

City Council Introduction: **Monday**, February 10, 2003
Public Hearing: **Monday**, February 24, 2003, at **5:30** p.m.

Bill No. 03-31

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 3381**, from AG Agricultural to R-3 Residential, R-4 Residential, P Public Use, H-4 General Commercial and O-3 Office Park, requested by Brian D. Carstens and Associates on behalf of Susan and Donald Brouse, Thomas Folsom and National Bank of Commerce Trust and Savings Association, on property generally located southwest of the intersection of South 27th Street and Porter Ridge Road.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 12/11/02
Administrative Action: 12/11/02

RECOMMENDATION: Approval (8-0: Carlson, Newman, Larson, Duvall, Bills-Strand, Taylor, Steward and Schwinn voting 'yes'; Krieser absent).

STAFF RECOMMENDATION: Approval.

ASSOCIATED REQUESTS: Special Permit No. 1988, Tamarin Ridge Community Unit Plan (03R-38); Preliminary Plat No. 02019, Tamarin Ridge (03R-39); Special Permit No. 1989 (03R-40); and Use Permit No. 147 (03R-41).

FINDINGS OF FACT:

1. This change of zone request and the associated community unit plan, preliminary plat, planned service commercial area and use permit were heard at the same time before the Planning Commission on December 11, 2002.
2. The original staff recommendation to defer these applications was based upon the "Analysis" as set forth on p.4-6, concluding that with minor modifications, this change of zone, special permit for C.U.P., special permit for planned service commercial and use permit are consistent with the Zoning Ordinance and Comprehensive Plan. However, additional information concerning grading, drainage and traffic improvements must be provided before it can be determined if the preliminary plat complies with all applicable standards.
3. At the public hearing on December 11, 2002, the Planning staff revised the recommendation on this change of zone request to approval.
4. Testimony in support is found on p.7-10.
5. There was no testimony in opposition; however, the Woodbridge Limited Partnership and the Lincoln Housing Authority object to the 22nd Street connection required in the associated preliminary plat (See Minutes p.10).
6. On December 11, 2002, the Planning Commission agreed with the revised staff recommendation and voted 8-0 to recommend approval of this change of zone request.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: February 3, 2003

REVIEWED BY: _____

DATE: February 3, 2003

REFERENCE NUMBER: FS\CC\2003\CZ.3381

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Change of Zone #3381 - See attached.
Special Permit #1988 for C.U.P. - See attached.
Preliminary Plat #02019 - Tamarin Ridge - See attached.
Special Permit #1989 for Planned Service Commercial in H-4 - See attached.
Use Permit #147 - See attached.

LOCATION: Southwest of the intersection of South 27th Street and Porter Ridge Road.

APPLICANT/

CONTACT: Brian Carstens
Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512 (402) 434-2424

OWNERS: Susan and Donald Brouse Thomas Folsom
6501 Campbell Drive 2186 Lakewood Drive
Lincoln, NE 68510 New Brighton, MN 55112
(402) 488-7328 (612) 339-7925

National Bank of Commerce Trust and Savings Association
c/o United Farm and Ranch Management
1248 O Street Suite 700
Lincoln, NE 68508
(402) 434-4498

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Agriculture

SURROUNDING LAND USE AND ZONING:

North:	Commercial, Residential, Vacant	R-4, O-3, and B-2
South:	Vacant	R-3
East:	Commercial, Utility Substation, Vacant	P, R-3, H-4
West:	Residential	R-3

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - This area is designated for residential and commercial land use on the Future Land Use Map.

Page F27 - This area is shown within the City's Future Service Limit.

HISTORY: Preliminary Plat was submitted **September 13, 2002.**

Planning Director's letter was sent **October 15, 2002.**

Revised preliminary plat was submitted **November 12, 2002.**

UTILITIES: This site is located within the City's Future Service Limit, and City water and sewer service can be provided. Electricity, telephone and cable service can also be provided.

TRAFFIC ANALYSIS: South 27th Street is considered a minor arterial in the Comprehensive Plan at this location. Access from South 27th Street to this site is provided by both Tamarin Ridge Road and by Kendra Lane.

Connections to local streets to the north and west are shown, as are connections to the proposed streets that are shown in the approved preliminary plat of Stone Ridge Estates adjacent to the south.

ANALYSIS:

1. Several revisions must be made to the drainage plan before it will meet standards and can be approved. Those changes must be shown on the preliminary plat. The list of those items is included in the attached review from Public Works and Utilities.
2. A traffic study was included with the re-submittal of the plat, and it identifies a sight-distance problem at the intersection of South 27th Street and Tamarin Ridge Road. This issue must be addressed prior to consideration of this plat by the Planning Commission as it could result in relocation of the street. A change of that magnitude would be significant and would require additional review by staff. It would also change the legal descriptions for the change of zone, special permits and use permit, and new public notice would be required to reflect these changes.
3. Other issues have been raised by the traffic study that are not fully addressed with the preliminary plat, as noted in the attached review by Public Works and Utilities. These items must be corrected before the plat is acted on by the Planning Commission. Once the traffic issues have been addressed, a formal agreement must be prepared to reflect the developer's obligation for traffic improvements to the surrounding arterial street system.
4. To allow for adequate vehicle stacking at the intersection of Tamarin Ridge Road and South 27th Street, access to Tamarin Ridge Road must be relinquished between the 25' wide access easement and South 27th Street.
5. Utilities: Water - This development will be responsible for one-half the cost of an 8" equivalent water main along the South 27th Street frontage adjacent to the H-4 and O-3, and for one-half the cost of a 6" equivalent water main along the R-4.
Sewer - It was noted in the Director's Letter that the required information to determine sewer depth was not provided. The resubmittal indicates grading has been revised but it still does not provide enough information to make a determination. If the sewer depth exceeds the maximum allowed depth, it will require a waiver to design standards to be allowed.

6. The layout of the H-4, O-3 and R-4 is intended to provide compatibility with surrounding land uses and serve as a transition between commercial and residential uses. Tamarin Ridge Road marks the boundary between the commercial development extending along South 27th Street from the intersection at Pine Lake Road and the residential development approved in Stone Ridge Estates south of this project. Specifically, the apartments on Lot 6, Block 1, and the office uses on Lot 5, Block 1, are included to provide a transition and to reduce the pressure for additional commercial uses.
7. Waivers to front, side, and rear yard setbacks are requested in the H-4. The side yards are adjacent to either existing commercial uses, or to commercial uses being proposed as part of this project, and the impact of this waiver is minimal.

After an additional 60' of right-of-way is dedicated for South 27th Street, the reduced front setback from 50' to 40' is consistent with that of the existing commercial buildings to the north.

A waiver to the rear setback from 50' to 30' is requested along the R-4 and H-4 zoning boundary. However, this waiver is not appropriate unless additional screening is provided to mitigate the impact of H-4 adjacent to R-4. The landscape plan shows the landscape screen required of all apartment complexes, and also shows a 6' fence which acts as the required screen for the H-4. To compensate for the reduced setback, an additional landscape screen should be provided on the H-4 to act as an additional buffer. This additional screen can be designed to take advantage of the change in grade along the boundary and help provide a more effective buffer.

8. A waiver to building height in the R-4 is requested to allow apartment buildings up to 45' in height. This request is appropriate if the setback from the property line is increased one foot for every one foot a building exceeds the allowed maximum height. This allows the taller buildings to be built, but in a way that provides the appearance that the buildings are at a scale consistent with the surrounding neighborhood.
9. Cross-access between Tamarin Ridge Road and Kendra Lane is important to allow internal circulation among the office and commercial uses in the H-4 and O-3. This is accomplished by including a 25' access easement across Lot 4, Block 1. A note has been added to the site plan that states the owner has the right to prohibit vehicular access across this lot during non-business hours. This is acceptable provided the hours of 11 p.m. to 7 a.m. are added to the note, consistent with the O-3 General Note #3.
10. The O-3 serves as a transition, and must be developed in a way that provides compatibility with adjacent residential uses. The architectural requirements in LMC Section 27.28.020 (a) of the R-T district were designed for this purpose, and if applied to the O-3 would ensure compatible development.
11. A waiver to defer the approval of site plans, sign plans and landscape plans until the time of building permits is requested to allow flexibility in the design of the layout in the R-4, O-3, and H-4. Granting this waiver is appropriate, provided it is a condition of approval.

12. A recreation plan is required by the Design Standards for the C.U.P. In their review of this project, Parks and Recreation suggested that the recreation facilities collocate with the proposed elementary school/park site. The recreation facilities located at the school are appropriate for older children and adults. However, facilities to accommodate small children should also be located on the site with the apartments so small children are not required to cross the street to reach play facilities, and so they can have a play area separate from the bigger kids.
13. In the L.E.S review of this plat it is noted that additional utility easements must be provided, the language identifying the 80' wide transmission easement must be corrected, and the General Notes must be revised.

Prepared by:

Planner
Brian Will, AICP

**CHANGE OF ZONE NO. 3381;
SPECIAL PERMIT NO. 1988,
TAMARIN RIDGE COMMUNITY UNIT PLAN;
PRELIMINARY PLAT NO. 02019, TAMARIN RIDGE;
SPECIAL PERMIT NO. 1989 FOR PLANNED/SERVICE COMMERCIAL;
and
USE PERMIT NO. 147 FOR OFFICE/MEDICAL/FINANCIAL**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

December 11, 2002

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

Staff recommendation: Deferral, revised on 12/11/02 to approval of the change of zone and conditional approval of the community unit plan, preliminary plat, Special Permit No. 1989 and Use Permit No. 147.

