

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Special Permit #2005
Betty's Haven Community Unit Plan

DATE: April 16, 2003

SCHEDULED PLANNING COMMISSION MEETING:

DATE: April 30, 2003

PROPOSAL: To obtain a special permit for 23 dwelling units at W. South and S. Coddington Avenue with waiver to the subdivision ordinance requiring a preliminary plat, to allow the Planning Director to approve administrative final plats and the approval of administrative final plats accepting the dedication of streets and private roadways.

WAIVER REQUESTS:

Average lot width:	Approval
Lot area:	Approval
Lot depth to width ratio:	Approval
Requirement to submit a preliminary plat:	Approval
Requirement that final plats accepting the dedication of public streets and private roadways go to the Planning Commission:	Approval

LAND AREA: 5.01 acres, more or less.

CONCLUSION: With conditions, the proposal is in conformance with the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 131 I.T., in the SW 1/4 of Section 33, T10N, R6E.

LOCATION: Generally located at W. South Street and S. Coddington Avenue.

EXISTING ZONING: R-3, Residential.

EXISTING LAND USE: Single family house.

SURROUNDING LAND USE AND ZONING:

North:	Single Family Residential	R-2, Residential
South:	School	R-3, Residential
East:	Single and multi-family Residential	R-3
West:	Undeveloped	R-3

HISTORY:

In **1979** the zoning was updated from AA, Rural and Public Use and A-2, Single Family to R-3, Residential during the zoning update.

City Council denied a request to change the zone of this parcel from A-A and A-2 to G Local Business in **1979**.

On **January 21, 1974**, City Council approved Special Permit #674, Coddington Heights Community unit Plan for 94 dwelling units was approved east of S. Coddington Avenue.

COMPREHENSIVE PLAN SPECIFICATIONS: This area is shown as Urban Residential in the Comprehensive Plan (F-25).

"Maximize the community's present infrastructure investment by planning for residential...in areas with available capacity" by "encouraging...more dwelling units per acre in new neighborhoods" (F 17).

"Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population" (F-18).

"Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood" (F 18).

"Sidewalks should be provided on both sides of all streets, or in alternative locations as allowed through design standards or the Community Unit Plan process" (F 66).

"Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling and provide multiple connections within and between neighborhoods" (F 66).

"Similar housing types face each other...change to different use at rear of lot" (F 67) (F 69).

"Encourage a mix of housing types, including single family, duplex, attached single family units, apartments, and elderly housing all within one area. Encourage multi-family near commercial areas" (F 69).

"Require new development to be compatible with character of neighborhood and adjacent uses" (F 69).

UTILITIES: A 12" water main is located in W. South Street. This development proposes to extend a 6" water main to serve this development off of the main in South Street. A 24" water main exists in S. Coddington Avenue.

An existing 8" sanitary sewer line abuts this area in W. South Street. The site plan shows connection to the existing sanitary sewer by proposing an 8" sanitary sewer within the permit area. An existing 4" pvc sewer service is shown for the single family house. The Public Works & Utilities Department indicated that per design standards, all platted lots must have

abutting sanitary sewer. The sanitary sewer shown in West Joseph Court must be extended 10' to Lot 1 to meet design standards.

TRAFFIC ANALYSIS: W. South Street is classified as a collector street in this location. S. Coddington Avenue future classification is Urban Principal Arterial.

ANALYSIS:

1. This is a request to obtain a special permit for 23 dwelling units (20 townhouse units, 2 single family attached units and 1 single family unit) at W. South and S. Coddington Avenue.
2. The proposed development will maximize the allowed density at this location, meaning the single family residence indicated as Lot 1 will have to remain as one dwelling unit. If in the future it is requested to further subdivide this lot and create additional dwelling units, a change of zone will be required. If the developer requests a change of zoning to increase the density in order to develop Lot 1, the entire area of the community unit plan would have to be included in the zoning change. The developer indicated no intent to further subdivide Lot 1.
3. The development of the site indicates a disproportionate amount of open space associated with Lot 1, that could be used as open space for passive recreation.
4. The Public Works & Utilities Department indicated that sanitary sewer in W. Joseph Court must be extended to Lot 1. Public Works & Utilities Department also indicated that when construction plans are submitted for the detention pond and outlet structure, constructability and maintenance issues for the proposed outlet structure must be considered.
5. The Lincoln Airport Authority indicates that this area is within the Airport Environs Noise District and subject to the provisions contained in Chapter 27.58 of the Lincoln Municipal Code. An Avigation and Noise Easement and Covenant Agreement is required. The area is also within the Outer Approach Zone as defined in Chapter 27.59. Any structures within this area over 75' in height will require a heigh permit review. No structures within this area are proposed to exceed 75'.
6. The Public Works & Utilities Department Watershed Management section has several comments, see attached.
7. The Parks and Recreation Department has several comments, see attached.

8. The Building and Safety Fire Prevention/Life Safety Code Department indicates that a fire hydrant is required at the intersection of SW 21st Street and W. Joseph Court, and that the hydrants at both ends of W. Joseph court may then be removed.
9. Emergency Communications, Lincoln-Lancaster County Health Department, USPS, Police, and Fire Departments find the submittal acceptable.
10. The request is in conformance with the Comprehensive Plan's goals to increase efficiency of existing infrastructure, encourage a mix of housing types and changing the use at the rear of the lots.
11. Landscaping and screening is required along the entire perimeter of the site screening 50% of the vertical plane from 6'-15'. The landscape plan submitted does not meet this standard.
12. The design standards for community unit plans require a recreation component. A specific standard of what type of recreation is not identified. The developers shows a gazebo for their recreation, in addition to open areas for passive recreation. Whether or not the development serves young families or older adults, a tot lot would benefit both age groups either directly through their own children or indirectly through their grandchildren. The gazebo should remain to provide both seating area for adult supervision over the tot lot, but also a congregation area for members of the neighborhood. A school is nearby, however, a chain link fence prohibits direct access to the site.
13. The site plan shows a subdivision identification sign on the east side of SW 21st Street in the required front yard. §27.69.220 indicates that: "When part of a landscape screen approved by the Planning Director, the following ground signs, not exceeding twenty square feet in area or six feet in height and identifying a multiple-dwelling complex or subdivision area, may be located in the required front yard or building line district". The site plan must be revised to reduce the sign to meet these standards or move the sign out of the required front yard.
14. The Law Department determined that pursuant to §26.31.015 "Coordinating Subdivision and Community Unit Plan, Planned Unit Development, Special Permit and Use Permit" of the Land Subdivision Ordinance the applicant can request to waive the requirement of a preliminary plat, and to allow the Planning Director to approve administrative final plats and the approval of administrative final plats accepting the dedication of streets and/or private roadways. This has been advertised as a waiver and requires recommendation of the Planning Commission to the City Council

15. In an effort to streamline the development review process and coordinate the review of the special permit and preliminary plat, the Planning Department does not object to this waiver request.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Revise the site plan to:
 - 1.1.1 Indicate the waiver of the preliminary plat and allow the Planning Director to approve administrative final plats and the approval of administrative final plats accepting the dedication of streets in the Requested Waivers table on the site plan.
 - 1.1.2 provide a street name west of SW 21st Street.
 - 1.1.3 provide the total number of lots, blocks and outlots.
 - 1.1.4 four blocks and lots numbered appropriately.
 - 1.1.5 a recreation area with playground equipment near the gazebo for recreation.
 - 1.1.6 indicate the purpose of Outlot A, including storm water detention, open space, recreation.
 - 1.1.7 provide the utility easements as requested by the Lincoln Electric System.
 - 1.1.8 make changes to the satisfaction of the Building and Safety Fire Prevention/Life Safety Code Department.
 - 1.1.9 make changes to the satisfaction of the Public Works & Utilities Department.
 - 1.1.10 make changes to the satisfaction of the Public Works & Utilities Watershed Management Department.
 - 1.1.11 Show a City Council approval certificate.

