
Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

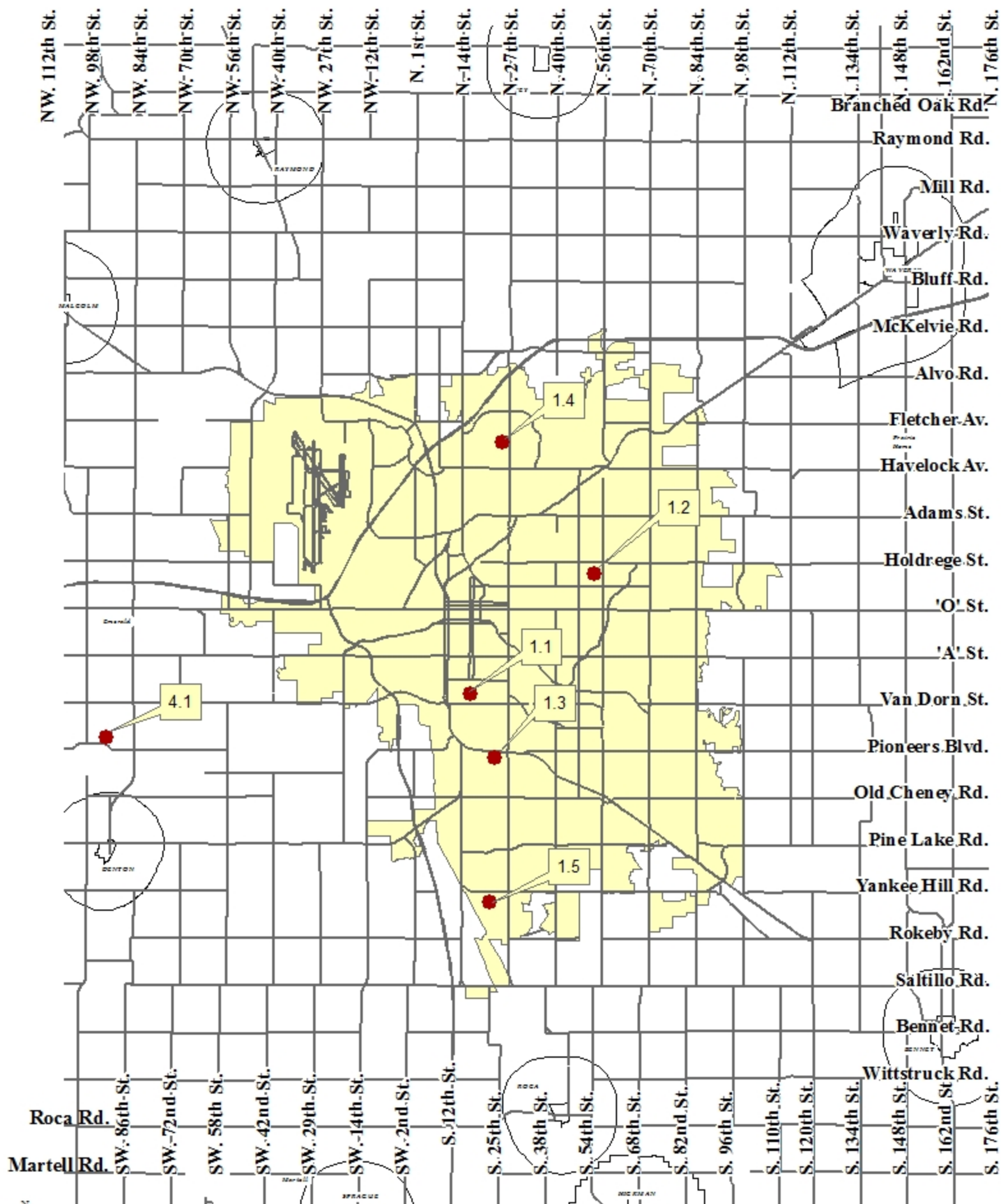
PLANNING COMMISSION

Chris Hove: Chair
Dennis Scheer: Vice-Chair
Michael Cornelius
Tracy Corr
Maja V. Harris
Jeanelle R. Lust
Lynn Sunderman
Ken Weber

PLANNING STAFF

David R. Cary: Director
Geri Rorabaugh: Administrative Officer
Amy Huffman: Office Specialist

August 31, 2016



Planning Commission Agenda Item Map

August 31, 2016

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, August 31, 2016, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

****PLEASE NOTE:** The Planning Commission action is final action on any item with a notation of "FINAL ACTION". Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission.

The Planning Commission action on all other items is a recommendation to the City Council or County Board.

AGENDA

WEDNESDAY, AUGUST 31, 2016

Approval of minutes of the regular meeting held August 17, 2016.

1. CONSENT AGENDA (Public Hearing and Administrative Action):

PERMITS:

- | | |
|------------|--|
| Page
01 | 1.1 Special Permit No. 1020I, for authority to amend the site plan for Bryan Medical Center West, as most recently amended by Special Permit No. 1020H for a non-residential health care facility, to reflect the demolition of the former Sophy Teeter's Nurses Residence at 1650 Lake Street, and to change the use of that area to a memorial garden/open space with parking for access to the memorial garden, generally located at 2145 South 17th Street.
FINAL ACTION
Staff recommendation: Conditional Approval
Staff Planner: Ed Zimmer, 402-441-6360, ezimmer@lincoln.ne.gov |
| Page
13 | 1.2 Special Permit No. 16038, allow the reduction of the front yard setback to 17 feet for construction of a new detached garage, on property generally located at 1220 North 51st Street. **FINAL ACTION**
Staff recommendation: Conditional Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov |
| Page
23 | 1.3 Special Permit No. 16039, for a new special permit for a kennel, with waiver of the rear yard setback for the outdoor area, on property generally located at 2301 Highway 2. **FINAL ACTION**
Staff recommendation: Conditional Approval
Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov |

Page 33 1.4 Use Permit No. 70A, to increase the total square footage to 17,300 and add residential healthcare and elderly retirement housing as potential uses, on property generally located at Kensington Drive and North 27th Streets.

