

JD Burt

From: JD Burt [jdburt@inebraska.com]
Sent: Monday, February 24, 2003 4:56 PM
To: JD Burt
Subject: RE: nebraska tennis center

-----Original Message-----

From: JD Burt [mailto:jdburt@inebraska.com]
Sent: Monday, February 24, 2003 4:54 PM
To: Brian Will
Cc: dave northey
Subject: nebraska tennis center

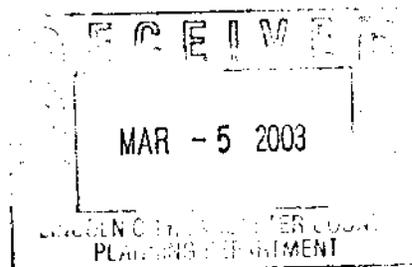
Brian,

We have reviewed your request for additional information regarding special events at the proposed Nebraska Tennis Center. The submitted site plan includes parking lot paving for 90 vehicles. This area is based upon an exaggerated hourly usage and auto occupancy of 1.25. The plan also includes a paved turn-around area for buses to accommodate school buses and other large vehicles since the parking area will not support these vehicles. An additional 128 parking stalls are shown as event parking to accommodate special event over-flow parking, if needed.

Unfortunately, the number of special events is not known nor is the anticipated number of participants at this time since NTC has not entered into any agreements with any of the local educational systems or scheduled any events.

Sincerely,

J.D. Burt



Lincoln



Nebraska's Capital City

July 15, 2002

J.D. Burt
Design Associates
1609 "N" Street
Lincoln, NE 68508

Dear Mr. Burt:

On July 9, 2002 you met with the Mayor and I regarding your proposal for the Nebraska Tennis Center at 84th and South Streets. There are a number of issues which must be addressed in your application for a special permit:

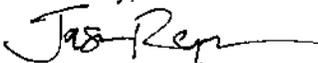
- Water and sewer acceptable to the Health Department. No city services will be provided unless the site is annexed.
- Grading - the site design should preserve the tree mass and wetland along the drainage way. A significant amount of grading will be required in order to provide flat areas for tennis courts. L.E.S. must approve all grading in their transmission line easements.
- Parking - providing sufficient parking for events in the stadium.
- Access - turn lanes in S. 84th Street and number of access points. At full build-out, the single access appears to be insufficient.
- Lighting - hours of lighting and type of lighting. There are a number of residences near the property.
- Site layout - the stadium should be located closer to parking and farther away from the residences.

Your client expressed a strong desire to have the facility open by mid October. Because you are seeking setback waivers, the special permit must be heard by City Council. The earliest you could be scheduled at Planning Commission is August 21, with City Council public hearing possible in mid to late September. It is highly unlikely that the special permit would be processed in time for the proposed mid October opening.

As we discussed at the meeting, leasing space at Seacrest Field may be a more feasible and more expedient option. There is a large amount of parking, all facilities could be lighted, and you would no longer need to take the application to Planning Commission. Please contact Scott Wieskamp at Lincoln Public Schools (436-1072) if you would like to pursue this option.

We are committed to assisting you through the application process. Please call me at 441-7620 if you have any questions

Sincerely,


Jason Reynolds
Planner

cc: David J. Northey
Mike V. DeKalb
Ray Hill
Mayor Wesely
file

\\SHORT\Jason\NEtennis\tr.jwr.wpd

053





Nebraska Tennis Center, LLC

PO BOX 67224
Lincoln, NE 68506

file

(402) 890-6434
northey@earthlink.net

December 18, 2002

Dear Property owner:

Nebraska Tennis Center is pleased to announce plans to construct a recreation and health club facility south and east of 84th and South Street. The proposed campus includes six indoor tennis courts, five seasonally covered tennis courts, twelve outdoor tennis courts, basketball and volleyball courts, pro-shop, fitness area and lap pool.

Our proposed site plan and building elevations are attached for your review and comment. Nebraska Tennis Center generally consists of three buildings. The center building includes the main entrance and will be the focal point for complex activities. This area will provide members with access to the pro-shop, fitness area, pool and an activity area for children.

The north building is proposed as a fabric membrane structure that will include heating and air-conditioning to provide indoor tennis courts year-round. The west building is proposed with a similar fabric membrane. Unlike the north building, this building will be designed to allow disassembly during the warmer months to provide additional outdoor courts. Both fabric membrane buildings will be white in color. A maintenance building is also proposed.

Twelve outdoor courts are also proposed. The majority of these courts are located east of the tree-lined drainage way. The four courts located along 84th Street will be depressed below 84th Street by approximately 12 feet and will reduce the overall visibility of these courts. The outdoor courts are proposed to be lighted.

The site has been designed to minimize disruption of the existing trees located along the drainage way. Tree removal will be limited to areas where grading is necessary for the extension of South Street and construction of the complex driveway.

Prior to construction, approval from the city is required. Our city applications will include a request for a Special Permit for a recreational facility and a request for annexation of the 20-Acre site. Annexation is being requested to allow the complex to be served by city water. A private on-site wastewater facility is proposed until such time as city sewer is available.

We look forward to your comments and questions. Please review the attached plans and give us your thoughts. Please contact:

David Northey
Nebraska Tennis Center, L.L.C.
P.O.Box 67224
Lincoln, Nebraska 68506-7224
402/890-6434
email: northey@earthlink.net

or

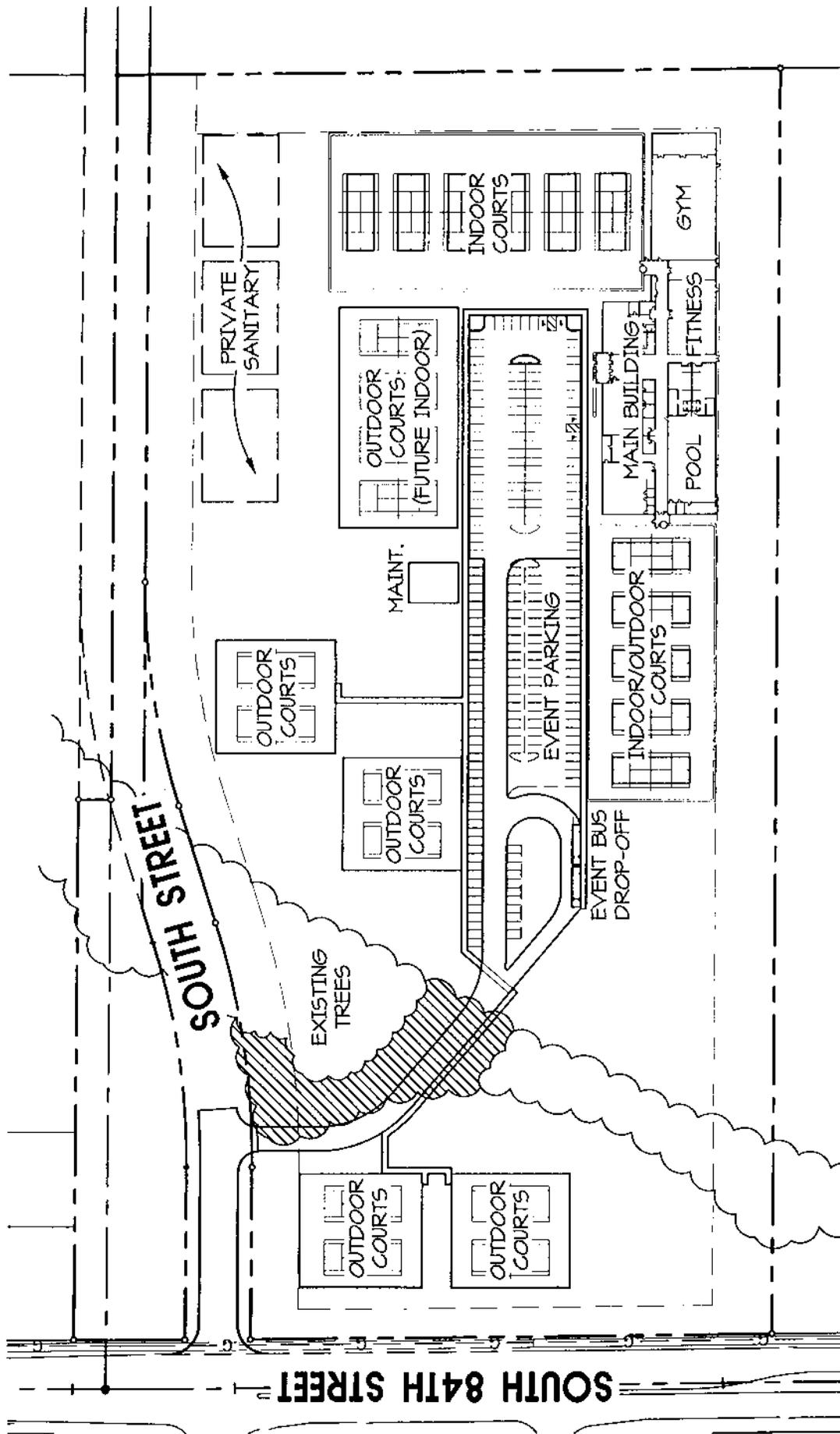
J.D. Burt
Design Associates of Lincoln, Inc.
1609 "N" Street
Lincoln, Nebraska 68508
402/474-3000
email: desassoc@inebraska.com

Thank you for your time and your support!

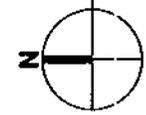
Sincerely,

David Northey
Nebraska Tennis Center, L.L.C.

