

FACTSHEET

TITLE: CHANGE OF ZONE NO. 06031, requested by the Director of the Urban Development Department and Olsson Associates, to create a special sign district for the 48th & O Streets Redevelopment Plan area, generally located southeast of the intersection of South 48th and O Streets.

STAFF RECOMMENDATION: Conditional Approval.

ASSOCIATED REQUESTS: Change of Zone No. 06032 (06-91).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 05/24/06
Administrative Action: 05/24/06

RECOMMENDATION: Conditional approval, with one amendment (8-1: Esseks, Cornelius, Carroll, Taylor, Sunderman, Strand, Larson, and Krieser voting 'yes'; Carlson dissenting).

FINDINGS:

1. This proposed request to create a special sign district for the 48th & O Streets Redevelopment Plan area was heard before the Planning Commission at the same time as the proposed text amendment to Title 27 to allow the creation of a special sign district in redevelopment areas.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.3-5, concluding that the approved redevelopment agreement pursuant to the redevelopment plan for this area contained a conceptual site plan that included signs. While not specifically approved by that agreement, the package of signs included as part of this request for a special sign district were originally envisioned by the developer as part of the overall development. The special sign district is limited to the area of the redevelopment agreement and modifies the sign regulations to the extent that ground signs are allowed to exceed the maximum height and area for the B-3 Zoning District, and allows a multi-tenant sign on an outlet. Change of Zone No. 06032, which amends the special sign district regulations, must be approved first to allow the creation of this special sign district.
3. The minutes of the public hearing and action by Planning Commission are found on p.7-12.
4. There was no testimony in opposition.
5. On May 24, 2006, after considerable deliberation, the majority of the Planning Commission agreed with the staff recommendation and voted 8-1 to recommend conditional approval, as set forth in the staff report with an amendment not to allow pole signs. Commissioner Carlson was the dissenting vote because his amendment to also not allow electronic changeable copy signs did not pass. (See Minutes, p.11-12)
6. On May 24, 2006, the Planning Commission also voted 9-0 to approve the associated text amendment, Change of Zone No. 06032.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: May 31, 2006

REVIEWED BY: _____

DATE: May 31, 2006

REFERENCE NUMBER: FS\CC\2006\CZ.06031+

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for May 24, 2006 PLANNING COMMISSION MEETING

****As Revised and Recommended for Conditional Approval
By Planning Commission on May 24, 2006****

- PROJECT #:** Change of Zone #06031
- PROPOSAL:** The creation of a special sign district for the area covered by the 48th & O Streets Redevelopment Plan.
- LOCATION:** Southeast of the intersection of South 48th & O Streets
- LAND AREA:** Approximately 4.6 acres.
- EXISTING ZONING:** B-3 Business.
- CONCLUSION:** The approved redevelopment agreement pursuant to the redevelopment plan for this area contained a conceptual site plan that included signs. While not specifically approved by that agreement, the package of signs included as part of this request for a special sign district were originally envisioned by the developer as part of the overall development. The special sign district is limited to the area of the redevelopment agreement and modifies the sign regulations to the extent that ground signs are allowed to exceed the maximum height and area for the B-3, and allows a multi-tenant sign on an outlot. CZ#06032 which amends the special sign district regulations must be approved first to allow the creation of this special sign district.

RECOMMENDATION:	Conditional Approval
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GENERAL INFORMATION:

- LEGAL DESCRIPTION:** See the attached legal description.
- EXISTING LAND USE:** The long-time auto dealership and auto display area, and other retail and residential uses that existed on this site have been removed in preparation for redevelopment.

SURROUNDING LAND USE AND ZONING:

North:	Commercial/Vacant	H-2
South:	Residential, Elementary School	R-2, P
East:	Commercial, Residential	R-2, H-2
West:	Commercial, Residential	R-2, R-5, O-2, H-2

ASSOCIATED APPLICATIONS: CZ#06032 - A text amendment proposing to revise LMC 27.69.300 making areas covered by an approved redevelopment plan also eligible for special sign districts.

FPPL#06023 - A final plat currently under review to subdivide the area of the proposed sign district into three lots and two outlots.

HISTORY: May 11, 2006 - Presented to the Mayor's Neighborhood Roundtable.

May 8, 2006 - CZ#06017 changing the zoning from R-2, O-2 and H-2 to B-3 for this site was approved.

January 26, 2005 - CPC#04010 was approved finding that the 48th & O Streets Redevelopment Plan was in conformance with the Comprehensive Plan.

August 23, 2004 - The City Council adopted the findings of a Blight and Substandard Determination Study and declared the 48th & O Streets area "substandard and blighted."

1979 - The zoning was changed from H-1 to H-2 with the 1979 Zoning Update.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - The Land Use Map designates commercial land uses for this site.

Page F49 - Guiding Principles for Existing Commercial Centers

Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented.

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.

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

The priority in older areas should be on retaining areas for residential development. Prior to approving the removal of housing in order to provide for additional parking to support existing centers, alternatives such as shared parking, additional on-street parking or the removal of older commercial stores should be explored.

ANALYSIS:

1. Special sign districts are currently limited to either an area of particular historical, ethnic, cultural or entertainment atmosphere, an area with a unique or special theme, or in an area designated as landmark district.
2. The associated application CZ#06032 amends the Zoning Ordinance making areas covered by approved redevelopment plans eligible for special sign districts. The subject property is covered by the approved 48th & O Streets Redevelopment Plan, and will be eligible for a special sign district if the proposed text amendment is approved.
3. Special sign districts can be characterized as an overlay district. All applicable zoning requirements still apply to the land within the district, only the applicable sign regulations are

modified by the district. The applicable sign regulations can be made either more or less restrictive by the district.

4. The proposed district specifically modifies the B-3 sign requirements for four signs, otherwise all signs must comply with the applicable regulations. The attached sign elevations depict the four signs, with one sign for each of Lots 1, 2, 3, and Outlot A.
5. The sign requirements are modified in three ways. First, the maximum height of ground signs is adjusted from 8' to 13' 6". The sign elevations show the sign on Lot 1 at 13' in height; the sign on Lot 2 at 12' in height; the sign on Lot 3 at 13' 6" in height; and the sign on Outlot A at 9' in height.

Second, ground signs are not allowed to exceed 100 square feet in area. The sign on Lot 1 is shown at approximately 138 square feet; the sign on Lot 2 is shown at approximately 77 square feet; and the sign on Lot 3 is shown at approximately 118 square feet. The sign on Outlot A is shown at approximately 56 square feet and requires no adjustment. It should be noted that the sign face area calculations include the entire sign as measured from the ground to the top of the sign excluding the first 12" of the sign at the bottom.

