

City Council Introduction: **Monday**, January 7, 2002
Public Hearing: **Monday**, January 14, 2002, at **1:30 p.m.**

Bill No. 02-3

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 3347**, a text amendment requested by Mark Hunzeker on behalf of U.S. Bank, to amend section 27.69.160 of the Lincoln Municipal Code, giving the City Council authority to permit a sign up to 40 square feet in area and in a required yard where a special permit is approved for a parking lot in a residential district.

STAFF RECOMMENDATION: Approval.

ASSOCIATED REQUESTS: Special Permit No. 1237A (02R-2) and Change of Zone No. 3340 (02-7)

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 12/12/01
Administrative Action: 12/12/01

RECOMMENDATION: **Denial** (6-2: Steward, Newman, Krieser, Taylor, Carlson, and Hunter voting 'yes'; Duvall and Schwinn voting 'no'; Bills absent).

FINDINGS OF FACT:

1. The three associated applications (Change of Zone No. 3340, Change of Zone No. 3347 and Special Permit No. 1237A) had separate public hearings before the Planning Commission. However, the applicant has requested that all three applications be placed on the same City Council agenda.
2. The staff recommendation to approve this text amendment is based upon the "Analysis" as set forth on p.3, concluding that although this is very limited and targeted legislation, it may prove useful when applied in conjunction with a business as provided in section 27.63.170.
3. The applicant's testimony is found on p.4-5 and the applicant's response to the testimony in opposition is found on p.7-8.
4. Testimony in opposition is found on p.5-7, including a request for deferral by the Chair of the Mayor's Neighborhood Roundtable (see p.6 and 11), and the record consists of two letters in opposition (p.12-13), including the Board of Directors of the Country Club Neighborhood Association.
5. On December 12, 2001, the Planning Commission disagreed with the staff recommendation and voted 6-2 to recommend **denial** (Steward, Newman, Krieser, Taylor, Carlson and Hunter voting 'yes'; Duvall and Schwinn voting 'no'; Bills absent). See Minutes p.8-9.
6. This application was presented to the Mayor's Neighborhood Roundtable on December 13, 2001.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: December 31, 2001

REVIEWED BY: _____

DATE: December 31, 2001

REFERENCE NUMBER: FS\CC\2002\FSCZ3347

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Change of Zone #3347

DATE: November 28, 2001

PROPOSAL: This is a request to amend section 27.69.160 of the City Zoning Ordinance, referencing signs for special permitted uses.

CONCLUSION: Though this is very limited and targeted legislation, it may prove useful when applied in conjunction with a business as provided in 27.63.170.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

APPLICANT: Mark Hunzeker
1045 Lincoln Mall, Suite 200
Lincoln, NE 68508
(402) 476-7621

CONTACT: Same

LEGAL DESCRIPTION: Section 27.69.160 of the Lincoln Municipal Code.

PROPOSED TEXT CHANGES:

27.69.160 Other Permitted Signs; Special Permitted Uses.

In all residential zoning districts, special permitted uses may have the greater of the district signs or a sign identifying or describing the name of the building and the business or services offered on the premises. One sign only per special use shall be permitted if it meets the following conditions and requirements:

(a) The sign shall not be more than twenty square feet in area; **however, the City Council may permit a sign up to forty square feet in area, in conjunction with the special permit for a parking lot pursuant to Section 27.63.170;**

(b) The sign shall not be located in any required yard; **however, the City Council may permit a sign to be located in a required yard in conjunction with a special permit for a parking lot pursuant to Section 27.63.170;**

(c) The sign shall not be more than eight feet in height if it is not a wall sign;

(d) The location, size, and illumination of the sign, if any, shall be shown on the special permit application and shall be specifically approved as a part of said application;

(e) The sign shall be in keeping with the character of the area in which it is located.

Notwithstanding the above, for specially permitted commercial uses of historic structures or sites approved under the provisions of Section 27.63.400 of this title, two signs per entrance may be permitted, one of which, limited to five feet in height, may be located in a required front yard, provided that the Historic Preservation Commission has deemed those signs appropriate. (Ord. 16735 §23; February 13, 1995: prior Ord. 15823 §2; February 11, 1991: Ord. 14613 §23; March 9, 1987).