Attachments: Building Elevations
Site Plan



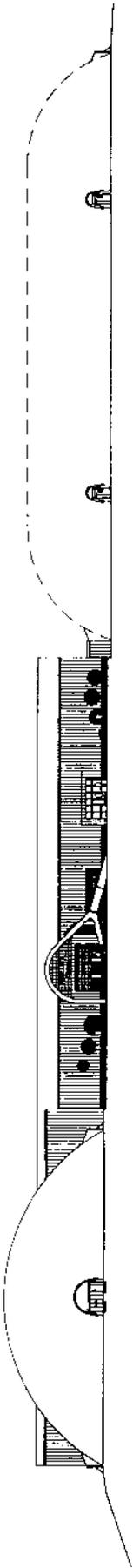
PROPOSED SITE LAYOUT
 SCALE: 1" = 150'



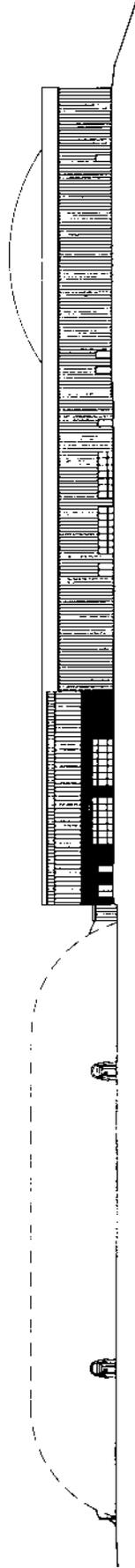
PERSHING SQUARE
 1609 N. STREET
 LINCOLN NEBRASKA 68508
 voice: 402/474-3000
 fax: 402/474-4045
 d4a55555@lincolnsquare.com



DESIGN ASSOCIATES OF LINCOLN, INC



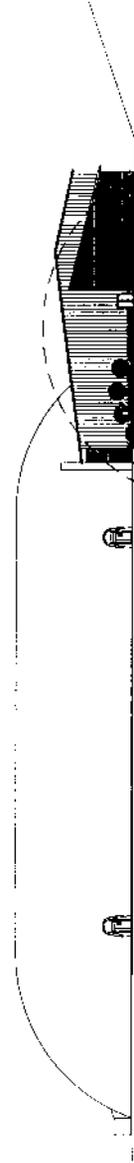
NORTH ELEVATION



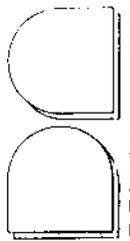
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



DESIGN ASSOCIATES OF LINCOLN, INC

FERRIS-HING SQUARE
1809 "N" STREET
LINCOLN, NEBRASKA 68508
voice: 402/474-3000
fax: 402/474-4045
30000000@netnet.net

4825 Mandarin Circle
Lincoln, NE 68516
Phone (402) 484-6967
Fax (402) 484-8619

December 26, 2002

David Northey
Nebraska Tennis Center, L.L.C.
P.O. Box 67224
Lincoln, NE 68506-7224

Dear Mr. Northey,

I am writing in regards to Nebraska Tennis Center's plans to construct a recreation and health club facility south east of 84th Street and South Street. I was surprised to see that the location had changed from previous plans.

I attend Messiah Lutheran Church and my kids attend the school there. My main concern is with the private sanitary system planned for the facility. I do not know what exactly is planned with that design, whether it is a septic system or a lagoon system. The proximity of a large system to the church and school concerns me.

Further, I understand that this private wastewater facility is proposed until such time as city sewer is available. By that, I assume the center is waiting for the city to install some sort of wastewater lift station. I do not understand why we the taxpayers of Lincoln should pay for a system for a private facility. Our church had to pay for and install a lift station when the facility was expanded five plus years ago. Why should a tennis center be treated different?

Adequate discussion regarding zoning changes and impacts of your design needs to take place. I hope the perceived rush schedule does not prevent this from taking place.

Sincerely,

Ross D. Wunderlich

cc.	J.D. Burt	Dave Majorins – Facilities Manager
	Design Associates of Lincoln, Inc.	Messiah Lutheran Church
	1609 "N" Street	1800 South 84 th Street
	Lincoln, NE 68508	Lincoln, NE 68506
	Lincoln City Council	Lincoln Planning Staff

FONT ALTERED FOR REPRODUCTION

C:\WINDOWS\Temporary Internet Files\OLK1344\NeTennisCenter12262002.doc

December 27, 2002

Ross D. Wunderlich
4825 Mandarin Circle
Lincoln, NE 68516
Phone (402) 484-6967
Fax (402) 484-8619

RE: **Nebraska Tennis Center**

Mr. Wunderlich,

Thank you for your letter of December 26. We appreciate the time you spent to review our project. We offer the following to answer your questions and hopefully, address your concerns.

Many sites were visited and evaluated during the last several years. 84th and South Street was not our original site, but after extensive review, this site was chosen over previously disclosed locations. Generally, the South Street site was found to provide benefits including reduced development costs, a larger population base surrounding the site and a closer proximity to corporate and institutional users over other locations. The placement of **Nebraska Tennis Center** on this site will provide a complimentary non-concurrent use to the other non-residential uses that currently exist along 84th Street.

During the concept design phase for **Nebraska Tennis Center**, discussions occurred with the city regarding municipal sanitary sewer service. City officials advised that construction of a lift station and connection to the existing sanitary main in 84th Street adjacent to our site was not acceptable. They also recommended that provisions be made to the private system to allow connection to the future Stevens Creek sanitary main that will be located east of our site. The plan sent to you and other area residents includes three (3) lagoons located along the south side of the future extension of South Street that are the result of the discussions with staff. The lagoons have been sized for a twenty (20) year life and include a phased construction over the life of the system. The system was located adjacent to the future South Street right-of-way to ensure removal of these lagoons in conjunction with future street paving and extension of municipal utilities. All costs associated with the Nebraska Tennis Center sanitary system will be bourn by the developer. No tax dollars will be spent with the sanitary system.

The property is currently zoned AG. The application submitted to the city requests approval of an annexation and special permit for a recreational facility in the AG zoning district. A change of zone is not requested.

An estimate of vehicle trip generation was prepared and submitted to the city with the application for special permit. This estimate was prepared to allow review of the parking demands and potential impacts that may result for **Nebraska Tennis Center**. It is our opinion that **Nebraska Tennis Center** will not adversely affect the adjacent street system based upon the estimated total 558 vehicle trips per day.

If this information has not adequately answered your questions or addressed your concerns, please feel free to contact J.D. Burt at 474-3000 (desassoc@inebraska.com) or myself at 890-6434 (northey@earthlink.net) at your convenience.

Best regards,

David Northey
Nebraska Tennis Center, L.L.C.
P.O. Box 67224
Lincoln, NE 68506-7224
Email: northey@earthlink.net

Aldersgate United Methodist Church
8320 South Street
Lincoln, NE 68506

January 12, 2003

J.D. Burt
Design Associates of Lincoln, Inc.
1609 'N' Street
Lincoln, NE 68508

Dear J.D. Burt,

The Aldersgate United Methodist Church Board of Trustees received your letter regarding your plans to build a tennis and recreation center near us at 84th and South Streets. Here are the questions/concerns we would like to have you address/answer:

- With the increased traffic in the area due to the new tennis & recreation center have you asked the city to install a traffic light at 84th & South Streets? Currently it can be difficult to get onto 84th Street with the traffic now & we anticipate this will worsen with the addition of your new facility. We are also concerned as we have children coming/going to choir practice, etc. at various hours at our facility and we want to look out for their safety and well-being.
- We are concerned about wear & tear on our parking lot (which is very expensive for a non-profit organization to maintain). How can we feel assured that you planned enough parking spaces to accommodate your clients? Will it not be closer for some of your clients who wish to use the west tennis courts to park in our parking lot & get onto the courts instead of parking in your parking areas which are much farther away?
- We are concerned about increased traffic in our parking lot due to the previous point listed. Our concern also centers on potentially having an increased liability exposure if your clients use our parking lot (which is not what we wish & is probably not what you intend), however the increase liability exposure remains a very real threat to us.
- We are concerned about opening up South Street and any further development to the East of 8th Street near us. What plans have been made with the city and/or county for placement of proper sewer, water, electrical, etc. services?

Please respond to these questions as soon as possible to the above address or to aldersgatelincoln@juno.com. This same letter is being sent to David Northey also.

Thank you for your consideration.

Sincerely,

Kari Beckenhauer

Kari Beckenhauer
For the Board of Trustees

CC: Trustees File
David Northey



Design Associates of Lincoln, Inc.
Pershing Square
1609 'N' Street
Lincoln, NE 68508
Phone: (402) 474-3000 • Fax: (402) 474-4045

January 16, 2003

Ms. Kari Beckenhauer
Aldersgate United Methodist Church
8320 South Street
Lincoln, Nebraska 68506

RE: Nebraska Tennis Center
84th and South Street

Ms. Beckenhauer,

Thank you for your letter of January 12th. The time church officials spent reviewing our project is appreciated. The following is offered to answer your questions and hopefully, address your concerns.

Traffic Volumes and Signal:

The Nebraska Tennis application to the city included an estimate of vehicle trips. The estimated vehicle trips for the facility is as follows:

	Entering Vehicles	Exiting Vehicles	Total
A.M. Peak Hour of adjacent street	14	14	28
P.M. Peak Hour of adjacent street	28	28	56
24 Hour	279	279	558

The trips generated by Nebraska Tennis Center are relatively low traffic volumes and do not warrant improvements to the adjacent arterial streets or installation of a traffic signal. Our submittal did not include mention of a traffic signal.

On-site Parking, Liability and Exposure:

The site plan submitted to the city included a 99-stall parking lot that will accommodate the expected number of patrons utilized in the trip generation calculations. Several areas are reserved on the site to provide 128 additional parking stalls for special events. A paved turn-around for busses is provided to reduce parking demands during school events.

The site has been designed with the majority of the activities located east of the existing drainage way to further discourage off-site parking. This layout provides approximately 1,300 feet

between the Nebraska Tennis Center functions and existing church parking lot. This separation will likely discourage use of the church property by Nebraska Tennis Center members.

Usage of any tennis court at Nebraska Tennis Center will require members to register in the main building prior to any court activity. This registration should further deter usage of adjacent residential streets and church parking lot by members. Based upon the availability of parking stalls and operation of the facility, it is our opinion that use of the church parking lot by Nebraska Tennis Center members will likely not occur.

South Street extension:

Prior to submittal of the Nebraska Tennis Center application to the city, this issue was discussed with Public Works. It was our shared opinion that any further extension of South Street to the east was not desirable since municipal sewer would not be available in the foreseeable future. The easterly extension of South Street was proposed at the request of the city to allow access to this site from 84th Street. The length of the South Street extension was determined by the city's request to provide separation between 84th Street and the Nebraska Tennis Center driveway.

If this information has not adequately answered your questions or addressed your concerns, please feel free to contact me at 474-3000 (desassoc@inebraska.com) at your convenience.

