

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for October 26, 2016 PLANNING COMMISSION MEETING

- PROJECT #:** Special Permit No. 16047
- PROPOSAL:** A request per Section 27.63.170 for parking in residential zoning districts.
- LOCATION:** Generally located between A Street and Washington Street at 2847 A Street
- LAND AREA:** Approximately 1.57 acres
- EXISTING ZONING:** B-3 Commercial (to be rezoned to R-6 Residential), R-6 Residential, R-2 Residential
- CONCLUSION:** The parking lot should have minimal impact on the surrounding area with appropriate screening and will provide more off street parking for the Zoo. The reduction to the front yard setback is acceptable with the addition of street trees to mitigate the loss of green space versus Washington/S. 29th Street.

RECOMMENDATION: Conditional Approval

Waivers/modifications:

1. Reduction of Front Yard Setback at the Intersection of Washington Street and South 29th Street from 25 feet to 20 feet subject to approval of Street and Alley Vacation No. 16005.

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING LAND USE: Existing Zoo surplus parking lot, existing duplex and single family home at 2823 and 2825 A Street (both owned by Opahc Properties LLC for the Zoo), South 29th Street, Washington Street and alley right of way to be vacated, single family home at 2858 Washington Street (owned by Opahc Properties LLC), vacant parcel owned by Opahc Properties LLC and vacant City owned property adjacent the bike trail.

SURROUNDING LAND USE AND ZONING:

| | | |
|--------|---------------------------------|--------------------------------|
| North: | P Public | City Park Land/Zoo |
| South: | R-2 Residential | Duplex, Single Family Homes |
| East: | P Public | Bike Trail |
| West: | R-6 Residential/R-2 Residential | Apartments/Single Family Homes |

ASSOCIATED APPLICATIONS:

Change of Zone No. 16028 from B-3 Commercial to R-6 Residential
 Comprehensive Plan Conformance No. 16005 for Surplus Property
 Text Amendment No. 16010 to allow zoo parking in residential zoning within 360' of the Zoo
 Street and Alley Vacation No. 16005 to vacate street and alley right of way
 Waiver No. 16007 to waive parking lot surfacing

COMPREHENSIVE PLAN SPECIFICATIONS:

P. 1.2 - Preservation and enhancement of the many quality of life assets within the community continues. For a “good quality of life”, a community has more than jobs, shelter, utilities and roads - there are numerous services, education, historic, natural and cultural resources that are fundamental to enriching lives. As the population continues to become more diverse, the richness and variety of Lincoln and Lancaster County’s cultural assets will enrich the quality of life for all those living here.

P 1.9 - This area is shown as Commercial and Urban Density Residential in the 2040 Comprehensive Plan.

P. 7.10 - Redevelopment and infill should strive for compatibility with the character of the neighborhood and adjacent uses (i.e., parking at rear, similar setback, height and land use).

P. 9.12 - The Lincoln Children’s Zoo is one of only five zoos in the nation dedicated to educating our youth. The Zoo’s design is tailored specifically for children. The zoo is located on city-owned land near South 27th Street and A Street, but is managed by a nonprofit organization. The zoo plans to expand its facilities and attractions to the west along A Street and also has plans for additional parking south of A Street.

UTILITIES: The area is served by existing utilities. The proposed replacement infiltration basin is located over a 24" water main. Adjustments will be needed to address cover depth over the 24" water main. There is a sanitary sewer located under the parking lot. Easements need to be retained and access to manholes considered in the design. Also, LES will need retention of all easements due to existing facilities.

TOPOGRAPHY: The existing area generally slopes from west to east. The Special Permit grading plan shows the same west to east gradual slope along A Street with modified contours in the southwestern area for the relocated infiltration basin.

TRAFFIC ANALYSIS: Access for the Zoo parking lot would continue to be off A Street, which is the present access to the overflow parking. Alley traffic would be rerouted as part of the Street and Alley Vacation through a 14' public access easement that would connect to Washington Street. Therefore, there would be no significant traffic impacts.

AESTHETIC CONDITIONS: A landscaping plan that meets Design Standards and any conditions of approval of this Special Permit will be required to be submitted before Building Permit to insure adequate screening to mitigate the impact of vehicles in proximity to residential dwellings.

ALTERNATIVE USES: Continued use of existing Zoo overflow parking on A Street and continued use of existing residential or residential redevelopment to the south and west.