Third, outlots are reserved for open space and common facilities and signs are not allowed. This district proposes to locate the 9' tall multiple-tenant sign near the northwest corner of Outlot A.

6. The site plan shows a 40' tall flag pole, with 6' x 9' flag. It is considered a sign unless the flag flown is an official government flag or some other flag excepted under LMC Section 27.69.110. The note does not indicate what type of flag will be flown, but staff understands it will be a flag with the name of the business located on Lot 3. A sign was not shown in this location as part of the plan in the redevelopment agreement and does not appear to have been previously considered. As a flag pole, it does not comply because it exceeds the maximum allowed height of 35' and cannot advertise a business. As a sign, it does not comply because it exceeds the maximum allowed height of 35', and must be located more than 100' away from the sign shown along O Street.
7. The sign district allows all other signs as permitted in the B-3 district, but does not increase the number of signs allowed.
8. Except as noted in paragraph 5 above, all signs in the special sign district must otherwise comply with all other applicable requirements of LMC and the Uniform Sign Code.
9. The sign locations shown on the attached site plan are approximate. Public Works notes that the specific sign locations will be approved at the time of sign permits and must comply with all traffic and pedestrian sight triangles. Showing approximate locations allows the signs to be moved to accommodate the sight triangles or other requirements if necessary without an amendment to the special sign district.
10. The approved redevelopment agreement entered into by the City with the developer pursuant to the approved redevelopment plan included a concept site plan which was referenced as an exhibit in the agreement. While not specifically approved, that site plan included a sign plan

nearly identical to the special sign district being proposed.

11. It was noted at the time of building/sign permits that the signs shown on the redevelopment plan exhibit did not fully comply with the B-3 sign requirements. A text amendment to allow special sign districts in areas covered by approved redevelopment plans was initiated along with this request for a special sign district.
12. The lot configuration shown on the site plan assumes the final plat of Phoenix Additional (FPPL#06023) is approved.

CONDITIONS OF APPROVAL:

Site Specific Conditions:

1. This approval permits the creation of a special sign district as shown on the attached plan and adjusts the sign regulations for the B-3 district as shown on the site plan and attached sign elevations, and in the sign district regulations that are a part of the special sign district. No pole signs shall be allowed. (**Per Planning Commission: 5/24/06**)

General Conditions:

2. Before receiving building/sign permits:
 - 2.1 The permittee shall submit five copies of the plans and attachments to the Planning Department showing the following revisions:
 - 2.1.1.1 The note indicating a 40' tall flag pole with a 6' x 9' flag deleted from the special sign district plan.
 - 2.2 The construction plans shall comply with the approved plans.

Standard Conditions:

3. The following conditions are applicable to all requests:
 - 3.1 All development and construction is to comply with the approved plans.
 - 3.2 The site plan shall be the basis for all interpretations of sign requirements for signs within the special sign district.
 - 3.3 This ordinance's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.4 The applicant shall sign and return the letter of acceptance to the City Clerk within 60 days following the approval of the change of zone, provided, however, said 60-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the ordinance approving the change of zone and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant.

Prepared by:
Brian Will, 441-6362, bwill@lincoln.ne.gov
Planner
May 11, 2006

**APPLICANT/
CONTACT:**

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OWNER:

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402.441.7982

CHANGE OF ZONE NO. 06032
and
CHANGE OF ZONE NO. 06031

CHANGE OF ZONE NO. 06032

PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 24, 2006

Members present: Esseks, Cornelius, Carroll, Taylor, Sunderman, Strand, Larson, Krieser and Carlson.

Staff recommendation: Approval.

Ex Parte Communications: None

Staff presentation: **Brian Will of Planning staff** explained that this text amendment represents one additional circumstance where a special sign district can be created, i.e., in areas designed blight and substandard, which are being redeveloped pursuant to an approved Redevelopment Plan. A special sign district is like an overlay district. The sign regulations can be written for a given area and can be either modified to be more restrictive or less restrictive than allowed in the underlying zoning district. Special sign districts are treated just like any other change of zone, i.e. public hearing before the Planning Commission with the ultimate decision by the City Council.

Esseks wondered about the public benefits and costs of relaxing the standards. Will suggested that it is not implied that the standards will necessarily be relaxed. The ordinance recognizes that there are unique areas in the city, such as the Downtown Theater District, Haymarket and Haymarket Park – those are sign districts and the sign regulations were specifically amended and tailored for those particular areas based on their unique theme, appearance, cultural values, etc.

Esseks inquired what the public interest would be if we are talking about larger signs both in width and height. Will suggested that it is a subjective judgment. In some cases, the signs may be large but not always.

Marvin Krout, Director of Planning, came forward and began discussing the specific 48th & O Redevelopment Area sign district. The Clerk then read **Change of Zone No. 06031** to create a special sign district at 48th & O Streets into the record. The hearing then continued on both applications.

Krout suggested that there are trade-offs. Number one, the developer at 48th and O Streets did bring in a package of sign improvements and believed that he had the ability to build these signs. Therefore, the application for the special sign district recognizes that some indication of support for the whole package was made earlier in the process. Secondly, when you look at the B-3 District, e.g., there are some trade-offs. While these ground signs are going to be taller than the typical ground signs, they are also not going to be using any pole signs, which they would be allowed to do under the B-3 district regulations. The ground signs are architecturally related to the buildings and he believes it will be an attractive sign package. This gives them

the ability to advertise all of the uses that are going to be in the center which the B-3 zoning would not normally allow. Krout believes it is well designed and a good sign project.

Krout also suggested that at some point in the future when we look at the sign code, there maybe should be a more liberal look at ground signs.

Will then explained the purpose of Change of Zone No. 06031. This proposed special sign district amends the regulations for the B-3 district in three ways: 1) the B-3 District limits ground signs to 8 ft. in height and 100 sq. ft. in area. This special sign district allows three ground signs at 13.5 ft., 13.0 ft. and 12.0 ft. in height, exceeding the allowed height; 2) it allows one of the signs to be 138 sq. ft. and another 118 sq. ft., exceeding the allowed area for the B-3 district; and 3) it allows a sign on an outlot. There was a sign package as part of the 48th and O Streets Redevelopment Plan which initiated this proposed sign district. Staff is recommending conditional approval, with the condition that the note indicating a 40' tall flag pole with 6x9 flag be deleted because it was not shown on the original sign plan.

