

# LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for June 20, 2007 PLANNING COMMISSION MEETING

**P.A.S.:** Change of Zone #07034

**PROPOSAL:** From P Public to O-3 Office Park

**LOCATION:** Near South 67<sup>th</sup> Street and Pioneers Blvd

**LAND AREA:** Approximately 1.3 acres

**CONCLUSION:** O-3 is compatible zoning for this tract of land at this location because of the limited operating characteristics of office uses. The surrounding pattern of zoning and land use diminishes the likelihood of encouraging strip development if this request is approved.

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

**LEGAL DESCRIPTION:** See attached exhibit.

**EXISTING ZONING:** P Public

**EXISTING LAND USE:** Open space for a golf course

## **SURROUNDING LAND USE AND ZONING:**

North:	Holmes Golf Course	P
South:	Residential, Children's Home	R-1
East:	Office	O-3
West:	Holmes Golf Course	P

## **ASSOCIATED APPLICATIONS:**

**CPC#07013** - A request for declaration of surplus property.

**UP#106B** - An amendment to the Talent + use permit to include this parcel and allow an additional 60,000 square feet of floor area with an adjustment to required parking.

## **HISTORY:**

Jan 2006 Administrative Amendment #05164 to Use Permit #106A approved minor revisions to the site plan to be consistent with the approved final plat.

- Nov 2005 FPPL#05125 was approved creating Lots 1 and 2, Talent Plus Addition.
- Aug 2003 Administrative Amendment #03051 to Use Permit #106 approved an increase in floor area from 42,430 to 44,400 square feet and an associated increase in parking.
- Apr 2003 Administrative Amendment #03015 to Use Permit #106 approved an increase in floor area from 41,700 to 42, 430 square feet and an associated increase in parking.
- Apr 2001 Comprehensive Plan Conformance #00010 approved the declaration as surplus of a 2.3 acre tract of park property.
- Apr 2001 Change of Zone #3311 changed the zoning on the new use permit area from P Public to O-3 Office Park.
- Jan 1998 Change of Zone #3093 changed the zoning on the original use permit area from R-1 Residential to O-3 Office Park.
- Dec 1997 Use Permit #106 approved an office building with 41,700 square feet of floor area, and the retention of two existing single-family residences on the site.
- May 1979 The zoning was changed from A-1 Single-family to P Public as part of the zoning update.

### **COMPREHENSIVE PLAN SPECIFICATIONS:**

**Pg 16** - The Future Land Use Map designates this tract as green space.

**Pg 29** - The Economy - Guiding Principles

-The community's primary focus for economic development should be retention and expansion of existing businesses — the key to Lincoln's job growth. (The greatest job growth in Lincoln is from existing businesses expanding.) In addition, attracting new businesses should be encouraged.

-The City should emphasize the following in order to encourage economic development in the community:

The creation of office sites is an important aspect of job growth for the community.

Economic development incentives should be offered for Primary jobs. Primary employers means where 50% of the end product sales or services of a business occur outside Lancaster County.

-Capitalize on Public Infrastructure Investments - The community should seek to efficiently utilize the community's investments in existing and future public infrastructure (i.e., Homestead Expressway, Antelope Valley, Beltways) to advance economic development opportunities.

-Lincoln has traditionally been known as a government/college town; a small city with a small town feel. Its future as a growing metropolitan area is dependent on the ability to retain and attract a wide array of traditional and knowledge-based industries and to continue to diversify our economic base. While the community intends to emphasize these industries, the goal will remain to provide the citizens of Lincoln and Lancaster County with jobs and careers that sustain families and their future.

**Pg 31 - Business Locations Considerations and Strategies**

Lincoln has had more success in attracting office users to Lincoln than any other employer type. Office sites are very important to job growth for the community and more offices sites need to be developed over time. Office sites should be located in all areas of Lincoln. Sites identified in the Downtown Master Plan should be considered as locations for attracting new and expanding office employers. Office uses want to be near retail and residential areas and need services such as restaurants and services in close proximity.

**Pg 35 - Business and Commerce Overall Guiding Principles**

Commercial and industrial districts in Lancaster County shall be located:

- within the City of Lincoln or incorporated villages outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning).
- where urban services and infrastructure are available or planned for in the near term.
- in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan.
- in areas compatible with existing or planned residential uses.
- in areas accessible by various modes of transportation (i.e. automobile, transit and pedestrian).