ANALYSIS:

1. This is a request for a parking lot in the R-6 and R-2 Residential zoning districts for the nearby Lincoln Children's Zoo use. Parking lots are allowed in residential districts by Special Permit. The attached plan shows the entire proposed project boundary for the Zoo parking on the south side of A Street, but the portion in the P Public zoning district owned by the City of Lincoln is not in the Special Permit area.
2. The existing Zoo overflow parking lot on the south side of A Street which is part of the Special Permit boundary presently includes B-3 zoned area which will be changed to R-6 as part of associated application Change of Zone No. 16028. This existing parking lot is being declared surplus by the City and will be sold to the Zoo.
3. Associated Text Amendment No. 16010 amends current Lincoln Municipal Code by adding zoo as a use in addition to college, university or church uses that may be allowed through Special Permit to have parking on property located not more than 360 feet from the main property of the use including R-6 and R-2 zoning.
4. The Special Permit boundary includes area that is part of associated Street and Alley Vacation No. 16005 to vacate South 29th Street, part of Washington Street at South 29th Street corner and adjoining alley segment which will be part of the parking lot project area.
5. The Special Permit includes a waiver request to reduce the front yard setback from 25 feet to 20 feet for the R2 Zoning area along Washington Street. This would be the resulting setback after approval of Street and Alley Vacation No. 16005.
6. A separate Waiver from Paved Parking application (Waiver No. 16007) will be considered by City Council for the Phase 2 of the parking lot. This request will allow two years until Phase 2 would have to be paved.
7. A request for approved alternate to Chapter 28.03 has been submitted to Public Works Department for the stormwater quality. The required water quality volume is proposed to be installed offsite as a part of the Lincoln Children's Zoo expansion project with overall detention north of A Street on the main Zoo property.

8. Storm water detention is not required for the parking lot per Public Works Watershed Management. The applicant notes the increase in proposed runoff from the existing gravel parking lot and the proposed concrete parking lot is negligible and the downstream storm sewer system is sized adequately to discharge the runoff from the contributing area.
9. The existing infiltration basin located at the corner of Washington and 29th Streets will be removed and a new infiltration basin will be constructed as part of the new parking lot expansion.
10. There would be no traffic impact to the neighborhood as the new Zoo parking area would still take access via A Street with no access to either Washington Street or the adjacent alley. Landscaping required as part of the Design Standards with additional landscaping versus residential as one of the conditions of approval will provide adequate buffering.
11. The current parking lot contains approximately 60 parking stalls. The proposed new parking lot total stall count would be 145 spaces (85 more than current lot) with 103 spaces in Phase 1 and 42 spaces in Phase 2. The proposed parking lot would be set back 20 foot versus A Street in conformance with the R-6 zoning front setback. The proposed parking lot would be set back 20 feet from Washington/S. 29th Street with 5 foot waiver from the R-2 zoning front set back of 25 feet. Street trees 50 feet on center will be provided to offset the reduction in front yard setback for the parking versus Washington Street/South 29th Street.
12. Sidewalk connection to the Rock Island Trail will be provided by way of a 4' sidewalk from Washington Street. The sidewalk will be located along the far south side of the Special Permit boundary to avoid any conflict with the parking areas.

CONDITIONS OF APPROVAL:

Per Section 27.63.170 for Parking Lots this approval permits Parking in the R-6 and R-2 Residential Zoning Districts as shown on the site plan with waivers to front yard setback and storm water detention. The approval of this Special Permit is conditioned on the approval of the following associated applications: Change of Zone 16028, Text Amendment 16010, and Street and Alley Vacation No. 16005.

Site Specific Conditions:

1. Before receiving building permits or before a final plan is approved the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below:

- 1.1 Identify that the only two existing trees shown on the grading plan, within the boundary of the special permit, are to be preserved.
- 1.2 Revise Note #1 to state "Parking lot layout is conceptual. Any revisions to the layout will be done by administrative amendment."
- 1.3 Revise Note #3 to state that a separate waiver was requested to the City of Lincoln Parking Lot Design Standards to allow Phase 2 of the Parking Lot to be surfaced with gravel/aggregate for a period of time not to exceed two (2) years.
- 1.4 Change Note #4 to state The Proposed 14' Access Easement on Block 2, Lot 17 will be surfaced with aggregate and will receive a concrete driveway approach from 5' north of the property line to the back of curb on Washington Street.
- 1.5 Change Note #9 to A landscape screen of at least 60% from ground elevation to a height of 10 feet will be provided along the west side of Lot 17, Zehrunge and Ames Addition.
- 1.6 Add note at Washington Street and S. 29th Street that measures will be taken to safely mark the new curve in the gravel street to the satisfaction of the Public Works & Utilities Department.
- 1.7 Submit Plan with corrections to the satisfaction of the Public Works - Engineering Services Division.
- 1.8 Submit Plan with corrections and information to the satisfaction of the Public Works & Utilities - Watershed Management Division.
- 1.9 Submit Plan with corrections to the satisfaction of the Public Works & Utilities - Water Division concerning Replacement Infiltration Basin over 24" water main.
- 1.10 Submit Plan with corrections to the satisfaction of the Public Works & Utilities - Wastewater Division concerning sanitary sewer. Easements need to be retained and access to manholes considered in the design for existing sanitary sewer that is located under the parking lot.
- 1.11 Submit Plan with corrections to the satisfaction of the Lincoln Electric System concerning easements that are needed for facilities.
- 1.12 Submit screening and landscaping plan that meets Design Standards to the satisfaction of the Planning Director and Parks & Recreation Department. This plan shall include street trees 50 feet on center to offset the reduction

in front yard setback for the parking versus Washington Street/South 29th Street. Also, this plan shall include where adjacent to residential use, a screen evenly distributed horizontally, which may vary in height, so as to screen at least sixty percent (60%) of the surface area of a vertical plane extending along the length of the abutting property line and from the ground elevation to a height of ten feet (10') above the adjacent ground elevation.

- 1.13 Submit final Site Plan with the updated legal description.
2. Before receiving building permits provide the following documents to the Planning Department:
 - 2.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.
3. Prior to the issuance of a building permit:
 - 3.1 The construction plans must substantially comply with the approved plans.

Standard Conditions:

4. The following conditions are applicable to all requests:
 - 4.1 All privately-owned improvements, including landscaping shall be permanently maintained by the Permittee or an appropriately established association approved by the City.
 - 4.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 4.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 4.4 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

