



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Text Amendment 19003	FINAL ACTION? No
PLANNING COMMISSION HEARING DATE June 26, 2019	RELATED APPLICATIONS Special Permit 19028

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

A text amendment is proposed on behalf of RR&T Enterprises, LLC to create a special parking requirement for Large Item Retail Sales with a parking ratio of 1 stall per 600 square feet. Large Item Retail Sales would include businesses that primarily sell items such as furniture, carpet, and large appliances. It would be a separate category from other retail sales for purposes of parking calculation.

JUSTIFICATION FOR RECOMMENDATION

Appropriate parking reductions support redevelopment, denser development, and greater site flexibility. The request is supported by the lower anticipated parking demand for sales of these large goods as compared to other types of retail sales.

APPLICATION CONTACT

Cristy Joy, (402) 464-6600 or cjoy@archi-etc.com

STAFF CONTACT

Rachel Jones, (402) 441-7603 or rjones@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The 2040 Comprehensive Plan supports commercial development while striving for predictability for existing residential uses and neighborhoods. This request furthers the goals of preserving flexibility in the siting of commercial and industrial uses and retaining and attracting these businesses in the appropriate locations.

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 5.1-5.2 - Business & Economy Guiding Principles

- Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.
- Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.
- Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.
- Provide flexibility to the marketplace in siting future commercial and industrial locations.
- Strive for predictability for neighborhoods and developers.

P. 7.7 - Detailed Strategies for Developing Neighborhoods: Encourage shared parking wherever possible.

ANALYSIS

1. Architecture Etcetera on behalf of RR&T Enterprises, LLC proposes a text amendment to Section 27.67.040 that would create a special parking requirement for Large Item Retail Sales of 1 stall per 600 square feet. Large Item Retail Sales would include businesses that primarily sell large goods such as furniture, carpet, cabinets, and appliances.
2. Currently, retail sales parking is calculated at a standard ratio depending on the zoning district. Large Item Retail Sales would be a separate category from other retail sales for parking calculation purposes and would represent a reduced parking requirement in most zoning districts where the use is allowed.
3. The request is supported by the lower anticipated parking demand for these types of large goods compared to traditional retail sales. The reduction is based on published trip generation rates for different types of retail as well as documentation submitted by the applicant showing a lower parking demand at their furniture store.
4. The following text amendment was determined in cooperation between the applicant and City staff:

27.02.190 R.

Retail Sales, Large Items. Large Item Retail Sales shall mean where the primary business is the selling and display of large goods where the product sold is generally picked up from a warehouse area and/or delivered to the customer's home, rather than from the showroom or sales area. Examples include, but are not limited to, the sale of furniture, mattresses, carpet, large appliances, cabinets, and fireplaces. This use specifically excludes motorized vehicle sales and home improvement stores. Large Item Retail Sales are considered retail sales uses for purposes of the Use Groups chapter.

27.67.040 Parking Requirements; Special Conditions.

An alphabetical list of uses with special parking requirements for this title are set out in Figure 27.67.040 at the end of this chapter. Any change in use from one with a special parking requirement to another use in the future could result in a higher parking requirement, and the need to reconfigure the parking and/or building to accommodate the change in the requirement. The following special parking requirements shall apply to the listed uses in place of the general parking requirements found in Section 27.67.020:

(ah) Large item retail sales: One space per 600 square feet of floor area.

5. A definition was created for Large Item Retail Sales to clarify how this use category differs from other types of retail. The category would specifically exclude motorized vehicle sales and home improvement stores. Motorized vehicle sales already has a special parking requirement. Home improvement stores were excluded because they sell many smaller items in addition to large items and would not fit the definition. For clarification, it was also noted that a change in use from one with a special parking requirement to another use could result in a higher parking requirement. This would be the case in most zoning districts when changing from Large Item Retail Sales to standard retail sales.

The amendment includes language noting that for purposes of Use Groups, Large Item Retail Sales are considered under the umbrella of Retail Sales. However, they would be considered different uses for parking calculation purposes which would allow eligibility for the City Council parking waiver in Section 27.67.030.f for a change in use from large item to standard retail.

6. Minimum parking requirements should be reduced where appropriate to reduce the over-parking of sites due to City requirements. Appropriate parking reductions support redevelopment, denser development, and greater site flexibility. Many reductions in the parking requirements have been approved in recent years, many based on private sector requests and documentation.