Best regards,

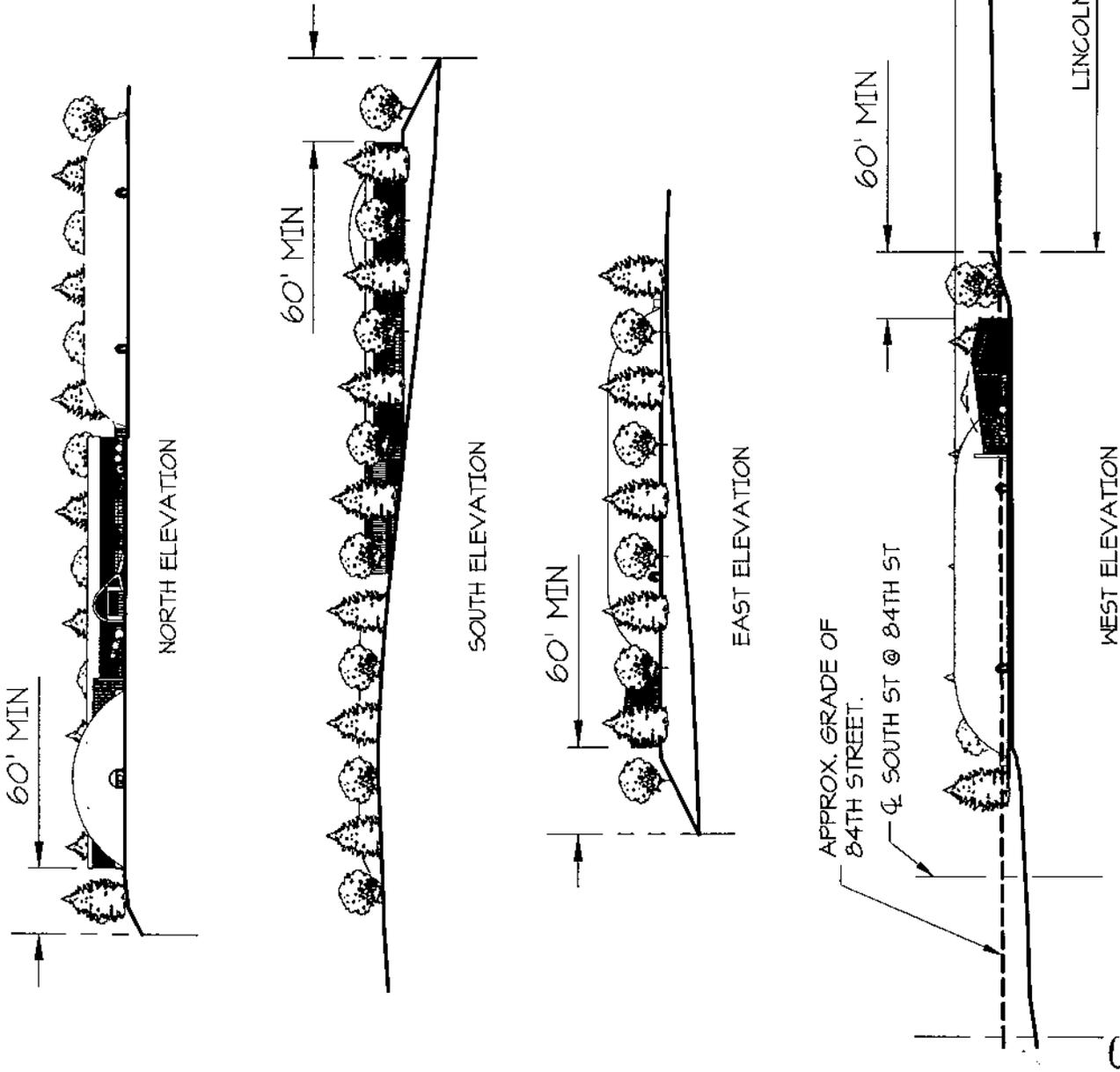


J.D. Burt
For the firm

cc: Dave Northey, Nebraska Tennis Center
Brian Will, City/County Planning Department w/Aldersgate letter dated 1/12/03

SUBMITTED AT PUBLIC HEARING
BEFORE PLANNING COMMISSION
BY THE APPLICANT: 2/19/03

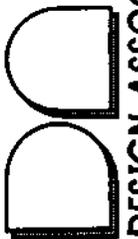
ITEM NO. 4.1: SPECIAL PERMIT NO. 1998
(p.65 - Adm. Action - 3/05/03)



BUILDING ELEVATIONS

SCALE: 1" = 150'

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



DESIGN ASSOCIATES OF LINCOLN, INC



RON POWELL

Journal Star Staff Writer

High schools would benefit most from NTC

You could fill this entire page with reasons why the 23-court Nebraska Tennis Center needs to happen in Lincoln immediately.

The University of Nebraska tennis programs have the worst facilities in the Big 12. There's no place in Lincoln for juniors to get one-stop, total training (tennis, fitness, cross-training and nutritional guidance) seven days a week. Making tennis a year-round social activity for adults with a place to relax and get something to eat and drink afterward (like golf courses have) is also non-existent.

The NTC's package of tennis, a health club, gym and restaurant will address all of those issues.

Also, Lincoln can reap economic advantages. At the minimum, 50 new jobs will be created when the NTC opens its doors. Millions of dollars could be pumped into the economy by tournaments the center will attract.

Right now, those events are headed to Omaha and its quality 24-court complex at Tranquility Park and other spots around the region. This will at least allow Lincoln to compete.

And the best news of all — it can be accomplished without spending any taxpayer money.

The private club will have some aesthetic value as well. NTC President Dave Northey said extensive landscaping is planned at the 84th and South streets location. It will transform a rather homely piece of farmland scarred by power lines into a tree-filled, park-like setting that eventually will hide the tennis structures and be the cornerstone for high-end residential homes surrounding it.

The biggest benefactor from the NTC, however, will be Lancaster County's high school programs in which more than 300 boys and girls participate. There's not enough competition-level courts for the eight local schools that offer tennis. It will become a serious strain when the ninth school, Lincoln North Star, opens next fall.

For varsity meets, the five Lincoln public schools share the six outdoor courts that Woods Tennis Center graciously donates. When the LPS schools practice or play meets on the JV and reserve levels, they use the three courts on their campuses and whatever city park courts are available.

While Pius X has four courts on-site, the Lincoln Christian and Waverly programs have no courts of their own. They wander around town to find an open court in a park for practice. For meets, Christian and Waverly rent five courts at the University of Nebraska East Campus that are cracked so badly it looks like an earthquake hit them.

Northey said he intends to make at least six of his outdoor courts available to the high schools each day for meets or practice free of charge.

"We want to help out the high school programs as much as we can," said Northey, whose long-range goal would be to bring both the Class A and B state high school tournaments to Lincoln.

That's welcome news to LPS athletic director Karen Hand.

"I think it would be great if it (the Nebraska Tennis Center) happens," Hand said. "We would certainly be interested in talking to them because our court situation is very tight. We're almost maxed out at Woods. We have no flexibility and no room for makeups."

Perhaps the most telling sign that high school tennis facilities are lacking in Lincoln is that the five LPS schools get in five separate rented vans in the fall and spring and travel to Fremont for the seven-team Heartland Conference meet. In the 2003-04 school year, LPS will be spending money to send six schools up there.

With 12 tournament-caliber outdoor courts at Fremont High School and five very nice indoor courts at the Fremont YMCA as backup in case of rain, it's better than anything Lincoln has to offer.

The most tragic thing about the Lancaster County Planning Commission's 3-3 vote on NTC's special permit Wednesday was that you had planning commission members voting against kids. That's disturbing because it almost dealt a serious blow to the project. Fortunately, they have the opportunity to vote again March 5 and do the right thing.

Later in March, the NTC probably goes to the Lincoln City Council for the ultimate up or down vote. Hopefully they will keep young people in mind, pass it and give Mayor Don Wesely another major sports accomplishment (Haymarket Park being the first) before he leaves office in May.

Reach Ron Powell at 473-7437 or rpowell@journalstar.com.

SPECIAL PERMIT #1998

Submitted at continued
Public Hearing before
Planning Commission by
Mike Marsh: 4/02/03

(p.157 - Adm. Action -
4/16/03)

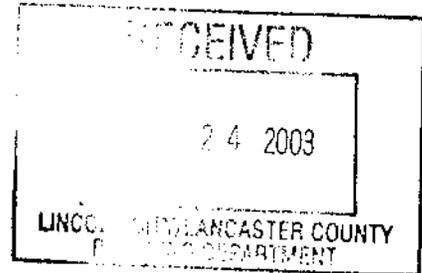


HUSKER "NETTERS"

Husker Netters
% Margie Neberman
Room 107F
Bob Devaney Sports Center
Lincoln, Nebraska 68588-0612



NEBRASKA TENNIS



February 20, 2003

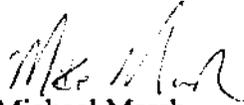
City Planning Commissioners
Attention: Jean Walker
555 South 10th Street
Suite 213
Lincoln, NE 68508

Dear Commissioners,

I am forwarding two respective letters from the University of Nebraska Tennis Coaches in support of the 84th and South Street Nebraska Tennis Center.

Thank you for your consideration.

Sincerely,


Michael Marsh
President of Husker Netters
Booster Club



UNIVERSITY OF NEBRASKA

TENNIS

BOB DEVANEY SPORTS CENTER • LINCOLN, NE 68588-0654 • MEN (402) 472-6464, WOMEN (402) 472-6473



KERRY McDERMOTT
MEN'S TENNIS COACH

SCOTT JACOBSON
WOMEN'S TENNIS COACH

To Whom It May Concern:

My name is Scott Jacobson, the Women's Tennis Coach at the University of Nebraska. For the past 10 years, I have witnessed a tremendous growth in participating Big 12 schools dramatically improving their facilities. For the University of Nebraska to continue it's desire to be a competitive school, both within our conference and nation wide; an upgrade is needed. We believe the tennis facility on the proposed site would not only enhance the needs of our community, but also that of the University of Nebraska Tennis programs.

Thank you for your time and consideration. Here's hoping the proposed site can continue to move forward.

Sincerely,

A handwritten signature in cursive script that reads 'Scott Jacobson'.

Scott Jacobson
Nebraska Women's Tennis Coach

068



UNIVERSITY OF NEBRASKA

TENNIS

BOB DEVANEY SPORTS CENTER • LINCOLN, NE 68588-0147 • (402) 472-6464



KERRY McDERMOTT
MEN'S TENNIS COACH

October 9, 2002

To the City of Lincoln,

My name is Coach Kerry McDermott of the University of Nebraska men's tennis program. I am writing this letter to you in regards to a possible tennis facility being built on the 84th and South Street location.

I just want to let you know this would be very beneficial to have a state-of-the-art tennis facility built to help the growing need of courts here in Lincoln. Also, a facility such as this would be somewhat of a home facility for our Husker tennis programs and beneficial to run some tournaments and exhibitions with top-notch competition!

I hope you look at this as a great opportunity for the city of Lincoln.

Sincerely,

A handwritten signature in black ink that reads 'Kerry McDermott'.

Kerry McDermott
Men's Tennis Coach
University of Nebraska

069

February 14, 2003

Marvin Krout
City of Lincoln/Lancaster County
Planning Department
555 South 10th Street
Lincoln, Nebraska 68508

RE: Nebraska Tennis Center
84th and South Street

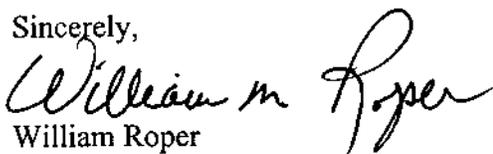
Mr. Krout,

We have been contacted by David Northey regarding the Nebraska Tennis Center development. Mr. Northey has explained the project and the need to reduce the required setback along our common line to allow construction of the proposed buildings and parking. It is our understanding the site layout would not require this setback reduction if an electrical easement that crosses the property did not exist. We have no objection a reduction in the required setback from 100' to 60' adjacent to our property.

Mr. Northey also discussed the height of the proposed buildings. We have no objection to the request to waive the maximum building height of 35' to allow construction of the tennis buildings.

Thank you for the opportunity to share our concerns.