****FINAL ACTION****

Staff recommendation: Conditional Approval

Staff Planner: Andrew Thierolf, 402-441-6971, athierolf@lincoln.ne.gov

Page 43 1.5 Use Permit No. 126E, for the reduction of the rear yard setback from 15 feet to 10 feet and the side yard setback from 15 feet to 5 feet on Lot 2, on property generally located at Executive Woods Drive and Wilderness Woods Place.

****FINAL ACTION****

Staff recommendation: Conditional Approval

Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL:

2.1 Special Permit No. 16009, for the construction of a carport, on property generally located at 1801 Kings Highway. ****FINAL ACTION****

Staff recommendation: Conditional Approval

Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

3. ITEMS REMOVED FROM CONSENT AGENDA (Public Hearing and Administrative Action):

3.1 _____

3.2 _____

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

PRELIMINARY PLAT:

Page 55 4.1 County Preliminary Plat No. 16003, Conestoga Lake Estates, for 15 single-family lots, on property generally located at SW 91st Street and West Pioneers Boulevard. ****FINAL ACTION****

Staff recommendation: Conditional Approval

Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

**AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM
NOT ON THE AGENDA, MAY DO SO**

Adjournment

PENDING LIST: *None*

Planning Dept. staff contacts:

David Cary, <i>Director</i>	402-441-6364	dcary@lincoln.ne.gov
Stephen Henrichsen, <i>Development Review Manager</i> . . .	402-441-6374	shenrichsen@lincoln.ne.gov
Paul Barnes, <i>Long Range Planning Manager</i>	402-441-6372	pbarnes@lincoln.ne.gov
Michael Brienzo, <i>Transportation Planner</i>	402-441-6369	mbrienzo@lincoln.ne.gov
Tom Cajka, <i>Planner</i>	402-441-5662	tcajka@lincoln.ne.gov
Brandon Garrett, <i>Planner</i>	402-441-6373	bgarrett@lincoln.ne.gov
Stacey Groshong Hageman, <i>Planner</i>	402-441-6361	slhageman@lincoln.ne.gov
Rachel Jones, <i>Planner</i>	402-441-7603	rjones@lincoln.ne.gov
Andrew Thierolf, <i>Planner</i>	402-441-6371	athierolf@lincoln.ne.gov
George Wesselhoft, <i>Planner</i>	402-441-6366	gwesselhoft@lincoln.ne.gov
Brian Will, <i>Planner</i>	402-441-6362	bwill@lincoln.ne.gov
Kellee Van Bruggen, <i>Transportation Planner</i>	402-441-6363	kvanbruggen@lincoln.ne.gov
Ed Zimmer, <i>Historic Preservation Planner</i>	402-441-6360	ezimmer@lincoln.ne.gov

* * * * *

The Planning Commission meeting
which is broadcast live at 1:00 p.m. every other Wednesday
will be rebroadcast on Wednesdays at 7:00 p.m., Thursdays at 12:00 a.m. and
Sundays at 12:30 p.m. on 5 City TV, Cable Channel 5.

* * * * *

The Planning Commission agenda may be accessed on the Internet at
<http://www.lincoln.ne.gov/city/plan/pcagenda/index.htm>

ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 31, 2016 PLANNING COMMISSION MEETING

PROJECT #: Special Permit No. 10201

PROPOSAL: A request to amend the approved site plan for Bryan Medical Center West to delete the demolished former Sophy Teeter Nurses Residence and to add Teeters Memorial Garden and associated parking.

LOCATION: An area on the Med. Center campus near the northwest corner of Lake Street and S. 17th Street

LAND AREA: 24.1 acres, more or less

EXISTING ZONING: R-4, Residential District

CONCLUSION: This request would update the site plan to reflect the removal of the Teeters building and the intended use of the site for open space in a congested area of the campus, which should not have a negative impact on the surrounding properties.

RECOMMENDATION:	Conditional approval
------------------------	----------------------

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 4-20, Block 1, Central Park Subdivision; and Lots 1-24, Goulds Subdivision; and the remaining portions of Lots 1 and 2, Lots 3-7, the west 63.42 feet of Lots 10-13 except the north 28.5 feet of Lot 10; Lots 14-17; and Lots 20-25, the remaining portions of Lots 26-28, Lots 29-51, and the remaining portions of Lot 52 including the vacated north/south alley adjacent to Lots 1-7 and vacated St. Mary's Avenue adjacent to Lots 23-26, all within Davis's Subdivision of Lot 3; and Lots 1-14 of Betz & Crawford Addition; and Lots 1-4 of Jennings Addition; located in the SW 1/4 of Section 36-10-6, Lincoln, Lancaster County, Nebraska, generally located at 2145 South 17th Street.

EXISTING LAND USE: Site of recently demolished building.

