City Council Introduction: **Monday**, September 10, 2012
Public Hearing: **Monday**, September 17, 2012, at **3:00** p.m. Bill No. 12-117

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 12024,** from R-2 Residential District and R-3 Residential District to O-3 Office Park District PUD, for the **Lincoln Community Playhouse Planned Unit Development,** requested by the Lincoln Community Playhouse, on property generally located at South 56th Street and Lillibridge Street.

STAFF RECOMMENDATION: Conditional approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 08/22/12
Administrative Action: 08/22/12

RECOMMENDATION: Conditional approval (6-0: Gaylor Baird, Butcher, Cornelius, Hove, Lust and Sunderman voting 'yes'; Francis and Weber absent).

FINDINGS OF FACT:

1. This is a request for change of zone from R-2 and R-3 to O-3 PUD, and a development plan for the **Lincoln Community Playhouse Planned Unit Development** which allows office and limited commercial uses, with adjustments to the side setback, a 15% parking reduction, except for restaurant and on-sale alcohol, and allows cross-parking, on property generally located at South 56th Street and Lillibridge Street.

2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.3-5, concluding that the site is located between Gere Library and the Thomasbrook apartment complex on the east side of South 56th Street. The range of uses and adjustments proposed by the development plan allow for a reasonable use of the land in a manner compatible with the surrounding neighborhood. Subject to compliance with the conditions of approval as set forth on p.5-7, this request complies with the Zoning Ordinance and Design Standards.

3. On August 22, 2012, this application and the associated Street & Alley Vacation No. 12005, vacating a 50' x 30' right-of-way stub, appeared on the Consent Agenda of the Planning Commission and were opened for public hearing. No one came forward to speak.

4. On August 22, 2012, the Planning Commission agreed with the staff recommendation and voted 6-0 to recommend conditional approval of the PUD as set forth in the staff report (Francis and Weber absent).

5. On August 22, 2012, the Planning Commission also voted 6-0 to find the associated Street & Alley Vacation No. 12005 to be in conformance with the Comprehensive Plan. This street and alley vacation will be scheduled on the City Council agenda when the provisions of Chapter 14.20 of the Lincoln Municipal Code have been satisfied.

FACTSHEET PREPARED BY: Jean L. Preister **DATE**: August 31, 2012

REVIEWED BY: Marvin Krout, Director of Planning **DATE**: August 31, 2012

REFERENCE NUMBER: FS\CC\2012\CZ12024 PUD

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 22, 2012 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone #12024 - Lincoln Community Playhouse Planned Unit Development (PUD)

PROPOSAL: Change the zoning from R-2 and R-3 Residential to O-3 Office Park PUD which includes a development plan to allow office and limited commercial uses.

LOCATION: South 56th and Lillibridge Streets

LAND AREA: Approximately 3.47 acres

WAIVERS:
1. Allow cross-parking
2. Adjust side setback from 15' to 0'
3. A 15% parking requirement reduction

CONCLUSION: The site is located between Gere Library and the Thomasbrook apartment complex on the east side of South 56th Street. The range of uses and adjustments proposed by the development plan allow for a reasonable use of the land in a manner compatible with the surrounding neighborhood. Subject to compliance with the conditions of approval, this request complies with the Zoning Ordinance and Design Standards.

RECOMMENDATION:

CZ#12024	Conditional Approval
Waivers:	
Allow cross-parking	Approval
Adjust side setback from 15' to 0'	Approval
A 15% parking requirement reduction	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1, Block 2, Thomasbrook Addition, and Lot 140 I.T., located in the SW 1/4 of Section 33-10-7, Lancaster County, Nebraska.

EXISTING LAND USE AND ZONING:

Community Playhouse, vacant	R-2, R-3

SURROUNDING LAND USE AND ZONING:

North:	Public Library	P
South:	Residential	R-3
East:	Residential	R-3
West:	Residential	R-2

COMPREHENSIVE PLAN SPECIFICATIONS:

Pg 1.9 - The Future Land Use Map designates this site for residential land uses.