Proponents

1. Jerry Slusky, attorney with the Omaha law firm of Gross, Welch, testified on behalf of the applicant and owners. This is a gorgeous 80 acre parcel sitting in one of the hottest areas for development in Lincoln. With the engagement of the engineering firm of Brian Carstens and Associates and other professionals, they have been working diligently with the city departments to pull together a mixed use plan that would be beneficial to the city and to attempt to transition the various uses within the plan from fairly intense commercial use of retail/automotive, working toward the residential to the south and to the west. There were a number of users that came forward that the applicant has been able to incorporate into the site.

In the northeast corner, the larger parcel (two outlots do not have identified users) has been identified and is under contract with Sid Dillon Enterprises to move their dealerships out to this site. Nissan is driving that decision to have them open a new dealership. They are putting together the site which fits the automotive uses and the city's master plan, buffering it enough from the adjacent west and south multi-family. Slusky believes this is a very sensible plan which balances the interests of the city, the automotive use and the developer.

Slusky advised that there are several banks interested in the retail use to the south as a drive-thru facility.

Slusky also observed that there is a lot of interest in the multi-family development. They anticipate having some sort of arrangement put together in the next several months.

Slusky further suggested that the LPS site will serve a crying need in this area for an additional public elementary school. By putting the school into the fabric of the mixed use development, the attempt has

been to balance the LPS interest into this equation by finding a way to get a major access at 27th and Tamarin Ridge Road with possibly a stop light. There was some issue with the sight line coming over the hill and that has been adjusted recently.

Slusky advised that the single family area is under contract with Krueger Development with single family transitioning to the multi-family to the north. There is an issue about whether to leave the 22nd Street stub connected to the north. This developer does not care and Mr. Krueger does not care. It might be preferable to not connect it. However, the developer would like to continue to proceed with this project making it ready for grading and infrastructure work immediately in the spring. Within the next couple of years, Lincoln would have the addition of a new school, several new single family homes, several hundred multi-family units, auto dealers and some retail.

2. Brian Carstens also testified on behalf of the applicant/owners, stating that he has been working with Public Works on the street profile for So. 27th Street. Carstens submitted the following motions to amend the conditions of approval:

Special Permit No. 1988:

2. This approval permits ~~394~~ 441 dwelling units. Waivers to maximum height from 35' to 45', and to defer the review and approval of site plans, ground signs and required landscape plans until the time of building permits, are approved for the multiple-family buildings in the R-4.

Preliminary Plat No. 02019:

- 1.3 The applicant submits revised centerline profiles for South 27th Street, Tamarin Ridge Road and Kendra Lane for review and approval by Public Works and Utilities.
- 1.4 The applicant submits a revised Traffic Impact Analysis for Tamarin Ridge for review and approval by Public Works and Utilities.

Special Permit No. 1989:

- 1.1.3 The H-4 General Note #13 modified to state “...DURING NON-BUSINESS HOURS, 4-P.M. 8:00 P.M. TO 7 A.M.”
- 1.1.4 The H-4 General Note #3 modified to state “...8:00 P.M. to 7:00 A.M.”
- 1.1.5 The H-4 General Note #15 modified to state “...ON THE AUTO DEALERSHIP LOT ONLY.” MENU BOARD SPEAKERS ON DRIVE THRU’S SHALL BE PERMITTED.
- 1.1.6 The H-4 General Note #14 modified to state, “OVERHEAD doors that open into mechanic/service bays on the south and west sides of the building SHALL BE 100% SCREENED WITH CONIFEROUS TREES.

AT LEAST AS HIGH AND TWICE THE WIDTH OF SAID DOOR AT TIME OF PLANTING. Doors for showroom access, new car prep or delivery area ARE EXEMPT FROM THIS SCREENING REQUIREMENT.

Carstens believes that staff is in agreement, except for Condition #1.1.6 of the planned service commercial Special Permit No. 1989.

Carstens explained that the proposed project has 441 dwelling units, which is the maximum allowable.

The requested amendment to Condition #1.1.3 of Special Permit No. 1989 is to clarify the common access easement through the dealership site. That common access easement will allow some of the internal trips to get up to the north. The dealership was concerned about this situation after business hours. The amendment to Condition #1.1.3 allows them to close some gates after their business hours.

Condition #1.1.5 of Special Permit No. 1989 has to do with the provision that there be no outdoor speakers permitted in the H-4 district. This provision was just for the automobile dealership. This condition clarifies that the provision about outdoor speakers only applies to the dealership lot in this project.

The condition at issue with staff is proposed Condition #1.1.6 of Special Permit No. 1989. The application originally had a general note that there be no overhead doors on the dealership building to the south or west toward the apartments. The proposed Condition #1.1.6 will provide that the "...overhead doors that open into mechanic/service bays on the south and west sides of the building shall be 100% screened, with coniferous trees, at least as high and twice the width of said door at time of planting. The doors for showroom access, new car prep or delivery area are exempt from this screening requirement." Carstens advised that this is the only issue that still needs to be worked out with the staff.

3. Scott Weiskamp, Director of Facilities for LPS, testified in support. He also expressed appreciation to the Planning Department in providing some foresight and direction for locating a school site. He also expressed an appreciation for the working relationship with Parks and Recreation. This joint venture has been a good one and the property owner and developer have been very cooperative in terms of some of the concerns and needs of the school regarding traffic flow and buffer zones. LPS does need a site in this area due to the significant growth south of Lincoln. The last elementary school built in this area was Cavett, which now has seven portables and some of the children are being bussed to inner city schools that are less crowded.

Carlson noted the trail along the south side. Carlson was attempting to get a sense of the walking and biking to the service area. Weiskamp stated that the general neighborhood footprint area that the school would serve would be a footprint of 14th Street to 27th Street and Pine Lake Road and probably even south of Yankee Hill Road in Wilderness Ridge. The trail proposed is not part of the formal city trail system, but would be an owner-managed and maintained trail system. LPS and the adjacent multi-family owners will be promoting this trail. It would provide access to the park across 27th Street. Carlson has some concerns with regard to Cavett Elementary. He believes it is very difficult to walk into Cavett and he is hoping this layout will facilitate pedestrian access to the school site, etc.

Weiskamp stated that LPS would recommend and promote trails to the school buildings, if possible. This trail extends to the west into Vavrina Meadows and to the east across 27th to the park area.

Steward inquired as to the design capacity for this school site. Weiskamp indicated that the educational specification has been around 525 students. LPS is beyond those numbers in the four newest ones, but that would be the ideal setting.

4. Tom Huston, 233 So. 13th, Suite 1900, appeared on behalf of **Woodbridge Limited Partnership** and the **Lincoln Housing Authority**. The Woodbridge Limited Partnership and LHA jointly constructed the Woodbridge project in the mid-1990's. That project contains 130 dwelling units of a mixed income. When the plat was approved by the City in the mid-1990's, his clients objected to any connection of So. 22nd Street to the development to the south. It was made known at that time and they continue with that objection today. Woodbridge was constructed to be a self-contained development because of the Helen Wood Drive address located to the east of the development. So. 22nd itself is a private street that meanders through Woodbridge development and the residents would still have full access to Pine Lake Road to the north and Helen Wood Drive to the south. Woodbridge also has many of its common facilities constructed adjacent to So. 22nd Street, including the clubhouse which is heavily used by all residents of the development and the mail kiosk is located thereby. Huston acknowledged that City design standards encourage connection of neighborhoods, but Huston's clients believe this development still complies if that 22nd Street connection is eliminated. The Helen Wood Drive access is more than adequate. Huston has worked with the developer and resolved some miscellaneous drainage issues, but the Housing Authority and Woodbridge Limited Partnership continue to object to the 22nd Street connection, continuing through Woodbridge.

Schwinn noted that the stub coming down to Woodbridge is not constructed. Schwinn wondered about a pedestrian easement instead of a street. Huston stated that his clients would agree with a pedestrian connection. They are concerned about the traffic and would be more than happy to make a pedestrian connection. Huston believes the proposal provides a great benefit to his clients and it helps the drainage situation. The new elementary school will be a great benefit to the neighborhood. Huston is only requesting that the street connection be eliminated and they would be glad to dedicate a pedestrian easement in lieu thereof.

There was no testimony in opposition.

Steward asked staff to respond to the amendments requested by the applicant. Brian Will of Planning staff concurred with the applicant's comments, including the objection by staff to Condition #1.1.6 of Special Permit No. 1989. The staff also recommends denial of the waiver of the rear yard setback from 50' to 30' in the H-4 district. One of the notes on the plan indicated that there would be no service doors to the south. The staff does not believe they can adequately mitigate. The staff recommends that the rear yard setback not be waived from 50' to 30' but rather, that the full setback be maintained as well as the landscaping requirements.

Schwinn confirmed that they have the ability to park cars in that setback.

Carlson inquired about the parking lot lighting on the car dealership. He does not see that addressed in the conditions of approval. He believes the dealerships on North 27th Street and I-80 have

significantly brighter lights that light up the neighborhoods. Will clarified that this issue is covered on the notes on the site plan. The same conditions are being required here as in the Duteau permit across the street, that being that the lighting is required to be reduced during off-business hours.

Schwinn inquired whether staff would object to changing the So. 22nd Street connection to a pedestrian easement. Will indicated that the intent is for So. 22nd Street to be connected on down to the south. Staff would oppose removing this connection and would not be in agreement with a pedestrian connection in lieu thereof. The staff would urge that the street connection be made, both for the convenience of the development to the north and to maintain compliance with the Comprehensive Plan, which attempts to implement these street connections to facilitate access and reduce the load on arterial streets.

Schwinn inquired whether the requirement for the So. 22nd Street connection on this project will also be a requirement for any development to the north. Will answered in the affirmative.

Newman inquired as to the distance between Hazel Scott Drive and Helen Wood Drive. Will did not know. Will further explained that there will be a block length issue if the So. 22nd Street connection is not required. It will exceed the minimum block length allowed by subdivision ordinance and would require the advertising of a waiver.

Schwinn pointed out that the Comprehensive Plan also notes alternative modes of transportation.

Response by the Applicant

Carstens confirmed that the bike trail does connect to the bike trail system in Porter Ridge Park and also over to Vavrina Meadows.

The applicant will agree to comply with the 50' setback in and H-4 and will do the screening.

With regard to the So. 22nd Street connection, this applicant and Rick Krueger do not care if So. 22nd Street is put in or not. They would also agree with a pedestrian easement. Carstens disagrees that there would be a block length problem.

Ray Hill of Planning staff advised the Commission regarding the So. 22nd Street connection. If this connection is not required, that will be a waiver and this project will have to be held over until the additional waiver can be advertised because it does not meet the block length requirement. Hill demonstrated the issue at the map. Unless So. 22nd Street goes through, you don't have a street that breaks the block length. This waiver was not advertised.

Irrespective of the requirement, Steward expressed his concern for public safety in the fact that so much of what is north of this property in the area where the street is in question is multi-family. The access to emergency equipment is significantly improved by having the So. 22nd Street connection. Hill believes it is also a benefit to the people to the north because there will be a median in Pine Lake Road. Their only way in and out would be a right-in and right-out without the connection. The So. 22nd Street connection will allow circulation through the neighborhood. Very few people would want to go through that area if going north because there is not a break in the median, so the staff did not see it as generating traffic from the south.

Carstens suggested that the Law Dept. will do a legal opinion on the block length issue and in the meantime, the applicant will agree to keep the So. 22nd Street connection to move this project along.

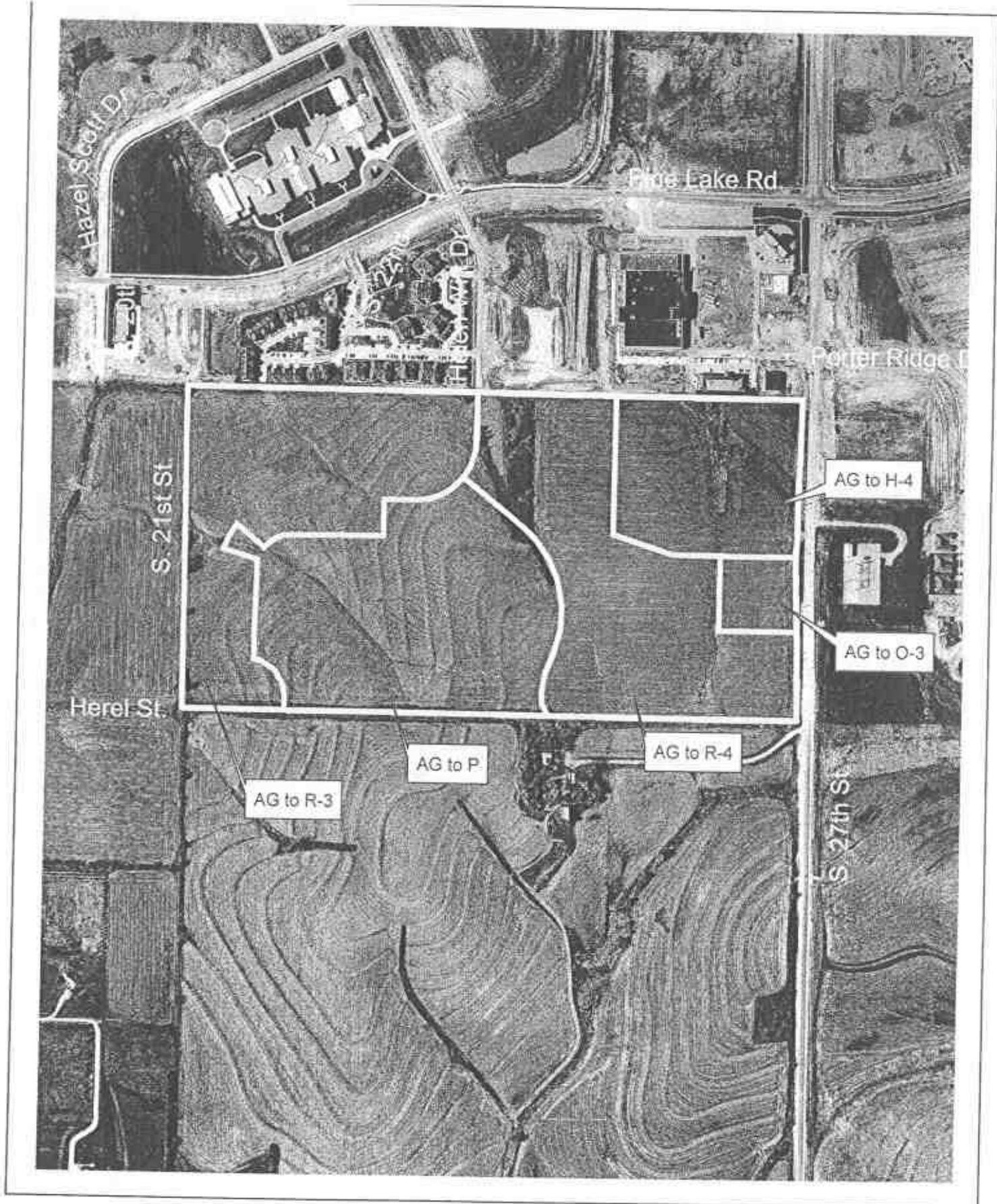
Public hearing was closed.

CHANGE OF ZONE NO. 3381

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

December 11, 2002

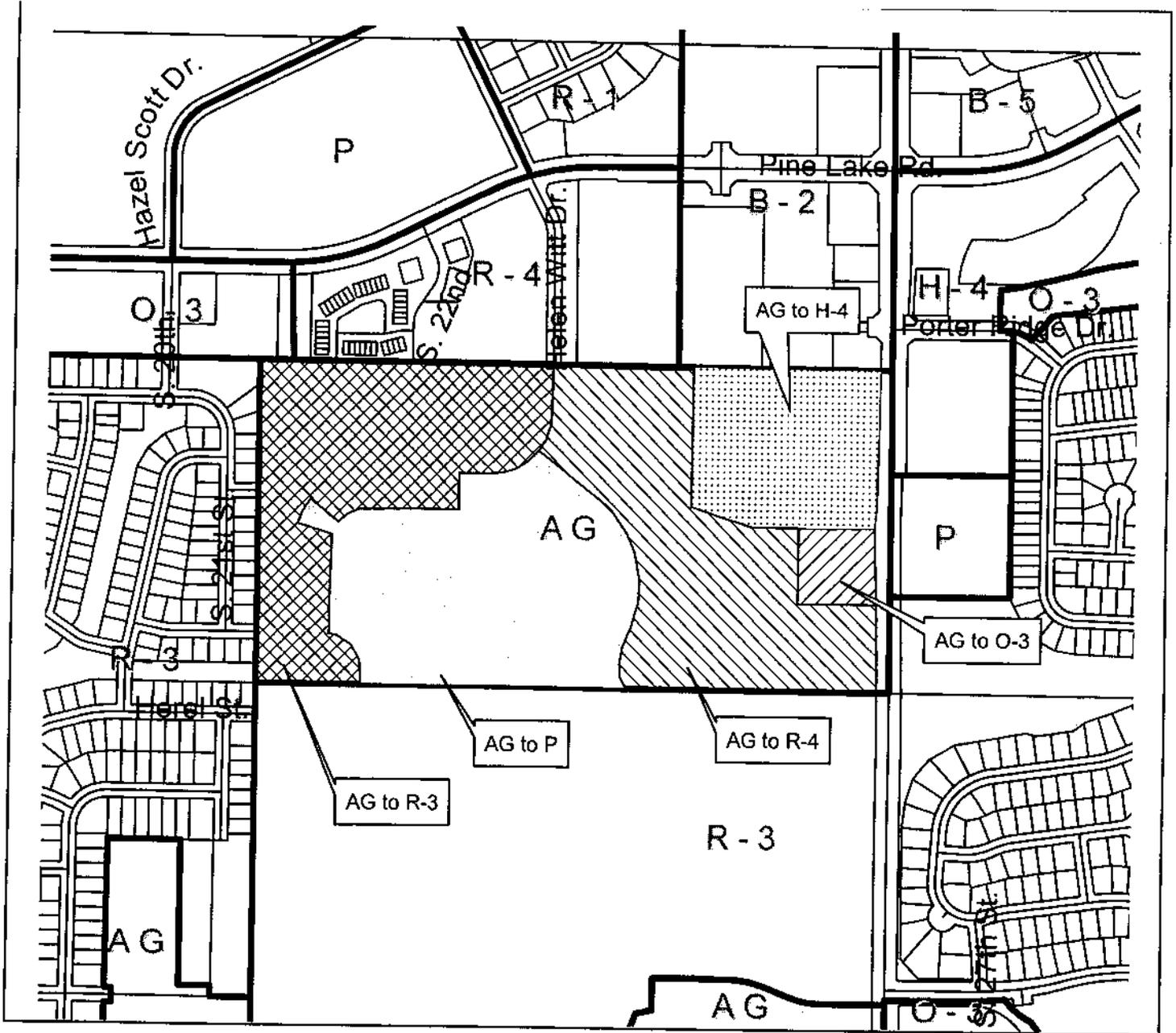
Duvall moved approval, seconded by Newman and carried 8-0: Carlson, Newman, Larson, Duvall, Bills-Strand, Taylor, Steward and Schwinn voting 'yes'; Krieser absent.



