

## FACTSHEET

**TITLE:** A Resolution approving and adopting proposed amendments to the **NORTH 27<sup>TH</sup> STREET CORRIDOR AND ENVIRONS REDEVELOPMENT PLAN**, requested by the Director of the Urban Development Department (between North 26<sup>th</sup> and North 27<sup>th</sup> Streets, north of W Street).

**STAFF RECOMMENDATION:** A finding of conformance with the Comprehensive Plan.

**ASSOCIATES REQUESTS:** Change of Zone No. 08067 (09-13)

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: Consent Agenda: 01/14/09  
Administrative Action: 01/14/09

**RECOMMENDATION:** A finding of conformance with the Comprehensive Plan (8-0: Carroll, Cornelius, Esseks, Larson, Partington, Francis, Sunderman and Taylor voting 'yes'; Gaylor Baird absent).

### FINDINGS:

1. This proposed amendment to the North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan and the associated Change of Zone No. 08067 and Street & Alley Vacation No. 08012 were heard at the same time before the Planning Commission.
2. The purpose of this proposed amendment to the **North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan** is to add the "Little Saigon Commercial Development Project" for an approximately 8,400 sq. ft. commercial/retail building, on property generally located at North 26<sup>th</sup> Street and W Street. The North 27<sup>th</sup> Street Corridor and Environs Redevelopment Area is generally bounded by N Street on the south, 23<sup>rd</sup> Street on the west, Leighton Avenue on the north and 31<sup>st</sup> Street on the east.
3. The staff recommendation to find the proposed amendment to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.3-4.
4. On January 14, 2009, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
5. On January 14, 2009, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed amendment to the **North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan** to be in conformance with the 2030 Comprehensive Plan.
6. On January 14, 2009, the Planning Commission also voted 8-0 to recommend approval of the associated Change of Zone No. 08067 and to find the proposed Street and Alley Vacation No. 08012 to be in conformance with the Comprehensive Plan. Change of Zone No. 08067 is also being scheduled for Council introduction on February 2, 2009; however, the provisions of Chapter 14.20 of the Lincoln Municipal Code must be satisfied before the associated Street & Alley Vacation No. 08012 is scheduled on the Council agenda. City Council may take action on the amendment to the redevelopment plan and the change of zone independent of the street vacation.

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

**DATE:** January 26, 2009

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

**DATE:** January 26, 2009

**REFERENCE NUMBER:** FS\CC\2009\CPC.08026 Redev Plan+

**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**for JANUARY 14, 2009 PLANNING COMMISSION MEETING**

**PROJECT #:** Comprehensive Plan Conformance No.08026

**PROPOSAL:** Amendment to the N. 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan for a project located within the redevelopment area.

**LOCATION:** Between N. 26<sup>th</sup> St. & N. 27<sup>th</sup> St. and north of "W" St.

**LAND AREA:** 34,771 sf; more or less

**CONCLUSION:** The proposed amendment is in general conformance with the 2030 Comprehensive Plan and the N. 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan

<b>RECOMMENDATION:</b>	In conformance with the Comprehensive Plan.
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 3-7, Block 8, Tresters Addition and the east-west alley from the east line of N. 26<sup>th</sup> St. to the east line of Lot 4, Block 8 Tresters Addition; located in the NE 1/4 of Section 24-10-6, Lancaster County, NE

**EXISTING ZONING:** I-1, Industrial and R-6, Residential

**EXISTING LAND USE:** Commercial/Retail and vacant ground

**SURROUNDING LAND USE AND ZONING:**

North:	I-1, Industrial	Vacated railroad corridor
South:	B-3, Commercial	Restaurant
East:	B-3, Commercial	Restaurant and parking lot
West:	I-1, Industrial	Manufacturing
	R-6, Residential	Housing

**ASSOCIATED APPLICATIONS:** CZ#08067 and SAV #08012

**HISTORY:**

March 29, 2006 Special Permit #06011 for a parking lot in a residential district was denied by Planning Commission.

October 28, 2002 The North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan was approved by the City Council.

June 19, 2000

The North 26<sup>th</sup>/27<sup>th</sup> Street Redevelopment Area, Lincoln, Nebraska, Blight and Substandard Determination Study was approved by the City.