Cornelius noted that the text in section 27.69.300(a) suggests that the special sign district is formed "...for the purpose of defining an area of particular historical, ethnic, cultural or entertainment atmosphere; or for defining an area with a special or unique theme." He does not believe that a designated blighted or substandard area fits that theme very well. If the area at 48th and O is being developed under some unifying theme, he thinks it already fits under the existing ordinance. What is the purpose of the change? Will acknowledged that the ordinance currently defines a set of circumstances where a special sign district can be created, but this proposed amendment adds another circumstance. And staff is suggesting that some of these areas that have been subject to redevelopment plans may be appropriate for special sign districts.

Carroll referred to the specific 48th and O site and inquired what other signs besides the ones shown would be allowed. Will stated that the signs set forth in the proposed special sign district are the only signs being proposed for this site. However, the way the sign district is written, any signs that are allowed within the B-3 District would be allowed. The purpose of this special sign district is to allow ground signs to exceed the allowed height and area.

Carroll inquired whether this proposal reduces the number of signs that are allowed. Will stated, "no". Carroll asked whether they would have signs on the building in addition to the ground signs. Will stated, "yes". They would be allowed to have signs on the building. Staff did not discuss reducing the number of signs that would be allowed. The sign plan is part of the redevelopment agreement and that is why this request was initiated.

Sunderman suggested that this is more liberal with the monument signs, but that is being offset by the fact that they cannot put in pole signs. Will thinks it is offset by the fact that they are not showing any pole signs, but pole signs would be allowed in the B-3 District. Sunderman sought clarification that they could put the pole signs in without coming before the Planning Commission again. Will confirmed that they would have to meet the requirements for the B-3 district.

Carlson would think that the approved sign district would be specific. Will suggested that it can be written with specific limitations. There is the flexibility to make them less restrictive or more restrictive, and a limitation could be placed on the signs that are allowed.

Proponents

1. Wynn Hjermstad of the Urban Development Department testified in support of both the text amendment and the special sign district. Redevelopment is very difficult. When they do projects in older parts of the city, every single project has new and different issues and challenges. The proposed text amendment provides an additional tool and more flexibility as we try to put these projects together and work with the private sector. She observed that it still involves a public process. Urban Development supports the special sign district because the signs are going to be attractive. We are trying to eliminate blight. We do not want to put in “ugly” signs when the development is in partnership with the city. The proposed signs are well designed and will be an asset to the redevelopment and still improve the blighted area. It is very important to these developers. This is a real key element to their project. Urban Development would much rather see monument signs and have some flexibility with those signs than have pole signs, especially in this very significant part of the city.

Esseks asked for Hjermstad’s opinion about restricting the pole signs. Hjermstad stated that she would need to speak with the developers. Her personal preference, however, would be no pole signs because they do not do much to help the appearance of the area. Hjermstad does not believe the pole signs should be prohibited in the text amendment, but it might be acceptable in the special sign district.

Carlson believes that the application is a little confusing because the sign district allows all other signs in the B-3 district but does not increase the number of signs allowed. Are these extra signs or in lieu of permitted signs? Will clarified that they are not extra signs. B-3 allows ground signs or pole signs. The district being proposed is showing ground signs, which are larger than the zoning district allows. Will suggested that the Planning Commission could restrict pole signs, if they so desired.

Rick Peo, City Law Department, came forward to explain that the purpose of this particular sign district was to allow all underlying signs in the B-3 district, and then allow three or four specific signs that did not comply with the district regulations. This sign district is somewhat more limited than Haymarket Park where they showed every sign. In this case, we have three signs that were too tall for a ground sign, and the location of one of the signs had the characteristic of an off-premise sign. The purpose of the sign district is to approve the developer’s site plan, plus give them the flexibility to have the allowable signs in the underlying district.

Carroll asked what the redevelopment agreement says concerning signs. Peo stated that he has not seen that agreement in detail. There was a sign plan attached, and the question was whether that sign plan was conceptual or binding on the city. In order to avoid people wanting to withdraw from executing that agreement, it appeared that the proper thing to do would be to come up with the sign district and amend the code to allow special sign districts in blighted and substandard areas that are subject to redevelopment. We also felt this was a good idea for future situations in redevelopment areas.

Carlson referred to the shops on 17th Street, noting that they have additional signage but they are theme signs demonstrating a cohesiveness with the district. Hjermstad did not know whether there was a special sign district at that location.

Carlson then pointed out that one of the bigger signs is shown as a changeable message sign, and that has been a topic of discussion in the city recently. He appreciates the comments about how the city should lead by example with nice looking developments. However, the city did lots of good work on N. 27th but he believes that the changeable message sign at 27th & Vine is really distractive in trying to get a feel for the district. Hjermstad understood Carlson's concern. It gets trickier when we are talking about areas like N. 27th or 48th and O. The Haymarket is easy because the theme is already there. She supports the proposed text amendment because it gives some flexibility rather than saying "one size fits all".

Strand inquired whether people were beating down the door to jump in on the location at 48th and O, or did Urban Development have to search for tenants? Hjermstad stated that they had to work very hard. It is important to the tenants to have good signage to bring in the clients to make sure the business is successful.

There was no testimony in opposition.

Will reiterated that the city does have the prerogative to make the regulations more restrictive or less restrictive for each specific case. It is within the Planning Commission's purview to recommend amendments. The intent was to allow what was being shown in the redevelopment plan.

CHANGE OF ZONE NO. 06032

ACTION BY PLANNING COMMISSION:

May 24, 2006

Larson moved approval, seconded by Strand.

Cornelius was still concerned because he believes this changes the scope of the ordinance, which is clearly meant to pull an area together with a theme. This really blows it wide open.

But, Strand pointed out that there is a built-in safeguard with the special sign district having to come before the Planning Commission and City Council for approval.

Carlson believes this relates to creating extra signs to welcome people to a special area. This not being that specific, and he believes it is strange because it does not speak specifically to a theme. It just creates extra signs, which is different than the typical push for a sign district.

Esseks does not believe the signs have to be larger in number but they may be different in placement and size. The Planning Commission will have the capacity to assert the standards, and he believes that the Commission needs to be sensitive to the challenge of redevelopment. Here is a case where it has worked and if we can set a precedent of success on this one, hopefully it will be repeated elsewhere in the city. He agrees that the developers should be given the opportunity to negotiate these variations as long as the Planning Commission takes their job seriously in the final review.