SURROUNDING LAND USE AND ZONING:

North: Non-Residential Healthcare Facility; R-4
South: Residential, R-4
East: Church, School, and Residential, R-4
West: Non-Residential Healthcare Facility; R-4

HISTORY:

May 1979	Converted from B, Two-Family to R-4, Residential during the 1979 Zoning Update.
March 1983	Special Permit No. 1020 for expansion of the hospital was granted.
April 1987	Special Permit No. 1020A was approved for a pylon sign was.
September 1988	Special Permit No. 1020B was approved to add an educational and recreational facility.
September 1992	Special Permit No. 1020C was submitted to expand the parking lot and was later withdrawn.
November 1992	Special Permit No. 1020D was approved to expand the parking lot on the full block to the south.
June 1995	Special Permit No. 1020E was approved to expand the surface parking lot.
August 1995	Special Permit No. 1020F was approved to construct a medical office building.
June 2001	Special Permit No. 1020G was approved to expand the hospital and add a parking structure.
November 2002	Former Sophy Teeters Nurses Residence was designated a Landmark under LMC27.57.
June 2015	Special Permit No. 1020H was approved to add the former grocery store site on the southwest corner of 17 th and South Streets to the medical center campus.
March 2015	Bryan Medical Center applied to Historic Preservation Commission for demolition of Teeters Nurses Residence and for construction of a memorial garden on the site.

- | | |
|---------------|--|
| April 2015 | Historic Preservation Commission denied a preservation certificate for demolition of the Teeters Nurses Residence. |
| November 2015 | Planning Director issued a Certificate of Allowance for demolition of Teeters Building after expiration of 6-month waiting period, as required under LMC27.57. |
| July 2016 | The former Independence Center, originally Sophy Teeters Nurses Residence, was demolished. |

COMPREHENSIVE PLAN SPECIFICATIONS:

Develop Lincoln as a major network of quality regional health care services at reasonable costs (p. 8.2).

Encourage health care service facilities to meet the demand of the community's growing and aging population base (8.3).

Medical services, including physical and mental health care services, should be integrated and accessible within the community (8.3).

Many of the existing medical facilities are located near existing residential neighborhoods and are expected to remain the vital core of health care services in the county and region (8.3).

Provide for accessible physical and mental health care services in appropriate areas in and around residential neighborhoods (8.7).

Any hospital expansion will need to take into consideration the impact on adjacent neighborhoods (8.7).

Hospitals should plan on using parking garages and multi-story construction in order to maximize the use of the land (8.7).

Plan for further construction on medical campuses (8.7).

The demand for health care services increases as a result of the community's growing and aging population (8.7).

TRAFFIC ANALYSIS: South 17th Street is classified as a minor arterial while Lake Street is a local street.

PUBLIC SERVICE: The nearest fire station is nearby at S. 17th & Van Dorn Streets.

ANALYSIS:

1. This is an application that will bring the Bryan Medical Center West site plan up to date, reflecting the demolition of the landmark Teeters Building.
2. Bryan's application for the demolition of the Teeters Building included the plan for the replacement use of the site as open space developed as Teeters Memorial Garden. The site changes also provide access to and add a few parking stalls for the Garden.
3. Landmark designations are zoning overlays. Bryan needs to apply for a Change of Zone to remove the landmark designation, now that the building is gone, so that preservation certificates are not required for future changes to the site. The site plan review process for SP1020 is sufficient to protect the public interest in coordination of land uses in the area.
4. The Comprehensive Plan considers hospitals to be one of the highest and most important community service land uses. The Comprehensive Plan also states that hospitals need to take into consideration the impact on adjacent neighborhoods when completing expansion projects.

The applicant held neighborhood meetings in 2015 and 2016 regarding this project.

CONDITIONS OF APPROVAL:

Per Section 27.63.080 this approval authorizes amendment of the site plan for the non-residential healthcare facility special permit to delete the Teeters Building and reflect the memorial garden and associated parking.

Site Specific Conditions:

1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 4 copies:
 - 1.1 Add a note to the plan that states, "The parking stalls and drive aisles shown on this plan are conceptual and subject to minor changes."
2. Before receiving building permits provide the following documents to the Planning Department:
 - 2.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

- 2.2 Apply for a change of zone to remove the landmark designation for the site of the demolished Teeters Building.

Standard Conditions:

3. The following conditions are applicable to all requests:
 - 3.1 Before occupying the parking lot all development and construction shall substantially comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping, shall be permanently maintained by the Permittee.
 - 3.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 3.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 3.5 The applicant shall sign and return the letter of acceptance to the CityClerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant.
 - 3.6 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all prior resolutions approving this permit remain in full force and effect as specifically amended by this resolution.