ANALYSIS:

1. This request is to allow council to permit a sign up to 40 square feet in area and in a required yard where a special permit is approved for a parking lot in a residential district. The existing provision is limited to 20 square feet in area and outside required yards.
2. This is in response to concerns raised in the processing of CZ # 3340, where a request was made to change the zone from R-1 Residential to B-1 Commercial to allow a ground sign. Questions were raised as to permitted uses, and the ability to apply conditions and limitations and a site plan with the straight change of zone..
3. Though this is very limited and targeted legislation, it may prove useful when applied in conjunction with a business as provided in 27.63.170.

Prepared by:

Mike DeKalb, AICP
Planner

CHANGE OF ZONE NO. 3347

PUBLIC HEARING BEFORE PLANNING COMMISSION:

December 12, 2001

Members present: Steward, Newman, Krieser, Taylor, Carlson, Hunter, Duvall and Schwinn; Bills absent.

Staff recommendation: Approval.

Mike DeKalb of Planning staff submitted an additional letter in opposition from Stacy James with concerns about allowing a commercial sign in a residential area.

Proponents

1. Mark Hunzeker appeared on behalf of **U.S. Bank**. Hunzeker believes that this must be about the fourth time this issue has been on the agenda in one form or another. The last time this was on the agenda, it was in the form of a rezoning request for a narrow strip of land extending from the existing commercial zoning for the bank out into the area which is subject to the special permit for parking for the bank along 27th Street. The purpose of the previous change of zone was to construct the very same sign which is proposed to be constructed under this text amendment by special permit. After the hearing on the change of zone, there was a lot of discussion about how to solve this particular institution's need for some exposure and some identification that is visible from the street as opposed to the sign now covered by trees and invisible from either direction. The applicant had offered to eliminate the existing pole sign in lieu of the ground sign but there was no convenient way to require that other than by contract zoning, which the City Law Department continues to discourage.

Therefore, the applicant and the staff went back to the drawing board to try to come up with a way to accomplish the Bank's goal while maintaining the maximum degree of control possible.

This is a text amendment which would allow the City Council to waive a sign restriction associated with special permits for parking to allow a sign of up to 40 sq. ft. to be placed within the front yard setback in conjunction with a special permit for parking, which by definition has to be associated with a use like this.

The next item on today's agenda is the proposed special permit that places the sign 15' back from where the original request would have placed the sign. The applicant had originally requested to place the sign virtually out to the property line. The staff requested that it be moved back 30'. This proposal puts the sign back 15'.

Hunzeker stated that this is the second time the Bank has come to the Planning Commission with a proposal. The staff has endorsed this proposal to accomplish the goal of the applicant. Hunzeker believes the text amendment stands on its own and will allow a sign up to 40 sq. ft. in the front yard setback in conjunction with a special permit for parking. It must go to the City Council and cannot be approved by the Planning Commission.

Hunter had concerns about the special permit in residential areas. Hunzeker suggested that to be almost by definition because the special permit being referred to is a special permit for parking in residentially zoned areas, specifically, parking associated with commercial uses in residentially zoned areas. In this particular case, the buffer along 27th Street was done with that in mind so that the commercial zoning district would not get up to 27th Street. We don't propose to do that. But the parking along 27th has always been in residential zoning.

Steward wanted to know whether we have any sense of what this change to text might bring upon in terms of other similar applications. We all know that residential zoning is very close to "O" Street all along "O" Street and this would be one of the biggest concerns -- are we opening a door for new sign proposals? Mike DeKalb of Planning staff explained that the language being amended already allows a 20 sq. ft. sign outside the front yard setback for any special permitted use in any residential district. The requested language would increase the size to 40 sq. ft. and allow it to be placed in the front yard with City Council approval and only for parking lots allowed by special permit in residential districts. It includes all residential districts when they abut certain commercial districts. There are a fair number of those special permits for parking. He agrees that it gives additional opportunity for more requests but he would not guess how many.

Newman recalled 44th & "O" where they wanted to expand the parking lot in a strictly residential area. This amendment would allow a 40' illuminated sign just off "O" Street. DeKalb clarified that this amendment would allow the request for a larger sign closer to the street than is allowed today. They could put one up today, but not in the front yard.

Schwinn commented, however, that according to parking regulations the business cannot take access to its parking lot off a residential street. DeKalb agreed.