Pg 5.5 - Commercial and Industrial Development Strategies - It is the policy that Commercial and Industrial Centers in Lancaster County be located:
-Within the City of Lincoln or incorporated villages.
-Outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning).
-Where urban services and infrastructure are available or planned for in the near term.
-In sites supported by adequate road capacity - commercial development should be linked to the implementation of the transportation plan.
-In areas compatible with existing or planned residential uses.
-In existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and to more efficiently utilize existing infrastructure.
-In areas accessible by various modes of transportation (i.e. automobile, bicycle, transit, and pedestrian).
-So that they enhance entryways or public way corridors, when developing adjacent to these corridors.
-In a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this Plan.
-Encourage public-private partnerships, strategic alliances, and collaborative efforts as a means to accomplish future economic objectives.

Pg 5.14 - Strategies for Commercial Infill
-Discourage auto-oriented strip commercial development and seek opportunities for residential mixed use redevelopment and/or transit oriented development of existing commercial strips.
-Develop infill commercial areas to be compatible with the character of the area.
-Maintain and encourage businesses that conveniently serve nearby residents, while ensuring compatibility with adjacent neighborhoods.
-Avoid encroachment into existing neighborhoods during expansion of existing commercial and industrial uses, and take steps to ensure expansions are in scale with the adjacent neighborhood, are properly screened, fulfill a demonstrated need and are beneficial to health and safety.
-Ensure the priority in older areas is on retaining areas for residential development. Prior to approving the removal of housing in order to provide for additional parking to support existing centers, alternatives such as reduced parking requirements, shared parking, additional on-street parking, or the removal of other commercial structures should be explored.

ANALYSIS:

1. This is a request for a Planned Unit Development over approximately 3.47 acres located on the east side of South 56th Street at the intersection with Lillibridge Street. Of the two lots involved, the north lot (Lot 140) is occupied by the Lincoln Community Playhouse (LCP), and second lot (Lot 1) is vacant. Both are owned by the LCP.

2. The property is bounded by Gere Library on the north, multi-family (Thomasbrook apartments) to the south, single-family and multi-family residential to the east, and single-family to the west across South 56th Street.

3. Lot 1 was created with the same plat that created the lots for the Thomasbrook Apartment complex in 1990, but it was not included in nor made part of the complex. There is significant slope across the site, and this may have contributed to its exclusion from the complex.

4. Lot 140 is zoned R-2, and Lot 1 is zoned R-3. The change of zone application is proposing O-3 PUD for the entire site, with a development plan that includes modifications to setbacks, parking, and uses.

5. The development plan (see attached sheet titled 'Lincoln Community Playhouse PUD Development Plan, dated 7/25/12) is proposing adjustments to setbacks, parking and uses. Each is discussed separately below:

a. Setbacks - The setbacks of the O-3 district apply except for the following adjustments:

I. The application includes a request to adjust the front setback adjacent to South 56th Street from 30' to 25'. However, the front setback for 'other allowed uses' in the O-3 district is 20', so this adjustment is not necessary.

ii. The required 15' side setback is reduced to 0' for both buildings and parking for the common lot line internal to the development. For the south lot line of Lot 1, the 15' setback is retained for both building and parking. For the north lot line of Lot 140 adjacent to the library, the 15' setback applies to buildings but not parking given the adjacent library parking lot. The setback to parking is 0'.

iii. The required 40' rear setback is retained on Lot 140 for both buildings and parking. It is also retained for buildings on Lot 1, but is reduced to 6' for parking given the adjacency of the apartment complex parking lot.

b. A 15% reduction in the parking requirement is requested. The rationale for the reduction is twofold. First, the uses on Lot 1 will typically have a nonconcurrent peak parking demand as compared to the Playhouse. This is complemented by the fact there will be cross-parking between the lots, and visitors to either building can use any of the parking shown on the site plan and not be limited to parking on only one lot. There are two exceptions, however, restaurant and on-sale alcohol. Restaurant and on-sale alcohol are included to allow for the potential of a dinner theater in the playhouse. Both uses would have a peak parking similar to the playhouse and would not be nonconcurrent. For this reason, the parking reduction should not apply to the restaurant or the on-sale alcohol uses if they become part of the PUD.

c. An adjustment to the permitted and special permitted uses allowed in the underlying O-3 zoning district is also requested. Those additional permitted uses are: Garden centers; veterinarian facilities (w/out outdoor kennels); enclosed commercial recreation facility; places of public assembly.