The Institute of Transportation Engineers (ITE) 10th Edition Trip Generation Manual publishes trip generation rates for different land use types. The manual lists much lower trip generation rates for the category of "furniture store" compared to other retail categories. The trip generation figures generally demonstrate a lower level of

customer activity and demand for “furniture stores” and similar stores. The ITE trip generation rates for several retail types are listed below.

Land Use	Trip Calculation	Average Trip Generation Rate per 1,000 square feet
Furniture Store	Weekday, PM Peak Hour of Generator	0.7
Auto Sales (New)	Weekday, PM Peak Hour of Generator	2.65
Office Supply Superstore	Weekday, Peak Hour of Adjacent Street Traffic, One Hour bet. 4 and 6pm	2.77
Department Store	Weekday, PM Peak Hour of Generator	2.81
Sporting Goods Superstore	Weekday, PM Peak Hour of Generator	3.04
Home Improvement Superstore	Weekday, PM Peak Hour of Generator	3.29
Discount Supermarket	Weekday, PM Peak Hour of Generator	8.13
Convenience Market with Gasoline Pumps	Weekday, PM Peak Hour of Generator	49.59

The applicant’s support includes a study documenting a lower parking demand at a similar furniture retailer operated by the owner in Omaha. The study showed a range of 15-53 vehicles in the parking lot at any one time, with the average count being approximately 31 stalls. The applicant also submitted aerial photos of other similar stores in Lincoln that show relatively few cars in the parking lots, although it should be noted that the time of day these aerials were taken is unknown.

The applicant cited that both Omaha and Houston require a 1:500 parking ratio for a similar use, termed “Furniture Store” in Houston’s code. Omaha requires the 1:500 ratio for portions of a use characterized as “indoor sales display or service area”. An online search of other zoning ordinances conducted by staff located a number of other communities that have a specific parking requirement for “large item” retail in some form typically in the range of 1 stall per 400-600 square feet.

7. There are only three zoning districts where the proposed Large Item Retail Sales parking requirement would be higher than the standard retail sales requirement of the zoning district: the O-1, I-1 and I-2 districts. As mentioned above, the proposed ratio of 1 stall per 600 square feet represents a parking reduction for this use in most zoning districts. For comparison, the table below lists the standard retail sales parking ratios for the zoning districts where retail is allowed.

Zoning District	Standard Retail Sales Parking Requirement
O-1	1 per 1,200 sq. ft.
O-3	1 per 300 sq. ft.
B-1	1 per 300 sq. ft.
B-2	1 per 300 sq. ft.
B-3	1 per 600 sq. ft.
B-4	N/A – no parking required in the B-4 District
B-5	1 per 300 sq. ft.
H-2	1 per 600 sq. ft.
H-3	1 per 300 sq. ft.
H-4	1 per 300 sq. ft.
I-1	2 per 3 persons on max. shift or 1 per 1,000 sq. ft.
I-2	2 per 3 persons on max. shift or 1 per 1,000 sq. ft.
I-3	1 per 300 sq. ft.

8. Based on the evidence for lower parking demand of Large Item Retail Sales, the proposed parking change is appropriate, should provide a major benefit to new businesses, and should not have a significant impact on existing uses or neighboring properties.

Prepared by

 RJ

Rachel Jones, Planner

Date: June 20, 2019

Applicant/Contact: Architecture Etcetera c/o Cristy Joy
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ORDINANCE NO. _____

1 AN ORDINANCE amending Lincoln Municipal Code Chapter 27.02 Definitions
2 by amending Section 27.02.190 R. to add a new definition for “Retail Sales, Large Items”; by
3 amending Section 27.67.040 Parking Requirements; Special Conditions to add that large item
4 retail sales require 1 parking space per 600 square feet of floor area; by amending Figure 27.67.040
5 Uses with Special Parking Requirements to add “Retail Sales, Large Items”; and repealing
6 Sections 27.02.190, 27.67.040, and Figure 27.67.040 of the Lincoln Municipal Code as hitherto
7 existing.

8 FURTHERMORE, this Ordinance amends Figure 27.67.040 to reflect the
9 amendments to Chapter 27.67 adopted by Ordinance No. 20739.

10 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

11 Section 1. That Section 27.02.190 of the Lincoln Municipal Code be amended to
12 read as follows:

13 **27.02.190 R.**

14 **Recreational Facilities, Outdoor.** Outdoor Recreational facilities shall mean facilities
15 primarily for participation in recreational activities such as but not limited to tennis, handball,
16 racquetball, basketball, and other court games; jogging, track and field, baseball, football, soccer,
17 and other field games; skating, skate boarding, swimming, golf and outdoor shooting or archery
18 ranges. Recreational facilities shall include country clubs and athletic clubs; it shall not include
19 facilities accessory to a private residence used only by the owner and guests, nor shall it include
20 arenas or stadia used primarily for spectators to watch athletic events.