Carlson inquired as to which portion of the Comprehensive Plan supports this recommendation of approval. DeKalb stated that it is difficult to pinpoint a section of the Comprehensive Plan on text amendments. He suggested that there is general language in the Comprehensive Plan relative to support of neighborhoods, support of commercial areas and support of streetscape. These circumstances do need to be weighed. DeKalb could not cite specific language to allow additional signs in the front yard.

Opposition

1. Bob Ripley, resident at 3022 Williams Street, testified in opposition. He lives in the Country Club Neighborhood and serves on the Country Club Neighborhood Association board, but he is not appearing on behalf of the Board today. He feels strongly enough as an individual resident to appear to express his opposition. He is very disappointed in the process that US Bank has chosen to go about this signage. He would have hoped they would have gone to the Neighborhood Roundtable since it is not just a South 27th and Country Club Neighborhood Association issue but a change of language to the zoning law. Ripley believes it is very poor public policy to consider this change. When this area (Country Club Neighborhood) was first developed in the mid to late 60's, it was quite clear

that there was great concern given to buffering residential properties to the adjacent commercial uses. Ripley personally believes that as subsequent residents move in and out, they have similar expectations that those quality of life issues to buffer commercial from residential will be maintained and preserved by the city long term. This request unravels that from a long term sense.

Ripley suggested that the proposed language lowers the bar for maintaining a buffer between residential and commercial properties. Not only is it poor policy for this particular location on South 27th Street, but he is also opposed in terms of the policy and the precedent it sets long term. This text change affects all residential areas in the city that are near commercial uses, not just US Bank's property on South 27th. It is bad public policy to change law for the benefit of one applicant that weakens the zoning protection for all neighborhood and residential areas city-wide. He is very strongly opposed to this change.

Irrespective of the public policy issue, Steward asked Ripley whether it matters in his neighborhood that this proposal makes a better circumstance out of the signage. Ripley responded, stating that he can't get past the specific location because of the long term implications. "Do I want to design a sign that perfectly fits the needs?" No, he does not because the ordinance is the best public policy statement we have for the benefit of residential and commercial properties city-wide. He will not make an exception for one applicant.

2. Carol Brown, 2201 Elba Circle, Secretary of Landon's Neighborhood Association and Chair of the Mayor's Neighborhood Roundtable, requested that this be deferred so that the neighborhoods can have some input into this decision because it will affect all neighborhoods. Hunzeker is meeting with the Neighborhood Roundtable tomorrow and she appreciates his efforts.

Hunter wondered whether Brown would still want a deferral if the Commission voted to deny the text amendment. Brown concurred that deferral would not be necessary if the application were denied; however, she has had several phone calls from neighborhoods that are interested in this application and they are not interested in letting it go by.

3. Ken Winston, 1915 D Street, appeared on behalf of Near South Neighborhood Association in opposition to the text amendment. He agreed with Ripley's testimony. It is the Near South Neighborhood's position that this would be a bad precedent for the community. If this is allowed, other businesses will automatically want bigger signs. Wells Fargo is right across the street and he assumes they will want the same kind of signage. Personally, he does drive down South 27th and it is his perception that it ruins the residential character of the area. What is the problem being addressed by this application? The applicant did not indicate that they would be losing any business. He does not believe the sign will have any impact on the bank's business. He requested that if the Commission does not vote it down, it should at least be delayed for some neighborhood input.

4. Dan Marvin, 2523 Woods Blvd., testified in opposition. He has lived here since 1985. He has a vivid memory of an elderly lady standing up at the top of the hill and pointing over the hill saying, "that shopping center should have never been there". When she bought her land, that was not going to be commercial property. There was a bargain struck between the residential and the commercial, and

that bargain was the strip of R-1 zoning with the restrictions that go with it. Now we are trying to tilt that bargain and change it from what was originally intended. This is not fair. He lives across the street from some visually impaired people who bank at US Bank. They have no trouble walking up the street and finding that bank whether they have a big sign or no sign at all.

5. Charles Hohenstein, resident of Bishop Square, 3901 So. 27th, testified in opposition on behalf of the Bishop Square President and Bishop Square Homeowners Association consisting of 48 residents. The residential character of the neighborhood is one important reason that residents are willing to invest significant sums in the Square. All residents of the Country Club Neighborhood Association dread the destruction power of creeping commercialism. It is surprising that this bank has returned with this proposal in light of the opposition. Bishop Square urges that both the text amendment and the special permit be denied because 1) it sponsors commercialism; 2) there is no basis to deny a similar sign for Wells Fargo; 3) this change will affect all of Lincoln—it would not be fair without first notifying all of the other associations; 4) it would undermine the whole buffer zone concept to protect residential neighborhoods from commercial intrusion; and 5) an important goal of the Comprehensive Plan is to provide neighborhood centers and businesses for neighborhood residents that are not intrusive upon the neighborhood. This sign would be an intrusion.