Sincerely,



William Roper
Roper and Sons, Inc.
4300 "O" Street
Lincoln, Nebraska 68508

Lincoln City Planning Commission:

My name is Tom Tipton and I have been playing tennis in Lincoln, Nebraska since 1963. I have been the Facilities Chairperson for the Lincoln Tennis Association for the last twenty years. I started playing tennis year around in Lincoln in 1972 when the Lincoln Racquet Club opened their doors for indoor tennis. I was on hand to help Henry Cox realize his dream for expanding tennis in Lincoln by raising the bubbles at Woods Park. Each of these events had a significant impact on the growth of tennis in Lincoln, Nebraska. Without these tennis facilities being built by Lincoln tennis enthusiasts, the tennis facilities in Lincoln would consist of six courts at Woods along with several neighborhood courts. What a travesty!

Dave Northey is another Lincoln tennis enthusiast trying to take tennis in Lincoln, Nebraska to the next level by developing his tennis dream, the "Nebraska Tennis Center". As someone who has been actively involved for the last forty years in the tennis community in Lincoln as well as the State of Nebraska, tennis will not grow without the proper facilities and professional instruction being available to facilitate the growth of the game. Lincoln has a chance to not only be a player in the tennis scene in Nebraska, but at a minimum for the Missouri Valley section of the United States Tennis Association.

The charter for the Lincoln Tennis Association is to grow and promote the game of tennis in Lincoln as well as the State of Nebraska. Therefore, the Lincoln Tennis Association is definitely supporting the efforts of Dave Northey in developing his Nebraska Tennis Center at 84th & South streets.

The Lincoln City Planning Commission has the opportunity to either promote or stifle the growth of tennis in Lincoln, Nebraska. Hopefully, the Lincoln City Planning Commission will choose to give Dave Northey the chance to take tennis in Lincoln to the next level.

Sincerely,

Thomas E. Tipton

5716 Culwells Road

Lincoln, Nebraska 68516

402-488-3555

Page 1

071



Jean L Walker

03/31/2003 11:04 AM

To: dan.beecher@pfizer.com
cc: jcjc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com,
schwinn.hm@prodigy.net, csteward1@unl.edu, giims@radiks.net,
Jean L Walker/Notes@Notes, gdkrieser@yahoo.com,
mbills@woodsbro.com, roger.larson@wellsfargo.com, (bcc: Jean L
Walker/Notes)
Subject: Nebraska Tennis Center

Mr. Beecher: Thank you for your comments. A copy will be distributed to the Planning Commission prior to the reopened public hearing, which is scheduled for April 2nd at 1:00 p.m.



"Beecher, Dan"
<dan.beecher@pfizer.com>

03/31/2003 10:14 AM

To: "bwill@ci.lincoln.ne.us" <bwill@ci.lincoln.ne.us>
cc:
Subject: Nebraska Tennis Center

Mr. Will,

We are writing to express our strong support for the proposed Nebraska Tennis Center to be located at 84th & South St. The benefits of this facility are so great, it would be a devastating loss to Lincoln if its construction were not allowed. The economic aspect to be gained by hosting national tournaments, the LPS students who could host their own tournaments in their home town, and the general public who would have a world class facility at which to play tennis, are just a few of the positive aspects.

When an individual makes a proposal such as this, designed and built only with private funding, that would benefit the entire Lincoln community to this extent, everyone from the City Council, Planning Commission, and LPS should be welcoming it with open arms and fighting hard for its success. Unfortunately, recent voting by the Planning Commission does not appear to reflect this. Please do what you can to support the Nebraska Tennis Center & assure its success.

Thank you,
Dan & Melissa Beecher



*State Bridge Creek
Williamsburg Village*

*North Creek
Ridge Pointe*

*Timber Heights
Thompson Creek*

Dedicated to creating the finest neighborhoods.

April 10, 2003

ITEM NO. 5.1: SPECIAL PERMIT NO. 1998
(p.157 - Adm. Action - 4/16/03)

cc: Rick Peo
Dennis Bartels
J.D. Burt

TO: The All the Members of the Planning Commission

RE: Proposed 84th & South Street Tennis Court Center

Dear Planning Commission Members:

I hope that you will vote to approve the proposed Tennis Court Center at 84th and South Streets. This is a huge opportunity for the City of Lincoln and the State. Think about the advantages of having a private supported facility that takes no tax dollars, but instead pays property and sales tax.

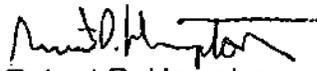
The benefits to the entire community were well presented by the tennis court center supporters in the region. This tennis court center will have economic benefits similar to the State Wrestling Tournament that the CVB and City of Lincoln will bid on soon to keep its presence in Lincoln versus going to Omaha, Kearney, or Grand Island.

I believe that the tennis bubbles will look much better than a steel box building that would not need a height waiver. The site is challenging with the power lines, grades, and wetlands yet, this proposal fits in very well for all the challenges.

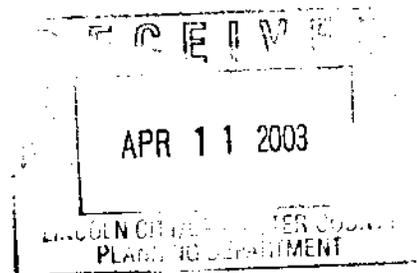
This developer has been bounced around by the Planning Department and the City many locations. It is difficult enough for the private sector to build this. Lincoln does not have good locations for tennis facilities, gymnastics, dance schools, etc. It is not fair to the users of these facilities to always be pushed out to areas like Abbott, Wright Felid, or other Industrial zoned areas to participate in these recreational activities.

Please do what is best for the citizens of Lincoln and approve this tennis center at this location.

Sincerely yours,


Robert D. Hampton
President

cc. Jim Fram



Hampton Development Services, Inc.
3600 Village Drive, Suite 140 ♦ Lincoln, Nebraska 68516
Office: (402) 434-5650 ♦ FAX: (402) 434-5654
Email: hds@hamptonlots.com ♦ Web Site: www.hamptonlots.com

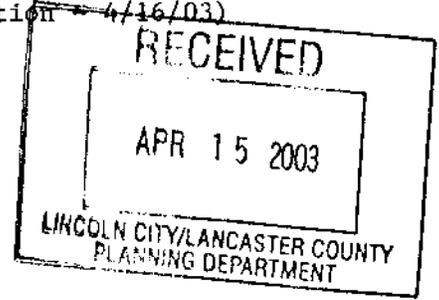
073



IN SUPPORT

**LINCOLN
CHAMBER OF COMMERCE**

ITEM NO. 5.1: SPECIAL PERMIT NO. 1998
(p.157 - Adm. Action - 4/16/03)



April 14, 2003

Lincoln Lancaster County Planning Commission
555 S 10th Street
Lincoln, NE 68508
RE: Proposed Tennis Center at 84th & South Streets

Dear Planning Commissioners:

I am writing to urge your vote in support of the above referenced tennis center.

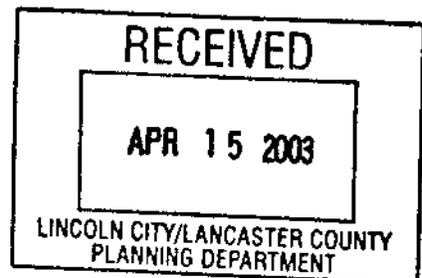
This facility will provide numerous economic and quality of life benefits for Lincoln. As a private facility that requires no tax funds, it instead will contribute property and sales tax funds to our city. Tournaments will be drawn to Lincoln due to the addition of this tennis center and this also will have significant economic benefits.

It is my understanding this developer has persevered through many challenges to make this project work. I would hope Mr. Burt's tenacity would be recognized and rewarded with a grant of a special permit.

Thank you for your time and consideration.

Sincerely,

Jim Nam, CED
President, Lincoln Chamber of Commerce



SP.1998



DO NOT REPLY to this-
InterLinc
<none@ci.lincoln.ne.u
s>

To: General Council <council@ci.lincoln.ne.us>
cc:
Subject: InterLinc: Council Feedback

03/31/2003 10:08 AM

InterLinc: City Council Feedback for
General Council

Name: Dan & Melissa Beecher
Address: 4660 S. 86th Ct.
City: Lincoln, NE 68526

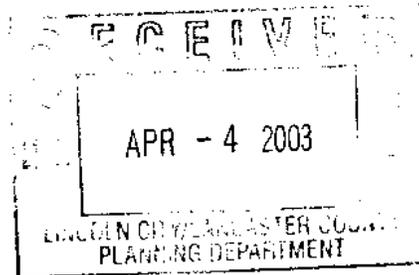
Phone: 402-489-7411
Fax:
Email: bebche@earthlink.net

Comment or Question:

We are writing to express our strong support for the proposed Nebraska Tennis Center to be located at 84th & South St. The benefits of this facility are so great, it would be a devastating loss to Lincoln if its construction were not allowed. The economic aspect to be gained by hosting national tournaments, the LPS students who could host their own tournaments in their home town, and the general public who would have a world class facility at which to play tennis, are just a few of the positive aspects.

When an individual makes a proposal such as this, designed and built only with private funding, that would benefit the entire Lincoln community to this extent, everyone from the City Council, Planning Commission, and LPS should be welcoming it with open arms and fighting hard for its success. Unfortunately, recent voting by the Planning Commission does not appear to reflect this. Please do what you can to support the Nebraska Tennis Center ensure its success.

Thank you,
Dan Beecher



WOODS PARK TENNIS CORPORATION

MEMO TO LINCOLN PLANNING BOARD

ITEM NO. 4.1: SPECIAL PERMIT NO. 1998
(p.65 - Adm. Action - 3/05/03)

FROM: JOHN WILSON, TREASURER, WOODS PARK TENNIS CORPORATION

DATED: MARCH 1, 2003

This memo is being sent to the members of the Planning Board in order to clarify some points and information concerning the project being considered at 84th and South Streets. The project is to include a number of indoor and outdoor tennis courts along with various other things including a gym, swimming pool, restaurant, etc. Our comments relate only to the tennis facilities as we are unaware of the needs for the other items.

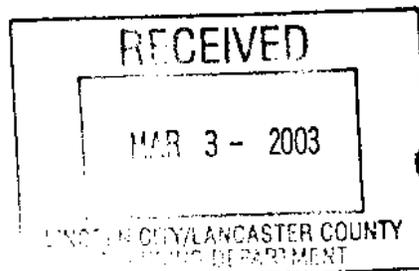
We feel that it is necessary to inform you as to the tennis courts that are presently in existence in Lincoln. Also, there are three new outdoor courts on the planning board and have been approved for construction at the Woods Tennis Center. There will be a total of 18 courts at the Center. Consequently, there are many courts and programs that are at the disposal of the citizenry at the present time. Although there is a minimal charge for the courts at Woods, there are a number of City courts that are free and some that are reasonably priced at the Lincoln Racquet Club.

As to the availability of qualified instructors in Lincoln, there are approximately a dozen such individuals at the two locations. One such person came from a nationally famous tennis facility after teaching there for several years.