- 1.1.12 correct typographical errors in the legal description.
- 1.1.13 add a note to the site plan indicating that "this area is within the airport environs district, construction must be meet standards as set forth in §27.58 and §27.59 and a Avigation and Noise Easement Agreement must be signed".
- 1.1.14 a signed surveyor's certificate.
- 1.1.15 show subdivision sign to the satisfaction of the Planning Department.
- 1.2 Revise the landscape plan to:
 - 1.2.1 make changes to the satisfaction of the Parks and Recreation Department.
 - 1.2.2 Provide screening per landscaping and screening design standards.
- 1.3 Submit signed copies of the Avigation and Noise Easement Agreement to the satisfaction of the Lincoln Airport Authority.
- 2 This approval permits 23 dwelling units and the following modifications and waivers:
 - 2.1 Average lot width,
 - 2.2 Lot area,
 - 2.3 Lot depth to width ratio,
 - 2.4 Requirement to submit Preliminary Plat
 - 2.5 Grant authority to the Planning Director to approve an administrative final plat without a preliminary plat,
 - 2.6 Grant authority to the Planning Director to approve an administrative final plat accepting the dedication of private roadways.
- 3. Administrative Final Plats will be approved by the Planning Director after:
 - 3.1 The subdivider has completed or posted a surety to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs.

- 3.2 Administrative Final Plats shall be approved by the Planning Director after the subdivider has signed an agreement that binds the subdivider, its successors and assigns:
- 3.2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
 - 3.2.2 To complete the private improvement shown on the Community Unit Plan.
 - 3.2.3 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
 - 3.2.4 To continuously and regularly maintain the street trees along S. Coddington Avenue and W. South Street, the private roadways and landscape screens.
 - 3.2.5 To submit to the lot buyers and home builders a copy of the soil analysis.
 - 3.2.6 To pay all improvement costs.
 - 3.2.7 To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
 - 3.2.8 To protect the trees that are indicated to remain during construction and development.
 - 3.2.9 To properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

- 3.2.10 To relinquish the right of direct vehicular access to W. South Street and S. Coddington Avenue except as shown on the site plan.
- 3.2.11 To inform all purchasers and users that the land is located within the turning zone of the Airport Environs District and that all construction shall be in conformance with the airport zoning requirements and the avigation and noise easement and covenant agreement.

GENERAL:

- 4. Before receiving building permits:
 - 4.1 The permittee shall have submitted a revised and reproducible final plan including 6 copies.
 - 4.2 The construction plans shall comply with the approved plans.
 - 4.3 Administrative Final Plats shall be approved by the Planning Director

STANDARD CONDITIONS:

- 5. The following conditions are applicable to all requests:
 - 5.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 5.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 5.3 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.
 - 5.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