Prepared by

Ed Zimmer, Historic Preservation Planner
402-441-6360
ezimmer@lincoln.ne.gov

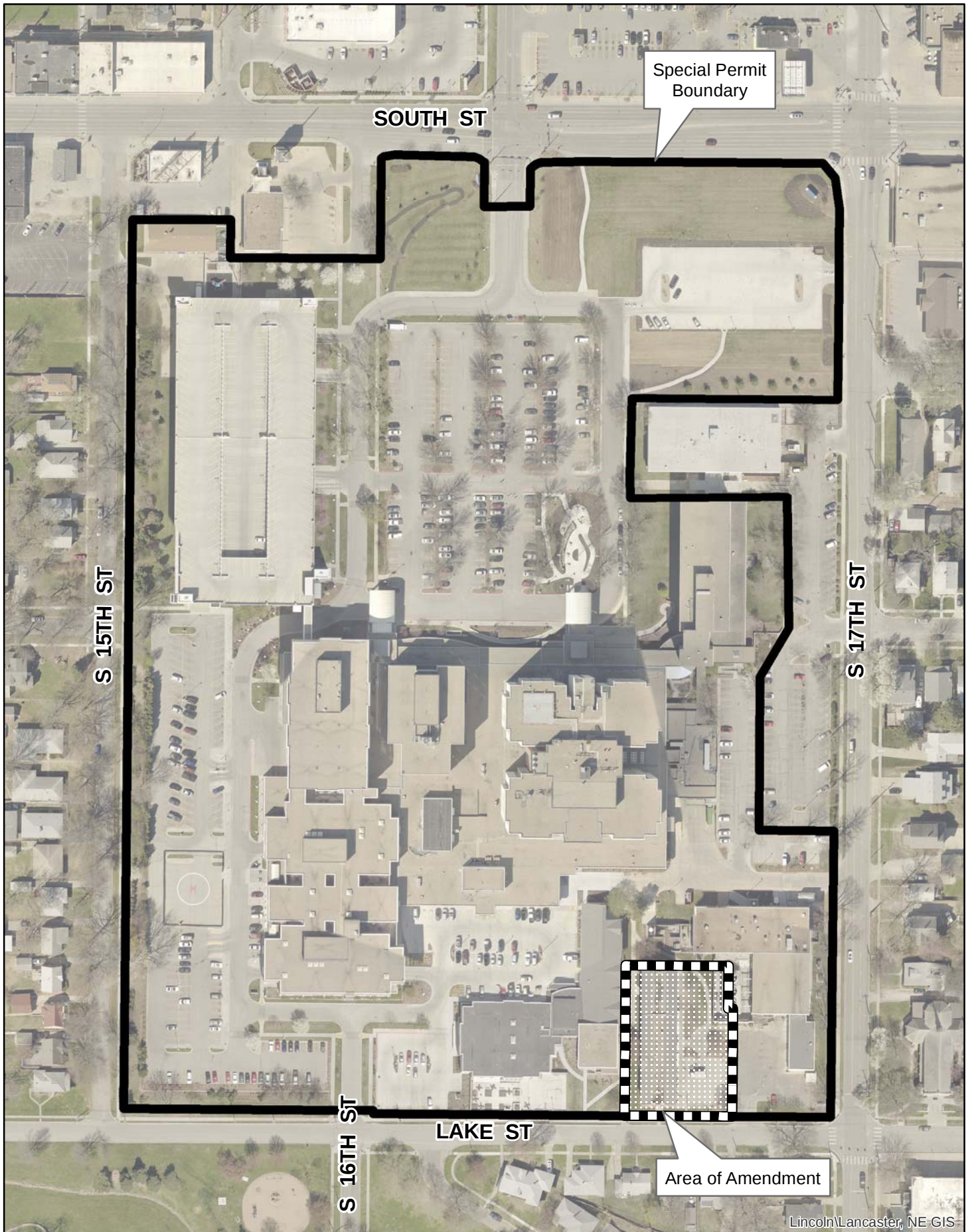
DATE: August 19, 2015

APPLICANT: Bryan Medical Center
Attn: David Reese
1600 S. 48th Street
Lincoln, NE 68506

OWNERS: Bryan Medical Center
Attn: David Reese
1600 S. 48th Street
Lincoln, NE 68506

CONTACT: DaNay Kalkowski
1111 Lincoln Mall, Suite 350
Lincoln, NE 68508

F:\DevReview\SP\1000\SP1020i Bryan West.efz.wpd



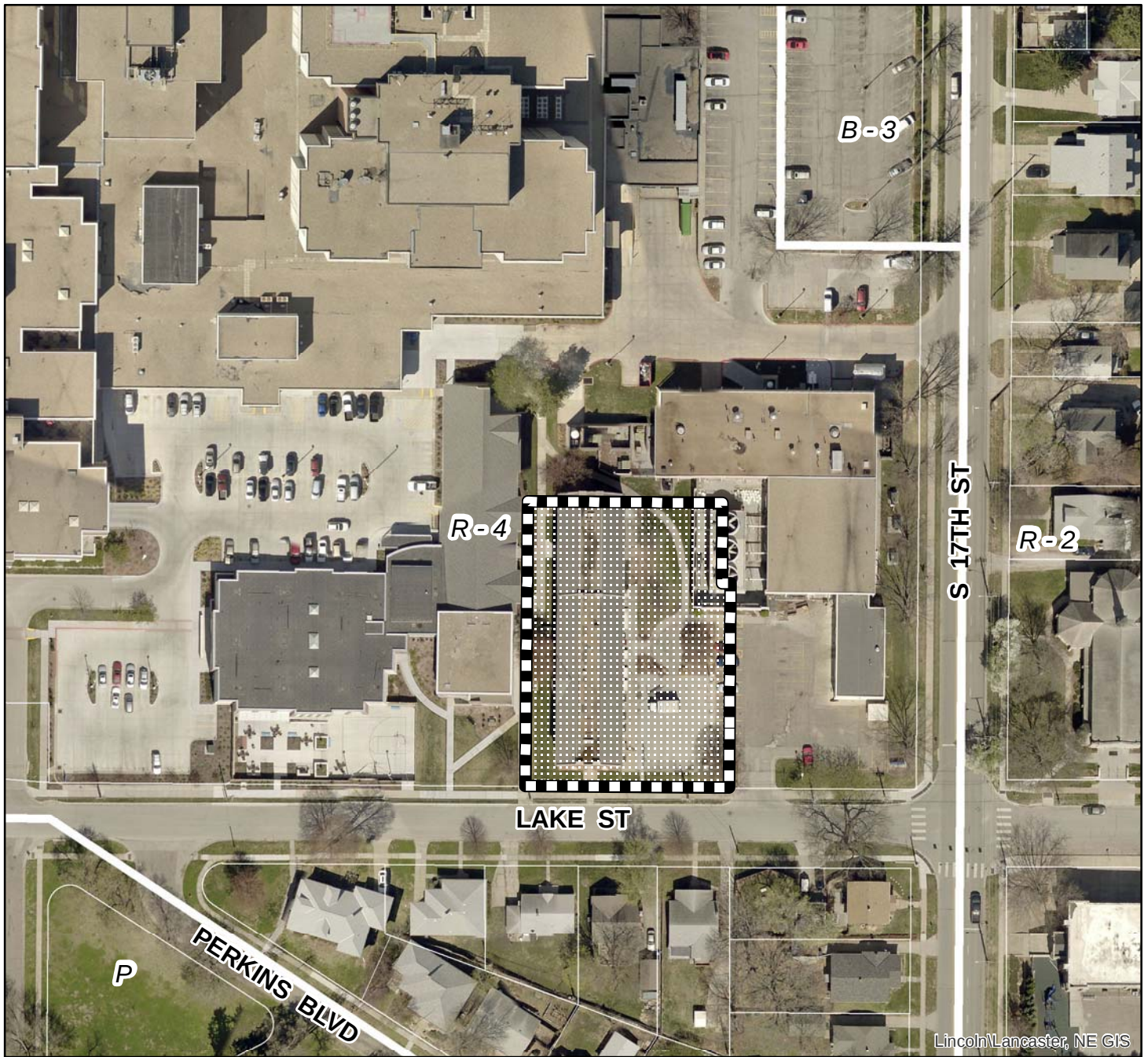
Special Permit #: SP10201
Bryan Medical Center West
S 17th St & South St