**ANALYSIS:**

1. This request seeks to change the zoning from P Public to O-3 Office Park for a 1.3 acre tract of land.
2. Talent+ owns the office-zoned parcel adjacent to the golf course to the east and is requesting the change of zone. If approved, the intent is to combine this land into the existing use permit and expand the office complex. The associated declaration of surplus property and the request to amend Use Permit #106A have been submitted for this purpose, and must also be approved for Talent+ to use the tract as proposed.
3. Office buildings are generally compatible with residential land uses, as offices typically operate during the day and with little or no activity during the evenings, week ends, and night time. Office buildings adjacent to and surrounded by a golf course is an acceptable and sometimes desirable land use mix.
4. The site takes access to Pioneers Boulevard which is classified in the Comprehensive Plan as Urban/Rural Minor Arterial. The street was widened to include four through lanes approximately ten years ago.
5. The change of zone is accompanied by a use permit that includes the subject parcel. That permit proposes an additional 60,000 square feet of office space and parking areas for Talent + , portions of which are shown on this parcel.
6. A change of zone that allows office or commercial land uses raises the issue of whether it will encourage strip commercial. The land to the west remains under City ownership and contains golf course fairway, and the land to the east is fully

developed with single family homes. The land to the south is part of a residential community unit plan and east of it is Cedars Home.

Prepared by:

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June 6, 2007

**APPLICANT/  
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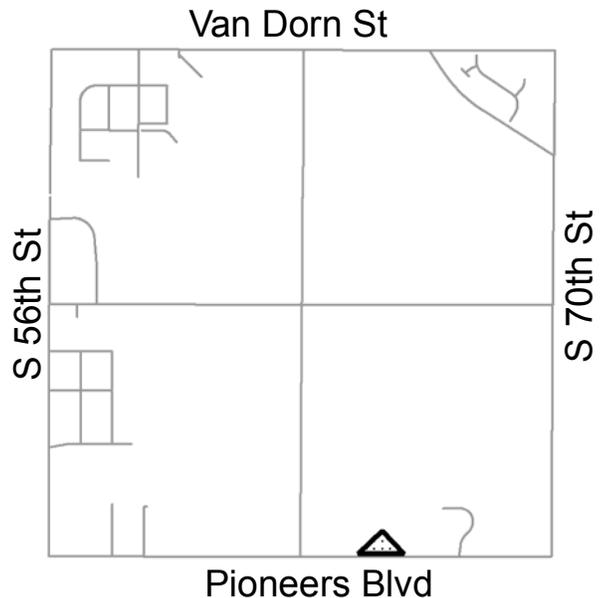
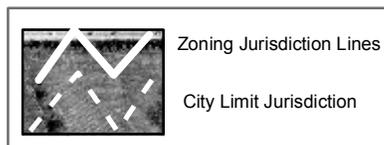
**Change of Zone #07034 &  
Comp Plan Conformance #07013  
S 67th St & Pioneers Blvd**