6. Linda Wibbels, 2740 Royal Court, testified in opposition. She lives in the neighborhood and has for over 25 years. She appreciates the standards that have been set. She also views this text change as a person who feels a responsibility to go beyond her own neighborhood and take a look at the impact on the entire city. A text change has long been a gimmick or vehicle for accomplishing what someone wishes to have. Not only does this affect the entire city, it also becomes more obtrusive to different properties by allowing a bigger sign and allowing it in the front yard setback. This text change would guarantee a different look at the kind of signage in other residential/commercial areas. What prohibits anybody else in any shopping center from going into this type of area and getting signs? For 40 years, the existing language has worked extremely well. Being a realtor, her goal is to help people protect the largest investment they will ever have. Is zoning really protective? It's here, it works and it should not be changed for one particular person.

Response by the Applicant

Hunzeker believes it is important to just reiterate that these regulations, although they have been around for 20+ years, were not brought down from a mountain on a stone tablet. They are not biblical; they are not divine; they are invented by people like you and me to address situations that they think will occur in the future. It appears that the special permit section of the R-1 Residential District has been amended 2 dozen times. The number of special permitted uses allowed in the R-1 District goes from a through z and includes such things as mobile home courts, health care facilities, broadcast towers, public utility purposes, mobile home subdivision, outdoor seasonal sales, domiciliary care, child care, neighborhood support services, clubs, etc. That tells you that there are lots of circumstances which were not foreseen when these regulations were initially drafted, and for that reason the special permit section of the ordinance has some fairly specific language about why and how to deal with those things.

Hunzeker went on to state that certain developments tend to be incompatible with other land uses in the same zoning district but may be found acceptable when conditions protect abutting uses and the character of the area. There are uses which belong in certain districts, and one of them is parking lots associated with commercial uses. Special permits for parking associated with commercial uses has

been a special permitted use in residential districts for as long as he can remember. So it is not unconscionable to think there might be a need to amend how we do those things and maybe think about the signage associated with it, particularly in a situation where you might have an opportunity to improve the overall signage package on a site. It is an overstatement to say that this is something that never should be done just because a single applicant requests it. The Planning Commission is here to protect the health, safety and welfare of the community.

Hunzeker reiterated that the need for the sign is for people driving on 27th Street to know in advance where they need to turn. Right now when on 27th you can't see a sign at US Bank. That is why this application is here. It is reasonable to amend the text to do this. He suggested that the Commission might require that the parking lot associated with the commercial use actually abut the commercial use because it is allowed to be 300' away. And the Commission might also consider adding the requirement that it abut a major street. Hunzeker believes that these two things would help meet some of the objections raised today.

Staff questions

Newman noted that the staff report on the special permit (Special Permit No. 1237A) says the City Council approved a special permit to allow the parking lot with a landscape plan in excess of design standards. Newman wanted to know whether she is to assume that the landscape plan in excess of design standards was required because it was a special area where they decided that the transitional residential area should look more like a residential area. She reads it as meaning that we do want to maintain certain areas as residential transition to look like residential areas. DeKalb suggested that the facts are set forth in the staff report and are based upon the record. He does not know the rationale or thought that occurred at that time. The Commission must make their own presumptions based on the facts presented.

Public hearing was closed.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

December 12, 2001

Carlson moved to deny, seconded by Hunter.

Hunter believes this is a bad idea. This has been before the Commission a number of times. What started these discussions was the implication that if the sign was not able to be more visually available, then they will have to take down trees. The protections set up for these neighborhoods cannot be summarily chipped away by small increments of text changes that allow new things to come forward and be placed in residential communities. If they have to change landscaping to see the sign, then that may need to be done. She does not want to continue to diminish residential areas.

Duvall stated that he will vote in opposition to the motion. We have an ordinance that allows 20 sq. ft. and all this amendment does is modify that to 40 sq. ft. It is not as big of a change as is being presented by the opposition.