Motion for approval carried 9-0: Esseks, Cornelius, Carroll, Taylor, Sunderman, Strand, Larson, Krieser and Carlson voting 'yes'. This is a recommendation to the City Council.

CHANGE OF ZONE NO. 06031

ACTION BY PLANNING COMMISSION:

May 24, 2006

Strand moved to approve the staff recommendation of conditional approval, seconded by Esseks.

Carroll moved to amend to allow only four monument signs as per the site plan, directional signs and signs attached to the buildings which are allowable under the district. No pole signs shall be allowed, seconded by Larson.

Carroll pointed out that this allows the extra large monument signs so he does not believe they need a pole sign.

Strand asked staff to come forward and inquired whether the restriction on pole signs is going to meet the developer's desires or are they going to walk because of the change? Hjernstad was pretty sure it would be okay. However, she wants to be sure that the motion does not eliminate directional signs. Carroll stated that his motion does not eliminate directional signs.

Motion to amend to not allow pole signs carried 9-0: Esseks, Cornelius, Carroll, Taylor, Sunderman, Strand, Larson, Krieser and Carlson voting 'yes'.

Carlson moved to amend to not allow electronic changeable text on the signs, seconded by Esseks.

Carlson suggested that when the city gets involved, yes, everyone does a lot of work to find opportunity for redevelopment, but at the same time he believes the city has an obligation to work hard to create a product that is going to benefit the community. We missed the opportunity at 27th and Vine. He does not believe they need the changeable messages.

Will clarified that electronic changeable copy signs are limited to 80 sq. ft., provided they meet the definition.

Strand stated that she will vote against the motion to amend. As a person who ran a business and had a changeable sign, it was very important. It is very difficult to draw people in when your only sign is a monument sign that does not attract their attention. The sales tax revenue in Lincoln is down. We are almost the only city in the state with this situation and there is probably a good reason for that. It is very important to have signs that attract people to businesses that we have to work so hard to get into these redevelopment areas. She thinks there is a value to those signs.

Carroll agreed with Strand. This is an important redevelopment area with a high volume of traffic. This sign district does not increase the electronic changeable script size. He will oppose the motion to amend.

Taylor agreed. He thinks that overall, the changeable copy signs are good. It becomes a statement for the community. He does not want to limit the variety of ideas and advertising opportunities.

Larson stated that he will also vote against the motion to amend because he believes that this development is such a tremendous improvement for the area. Therefore, he does not believe there should be any undue restrictions.

Cornelius indicated that he would vote against the motion to amend because the purpose of this sign district is to alter the form of the signs allowed in B-3. We're going from high tall pole signs to monument signs with some alterations. He does not believe we necessarily have to impinge on the spirit of the decreased signage so greatly. He believes that if we want to change what we allow in B-3, the place to do it would be in the B-3 ordinance.

Carlson clarified that this is a special sign district. There is city participation so the city has an opportunity to impose the standard that the city would like to see. He disagrees that sales tax is down because we don't have enough signs. And, as far as maximizing their opportunity, we have already limited it by not allowing pole signs.

Strand responded, agreeing that city sales tax may not be down because we don't have flashing signs, but we need to be pro-business and signs make it pro-business.

Motion to amend to not allow electronic changeable copy signs failed 1-8: Carlson voting 'yes'; Esseks, Cornelius, Carroll, Taylor, Sunderman, Strand, Larson, and Krieser voting 'no'.

Main motion, as amended to restrict pole signs, carried 8-1: Esseks, Cornelius, Carroll, Taylor, Sunderman, Strand, Larson, and Krieser voting 'yes'; Carlson voting 'no'. This is a recommendation to the City Council.



**CITY OF LINCOLN
NEBRASKA**

MAYOR COLEEN J. SENG

lincoln.ne.gov

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402-441-7606
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April 26, 2006

Marvin Krout, Director
Lincoln-Lancaster County Planning Department
555 S. 10th St., STE 213
Lincoln, NE 68508

re: sign district application for 48th and O Streets

Dear Marvin:

The Urban Development Department is requesting Planning Commission approval of the creation of a sign district for the redevelopment area on the south side of 48th and O streets. It is our understanding that this request is consistent with the zoning text change that allows sign districts in areas declared blighted and substandard that also have an approved Redevelopment Plan. This proposed sign district meets that criteria.

Enclosed are six copies of the site plan indicating sign locations and specific sign details. Please forward this request to the Planning Commission for their earliest consideration, which I understand will be May 24, 2006.

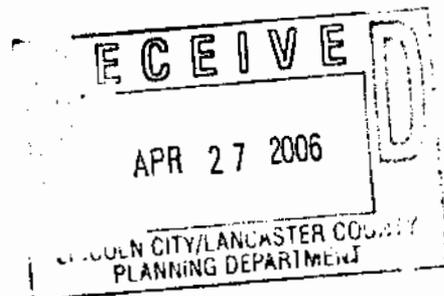
For further information or if you have questions, please contact Wynn Hjermstad at 441-7606 or whjermstad@ci.lincoln.gov. Thank you.

Sincerely,

Marc Wullschleger, Director
Urban Development Department

cc: Jennifer Strand (without attachments)
Wynn Hjermstad

enc.





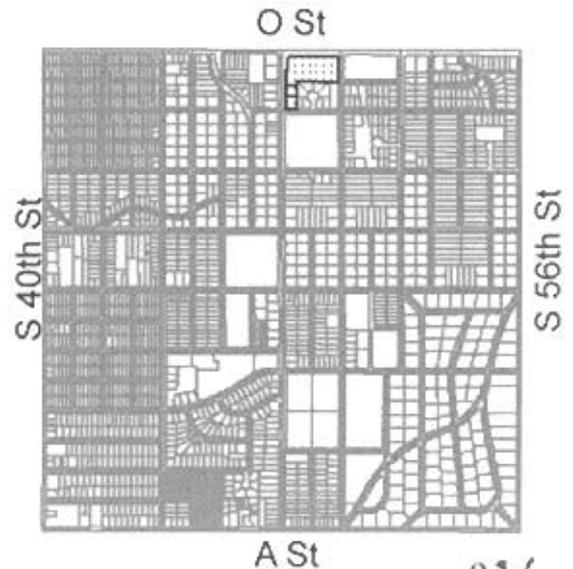
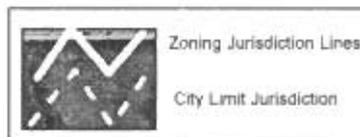
2005 aerial

