

City Council Introduction: **Monday**, October 10, 2005  
Public Hearing: **Monday**, October 17, 2005, at **1:30 p.m.**

Bill No. 05R-247

## **FACTSHEET**

**TITLE: WAIVER OF DESIGN STANDARDS NO. 05008**, requested by the People's City Mission Home, to waive the parking lot surfacing requirements for a new parking lot and for the expansion of an existing parking lot, on property generally located at N. 1<sup>st</sup> Street and R Street.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** N/A

**STAFF RECOMMENDATION:** Approval.

### **FINDINGS:**

1. This is a request to waive the parking lot surfacing requirements by a nonprofit philanthropic institution, pursuant to Section 27.67.100 (c) the Lincoln Municipal Code.
2. The staff recommendation to approve this waiver request is based upon the "*Analysis*" as set forth on p.3-4, concluding that the requested waiver meets the requirements of Section 27.67.100 (c).
3. This waiver request does not require hearing and action by the Planning Commission.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** October 3, 2005

**REVIEWED BY:** \_\_\_\_\_

**DATE:** October 3, 2005

**REFERENCE NUMBER:** FS\CC\2005\WVR.05008

**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**For October 10 City Council Meeting**

**PROJECT #:** Waiver of Design Standards #05008

**PROPOSAL:** People’s City Mission is requesting a waiver of parking lot surfacing requirements for one new parking lot and the expansion of an existing one. The applicant has also requested a waiver to parking lot barrier and landscaping requirements.

**LOCATION:** N. 1<sup>st</sup> Street and R Street

**LAND AREA:** 12,090 s.f., more or less

**CONCLUSION:** The requested waiver meets the requirements of Section 27.67.100©)

**RECOMMENDATION:**

|   |          |
|---|----------|
| Waiver of Parking Lot Surfacing:          | Approval |
| Waiver of Parking Lot Perimeter Barriers: | Approval |
| Waiver of Parking Lot Landscaping:        | Approval |

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Described as Lots 7-12, Block 264, Lincoln Original, located in the SW 1/4 of Section 23-10-6, Lancaster County, Nebraska.

**EXISTING ZONING:** I-1 Industrial. This site is also covered by Special Permit #1123B.

**EXISTING LAND USE:** Undeveloped

**SURROUNDING LAND USE AND ZONING:**

|        |                |                                |
|--------|----------------|--------------------------------|
| North: | I-1 Industrial | Undeveloped (Salt Creek)       |
| South: | I-1 Industrial | People’s City Mission Building |
| East:  | I-1 Industrial | Undeveloped                    |
| West:  | I-1 Industrial | Undeveloped                    |

**ASSOCIATED REQUESTS:**

AA05118 to SP1123B has been submitted in request to construct an addition to the existing mission building. This addition is part of the People’s City Mission approving a total of 140,000 square feet of gross floor area for the site.

**HISTORY:**

- August 29, 2005 Applicant applies for AA05118 to SP1123B to construct an addition to existing mission building in conjunction with this waiver application.
- April 19, 2004 SP1123B expanded the boundaries of the original special permit to include the property north of R Street generally bounded by 1<sup>st</sup> Street on the west, 2<sup>nd</sup> Street on the east, and Salt Creek on the north. This permit also allows 140,000 square feet of gross building area, and a certain amount of fill on the site for future development.
- January 9, 2002 Planning Commission approved SAV01021 for east-west alley from N 1<sup>st</sup> to N 2<sup>nd</sup> Streets.
- January 18, 2000 City Council approved SP1123A to expand People’s City Mission and to reduce front yard setback from 15' to 6'.
- April 12, 1995 City Council denied SP1554 for salvage yard at N. 1<sup>st</sup> and R Streets.
- June 18, 1990 City Council denied SP1369 for a self-storage building at 415 N 2<sup>nd</sup> Street
- January 28, 1985 City Council approved SP1123 for the People’s City Mission.
- March 28, 1983 City Council approved Ordinance #13562 vacating “S” Street from the east line of North 1<sup>st</sup> Street to the west line of North 2<sup>nd</sup> Street.
- 1979 Area was updated to I-1 Industrial from L Heavy Industrial during 1979 zoning update.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

The Comprehensive Plan designates this area as Industrial.