1 **Recreational Facilities, Enclosed Commercial.** Enclosed commercial recreational
2 facilities shall mean facilities which are enclosed in a building and used for recreation including
3 but not limited to: golf, racquetball, tennis, and other court games, fitness centers, bowling, skating,
4 skate boarding, rock climbing, video gaming, indoor shooting or archery ranges, paint ball, laser
5 tag or swimming.

6 **Recreational Vehicle.** Recreational vehicle shall mean a vehicular unit not exceeding
7 forty feet in overall length, eight feet in width, or twelve feet in overall height, primarily designed
8 as temporary living quarters for recreational camping or travel use having either its own motive
9 power or designed to be mounted on or drawn by a motorized vehicle. Recreational vehicle
10 includes motor home, truck camper, travel trailer, camping trailer, and fifth wheel. This definition
11 shall include a boat mounted on a trailer, together not exceeding forty feet in body length, eight
12 feet in width, or twelve feet in overall height.

13 **Retail Sales.** Retail sales shall mean selling of merchandise directly to the consumer
14 usually from a fixed location or by mail.

15 **Retail Sales, Large Items.** Large Item Retail Sales shall mean where the primary business
16 is the selling and display of large goods where the product sold is generally picked up from a
17 warehouse area and/or delivered to the customer's home, rather than from the showroom or sales
18 area. Examples include, but are not limited to, the sale of furniture, mattresses, carpet, large
19 appliances, cabinets, and fireplaces. This use specifically excludes motorized vehicle sales and
20 home improvement stores. Large Item Retail Sales are considered retail sales uses for purposes of
21 the Use Groups chapter.

22 **Retail Sales, Outdoor.** Outdoor retail sales shall mean generally the sale of large goods or
23 large number of goods that requires the outdoor display and marketing of such goods.

1 **Recyclables.** See definition in Chapter 5.41.

2 **Recycling Center.** See definition in Chapter 5.41.

3 **Recycling Processing Center.** See definition in Chapter 5.41.

4 Section 2. That Section 27.67.040 of the Lincoln Municipal Code be amended to
5 read as follows:

6 **27.67.040 Parking Requirements; Special Conditions.**

7 An alphabetical list of uses with special parking requirements for this title are set out in
8 Figure 27.67.040 at the end of this chapter. Any change in use from one with a special parking
9 requirement to another use in the future could result in a higher parking requirement, and the need
10 to reconfigure the parking and/or building to accommodate the change in the requirement. The
11 following special parking requirements shall apply to the listed uses in place of the general parking
12 requirements found in Section 27.67.020:

13 (a) A fraternity or sorority shall provide 0.75 spaces per resident. Parking shall be
14 provided either onsite or within 600 feet of the premises. Notwithstanding the above, no parking
15 shall be required for a fraternity or sorority located within the boundaries of 14th Street to 17th
16 Street and Q Street to W Street.

17 (b) Group homes: One space per three client or employee residents, plus two spaces per
18 three nonresident employees on the largest shift; provided, however, that no spaces shall be
19 required for client residents who will not possess motor vehicle operator's licenses. Appropriate
20 documentation from the group home licensing agency shall be provided evidencing the non-
21 possession of motor vehicle operator's licenses by clients.

1 (c) Adult day service facilities: One space/employee on the largest shift, plus off-street
2 loading/unloading area for one automobile per ten care receivers. Joint parking with another use
3 is acceptable if the adult care center and the other use have nonconcurrent parking demands.

4 (d) Elderly or retirement housing: One space/dwelling unit.

5 (e) Mini-warehouses:

6 (1) Two spaces for manager's quarters or office; and

7 (2) One space for every 60 storage cubicles; however, if access lanes and roads to
8 the storage area are twenty feet or greater in width, to allow vehicles to unload
9 and pass, no additional parking for the storage cubicles is required.

10 (f) Two-family or attached single-family dwellings, approved as part of a Special Permit
11 for a Community Unit Plan pursuant to Chapter 27.65 Community Unit Plan, a development plan
12 for a planned unit development pursuant to Chapter 27.60 Planned Unit Development District, or
13 a use permit pursuant to Chapter 27.64 Use Permits on lots having a width of less than 35 feet and
14 where garages take direct access from a public street or private roadway are required to provide 1
15 off-premises guest parking stall per 2 dwelling units. On-street parking may be counted if there is
16 at least 22 contiguous feet of uninterrupted curb space abutting each lot along the face of curb from
17 the edge of the curb return to the lot line.