PDF: F:\Boards\PC\Internet\out\

File: F:\DevReview\PlannerPacket\MXD\Agendadrawings.mxd (SP10201)

2016 aerial



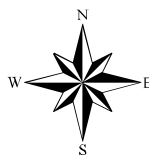


2016 aerial

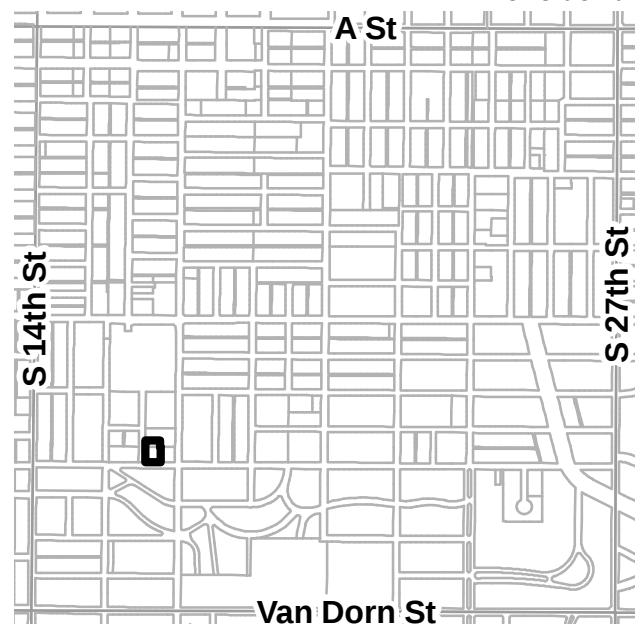
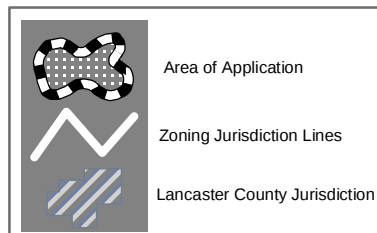
Special Permit #: SP10201
Bryan Medical Center West
S 17th St & South St

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.36 T10N R06E



SEACREST & KALKOWSKI, PC, LLO

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

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

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

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

August 3, 2015

HAND DELIVERY

David Cary, Interim Director
Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: Amendment to Special Permit No. 1020H
Bryan Medical Center West

Dear David:

Our office represents Bryan Medical Center ("Bryan"), the owner of the Bryan Medical Center West campus at 2300 S. 16th Street, Lincoln, Nebraska. Bryan is requesting an amendment to Special Permit No. 1020H ("Special Permit") to change the use of the area previously housing the Sophy Teeters Nurses Residence at 1650 Lake Street ("Teeters Building"). Bryan is proposing to add additional green space by creating a memorial garden to honor the history of the Teeters Building, Bryan West Campus and the Teeter family, as well as parking for access to the memorial. Actual elements from the Teeters Building will be incorporated into the memorial garden.

Bryan representatives presented initial plans for the memorial garden to surrounding neighbors and neighborhood associations on February 26, 2015. They were also presented and discussed at meetings of the Historical Preservation Commission ("HPC") on March 19, 2015 and April 16, 2015, along with Bryan's request for a Certificate of Exception to allow the demolition of the Teeters Building. At the HPC meetings, Bryan indicated the memorial garden plans were supported by the Teeter family. Support was also presented from the Irvingdale Neighborhood Association Board and Near South Neighborhood Association.

A Certificate of Allowance was issued for the Teeters Building on November 11, 2015, and the Teeters Building was subsequently demolished in July, 2016 after obtaining a demolition permit. Consequently, Bryan is requesting an amendment to the Special Permit to show the proposed alternative use of the area.

Bryan invited surrounding neighbors and leaders of the Irvingdale Neighborhood Association to a meeting on July 21, 2016 to review the memorial garden plans. The plans remain essentially the same as those shown to HPC in 2015. The meeting was attended by 11 neighbors including board members from the Irvingdale Neighborhood Association and the Near

South Neighborhood Association. No opposition to the proposed plans was expressed at the meeting. Those attending liked the added green space and the removal of the Teeters Building. The plans were also shared with representatives of Blessed Sacrament Church.

Enclosed please find the following:

- a. City of Lincoln Zoning Application;
- b. Application fee in the amount of \$792 for the Amendment; and
- c. 8½ x 11 Site Plan.

Davis Design will be submitting plans for the amendment electronically.

Bryan acknowledges the strong feelings and sentiment people had for the Teeters Building which is why Bryan is proposing to utilize the property for a memorial garden project. The memorial garden allows Bryan to celebrate the history of the area and will be a great addition to the Bryan Medical Center West Campus. If you have any questions regarding the enclosed or need any additional information, please feel free to contact me at (402) 435-6000, David Reese with Bryan Medical Center at (402) 481-4489 or Wade Stange with Davis Design at (402) 476-9700.

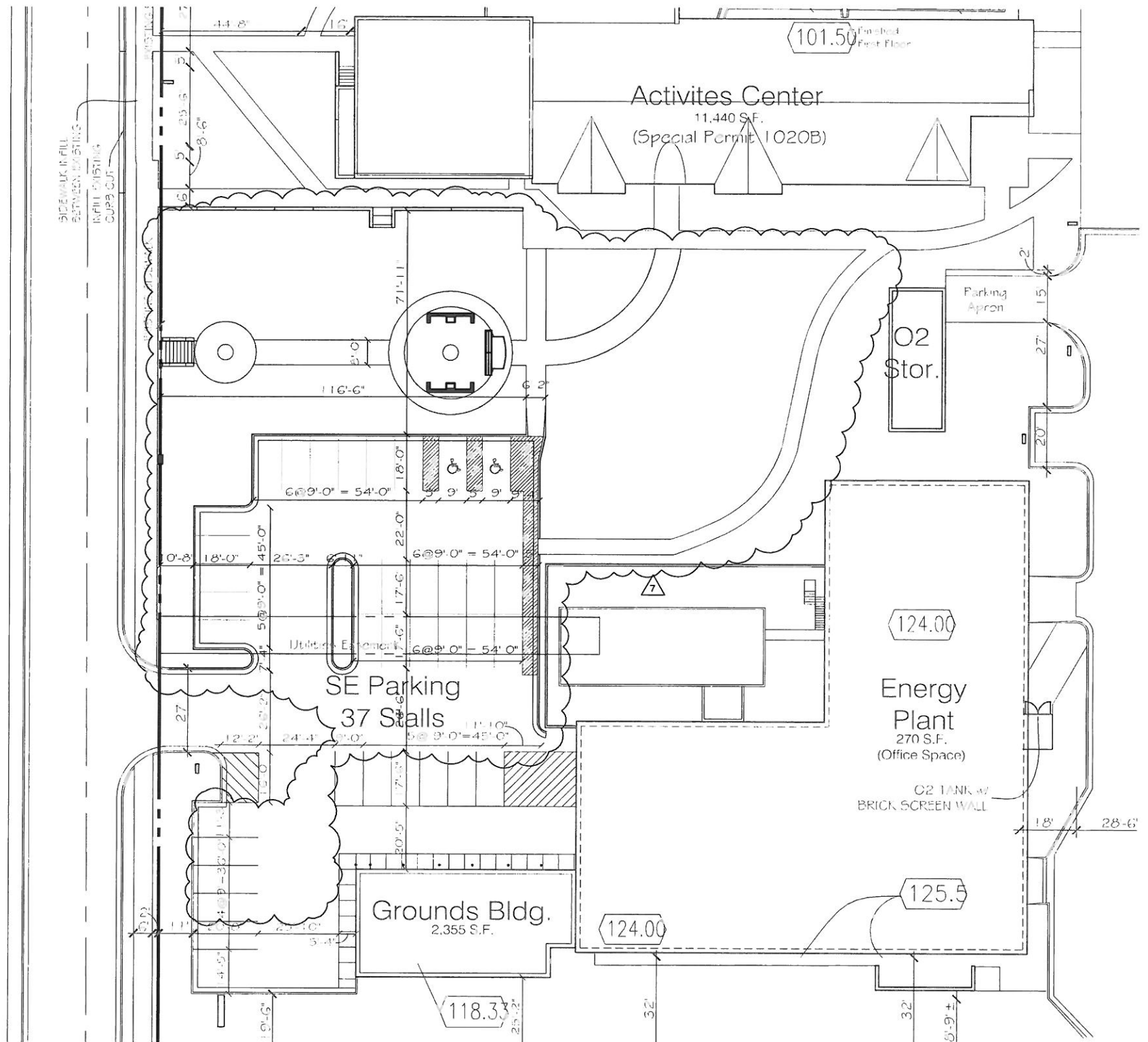
Very truly yours,



DANAY KALKOWSKI

For the Firm

Enclosures



LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 31, 2016 PLANNING COMMISSION MEETING

PROJECT #: Special Permit No. 16038

PROPOSAL: A request per Section 27.63.280 for Expansion of a Nonconforming Use to accommodate a proposed new detached garage

LOCATION: 1220 N 51 Street

LAND AREA: 0.11 acres, more or less

EXISTING ZONING: R-2 Residential District

CONCLUSION: The nonconforming condition is caused by the existing house not meeting the 25 foot front yard setback. The proposal is to construct a new 20 foot by 24 foot detached garage that would be located 17 feet from the front property line to the north. The proposed construction of this garage should not significantly impact surrounding properties and is consistent with the Comprehensive Plan.