- 5.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:
Becky Horner
Planner

Applicant: Hartland Homes, Inc.
PO Box 22787
Lincoln, NE 68542
(402)477-6668

Owner: Gene and Patricia Schmidt
2105 South Coddington Avenue
(402)476-0211

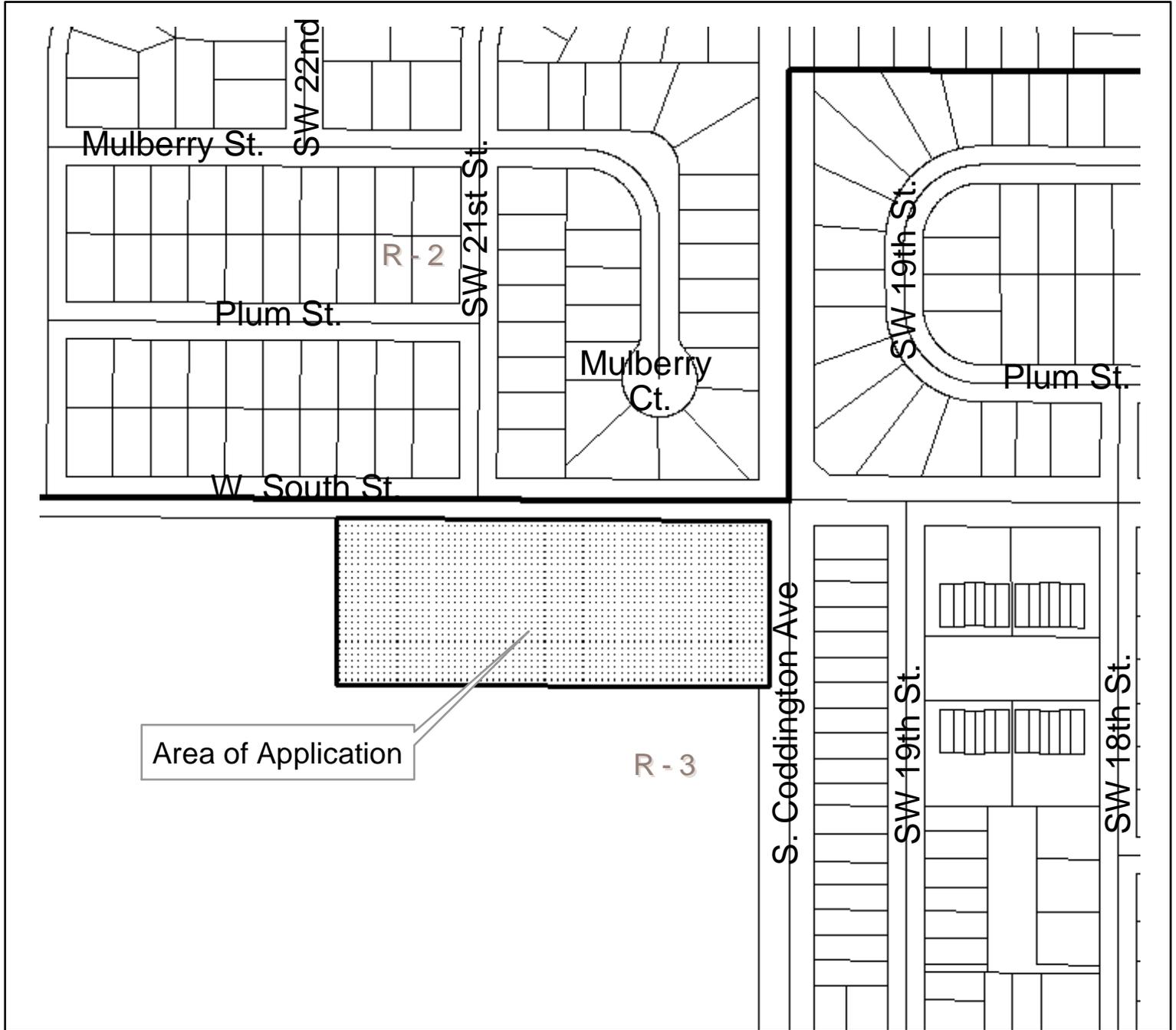
Contact: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
(402)434-2424



Special Permit #2005
S. Coddington & W. South St.



