

FACTSHEET

TITLE: PRE-EXISTING USE PERMIT NO. 9U, requested by BCLINC, LLC, to adjust the parking requirements for the Edgewood Shopping Center, generally located at South 56th Street and Highway 2.

STAFF RECOMMENDATION: Conditional Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 08/07/13
Administrative Action: 08/07/13

RECOMMENDATION: Conditional Approval (7-0: Lust, Sunderman, Corr, Scheer, Beecham, Weber and Cornelius voting 'yes'; Hove absent).

FINDINGS OF FACT:

1. This is a request to amend Pre-Existing Use Permit No. 9U (Edgewood Shopping Center) to reduce the parking requirements for the entire shopping center from 4.5 stalls per 1,000 square feet of floor area for office or retail uses and one space per 100 square feet for restaurants/bar uses, to one stall per 300 square feet of floor area, regardless of the use, except for theaters. This request leaves the parking requirement for theaters of one space per 50 square feet of seating area and parking for associated uses intact.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.3-5, concluding that as with other regional centers throughout the city, Edgewood contains a variety of tenants and uses. Reducing the required parking is acceptable due to the existence of non-concurrent uses which share parking, the lack of any spill-over parking into residential neighborhoods and the likelihood that shoppers will visit multiple tenants on one visit. The staff presentation is found on p.8.
3. The applicant's testimony is found on p.9.
4. There was no testimony in opposition.
5. On August 7, 2013, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend conditional approval. The conditions of approval are found on p.5-6.

FACTSHEET PREPARED BY: Jean L. Preister

DATE: August 12, 2013

REVIEWED BY: Marvin Krout, Director of Planning

DATE: August 12, 2013

REFERENCE NUMBER: FS\CC\2013\PEUP9U

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 7, 2013 PLANNING COMMISSION MEETING

PROJECT #: Pre-existing Use Permit #9U - Edgewood Shopping Center
PROPOSAL: To adjust the parking requirement for the entire shopping center.
LOCATION: South 56th Street and Highway 2
LAND AREA: 55 acres more or less
EXISTING ZONING: B-5 Planned Regional Business

WAIVER REQUEST/MODIFICATION:

Reduce required parking from 4.5 stalls per 1,000 square feet of floor area for office or retail uses and one space per 100 square feet for restaurants/bar uses, to one stall per 300 sq. ft. of floor area regardless of use except theaters.

CONCLUSION: As with the other regional shopping centers throughout the city, Edgewood contains a variety of tenants and uses. Reducing the required parking is acceptable due to the existence of non concurrent uses which share parking, the lack of any spill-over parking into residential neighborhoods, and the likelihood that shoppers will visit multiple tenants on one visit.

RECOMMENDATION:

**Waiver Adjust parking to one space per
300 sq. ft. of floor area except
for theaters**

Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1 and Outlots A and B, Edgewood Center; Lots 1 and 2, Edgewood Center 2nd Addition; Lot 2 and Outlot A, Edgewood Center 4th Addition; Lots 1 and 2, Edgewood Center 5th Addition; Lots 1 and 2, Edgewood Center 6th Addition; and, Lots 120 and 121 I.T., all located in the SW 1/4 of Section 9-9-7, Lancaster County, Nebraska, generally located at South 56th Street and Highway 2.

EXISTING LAND USE: Commercial

SURROUNDING LAND USE AND ZONING:

North:	Residential, Office	R-1, R-2, O-2
South:	Office, Commercial	O-3, B-1, H-4, B-5
East:	Vacant, Residential	R-1
West:	Residential, Commercial	R-1, B-1

HISTORY: See attached summary.

COMPREHENSIVE PLAN SPECIFICATIONS:

Pg 5.1 - Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.

Pg 6.8 - Encourage shared parking between land uses with different peak demand periods.

Pg 6.11 - Revise the Zoning Ordinance to provide more flexibility, particularly in commercial districts.