Change of Zone #06031 48th & O Streets

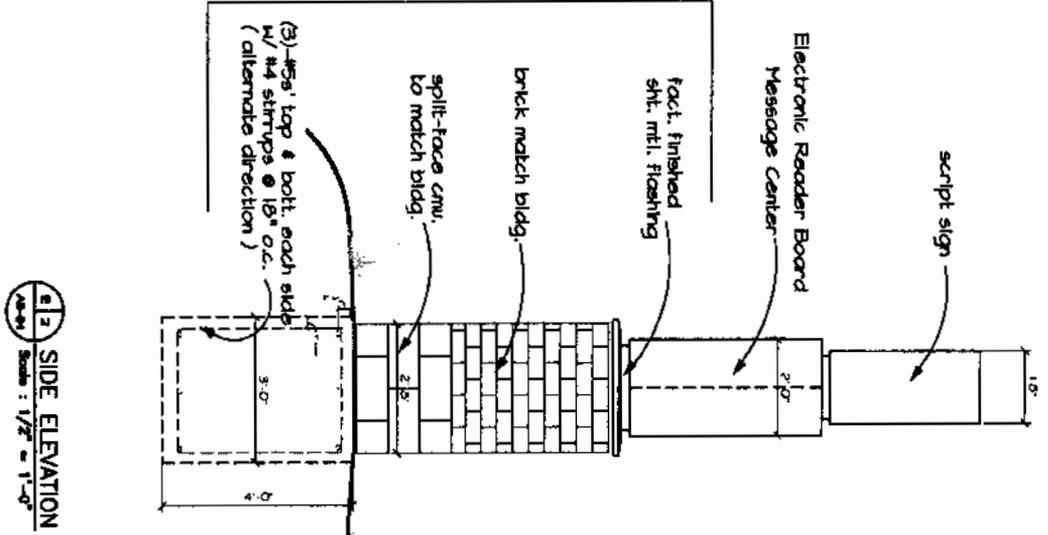
Zoning:

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

One Square Mile
Sec. 29 T10N R7E

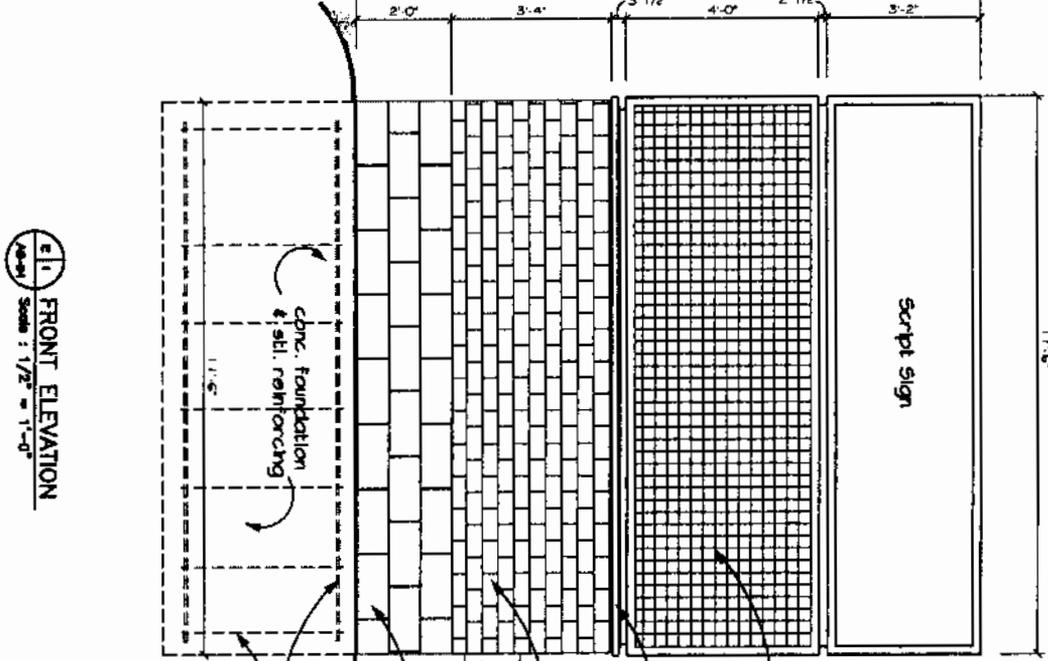


(by general contractor)



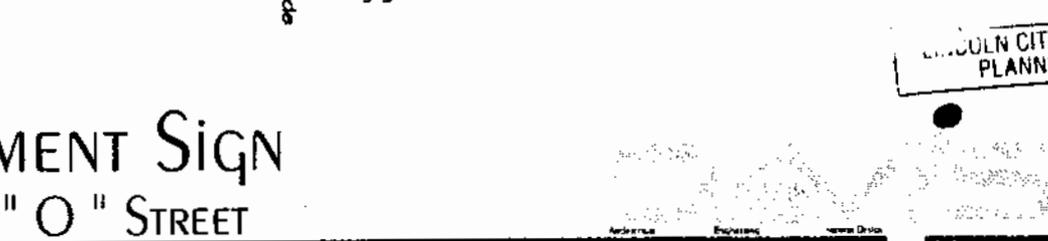
SIDE ELEVATION
Scale: 1/2" = 1'-0"

(by general contractor)



FRONT ELEVATION
Scale: 1/2" = 1'-0"

(by general contractor)



SIDE ELEVATION
Scale: 1/2" = 1'-0"