Lincoln City - Lancaster County Planning Dept.
1999 aerial



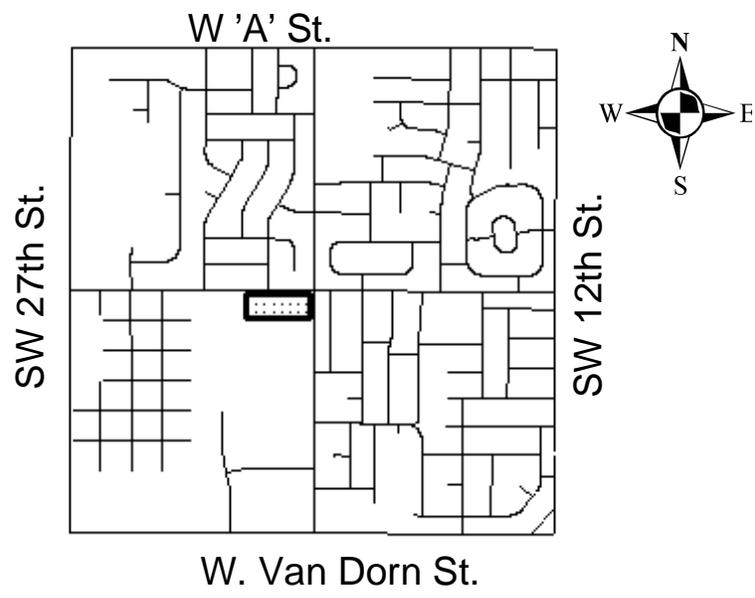
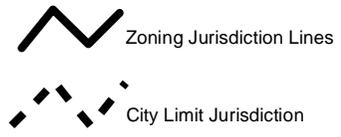
Special Permit #2005

S. Coddington & W. South St.

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Convension 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 R6E



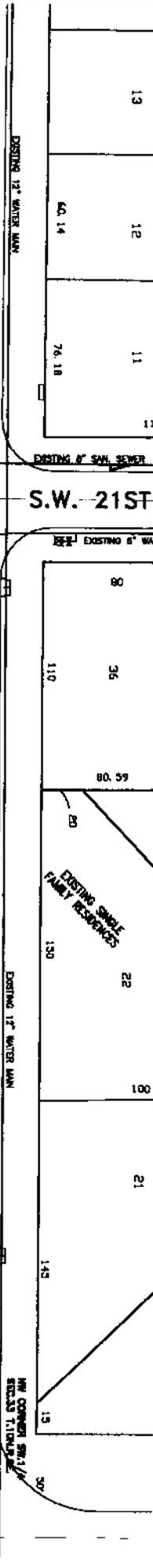
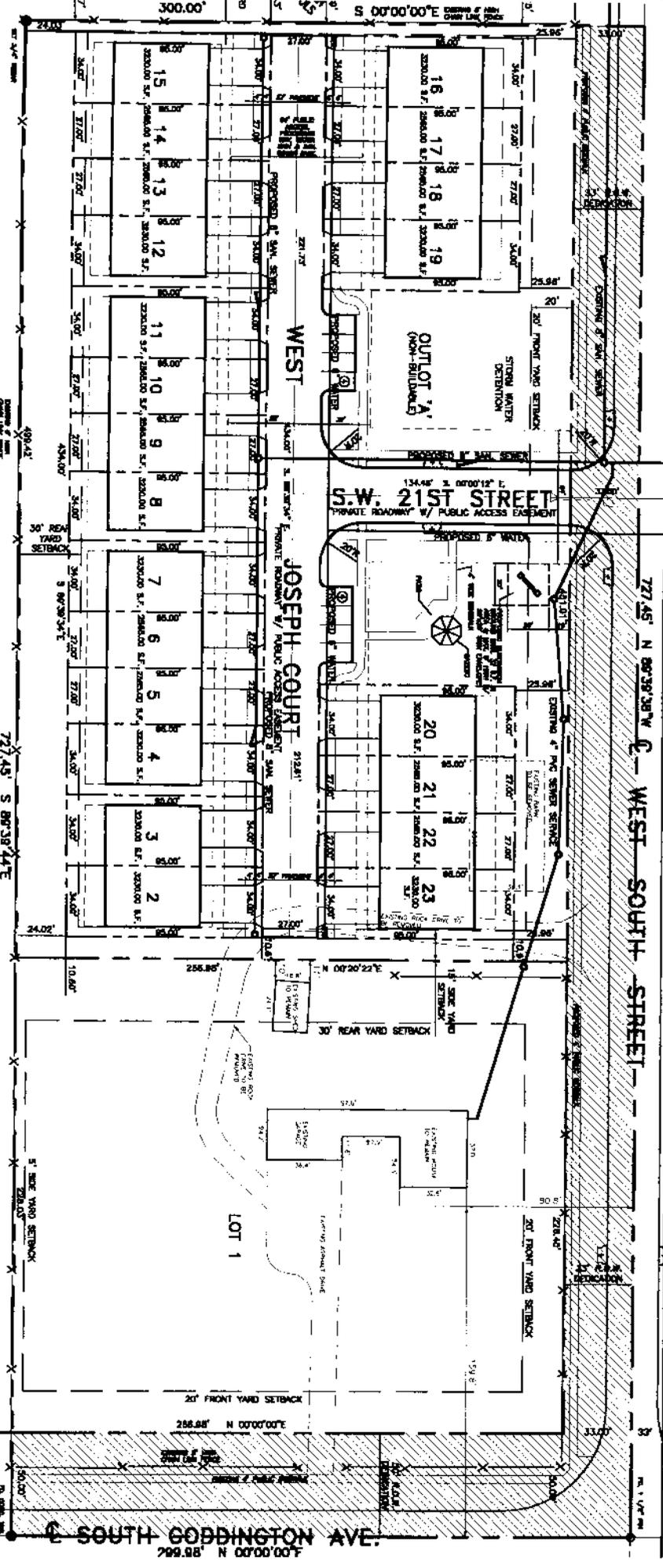
LEGAL DESCRIPTION