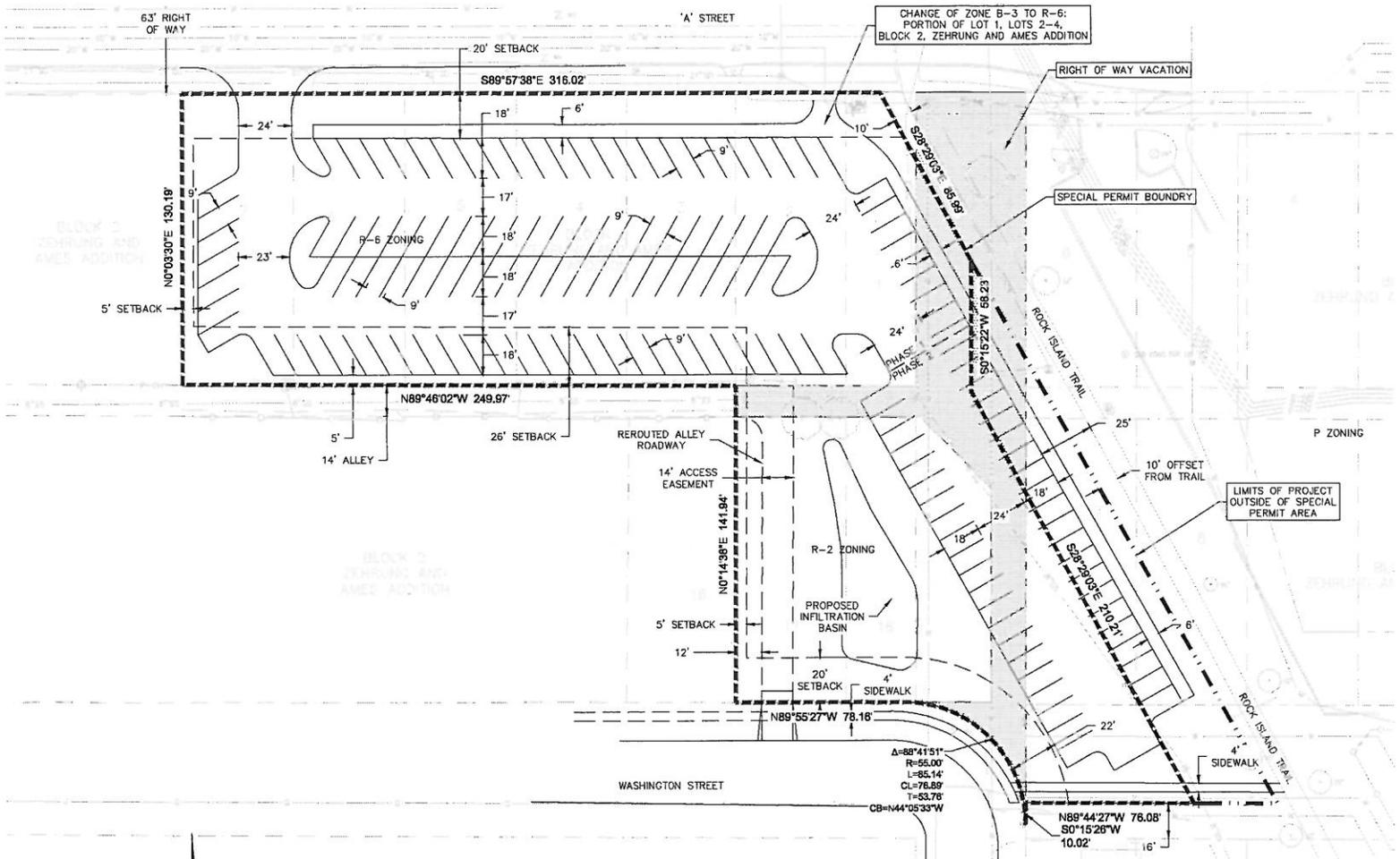
Prepared by

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(402-441-6366, gwesselhoft@lincoln.ne.gov)
October 13, 2016

OWNER: Opahc Properties, LLC
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Lincoln, NE 68502

**APPLICANT/
CONTACT:** Thomas C. Huston
233 S. 13th Street, Suite 1900
Lincoln, NE 68508

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GENERAL NOTES

1. PARKING LAYOUT IS CONCEPTUAL AND WILL BE FINALIZED AT TIME OF SUBMITTAL FOR PARKING LOT PERMIT AT BUILDING AND SAFETY. PARKING LOT WILL BE DESIGNED IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.
2. A WAIVER IS REQUESTED TO REDUCE THE FRONT YARD SETBACK OF WASHINGTON STREET AND S. 29TH STREET TO 20'.
3. A WAIVER IS REQUESTED TO THE CITY OF LINCOLN PARKING LOT DESIGN STANDARDS TO ALLOW PHASE 2 OF THE PARKING LOT TO BE SURFACED WITH GRAVEL/AGGREGATE FOR A PERIOD OF TIME NOT TO EXCEED TWO (2) YEARS.
4. THE PROPOSED 14' ACCESS EASEMENT ON BLOCK 2, LOT 17 WILL BE SURFACED WITH AGGREGATE AND WILL RECEIVE A CONCRETE DRIVEWAY APPROACH FROM 5' OUTSIDE THE PROPERTY LINE TO BACK OF CURB ON WASHINGTON STREET.
5. THE EXISTING INFILTRATION BASIN LOCATED AT THE CORNER OF WASHINGTON AND 29TH STREET WILL BE REMOVED AND A NEW INFILTRATION BASIN WILL BE CONSTRUCTED. THE INFILTRATION BASIN SHALL MATCH THE ORIGINAL DESIGN INTENT AS SHOWN ON CONSTRUCTION PLANS TITLED "ACP-04: ANTELOPE PARK, CITY PROJECT NO. 701585, DATED MAY 2013."
6. A REQUEST FOR APPROVED ALTERNATE TO CHAPTER 28.03 OF THE REGULATIONS OF POST CONSTRUCTION STORMWATER MANAGEMENT HAS BEEN SUBMITTED FOR THE STORMWATER QUALITY BEST MANAGEMENT PRACTICES ASSOCIATED WITH THE PARKING LOT. THE REQUIRED WATER QUALITY VOLUME IS PROPOSED TO BE INSTALLED OFFSITE AS A PART OF THE LINCOLN CHILDREN'S ZOO EXPANSION PROJECT. WATER QUALITY DESIGN AND REQUIRED TREATMENT VOLUME WILL BE IN ACCORDANCE WITH CHAPTER 8 OF THE DRAINAGE CRITERIA MANUAL AND WILL BE SUBMITTED AT THE TIME OF BUILDING AND SAFETY PERMIT.
7. A WAIVER IS REQUESTED TO CHAPTER SIX (6) OF THE DRAINAGE CRITERIA MANUAL TO ELIMINATE THE STORMWATER DETENTION REQUIREMENTS FOR THE PARKING LOT. THE INCREASE IN PROPOSED RUNOFF FROM THE EXISTING GRAVEL PARKING LOT AND THE PROPOSED CONCRETE PARKING LOT IS NEGLIGIBLE AND THE DOWNSTREAM STORM SEWER SYSTEM IS SIZED ADEQUATELY TO DISCHARGE THE RUNOFF FROM THE CONTRIBUTING AREA.
8. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH CITY OF LINCOLN PARKING LOT DESIGN STANDARDS FOR SCREENING. A LANDSCAPE PLAN WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT FOR THE PARKING LOT CONSTRUCTION.
9. LANDSCAPE BUFFER WILL BE PROVIDED ON WEST SIDE OF ACCESS EASEMENT ON LOT 17, ZEHRUNG AND AMES ADDITION.