### **COMPREHENSIVE PLAN SPECIFICATIONS:**

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods. (p.9)

The Future Land Use Map in the 2030 Comprehensive Plan identifies this area as industrial and urban residential (p17)

The land use plan displays the generalized location of each land use. It is not intended to be used to determine the exact boundaries of each designation. The area of transition from one land use is often gradual. (p23)

Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented. As additional centers are built, the City and developers should be proactive in redevelopment of existing centers to make sure that redevelopment is sensitive to the surrounding neighborhood and happens quickly to reduce vacancies. (p. 36)

The most intensive commercial uses, such as restaurants, car washes, grocery stores, gasoline/ convenience stores and drive thru facilities should be located nearer to the major street or roadway and furthest from the residential area. Citizens of the community have become increasingly concerned about "light pollution" and its affects upon neighborhoods and the environment. Lighting, dumpsters, loading docks and other service areas should be shielded from the residential area. (p. 48)

Maintain and encourage retail establishments and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods. (p. 48)

Expansion of existing commercial and industrial uses should not encroach on existing neighborhoods and must be screened from residential areas. (p.48)

#### From The North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan:

The N. 27<sup>th</sup> St corridor should be a mixed use corridor. The corridor should be a community that accommodates a variety of appropriately located uses, and should not be just an expanded linear commercial district. (p21)

Establish defensible edges between residential and non residential uses. Use streets or green ways to provide boundaries thus realizing the benefits of mixed use while screening the negative effects of commercial growth on residential environments. (p21)

### **ANALYSIS:**

1. This is a request to review a proposed amendment to the N. 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan for a determination of conformity with the Comprehensive Plan.
2. The project includes the construction of a new retail/commercial building of approximately 8,400 sf. The development will include a new restaurant and five commercial bays to lease. Public improvements include the relocation of LES overhead lines, new sidewalks, curb cut and landscaping.

3. The new building is proposed on property currently zoned R-6 and crosses an existing alley. Associated applications CZ#08067 and SAV #08012 are for a change of zone from R-6, Residential and I-1, industrial to B-3, Commercial and to vacate the alley.
4. With the residential neighborhood on the west side of N. 26<sup>th</sup> Street, this development should not have a negative impact on the area. North 26<sup>th</sup> St. creates an edge between the residential and non residential uses. North 26<sup>th</sup> St. is the dividing line between B-3 and R-6 from Vine St. to "W" St.
5. The proposed project addresses the goals of the Comprehensive Plan and The North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan by encouraging private redevelopment, maximizing present infrastructure by utilizing unused land in an older neighborhood, and maintaining commercial development that serves the neighborhood.
6. There are no residential units within the proposed project boundaries and there are no plans to acquire, relocate, demolish, or dispose of real property.
7. Public Works & Utilities Department notes that the developer will need to show how the new building will be serviced with water and sanitary sewer. Also the one-way drive along the north property line will need to be removed and a turn around provided at the north end of the parking lot.
8. Total cost of this project is estimated at \$500,000, this includes approximately \$65,000 in public improvements. The source of these public funds will be Community Improvement Financing (TIF) generated from private development within the project area.

Prepared by:

Tom Cajka  
Planner

**DATE:** December 29, 2008

**APPLICANT:** David Landis, Director  
Urban Development Department  
808 "P" St. Suite 400  
Lincoln, NE 68508

**CONTACT:** Ernie Castillo, Urban Development Department  
808 "P" St. Suite 400  
Lincoln, NE 68508

**COMPREHENSIVE PLAN CONFORMANCE NO. 08026,  
AMENDMENT TO THE NORTH 27<sup>TH</sup> STREET CORRIDOR AND  
ENVIRONS REDEVELOPMENT PLAN  
and  
CHANGE OF ZONE NO. 08067  
and  
STREET & ALLEY VACATION NO. 08012**

**CONSENT AGENDA  
PUBLIC HEARING & ADMINISTRATIVE ACTION  
BEFORE PLANNING COMMISSION:**

January 14, 2009

Members present: Carroll, Cornelius, Esseks, Francis, Larson, Partington, Sunderman and Taylor; Gaylor Baird absent.

The Consent Agenda consisted of the following items: **COMPREHENSIVE PLAN CONFORMANCE NO. 08027, COMPREHENSIVE PLAN CONFORMANCE NO. 08026, CHANGE OF ZONE NO. 08067, STREET AND ALLEY VACATION NO. 08012, ANNEXATION NO. 08024, ANNEXATION NO. 08026, CHANGE OF ZONE NO. 08064, COUNTY CHANGE OF ZONE NO. 08065, CHANGE OF ZONE NO. 08068, CHANGE OF ZONE NO. 08069, CHANGE OF ZONE NO. 05026B, SPECIAL PERMIT NO. 08050 and STREET AND ALLEY VACATION NO. 08011.**

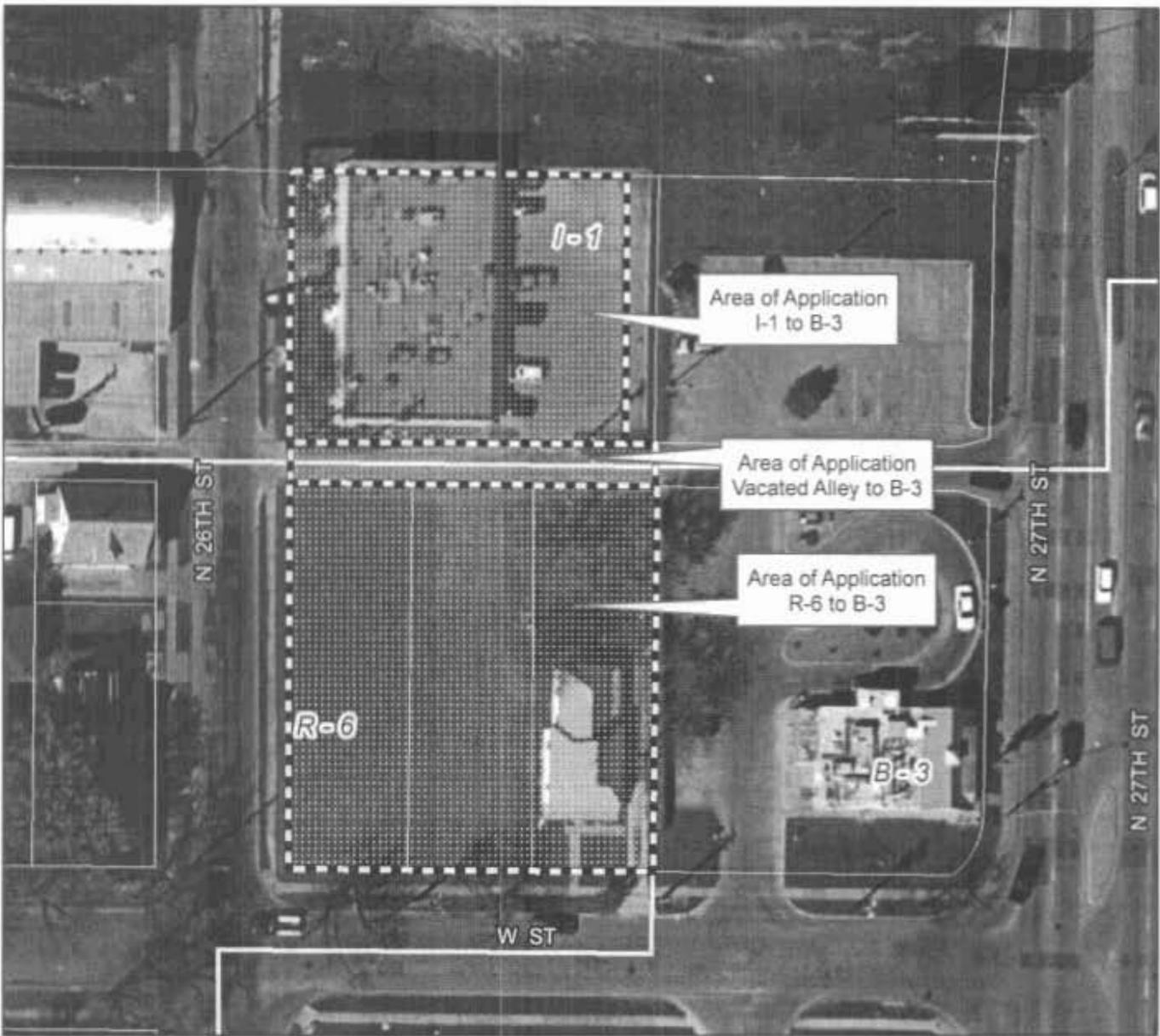
Ex Parte Communications: None

**Item No. 1.1, Comprehensive Plan Conformance No. 08027,** was removed from the Consent Agenda and scheduled for separate public hearing.

**Item No. 1.7, Change of Zone No. 08068,** was withdrawn.

Larson moved to approve the remaining Consent Agenda, seconded by Francis and carried 8-0: Carroll, Cornelius, Esseks, Francis, Larson, Partington, Sunderman and Taylor voting 'yes'; Gaylor Baird absent.

Note: This is final action on Special Permit No. 08050, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.

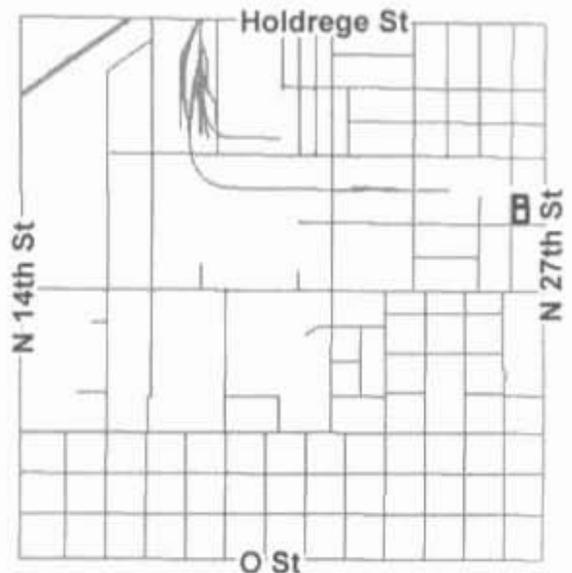
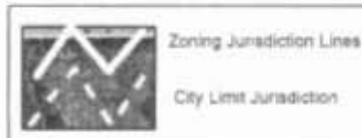


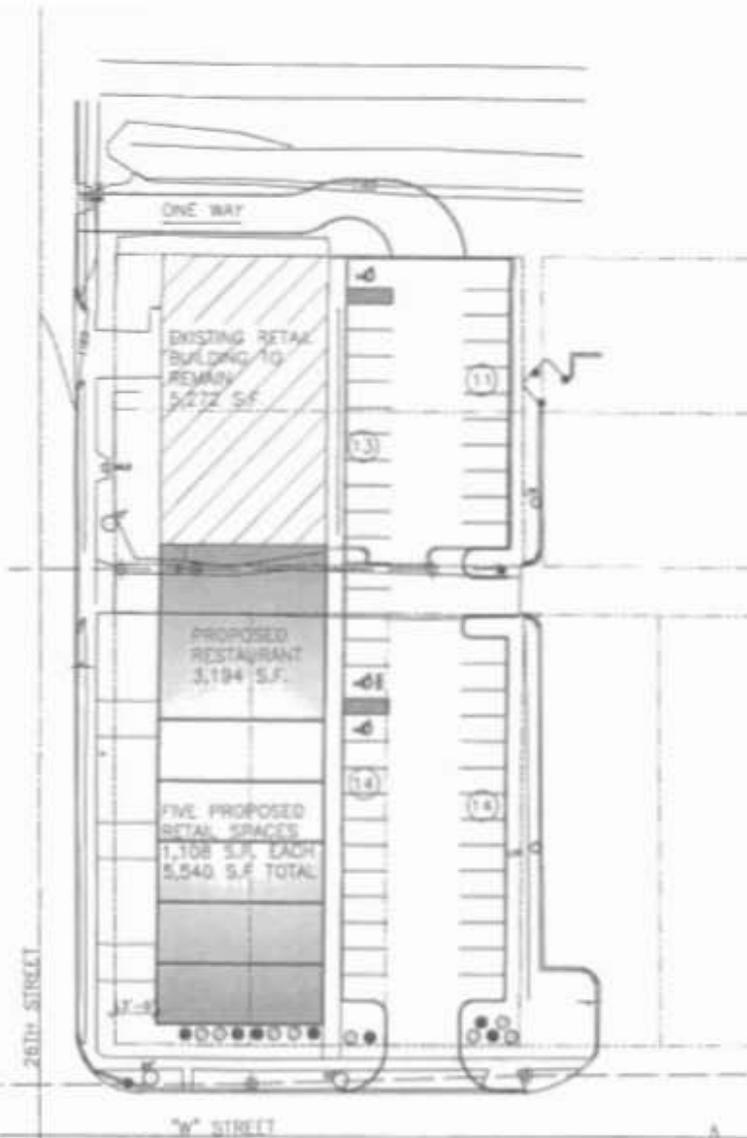
**Change of Zone #08067 and  
Comp Plan Conformance #08026  
N 26th & W St  
Zoning:**