18 (g) Drive-in restaurants: One space/40 sq. ft. of floor area.

19 (h) Bowling alleys: 4 spaces/lane (plus required parking for affiliated uses.)

20 (i) Auditoriums, theaters, grandstands, stadia, amphitheaters, and other places of public
21 assembly: One space/50 sq. ft. of seating area plus parking for affiliated uses within 300 ft. of the
22 main use.

23 (j) Recreational uses:

- 1 (1) Racquetball and other court games: Four spaces/court (plus required spaces for
2 affiliated uses);
- 3 (2) Swimming pools: One space/100 sq. ft. of water surface (plus parking for
4 affiliated uses) as determined by the city;
- 5 (3) Golf courses: Two spaces/hole on course, plus parking for affiliated uses.
- 6 (k) Hospitals: One space/2.5 beds, plus one space/employee on the largest shift.
- 7 (l) Places of religious assembly, chapels, public schools, private schools having a
8 curriculum equivalent to a public elementary or public high school, and private business or
9 commercial schools: One space/50 sq. ft. in largest assembly hall as determined by the City.
- 10 (m) Academies, such as gymnastic, karate, judo, dance, or music academies: One space
11 for every three students allowed per class session plus one space for every employee. In those
12 instances where two sessions of classes occur one after another, without at least one-half hour
13 separation between sessions, the maximum number of students allowed at both sessions shall be
14 combined in determining the amount of required parking per class session.
- 15 (n) Housing for the physically handicapped: (see also Section 27.63.215) One space/
16 dwelling unit.
- 17 (o) Domestic shelters: One space for every four residents and two spaces for every three
18 employees on the largest shift.
- 19 (p) Salvage yard: Six spaces, two spaces/acre of lot area, or one space/1,000 square feet
20 of floor area, whichever is greater.
- 21 (q) Dwellings for members of a religious order: one space for every three residents.
- 22 (r) Warehouses:

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(1) Warehouses with a floor area of 50,000 square feet or less: one space per every 1,000 square feet of floor area or a minimum of one space per employee on the largest shift. The floor area shall be calculated based on the total floor area of all structures on the lot.

(2) Warehouses with a floor area of more than 50,000 square feet: one space per every 1,000 square feet of floor area for the first 50,000 square feet of floor area and one additional space per 2,000 square feet of floor area in excess of 50,000 square feet, or a minimum of one space per employee on the largest shift. The floor area shall be calculated based on the total floor area of all structures on the lot.

(3) If the number of spaces required by the building ratio is greater than required by the employee ratio in (1) or (2) above, the additional parking spaces need not be provided physically, but sufficient areas shall be reserved to accommodate construction of the additional spaces. If the Building Official finds at any time that the character of the use of the warehouse is such as to require the full provision of parking facilities to be constructed, the Building Official shall report this fact to the City Council which may, after holding a hearing of which the owner shall be notified, require such additional parking to be installed.

(s) Hotels and motels: one space per room and one space per 100 square feet of accessory uses.

1 (t) Restaurants and Social Halls: one space per 100 square feet; one space per 200 square
2 feet for restaurants located in the B-1 and B-3 zoning districts; one space per 300 square feet for
3 restaurants located in the B-2 and B-5 zoning districts.

4 (u) Dwellings for caretakers employed and residing on the premises and/or accessory
5 dwelling units: one space per dwelling unit in addition to the number required for the main use.

6 (v) Early childhood care facilities: One space/ employee on the largest shift, plus off-
7 street loading/unloading area for one automobile per ten care receivers. Joint parking with another
8 use is acceptable if the early childhood care facility and the other use have nonconcurrent parking
9 demands.

10 (w) Residential Healthcare Facilities: One space for every four residents and two spaces
11 for every three employees on the largest shift.

12 (x) Sale of alcoholic beverages for consumption on the premises: One space per 100
13 square feet of floor area; one space per 200 square feet for premises for on-site alcohol
14 consumption located in the B-1 and B-3 zoning districts; one space per 300 square feet for premises
15 for on-site alcohol consumption located in the B-2 and B-5 zoning districts.

16 (y) Greenhouses and garden centers located in the AG or AGR zoning districts: For
17 greenhouses, one parking space shall be provided for each employee on the maximum shift.
18 Parking for greenhouses and garden centers in the AG zoning district may be provided on unpaved
19 areas, except for ADA accessible stalls.