ANALYSIS:

1. The Edgewood Shopping Center was developed in the late 1970's. With the 1979 Zoning Update, it was re-zoned B-5 and designated a regional shopping center and assigned Pre-existing Use Permit #9. The permit has been amended several times over the years, which is documented on the attached history of the center.
2. Edgewood is zoned B-5 which requires 4.5 parking stalls per 1,000 sq. ft. of floor area for retail or office. Restaurants require 1 stall per 100 square feet of floor area and movie theaters require 1 stall per 50 square feet of the seating area plus parking for affiliated uses. Based upon the best information available from the Department of Building and Safety, Edgewood is required to have 2,392 parking stalls. They currently have 2,437 parking stalls, for a surplus of 47 parking stalls.
3. The lack of surplus parking stalls and limited space on the property in which to add parking stalls limits the potential for redevelopment or any significant increases in floor area. It would be difficult for the shopping center to support any additional uses that require parking at a greater rate than 4.5 stalls per 1,000 square feet. Such uses would include restaurants and offices.
4. This request has two goals. The first is an adjustment to the parking requirement from 4.5 spaces per 1,000 square feet of floor area, to one space per 300 square feet of floor area for all uses with one exception. The request leaves the parking requirement for theaters of one space per 50 square feet of seating area and parking for associated uses intact.
5. It is noted that a similar reduction was recently granted to the East Park Shopping Center (also zoned B-5) for the similar reasons. Such a parking reduction as applied to the larger shopping centers is now discussed in the draft reFORM proposal currently under review. The stated strategy in reForm is to reduce the parking requirement in the B-5 zoning district to one space per 300 square feet of floor area. In part, the rationale for the parking

reduction is that regional centers are very large in nature, requiring at least 30 acres of land. Typically these centers incorporate a large number of use types and they usually have a high tenant turnover rate, making it very difficult to keep track of parking requirements. This difficulty is compounded by joint parking provisions where tenants share parking stalls instead of stalls allocated specifically for their business. Also, parking at the rate of one space per 300 square feet of floor area is consistent with Lincoln's requirement for office and retail in most other zoning districts.

The Comprehensive Plan does not anticipate any more regional centers in Lincoln over the next 30 years, but it does expect redevelopment within these centers, as is the case with Edgewood. To facilitate and encourage redevelopment on unused paved parking areas, a reduction in minimum parking standards would help. Also, allowing a reduction in parking for the B-5 zoning district would have a positive impact by allowing developers the flexibility to determine how much parking is needed, instead following a prescribed formula, while maintaining an minimum number of parking stalls to satisfy parking expectations of the users in the center.

6. In other cities it is typical for their parking standards to reflect the fact that larger shopping centers have a greater mix of uses, lower traffic generation per square foot, and lower parking demand per square foot. The 4.5 stalls per 1,000 square feet standard particularly discourages office space to be a component of shopping centers, a use which is especially helpful because it can share spaces with other uses that have peak demand in evening hours.
7. In shopping centers where all uses share one parking area and there is no risk of spill over into residential areas, reduced parking should be allowed. Edgewood is adjacent to residential areas on the north and east, but there is no direct pedestrian or vehicular access to those areas so there is no concern of parking spilling into the neighborhoods. Also, in large shopping centers it is likely that shoppers visit multiple tenants on a single trip. It is in the best interest of the shopping center owner to provide adequate parking for the tenants regardless of parking required by the Zoning Ordinance
8. The second goal of this request is to acknowledge the reality of the parking situation that exists today throughout Edgewood. The original development concept was that of a single-owner, integrated center with shared parking throughout. Over the years however, the various lots within the center have come under separate ownership. So instead of the parking being located on large outlots for common use, the parking areas are located on separate lots. In the case of Area E for example, there are lots which do not have adequate parking, and so there are cases where staff understands that private leases have been negotiated between owners of properties with excess parking and owners of properties that are deficient.
9. The consequence of the fragmented ownership pattern and leased parking arrangements is that it is extremely difficult to demonstrate whether adequate required parking is available to support expansion and redevelopment within the center. That is, where in the past total overall floor area and parking stall numbers were used to make such determinations, that's not the case today. Given the separate ownerships, the City is hesitant to approve building

permits which rely on excess parking that was originally intended as shared parking, but that may be is located on a lot under different ownership than the proposed expansion. This amendment allocates parking and floor area by subarea and ownership, thereby recognizing the reality of today's situation.

10. As shown on the site plan, the center has been broken-out into subareas A-F whose boundaries follow ownership, except for Subarea E. Subarea E has multiple buildings and multiple owners, but historically have all been grouped together. The land use/parking table shows the floor area per subarea in the center today, the actual number of stalls within each subarea, the number of stalls which would be required if the reduction is approved, and the number of excess stalls per area after the reduction. Moving forward, all property owners know the applicable requirement within each subarea, and understand that development potential is limited by the amount of parking which can be provided within each subarea.
11. The applicant (which is the owner of Area C) contacted all the owners prior to submitting this application, explaining the purpose and outcome if approved. All owners are also notified as required for any zoning action. It should be noted that this request does not include the adjacent area known as VanDervoort, which includes office, retail and restaurant tenants. While part of PEUP#9, the site plan covering that area has been previously separated out from the larger use permit.
12. The parking reduction would allow for further redevelopment and a wider range of uses within the center, and more efficient use of the site.

CONDITIONS OF APPROVAL:

This approval permits a reduction in the required parking to one space per 300 square feet of floor area for up to 491,436 square feet of commercial floor area, except for theaters which remains unchanged at one space per 50 square feet of floor area and parking for associated uses.

Site Specific:

1. The developer shall submit a revised site plan to the Planning Department which includes the following changes:
 - 1.1 Delete the amounts from the total column of the land use/parking table for the parking requirements.
 - 1.2 Redraw the boundary of the use permit to include South 59th Street, and to not include the right-of-way stub at Shady Creek Road.
 - 1.3 Add a note which states "PARKING ARRANGEMENT IS FOR THE PURPOSE OF ILLUSTRATION."
 - 1.4 Provide documentation from the Register of Deeds that the letter of acceptance has been recorded.

2. Prior to the issuance of a building permit:
 - 2.1 The construction plans substantially comply with the approved plans.

Standard:

3. The following conditions are applicable to all requests:
 - 3.1 All development and construction is to substantially comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
 - 3.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
 - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.
 - 3.6 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions/ordinances approving previous permits remain in force unless specifically amended by this resolution.

Prepared by

Brian Will
441-6362, bwill@lincoln.ne.gov
July 24, 2013

**APPLICANT/
OWNER:**

BCLINC, LLC
4400 Lowell Avenue
Lincoln, NE 68506
402-416-8463

CONTACT:

DaNay Kalkowski
1111 Lincoln Mall
Lincoln, NE 68508
402-435-6000

PRE-EXISTING USE PERMIT NO. 9U

PUBLIC HEARING BEFORE PLANNING COMMISSION:

August 7, 2013

Member present: Lust, Sunderman, Corr, Scheer, Beecham, Weber and Cornelius; Hove absent.

There were no ex parte communications disclosed.

Staff recommendation: Conditional approval.

Staff presentation: **Brian Will of Planing staff** explained that this is an amendment to the pre-existing use permit for Edgewood at the intersection of South 56th Street and Hwy 2 that has been in existence since the late 1970's. The restaurant and office complex adjacent to the southeast is not part of this amendment. This amendment relates to the K-Mart building, Super Saver, Target, etc. This request is to reduce the required parking from 4.5 stalls per 1,000 square feet of floor area for office or retail uses and one space per 100 square feet for restaurants/bar uses, to one space per 300 square feet of floor area, regardless of use, except theaters.

As pointed out in the staff report, Will stated that the rationale for approving this adjustment is that it is consistent with other larger centers with a variety of tenants and uses. It takes into account a wide range of uses, often-times with nonconcurrent peak demands.

What brings this one to the forefront today is that the Edgewood center originally started out as one integrated center under single ownership and management where we could approve an overall use permit with parking shared throughout. What has happened over the years, however, is that this center has now been sort of compartmentalized into different ownerships so that it becomes more difficult to approve a building permit in demonstrating that there is excess parking available. The owners have been notified of this amendment and some of them have had conversations. We are suggesting that from this point forward, each of these areas will provide a certain number of parking spaces based on the floor area being used, with no shared parking. All of the tenants meet the requirements of this reduction and it does grant some additional spaces for future expansion. Thereafter, excess parking stalls in another tenant's lot will not have to be relied upon. This makes a lot of sense and we have been talking about it for several years. Will advised that the proposed parking reduction is consistent with what exists in other centers and with what the staff may be recommending in any future amendments to the zoning ordinance.

Cornelius inquired about the timetable for making adjustments to the existing ordinance. Will stated that this adjustment is being discussed in association with the reFORM package that is currently under discussion.

Corr inquired as to the new number of parking stalls that would be required with this adjustment. Will advised that the new number is 1,834. It frees up about 600 parking spaces throughout the center.

Proponents

1. **DaNay Kalkowski**, appeared on behalf of the applicant, along with Dan Rosenthal from REGA Engineering. She agreed with the staff presentation and the staff report. This applicant owns the former K-Mart building and parking area. This amendment cleans up Edgewood and makes it more manageable. With the parking reduction, it provides some additional opportunities for growth and redevelopment, which is really important for this center with a lot of the uses turning over. This amendment will not impact any private covenants on the property. There are some private cross-parking easements that will stay in place. There are also some parking ratio requirements which do not change with this amendment.

Kalkowski advised that there have been multiple notices sent out. The Edgewood owners sent out notices to the association; they also sent letters to the same list that the Planning Department uses in notifying property owners, including 87 addresses, and the applicant held a neighborhood meeting with two people in attendance. The applicant has also had a telephone conversation with a Target representative. They are not aware of any opposition or concerns about this amendment.

Kalkowski suggested that this amendment implements positive changes for the city and the property owners. All conditions are acceptable.

Corr applauded the applicant for the outreach efforts.

There was no testimony in opposition.

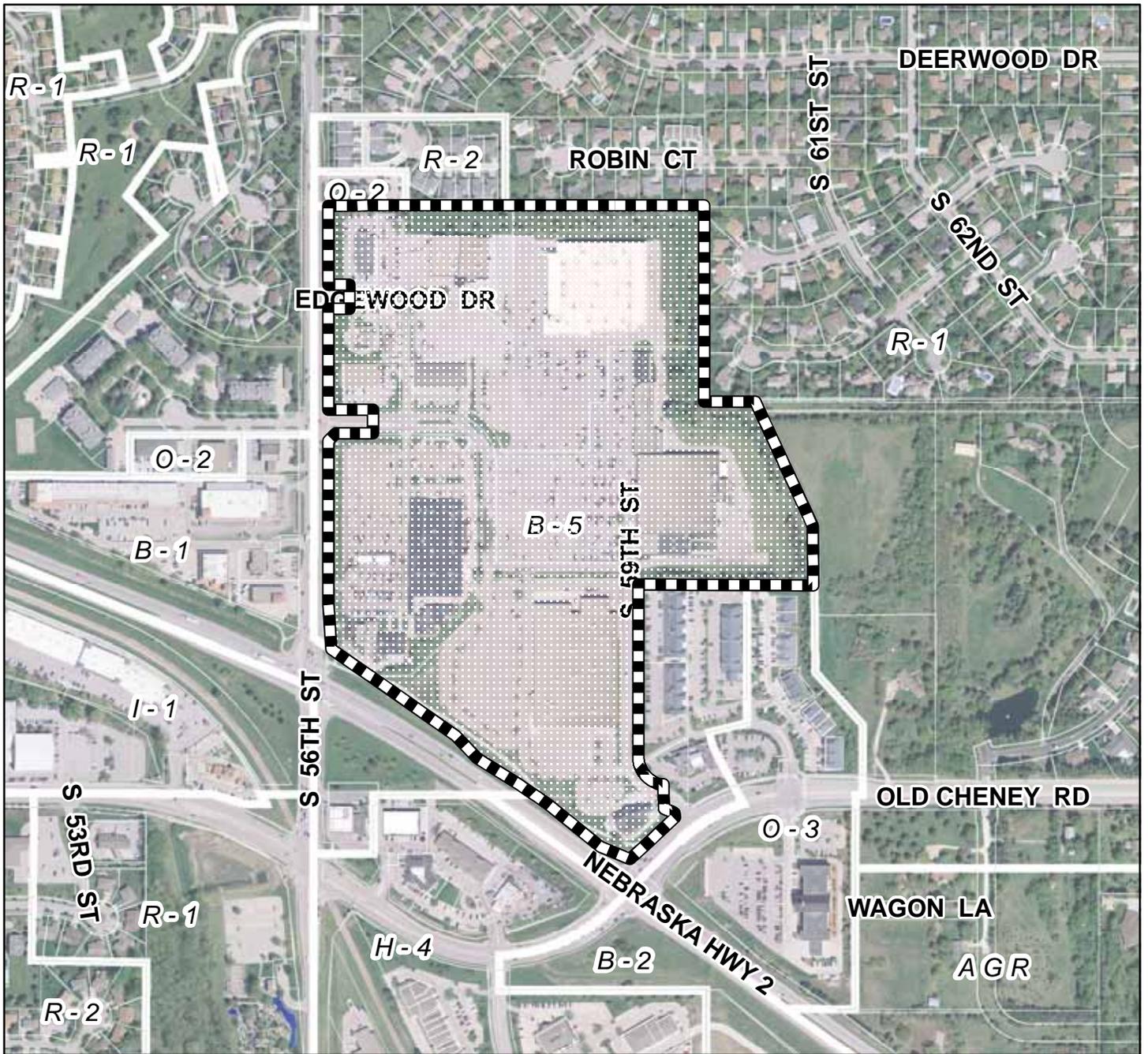
ACTION BY PLANNING COMMISSION:

August 7, 2013

Lust moved to approve the staff recommendation of conditional approval, seconded by Weber.

Scheer believes that this is really good timing and a really good process.

Motion for conditional approval carried 7-0: Lust, Sunderman, Corr, Scheer, Beecham, Weber and Cornelius voting 'yes'; Hove absent. This is a recommendation to the City Council.



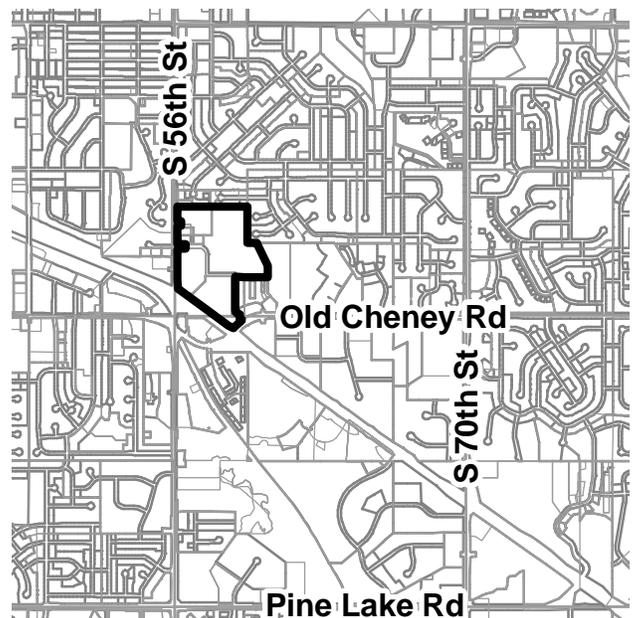
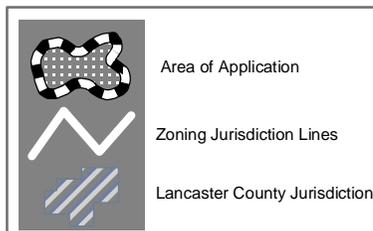
2010 aerial

Use Permit #: PEUP9U
Edgewood Shopping Center
S 56th St & Hwy 2

Zoning:

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

One Square Mile:
 Sec.09 T09N R07E
 Sec.16 T09N R07E



SEACREST & KALKOWSKI, PC, LLO

1111 LINCOLN MALL, SUITE 350
LINCOLN, NEBRASKA 68508-3910

TELEPHONE (402) 435-6000
FACSIMILE (402) 435-6100

KENT SEACREST
E-MAIL: kent@sk-law.com

DANAY KALKOWSKI
E-MAIL: danay@sk-law.com

July 10, 2013

HAND DELIVERY

Marvin Krout, Director
Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: Amendment to Pre-Existing Use Permit #9S
Edgewood Shopping Center

Dear Marvin:

Our office represents BCLINC, L.L.C., the owner of Lot 1, Edgewood Center 6th Addition, Lincoln, Lancaster County, Nebraska, which is part of the Edgewood Shopping Center located northeast of the intersection of South 56th Street and Highway 2 (the "Center"). The Center is currently zoned B-5 and subject to Pre-Existing Use Permit #9S ("Use Permit"). BCLINC is requesting an amendment to the Use Permit that accomplishes the following:

1. Combines existing Areas C and D to reduce the number of subareas from seven to six, and relabels the subareas.
2. Simplifies the land use/parking categories into two categories: "Commercial" and "Theatre".
3. Reduces the overall Center parking requirement for "Commercial" land uses from 4.5 parking stalls per 1,000 square feet of building to 1 parking stall per 300 square feet of building (3.33 parking stalls per 1,000 square feet), and calculates required parking for each subarea versus one calculation for the entire Center.
4. For the "Theatre" land use category, keeps one parking stall per 50 square feet of theatre seating, and reduces the other related theatre commercial uses (e.g. lobby, restroom, concessions, etc.) to one parking stall per 300 square feet.

The reduction in required parking stalls for "Commercial" uses is similar to the reduction recently granted to East Park Plaza Shopping Center. The parking chart on the amendment shows that every subarea meets, and in most instances exceeds, the proposed parking requirements providing for the possibility of additional development. This new subarea approach to calculating the parking requirements is equitable and more manageable from both a private and public standpoint. The amendment would have no impact on the private protective covenants which allow cross-parking between Center lots.

All of the owners of property within the Center have been notified of the proposed amendment.

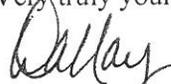
Enclosed please find the following:

- a. City of Lincoln Zoning Application; and
- b. Application fee in the amount of \$792 for the Amendment.

Nate Burnett with Rega Engineering will be submitting plans for the amendment electronically.

If you have any questions regarding the enclosed or need any additional information, please feel free to contact me or Nate Burnett at Rega Engineering.

Very truly yours,


DANAY KALKOWSKI
For the Firm

Enclosures

Edgewood Use Permits–History
Updated: 4-3-02

App. Date	Use Permit # (file#)	Res #	AA#/PAS#	Description	Supercedes
6/19/78	SP 812	65111		Construct a regional shopping center.	
8/24/81	9A	67658	AA15	Approve 3 movie screens, with total seating capacity of 750 and 3 restaurants. AA to revise grading plan.	
7/26/82	9B	68256 (denied)		Construct one additional movie screen, for a total of four. (App by Council, Mayor veto)	
8/22/83	9C	68953		Amend Phase II of Edgewood Center to consolidate previously approved four buildings into one building, to increase square footage of the building, to increase seating capacity in the three theaters, and increase the number of parking spaces.	
5/20/85	9D	70092		Expand Phase II of Edgewood Center, for a maximum of 131,900 sq. ft. of retail space.	
5/30/85	9D		AA29	Change building from service to retail	
3/11/87	9D		AA32	Revise site plan.	Supercedes AA29
12/14/87	9D		AA35	Relocate retail space	Supercedes AA32
12/29/88	9D		AA41	Revise site plan for theater locations	Supercedes AA35
2/7/89	9D		AA42	Transfer 400 sq ft from retail use to cinema use	Supercedes AA41
5/1/89	9D		AA44	Permit a carnival from May 2 nd to May 7 th	

App. Date	Use Permit # (file#)	Res #	AA#/PAS#	Description	Supercedes
5/8/89	9D		AA47	Convert restaurant area into photo lab and a dental office, and to change the video rental space into a travel agency resulting in 3,000 sq ft retail and 7,000 sq ft service area	Supercedes AA42
6/27/89	9D		AA53	Tent for the sale of fireworks, annually	
7/30/91	9D		AA91036	Site plan for the Egg Roll King	Supercedes AA47
12/2/92	9D		AA92071	Rotation of anchor store; parking, signs, etc.	
12/14/92	9D		AA92074	Realignment of the private roadway Edgewood Dr.	
12/27/85	9E	70498		Ground sign @ Shady Creek	
11/30/87	9F	71760		Added 1600 sq ft to Misty's restaurant for refuse area	
4/15/88	9F		AA37	Added 1600 sq ft to Misty's restaurant for refuse area (revised)	
6/15/88	9G	72094		Ground sign for financial institution	
12/11/89	9H	73227		Expand Edgewood Center--relocate anchor store and associated parking and traffic circulation pattern, ground sign for major tenant, shopping center identification pole sign, sidewalks, landscaping, and development and occupancy schedule.	Supercedes PEUPs 9D, 9A, 9B
7/18/89	9H/9D		AA55	Relocate theatre	Supercedes AA47
6/27/90	9H		AA90044	Grading	

App. Date	Use Permit # (file#)	Res #	AA#/PAS#	Description	Supercedes
10/14/91	9H		AA91062	Parking	Supercedes AA44 and AA15
5/26/92	9H		AA92039	Bungee Jumping Event	
12/14/92	9H		AA92071	New 96,000 sq. ft. of retail, and 4,365 sq. ft. of new small retail shops. (Over previous plan of 91,479 sq. ft. & 12,211 sq. ft. of small retail shops.	
6/29/93	9H		AA93028	Landscape	Supercedes AA92071
6/3/92	9H		AA93041	Bungee Jumping Event	Supercedes AA92039
9/2/93	9H		AA93043	Phasing Schedule	Supercedes AA92071
9/2/93	9H		AA93052	Landscaping	Supercedes AA93028
4/2/90	9I	73471		Reduce side yard setback along north property lines from 100' to 20', on property on NW corner of Edgewood Center.	
10/25/90	9I		AA90071	Landscape	
1/09/91	9J	PC00035		Add 1360 sq. ft and ATM	
10/28/92	9J		AA92065	Omit ATM and add ground sign	
8/2/93	9J		AA93015	Install ATM and restripe parking lot	Supersedes AA92065
7/15/94	9J		AA94032	Edgewood ATM and building addition, increasing total floor area by 1,460 sq. ft. Fireworks stand, in Edgewood at 56 th & Shady Creek Rd Amendment to omit ATM and replace with ground sign, 5310 S 56 th St.	Supercedes AA93015

App. Date	Use Permit # (file#)	Res #	AA#/PAS#	Description	Supercedes
6/7/93	9K	38-4145		Add 12,000 sq. ft. of retail/service oat Cordoba Court & Old Cheney Rd. (INDEFINITELY POSTPONED BY CITY COUNCIL, 6/7/93)	
6/7/93	9L	34-4146		Develop 100,000 sq. ft. of retail, at Cordoba Court & Old Cheney Rd. (ACTION INDEFINITELY POSTPONED BY CITY COUNCIL, 6/7/93)	
10/30/91	9M	PC00052		Add a 1,175 sq. ft. freezer/cooler to existing grocery store (Super Saver, 56 th & HWY 2).	Supercedes PEUP 9H
6/7/93	9O	75455		Expand Edgewood Center, construct 112,134 sq. ft. retail building, 8,500 sq. ft. office building (K-Mart, S. 56 th & HWY 2).	
6/23/93	9O		AA93024	Fireworks stand	
9/1/93	9O		AA93040	Landscaping-removal of trees; Change parking stalls and add future lot line	
8/11/94	9O		AA94042	To set up a 30'x30' or 900 s.f. tent that will contain auto tires for sale and various K-mart products. For use April 1 – Nov. 1 at various times.	Supercedes AA93040
8/23/95	9O		AA95059	Add a sales promotion tent to be operated during the month of August annually using a 40'x60' tent or 2,400 sq ft located at Edgewood Center, lot 2 parking area.	Supercedes AA94018