2007 aerial

One Square Mile  
Sec. 24 T10N R06E

- 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-6 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





**EXISTING RETAIL**  
BUILDING TO REMAIN IS AT  
940 N 26TH

**ZONING**  
I-1 INDUSTRIAL

**PARKING**  
5,272 S.F.  
(1 STALL PER 600 S.F.)  
8 STALLS REQUIRED  
21 PROVIDED

**PROPOSED BUILDING**  
ONE RESTAURANT AND FIVE  
RETAIL SPACES

**ZONING**  
CURRENT: R-6 RESIDENTIAL

ASSUMED RE-ZONING: B-3  
BUSINESS  
(15'-8" FRONT YARD, 0'  
SIDE AND REAR YARDS)

**PARKING**  
RESTAURANT 3,194 S.F.  
(1 STALL PER 100 S.F.)  
32 STALLS REQUIRED

RETAIL SPACES 5,540 S.F.  
TOTAL  
(1 STALL PER 600)  
10 STALLS REQUIRED

TOTAL PARKING REQUIRED  
FOR ADDITION = 42 STALLS  
36 STALLS PROVIDED

**ENTIRE SITE**  
TOTAL PARKING REQUIRED =  
51 STALLS

PARKING PROVIDED =  
52 STALLS



ARCHITECT  
LITTLE BAIGON ARCHITECTURE & INTERIOR DESIGN  
100 N. 26TH, SUITE 100, LINCOLN, NEBRASKA 68502  
(402) 441-2800

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(402) 441-2800

**LITTLE BAIGON**  
940 N 26TH  
LINCOLN, NEBRASKA

DATE	BY	REVISION

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
DATE: 08/14/2013  
PROJECT NO. 13-001

PROJECT TITLE  
940 N 26TH  
SD1.0

# PROPOSED SITE PLAN

SCALE: 1" = 40'-0"





**CITY OF LINCOLN**  
**NEBRASKA**

**MAYOR CHRIS BEUTLER**  
lincoln.ne.gov

Urban Development Department  
David Landis, Director  
808 "P" Street  
Suite 400  
Lincoln, Nebraska 68508  
402-441-7606  
fax: 402-441-8711

December 17, 2008

Marvin Krout, Director  
City of Lincoln-Lancaster County Planning Department  
555 S. 10<sup>th</sup>  
Lincoln, NE 68508

Dear Marvin:

Enclosed is an amendment to the N 27<sup>th</sup> Corridor and Environs Redevelopment Plan. The amendment is for a new project located at 26<sup>th</sup> & W Streets. The project includes the construction of commercial/retail building of approximately 8,400 square feet. The development will include a new restaurant and five bays that the owner plans on leasing.

Aside from the Plan Amendment, I have included a City of Lincoln Zoning Application and a Petition to Vacate Public Way. The change of zone request is for I1 & R6 to B3. The vacation request is for the west half of the east-west alley adjacent to the existing building. Project area maps and a site plan are included.