20 (z) Heritage Centers and Agricultural Attractions located in the AG zoning district: One
21 space shall be provided for every 200 square feet of floor area devoted to permanent retail and
22 service use. In addition, an overflow parking area shall be provided with three stalls for every acre

1 included within the special permit area. Parking may be provided on unpaved areas, except for
2 ADA accessible stalls.

3 (aa) Community Halls, Farm Wineries, and Market Gardens located in the AG and AGR
4 zoning districts: There shall be adequate parking for vehicles compatible with the number of
5 people using the facility.

6 (ab) Off-street Freight Loading Requirements. At the time of construction, alteration, or
7 enlargement of any commercial or industrial building having a floor area of 10,000 square feet or
8 more, and containing a use or uses which requires off-street freight loading, off-street freight
9 loading areas shall be provided on the premises to serve the use and maintained as follows:

10 (1) Six hundred square feet for the first 10,000 square feet of floor area;

11 (2) An additional 600 square feet for each additional 20,000 square feet of floor
12 area.

13 (ac) Data Center: Two (2) spaces per three (3) employees on largest shift, plus land shall
14 be reserved to provide required parking for office uses in the underlying zoning districts in the
15 event the Data Center is changed to another office use.

16 (ad) Urban Gardens greater than two acres in size shall provide three off-street parking
17 stalls per every acre or part thereof over two acres.

18 (ae) Dwellings for Nonrelated Persons, for four to six persons living as a single
19 housekeeping unit permitted under a community unit plan: One space per resident.

20 (af) Parking for accessory buildings for retail sales, such as lumber storage areas, is not
21 required to be provided, when they are not fully enclosed or are left open during business hours.

22 (ag) Three parking stalls shall be provided on premises used for motorized vehicle sales
23 if the premises is less than two (2) acres in size. If the premises is two (2) or more acres in size,

1 parking shall be as shown on the parking matrix for the district the motorized vehicles sales is
2 located in.

3 (ah) Large item retail sales: One space per 600 square feet of floor area.

4 Section 3. That Figure 27.67.040 of the Lincoln Municipal Code be amended to
5 read as follows:

6 **Figure 27.67.040**

7 **Uses with Special Parking Requirements**

8 The following uses have special parking requirements that shall apply in place of the general
9 parking requirements found in Section 27.67.020:

10	Academies	27.67.040(m)
11	Accessory buildings for retail sales	27.67.040(af hh)
12	Accessory Dwelling Units	27.67.040(u)
13	Adult day services facility	27.67.040(c)
14	Agricultural attractions (located in the AG zoning district)	27.67.040(z)
15	Amphitheaters	27.67.040(i)
16	Auditoriums	27.67.040(i)
17	Bowling alleys	27.67.040(h)
18	Chapels.....	27.67.040(l)
19	Community halls (located in the AG zoning district)	27.67.040(aa)
20	Court games	27.67.040(j)
21	Data center	27.67.040(ac dd)
22	Domestic shelters	27.67.040(o)
23	Drive-in restaurants.....	27.67.040(g)

1	Dwellings for members of a religious order	27.67.040(q)
2	Dwellings for caretakers employed and residing on premises.....	27.67.040(u)
3	Early childhood care facilities	27.67.040(v)
4	Elderly housing	27.67.040(d)
5	Farm wineries.....	27.67.040(aa)
6	Fraternities	27.67.040(a)
7	Grandstands.....	27.67.040(i)
8	Greenhouses (located in the AG or AGR zoning districts).....	27.67.040(y)
9	Group homes.....	27.67.040(b)
10	Golf courses	27.67.040(j)
11	Guest parking for small lot two-family and single--family dwellings	27.67.040(f)
12	Healthcare residential.....	27.67.040(w)
13	Heritage centers (located in the AG zoning district)	27.67.040(z)
14	Hospitals	27.67.040(k)
15	Hotels	27.67.040(s)
16	Housing for the physically handicapped.....	27.67.040(n)
17	Joint parking.....	27.67.040(ee)(ff)
18	Market Garden	27.67.040(aa)
19	Mini-warehouses.....	27.67.040(e)
20	Motels	27.67.040(s)
21	Motorized Vehicle Sales	27.67.040(ag ii)
22	Off-street freight loading requirements	27.67.040(ab)
23	Places of public assembly	27.67.040(i)