GENERAL NOTES

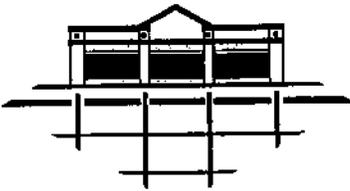
72.45' S 89.38' 44"E

↑ N

50'



Site Plan
 [Handwritten notes and signatures]



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

March 10, 2003

Marvin Krout
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: BETTY'S HAVEN
SPECIAL PERMIT/ COMMUNITY UNIT PLAN

Dear Marvin,

On behalf of Hartland Homes, Inc., we are submitting the above mentioned special permit and community unit plan. The property is located along West South Street and South Coddington Avenue. Immediately north of the project is Roper Elementary School. The special permit / community unit plan contains 5.01 acres.

This project includes 1 single family lot for an existing residence, 22 townhome lots (5 - 4 plex townhomes and 1 single family attached unit) and 1 outlot. The outlot contains the private roadway and a gazebo/ patio.

As of this submittal, we have the following waivers for you to consider:

Waiver of the average lot width from 40 feet to 27.

Waiver of the lot area from 5,000 square feet to 2,565 square feet.

Waiver of lot depth to width ratio from 3/1 to 4/1.

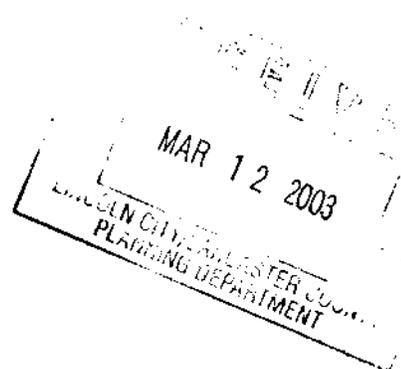
Please feel free to contact me if you have any further questions.

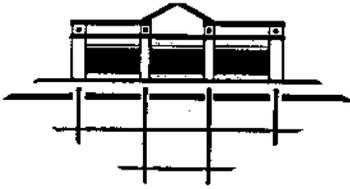
Sincerely,

Brian D. Carstens

CC: Duane Hartman- Hartland Homes, Inc.
Gene & Patricia Schmidt

ENCLOSURES: 24 copies of sheet 1 of 3
8 copies of sheets 2 & 3 of 3
Application for a Special Permit
Application fee of \$655.00
Certificate of ownership
8-1/2" x 11" reduction
3 copies of the drainage summary





BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

April 17, 2003

Mr. Marvin Krout
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: BETTY'S HAVEN
SPECIAL PERMIT/ COMMUNITY UNIT PLAN

Dear Marvin,

On behalf of Hartland Homes, Inc., we are requesting an additional waiver of the preliminary plat requirements to allow the Director of Planning to approve Administrative Final Plats with public streets and/ or private roadways, as per the approved special permit/ community unit plan.