The City Council will need to have a cost/benefit analysis which is not yet complete. It will be forwarded to them pending Planning Commission approval of the Plan Amendment.

Please forward the Plan Amendment to the Planning Commission for their earliest consideration. My understanding is that the Plan Amendment should be on the January 14, 2009 agenda.

If you have questions, please contact me at 441-7855.

Sincerely,



Ernie Castillo

enc.

cc: David Landis, Director, Urban Development Dept.  
Wynn Hjermstad, Urban Development Dept.

**Proposed Amendment to the North 27th Street Corridor and Environs  
Redevelopment Plan for the Little Saigon Commercial Development Project  
(Page 31, Number 12, of the North 27<sup>th</sup> Street Corridor and Environs  
Redevelopment Plan)**

**Project Description**

Project number twelve, Little Saigon, is located within the N 27<sup>th</sup> Street Corridor and Environs Redevelopment area. The project site is shown following the Statutory Elements below.

Little Saigon plans on building a new 8,734 square feet commercial building. Little Saigon currently operates a market offering everything from fresh fish to grocery items. They have been in this location for 15 years and previously ran a restaurant in part of the existing building. They plan on opening a restaurant and offering five bays for commercial or retail use which they will lease.

Public improvements include the relocation of LES overhead lines currently located in the alley. Other public improvements include new sidewalks, curb cut, and landscaping. A site plan follows the Statutory Elements.

**Statutory Elements**

**A. Property Acquisition, Demolition and Disposal**

There will be no public acquisition of private property or relocation of families or businesses. The City owns one lot that will be sold to the developer as part of this project. There will be no demolition as part of this project.

**B. Population Density**

This redevelopment project contains no residential units. The project consists of a commercial/retail development which will not affect the population density in the project area.

**C. Land Coverage**

The project site is currently vacant but shall be developed with the project. The developer will construct a new approximately 8,400 square ft. building.

**D. Traffic Flow, Street Layout, and Street Grades**

This project will likely increase traffic flow to and from the new development. There will be no access off of 26<sup>th</sup> Street. Visitors to the new development will access the site either from N 27<sup>th</sup> Street or W Street .

**E. Parking**

Private parking will be developed as part of the project according to the zoning classification.