1	Places of religious assembly	27.67.040(l)
2	Private business or commercial schools	27.67.040(l)
3	Private schools having a curriculum equivalent to a public school	27.67.040(l)
4	Public schools	27.67.040(l)
5	Recreational uses	27.67.040(jk)
6	Restaurants (also see Drive-in restaurants).....	27.67.040(t)
7	Retirement housing	27.67.040(d)
8	<u>Retail Sales, Large Items</u>	<u>27.67.040(ah)</u>
9	Salvage yards	27.67.040(p)
10	Sale of alcoholic beverages for consumption on the premises	27.67.040(x)
11	Social halls	27.67.040(t)
12	Sororities	27.67.040(a)
13	Stadia.....	27.67.040(i)
14	Swimming pools	27.67.040(j)
15	Theaters.....	27.67.040(i)
16	Warehouses	27.67.040(r)
17	Urban gardens	27.67.040(<u>adee</u>)

18 Section 4. That Sections 27.02.190, 27.67.040, and Figure 27.67.040 of the Lincoln
19 Municipal Code as hitherto existing be and the same are hereby repealed.

20 Section 5. This ordinance shall be published, within fifteen days after the passage
21 hereof, in one issue of a daily or weekly newspaper of general circulation in the City, or posted on
22 the official bulletin board of the City, located on the wall across from the City Clerk’s office at
23 555 S. 10th Street, in lieu and in place of the foregoing newspaper publication with notice of

1 passage and such posting to be given by publication one time in the official newspaper by the City
2 Clerk. This ordinance shall take effect and be in force from and after its passage and publication
3 or after its posting and notice of such posting given by publication as herein and in the City Charter
4 provided.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2019:

Mayor

NOTICE OUR ETCETERA + BE INSPIRED BY OUR ARCHITECTURE

May 15, 2019

Ms. Rachel Jones
Planning Department – City of Lincoln/Lancaster County
555 S 10th Street, Ste 213
Lincoln, Nebraska 68508

Re: Request for a special use permit and waivers for the Development of a Multi-Tenant Facility located at 2240 Fletcher Avenue, Unit D; Lincoln NE 68517

Dear Ms Rachel Jones,

Enclosed please find the following for the above mentioned project:

1. City Application
2. Application fee
3. Project Information

On behalf of the Owner, RR&T Enterprises, LLC, with the legal description North Creek Business Park Condominium, Amended, Unit D requests that you grant a special use permit with waivers for the Development for a Multi-Tenant Facility located at address 2240 Fletcher Avenue, Unit D; Lincoln NE 68517.

Text Amendment to the H-4 Zoning District parking requirements

Reduce the minimum parking in the H-4 zoning district for Retail Sales with Indoor sales, display or service area from 1 stall per 300 square feet to 1 stall per 600 square feet. These off-street parking requirements are for uses with elements having different functions or operating characteristics then the typical definition of retail sales.

Please let us know if you have any questions of need additional information.

Thank you for your thoughts and consideration.

Sincerely,



Cristy K Joy, AIA NCARB LEED AP

Text Amendment

Reduce the minimum parking in the H-4 zoning district for Retail Sales with Indoor sales, display or service area from 1 stall per 300 square feet to 1 stall per 600 square feet. These off-street parking requirements are for uses with elements having different functions or operating characteristics than the typical definition of retail sales.

H-4 Zoning District

This district is intended to provide a developing area for low-density commercial uses, requiring high visibility and access from major highways. The permitted uses should be planned to reduce internal conflicts and conflicts with surrounding uses. This district is specifically tailored to provide for certain general commercial uses as stated in the comprehensive plan.

2040 Comprehensive Plan

Mixed Use Redevelopment should: Target existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and more efficiently utilize existing infrastructure.

Occur on sites supported by adequate road and utility capacity.

Be located and designed in a manner compatible with existing or planned land uses.

Enhance entryways when developing adjacent to these corridors.

Encourage substantial connectivity and convenient access to neighborhood services (stores, schools, parks) from nearby residential areas.

Incorporate and enhance street networks with multiple modes of transportation in order to maximize access and mobility options.

Promote activities of daily living within walking distance, and provide sidewalks on both sides of all streets, or in alternative locations as allowed through design standards or review process.

Help to create neighborhoods that include homes, stores, workplaces, schools, and places to recreate.

Encourage residential mixed use for identified corridors and redeveloping Regional, Community, Neighborhood, and Mixed Use Office Centers identified as nodes.

Develop with substantial connectivity between developing or existing neighborhoods and developing or redeveloping commercial centers.