RECOMMENDATION:	Conditional Approval
Waivers/modifications:	
1. Reduction of the front yard setback from 25 feet to 17 feet.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: North 47.66 feet of Lots 87-90 East Lawn Addition to University Place located in the NE 1/4 of Section 20-10-7, Lincoln, Lancaster County, Nebraska.

EXISTING LAND USE: Single family dwelling

SURROUNDING LAND USE AND ZONING:

North:	Single family dwelling	R-2
South:	Single family dwelling	R-2
East:	Single family dwelling	R-2
West:	Single family dwelling	R-2

COMPREHENSIVE PLAN SPECIFICATIONS:

P. 1.9 - The 2040 Future Land Use Map shows this area as Urban Density Residential.

P. 7.2 - Promote sustainability and resource conservation by preserving and improving housing in existing neighborhoods.

P. 7.8 - For existing neighborhoods, housing diversity is often already in place, but efforts must focus on maintaining this balance and variety. The diversity of architecture, housing types and sizes are central to what makes existing neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sensitive to the existing neighborhoods.

P. 7.9 - Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements.

UTILITIES: This site is served by existing utilities.

TRAFFIC ANALYSIS: N 51st and Dudley Streets are classified as a local streets.

AESTHETIC CONSIDERATIONS: The proposed structure would be a typical detached garage design not out of scale or character with the general residential neighborhood.

ANALYSIS:

1. This is an application to build a new detached garage associated with a nonstandard principal use that encroaches into the front yard on the north side of the property. The proposed 20' by 24' detached garage would be located 17 feet from the front property line.
2. The south wall of the garage would be located 6' from the south lot line which is considered a side lot line and meets the minimum Zoning Ordinance 2' setback requirement for an accessory building.
3. The east wall of the garage would be located 16' from the east lot line which is considered the rear lot line and meets the minimum Zoning Ordinance 2' setback requirement.
4. The west wall of the garage would be located 16' from the existing house.
5. The property is nonconforming because the existing house does not meet the minimum 25' front setback for the R-2 zoning district. There are two front yards, one facing 51st Street and one facing Dudley Street. The house in the case of Dudley Street is approximately 10 feet from the front property line, qualifying the property as nonconforming.

6. A nonstandard use is defined by the Zoning Ordinance 27.02.150 as a lot or use that existed prior to the effective date of the Zoning Ordinance or due to a change in the zoning ordinance or district boundaries and no longer complies with the minimum lot requirements for the district in which it is located. This house was built in 1950 and became nonstandard when the City adopted revised zoning regulations.
7. Zoning Ordinance 27.63.280 provides the following criteria shall be given specific consideration:
 - (a) *Effects on adjacent property, traffic, city utility service needs;*
There will be no significant impact. The new garage will be 20' by 24' and will be set back further from Dudley Street than the existing house. Nearby properties also have accessory buildings. The height of the garage to the peak will be 12' which is consistent with other residential accessory building heights and is under the Zoning Ordinance height limit of 15' to the halfway point of a pitch roof.
 - (b) *Density of land use zoning for the subject property and adjacent property;*
There will be no significant impact. No additional buildings are proposed with this application. The size of the new garage is consistent with the size of accessory buildings on nearby properties.
 - (c) *The degree of hardship upon the applicant which would be caused by failure to grant.* Given the size of the lot at 47.66 feet from north to south property line coupled with the corner lot situation and 25 foot front setback, building a garage to meet the requirements would be significantly more difficult. Also, it should be noted that there is an existing sidewalk from the house and existing drive access from Dudley Street which the applicant seeks to match as far as location.
8. The special permit is warranted because: 1) the construction of the garage will be generally consistent in scale with other nearby accessory structures in an older established neighborhood; 2) the proposed garage will not extend any closer to the front yard than the existing house; 3) given the lot size combined with corner lot and front yard setback the applicant would be significantly more limited as far as placement and 4) the proposed detached garage would be located so as to tie into an existing drive access from Dudley Street.

CONDITIONS OF APPROVAL:

Per Section 27.63.280, this approval permits the construction of a detached garage with waiver to the front yard setback from 25 to 17 feet.

Conditions:

1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies.
2. Before receiving building permits provide the following documents to the Planning Department:
 - 2.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.
3. The following conditions are applicable to all requests:
 - 3.1 Before occupying the buildings all development and construction shall substantially comply with the approved plans.
 - 3.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 3.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 3.4 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant. The Permittee shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds. Building permits will not be issued unless the letter of acceptance has been filed.

