FACTSHEET

TITLE: CHANGE OF ZONE NO. 17038 - R-2 to R-T (6620 Starr Street)  
BOARD/COMMITTEE: Planning Commission

APPLICANT: Brett Joseph  

STAFF RECOMMENDATION: Approval  
OTHER DEPARTMENTS AFFECTED: N/A

SPONSOR: Planning Department  
OPPONENTS: No one present at the hearing.

REASON FOR LEGISLATION:

This is a request for a change of zone from R-2 Residential to R-T Residential Transition District on approximately 0.22 acres on the north side of Starr Street between North 66th and North 67th Street associated with a proposed new hair salon business.

DISCUSSION/FINDINGS OF FACT:

1. This change of zone request and the associated Use Permit No. 17010 appeared on the Consent Agenda of the Planning Commission on January 31, 2018.

2. The staff recommendation of approval of this change of zone is based upon the “Analysis” as set forth on p.2, concluding that a change of zone to R-T is appropriate as this district is intended to provide a transitional area consisting of office or other types of small-scale commercial uses as a buffer between neighborhoods and more intensive commercial uses. The proposed use, a hair salon, will be a small-scale commercial use. Also, the block face is split between commercial and residential with a commercial parking lot to the south.

3. On January 31, 2018, the Planning Commission voted 8-0 (Corr absent) to recommend approval of this change of zone.

4. On January 31, 2018, the Planning Commission also voted 8-0 (Corr absent) to adopt PC Resolution No. PC-01587 approving associated Use Permit No. 17010.

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer  
DATE: February 1, 2018

REVIEWED BY: David R. Cary, Planning Director  
DATE: February 1, 2018
COMPATIBILITY WITH THE COMPREHENSIVE PLAN
The proposed zoning is compatible with the Comprehensive Plan which encourages compatibility with the character of the neighborhood and adjacent uses for commercial development, redevelopment and infill.
KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 1.9 - this site is shown as future urban density residential on the 2040 Lincoln Area Future Land Use Plan.

P. 7.8 - Preserving existing housing and promoting homeownership should remain the focus in established neighborhoods, with modest opportunities for infill and redevelopment.

P. 7.9 - Strategies for Redevelopment in Existing Neighborhoods
• Promote the preservation, maintenance and renovation of existing housing and neighborhoods throughout the city, with special emphasis on low and moderate income neighborhoods.
• Maintain and enhance infrastructure and services in existing neighborhoods.
• Encourage well-designed and appropriately placed density, including within existing apartment complexes and special needs housing where there is land available for additional buildings or expansions.
• Recognize that broad economic diversity within existing neighborhoods encourages reinvestment and improves quality of life for all residents while acknowledging the need for affordable housing.
• Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements.
• Retain existing predominately single-family blocks in some existing neighborhoods, in order to maintain the mix of housing types.

p. 7.10 - Detailed Strategies for Existing Neighborhoods, 3. 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).

ANALYSIS

1. This request is for a change of zone from R-2 to R-T on approximately 0.22 acres on the north side of Starr Street between North 66th and North 67th Streets.

2. The purpose of the change of zone is to allow for a proposed hair salon business which would utilize the existing 864 square foot single family residence.

3. The R-T Residential Transition District is intended to provide a transitional area for office and other types of small-scale commercial uses in close proximity to residential uses. This proposal meets the intent and requirements of the R-T District. It would also be appropriate in the future for the property to the east at 6640 Starr Street to be zoned R-T as both properties would serve as a buffer between the more intensive commercial uses to the west and the adjacent residential neighborhood.

4. This change of zone complies with the Zoning Ordinance and is consistent with the Comprehensive Plan. There are apartments to the north with commercial zoning to the west. The lot to the south is in use as a parking lot for commercial use. The block face is split fifty-fifty with the residential character effectively gone. Also, between North Cotner Boulevard and 67th Street there are only two houses on the north side of the block, one house on the south side. All three houses would be appropriate for commercial R-T zoning.

EXISTING LAND USE & ZONING: Single family residential dwelling; R-2

SURROUNDING LAND USE & ZONING

North: Apartments; R-6
South: Parking lot; R-2
East: Single family detached dwelling; R-2
West: Commercial; B-1

APPROXIMATE LAND AREA: 0.22 acres, more or less

LEGAL DESCRIPTION: Lot 10 and the West ½ of Lot 11, Block 64, Bethany Heights, located in the NE 1/4 of Section 21-10-7, Lincoln, Lancaster County, Nebraska.
Use Permit #: UP17010 & Change of Zone #: CZ17038 (R-2 to R-T)
N 66th St & Starr St

Zoning:

R-1 to R-8  Residential District
AG  Agricultural District
AGR  Agricultural Residential District
O-1  Office District
O-2  Suburban Office District
O-3  Office Park District
R-T  Residential Transition District
B-1  Local Business District
B-2  Planned Neighborhood Business District
B-3  Commercial District
B-4  Lincoln Center Business District
B-5  Planned Regional Business District
H-1  Interstate Commercial District
H-2  Highway Business District
H-3  Highway Commercial District
H-4  General Commercial District
I-1  Industrial District
I-2  Industrial Park District
I-3  Employment Center District
P  Public Use District

One Square Mile:
Sec.21 T10N R07E

Area of Application
Zoning Jurisdiction Lines
Lancaster County Jurisdiction

File: F:/Boards/PC/Internet/out/
Dear Planning/Zoning Committee

My name is Jami Stevens, my husband Jeff and I have owned the Strawberry Patch Salon for 10 ½ years. We are asking you to change the zoning of 6630 Starr St to RT. The salon has been a business in NE Lincoln for 44 years. We love the NE area and have found the perfect place for the salon to call home for many more years. The property on 6630 Starr St will be a great location for us to continue as a small family friendly salon. Our professionalism will show thru on our commitment to the beautification of the property inside and out. We chose this location because of the visibility, ease of access and no disruption to the neighborhood. This property offers plenty of space and parking to facilitate our cliental. We appreciate you working with us on this matter.

Sincerely,

Jeff and Jami Stevens

Owners of Strawberry Patch Salon

No waivers are requested
Survey of All of Lot 10 & West 1/2 of Lot 11, Block 64, Bethany Heights Addition, city of Lincoln.
NE 1/4, Section 21, T. 10N. R. 7 E. of the 6th P.M.
Lancaster County, Nebraska
Date of Survey 12-19-2017 Job No. 5408

Surveyor's Certificate
I, Jayme M. Malone, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, on the date shown. Permanent monument corners as described in the survey drawing were placed at all missing or re monuments corners. Distances shown are measured in feet and decimals of a foot.

Signed this 2014 day of Dec., 2017

[Signature]
Jayme M. Malone
LS-440
CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION: January 31, 2018


The Consent Agenda consisted of the following items: TEXT AMENDMENT NO. 18001, CHANGE OF ZONE NO. 17038, USE PERMIT NO. 17010, STREET AND ALLEY VACATION NO. 17012, and WAIVER NO. 17006.

There were no ex parte communications disclosed.

Harris moved approval of the Consent Agenda, seconded by Finnegan, and carried, 8-0: Beckius, Edgerton, Finnegan, Harris, Hove, Joy, Washington and Scheer voting ‘yes’; Corr absent.

Note: This is a recommendation to City Council on TEXT AMENDMENT NO. 18001, CHANGE OF ZONE NO. 17038, and STREET AND ALLEY VACATION NO. 17012. This is FINAL ACTION on USE PERMIT NO. 17010 and WAIVER NO. 17006 unless appealed to the Office of the City Clerk within 14 days.