Please feel free to contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: Duane Hartman- Hartland Homes, Inc.
Gene & Patricia Schmidt

PUBLIC WORKS AND UTILITIES DEPARTMENT
WATERSHED MANAGEMENT

MEMORANDUM

To: Becky Horner
Cc: Ben Higgins, Chad Blahak

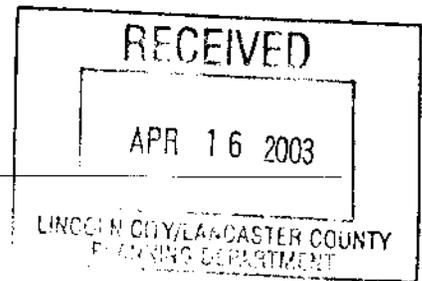
From: Devin Biesecker
Date: March 24, 2003

Subject: Betty's Haven

Below are Watershed Management's comments on Betty's Haven special permit #2005. Comments are based on a 3-sheet plan set stamped March 12, 2003 by the Planning Department.

1. The 100 year water surface elevation for the detention area should be shown.
2. A minimum opening elevation is needed for Lot 19 adjacent to the detention area.
3. A minimum 2% slope is required for the detention area to ensure proper drainage.
4. An overland flow path is needed for the sump in S.W. 21st. Street to allow flows to enter the detention area that are above the capacity of the storm drain system.
5. A more detailed drainage study must be submitted showing drainage areas, curve numbers, and times of concentration.

M e m o r a n d u m



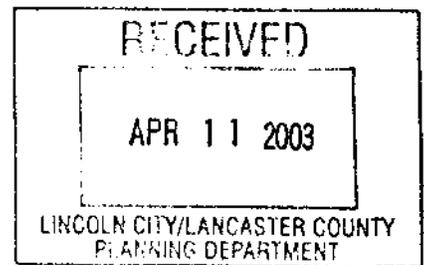
To: Becky Horner, Planning Department
From:  Chad Blahak, Public Works and Utilities
Subject: Betty's Haven Special Permit
Date: April 15, 2003
cc: Randy Hoskins
Dennis Bartels
Nicole Fleck-Tooze

Engineering Services has reviewed the revised special permit for Betty's Haven, located west of South Coddington Street south of South Street, and has the following comments:

- As per design standards, all platted lots need to be provided abutting sanitary sewer. The sanitary sewer in the west end of Joseph Court needs to be extended 10' into Lot 1. Also, the service for Lot 1 should be shown to connect to this abutting sewer.
- The drainage study is sufficient for the purposes of the special permit. However, when construction plans are submitted for the detention pond and outlet structure as per design standards, constructability and maintenance issues for the proposed outlet structure will need to be considered.

Lincoln Airport Authority

April 10, 2003



Ms. Becky Horner, Project Planner
City-County Planning
555 So. 10th
Lincoln, NE 68508

Subject: Lincoln Airport, Lincoln, NE
Community Unit Plan #2005, Betty's Haven

Ms. Horner:

After reviewing the proposed community unit plan we have the following comments:

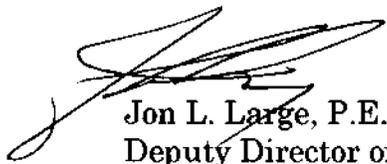
This area is within the Airport Environs Noise District and subject to the provisions contained in Chapter 27.58 of the Lincoln Municipal Code. This will require an appropriate Avigation and Noise Easement and Covenant Agreement, if there is not already one for this property.

