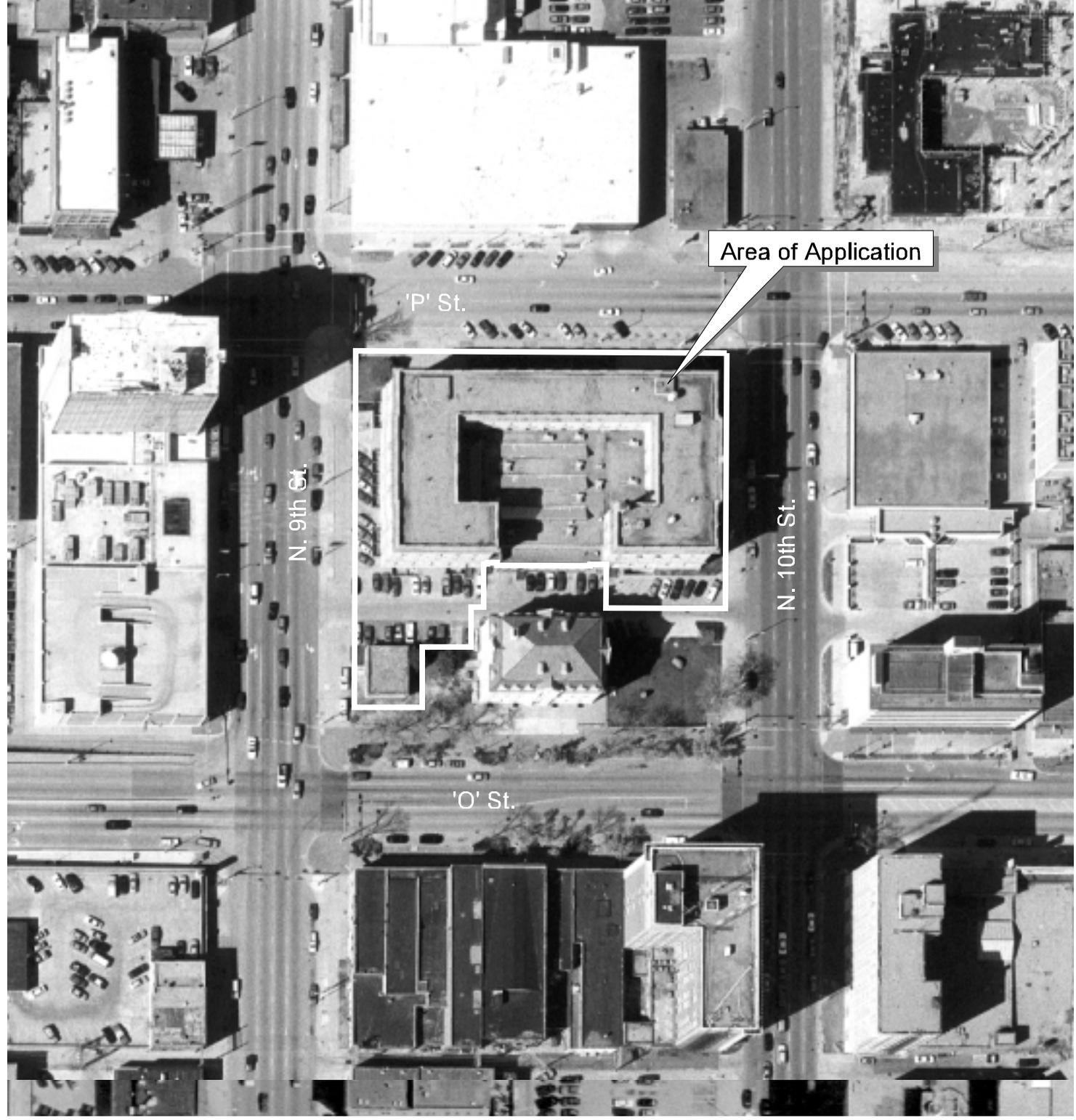
1. This request is for a change of zone from P Public Use to B-4 Lincoln Center Business District.
2. The request is associated with "Change of Zone #77HP" a Landmark designation application which is a requirement of the Redevelopment Agreement between the City of Lincoln and NuStyle Development Corporation.
3. The request is associated with "Comprehensive Plan Conformity #02009" to declare the building commonly known as the Comfort Station as surplus and finding of conformity with the Comprehensive Plan.
4. The change of zone request for Old Federal Place is related to the Redevelopment Agreement between the City of Lincoln and NuStyle Development Corporation of Omaha that was approved by the City Council in June, 2002. The Redevelopment Agreement reflects the development goals for this building that were identified in revisions to the Lincoln Center Redevelopment Plan that was approved by the Planning Commission and City Council in December 2000.
5. The redevelopment of Old Federal Place will create a private redevelopment and adaptive reuse for apartments and mixed use retail or professional space including parking and related uses.
6. The City of Lincoln is the current owner of the property. The change of zone request by the Urban Development Department is consistent with the future use and proposed Zoning District needed prior to transferring ownership to NuStyle.
7. The B-4, Lincoln Center Business District is appropriate for this location.