App. Date	Use Permit # (file#)	Res #	AA#/PAS#	Description	Supercedes
11/22/95	9O		AA95064	To revise the site plan for a bank and drive-through facility and surety to guarantee the completion of a new roadway to Old Cheney Rd. Specifically, change the layout of parking and building envelope for the southeast office building area. The building will remain at the approved 8,500 sq. ft. office use with approx. 2500 sq. ft. for financial use including 3 drive-thru facilities which include the required stacking for 15 vehicles.	Supercedes AA93040
8/28/96	9O		AA96006	Addition of Runza drive-through	Supercedes AA95064
2/20/96	9O		AA96007	Revise driveway and parking for Havelock Bank at 59 th & Old Cheney	Supercedes AA95064
5/15/96	9O		AA96019	Fireworks stand (seasonal)	Supercedes AA94017
7/1/96	9O		AA96050	Change 10,000 s.f. service to 9,440 retail at 56 th & Shady Creek Rd	Supercedes AA94032
			AA96065	Ground sign—approx of 57th & north of Shady Creek Rd	Supercedes AA96065
11/19/96	9O		AA96083	Addition of ATM and ground sign	Supercedes AA96065
9/24/93	9P	75710		Increase size of currently approved center pole sign from 100 sq. ft. to 150 sq. ft., and eliminate a separate 50 sq. ft. ground sign at NE Corner of 56 th & HWY 2	Supercedes PEUP 9E
7/6/94	9H/9P		AA93052	Revised landscape planting plan (no written details, map displays the addition of one tree)	

App. Date	Use Permit # (file#)	Res #	AA#/PAS#	Description	Supercedes
9/28/93	9P		AA93064	Parking layout and floor elevation	
10/20/93	9P		AA93081	Delete Super Saver panel from approved sign	
4/1/94	9P		AA94017	Outdoor building plant hut and shrubbery	
4/1/94	9P		AA94018	Greenhouse structure	Supercedes AA15
11/7/96	9Q	77749		Develop 35,000 sq. ft. of commercial, 78,040 sq. ft. of office, reduce front yard on Old Cheney, reduce setback on ROW stub at 59 th & Old Cheney Rd	
11/19/96	9Q		AA96083	Revise site plan to add a ground sign and walk-up ATM	Supercedes AA94032
1/22/97	9Q (2 of 3)		AA96097	Revise lot lines, and combine building envelopes of bldgs. 1 and 2 into one envelope on the site plan. (Vandervoort)	Supercedes 9Q
5/28/97	9Q (2 of 3)		AA97025	Revised Landscape Plan (Vandervoort)	Supercedes AA96097, AA96007
8/15/97	9Q (2 of 3)		AA97059	Expand Stackwoods Restaurant floor plan 139 sq. ft. (Vandervoort)	Supercedes AA97025
12/11/97	9Q (2 of 3)		AA97071	Approval of 2-sided mobile drive-through coffee café near S 56 th & Shady Creek Rd	Supercedes 95059
8/22/97	9Q (2 of 3)		AA97072	Approval of use of a flat painted pre-finished standing seam metal roof for office building structures located in the R-T area along east side (Vandervoort)	Supercedes AA97059
10/15/97	9Q (2 of 3)		AA97095	Revised Landscape Plan, lot 2 of Vandervoort 1 st Add (Stackwoods Restaurant)	Supercedes AA97025, AA97059

App. Date	Use Permit # (file#)	Res #	AA#/PAS#	Description	Supercedes
2/15/98	9Q (2 of 3)		AA98032	Ground signs-Stackwoods	Supercedes AA96083
7/31/98	9Q (2 of 3)		AA98038	Minor increase in floor area of bldgs. 4 and 7	Supercedes AA97095
8/21/98	9Q (3 of 3)		AA98041	Revised Landscape Plan, Stackwoods Restaurant (no written details, map looks like it shows addition of 3 trees)	Supercedes AA98038
11/18/98	9Q (3 of 3)		AA98056	Approval of bldg. & sign envelopes (Vanderwoort Add)	Supercedes AA 98038
12/31/98	9Q (3 of 3)		AA98096	Shift 800 sq.ft. From Bldg. 2 to Bldg. 10 (Vanderwoort Add)	Supercedes AA98056
1/22/99	9Q (3 of 3)		AA99003	Increase size of building envelopes (Vanderwoort Add)	Supercedes AA98096
7/25/99	9R			Add hotel to Vandervoort Addition	Supercedes 9Q, AA98096
4/3/02	9S			Add three theater screens	

Q:\PC\PERMITS\PEUP\EdgewoodHistory.wpd

Older amendments (9-90) are located in a file that may be lost--last known location is: F:\FILES\NCSMGC\EDGEWOOD.DMG