This area is also within an Outer Approach Zone, as defined in Chapter 27.59. Any structures proposed in this area over 75' in height will require a height permit review, per the requirements of the chapter.

If you have any comments or questions, please give me a call.

Sincerely,

AIRPORT AUTHORITY



Jon L. Large, P.E.
Deputy Director of Engineering

JLL/lb

cc: Mike Johnson, w/enclosures

Memo



To: Becky Horner, Planning Department

From: Mark Canney, Parks & Recreation

Date: March 25, 2003

Re: Betty's Haven SP 2005

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and the following comments:

1. On West South Street, street trees to be planted should be located 5' in from back of curb and proposed sidewalk 5 feet south of both existing and to planted street trees.
2. On South Coddington Avenue, there is only adequate room to plant (2) two Patmore Ash due to existing trees, shrubs and other landscaping. Landscaping plan dated 03/10/03 needs to be revised to show the north and south Patmore Ash to be planted and the other three not shown. The location of the (2) Patmore Ash need to be at least 10 feet west of the existing chain link fence.
3. All outlot areas to be maintained by the developer and/or future homeowners association and not the City of Lincoln.
4. Consider using Colorado Blue, Colorado Green, or Concolor Fir as a substitute species for Douglas Fir, due to survivability rate.
5. A 20' trail easement should be provided along the south side of West South Street per the Comprehensive Plan. Coordinate location and installation of sidewalk with Public Works. Upgrade typical walk to an 8' wide trail which may require a 4' easement on private property. If the developer installs the trail at 8', a credit should be given against the impact fees.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Becky Horner

DATE: March 25, 2003

DEPARTMENT: Planning

FROM: Chris Schroeder
Doug Smith, REHS

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: Betty's Haven
SP #2005

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the application for special permit with the following items noted:

- Water supply is proposed to be the Lincoln Water System.
- Wastewater treatment is proposed to be the Lincoln Water System.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF03020**

Address:

Job Description: Development Review - Fire

Location: BETTY'S HAVEN

Special Permit: Y 2005

Preliminary Plat:

Use Permit:

CUP/PUD:

Requested By: BECKY HORNER

Status of Review: Denied

03/14/2003 12:19:45 PM

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments: place a fire hydrant at the intersection of S.W. 21st & west Joseph court , then you may remove the hydrants on both ends of west Joseph court

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 2000 International Building Code and Local Amendments
- 2000 International Residential Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 2000 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

Richard J Furasek
03/21/2003 03:16 PM

To: Rebecca D Horner/Notes@Notes
cc:
Subject: Betty's Haven

After reviewing the plans for special permit #2005, we find it acceptable to the perspective of our department.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LIN
COLN.NE.US>

To: R Horner <RHorner@ci.lincoln.ne.us>
cc:
Subject: Betty's Haven

03/17/2003 07:52 AM

The Lincoln Police Department does not object to Betty's Haven Special Permit #2002.

Sergeant Michael Woolman
Lincoln Police Department



"Loseke, Larry L -
Lincoln, NE"
<LLOSEKE@email.usps.gov>

To: <rhomer@ci.lincoln.ne.us>
cc:
Subject: Betty's Haven

03/18/2003 01:33 PM

I looked over the Plat Map for the Betty's Haven Add. I do not see any problems with the street names at this time.

Larry Loseke
USPS Growth Mgt Supv



Dennis L Roth
03/31/2003 12:22 AM

To: Rebecca D Horner/Notes@Notes
cc:
Subject: re: Bettys Haven

PROJ NAME: Bettys Haven
PROJ NMBR: SP #2005
PROJ DATE: 03/12/03
PLANNER: Becky Horner

Finding NO DUPLICATE/SIMILAR sounding names in our geobase for the street name proposed in this project, other than those which are an extension of an existing street.

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

STREETS: S Coddington Av and W South St,

PRIVATE: SW 12 St and W Joseph Ct

COMMENTS: