

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for NOVEMBER 22, 2006 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No. 06073

PROPOSAL: From H-3, Highway Commercial District to I-1 Industrial District

LOCATION: S. 10th St. & Robbers Cave Rd.

LAND AREA: 1.42 acres, more or less

EXISTING ZONING: H-3, Highway Commercial District

CONCLUSION: The applicant has indicated that the purpose for this change of zone is to place the parcel all under one zoning jurisdiction. Currently the parcel is split by two zoning districts I-1 and H-3. In most circumstances, zoning districts should follow lot lines to avoid potential administrative problems due to two sets of standards. This application is in conformance with the Comprehensive Plan.

RECOMMENDATION:

APPROVAL

GENERAL INFORMATION:

LEGAL DESCRIPTION: ROBBERS CAVE SUBDIVISION, LOT 3, located in the NE 1/4 of Section 2-9-6, Lancaster County , Nebraska

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	I-1 Industrial and H-3 Highway Commercial,	Grain Elevators & Driveway
South:	I-1 Industrial and H-3 Highway Commercial,	Vehicle Repair Shop
East:	H-3 Highway Commercial,	2 Fast Food Restaurants
West:	I-1 Industrial,	Grain Elevators

HISTORY:

March 1971 Administrative Subdivision was approved by the Planning Director

Prior to 1979 this area was zoned K - Light Industrial

1979 zoned I-1 Industrial Park District and H-3 Highway Commercial

COMPREHENSIVE PLAN SPECIFICATIONS:

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)

The land use map shows this area as both Industrial and commercial. (F -23)

The land use plan displays the generalized location of each land use. It is not intended to be used to determine the exact boundaries of each designation. The area of transition from one land use is often gradual. The Comprehensive Plan also encourages the integration of compatible land uses, rather than a strict segregation of different land uses. (F-27)

TOPOGRAPHY: There is a significant drop off slope to the west and north side of the parcel that separates the grain elevators from the H-3 zoning district.

ANALYSIS:

1. The existing parcel is split by two zoning districts I-1 to the west and H-3 to the east with the larger part of the parcel in I-1.
2. The I-1 district is intended for developing area representing light and heavy industrial uses and having a relatively high intensity of use and land coverage. In contrast the H-3 district is for a redeveloping area intended to provide for low-density commercial uses requiring high visibility and/or access from major highways.
3. The parcel is not visible from and does not front on to a major highway. It sits behind parcels abutting 10th Street. The only access to this parcel is from Robbers Cave Road, a private roadway. The two fast food restaurants to the east of the parcel also take access from Robbers Cave Road.
4. The change of zone should have no negative impact on adjacent properties.
5. There were no objections from other City departments.

Prepared by:

Christy Eichorn
Project Manager

DATE: November 7, 2006

APPLICANT: Ridge Development Company
2001 Pine Lake Road, Suite 100
Lincoln, NE 68516
(402-421-1627)

OWNER: Ridge Development Company
2001 Pine Lake Road, Suite 100
Lincoln, NE 68516
(402-421-1627)

CONTACT: DaNay Kalkowski
1111 Lincoln Mall, Suite 350
Lincoln, NE 68508
(402-435-6000)



Change of Zone #06073 S 10th & High Streets

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. 02 T09N R06E