**Change of Zone #3381
Tamarin Ridge**



013

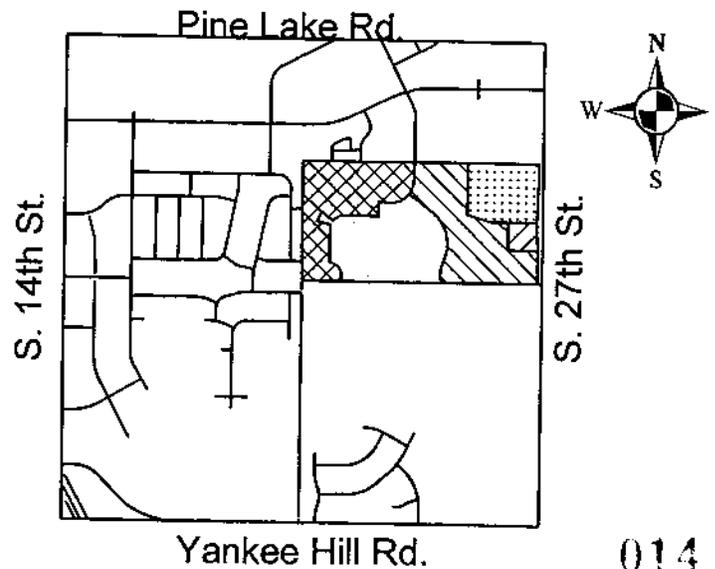
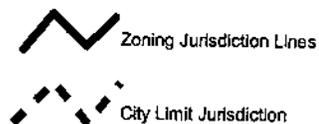


Change of Zone #3381 Tamarin Ridge

Zoning:

One Square Mile
Sec. 24 T9N R6E

- R-1 to R-9 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

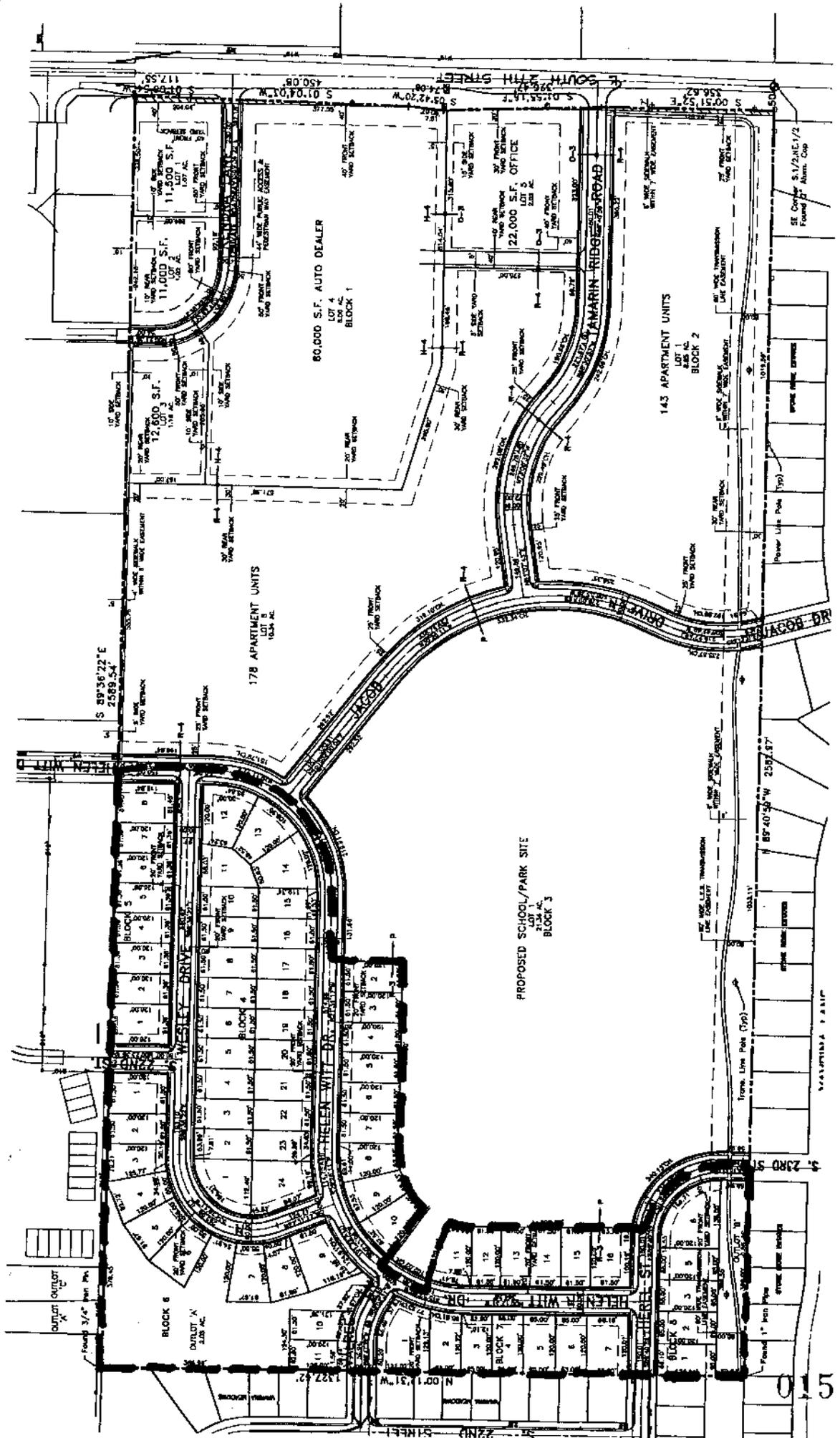


014

TAMARIN RIDGE

CHANGE OF ZONE TO 'R-3'

SCALE: NONE



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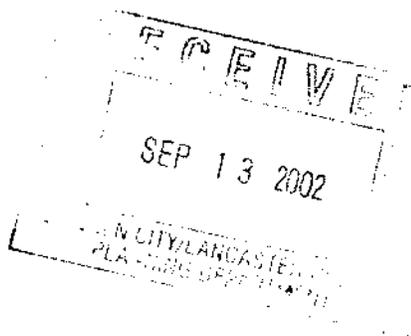
SEP 13 2022

CITY OF TAMARIN RIDGE
PLANNING DEPARTMENT

LEGAL DESCRIPTION - CHANGE OF ZONE TO R-3

A portion of Lot 32 of Irregular Tracts located in the Northeast Quarter of Section 24, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Lot 32 Irregular Tract, thence in an Easterly direction on the Northerly line of said Lot 32 Irregular Tract and on an assumed bearing of S 89°36'22" E a distance of 1222.58 feet, Thence S 00°23'38" W a distance of 200.00 feet, Thence on a curve to the right having a radius of 250.00 feet, a central angle of 90°00'00", on a chord bearing of S 45°23'38" W a chord distance of 353.55 feet to the point of tangency of said curve; Thence N 89°36'22" W a distance of 131.66 feet; Thence S 00°23'38" W a distance of 150.00 feet; Thence N 89°36'22" W a distance of 369.00 feet; Thence S 84°57'13" W a distance of 52.59 feet; Thence S 66°15'06" W a distance of 48.63 feet; Thence S 47°35'46" W a distance of 48.62 feet; Thence N 51°43'51" W a distance of 150.00 feet; Thence on a curve to the left having a radius of 300.00 feet, a central angle of 21°46'49", on a chord bearing of S 27°22'45" W a chord distance of 113.36 feet; Thence S 73°30'40" E a distance 150.00 feet; Thence S 06°58'45" W, a distance of 50.55 feet; Thence S 00°12'31" E, a distance of 329.70 feet; Thence S 06°38'21" W, a distance of 30.00 feet; Thence on a curve to the right having a radius of 150.00 feet, a central angle of 83°40'41", on a chord bearing of S 41°31'19" E, a chord distance of 200.11 feet to the point of tangency of said curve; Thence S 00°19'01" W a distance of 59.94 feet to a point on the South line of Lot 32 Irregular Tract; Thence along the South line of Lot 32 Irregular Tract N 89°40'59" W a distance of 428.00 feet to the Southwest corner of Lot 32 Irregular Tract; Thence along the Westerly line of Lot 32 Irregular Tract on a bearing of N 00°12'31" W, a distance of 1327.62 feet; to the Point of Beginning and containing a calculated area of 893,790.57 Square Feet or 20.52 acres more or less.