The Lincoln Parks and Recreation Department has for many, many years provided complete programs for tennis court use and instruction during the summer months. Our Corporation will now take over the operation of these programs. As part of the Operating Agreement with the City, the Corporation will honor shared use agreements between the City and Lincoln Public Schools by providing free court time for practices and events.

It should further be noted that there has been for the past two years a program called "Park It At Woods" that has accumulated in excess of one million dollars through Corporate and individual donations. The contract has been let and construction begun for the addition of swimming facilities and a new tennis clubhouse in Woods Park. The plan also includes the addition of three new outdoor courts as previously mentioned. The new plan will provide ADA approved facilities to accommodate wheelchair players and spectators for both indoor and outdoor usage.

Thank you.



Sp. 1998

DEC 26 2002

LINCOLN CITY, NEBRASKA
PLANNING DEPARTMENT

4825 Mandarin Circle
Lincoln, NE 68516
Phone (402) 484-6967
Fax (402) 484-8619

December 26, 2002

David Northey
Nebraska Tennis Center, L.L.C.
P.O. Box 67224
Lincoln, NE 68506-7224

Dear Mr. Northey,

I am writing in regards to Nebraska Tennis Center's plans to construct a recreation and health club facility south east of 84th Street and South Street. I was surprised to see that the location had changed from previous plans.

I attend Messiah Lutheran Church and my kids attend the school there. My main concern is with the private sanitary system planned for the facility. I do not know what exactly is planned with that design, whether it is a septic system or a lagoon system. The proximity of a large system to the church and school concerns me.

Further, I understand that this private wastewater facility is proposed until such time as city sewer is available. By that, I assume the center is waiting for the city to install some sort of wastewater lift station. I do not understand why we the taxpayers of Lincoln should pay for a system for a private facility. Our church had to pay for and install a lift station when the facility was expanded five plus years ago. Why should a tennis center be treated different?

Adequate discussion regarding zoning changes and impacts of your design needs to take place. I hope the perceived rush schedule does not prevent this from taking place.

Sincerely,

Ross D. Wunderlich

cc.	J.D. Burt	Dave Majorins -- Facilities Manager
	Design Associates of Lincoln, Inc.	Messiah Lutheran Church
	1609 "N" Street	1800 South 84 th Street
	Lincoln, NE 68508	Lincoln, NE 68506

Lincoln City Council

Lincoln Planning Staff



Jean L Walker

02/24/2003 07:57 AM

To: Wunconsult@aol.com
cc: jcc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com, schwinn.hm@prodigy.net, csteward1@unl.edu, giims@radiks.net, Jean L Walker/Notes@Notes, gdkrieser@yahoo.com, mbills@woodspros.com, roger.larson@wellsfargo.com, Marvin S Krout/Notes@Notes, Ray F Hill/Notes@Notes, Brian J Will/Notes@Notes, (bcc: Jean L Walker/Notes)
Subject: Re: Nebraska Tennis Center Comments

Thank you for sharing your letter to the applicant on Special Permit No. 1998. I will also provide a copy to the Planning Commission members for their information. As you may be aware, this special permit is scheduled for action by the Planning Commission at their next regular meeting on March 5, 2003.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
Wunconsult@aol.com



Wunconsult@aol.com

02/23/2003 03:06 PM

To: northey@earthlink.net, desassoc@inebraska.com
cc: plan@ci.lincoln.ne.us
Subject: Nebraska Tennis Center Comments

David Northey and J.D. Burt,

I watched the TV broadcast of the Planning Commission meeting this past week regarding your plans for the Nebraska Tennis Center located at 84th Street and South Street. Mr. Burt stated to the commissioners that he hadn't heard anything back from me in response to his letter to me. For some reason, I have not received that letter. I am frequently away on business and may have inadvertently deleted it if it was sent via email during one of those occasions. Could you please resend me a copy of your letter?

I agree that this project is a good one and that a world class tennis center could benefit Lincoln in providing a place for our kids to learn to play tennis and also benefit Lincoln economically via the hosting of tournaments. As stated in my December 26th letter, my main concern was regarding the private septic system. If a lagoon system is proposed for this large of a facility, odor drifting towards Messiah Lutheran (which is where my kids go to school and we attend church) would be of concern. If it is an underground septic system, then there should not be a problem.

The other concern I noted in the December 26th letter is in regards to public funding of a wastewater lift station. Your letter to the surrounding neighborhood made it sound as though you were counting on a lift station being provided at some point in the future. I apologize if my comments/concern were out of line or expressed an improper tone, but folks living in established neighborhoods are tired of footing the bill for new development around Lincoln while receiving little or no immediated benefit for those tax dollars. I don't know what your long term plans are for wastewater treatment/handling as your letter to the neighborhood made it sound as though the private system would only be temporary.

I appreciate you taking the time to contact the surrounding neighborhood to make them aware of your plans. Too often, this is not effectively done by several of Lincoln's developers. It is unfortunate more folks living in the surrounding neighborhood do not take the time to exercise their right to express their support or opposition to proposed projects.

Good luck on your venture.

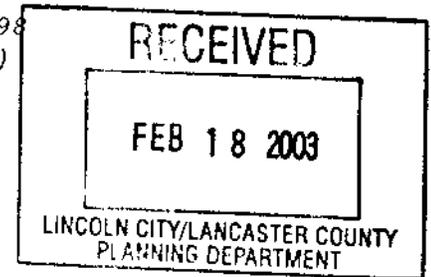
Sincerely,

Ross Wunderlich
Wunderlich Consulting
4825 Mandarin Circle
Lincoln, NE 68516
Phone: (402) 484-6967
Fax: (402) 484-8619
Cell: (402) 617-1205

IN OPPOSITION

ITEM NO. 3.4: SPECIAL PERMIT 1998
(p.65 - Public Hearing - 2/19/03)

Craig A. and Pamela K. Schumacher
8420 Norval Road
Lincoln, NE 68520
February 17, 2003



Planning Commission Members
Lincoln -Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: Special Permit No. 1998, S. 84th St. & South, Nebraska Tennis Center

Dear Planning Commission Members:

We would like to express our opposition on the proposed Nebraska Tennis Center located at 84th and South Street which is on the Planning Commission agenda on February 19, 2003.

As residents of Norval Road for 23 years, we would like the city to hold its' position as drawn up in the Comprehensive Plan. Development made by the city should maintain the quality and character of the community's established neighborhoods. We believe that the future plan for development into the Stevens Creek Watershed in this area is designated as urban residential. We do not feel that the NE Tennis Center is consistent with that plan.

The area would require extensive grading and fill to suit the needs for a tennis complex. We are concerned that not only will the natural topography of the land be greatly disturbed, but that the drainage of such a high amount of asphalt will also become a problem.

If allowed, we feel that a significant impact would be made on the adjacent property. A set pattern would be established for the nearby area. If one recreational facility is approved, does that set a precedence for the developer to develop the remaining 30 acres to the south into something such as a soccer complex?

We agree with the Planning Department's assessment that the tennis proposal is an over-development of the site and is not compatible with a residential neighborhood. Therefore, we are against the proposed NE Tennis Center and would hope the Planning Commission would unanimously deny the request.

Sincerely,

A handwritten signature in cursive script that reads "Craig A. Schumacher".

Craig A. Schumacher

A handwritten signature in cursive script that reads "Pamela K. Schumacher".

Pamela K. Schumacher

to: Planning Commission

sub: special Permit No. 1998

s. 84th St & South Street

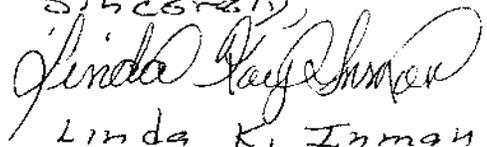
We have reviewed the material sent by your office. In addition we have discussed the proposed facility with J. D. Burt.

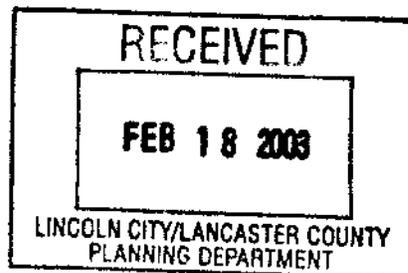
Since the courts will be built in close proximity to an established residential area, we oppose the approval of court lighting. Light from court lighting fixtures and/or reflected light from these fixtures will be visible from our bedroom windows, which will not be conducive to sleeping. In addition, court lighting will be detrimental to any evening celestial viewing.

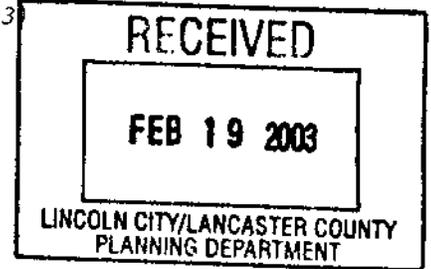
The appearance and height of a

air supported membrane structure does not fit into the architecture of this established residential area. Therefore, we object to the issuance of a waiver in regard to building height.

Thank you for your consideration of our input. I ask that you keep us informed as to the status of this permit application.

Sincerely,

Linda K. Inman
8117 Trendwood Dr.
Lincoln, NE 68506
2-18-03





TO: PLANNING COMMISSION MEMBERS
FROM: Dr. F. Edward and Joan Stivers, 1620 S. 84th Street
RE: Nebraska Tennis Center Recreation and Health Club
south and east of 84th & South Streets

Planning Commissioners:

We are not able to attend the Wednesday, February 19th meeting, but would like to add further support to the views of the Planning Staff and Project Planner, Brian Will.

It is our concern, along with a number of other homeowners in this area, that the proposed Tennis Center does not follow the Comprehensive Plan. The C. Plan states that the land under discussion is to be used for urban residential development (when the Stevens Creek sewer project is completed) maintaining the quality and character of the established neighborhoods, including the newer residential development on Echo Court off Stony Hill Road. Also of concern would be the increased traffic in close proximity to the over 200 children at Messiah Lutheran Elementary School, 1800 S. 84th Street.

We feel it is very important that the recommendations of the Planning Staff be followed. They are trying to maintain the C. Plan not only in the preservation of quality established neighborhoods, churches, and schools, but also showing concern for the environmental features including the natural topography — trees, hills, and drainage.

The above concerns should not be thwarted by private investors looking for personal gain not compatible with the C. Plan. As is often proven, once exceptions are made, the door is opened for continued exceptions to the C. Plan and the Stevens Creek sewer project.

Land farther north on 84th Street by the Event Center would seem far more appropriate for a large recreational center. The Tennis Center might be able to use some of the Event Center's excess asphalt parking for their own overflow tournaments, etc. Having a number of large Centers, such as the Event Center, the Tennis Center, and maybe a future Professional Soccer Center centralized, seems more functional for participants, as well as local and out-of-town spectators.

As you drive north on 84th past Vine and Holdrege Streets, you see everything being built. Let's not do that to S. 84th. Let's keep it residential for Lincoln families. Please keep to the Comprehensive Plan and the recommendations of the Planning Department and Project Planner, Brian Will.

Respectfully,

Handwritten signatures in black ink. The first signature is "F. Edward Stivers MD" and the second is "Joan J. Stivers".

IN OPPOSITION

ITEM NO. 4.1: SPECIAL PERMIT NO. 1998
(p.65 - Adm. Action - 3/05/03)

February 25, 2003

Mary Bills Strand
3737 South 27th. Street
Lincoln, Nebraska 68502

RE: Proposed Nebraska Tennis Center, Special Permit No. 1998.

Dear Mary,

We would like to go on record opposing the Special Permit No. 1998 and the proposal for the Nebraska Tennis Center at 84th & South.

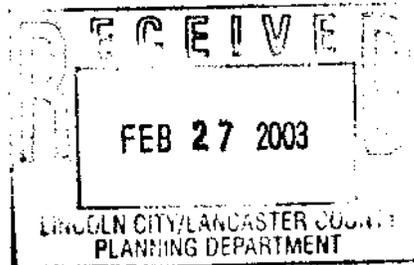
We wholeheartedly agree with Mr. Brain Will's report to the Commission recommending denial of the proposal. He stated several areas that do not follow the Comprehensive Plan, most specific in our mind was this land was to be urban residential. This proposal would over-develop this land with a commercial enterprise that would be totally incompatible with our home, other homes in the area and future homeowners who would have built there. Further, there is no city water and sewer so the plan is to build three commercial sewage lagoons to handle the waste. Would any member of the Commission like to invest in a home next to that or the proposed air supported tents or the daily hubbub of an event center? Perhaps the Commission might encourage this project to look at land next to the Lancaster Events Center a little further north on 84th Street, where it would not require compromising the Comprehensive Plan nor displace future homes and current neighborhoods.

Our opposition is more than just not wanting the unruly party in our backyard. If the Commission wavers on this proposal, it will set a precedent and the Commission will be pressured for more changes to the Comprehensive Plan for adjacent property. We pray that the Commission has the foresight to follow the Plan and deny this exception.

Sincerely,



Jim and Holly Adams
8410 Pinedale Avenue
Lincoln, Nebraska 68520

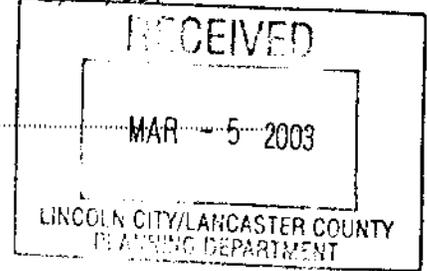


IN OPPOSITION

ITEM NO. 4.1: SPECIAL PERMIT NO. 1998
(p.65 - Adm. Action 3/05/03)

PATTIE ABBOTT

8400 Pinedale Ave.
Lincoln, NE. 68520



March 2, 2003

Lincoln-Lancaster County Planning Commission
555 South 10th. Street
Suite 213
Lincoln, NE. 68508

Members of the Lancaster County Planning Commission,

Please be advised that I am in agreement with the your Planning Staff's recommendation for denial of Special Permit #1998.

I am opposed to all efforts of the Nebraska Tennis Center to locate in their proposed location, east of 84th Street and south of Pinedale Ave. This would be the wrong location for this endeavor, as stated by your Planning Staff.

Please leave the Comprehensive Plan intact, so this land can become residential homes as originally planned.

Sincerely,

Pattie Abbott

*P.S. - PLEASE MAKE COPIES AND
HAND OUT TO EVERYONE FOR INFORMATION.*

*THANK YOU
PATTIE ABBOTT*

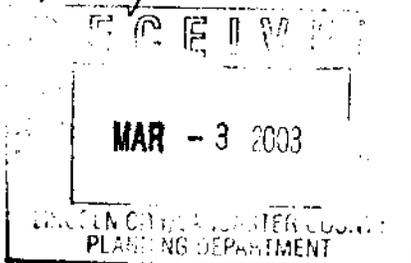
IN OPPOSITIONITEM NO. 4.1: SPECIAL PERMIT NO. 1998
(p 65 - Adm. Action - 3/05/03)

3-3-03

Dear Planning Commission Members,
Please vote against the
NE Tennis Center being located at
84th and South Street.

I'm a Norwal Road resident
who has a very difficult time
getting on to 84th now. I also hate
to see that landscape change so
drastically with that large of a
project.

Thanks,

Sue Mericle + family
8421 Norwal Rd.

P.S. Thank-you to Commissioners Carlson,
Newman, and Taylor for their "against"
votes at the 2/19 meeting.

IN OPPOSITION

ITEM NO. 4.1: SPECIAL PERMIT NO. 1998
(p.65 - Adm. Action - 3/05/03)

March 3, 2003

Dear Planning Commission:

This letter is being written to voice my opposition to the development of the Nebraska Tennis Center at 84th and South Streets.

I am opposing this development from two viewpoints -- a personal opposition because of the location of the project which would back my home and a philosophical opposition because of the precedent this sets in making exceptions to the current plan which will encourage further commercial development in what is currently zoned AG. I am not an expert in land use issues, but it would seem to me that the rules are there for a reason. When the land is not sewerable, that would seem to be a good reason not to improve it. Apparently the planning staff agrees with me as noted in their recommendation.

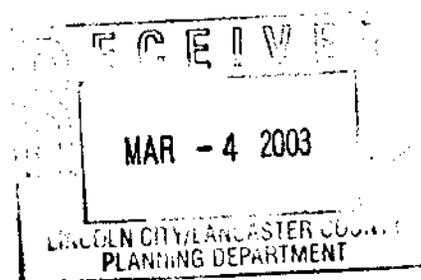
On a personal level, I have concerns about health issues of having an open lagoon located approximately 500 feet from my home. Not only does this center affect my home, but it affects all of the neighbors in this area. The three developed corners of 84th and South Street are primarily residential and would be adversely affected by the additional traffic created by a large commercial development and the increased lighting necessary to provide evening tennis facilities. Approval of this large project will encourage more commercial projects for this area which further will detract from the current neighborhoods.

Thank you for hearing the concerns of an affected citizen.

Very truly yours,

Carol Claus

Carol Claus
8411 Pinedale Avenue
Lincoln, NE 68520
483-5553





Jean L Walker

03/17/2003 07:38 AM

To: Steve Goodrich <steve@heritagewarranty.com>
cc: jcj@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com, schwinn.hm@prodigy.net, csteward1@unl.edu, gjims@radiks.net, Jean L Walker/Notes@Notes, gdkrieser@yahoo.com, mbills@woodsbro.com, roger.larson@wellsfargo.com, Marvin S Krout/Notes@Notes, Ray F Hill/Notes@Notes, Brian J Will/Notes@Notes, (bcc: Jean L Walker/Notes)
Subject: Re: NEBRASKA TENNIS CENTER

Thank you for your comments. This application was held over and will have reopened public hearing and administrative action at the Planning Commission meeting on Wednesday, April 2nd at 1:00 p.m. A copy of your comments will be distributed to the Planning Commission members prior to this new hearing.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
Steve Goodrich <steve@heritagewarranty.com>



Steve Goodrich
<steve@heritagewarranty.com>

03/14/2003 10:29 AM

To: "plan@ci.lincoln.ne.us" <plan@ci.lincoln.ne.us>
cc:
Subject: NEBRASKA TENNIS CENTER

I KNOW I'M PROBABLY TOO LATE TO VOICE AN OPINION ON THIS SUBJECT, BUT I'LL PUT MY TWO CENTS WORTH IN ANYWAY. I LIVE AT 84TH. AND BRENT BLVD, WHICH IS ABOUT THREE BLOCKS FROM WHERE THE PROPOSED TENNIS CENTER WANTS TO BUILD. MY FEELINGS ON THE SUBJECT AREN'T AGAINST THE CENTER ITSELF, BUT THE LOCATION.

FIRST, IT IS ON THE STEVENS CREEK SIDE OF 84TH. ST. I KNOW WE LOSE LAND TO CONSTRUCTION EVERYDAY, BUT IT SURE WOULD BE NICE TO KEEP ALL OF THE SENIC AND FARM LAND EAST OF 84TH. FOR AS LONG AS POSSIBLE. 84TH. ST HAS SEEN HUGE DEVELOPMENT SINCE WE ARRIVED HERE IN 1991. ANYTHING LAND DEVOID OF BUILDINGS IS RAPIDLY DISAPPEARING ALL ALONG 84TH. FROM CORNHUSKER/HWY 6 TO HWY 2. LET'S LIMIT THE BUILDING. THAT LEADS ME TO MY NEXT POINT.

WE DON'T NEED ANYMORE TRAFFIC ON 84TH STREET OR MORE LIGHTS. IF THE TENNIS CENTER GOES IN AT 84TH. AND SOUTH, YOU WILL DEFINITLY HAVE TO PUT A TRAFFIC LIGHT IN. IT PROBABLY NEEDS ONE ANYWAY, BUT WE DON'T NEED IT ANY SOONER WHICH WOULD HAPPEN IF THE CENTER WAS BUILT. OF COURS IF THE BELTWAY WOULD EVER GET BUILT IT WOULD PROBABLY HELP 84TH. ST TRAFFIC, BUT I KNOW THAT IS A LONG WAY OFF. MY POINT IS WE DON'T NEED ANYMORE CONGESTION AT THAT SPOT.

THANK YOU FOR TAKING MY OPINION. I KNOW THAT THE CITY PROBABLY NEEDS MORE TENNIS COURTS, BUT I DON'T THINK THIS IS THE RIGHT SPOT.

SINCERELY. STEVE GOODRICH. 1842 BRENT BLVD. 483-2201

Curtis Youngman
8410 Norval Road
Lincoln, Nebraska 68520

March 24, 2003

Lincoln-Lancaster County Planning Department
555 South 10th St.
Lincoln, NE 68508

Planning Commission Members:

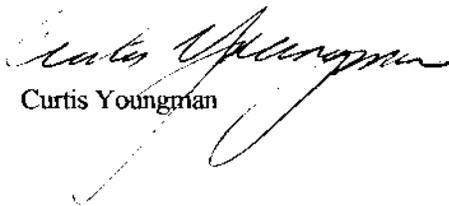
This is in response to Special Permit No. 1998 for a recreational facility to be located at 84th and South Street.

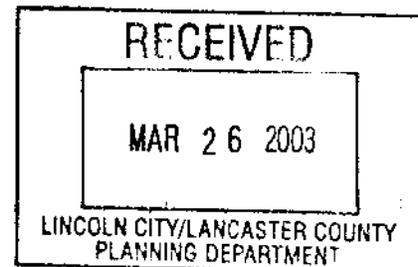
As a neighbor of the proposed facility and a Lincoln resident for many years I wish to voice my disapproval for this proposal. It is true that I have concerns on what impact this proposal may have on my neighborhood and with my property values. However, I have a greater concern that the process of granting waivers will undermine the efforts and recommendations previously made in the long-range plan. I believe that it will soon be time to open development in the Steven's Creek watershed. However, I also feel that this growth should be based upon a comprehensive plan that considers how all neighborhoods will support each other and that the infrastructure to adequately support development is in place and supported by all of Lincoln.

The city of Lincoln needs to address the funding for the needed infrastructure issues – especially sewer, road, and traffic issues– before development within Steven's Creek should proceed.

Please help Lincoln grow within it self according to a comprehensive plan and avoid patchwork development that will downgrade the quality of life that we all want for Lincoln.

Thank you,


Curtis Youngman



March 24, 2003

Lincoln-Lancaster County Planning Department/Commission
Attn. Marvin S Krout, Director & J. Greg Schwinn, Chair
555 South 10th. Street Suite 213
Lincoln, NE 68508

RE: SPECIAL PERMIT NO, 1998
South Street & 84th Street

Dear Sirs,

I'm writing in response to this special permit request, not in so much as opposition to the project, but to remind everyone in the approval process of the ramifications of this project. Particularly of the traffic congestion and potential increase of traffic accidents at this intersection. There already is an issue with the church traffic entering and exiting Messiah Lutheran Church, which is only a half block to the north of this Special permit area. Traffic entering and exiting the church can go either direction (north/south) with no limitations. Because there is a church school within the church there are two peak periods of the day where traffic is heavier than the rest of the day. During these times the speed limit is lowered to 25 mph. And controlled by flashing lights. The lights help control this to a tolerable situation.

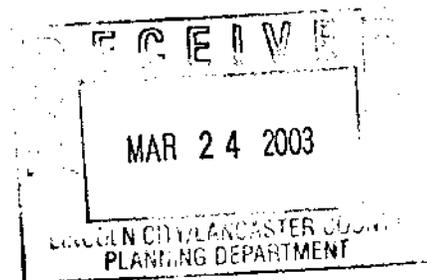
With approval of the special permit, this will pose another potential traffic jam. Is the city/county ready to install additional traffic lights to control the flow of traffic in and out of the proposed Tennis Center? If not, then I would say that due to the volume of traffic that is anticipated, this is not the location for this center. I would suggest the builders/designers find a location where traffic flow is not an issue. They basically need an area similar to Holmes Lake where there are traffic lights, or islands that control the direction of traffic flow.

I agree with Mr. Schwinn, that this is a good project, but not in this location. It is bigger than just the set backs being debated, or how it fits with the surrounding residential area. Since I live right on 84th and Norval Road, which is only two blocks north, I hear a lot of squealing tires everyday of folks hitting their breaks, or from those thinking 84th street is a drag strip.

I appreciate your time and consideration in this matter.

Respectfully,

Dennis R. Holman



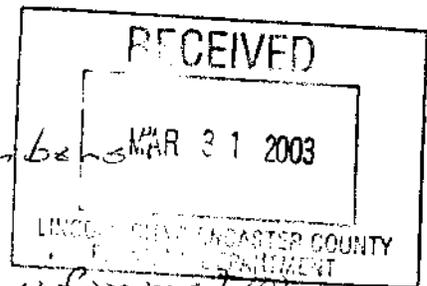
090

cc: J.D. Burt
Dennis Bartels
Rick Peo
3-28-03

To: Planning Commission Members

Sub: Special Permit No. 1998
(Nobr. Tennis Center @ 84th
& South St).

Dear Commission Members



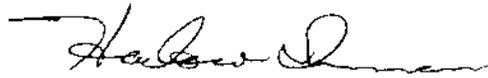
According to the information available on the internet a city sewer hook-up is not feasible for this site. Therefore, a three cell lagoon system is being proposed for sewage treatment.

Due to the volume of sewage flow and the number of people using this facility the design standards for individual sewage treatment facilities does not appear to best fit this application. However, the state of Nebraska's "Design Standards for Anaerobic Ponds" appears to

fit the proposed method of
sewage treatment.

I bring to your attention that
Section 5.3.12 of The State's
"Design Standards for Anaerobic
Ponds" says that the minimum
distance between a sewage treatment
facility and a residence and/or a
developed area must be at least
one-quarter mile. A one-quarter
mile separation between the sewage
system and any residence would, in
all probability, eliminate the use
of sewage lagoons for the present
site.

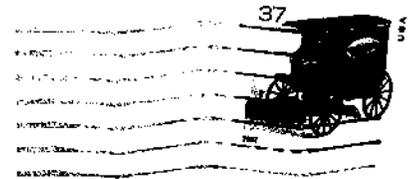
Thank you,



8117 Trendwood
Lincoln, NE 68506-6551

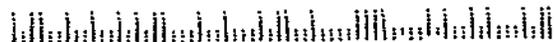


Mr. Harlow Inman
8117 Trendwood
Lincoln NE 68506-6551



Planning Commission Members
Lincoln-Lancaster Co, Plan. Dept.
555 South 10th St.
Lincoln, NE. 68508

092

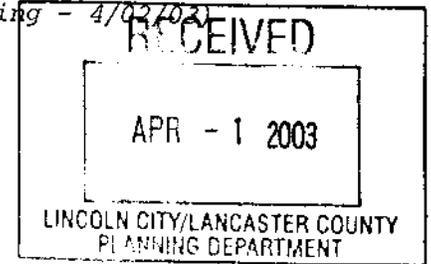


IN OPPOSITION

ITEM NO. 4.2: SPECIAL PERMIT NO. 1998

(p.157 - Cont'd Public Hearing - 4/02/03)

cc: Dennis Bartels
Rich Peo



March 30, 2003

Lincoln-Lancaster County Planning Commission
555 South 10th. Street
Suite 213
Lincoln, NE. 68508

RE: Proposed Nebraska Tennis Center, Special Permit No. 1998.

Dear Commission Members,

We do not enjoy being "opposed" to anyone's plans or aspirations. We are not against tennis courts, swimming pools, health clubs, basketball and volleyball courts or anyone's desire to make a buck. However we are opposed to allowing changes to the Comprehensive Plan that does not follow the guiding principles for existing neighborhoods which requires new development to be compatible with the character of the neighborhood and adjacent uses. Requested waivers for setbacks and waivers for maximum height should raise a big red flag to the commission members.

While it should not be my responsibility to inspect this plan, I will point out that common sense should make the commission look very hard at a plan which proposes using three lagoons to handle all of the sewer waste of a commercial complex of this size being used by hundreds or thousands of people. How would you like to live downwind from that? It is my understanding that State Law does not allow placing those lagoons within a quarter mile of any developed area or residence. Please ask the appropriate party to take a look at the plans and see if they follow the law. Will they have to ask for another waiver?

We believe this plan is over developing the site and is not compatible with the current residential neighborhood. It takes land out of the comprehensive plan which was intended for residential use as well as making adjoining land undesirable for residential use. Please help this developer find a home for their project that is consistent with the neighborhood and not at the expense of their neighbors. Please vote NO to these variances and exceptions.

Sincerely,

Two handwritten signatures in black ink. The first signature is "Jim Adams" and the second is "Holly Adams".

Jim and Holly Adams
8410 Pinedale Ave.
Lincoln, Nebraska 68520

February 25, 2003

Lancaster County Planning Commission
555 South 10th Street
Lincoln, Nebraska 68508

RE: Proposed Nebraska Tennis Center, Special Permit No. 1998.

Dear Commission Members,

We would like to go on record opposing the Special Permit No. 1998 and the proposal for the Nebraska Tennis Center at 84th & South.

We wholeheartedly agree with Mr. Brain Will's report to the Commission recommending denial of the proposal. He stated several areas that do not follow the Comprehensive Plan, most specific in our mind was this land was to be urban residential. This proposal would over-develop this land with a commercial enterprise that would be totally incompatible with our home, other homes in the area and future homeowners who would have built there. Further, there is no city water and sewer so the plan is to build three commercial sewage lagoons to handle the waste. Would any member of the Commission like to invest in a home next to that or the proposed air supported tents or the daily hubbub of an event center? Perhaps the Commission might encourage this project to look at land next to the Lancaster Events Center a little further north on 84th Street, where it would not require compromising the Comprehensive Plan nor displace future homes and current neighborhoods.

Our opposition is more than just not wanting the unruly party in our backyard. If the Commission wavers on this proposal, it will set a precedent and the Commission will be pressured for more changes to the Comprehensive Plan for adjacent property. We pray that the Commission has the foresight to follow the Plan and deny this exception.

Sincerely,



Jim and Holly Adams
8410 Pinedale Avenue
Lincoln, Nebraska 68520

Dennis R. Holman
8400 Norval Rd.
Lincoln, NE 68520

3/31/03

RE: Special permit 1998

I, as a resident of South 84th street am opposed to this project unless considerations are made to the way traffic is handled for the following reasons. Traffic congestion and increased traffic could lead to potential serious injuries at the intersection of 84th and South Street.

Here are my concerns: **(View Map)**

1. Currently, traffic to the north of 84th and South St. is five lanes. Two north bound lanes and two south bound lanes, and one "twiddle lane" for making left hand turns off 84th street. The twiddle lane ends at South St. Traffic moves at 40 mph both directions. To be able to negotiate a left hand turn from the propose tennis facility will mean that the driver will need to cross three lanes of traffic since there is no twiddle lane south of South St. This seems to be dangerous during rush hour traffic.

2. 84th St. was built with five lanes with the idea of moving traffic as quickly as possible. So, why would we allow growth along 84th street to alter that plan. Residential areas do not slow the traffic like commercial establishments do. A good example of this is south 70th street between Pioneers and Old Cheney.

3. Paralleling 84th Street on the east side there is a bike path that runs from Bankers life all the way north to "O" Street. It makes no sense to add a business entrance/exit that needs to cross a bike path if it can be avoided.

I would like to offer the following suggestions that would make the approximate location a more workable solution. **(View New Map)**

a. I would suggest that the entire complex be moved further south to the northeast side of the intersection of 84th and Van Dorn Street. This would allow the developer to construct an entrance/exit that would face south on Van Dorn street. This would allow exiting traffic to be controlled by the already existing traffic lights at 84th and Van Dorn.

b. If option (a.) is not possible, then traffic lights for cars and pedestrians be constructed at 84th and South Street.

OR

c. Only allow drivers exiting the proposed tennis facility to exit north onto 84th street.



Jean L Walker

04/01/2003 12:21 PM

To: bvanier@neb.rr.com
cc: jcc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com, schwinn.hm@prodigy.net, csteward1@unl.edu, giims@radiks.net, Jean L Walker/Notes@Notes, gdkrieser@yahoo.com, mbills@woodsbro.com, roger.larson@wellsfargo.com, Marvin S Krout/Notes@Notes, Ray F Hill/Notes@Notes, Brian J Will/Notes@Notes, Dennis D Bartels/Notes@Notes, rpeo@netinfo.ci.lincoln.ne.us@Notes, (bcc: Jean L Walker/Notes)
Subject: Re: Site proposed for Nebraska Tennis Center, LLC

Dear Mr. Vanier:

Thank you for your comments. A copy will be distributed to the Planning Commission members at the reopened public hearing tomorrow, April 2nd. The Planning Commission meeting commences at 1:00 p.m., however, this application is later on in the day's agenda.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
Brian J Will

----- Forwarded by Brian J Will/Notes on 04/01/2003 12:13 PM -----



"Bette Vanier"
<bvanier@neb.rr.com>

04/01/2003 12:10 PM

To: <bwill@ci.lincoln.ne.us>
cc:
Subject: Site proposed for Nebraska Tennis Center, LLC

Dear Brian:

I am submitting my comments regarding the site at 84th and South of the proposed Nebraska Tennis Center, LLC. This site is not suited for the proposed Center because they do not have access to water and sewage with the City of Lincoln. My main concern is Lagoon sewer system that would have to be built. I visited with my son who is an environmental engineer that builds waste water treatment systems for cities in the western part of the United States. The Lagoon system is the least desired system because of various problems they create. One of the biggest problem is the odors which are created and safety for neighbors. Since residential housing is located to the north of the lagoon system, I do not feel this is an appropriate site for the Lagoon System and therefore feel the Nebraska Tennis Center, LLC needs to be located in another part of the city so they have access to water and sewer provide by the city of Lincoln.

Sincerely,
Byron R. Vanier
8240 South Street
Lincoln, NE 68506

IN OPPOSITION to any outdoor
lighting

ITEM NO. 4.2: SPECIAL PERMIT NO. 1998
(p.157 - Reopened public hearing - 4/02/03)



Jean L Walker

04/01/2003 01:59 PM

To: noeltimmons@inebraska.com

cc: jcc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com,
schwinn.hm@prodigy.net, csteward1@unl.edu, giims@radiks.net,
Jean L Walker/Notes@Notes, gdkrieser@yahoo.com,
mbills@woodsbro.com, roger.larson@wellsfargo.com, Marvin S
Krout/Notes@Notes, Ray F Hill/Notes@Notes, Brian J
Will/Notes@Notes, Dennis D Bartels/Notes@Notes, (bcc: Jean L
Walker/Notes)

Subject: Tennis complex application and outdoor lighting

Dear Mr. Timmons: Thank you for your comments. A copy will be distributed to the Planning Commission at the reopened hearing tomorrow, April 2nd. The meeting commences at 1:00 p.m.; however, this item is later on in the agenda.

----- Forwarded by Brian J Will/Notes on 04/01/2003 01:48 PM -----



"Noel Timmons"
<noeltimmons@inebra
ska.com>

04/01/2003 01:25 PM

To: <bwill@ci.lincoln.ne.us>

cc:

Subject: Tennis complex application and outdoor lighting

Members of the Planning Commission
April 1, 2003

Dear Sirs,

I am writing to voice my opinion concerning the application for development of a tennis complex on 84th Street. The most disturbing element of the application is the mention of outdoor lighting for the courts. I am very strongly opposed to any outdoor lighting for a complex of this size. The potential for light pollution is immense, and must be strongly regulated. This complex is on the crest of a hill which defines the horizon for miles around. Any outdoor lighting will produce intolerable light pollution, and contribute greatly to urban sprawl. Please ban any outdoor lighting for any time in the future, if you must allow this complex.

Thank you,

Noel Timmons
1700 So. 105th St.
Lincoln, NE 68520

Doris Minchow
8341 South Street, 68506

April 6, 2003

RECEIVED
APR 8 2003
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

093

Dear Planning Commission Members,

My name is Doris Minchow, I live on the

North of 57th + South St. (8341 South St)

I strongly want to the new Tennis center

a wonder-ful idea and future planning for

Lincoln Tennis Sports, but as decided want

it in my front yard!

Great idea - wrong place - clearly

these ~~professionals~~ in future planning

can see this. Think if you had your

home directly across the street - would

you want a facility this size so close?

I beg of you NO!

Doris Minchow

M E M O R A N D U M

To: City Council
From: Ray Hill, Planning Department *Ry*
Date: April 28, 2003
Subject: Special Permit #1998 - Nebraska Tennis Center

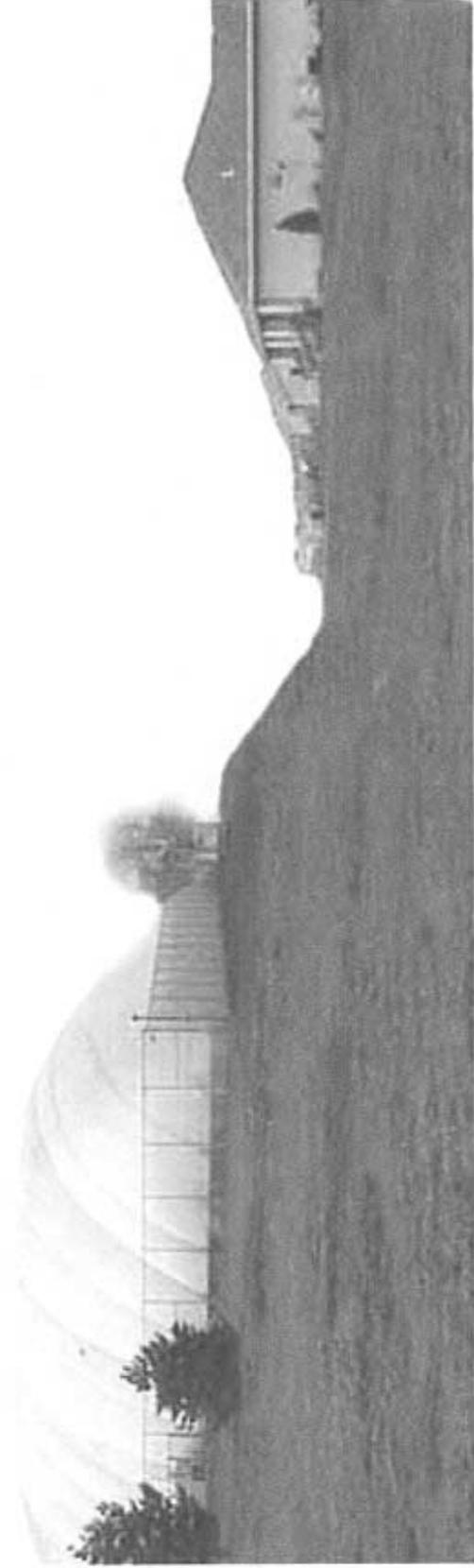
As noted in the report on this item, staff is concerned about the impact of the proposed tennis facility upon future development on adjacent properties to the south and east. These properties surrounding the facility are identified as residential land uses in the Land Use Plan of the Comprehensive Plan.

Attached are photo simulations prepared by the Planning Department. These simulations were prepared to provide an approximate graphic representation of what the proposed facility may look like adjacent to residences. It should be noted that the tennis facility at Woods Park was used in this simulation, and those air structures are not as tall or as long as the structures proposed in the special permit request.

xc: J.D. Burt, Design Associates
Planning Commission

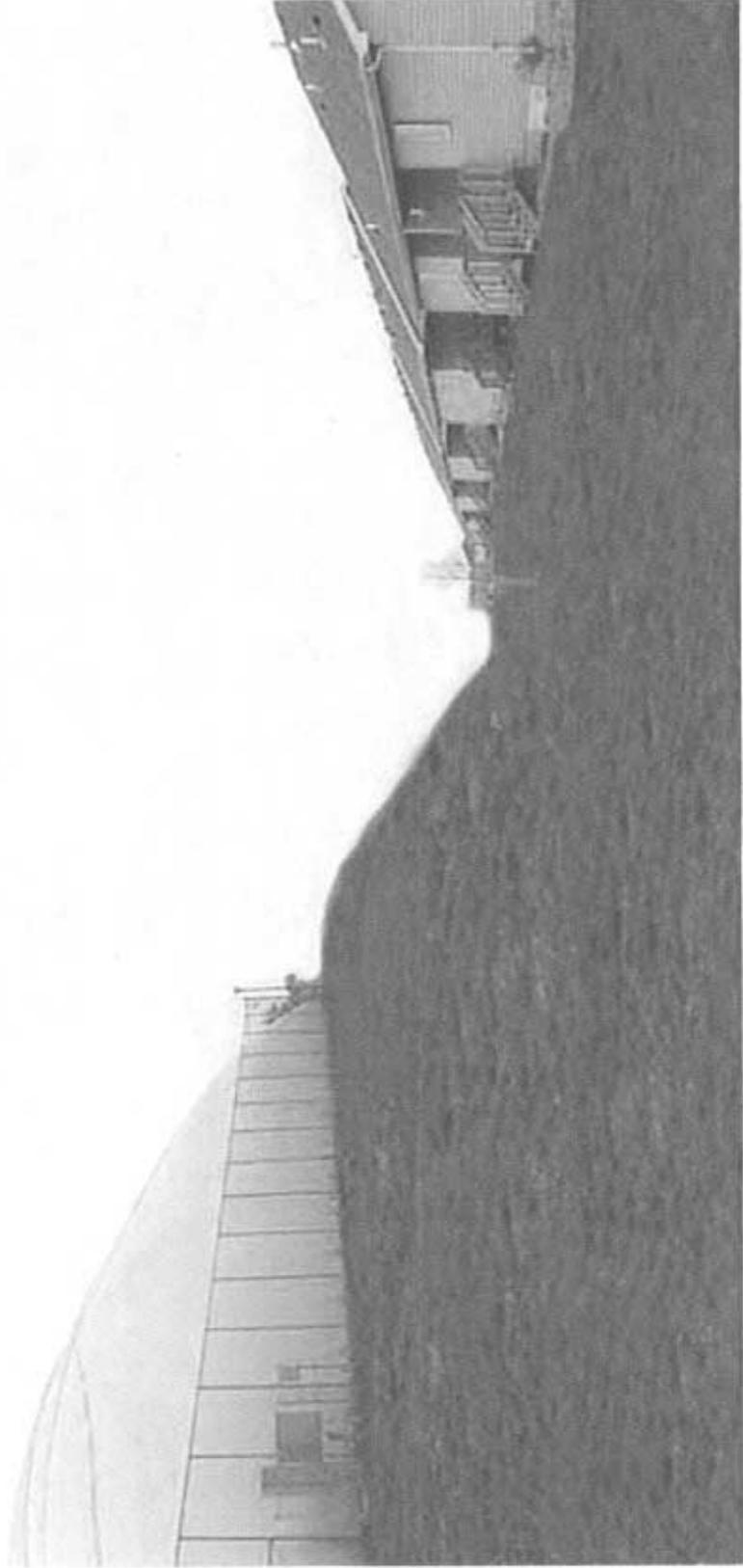
I:\PC\PERMITS\SP1900\SP1998 Memo.wpd

PLANNING DEPARTMENT
County-City Building
555 S. 10th Street, Rm 402
Lincoln, NE 68508
(402) 441-7492



Simulation of tennis bubble next to future single-family homes

NO SCALE



Simulation of tennis bubble next to future single-family homes

NO SCALE