**TRAFFIC ANALYSIS:**

All surrounding and impacted streets (1<sup>st</sup>, R, and Q) are local streets. The surrounding streets are not paved. In June of 2003, the applicant requested waivers to street paving of 1<sup>st</sup> and 2<sup>nd</sup> Streets, sidewalk construction along 1<sup>st</sup> and 2<sup>nd</sup> Streets, and the installation of street trees. Such waivers were granted by the Planning Commission on the condition that the owner not object to the creation of the assessment districts in the future to carry out such improvements.

**ANALYSIS:**

1. This application is to waive the requirements for surfacing of a parking lot, construction of parking lot barriers and surrounding landscaping associated with a non-profit entity, People’s City Mission.
2. The proposed new parking areas will serve a dual purpose; to accommodate needed parking due to the loss of on-street parking and to accommodate the loss of the existing parking lot, site of the proposed expansion requested by AA05118. However, it should be

noted the need for additional parking was originally prompted by the prohibition of on-street parking.

3. The proposed site of the new parking lot is on the block immediately to the north of the existing Mission building, at the Northeast corner of 1<sup>st</sup> and R Streets. This lot will contain 39 stalls. The proposed site for the expansion of an existing parking lot for which this waiver is also requested is immediately north of the existing men's program building at the Northwest corner of 2<sup>nd</sup> and R Streets.
4. The prohibition of on-street parking is a mutual agreement between the People's City Mission, the Public Works Department, and the Police Department. It is an effort to reduce involvement of the Police Department in enforcement of parking ordinances, and to create a safer environment for residents and staff.
5. Section 27.67.100©) authorizes the City Council to grant a waiver to surfacing requirement if the following apply:

©) Waiver of surfacing requirement: Upon application to the City Council, the owner of a parking lot may be relieved of the surfacing requirement of this section if the Council finds that:

(1) The parking lot is (i) to be used in conjunction with a nonprofit, religious, educational, or philanthropic institution; (ii) in excess of the parking required by the provisions of this title and not pay parking; or (iii) used for employee parking and located wholly within an industrial district; and

***The parking lot is to be used in conjunction with a non-profit institution.***

(2) Alternate materials or techniques shall be utilized which provide reasonable control of dust, runoff, and safe circulation; and

***The application letter states that the parking lot will be surfaced with crushed rock and/or gravel and that dust control measures will be installed as needed.***

(3) (i) The location of the parking lot is a sufficient distance from surrounding uses that it will not adversely affect the surrounding uses; or

***The proposed parking lot is located to the north of the existing People's City Mission building. There is a large amount of undeveloped land surrounding the proposed parking lot on three sides, east, west, and north. The crushed rock and/or gravel surface should not adversely affect the surrounding area.***

(ii) The frequency of use of the parking lot is so low that compliance with the surfacing requirement of this section would cause undue economic hardship on the owner as compared with minimal impact upon surrounding land uses.

**The proposed parking lot and expansions of existing ones may be used rather frequently due to the fact that they will replace on-street parking and serve the needs of other visitors, residents, and staff. However, Pastor Barber has noted that with the expansion of the Mission building (as proposed in AA05118) the facility will be capable of serving more residents than it currently is able to, thereby reducing the amount of residents loitering outside in cars and within parking areas. This will result in less frequent use of and greater safety in parking areas.**

If this waiver is granted and it is later discovered that dust or noise created by the use of the proposed parking lot exceeds the maximum levels set forth in Title 8 of the Lincoln Municipal Code, then such waiver may, after notice and hearing by the City Council, be revoked. Thereafter the use of said parking lot shall cease unless surfaced in accordance with the adopted design standards.

6. In the instance that surfacing requirements are waived, it is advisable that associated requirements such as parking lot perimeter barriers (Chapter 3.45, Section 3.3 of Design Standards) and landscaping (Chapter 3.5 of Design Standards) shall also be waived.
7. The applicant is responsible for controlling off-site dust emissions from the parking lot. This will be accomplished by using crushed rock and watering the surface when necessary.

Prepared by:

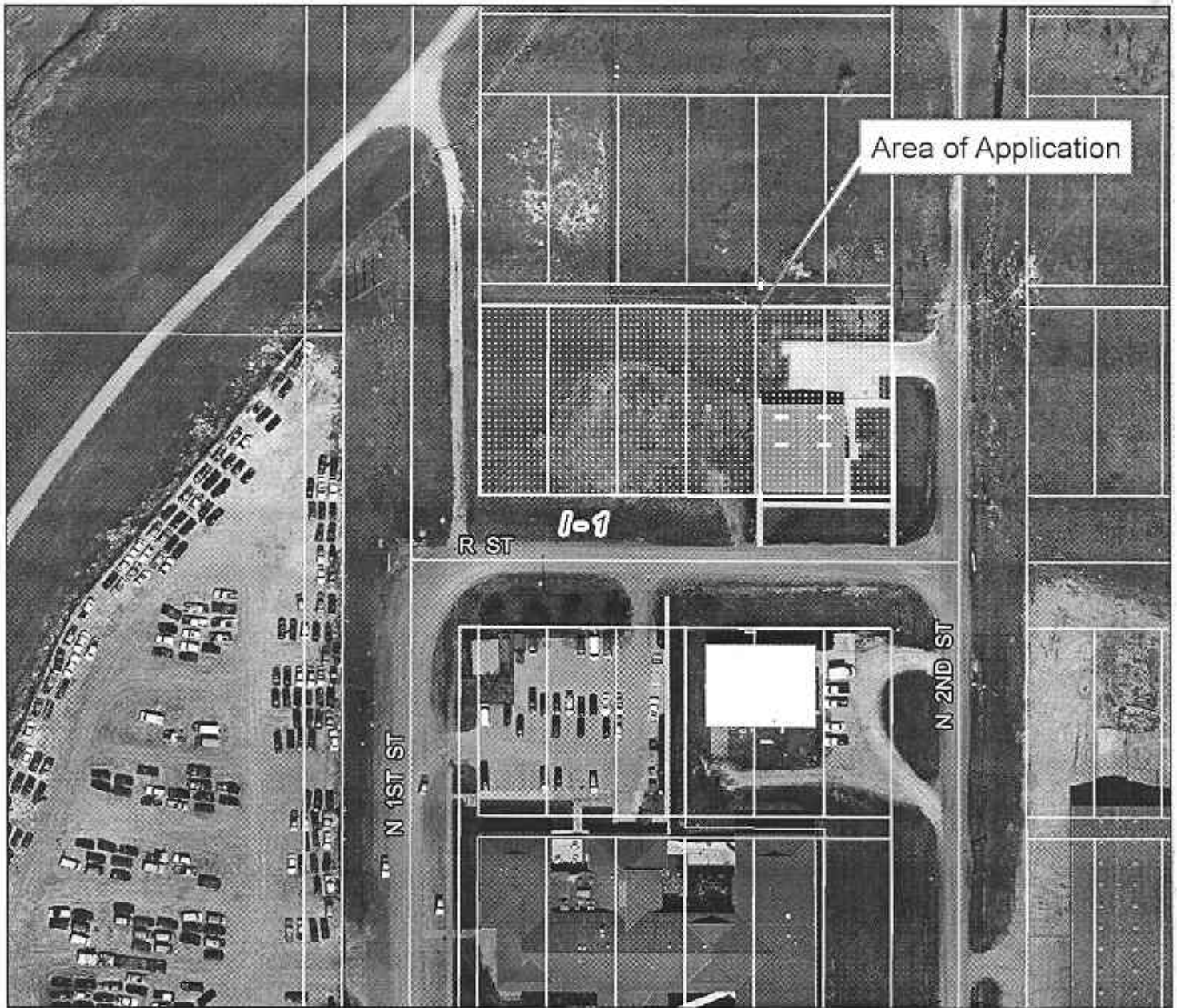
Joe Rexwinkle  
Planner

**DATE:** September 22, 2005

**APPLICANT:** People's City Mission Home  
Pastor Tom Barber  
110 Q St, Lincoln, NE 68508

**OWNER:** People's City Mission Home

**CONTACT:** Pastor Tom Barber  
People's City Mission  
110 Q Street  
Lincoln, NE 68508



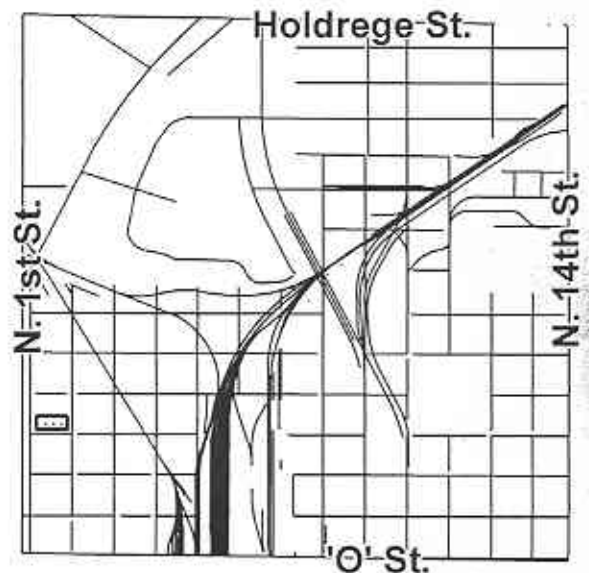
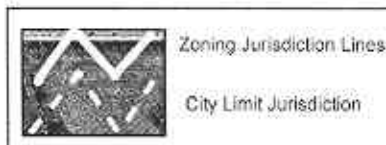
2005 aerial