The additional special permitted uses are: Elderly and retirement facilities; health care facility, residential; academies; early childhood care facilities; outdoor seasonal sales; restaurants (w/out drive through facility); and on-sale alcohol per 27.63.680.

The parking reduction should not apply to the restaurant as noted above, nor to any use authorized for on-sale alcohol as the parking requirement is the same as for a restaurant. It is understood these two uses are included to allow for the possibility of a dinner theater component at the playhouse, and would be a compatible use.

However, allowing a new, free-standing restaurant on the south lot (Lot 1) would not be compatible nor match the intent of the PUD.

6. This request is associated with SAV#12005 which seeks to vacate the right-of-way stub at the driveway entrance to the Playhouse off South 56th Street. As there will be no internal public street network, staff is recommending that the stub be vacated. However, there is additional development potential within the apartment complex to the south, and enhanced connectivity will benefit all the landowners in this area by making another access point onto south 56th Street available. To achieve this, the site plan needs to be modified to show a drive connection from the parking lot on Lot 1 to the south property line, noting that shared access will be made available at such time that a drive connection is completed from the south.

7. Public Works notes in their review that the applicant has not addressed the City's new Access Management Policy to their satisfaction. Outcomes could include eliminating one of the two driveways now used by the Playhouse, and installing a right-turn lane in South 56th Street. The applicant is currently in discussions with Public Works and Utilities, and it is anticipated the issue will be resolved prior to Planning Commission. Given that it may require changes to the site plan, a recommendation that it be revised to the satisfaction of Public Works and Utilities per the access management policy is included in this report.

8. There are other minor changes noted by the staff review and which are included as recommended conditions of approval.

9. Given the development constraint on the site which consists of significant slope, the proposed development plan which includes the Community Playhouse proposes a feasible alterative. Subject to the recommenced conditions of approval, this request will allow for a reasonable use of the land in a manner that is compatible with the surrounding neighborhood.

CONDITIONS:

This request re-zones the site to O-3 PUD, and also approve a development which allows office and limited commercial uses with adjustments to the side setback, a 15% parking reduction except for restaurant and on-sale alcohol, and allows cross-parking.

Site Specific:

1. The developer shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 5 copies with all required revisions and documents as listed below upon approval of the planned unit development by the City Council before receiving building permits:

    1.1 Revise the site plan as follows:

        1.1.1 Add a note to the site plan that states "See associated Development Plan for use restrictions, adjustments, and general notes."

1.1.2 Dimension the setbacks around the perimeter of the PUD as adjusted by the Development Plan, including whether the setback applies to buildings, parking, or both.

1.1.3 Show a driveway connection extending to the south lot line.

1.1.4 Show traffic improvements to the satisfaction of Public Works, along with any necessary grading and drainage information, and obtain a driveway permit in accordance with the procedure of the access management policy.

1.1.5 Add a note that states "All required screening and landscaping, including street trees where feasible consistent with Design Standards, per the O-3 district to be provided at the time of building permit.

1.2 Revise the Development Plan as follows:

2.1.1 Delete Note #2, as the authority to adjust setbacks internal to a PUD is already granted to the Planning Director.

2.1.2 Add a sentence at the end of Note #9 which states: Common access to be granted to adjacent property to the south at such time as the connection can be completed.

2.1.3 Delete Note #10, the PUD requirements automatically apply and supercede the underlying O-3 requirements in this regard.

2.1.4 Setbacks: Side - 15' to building and parking along south line Lot 1
0' for internal common lot line
15' to building along north line Lot 140
Rear - 40' for parking and building Lot 140
40' for building, 6' for parking Lot 1

2.1.5 Modify Note #13(f) to state: Restaurant on Lot 140 only, provided there are no drive-through facilities, and all required off-street parking must be provided.