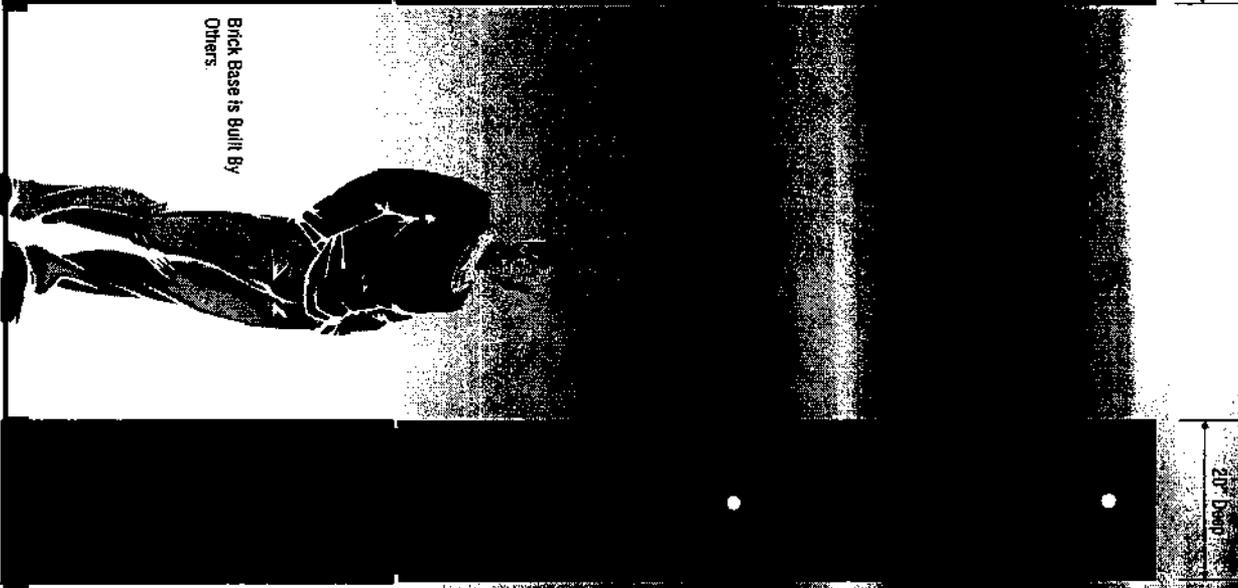
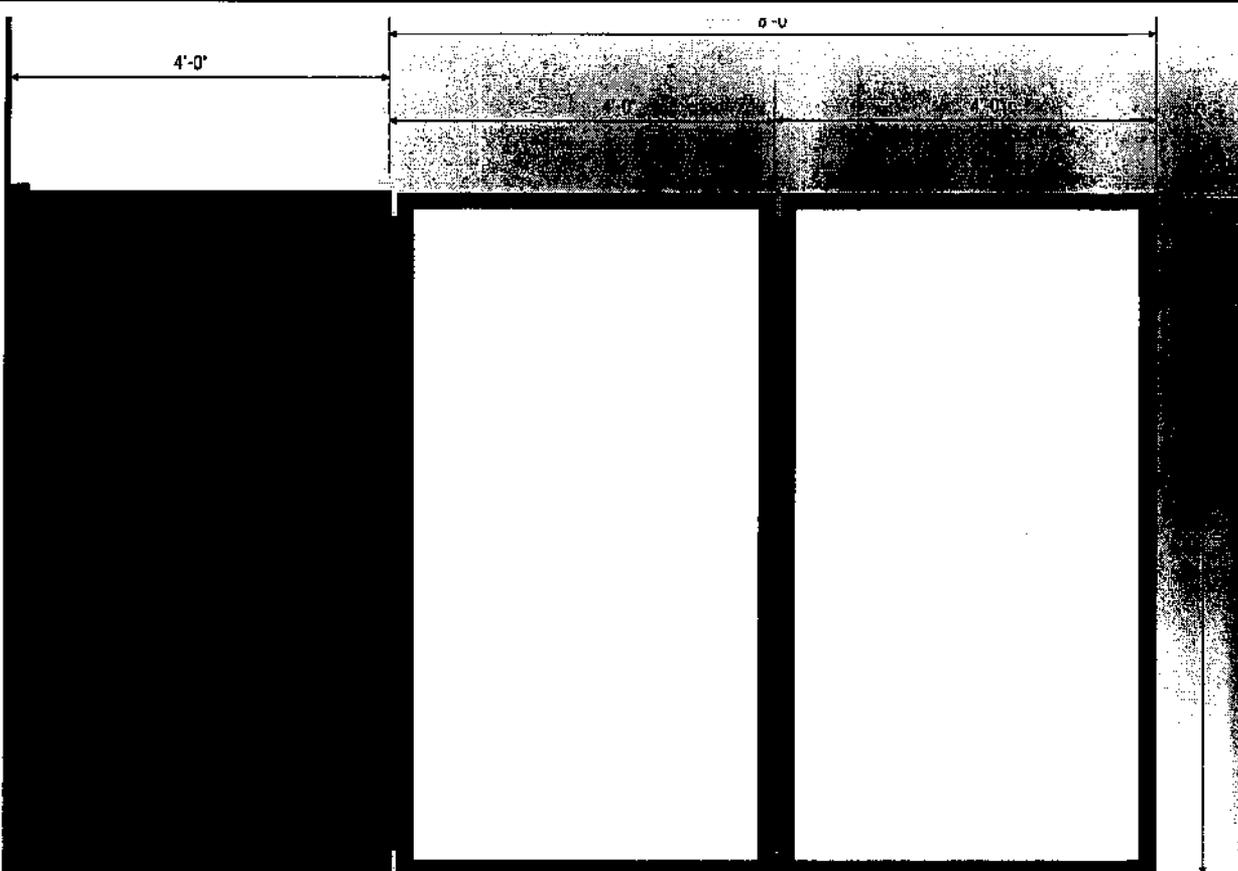
RECEIVED
MAY 10 2006
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

016

Lot 1
MONUMENT SIGN
48TH AND " O " STREET

Chris Lutz
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Phone (435) 436-7500
Fax (435) 436-7522