8. P Public Use land is a District for land owned and operated by a public entity. A change of zone to a district that recognizes private ownership is appropriate if the land is declared surplus and sold.

Prepared by:

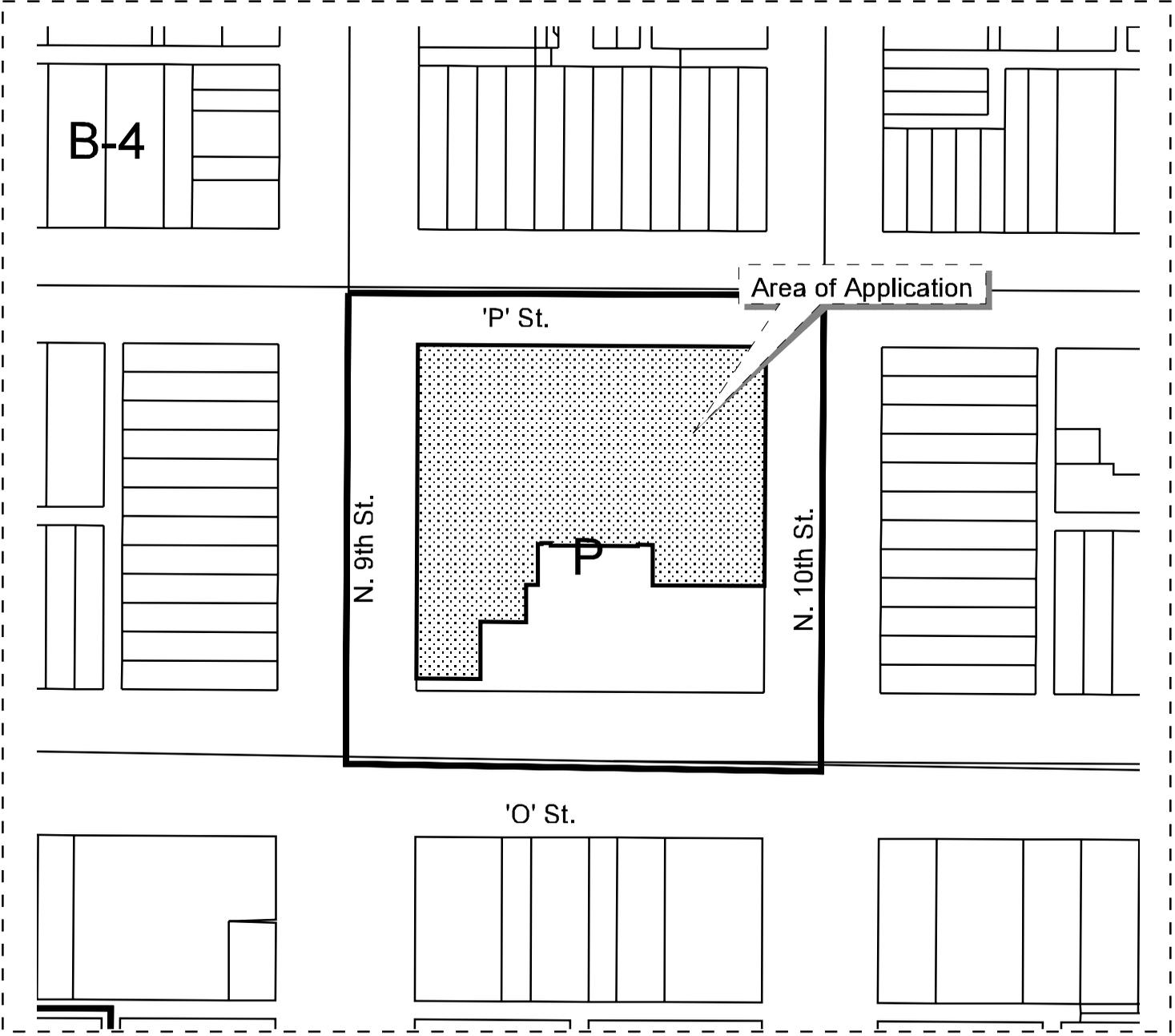
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Duncan Ross, AICP  
Planner



**Change of Zone #3377  
9th & 'O' St.**



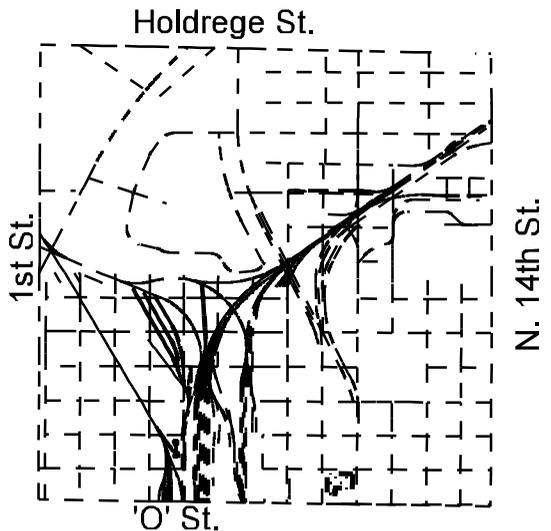


## Change of Zone #3377 9th & 'O' St.

### 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. 23 T10N R6E



# Exhibit A

**OLD FEDERAL ADDITION  
ADMINISTRATIVE FINAL PLAT  
LOT 1  
CHANGE OF ZONE FROM "P" TO "B-4"  
LEGAL DESCRIPTION**

A tract of land composed of a portion of Block 43, Original Plat, City of Lincoln, located in the Southeast Quarter of Section 23, Township 10 North, Range 6 East of the 6<sup>th</sup> Principal Meridian, Lancaster County, Nebraska and being more particularly described as follows:

Beginning at the Northwest corner of Block 43, Original Plat, a found 1" rebar; thence easterly  $N89^{\circ}58'07''E$  on the North line of said Block 43, 300.33 feet to the Northeast corner of said Block 43, a found 1" rebar; thence southerly  $S00^{\circ}02'30''E$  on the East line of said block, 206.77 feet to a point; thence westerly  $N89^{\circ}31'26''W$ , 96.61 feet to a point; thence northerly  $N00^{\circ}00'00''E$ , 35.00 feet to a point; thence westerly  $N89^{\circ}31'26''W$ , 12.99 feet to a point; thence southerly  $S00^{\circ}28'34''W$ , 1.10 feet to a point; thence westerly  $N89^{\circ}31'26''W$ , 75.14 feet to a point; thence northerly  $N00^{\circ}28'34''E$ , 2.40 feet to a point; thence westerly  $N89^{\circ}31'26''W$ , 8.00 feet to a point; thence southerly  $S00^{\circ}28'34''W$ , 1.30 feet to a point; thence westerly  $N89^{\circ}31'26''W$ , 2.90 feet to a point; thence southerly  $S00^{\circ}00'00''E$ , 35.00 feet to a point; thence westerly  $N89^{\circ}31'26''W$ , 10.00 feet to a point; thence southerly  $S00^{\circ}00'00''E$ , 32.38 feet to a point; thence westerly  $S90^{\circ}00'00''W$ , 39.47 feet to a point; thence southerly  $S00^{\circ}01'58''E$ , 49.20 feet to a point; thence westerly  $S89^{\circ}58'02''W$ , 55.11 feet to a point of intersection with the west line of said Block 43; thence northerly  $N00^{\circ}03'33''W$  on the west line of said Block 43, 286.50 feet to the point of beginning.

Containing a total calculated area of 64,113 square feet or 1.471 acres, more or less.

September 3, 2002

From: Jeff Cole

To: Brian Will

RE: Old Federal Building Redevelopment Project Change of Zone Request

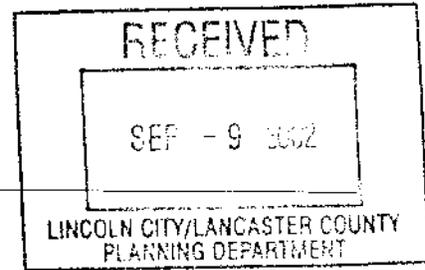
The attached Change of Zone request for the Old Federal Building is an aspect of the Redevelopment Agreement between the City and NuStyle Development Corporation of Omaha that was approved by the Lincoln City Council on June 3<sup>rd</sup>. This Redevelopment Agreement reflects the development goals for this building that were identified in revisions to the Lincoln Center Redevelopment Plan approved by the Planning Commission and City Council in December 2000.

While the City is the current owner of the property, the change in zone request is driven by our desire to transfer ownership of the property to the NuStyle. We have recently submitted an application to the Planning Department to revise the Administrative Final Plat to divide Block 43 into two lots to facilitate this development. Lot #1, which extends from the northern half of the block to the portion surrounding the Comfort Station on southern half, is the portion of the block that we are seeking to change from P to B 4. We are sending a separate letter requesting that the Comfort Station be declared surplus so it can be included in this redevelopment project.

Please contact me if you have any questions about this request or any general questions about this project.



M e m o r a n d u m



**To:** Duncan Ross, Planning Dept.

**From:** <sup>BB</sup> Bruce Briney, Public Works and Utilities

**Subject:** Change of Zone Request #3377, Old Federal Addition

**Date:** September 9, 2002

**cc:** Nicole Fleck-Tooze  
Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the application for Change of Zone #3377 from P to B-4 for Old Federal Addition, located on Block 43, and has no objection to the application.