2.1.6 Modify Note #13(g) to state: On-sale alcoholic beverages for consumption on the premises on Lot 140 only, provided the requirements of 27.63.680(b) are met, including providing all required off-street parking.

General:

2. Before receiving building permits:

2.1 The permittee shall have submitted a revised final plan and development and the plans are acceptable.

2.2 The construction plans shall comply with the approved plans.

2.3 Final plats shall be approved by the City.

Standard:

3. The following conditions are applicable to all requests:

3.1 Before occupying any building all development and construction shall have been completed in compliance with the approved plans.

3.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established owners association approved by the City Attorney.

3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

3.4 This ordinance'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, filling fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

Prepared by:

Brian Will, 441-6362, bwill@lincoln.ne.gov
August 8, 2012

Owners: Lincoln Community Playhouse
2500 South 56th Street
Lincoln, NE 68506
402-489-7529

Applicant/ Contact: Tim Gergen
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
402-474-6311

CHANGE OF ZONE NO. 12024
LINCOLN COMMUNITY PLAYHOUSE
PLANNED UNIT DEVELOPMENT

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION: **August 22, 2012**

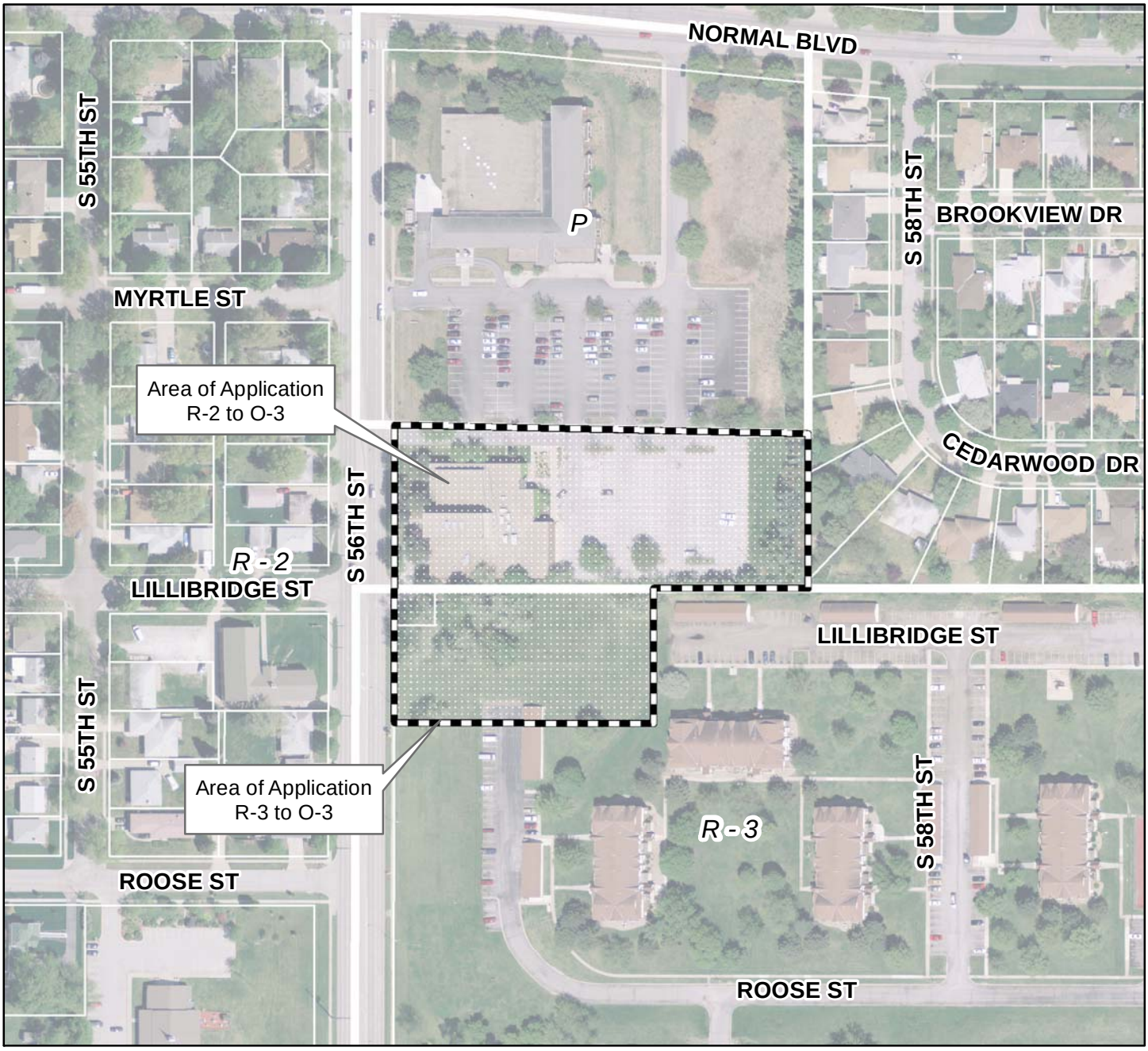
Members present: Gaylor Baird, Butcher, Cornelius, Hove, Lust and Sunderman; Francis and Weber absent.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 12023, STREET AND ALLEY VACATION NO. 12005, *CHANGE OF ZONE NO. 12024* and COMBINED SPECIAL/USE PERMIT NO. 13A.**

Ex Parte Communications: None

Item No. 1.1, Change of Zone No. 12023, was removed from the Consent Agenda and scheduled for separate public hearing.

Sunderman moved approval of the remaining Consent Agenda, seconded by Sunderman and carried 6-0: Gaylor Baird, Butcher, Cornelius, Hove, Lust and Sunderman voting 'yes'; Francis and Weber absent.



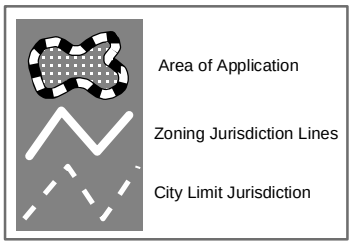
2010 aerial

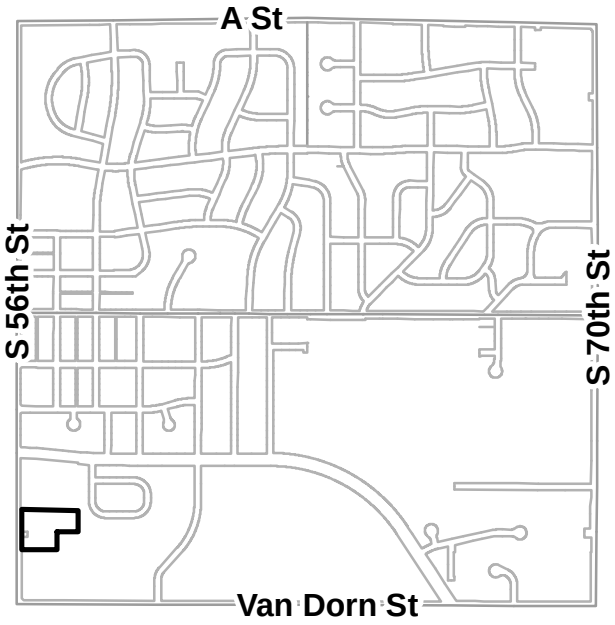
Change of Zone #12024
Lincoln Community Playhouse PUD
S 56th St & Lillibridge St

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. 33 T10N R07E





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LINCOLN COMMUNITY PLAYHOUSE
PLANNED UNIT DEVELOPMENT
SITE PLAN

ENGINEER & PREPARER
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE 68508
PHONE: 474-6311

