

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for NOVEMBER 8, 2006 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No.06071

PROPOSAL: From AG, Agricultural to P, Public and R-3, Residential

LOCATION: South of W. Van Dorn St. and east of S. Coddington Ave.

LAND AREA: AG to R-3 is 14.6 acres more or less
AG to P is 44.86 acres more or less

EXISTING ZONING: AG, Agricultural

CONCLUSION: The change of zone is generally in conformance with the Comprehensive Plan. Rezoning the area to "P" is to identify publicly owned land.

RECOMMENDATION:	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: see attached

EXISTING LAND USE: Open space

SURROUNDING LAND USE AND ZONING:

North:	R-3, Residential/	Single family & attached single family houses
South:	B-2 Business AG, Agricultural/P, Public and R-3, Residential	Undeveloped Railroad corridor and open space Single family houses south of W. Calvert St.
East:	Ag, Agricultural/ P, Public	Railroad corridor and open space
West:	AGR, Agricultural Residential/ P, Public and B-2, Business	Single family houses on acreages. Pioneers Park and undeveloped

ASSOCIATED APPLICATIONS:

Annexation #06017
Comp Plan Conformance #06015

HISTORY:

- June 13, 2005 Use Permit #133 for 40,000 s.f. of office and commercial floor area and Change of Zone #3419 to B-2 was approved by the City Council.
- June 13, 2005 Annexation #01008 to annex approximately 5 acres at the southeast corner of W. Van Dorn St. and S. Coddington Ave. was approved by the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan designates this area as urban residential. (F-25)

The Comprehensive Plan is the basis for zoning and land development decisions. It guides decisions that will maintain the quality and character of the community's established neighborhoods. (F-15)

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods. (F 17)

Encourage mixed-use redevelopment, adaptive reuse, and in-fill development including residential, commercial and retail uses. These uses may develop along transit routes and provide residential opportunities for persons who do not want to or cannot drive an automobile. (F 18)

The land use plan for Lincoln and Lancaster County contains several general categories of land use types that are listed below. The maps displaying the land use plan are but one aspect of the Comprehensive Plan. The entire Comprehensive Plan should be referenced and considered when viewing the land use plan maps and for judging the appropriateness of the land uses they may display. (F-22)

The land use plan displays the generalized location of each land use. It is not intended to be used to determine exact boundaries of each designation. The area of transition from one land use is often gradual. (F-27)

Encourage convenient access to neighborhood services (stores, schools, parks) from residential areas. (F 66)

UTILITIES: Water is available on S. Coddinton Ave. Sanitary sewer will need to be extended from Bordeaux Rd. locate ½ block north of W. Van Dorn St. to this site.

TRAFFIC ANALYSIS: W. Van Dorn St. and S. Coddington Ave are classified as Principal Arterial in the 2025 Comprehensive Plan. Both streets are shown as proposed projects for 4 lanes + turn lanes in the 2025 Comprehensive plan. No project is listed in the 2006/07-2011/12 Capital Improvement Program

PUBLIC SERVICE: The nearest fire station is located on S. Coddington Ave., south of West "A" St.

ANALYSIS:

1. This application is for a change of zone from AG to R-3 and P. The applicant has indicated that the purpose for the change of zone is to sell the proposed R-3 property to the Seostris Shrine. The Seostris Shrine proposes to build a new facility on the site. The proposed "P" property is for a future community park and the Bison Trail.
2. The proposed use by the Seostris Shrine on the R-3 property is classified as a "club" in the Zoning Ordinance. A "club" is allowed by special permit in the R-3 district. The Seostris Shrine will be submitting an application for a special permit after the change of zone is approved.
3. This area is shown as urban residential and green space in the 2025 Comprehensive Plan. The area proposed to be R-3 has residential on the north side of W. Van Dorn St. and the west side of S. Coddington Ave. There is B-2 zoning on the southeast corner of W. Van Dorn St. and S. Coddington Ave.

Prepared by:

Tom Cajka
Project Manager

DATE: October 24, 2006

APPLICANT: Lynn Johnson, Director
Parks & Recreation Department
2740 "A" St.
Lincoln, NE 68502
(402) 441-8265

OWNER: City of Lincoln

CONTACT: same as applicant



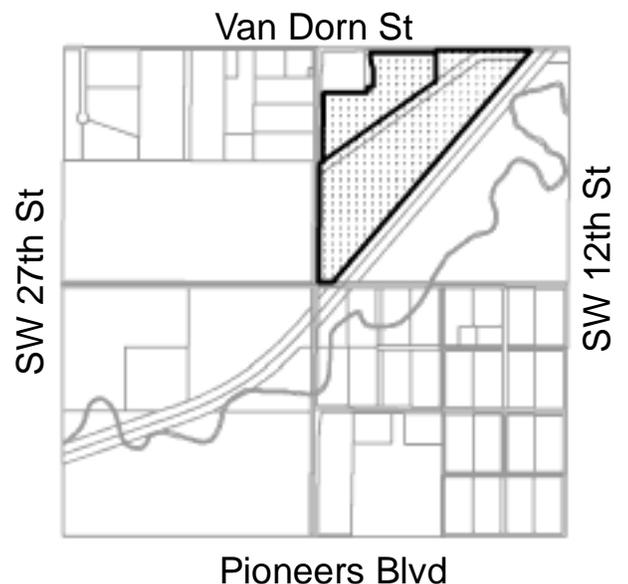
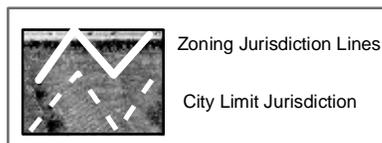
Change of Zone #06071 Coddington Ave & W Van Dorn St

2005 aerial

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. 4 T09N R06E



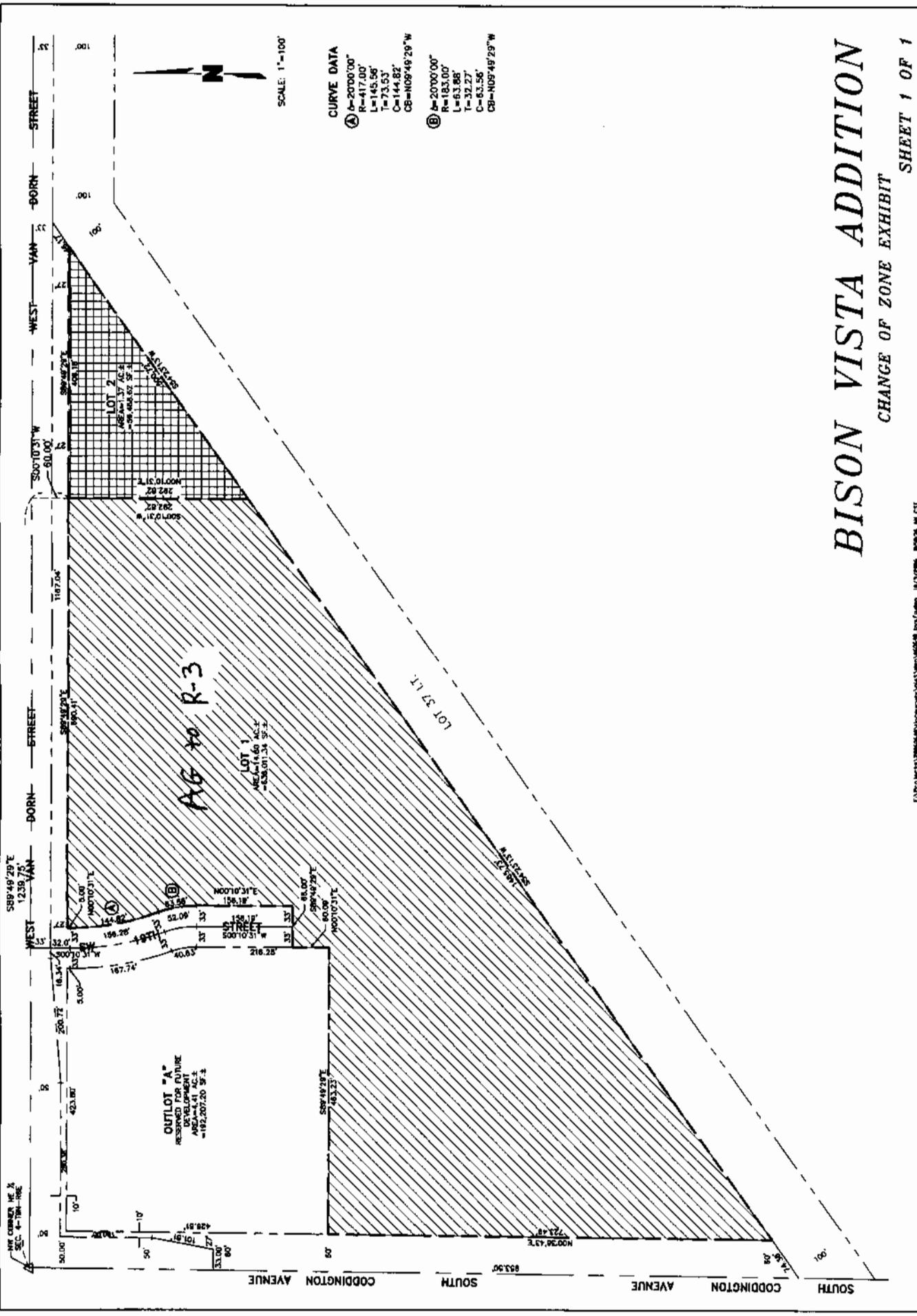
LEGAL DESCRIPTION
CHANGE OF ZONE AG to R-3
(FUTURE LOT 1 BISON VISTA ADDITION)

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 40 I.T., LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 1,239.75 FEET TO A POINT, THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS WEST ALONG A LINE PERPENDICULAR FROM THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 60.00 FEET TO **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING SOUTHERLY ALONG SAID LINE, A DISTANCE OF 292.82 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEAST LINE OF SAID LOT 40 I.T., THENCE SOUTH 54 DEGREES 23 MINUTES 13 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 40 I.T., A DISTANCE OF 1,465.73 FEET TO A POINT LOCATED 60.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 36 MINUTES 43 SECONDS EAST ALONG A LINE LOCATED 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 723.49 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 36 I.T., THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS EAST ALONG A SOUTH LINE OF SAID LOT 36 I.T., AND AN EXTENSION OF SAID SOUTH LINE, A DISTANCE OF 463.23 FEET TO A POINT, THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 60.09 FEET TO A POINT, THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 66.00 FEET TO A POINT, THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 156.19 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 20 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 183.00 FEET, AN ARC LENGTH OF 63.88 FEET, A TANGENT LENGTH OF 32.27 FEET, A CHORD LENGTH OF 63.56 FEET, AND A CHORD BEARING OF NORTH 09 DEGREES 49 MINUTES 29 SECONDS WEST TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 20 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 417.00 FEET, AN ARC LENGTH OF 145.56 FEET, A TANGENT LENGTH OF 73.53 FEET, A CHORD LENGTH OF 144.82 FEET, AND A CHORD BEARING OF NORTH 09 DEGREES 49 MINUTES 29 SECONDS WEST TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 5.00 FEET

TO A POINT LOCATED 60.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS EAST ALONG A LINE LOCATED 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 690.41 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 636,011.34 SQUARE FEET OR 14.60 ACRES, MORE OR LESS.

Tuesday, October 03, 2006
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BISON VISTA ADDITION

CHANGE OF ZONE EXHIBIT

PLANNING AND ZONING DEPARTMENT, CITY OF CHICAGO, 2020

PARCEL 1
LEGAL DESCRIPTION
CHANGE OF ZONE AG to P
(FUTURE LOT 2 BISON VISTA ADDITION)

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 40 I.T., LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 1,239.75 FEET TO A POINT, THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS WEST ALONG A LINE PERPENDICULAR FROM THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 60.00 FEET TO **THE TRUE POINT OF BEGINNING**; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS EAST ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 406.18 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEAST LINE OF SAID LOT 40 I.T., THENCE SOUTH 54 DEGREES 23 MINUTES 13 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 40 I.T., A DISTANCE OF 500.72 FEET TO A POINT, THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 292.82 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 59,468.62 SQUARE FEET OR 1.37 ACRES, MORE OR LESS.

Legal Description for Parcel 2 – Bison Trail right-of-way

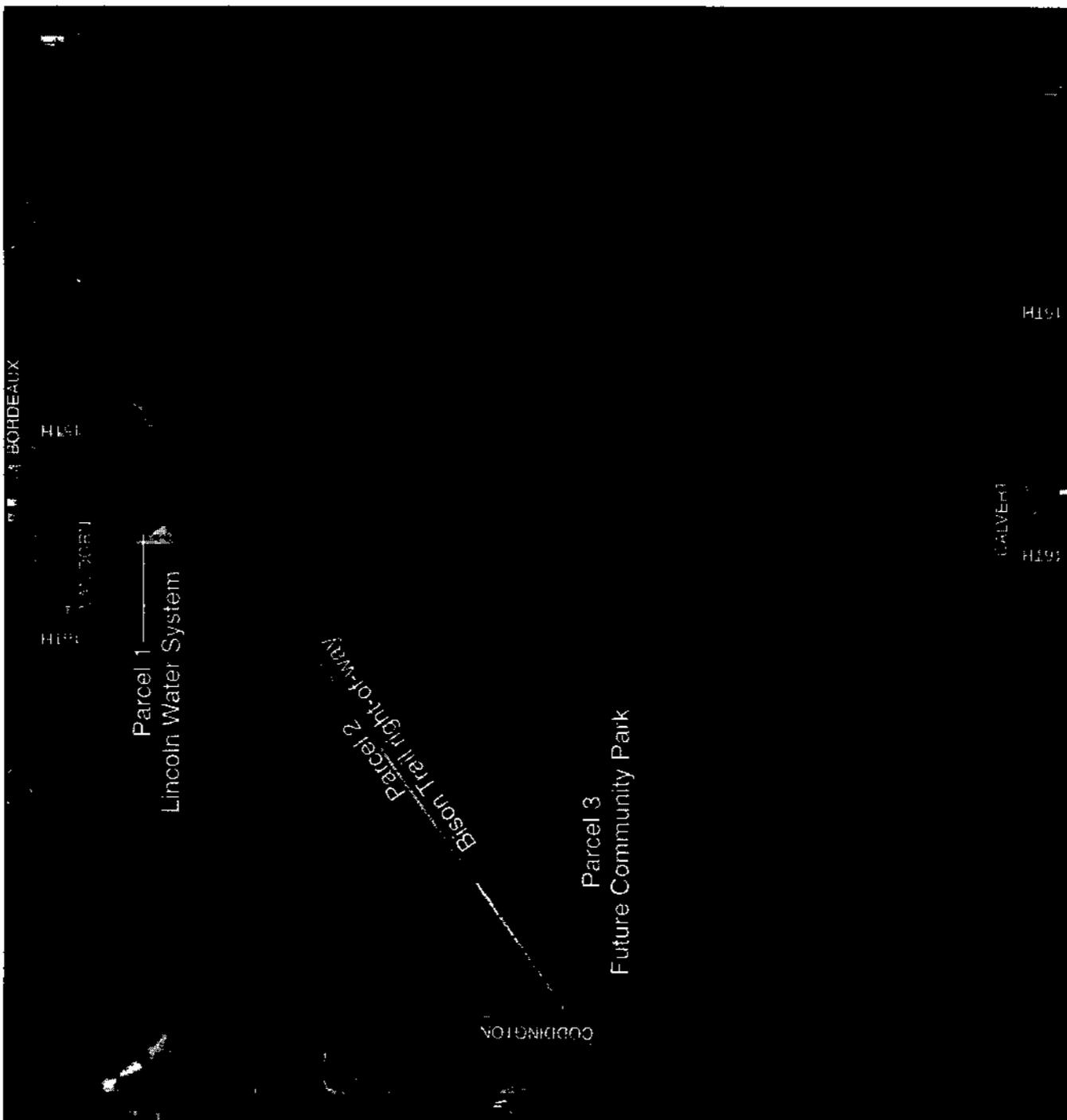
A tract of land located in the Northeast Quarter of Section 4, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Commencing at the northwest corner of said Northeast Quarter; thence on the west line of said Northeast Quarter, on an assigned bearing of South 0° 00' 05" West, a distance of 1,253.50 feet to the Point of Beginning; thence North 53° 46' 33" East a distance of 2,087.00 feet, to a point located 33.0 feet southerly from the north line of said Northeast Quarter; thence parallel to said north line, North 89° 33' 51" East a distance of 555.91 feet, to a point of intersection with the northwesterly right of way line of the Burlington Northern Railroad; thence on said northwesterly line, South 39° 48' 51" West a distance of 131.02 feet, to a point located 133.0 feet southerly from said north line of the Northeast Quarter; thence parallel to said north line, South 89° 33' 51" West a distance of 438.97 feet; thence South 53° 46' 33" West a distance of 2,127.97 feet to a point of intersection with the west line of said Northeast Quarter; thence on said west line North 0° 00' 05" East a distance of 123.96 feet to the Point of Beginning, said tract containing an area of 5.98 acres, more or less. And:

Legal Description for Parcel 3 – future community park

COMMENCING AT THE NORTHWEST CORNER OF SAID NE4; THENCE ALONG THE WEST LINE OF SAID NE4, ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 36 MINUTES 43 SECONDS WEST, A DISTANCE OF 1377.45 FEET TO A NORTHWEST CORNER OF SAID LOT 39 I.T., SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 37 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 54 DEGREES 23 MINUTES 13 SECONDS EAST, ALONG A NORTHWESTERLY LINE OF SAID LOT 39 I.T., SAID LINE BEING THE SOUTHWESTERLY LINE OF SAID LOT 37 I.T., A DISTANCE OF 2127.95 FEET TO A NORTHWEST CORNER OF SAID LOT 39 I.T., SAID POINT BEING A SOUTH CORNER OF SAID LOT 37 I.T.; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS EAST, ALONG A NORTH LINE OF SAID LOT 39 I.T., SAID LINE BEING THE SOUTH LINE OF SAID LOT 37 I.T., SAID LINE BEING LOCATED 133.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NE4, A DISTANCE OF 440.63 FEET TO A NORTHEAST CORNER OF SAID LOT 39 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF LOT 37 I.T., SAID POINT BEING LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD (BNSFRR); THENCE SOUTH 40 DEGREES 24 MINUTES 29 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3133.66 FEET TO A SOUTHEAST CORNER OF SAID LOT 39 I.T., SAID POINT BEING LOCATED ON THE SOUTH LINE OF SAID NE4; THENCE NORTH 89 DEGREES 49 MINUTES 49 SECONDS WEST, ALONG A SOUTH LINE OF SAID LOT 39 I.T., SAID LINE BEING THE SOUTH LINE OF SAID NE4, A DISTANCE OF 151.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 39 I.T., SAID POINT BEING THE SOUTHWEST CORNER OF SAID NE4; THENCE NORTH 00 DEGREES 36 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 39 I.T., SAID LINE BEING THE WEST LINE OF SAID NE4, A DISTANCE OF 1147.96 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 1,693,612 SQUARE FEET OR 38.88 ACRES, MORE OR LESS.



Memorandum

September 28, 2006

TO: Marvin Krout, Planning

FR: Lynn Johnson, Parks and Recreation



RE: Change of Zone Request

The purpose of this memo is to request a change of zone from AG - Agriculture to P - Public Use for three publicly owned parcels located generally southeast of the intersection of West Van Dorn Street and Coddington Avenue. Pursuant to Chapter 27.54 of the Zoning Code, the P - Public Use District is intended to identify real property owned by a governmental unit for public use. The following listing of parcels identifies the owner and present use, or future intended use:

<u>Parcel</u>	<u>Owner</u>	<u>Use</u>
Parcel 1	City of Lincoln	Lincoln Water System
Parcel 2	City of Lincoln	Bison Trail right-of-way
Parcel 3	City of Lincoln	future community park

Please phone me at 441-8265 with questions. Thank you for your assistance.