TAMARIN RIDGE

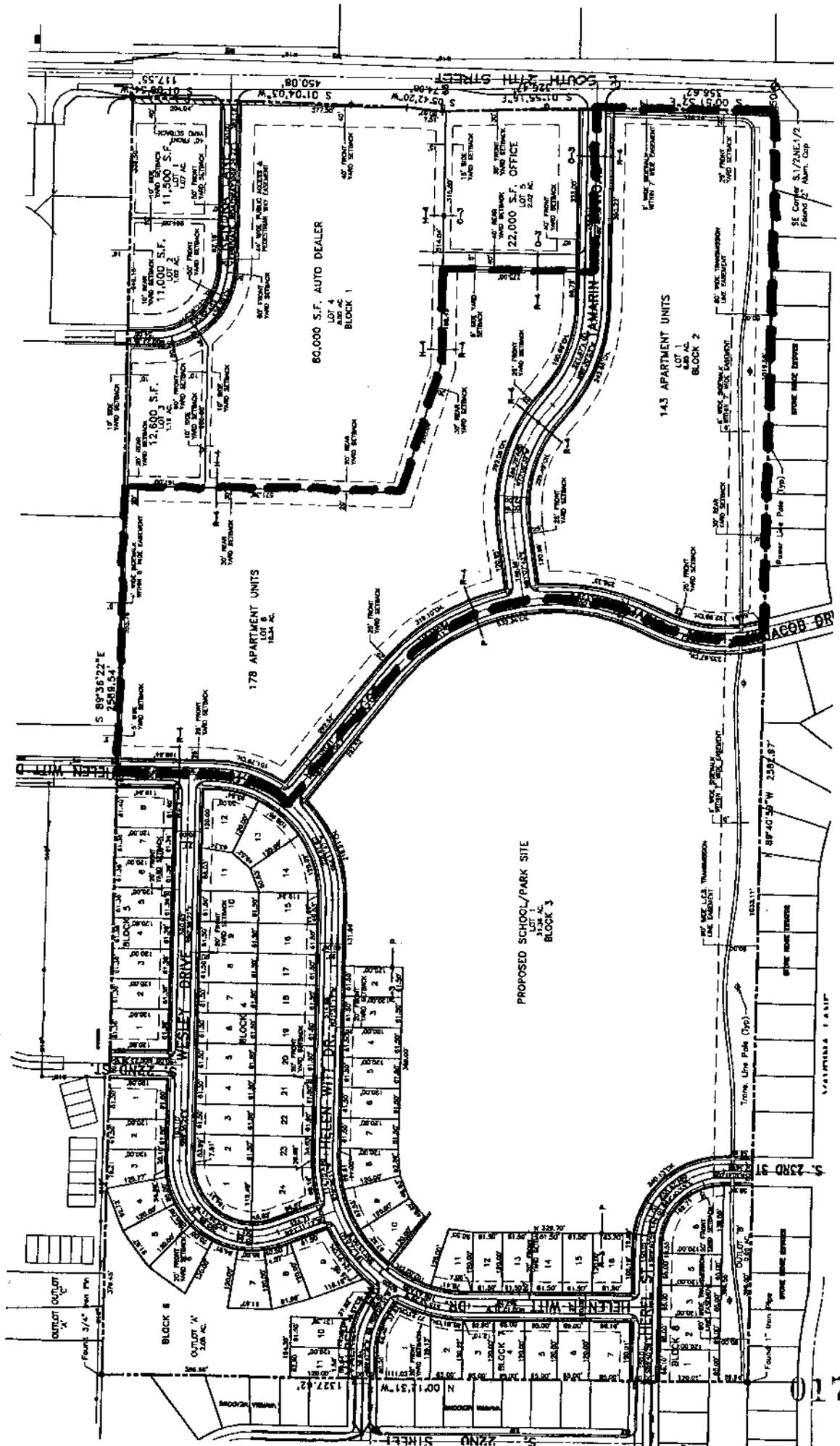
CHANGE OF ZONE TO 'R-4'

SCALE: NONE

RECEIVED

SEP 13 2002

LANCASTER CITY/LANCASTER COUNTY PLANNING DEPARTMENT



LEGAL DESCRIPTION - CHANGE OF ZONE TO R-4

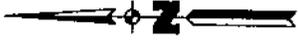
A portion of Lot 32 of Irregular Tracts located in the Northeast Quarter of Section 24, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Lot 32 Irregular Tract, thence in an Easterly direction on the Northerly line of said Lot 32 Irregular Tract and on an assumed bearing of S 89°36'22" E a distance of 1222.58 feet to the Point of Beginning, continuing along the Northerly line of Lot 32 Irregular Tract S 89°36'22" E a distance of 585.76 feet; Thence S 00°23'38" W a distance of 571.38 feet, Thence S 72°29'32" E a distance of 265.60 feet; Thence S 89°40'59" E a distance of 198.45 feet; Thence S 00°19'01" W a distance of 311.00 feet; Thence S 89°40'59" E, a distance of 327.75 feet to a point along the westerly right of way of South 27th Street; Thence S 01°55'16" E a distance of 7.72 feet; Thence continuing along the westerly right of way of South 27th Street S 00°51'52" E a distance of 356.62 feet to the southeast corner of Lot 32 Irregular Tract; Thence along the southerly line of Lot 32 Irregular Tract N 89°40'59" W a distance of 1060.73 feet; Thence N 15°13'31" W a distance of 8.34 feet; Thence on a curve to the right having a radius of 300.00 feet, central angle of 41°52'40", on a chord bearing of N 05°42'49" E a chord distance of 214.42 feet to a point of reverse curve; Thence on a curve to the left having a radius of 450.00 feet, central angle of 78°39'13", on a chord bearing of N 12°40'28" W a chord distance of 570.37 feet to the point of tangency; Thence N 52°00'04" W a distance of 320.91 feet; Thence on a curve to the right having a radius of 250.00 feet, a central angle of 37°36'17", on a chord bearing of N 19°11'47" E a chord distance of 161.15 feet; Thence N 00°23'38" E a distance of 200.00 feet to the Point of Beginning and containing a calculated area of 944,453.50 Square Feet or 21.68 acres more or less.

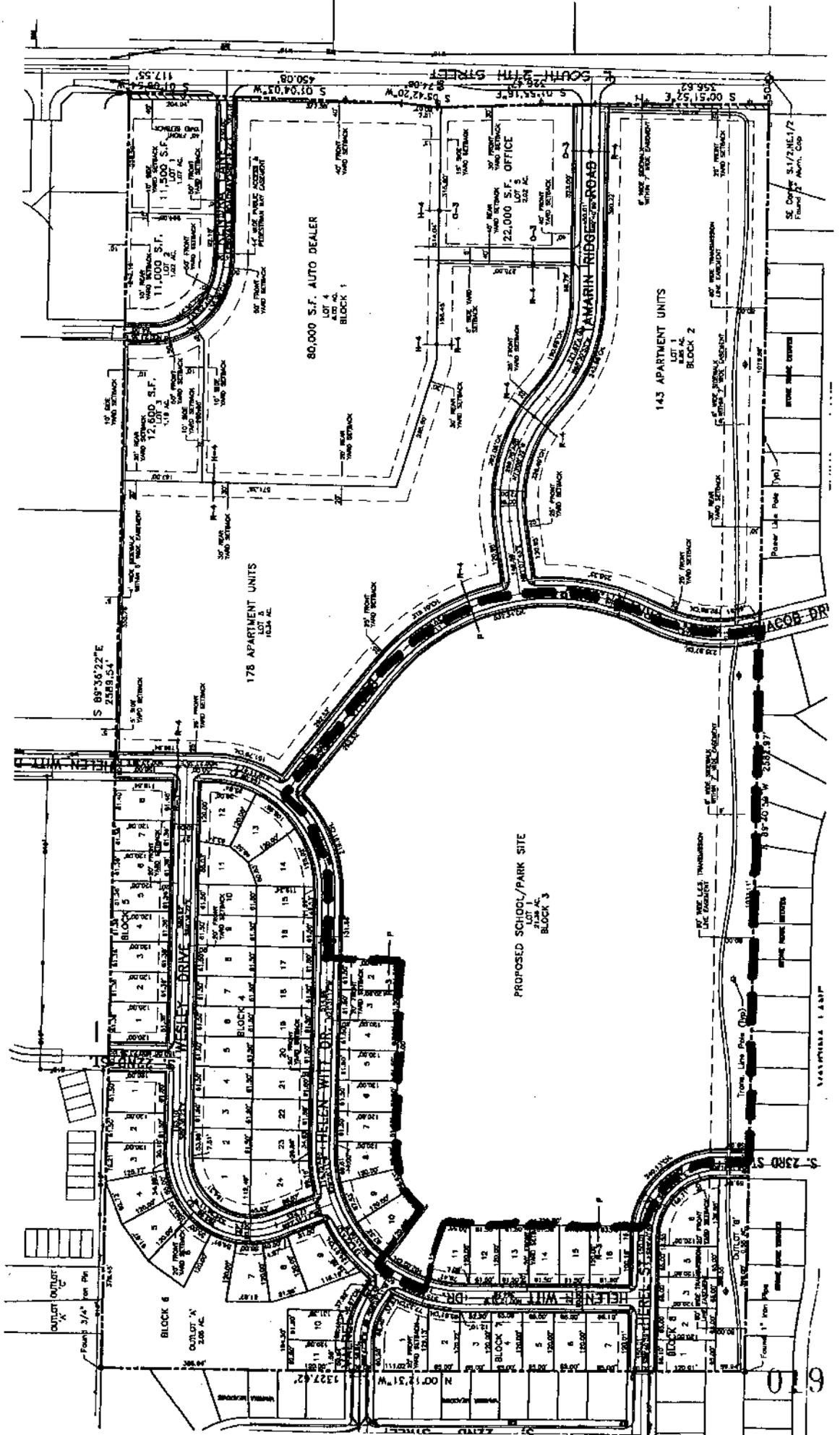


TAMARIN RIDGE

CHANGE OF ZONE TO 'P'