OWNER
LINCOLN COMMUNITY PLAYHOUSE
2500 SOUTH 56TH STREET
LINCOLN, NE 68506

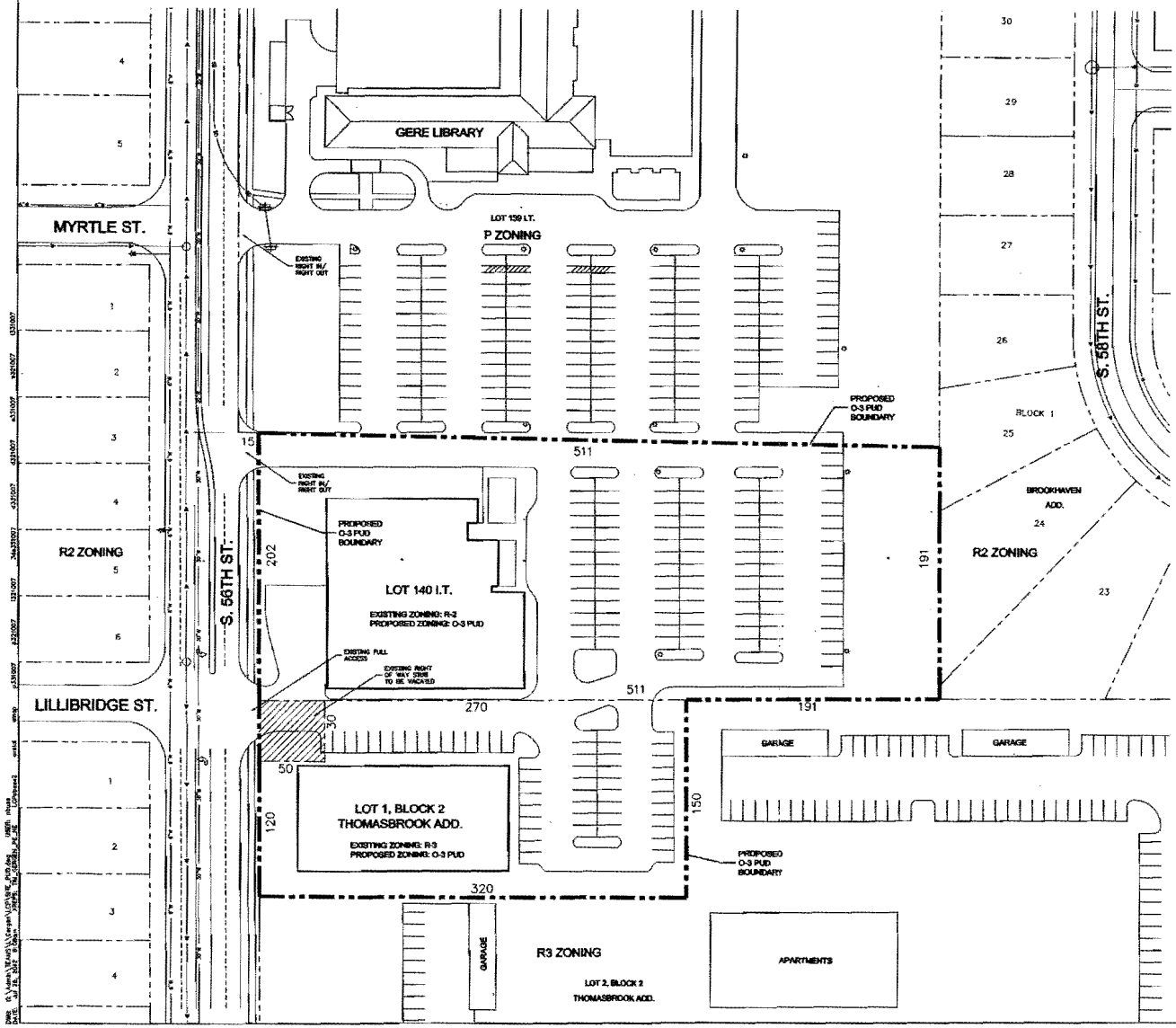
LEGAL DESCRIPTION

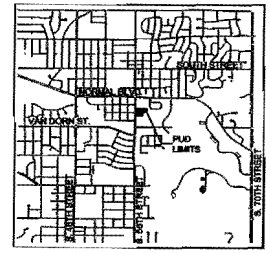
A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 1, BLOCK 2 THOMASBROOK ADDITION AND LOT 140 I.T., ALL LOCATED IN THE SOUTHWEST QUARTER OF NEBRASKA, IN SECTION 7, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA.
AND TRACT CONTAINS A CALCULATED AREA OF 3.47 ACRES, MORE OR LESS.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

