

**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**FEBRUARY 14, PLANNING COMMISSION MEETING**

**PROJECT #:** Change of Zone No. 07003

**PROPOSAL:** From AG to H-4

**LOCATION:** N. 84<sup>th</sup> Street and Havelock Avenue

**LAND AREA:** 9.02 acres

**EXISTING ZONING:** AG, Agricultural District

**CONCLUSION:** The change of zone is required to legalize the existing sign which is subject to regulations for federal aid highways (N. 84<sup>th</sup> Street/National Highway System Route 5249). The area of the change of zone is planned to be commercial in character, and commercial zoning is consistent with the emerging pattern of zoning and uses along North 84<sup>th</sup> Street.

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

**LEGAL DESCRIPTION:** See attached.

**EXISTING LAND USE:** Lancaster Event Center and parking.

**SURROUNDING LAND USE AND ZONING:**

North:	Lancaster Event Center	AG
South:	Lancaster Event Center	AG
East:	Lancaster Event Center	AG
West:	UNL test fields/Agriculture	AG

**HISTORY:**

January 5, 2007: The City of Lincoln and the Lancaster County Agricultural Society reached an agreement on the change of zone proposal.

November 2, 2006: The Mayor's Event Facilities Task Force approved a motion to encourage the City of Lincoln and the Lancaster County Agricultural Society to work toward a resolution on the legal issues surrounding the sign.

Sept. 28, 2005: The Planning Commission approved an application from the Lancaster County Agricultural Society for a comprehensive plan amendment (CPA#05011) to change this site plus land extending north to Havelock Avenue from Public to Commercial. This item has been on pending for City Council since December 19, 2005.

January 14, 2004: The Lancaster County Engineer was notified by the Nebraska Department of Roads that the sign was in violation of federal and state laws.

2003: The Lancaster Event Center off-premises sign was installed.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

Commercial: Areas of retail, office and service uses. Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices, to warehouses, to more intensive uses such as gas stations, restaurants, grocery stores or automobile repair. Each area designated as commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan. (16)

Public and Semi-Public: Areas of public or semi-public land use and/or structures that serve the general public. Only the largest facilities are shown on the land use plan. Some small scale public and semi-public land uses may be found within all land use designations. Highways and interstates are also included in this category. (16)

**UTILITIES:** The property is within the future service limit. The Lancaster Event Center is already annexed and has access to public utilities.

**TRAFFIC ANALYSIS:** The change of zone could affect the land uses on the property and impact traffic in the area.

**ANALYSIS:**

1. The off-premises advertising that had been displayed on the existing pole sign was inconsistent with the federal Highway Beautification Act, which does not allow off-premises signs unless in a commercial or industrial zoning district. Along with some additional conditions set forth by the Nebraska Department of Roads, the change of zone will bring the sign into compliance.
2. The change of zone would enable the Lancaster County Agricultural Society to sell or lease portions of the property for privately-operated commercial uses that would

be complementary to the activities at the Lancaster Event Center, such as retail or restaurants.

3. The area proposed to be zoned H-4 has direct vehicular access to N. 84<sup>th</sup> Street at the 1/4 mile point south of Havelock Avenue. The H-4 will have additional vehicular access to Havelock Avenue at a point approximately 1/4 mile east of N. 84<sup>th</sup> Street by traversing the Lancaster Event Center site. N. 84<sup>th</sup> Street is an improved arterial street and Havelock Avenue is a paved county road.
4. The Mayor's Event Facilities Task Force has proposed that the State Fair and County Fair activities be consolidated on an expanded Lancaster Event Center site, with some accompanying commercial uses. These plans have not yet been approved or adopted. The proposed change of zone would be consistent with these plans, but until the consolidation plans are further developed, it is premature to rezone the larger area that was contemplated by the Lancaster County Agricultural Society in their Comprehensive Plan Amendment (CPC#05011) submitted in 2005.
5. While currently in agricultural use, much of the surrounding area is shown on the 2030 Comprehensive Plan as Urban Residential and Commercial. Commercial and residential uses have already been approved for the Prairie Village North Planned Unit Development directly to the south of the Lancaster Event Center.