**LEGAL DESCRIPTION
SPECIAL PERMIT**

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 1, BLOCK 2, ZEHRUNG AND AMES ADDITION, LOTS 2 THROUGH 6, BLOCK 2, ZEHRUNG AND AMES ADDITION, THE EAST 45.00' OF LOT 7, BLOCK 2, ZEHRUNG AND AMES ADDITION, AND LOTS 17 AND 18, BLOCK 2, ZEHRUNG AND AMES ADDITION, A PORTION OF LOTS 7 AND 8, BLOCK 1, ZEHRUNG AND AMES ADDITION, AND, A PORTION OF EAST-WEST ALLEY IN BLOCK 2, ZEHRUNG AND AMES ADDITION, A PORTION OF SOUTH 29TH STREET RIGHT-OF-WAY, AND A PORTION OF VACATED WASHINGTON STREET RIGHT-OF-WAY, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 2, ZEHRUNG AND AMES ADDITION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF "A" STREET, SAID POINT BEING 30.00' SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 7, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 30.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, ON AN ASSUMED BEARING OF S89°57'38"E, A DISTANCE OF 5.00' TO A POINT OF INTERSECTION WITH THE WEST LINE OF A TRACT OF LAND DESCRIBED IN CORPORATION WARRANTY DEED, FILED LANCASTER COUNTY REGISTER OF DEEDS, INSTRUMENT NUMBER 1997-027331, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING S89°57'38"E ON THE NORTH LINE OF SAID LOT 7, AND ON THE NORTH LINE OF LOTS 6 THROUGH 1, BLOCK 2, ZEHRUNG AND AMES ADDITION, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 30.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 311.03' TO A POINT LOCATED 10.00' WEST OF AND PERPENDICULAR TO THE CENTER LINE OF THE VACATED CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE S28°29'03"E, ON A LINE LOCATED 10.00' WEST OF AND PARALLEL WITH THE CENTERLINE OF SAID VACATED RAILROAD RIGHT-OF-WAY, A DISTANCE OF 85.99' TO A POINT OF INTERSECTION WITH THE CENTER LINE OF NORTH 29TH STREET RIGHT-OF-WAY; THENCE S00°15'22"W, ON THE CENTER LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 58.32' TO POINT LOCATED 28' WEST OF AND PERPENDICULAR TO THE CENTER LINE OF THE VACATED CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE S28°29'03"E, ON A LINE LOCATED 28.00' WEST OF AND PARALLEL WITH THE CENTERLINE OF SAID VACATED RAILROAD RIGHT-OF-WAY, A DISTANCE OF 210.21' TO A POINT OF INTERSECTION WITH A LINE LOCATED 16.00' NORTH OF AND PERPENDICULAR TO THE SOUTH RIGHT-OF-WAY LINE OF VACATED WASHINGTON STREET; THENCE N89°44'27"W, ON A LINE LOCATED 16.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID VACATED RIGHT-OF-WAY, A DISTANCE OF 76.08' TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH 29TH STREET; THENCE S00°15'26"W, ON THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.02' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL

ANGLE OF 88°41'51", A RADIUS OF 55.00', AN ARC LENGTH OF 85.14', A CHORD LENGTH OF 76.89', A TANGENT LENGTH OF 53.76', AND A CHORD BEARING OF N44°05'33"W TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET, SAID POINT BEING ON THE SOUTH LINE OF LOT 18, BLOCK 2, ZEHRUNG AND AMES ADDITION; THENCE N89°55'27"W, ON THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET, SAID LINE BEING ON THE SOUTH LINE OF LOTS 17 AND 18, BLOCK 2, ZEHRUNG AND AMES ADDITION, AND ON THE EASTERLY EXTENSION OF SAID LINE, A DISTANCE OF 78.16' TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE N00°14'38"E, ON THE WEST LINE OF SAID LOT 17, AND ON A NORTHERLY EXTENSION OF SAID LINE, A DISTANCE OF 141.94' TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE EAST-WEST ALLEY LOCATED IN BLOCK 2, ZEHRUNG AND AMES ADDITION; THENCE N89°46'02"W, ON THE NORTH LINE OF SAID EAST-WEST ALLEY, SAID LINE BEING THE SOUTH LINE OF LOTS 3 THROUGH 7, BLOCK 2, ZEHRUNG AND AMES ADDITION, A DISTANCE OF 245.13' TO A POINT OF INTERSECTION WITH THE WEST LINE OF A TRACT OF LAND DESCRIBED IN CORPORATION WARRANTY DEED, FILED LANCASTER COUNTY REGISTER OF DEEDS, INSTRUMENT NUMBER 1997-027331; THENCE N00°07'25"E, ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN CORPORATION WARRANTY DEED, FILED LANCASTER COUNTY REGISTER OF DEEDS, INSTRUMENT NUMBER 1997-027331, A DISTANCE OF 130.21' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 69,510.94 SQUARE FEET OR 1.57 ACRES, MORE OR LESS.

Wednesday, October 12, 2016

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September 14, 2016

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VIA HAND DELIVERY

David Cary
Director of Planning
Lincoln City/Lancaster County
Planning Department
555 South 10th Street, Room 213
Lincoln, NE 68508

Re: Lincoln Children's Zoo Parking Lot Expansion Project
Our File No.: 20275.002

Dear Mr. Cary:

This firm represents the Lincoln Children's Zoo (the "Zoo") which proposes to expand its zoo and consequently, needs to construct an additional parking lot located between "A" Street and Washington Street at the 29th Street right-of-way (the "Project"). While the main expansion for the Zoo will be north of "A" Street, additional parking is needed south of "A" Street for staff, Zoo School, and overflow visitor parking. The Zoo is working together with the City of Lincoln and the Lincoln Parks and Recreation Department in furtherance of the Project. The three parties worked together on preparing the various requests below.

A. The Project

The zoo expansion project involves creating a new entrance, expanded exhibition space, and a new home for the zoo/science school in which the zoo partners with LPS. To accommodate the growth north of "A" Street, the Project will include constructing an additional parking lot south of "A" Street. The Zoo seeks approval of: (a) a text amendment to the LMC § 27.63.170(a)(2) to insert the word "zoo"; (b) in order to utilize the proposed text amendment, the Zoo and the City of Lincoln request a change of zone for those underlying parcels currently in the B-3 commercial district and P public district to the R-6 residential district so that each underlying parcel is either zoned R-6 residential district or R-2 residential district; (c) following the change of zone, the Zoo seeks a special permit under LMC § 27.63.170(a)(2) as amended, to allow the parking use in the R-6 residential district;

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12910 PIERCE STREET, SUITE 200
OMAHA, NE 68144-1105
(402) 397-1700

1207 M STREET
P.O. BOX 510
AURORA, NE 68818
(402) 694-6314

NORTHERN HEIGHTS PROFESSIONAL PLAZA
416 VALLEY VIEW DRIVE, SUITE 304
SCOTT'SBLUFF, NE 69361
(308) 635-1020

330 SOUTH COLLEGE AVENUE
SUITE 300
FORT COLLINS, CO 80524-7162
(970) 221-2637

and (d) the abutting landowners request the City to vacate a portion of the East-West alley between "A" Street and Washington Street and the 29th Street right-of-way between "A" Street and Washington Street. Each request is further discussed below.

B. Text Amendment

LMC § 27.63.170(a)(2), currently allows parking lots by special permit when the parking lot is located no more than 360 feet from property occupied by a "college, university, or church" and the parking lot is used primarily in connection with said "college, university, or church." The Zoo requests to amend LMC § 27.63.170(a)(2) by inserting "zoo, " immediately before the word "college" as it appears in said section, thereby allowing parking lots in a residential zone by special permit when the parking lot is located no more than 360 feet from a zoo and the parking lot is used primarily in connection with said zoo.