SCALE: NONE



DATE: 11/1/87

610

LEGAL DESCRIPTION - CHANGE OF ZONE TO P

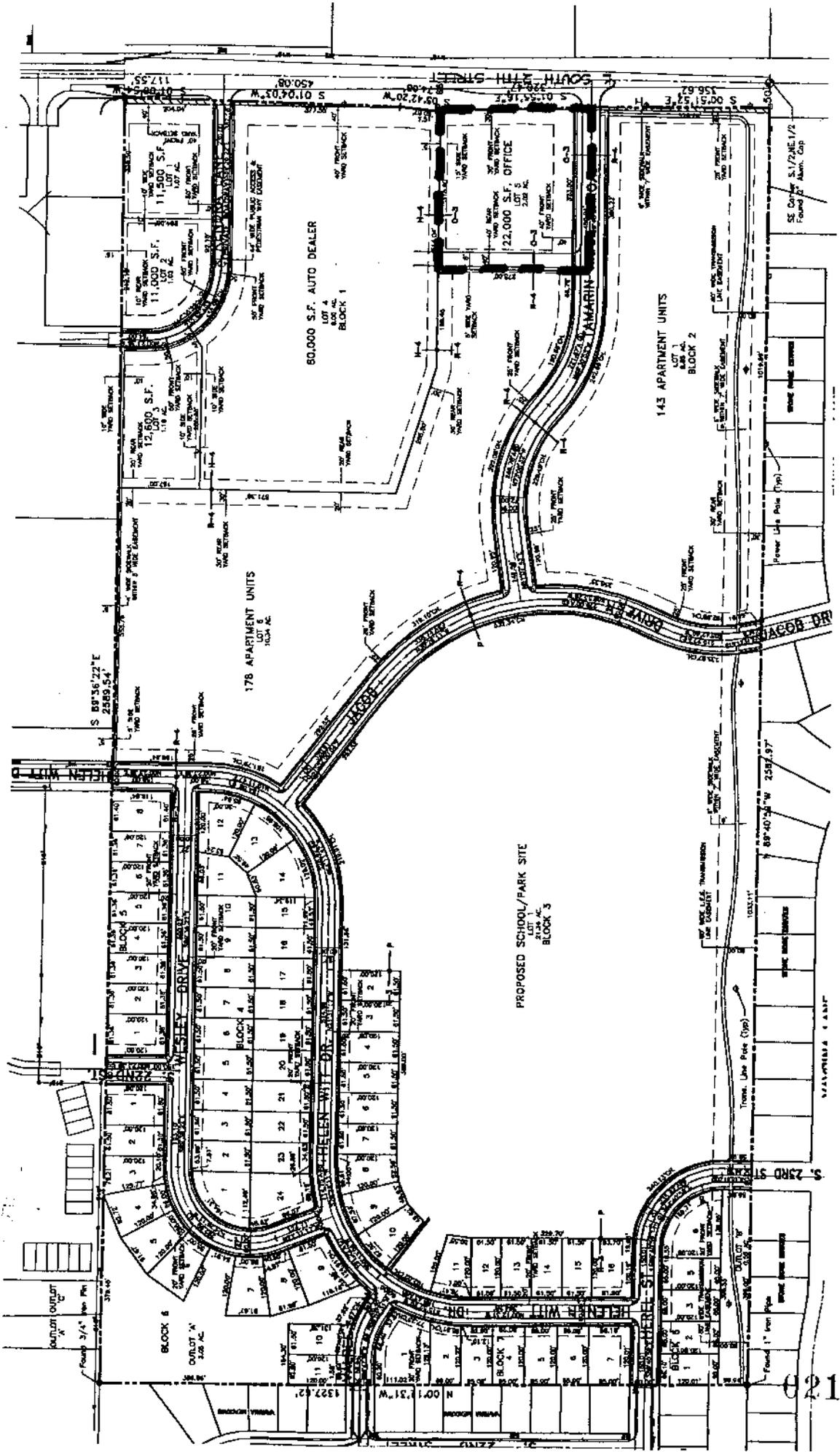
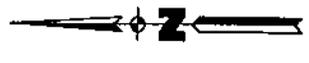
A portion of Lot 32 of Irregular Tracts located in the Northeast Quarter of Section 24, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Lot 32 Irregular Tract, thence in an Easterly direction on the Northerly line of said Lot 32 Irregular Tract and on an assumed bearing of S 89°36'22" E a distance of 1222.58 feet, Thence S 00°23'38" W a distance of 200.00 feet, Thence on a curve to the right having a radius of 250.00 feet, a central angle of 37°36'17", on a chord bearing of S 19°11'47" W a chord distance of 161.15 feet to the POINT OF BEGINNING; Thence S 52°00'04" E a distance of 320.91 feet; Thence on a curve to the right having a radius of 450.00 feet, a central angle of 78°39'13", on a chord bearing of S 12°40'28" E a chord distance of 570.37 feet; Thence on a curve to the left having a radius of 300.00 feet, a central angle of 41°52'40", on a chord bearing of S 05°42'49" W a chord distance of 214.42 feet; Thence S 15°13'31" E a distance of 8.34 feet to a point on the southerly line of Lot 32 Irregular Tract; Thence N89°40'59"W a distance of 1094.25 feet; Thence N 00°19'01"E a distance of 59.94 feet; Thence on a curve to the left having a radius of 150.00 feet, a central angle of 83°40'41", on a chord bearing of N 41°31'19"W a chord distance of 200.11 feet; Thence N 06°38'21" E a distance of 30.00 feet; Thence N 00°12'31" W a distance of 329.70 feet; Thence N 06°58'45"E a distance of 50.55 feet; Thence N 73°30'40" W a distance of 150.00 feet; Thence on a curve to the right having a radius of 300.00 feet, a central angle of 21°46'49", on a chord bearing of N 27°22'45"E a chord distance of 113.36 feet; Thence S 51°43'51" E a distance 150.00 feet; Thence N 47°35'46" E, a distance of 48.62 feet; Thence N 66°15'06" E, a distance of 48.63 feet; Thence N 84°57'13" E, a distance of 52.59 feet; Thence S 89°36'22" E, a distance of 369.00 feet; Thence N 00°23'38" E, a distance of 150.00 feet; Thence S 89°36'22" E, a distance of 131.66 feet; Thence on a curve to the left having a radius of 250.00 feet, a central angle of 52°23'43", on a chord bearing of N 64°11'47" E, a chord distance of 220.73 feet; to the Point of Beginning and containing a calculated area of 987,468.46 Square Feet or 22.67 acres more or less.

TAMARIN RIDGE

CHANGE OF ZONE
TO 'O-3' WITH USE PERMIT

SCALE: NONE



SEP 19 1972
CITY OF DENVER
PLANNING DEPARTMENT

LEGAL DESCRIPTION - CHANGE OF ZONE TO O-3 WITH USE PERMIT

A portion of Lot 32 of Irregular Tracts located in the South One-Half of the Northeast Quarter of Section 24, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Northeast corner of Lot 32 Irregular Tract on a assumed bearing along the westerly right-of-way of South 27th Street, S 01°06'54" W a distance of 117.55 feet; Thence S 01°04'03" W a distance of 450.08 feet; Thence S 05°42'20" W a distance of 74.08 feet; Thence S 01°55'16" E a distance of 7.51 feet to the Point of Beginning; Thence continuing along the westerly right-of-way of South 27th Street S 01°55'16" E a distance of 311.24 feet; Thence N 89°40'59" W a distance of 327.75 feet; Thence N 00°19'01" E a distance of 311.00 feet; Thence S 89°40'59" E a distance of 315.60 feet to the Point of Beginning and containing a calculated area of 100,040.42 square feet or 2.30 acres more or less.