Schwinn will also vote against the motion. This is good discretionary power that the City Council and Planning Commission should have. He does not believe it is a very wide spread situation. It has nothing to do with putting a sign in the middle of a neighborhood. It must be in conjunction with a

special permit for a parking lot. South 27th is a very unique situation in the city. He thought R-1 was set in there so the city would have a more convenient way to widen 27th Street. He believes that we can create situations through the special permit that would allow us to take down a pole sign and put in a ground sign. This does not set a precedent.

Steward stated that he will reluctantly vote in favor of the motion to deny. His reluctance is this – in the context of the planning that is currently underway, we are going to have to collectively face closer working relationships and closer proximities to commercial and residential in this city. The old idea of these distant separations between residential and compatible commercial is just that—an old idea. He believes we have to find new ways to advertise and acceptable ways for traffic to find their way in these closer proximities. He was originally in favor of the intent of this property owner and still is because what they are trying to do improves the immediate site situation. However, by doubling the allowability of sign area puts us in unknown territory for the sake of one situation and he does not believe that is basis for changing the public policy.

Carlson added that it not only doubles the sign area, but it allows the sign in the front yard setback. The zoning code is meant to address the community's desire as to quality of life, where they live, where they shop, and where they work. In conjunction with the Comprehensive Plan, there are going to be exceptions and we will weigh that in light of the public testimony. He sees nothing in the Comprehensive Plan that calls for this text change and he does not believe there has been anything presented that mandates this change. The process is functioning as it should. This is a poor public policy choice.

Taylor is in support of the denial for various reasons. This situation existed prior to purchase by the bank. With the considerable opposition, he must agree with their wishes.

Motion to deny carried 6-2: Steward, Newman, Krieser, Taylor, Carlson and Hunter voting 'yes'; Duvall and Schwinn voting 'no'; Bills absent.

27.63.170 Permitted Special Use: Parking Lots.

(a) Parking lots may be allowed by special permit in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, and O-2 zoning districts in conformance with the provisions of Chapter 27.67 and under one of the following conditions:

(1) A. The premises upon which the parking lot is located shall not be located more than 300 feet from the boundary of one of the following districts: O-1, B-1, B-3, B-4, H-2, H-3, or I-1 and the following conditions shall be met:

(i) The parking lot shall not use a local residential street for access, unless access cannot be gained to the proposed parking lot from a non-residential street. If access is proposed from a local residential street, such access must be gained at a location that does not negatively impact adjacent residential zoned property.

(ii) Any adjacent alley serving the parking lot shall be paved.

(iii) Any lighting facility shall be orientated to eliminate light trespass on adjacent residentially zoned properties in accordance with adopted design standards.

B. In addition to the above conditions, the City Council, in passing upon applications for special permits under subparagraph (1), shall also consider the following criteria:

27.63.175 - 27.63.190

(i) There shall be no residential use located between the parking lot and the commercial or industrial establishment.

(ii) The parking lot shall not disrupt the continuity of the block face, and the character of the existing residential neighborhood shall be preserved.

(iii) The parking lot shall be allowed only if it can function as a transitional use while protecting the adjacent residential use.

(iv) The parking lot shall abut a commercial or industrial zoning district.

An adjustment to these criteria may be granted by the City Council upon a determination that there is a sufficient cause for such an adjustment and that there will be no significant impact on adjacent residential uses, or

(2) The land shall not be located more than 360 feet from property occupied by a college, university, or church; provided that the parking lots are used primarily in connection with the said college, university, or church.

(b) Parking areas consisting of less than six parking spaces may be allowed by special permit in the same zoning districts in conformance with the same provisions and under the same conditions applicable to parking lots as contained in paragraph (a) of this section. (Ord. 15981 §1; September 30, 1991: prior Ord. 15522 §3; April 16, 1990: Ord. 15103 §1; February 13, 1989: Ord. 13353 §1; April 5, 1982: Ord. 12571 §320; May 8, 1979).

RE: Change of Zone No. 3347

Tuesday, December 04, 2001

(Proposed Text Amendment to 27.69.160 of the Zoning Ordinance)

To the Planning Commissioners,

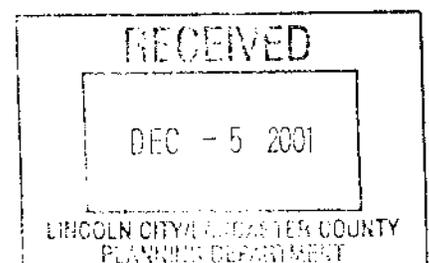
I am requesting a delay in any decision on the proposal Mr. Mark Hunzeker has submitted to the Planning Department, a change of Zone No. 3347, a text amendment to Title 27 of the Lincoln Municipal Code to amend 27.69.160 of the Zoning Ordinance, "Other Permitted Signs; Special Permitted Uses", giving the City Council authority to permit a sign up to forty square feet in a area in residential districts, in conjunction with a special permit for a parking lot; and to permit a sign to be located in a required yard in residential districts, in conjunction with a special permit for a parking lot.

I spoke with Mr. Hunzeker inviting him to present this item to the Mayors Neighborhood Roundtable prior to his appearance before the Planning Commission. The Mayors Roundtable being December 13th. He has agreed to present this to the Roundtable for Neighborhood input. I believe it will be important for your decision purposes to have input from the neighborhoods since this change could affect all neighborhoods in Lincoln.

Thank You for your consideration.

Sincerely,
Carol Brown
Chair Mayors Neighborhood Roundtable
435-8932

Cc: Planning Department
Planning Commissioners



IN OPPOSITION

ITEM NO. 3.2: CHANGE OF ZONE 3347
SPECIAL PERMIT 1237A
(p.73 and 77 - Public Hearing-
12/12/01)



12/5/2001

THE LINCOLN CITY/LANCASTER COUNTY
PLANNING COMMISSION
555 SOUTH 10TH STREET
LINCOLN NE 68508

Regarding: Change of Zone Request #3347; and the Special Permit #1237(A)
for US Bank

Dear Commissioners:

The County Club Neighborhood Association reviewed the request for the change of zone captioned above and the special permit for a sign in the residential lot owned by US Bank. The Board of Directors of CCNA directed me to voice our strong opposition to these two issues. Our association is clearly opposed to changes in the R-1 zoned areas when the proposed change would allow a commercial sign in residential areas. The 27th Street entry to our association area has consistently been a concern; the encroachment of signs on the 27th Street right of way detracts from the otherwise residential nature of the area. It is our hope that the planning commission will deny these requests.

We have received calls regarding this change from our membership and all of the calls from neighbors have clearly been negative. Callers have asked the board of directors to oppose both requests. Some of the callers are customers of US Bank and voiced their disappointment with the bank for proposing this special permit and the change of zone. It is our humble opinion that the bank may lose more business over this sign than they could ever hope to gain by this form of advertising. We wish our business neighbor, US Bank, great success, but respectfully ask them to reconsider their plans.

Sincerely

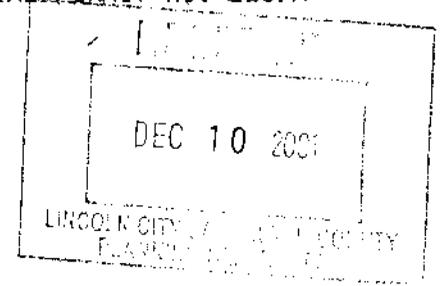


James Pattavina
for the Board of Directors

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(p.73 and 77, Public Hearing - 12/12/01)



The Lincoln City / Lancaster County
Planning Commission
555 So. 10th Street
Lincoln, NE 68508

RE: Change of Zone Request #3347; and the Special Permit #1237(A) for US Bank

Dear Commissioners:

My husband and I are very much concerned about the request for the change of zone stated above and the special permit for a sign in the residential lot owned by US Bank on South 27th Street. We are opposed to any change in the R-1 zoned areas and particularly when the proposed change is for allowing a commercial sign in a residential area.

It is incumbent upon a commercial entity to peacefully co-exist within its neighborhood environment and with its residents, not the other way around. That co-existence means maintaining a facility, a façade, and an environs that are visually harmonious with the neighborhood. (I haven't seen any US Bank neighbors erecting large signs in their yards.)

US Bank, or its previous iterations, have been successfully conducting business in this location for many years, and can do so for many more without this proposed signage.

We hope the Planning Commission will demonstrate its wisdom with a vote in the negative for this change of zone and special permit request. Lincoln's neighborhoods need to be vigorously and thoughtfully protected and preserved. This change of zone, if approved, would negatively impact neighborhoods all over the city.

Thank you for your consideration and attention to this important matter.

Sincerely

Stacy C. James
3022 William Street
Lincoln, NE 68502

cc: Jonathan Cook, Jim Pattavina