Prepared by:

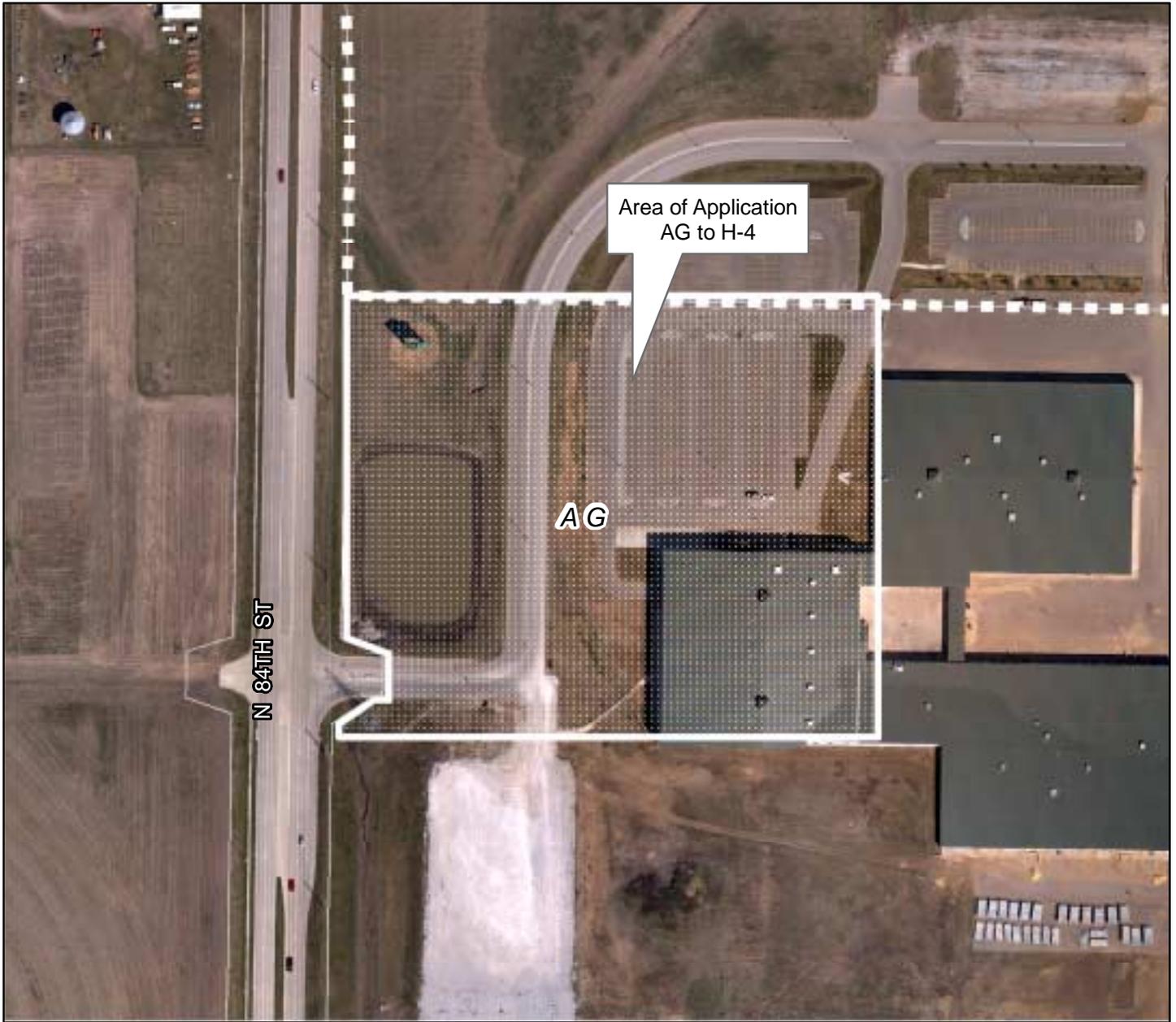
Brandon M. Garrett, AICP  
441-6373, bgarrett@lincoln.ne.gov  
Planner