2005 aerial

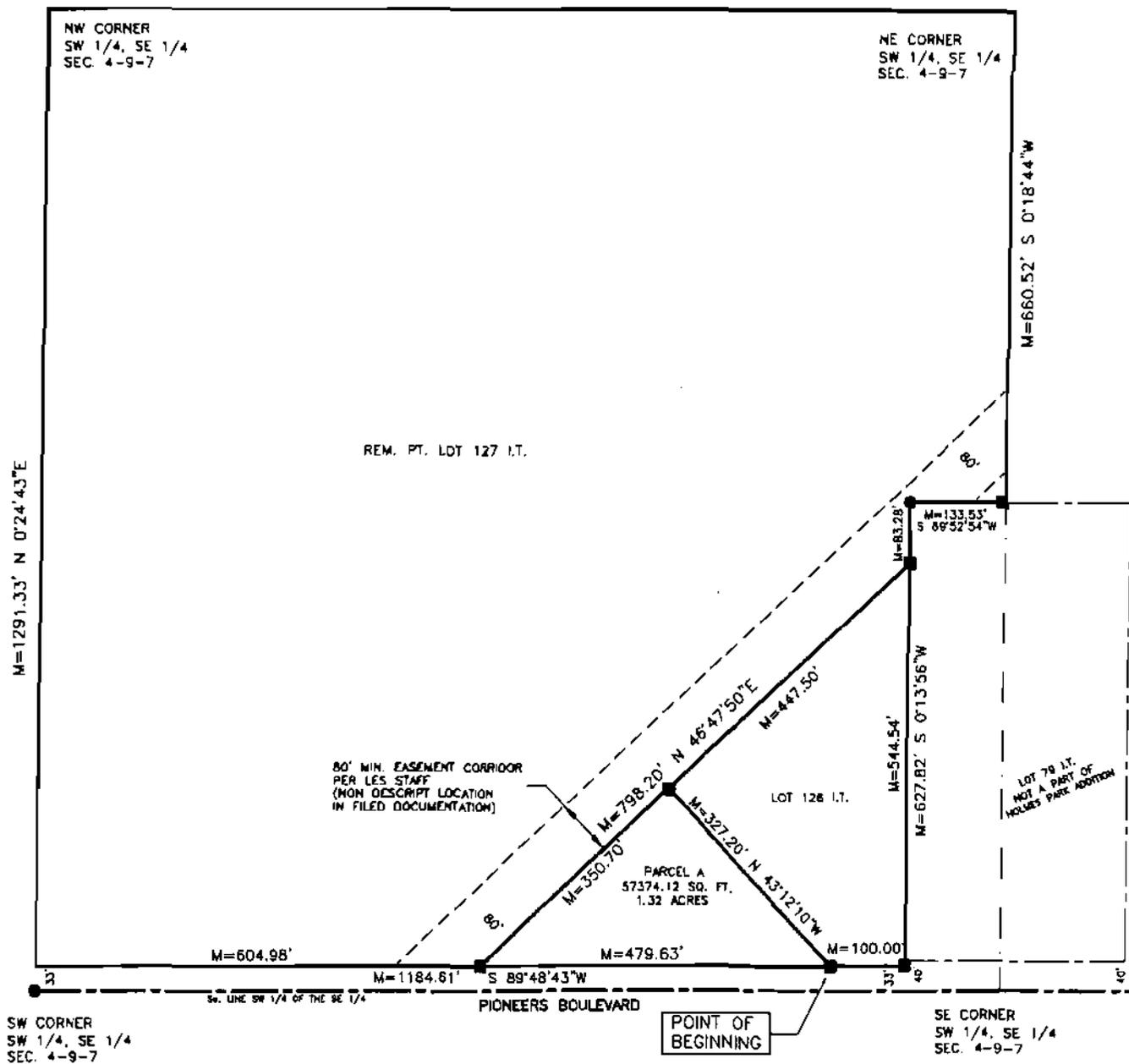
**Zoning:**

One Square Mile  
Sec. 04 T09N R07E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential 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



M=1315.00' N 89°56'51"E



**PARCEL A**

That Part of Lot 127 Irregular Tracts, located in the Southwest Quarter of the Southeast Quarter of Section 4, Township 9 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of Lot 126 Irregular Tract in said Southwest Quarter, said point being on the North right of way line of Pioneers Boulevard; Thence Westerly on said North right of way line, on an assigned bearing of S 89°48'43"W a distance of 100.00 feet, to the Point of Beginning; Thence continuing Westerly on said right of way line, S 89°48'43"W 479.63 feet; Thence Northeasterly, N 46°47'50"E 350.70 feet, to a point on the West line of said Lot 126 Irregular Tract; Thence Southeasterly on said West line, S 43°12'10"E 327.20 feet to the point of beginning.

**Purpose Statement:**

**Change of Zone for a 1.3-acre area in the southern portion of Holmes Golf Course**

In 2001, the City sold a 2.3-acre portion of a 3.6 triangular area of land in the southern portion of Holmes Golf Course to Talent+. Talent+ requested the opportunity to purchase the 2.3-acre area to combine in with the adjoining parcel owned by the corporation with the stated purpose of planning and initiating the first phase of construction of a corporate campus. Talent+ subsequently developed the new office building located at One Talent Plus Way. The real estate agreement for the 2.3-acre parcel included a first right of refusal provision allowing Talent+ the opportunity to acquire the adjoining 1.3-acre area in the future. Representatives of Talent+ recently indicated their desire to initiate purchase of the 1.3-acre area in conjunction with plans for construction of second office building.

The accompanying Change of Zone application requests consideration of rezoning the subject 1.3-acre area from "P" Public Use District to "O-3" Office Park District. The proposed zoning classification is consistent with the zoning of the adjoining land area currently owned by Talent+. A use permit application for development of the site for an office building and associated parking is being submitted with Talent+ in tandem with this change of zone application and a request for consideration of Comprehensive Plan Conformance associated with declaring the subject property as surplus.