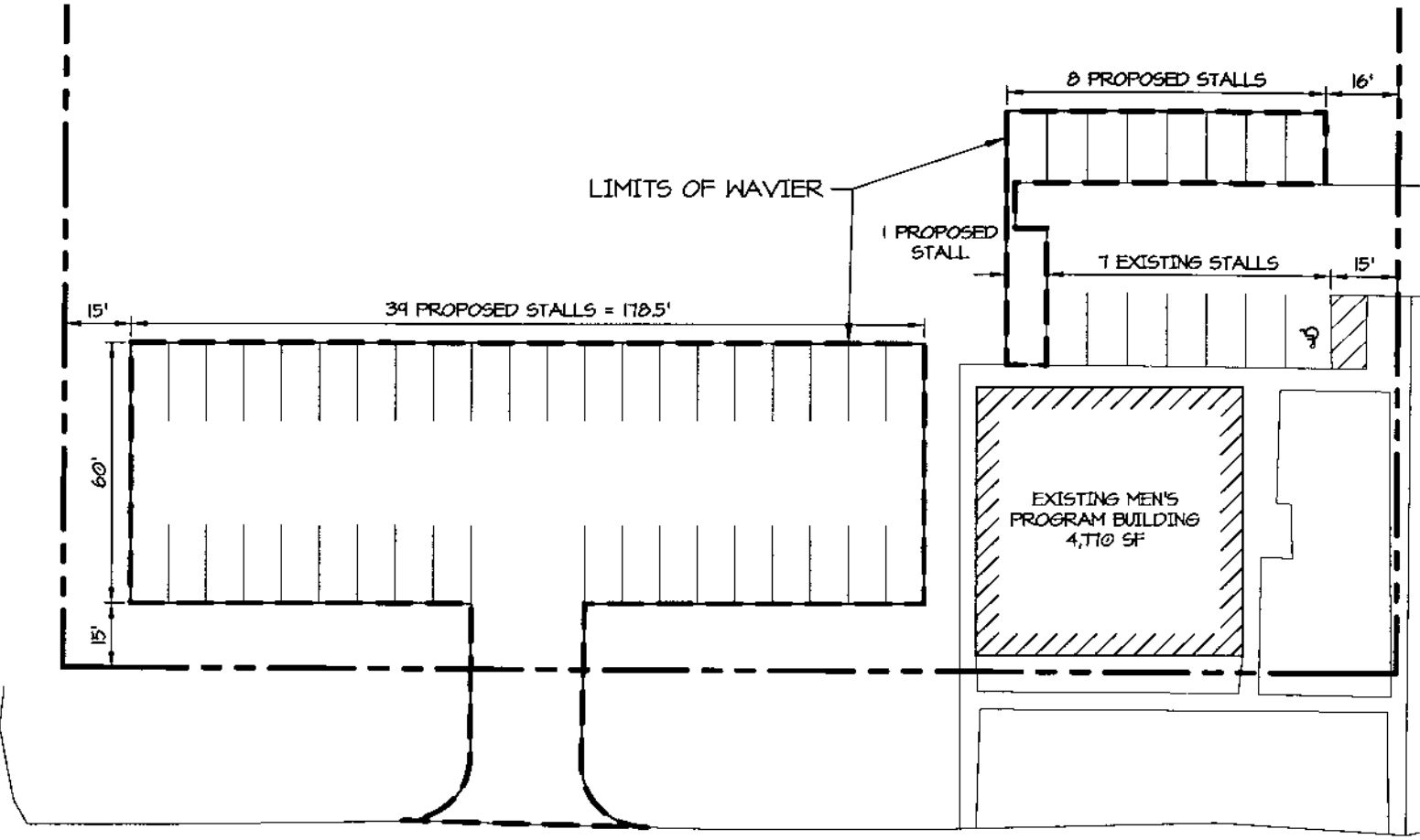
**Waiver #05008**  
**110 'Q' St.**

**Zoning:**

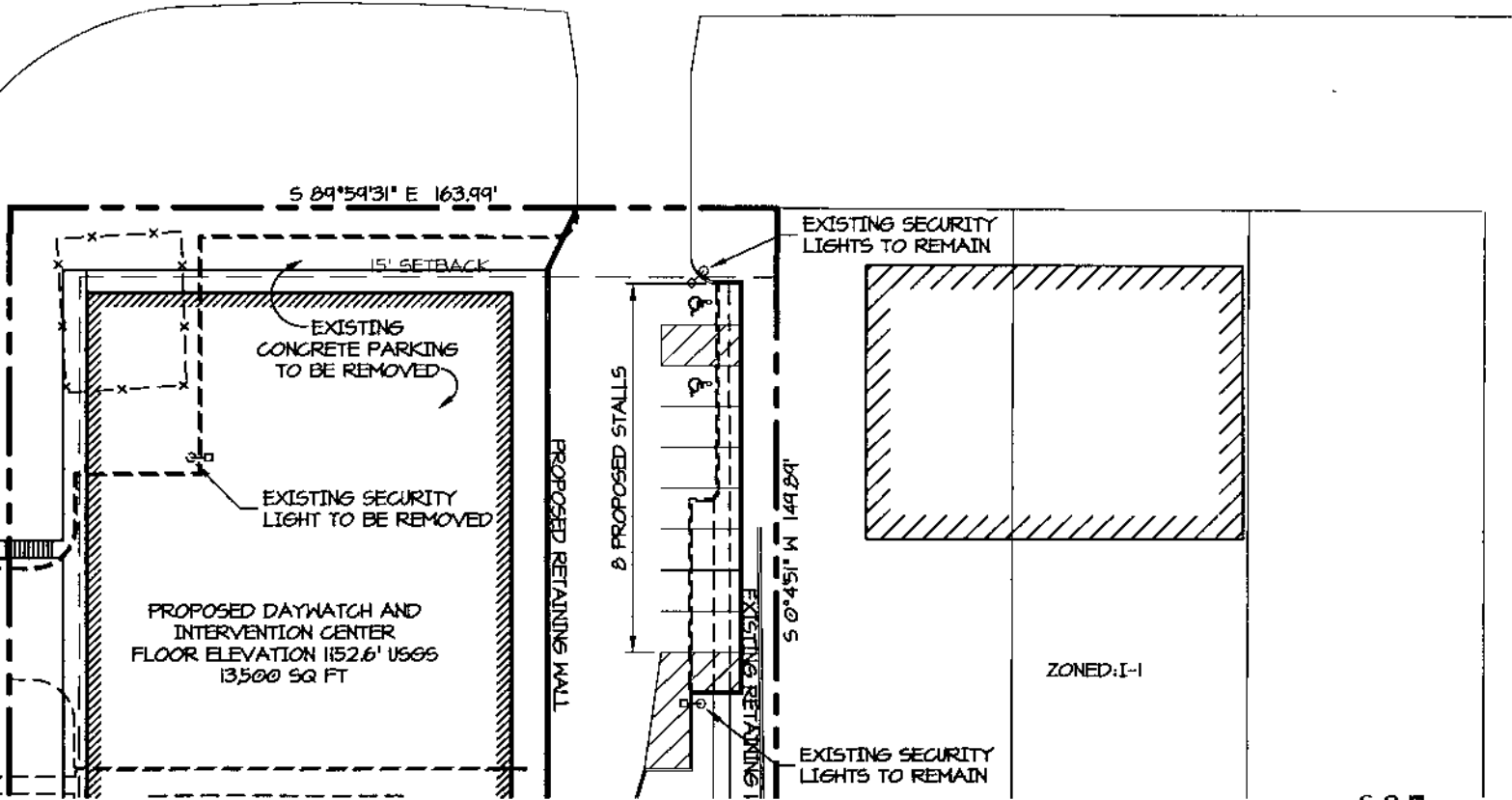
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned 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. 23 T10N R6E





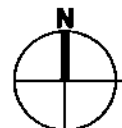
'R' STREET



007



PERSHING SQUARE  
1609 "N" STREET  
LINCOLN NEBRASKA 68508  
voice: 402/474-3000  
fax: 402/474-4045  
desassoc@nebraska.com



PEOPLES CITY MISSION

SCALE: 1" = 40'

26 AUG 2005

DESIGN ASSOCIATES OF LINCOLN, INC