7-25-12
DATE





VICINITY MAP
NOT TO SCALE

OLSSON ASSOCIATES

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

SITE PLAN
LINCOLN COMMUNITY PLAYHOUSE
PLANNED UNIT DEVELOPMENT
LINCOLN, NE
2012

SHEET
1 of 1

010

OLSSON ASSOCIATES

Mr. Marvin Krout
Planning Department, City of Lincoln
County-City Building
555 So. 10th Street
Lincoln, NE 68508

July 25th, 2012

RE: Lincoln Community Playhouse Planned Unit Development

Dear Mr. Krout:

On behalf of the Board of Directors for the Lincoln Community Playhouse we are requesting a change of zone from R-2 and R-3 to O-3 P.U.D. for the properties shown on the enclosed site plan. The properties are located in the southwest quarter of Section 33, Township 10 North, Range 7 East, City of Lincoln, Lancaster County, Nebraska (approximately 3.47 acres). The proposed P.U.D. consists of an existing community playhouse and a vacant lot with a possible commercial development opportunity. We are also requesting a petition to vacate public way in association with our change of zone application.

We have met with City of Lincoln staff to discuss the proposed site plan and gain preliminary comments. We have also met with the owners of the Thomasbrook apartment development to seek their input and possible inclusion into the proposed P.U.D. for site connectivity and development cooperation. However, at this time Thomasbrook owners did not wish to participate in the proposed P.U.D.

We are seeking the change of zone because we were fortunate enough to have received an offer to purchase the land adjacent to the Playhouse. This zone change and land sale will provide us with the funds to begin planning for much needed repair, renovation and expansion of our facility. This action is vital to keeping the Playhouse a viable and important part of Lincoln's cultural and educational community.

Enclosed please find the following for the above-mentioned project:

1. Application for a Change of Zone
2. Petition to Vacate Public Way
3. Application fees ($1,136.40 change of zone, $150.00 vacate public way)
4. Site Plan

Please contact us if you have any questions or require additional information.

Sincerely,

Tim Gergen, PE

Enclosures

cc: Lincoln Community Playhouse Board of Directors

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1111 Lincoln Mall, Suite 111
P.O. Box 84608
Lincoln, NE 68501-4608
TEL 402.474.6311
FAX 402.474.5160
www.oaconsulting.com

LINCOLN COMMUNITY PLAYHOUSE P.U.D.
DEVELOPMENT PLAN

7/25/12

1. Any building outline or parking configuration shown on the PUD Site Plan is illustrative only. Fences, trash enclosures, decorative structures and accessory buildings don't need to be shown. Buildings and parking may be located anywhere on the lot subject to setback limitations.

2. Setbacks within the PUD area may be adjusted by the Planning Director.

3. Direct vehicular access to South 56th Street is relinquished except as shown.

4. Landscape plans shall be submitted with Building Permit applications for all commercial structures and shall comply with City of Lincoln standards.

5. Any relocation of existing facilities shall be at the Owner/Developer's expense.

6. Existing zoning of R-2 and R-3 is being requested to O-3 PUD. Unless specifically noted, plans will generally conform to City standards for the underlying zone O-3.

7. Freestanding signs shall not exceed six feet in height. Otherwise signs shall conform to the O-3 Office Park District. Details of all signs, including type, height and size, will be submitted separately for review and need not be shown on the plan. Pole signs, off- premise and mobile signs are prohibited.

8. The requirement of Section 27.67 "All required parking spaces shall be provided on the same lot as the use for which they are required." does not apply. The lots contained in the PUD shall have cross-parking easements. The total number of parking spaces required by Section 27.67.020 shall be reduced by 15% from the City required number of parking stalls throughout the PUD due to the cross parking nature of the uses.