**F. Zoning, Building Code, and Ordinances**

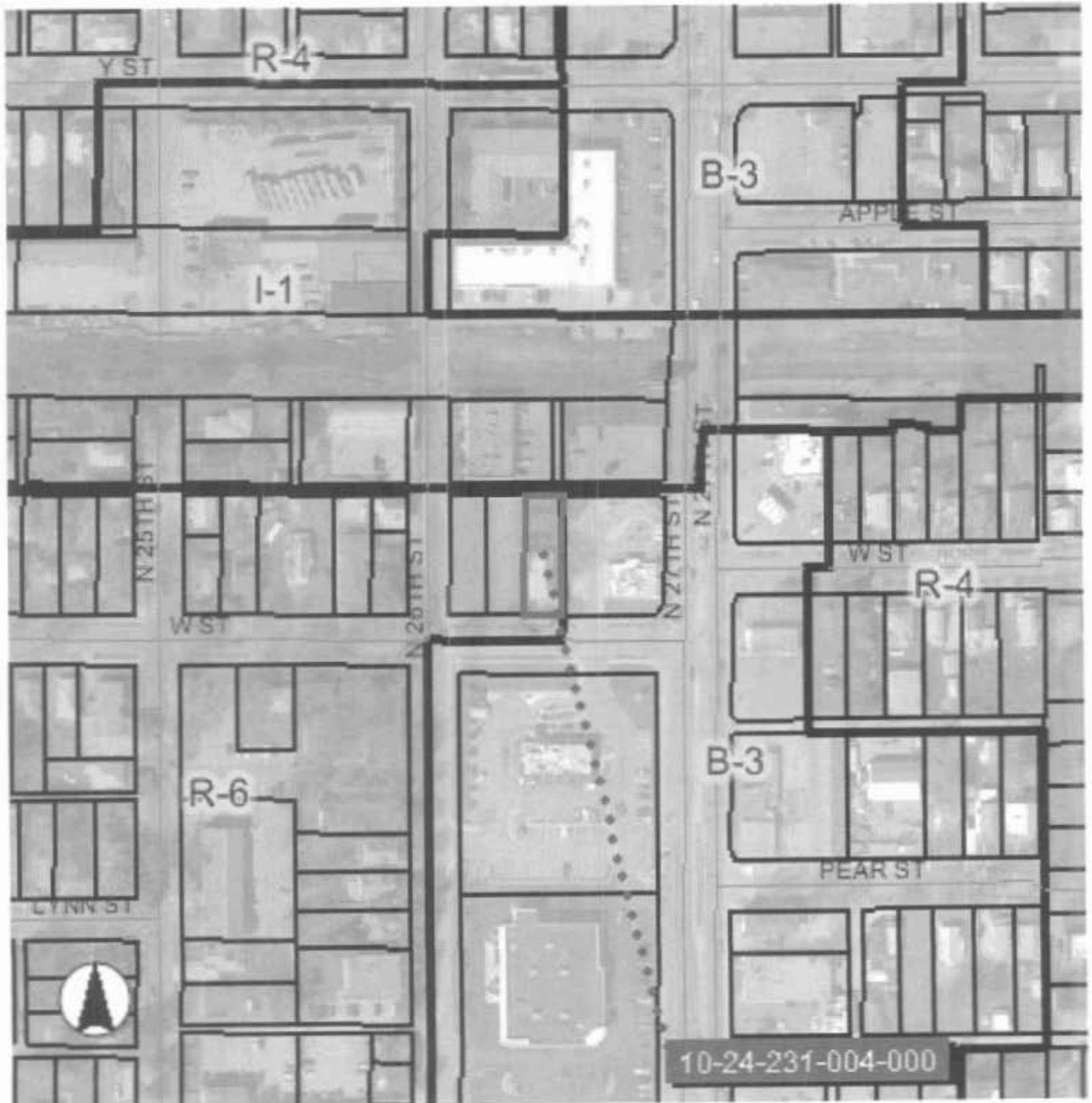
A change in zone is being requested for this project from I1 and R 6 to B3. An alley vacation request also accompanies this amendment. See the site plan for the alley location

**Proposed Costs and Financing**

The estimated total cost for project implementation is approximately \$500,000.00. The source of public funding is Tax Increment Financing (TIF) estimated to be approximately \$65,000.00, generated from a private investment of 500,000.00 under Neb. Rev. Stat §18-2147, based upon the incremental taxes created by the project.



2620 W Street  
City Owned Lot



Status of Review: Complete

12/29/2008 11:33:14 AM

Reviewed By: Public Works - Development Services

SIETDQ

Comments: Memorandum□□

□

To:□Tom Cajka, Planning Department  
From:□Charles W. Baker, Public Works and Utilities  
Subject:□Little Saigon Change of Zone #08067 and CPC #08026  
Date:□December 29, 2008  
cc:□Randy Hoskins, Bernie Blum

□

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Little Saigon Change of Zone #08067 and CPC #08026 located at North 26th and W Streets. Public Works has the following comments:

•□Public Works has no objection to the approval of this proposed change of zone and comprehensive plan conformance with conditions and would like to reiterate the comments of the Alley Vacation. A public access easement must be shown from the proposed alley vacation terminus through the parking lot to the south for an access to W Street.

•□A bond in the amount of \$1,000 will be required to guarantee the removal of the alley return in 26th Street.

•□The existing building is served by a non-abutting water connection to the 10" water main on the north side of the vacated railroad right-of-way north of this property. There is a 4" water main in the 26th and W intersection that is not adequate to serve the proposed development. Show how the new development will be serviced.

•□The sewer connection to the existing building is located along the east side of 26th Street with a tap to the W Street sanitary sewer. Show how the new development will be sewerred and if it will be necessary to preserve the existing connection.

•□Remove the one way drive along the north side of the site from the drawing as it is in public right-of-way and provide a turn around area at the end of the dead-end parking lot that will be created.

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Status of Review: Approved

Reviewed By: Urban Development

ANY

Comments:

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Status of Review: Approved

Reviewed By: Urban Development

ANY

Comments:

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