RECEIVED

SEP 13 1962

PLANNING

TAMARIN RIDGE

CHANGE OF ZONE

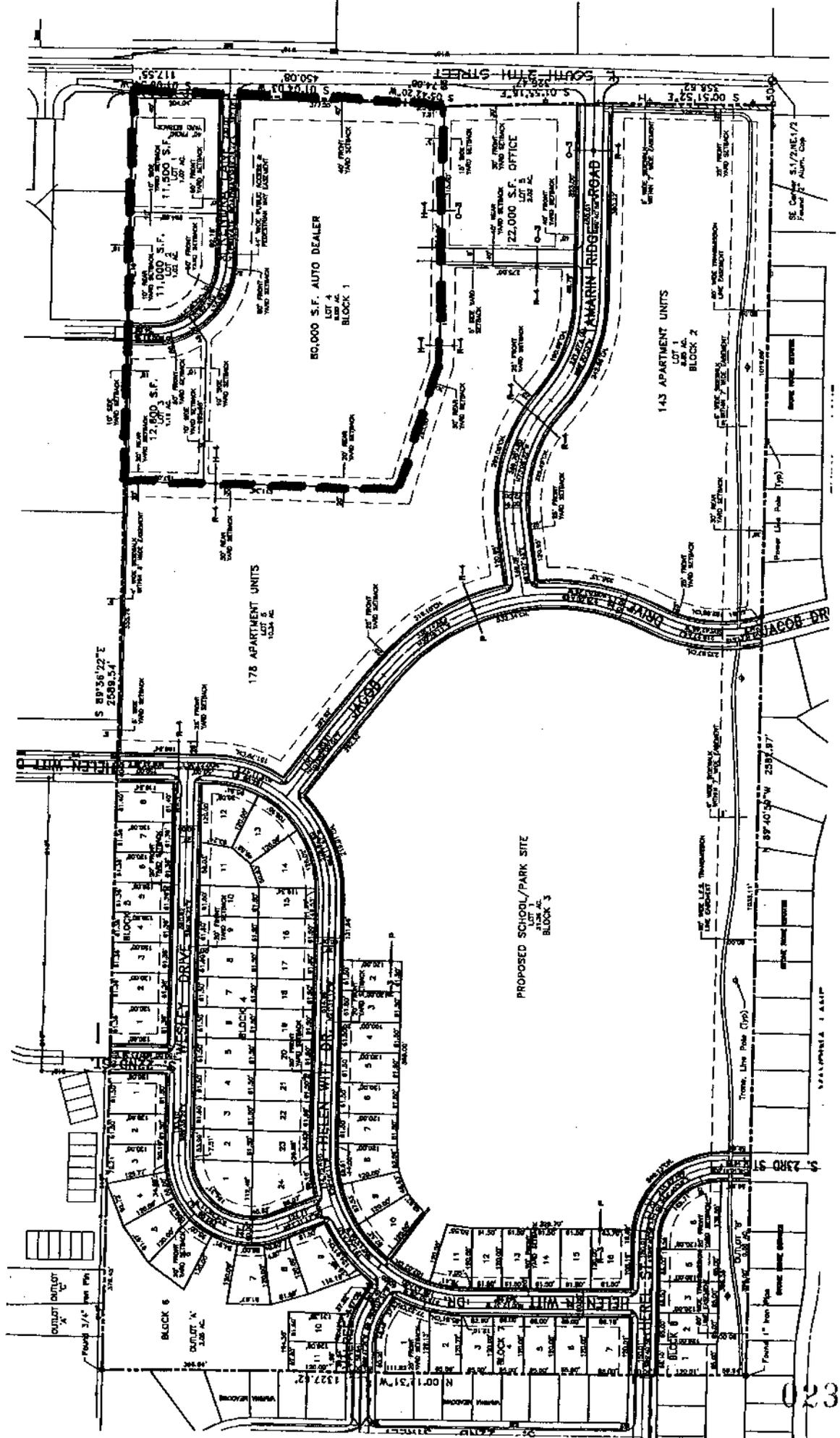
TO 'H-4' WITH SPECIAL PERMIT PLANNED/ SERVICE COMMERCIAL

PLANNING DEPARTMENT

SEP 13 2002

SCALE: NON

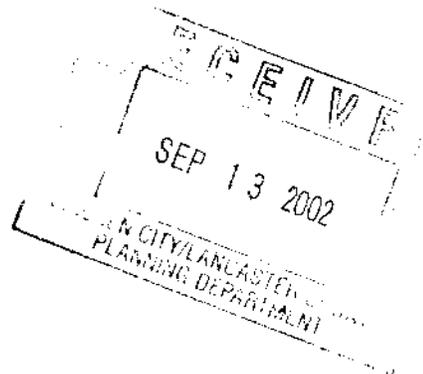
SCALE: NON



LEGAL DESCRIPTION - CHANGE OF ZONE TO H-4 WITH SPECIAL PERMIT PLANNED/SERVICE COMMERCIAL

A portion of Lot 32 of Irregular Tracts located in the South One-Half of the Northeast Quarter of Section 24, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Northeast corner of Lot 32 Irregular Tract on a assumed bearing along the westerly right-of-way of South 27th Street, S 01°06'54" W a distance of 117.55 feet; Thence S 01°04'03" W a distance of 450.08 feet; Thence S 05°42'20" W a distance of 74.08 feet; Thence S 01°55'16" E a distance of 7.51 feet; Thence N 89°40'59" W a distance of 514.04 feet; Thence N 72°29'32" W a distance of 265.60 feet; Thence N 00°23'38" E a distance of 571.38 feet to a point on the Northerly line of Lot 32 Irregular Tract; Thence along the Northerly lot line of Lot 32 Irregular Tract S 89°36'22" E a distance of 781.21 feet to the Point of Beginning and containing a calculated area of 494,526.19 square feet or 11.35 acres more or less.



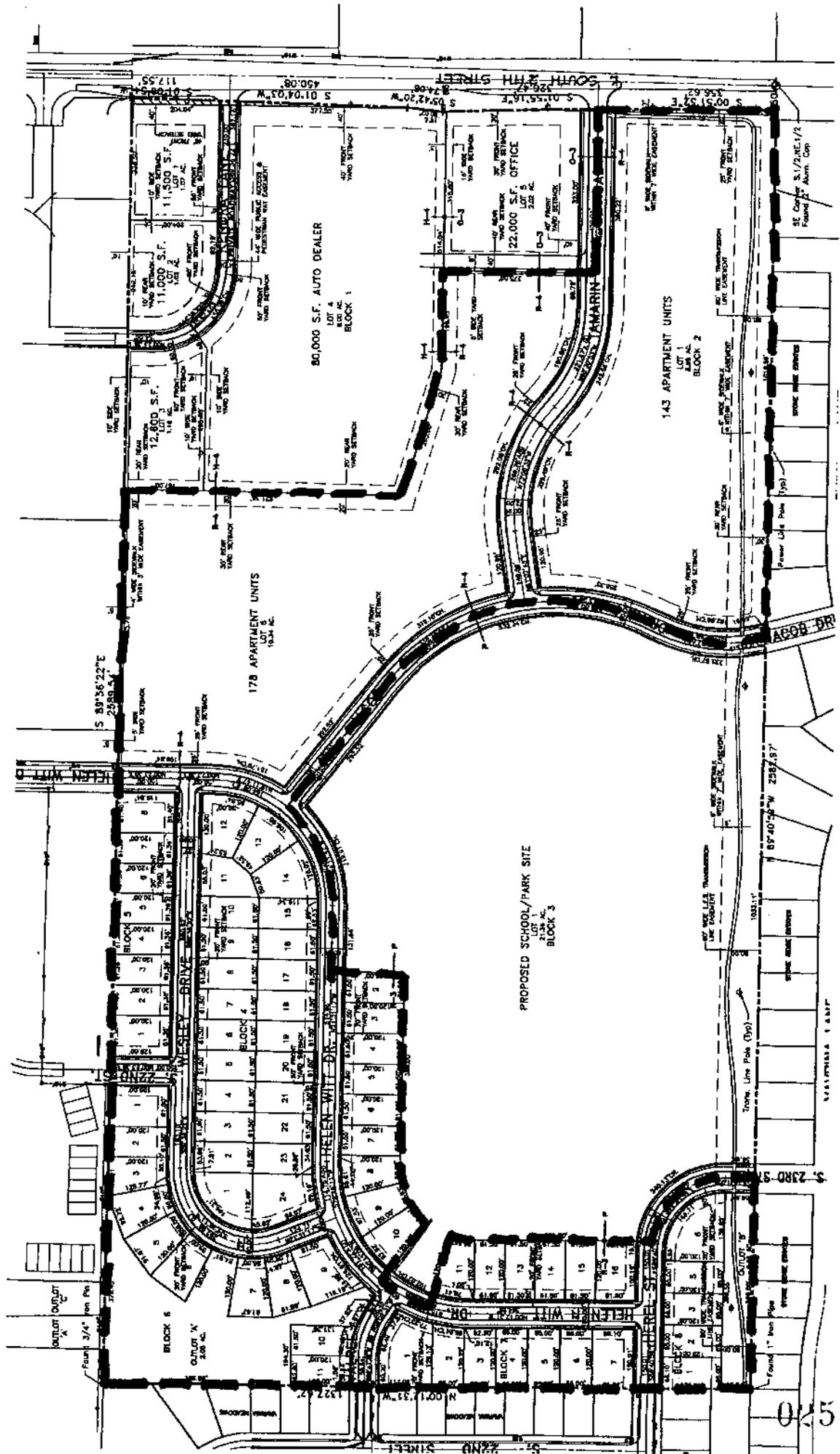
TAMARIN RIDGE

CHANGE OF ZONE

SPECIAL PERMIT / C.U.P.