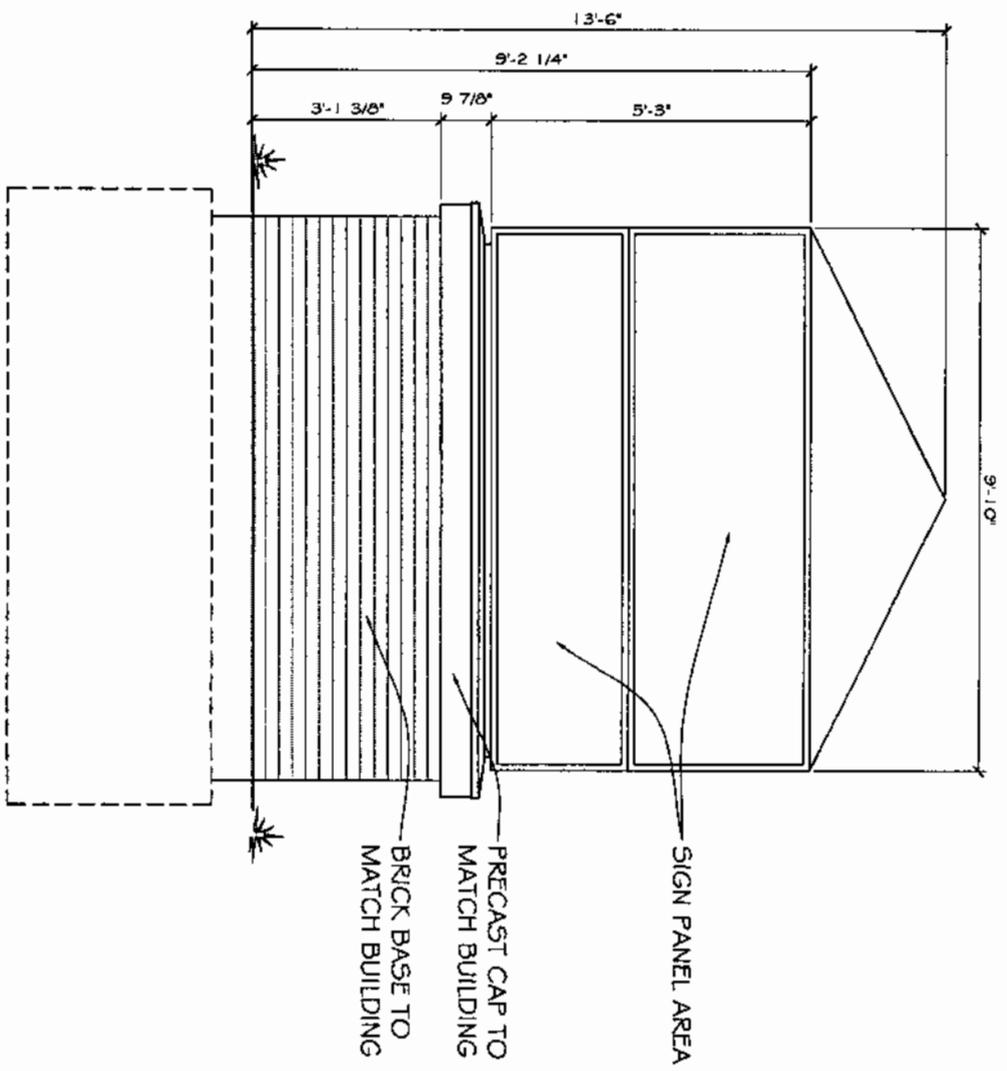
Brick Base is Built By
Others.

**Lot 2
Monument Sign
48th & 'O' Street**

RECEIVED
MAY 10 2006
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT **017**

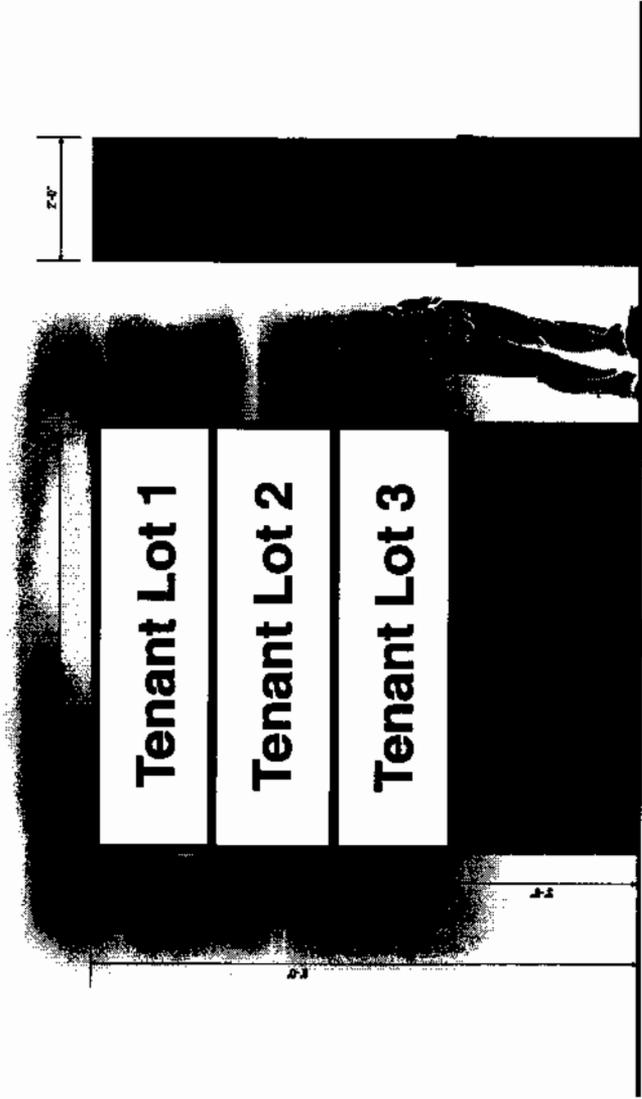
RECEIVED
 MAY 10 2006
 WILMINGTON CITY/LANCASTER CO.
 PLANNING DEPARTMENT

TYPICAL MONUMENT SIGN
 SCALE: 1/2" = 1'-0"



Lot 3
 Monument Sign
 48th & 'O' Street

Fabricate and Install (1) New Double Face Illuminated Ground Monument Sign



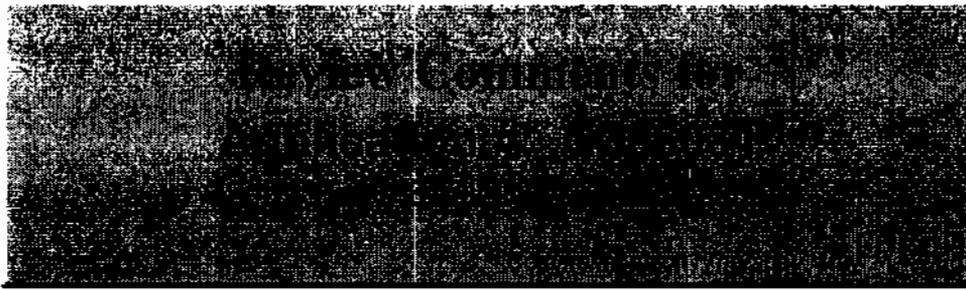
TENANT MONUMENT SIGN

Fabricate and install (1) New Double Face Internally Illuminated Tenant Monument Sign. Cabinet is Built from .050 Aluminum over a 2" x 2" x 3/16" Angle Aluminum Interior Frame. Cabinet is Painted White Inside and Black Outside. Faces are Cut from White Lucan with Vinyl Applied. Back Aluminum Retainers are 1 1/2" Wide.

Faces are Internally Illuminated with CW/HO Fluorescent Lamps Operating on 800ma Ballasts. All Wiring and Electrical Components are UL Approved and Installed to Meet UL Specifications. Underground Feed to Sign is 120V from 20a Breaker.

**Outlot A
Multi-Tenant
Monument Sign
48th & 'O' Street**





Status of Review: FYI

04/28/2006 11:53:51 AM

Reviewed By Building & Safety

Terry Kathe

Comments: Add note that states all signs must be per zoning ordinance unless shown.

Status of Review: Complete

Reviewed By Planning Department

RAY HILL

Comments:

Status of Review: Routed

Reviewed By Planning Department

COUNTER

Comments:

Status of Review: Active

Reviewed By Planning Department

BRIAN WILL

Comments:

Status of Review: Complete

05/05/2006 4:07:19 PM

Reviewed By Public Works - Development Services

SIETDQ

Comments: Memorandum []
[]

To: [] Brian Will, Planning Department

From: [] Charles W. Baker, Public Works and Utilities

Subject: [] South 48th & "O" Street Sign District Change & Change of Zone #06032 and #06031

Date: [] May 5, 2006

cc: [] Randy Hoskins

[]

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the South 48th and "O" Street Sign District Change and Change of Zone #06032 and #06031. Public Works has no objection to the proposed text changes. Public Works does not approve the site plan submitted with this proposal. Prior to approval of the sign locations, Public Works will require the site plan to show all traffic and pedestrian safety sight triangles be identified at the driveways and street intersections.

Status of Review: Active

Reviewed By Urban Development

ANY

Comments:

Status of Review: Active

Reviewed By Urban Development

ANY

Comments:

LEGAL DESCRIPTION

A LEGAL DESCRIPTION COMPOSED OF A PORTION OF THE REMAINING PORTION OF LOT 4, LEMINGS SUBDIVISION, AND A PORTION OF LOT 3 AND LOT 4, ALLES REPLAT, OF PART OF LOT 4, LEMINGS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A PORTION OF THE REMAINING PORTION OF SAID LOT 4, SAID POINT BEING LOCATED AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH 48TH STREET WITH THE NORTH RIGHT-OF-WAY LINE OF 'M' STREET, SAID POINT BEING 25 FEET NORTH OF THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 4; THENCE, NORTH, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 48TH STREET, ON AN ASSUMED BEARING OF NORTH 00 DEGREES 10 MINUTES 54 SECONDS WEST, A DISTANCE OF 73.49 FEET TO THE SOUTH CORNER OF A PARCEL OF LAND AS REFERRED TO IN BOOK 628, PAGE 187, RECORDS OF LANCASTER COUNTY; THENCE NORTH 02 DEGREES 30 MINUTES 44 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 34.89 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS REFERRED TO IN SAID BOOK 628, PAGE 187; THENCE NORTH 02 DEGREES 30 MINUTES 37 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 120.51 FEET TO A POINT THAT IS 40.3 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 02 DEGREES 36 MINUTES 49 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.40 FEET TO AN EAST CORNER OF A PARCEL OF LAND AS REFERRED TO IN SAID BOOK 82, PAGE 30; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 02 DEGREES 42 MINUTES 28 SECONDS, A RADIUS OF 307.00 FEET, AN ARC LENGTH OF 14.51 FEET, A CHORD BEARING OF NORTH 00 DEGREES 46 MINUTES 39 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, AND A CHORD LENGTH OF 14.51 FEET TO AN EAST CORNER OF A PARCEL OF LAND AS REFERRED TO IN SAID BOOK 82, PAGE 30; THENCE NORTH 00 DEGREES 10 MINUTES 54 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 130.34 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN INST. NO. 2004-30482, RECORDS OF LANCASTER COUNTY; THENCE NORTH 89 DEGREES 49 MINUTES 06 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SOUTH 48TH STREET, A DISTANCE OF 22.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN SAID INST. NO. 2004-30482; THENCE NORTH 00 DEGREES 10 MINUTES 54 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 120.30 FEET TO AN EAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN SAID INST. NO. 2004-30482; THENCE NORTH 44 DEGREES 23 MINUTES 48 SECONDS EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH 48TH STREET, A DISTANCE OF 34.77 FEET TO A SOUTH CORNER OF A PARCEL OF LAND AS DESCRIBED IN SAID INST. NO. 2004-30482; THENCE SOUTH 89 DEGREES 50 MINUTES 51 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF 'O' STREET, A DISTANCE OF 542.71 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 50TH STREET; THENCE SOUTH 00 DEGREES 10 MINUTES 57 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 372.16 FEET TO A POINT THAT IS 30 FEET WEST AND 221 FEET NORTH OF THE ORIGINAL SOUTHEAST CORNER OF SAID LOT 4, AS REFERRED TO IN INST. NO. 2003-72339, RECORDS OF LANCASTER COUNTY; THENCE NORTH 89 DEGREES 50 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF A PARCEL OF LAND AS REFERRED TO IN SAID INST. NO. 2003-72339, A DISTANCE OF 104.77 FEET TO THE EAST LINE OF SAID ALLES REPLAT, SAID POINT BEING 71 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 3 OF SAID ALLES REPLAT; THENCE NORTH 63 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG THE SOUTHWEST LINE OF A PARCEL OF LAND AS DESCRIBED IN SAID INST. NO. 2003-72339, A DISTANCE OF 96.56 FEET; THENCE NORTH 02 DEGREES 35 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF A PARCEL OF LAND AS DESCRIBED IN SAID INST. NO. 2003-72339, A DISTANCE OF 47.44 FEET TO THE NORTH LINE OF SAID ALLES REPLAT, SAID POINT BEING 96.0 FEET EAST OF THE NORTHWEST CORNER OF LOT 4 OF SAID ALLES REPLAT, AS REFERRED TO IN SAID INST. NO. 2003-72339; THENCE NORTH 89 DEGREES 14 MINUTES 17 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 275.57 FEET TO THE NORTHWEST CORNER OF LOT 5, OF SAID ALLES REPLAT; THENCE SOUTH 00 DEGREES 10 MINUTES 54 SECONDS EAST, ALONG THE WEST LINE OF SAID ALLES REPLAT, A DISTANCE OF 290.37 FEET TO THE SOUTHWEST CORNER OF SAID ALLES REPLAT; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF 'M' STREET, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 215,051.32 SQUARE FEET OR 4.94 ACRES, MORE OR LESS.