C. Change of Zone

In order to utilize the proposed text amendment discussed in Section B above, the Zoo and the City of Lincoln request the zoning map be amended to collectively change the zoning designation of those underlying parcels currently in the B-3 commercial district and the P public district to the R-6 residential district. Accordingly, the underlying parcels will either be in the R-2 residential district or the R-6 residential district. The requested change of zone will ensure that the amended LMC § 27.63.170(a)(2) applies to all the parcels upon which the Project will be located.

D. Special Permit

The Zoo seeks a special permit to construct an additional parking lot to primarily serve the Zoo, as permitted by the proposed amended LMC § 27.63.170(a)(2). The requested special permit and the additional parking lot will allow the Zoo to address its increasing demand for parking caused by the expanded zoo project north of "A" Street.

E. Street and Alley Vacation

The proposed parking lot is located upon a portion of the East-West alley located between "A" Street and Washington Street and upon the 29th Street right-of-way located between "A" Street and Washington Street. Accordingly, Opahc Properties, LLC and the City of Lincoln, as the abutting landowners, request the City to vacate said alley and right-of-way. The Zoo intends to purchase from the City the vacated portion of the East-West.

F. Waivers

The Zoo further requests the following waivers in connection with the Project:

- a. The Zoo requests a waiver of the front yard setback requirements, as there is sufficient distance between the parking stalls and the Washington Street and 29th Street intersection. This waiver will be included within the requested Special Permit; and
- b. The Zoo requests a waiver of Chapter 6 of the Drainage Criteria Manual to eliminate the storm water detention requirements for the parking lot, as the increase in storm water flows will be negligible and the downstream storm sewer system is sized adequately to discharge the runoff from the contributing area. Additionally, the existing infiltration basin located at the corner of Washington Street and 29th Street will be removed and a new infiltration basin will be constructed in accordance with the original design intent as shown on the construction plans titled "ACP-04: Antelope Park, City Project No. 701585" and dated May 2013.
- c. The Zoo requests a waiver to the Parking Lot Design Standards to allow Phase 2 of the parking lot to be surfaced with gravel/aggregate for a period of time not to exceed five years from the date the Zoo receives a parking lot permit for Phase 2.
- d. The Zoo requests a waiver of the requirement to install hard surfacing on the existing alley which abuts the special permit boundaries. Instead, the Project will include the installation of gravel/aggregate on the proposed fourteen-foot access easement on Block 2, Lot 17 of the Special Permit.

G. Requests for Approved Alternative

In regards to the City of Lincoln's storm water quality requirements, the Zoo submits a Request for Approved Alternative for the Project. The required water quality volume is proposed to be installed offsite as a part of the Zoo's expansion project north of "A" Street, and such water quality design and required treatment volume will be in accordance with Chapter 8 of the Drainage Criteria Manual. The Request for Approved Alternative to Chapter 28.03 and the Water Quality Control Form are enclosed with this delivery.

H. Separately Submitted Applications

In addition to the various items discussed above, an application to approve the local landmark designation for the Ager building and an application for a surplus

property declaration have been previously submitted. Said applications are a part of the overall Project and the Zoo requests that they be considered along with the various requests discussed herein and included in the enclosed application.

I. Enclosures

Enclosed with this delivery are the following items:

- a. Application Request Form which requests: (1) the text amendment to LMC § 27.63.170(a)(2); (2) the change of zone; (3) the parking lot special permit; and (4) the street and alley vacation.
- b. Site Plan as required by the City of Lincoln application. The electronic version will be uploaded to the ProjectDox registry.
- c. Petition to Vacate Public Way and Information Sheet signed by Opahc Properties, LLC, an affiliate of the Lincoln Children's Zoo, as owner of a portion of the abutting parcels.
- d. Petition to Vacate Public Way and Information Sheet to be signed by the City of Lincoln, as owner of a portion of the abutting parcels.
- e. The Request for Approved Alternative to Chapter 28.03 Form and the Water Quality Control Form pursuant to Chapter 8 of the Drainage Criteria Manual.
- f. Application Fee in the total amount of \$1,122.00, as provided in separate checks for the following:
 - i. \$792.00 for the special permit application fee; and
 - ii. \$330.00 for the surfaced parking waiver fee.

If there are any questions, please do not hesitate to contact me.

Sincerely,


Thomas C. Huston
For the Firm

Enclosures