**DATE:** February 1, 2007

**APPLICANT:** Planning Director

**OWNER:** Lancaster County Agricultural Society  
4100 N. 84<sup>th</sup> Street  
PO Box 29167  
Lincoln, NE 68529

**CONTACT:** Ronald Dowding  
4100 N. 84<sup>th</sup> Street  
PO Box 29167  
Lincoln, NE 68529



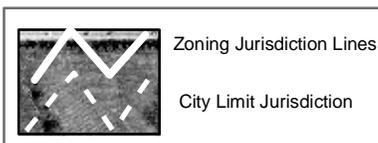
2005 aerial

# Change of Zone #07003 N 84th St & Havelock Ave

## 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. 11 T10N R07E



# LEGAL DESCRIPTION

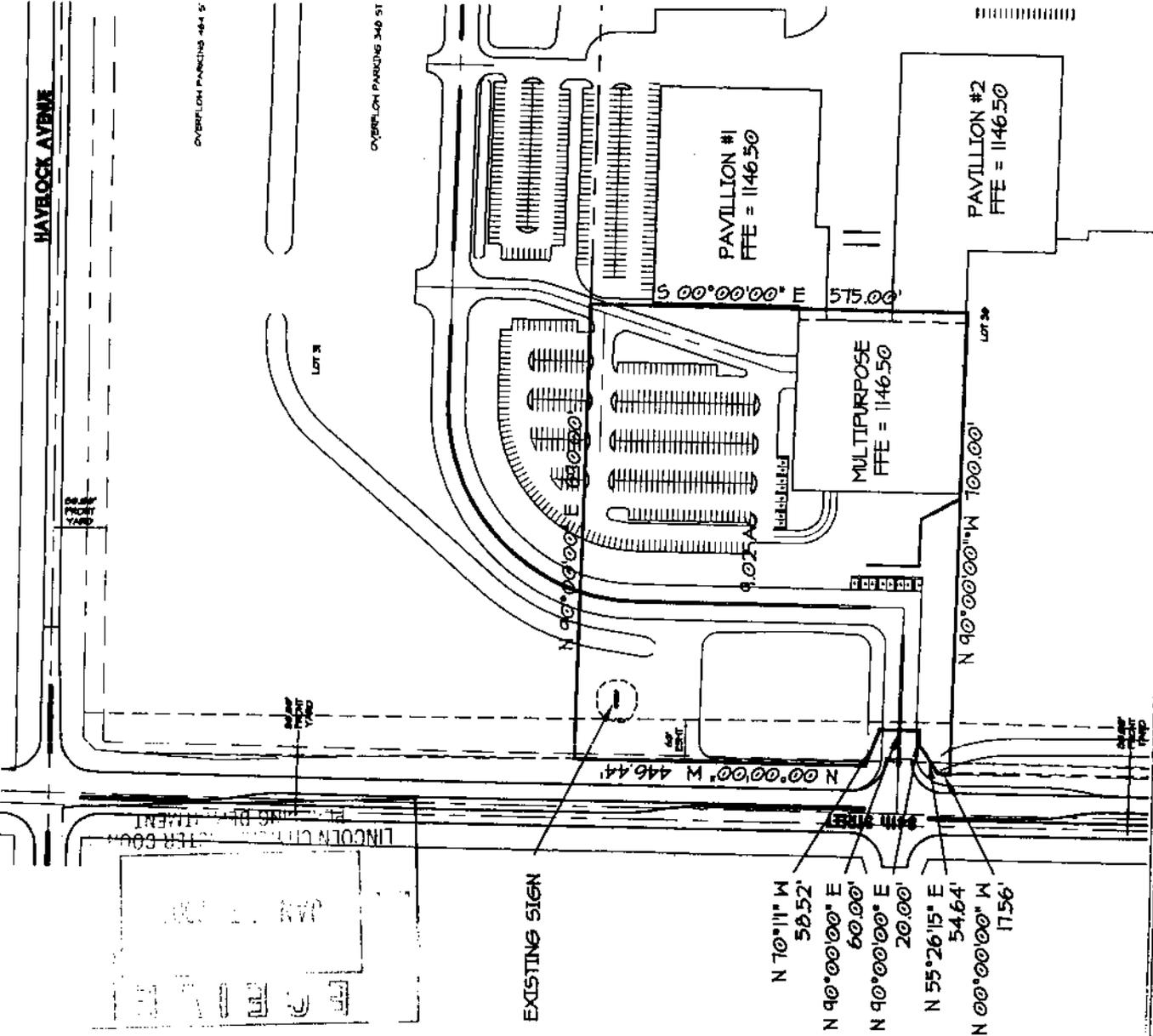
A PARCEL OF LAND LOCATED IN SECTION II, TOWNSHIP 10 NORTH, RANGE 07 EAST OF THE PRIME MERIDIAN, LINCOLN, LANCASTER COUNTY, NEBRASKA.

BEGINNING AT THE NORTHWEST CORNER OF LOT 30 IT, IN THE NORTHWEST 1/4 OF SAID SECTION II; THENCE ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 690.00 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 575.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 700.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF NORTH 84TH STREET; THENCE CONTINUING ON THE EASTERLY RIGHT OF WAY OF NORTH 84TH STREET, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 17.56 FEET; THENCE NORTH 55 DEGREES 26 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 54.64 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 60.00 FEET; THENCE NORTH 70 DEGREES 01 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 58.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 446.44 FEET TO THE POINT OF BEGINNING;

TO THE POINT OF BEGINNING. PARCEL CONTAINS 9.02 ACRES MORE OR LESS.



**Design Associates**  
of Lincoln, Inc.

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**CHANGE OF ZONE**

SCALE: 1" = 250'