



**CITY OF LINCOLN
NEBRASKA**

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VETO MESSAGE - Bill No. 05-161 for a change of zone on property generally located at 2100 K Street and 05R-289 a zoning agreement associated with a change of zone at 21st and K Streets.

Dear City Council Chairperson and Members:

I hereby veto the Change of Zone and associated development agreement to permit a gasoline station, convenience store and fast food restaurant on the property located at 21st Street between K and L streets.

The proposed use does not conform to the adopted plans for Antelope Valley and the downtown. The Antelope Valley redevelopment plan calls for office, retail and apartment uses. The proposed uses do not meet the intent of the plan, and the very nature of the proposed uses, along with the site plan of multiple driveways and access points, would cause potential traffic congestion and pedestrian safety concerns. The downtown plan was specific about this area and designated the blocks between K and L streets, including this block, as primary opportunities for future office use. Office development would better match the character of the surrounding area and meet the objectives of the plan.

The Antelope Valley plan includes proposals for special architectural design controls to assure high-quality projects. The applicant has offered some restrictions, but the very nature of the use, with driveways wrapping around gas pump islands and canopies, makes it incompatible with the Antelope Valley design plans. The requirements of circulation for this plan will require removal of numerous mature shrubs and trees, which cannot be adequately mitigated for decades.

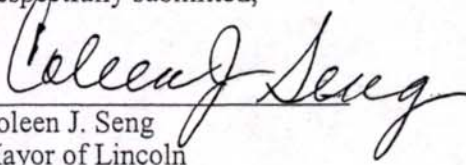
This location is a key gateway to downtown for thousands of commuters and visitors each day, and the proposed use as a gas station and convenience store would not enhance the appearance of this gateway entrance to the Capital City's downtown.

The applicant noted that the gas station and convenience store use would be relocated from the 17th & Q streets block in downtown that was previously considered for a hotel project. The applicant implies that the City should look favorably on this request in return for cooperation in redeveloping 17th & Q streets. However, there is no redevelopment project proposed for that site at this time and the applicant is not being displaced at his current location.

The Antelope Valley Plan envisions a higher and better use for the property at 21st & K streets than the proposed gas station/convenience store/fast food café. The Lincoln Partnership for Economic Development is interested in having land available for business and corporate expansions. This site offers that type of opportunity, which certainly will be enhanced as the Antelope Valley Project is completed.

For the above and foregoing reasons, I hereby veto 05-161 and 05R-289.

Respectfully submitted,



Coleen J. Seng
Mayor of Lincoln