9. The lots contained in the PUD will have a common access easement across the drive aisles for the purpose of allowing vehicles to use the different access points on their respective lots. The common access easement will also be granted for the lot to the north that contains Gere Library. The City shall revise the cross parking and access easement to include Lot 1, Block 2 Thomasbrook addition.

10. Use Permit; Procedures and Requirements is deleted in its entirety as amendments will follow the PUD procedure instead.

11. Setbacks
    Front yard setback = 25', no parking allowed
    Side yard setback = 15,' no parking allowed for Lot 1, Block 2 Thomasbrook addition only
    Internal Side yard setback = 0'
    Rear yard setback = 40', parking allowed for Lot 1, Block 2 Thomasbrook addition only
    All setbacks from right of way stub = 0'

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12. Allowed Uses: the permitted uses of the O-3 zoning district apply, with the following additional permitted uses:
    a. Garden centers;
    b. Veterinarian facilities, but not including any outdoor kennels;
    c. Enclosed commercial recreational facilities;
    d. Places of public assembly

13. The following uses allowed by special permit in the O-3 district are a permitted use on this site:
    a. Elderly and retirement housing;
    b. Health care facility, residential;
    c. Academies;
    d. Early childhood care facilities;
    e. Outdoor seasonal sales;
    f. Restaurants, provided there are no drive-thru facilities;
    g. On-sale alcoholic beverages for consumption on premise provided the requirements of 27.63.680 are met

City of Lincoln - Lancaster County
PLANNING DEPARTMENT

555 S. 10th Street, Suite 213
Lincoln, NE 68508
Ph. (402) 441-7491
Fax: (402) 441-6377

ePlan
ePlan Submittal

Application Information			
Application #	CZ12024	Title	LINCOLN COMMUNITY PLAYHOUSE PU
Associated Requests	SAV12005		

Planning Department Use Only			
Submission Date	7/26/2012	Review Due	8/5/2012
Project Planner	Brian Will		

Review Comments		
Planning	◉ Corrections Needed for Review ○ Insufficient Information for Review ○ Recommend Denial ○ Recommend Approval with Conditions ○ Recommend Approval ○ No Review Required Review 1:	
Development Review Manager (Steve Henrichsen)	○ Corrections Needed for Review ○ Insufficient Information for Review ○ Recommend Denial ○ Recommend Approval with Conditions ○ Recommend Approval ○ No Review Required Review 1:	
LES (Mike Petersen)	○ Corrections Needed for Review ○ Insufficient Information for Review ○ Recommend Denial ◉ Recommend Approval with Conditions ○ Recommend Approval ○ No Review Required Review 1: 8-01-2012; Retain existing easements for existing and future facilities. Mike P.	
Public Works (Buff Baker)	○ Corrections Needed for Review ○ Insufficient Information for Review ○ Recommend Denial ○ Recommend Approval with Conditions ◉ Recommend Approval ○ No Review Required Review 1:	
	○ Corrections Needed for Review ◉ Insufficient Information for Review ○ Recommend Denial ○ Recommend Approval with Conditions ○ Recommend Approval ○ No Review Required Review 1:	

Public Works (Dennis Bartels)	The application is replacing a service drive to the Community Playhouse with a commercial driveway and a wide variety of uses allowed by the proposed PUD as well as the existing Playhouse use. The application triggers requirements of the Access Management Policy. The site plan does not meet conditions of the Access Management Policy in regard to driveway spacing and right turn lanes. No exceptions to the policy have been acknowledged or addressed. Preliminary meetings about this potential development involved recommendations to close the north drive to the Playhouse and construct a right turn lane at the new driveway into this development. No traffic information has been provided to indicate what kind of use is to be expected for this development. I recommend that the developer meet with Public Works to determine what conditions of the Access Control Policy can and should be met to " promote the goals of this policy" in this developed area as is recommended by the Policy. Planning has recommended that the plan show access to the apartment development which exists to the south and east. Grade information is needed to determine if this is practical. Sewer and water service exists to this site.	