SCALE: NONE



RECEIVED
 SEP 13 2009
 LANCASTER CITY/PLANNING DEPARTMENT

DENSITY CALCULATIONS

TAMARIN RIDGE

R-4

LOT 6, BLOCK 1

80% DENSITY (Beyond 150')	100% DENSITY	
225,523.46	224,703.93	
225,523.46		180,418.77
X 0.80	224,703.93	+ 224,703.93
180,418.77		405,122.70
		/2500 (R-4)
		162.05
		162 UNITS

LOT 1, BLOCK 2

80% DENSITY (Beyond 150')	100% DENSITY	
138,932.68	246,395.83	
138,932.68		111,146.14
X 0.80	246,395.83	+ 246,395.83
111,146.14		357,541.97
		/2500 (R-4)
		143.02
		143 UNITS

SINGLE FAMILY

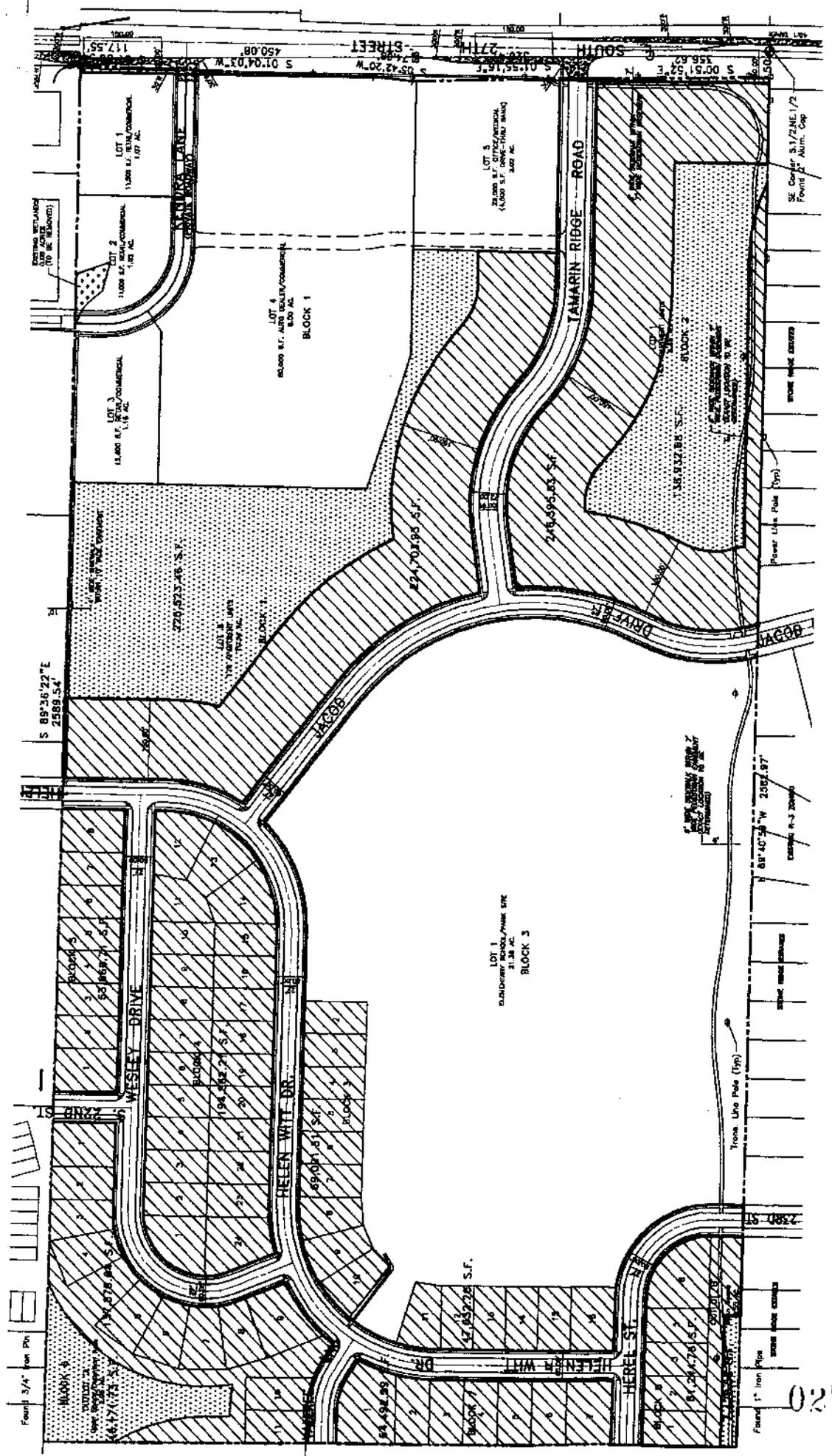
80% DENSITY (Beyond 150')	100% DENSITY	
46,171.73	61,244.76	
7,428.56	47,632.20	
	64,492.59	
	137,879.64	
	194,862.21	
	63,666.71	
	69,001.31	
53,600.29		42,880.23
X 0.80	638,779.42	+ 638,779.42
42,880.23		681,659.65
		/2500 (R-3)
		136.33
		136 UNITS

TOTAL UNITS ALLOWED 441

RECEIVED
 NOV 12 2002
 PLANNING DEPARTMENT

PLANNING DEPARTMENT

NOV 12 2003



027

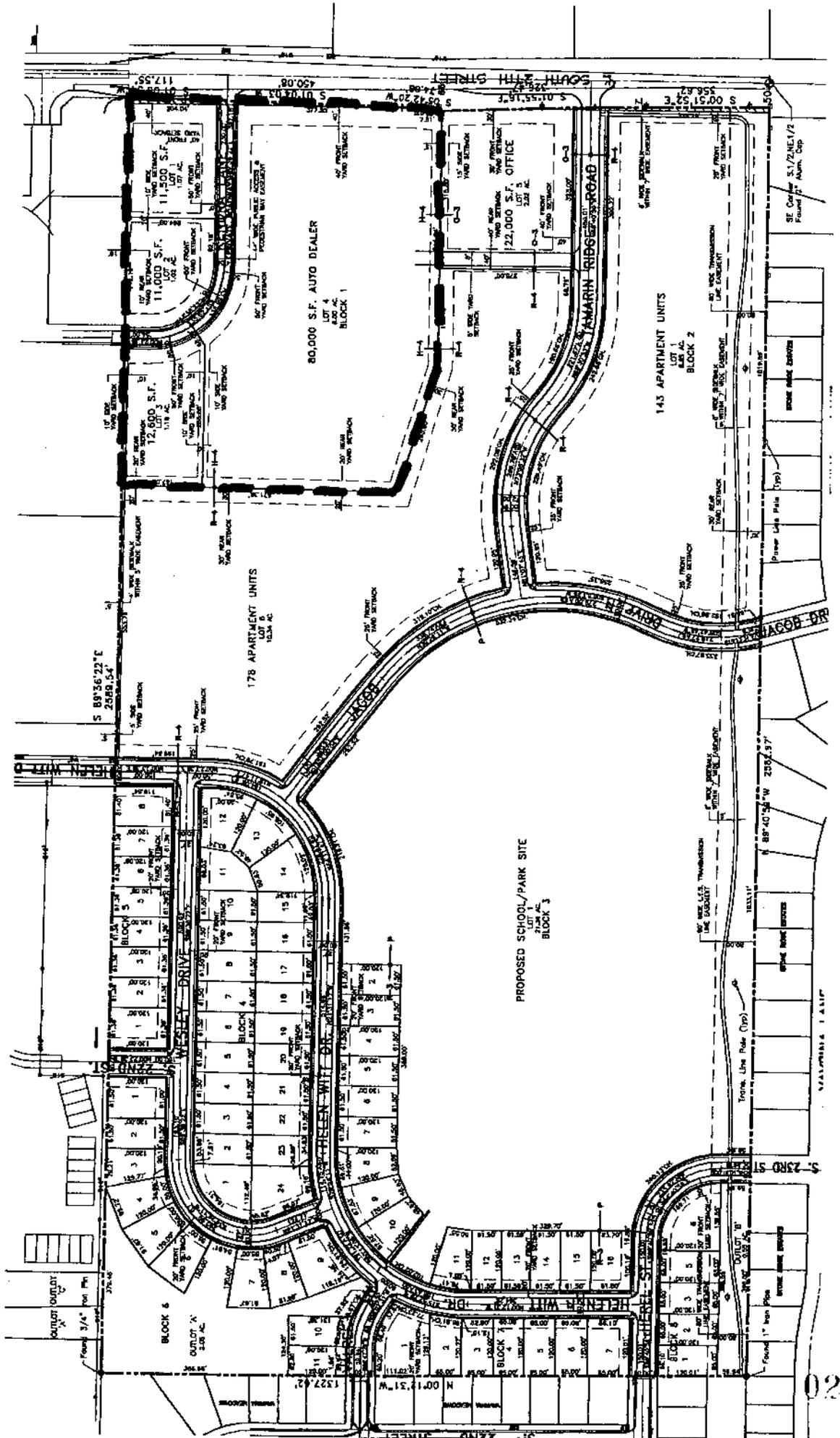
TAMARIN RIDGE

CHANGE OF ZONE

TO 'H-4' WITH SPECIAL PERMIT PLANNED/ SERVICE COMMERCIAL

SCALE: NONE

RECEIVED
SEP 13 2002
LANCASTER CITY/PLANNING DEPARTMENT



TAMARIN RIDGE

CHANGE OF ZONE
TO 'O-3' WITH USE PERMIT

SCALE: NONI

RECEIVED
SEP 13 1970
CITY LAND
PLANNING DEPT.