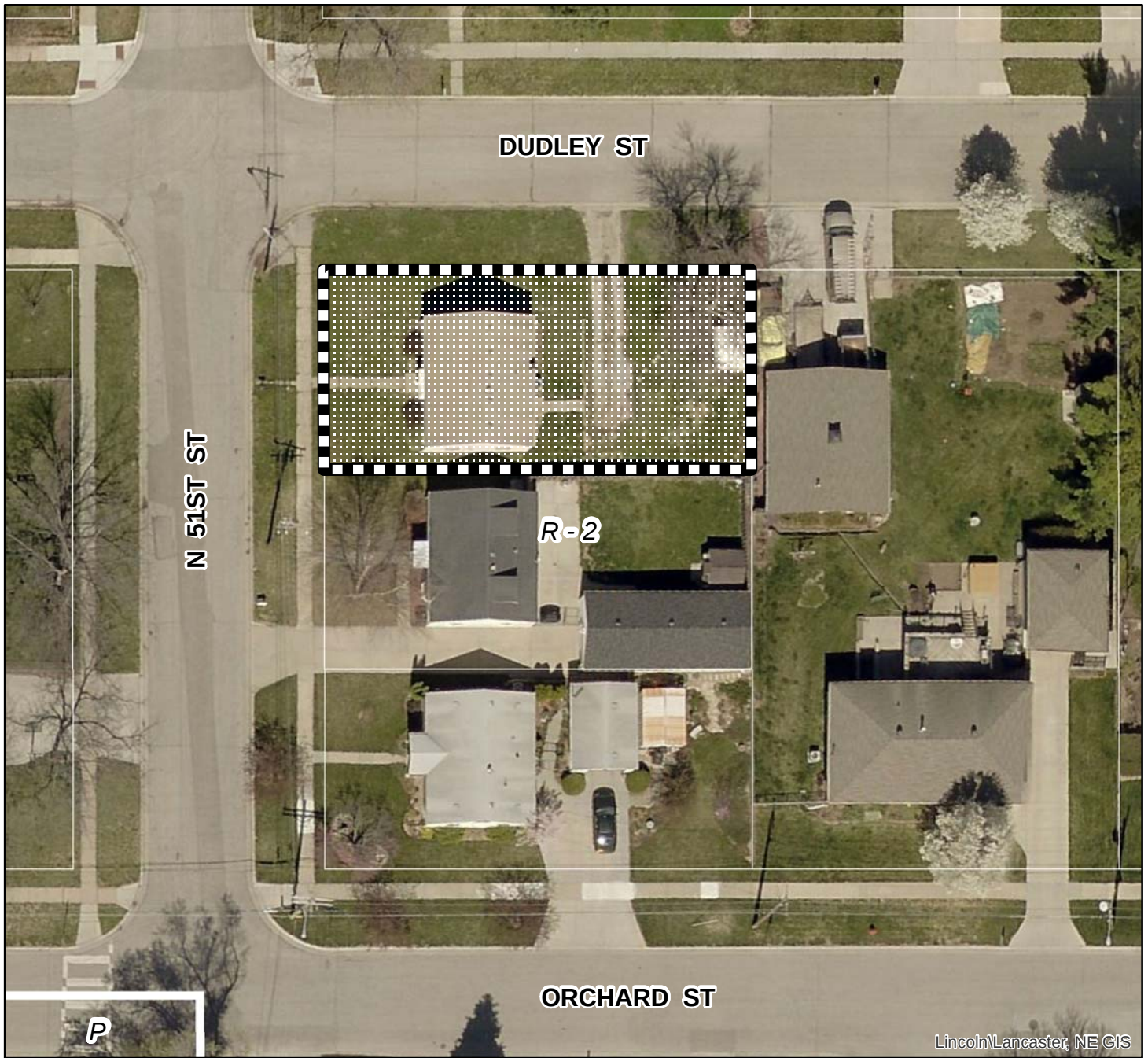
Prepared by

George Wesselhoft, Planner
(441-6366, gwesselhoft@lincoln.ne.gov)
August 15, 2016

APPLICANT/ Debbie Hill
OWNER 1220 N. 51st Street
Lincoln, NE 68504

CONTACT: Todd Lycan (The Garage Company)
8301 Q. St.
Omaha, NE 68127

F:\DevReview\SP\16000\SP16038 Hill Garage.gjw.wpd



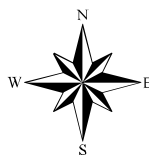
Lincoln Lancaster, NE GIS

2016 aerial

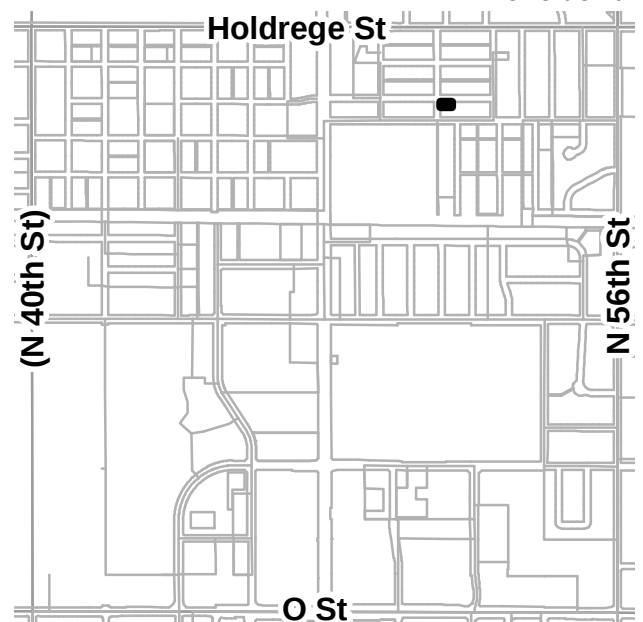
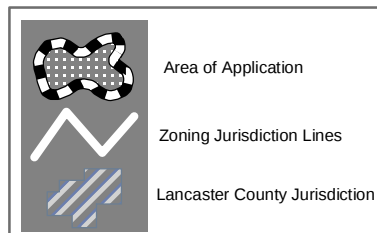
Special Permit #: SP16038 N 51st St & Dudley St

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.20 T10N R07E

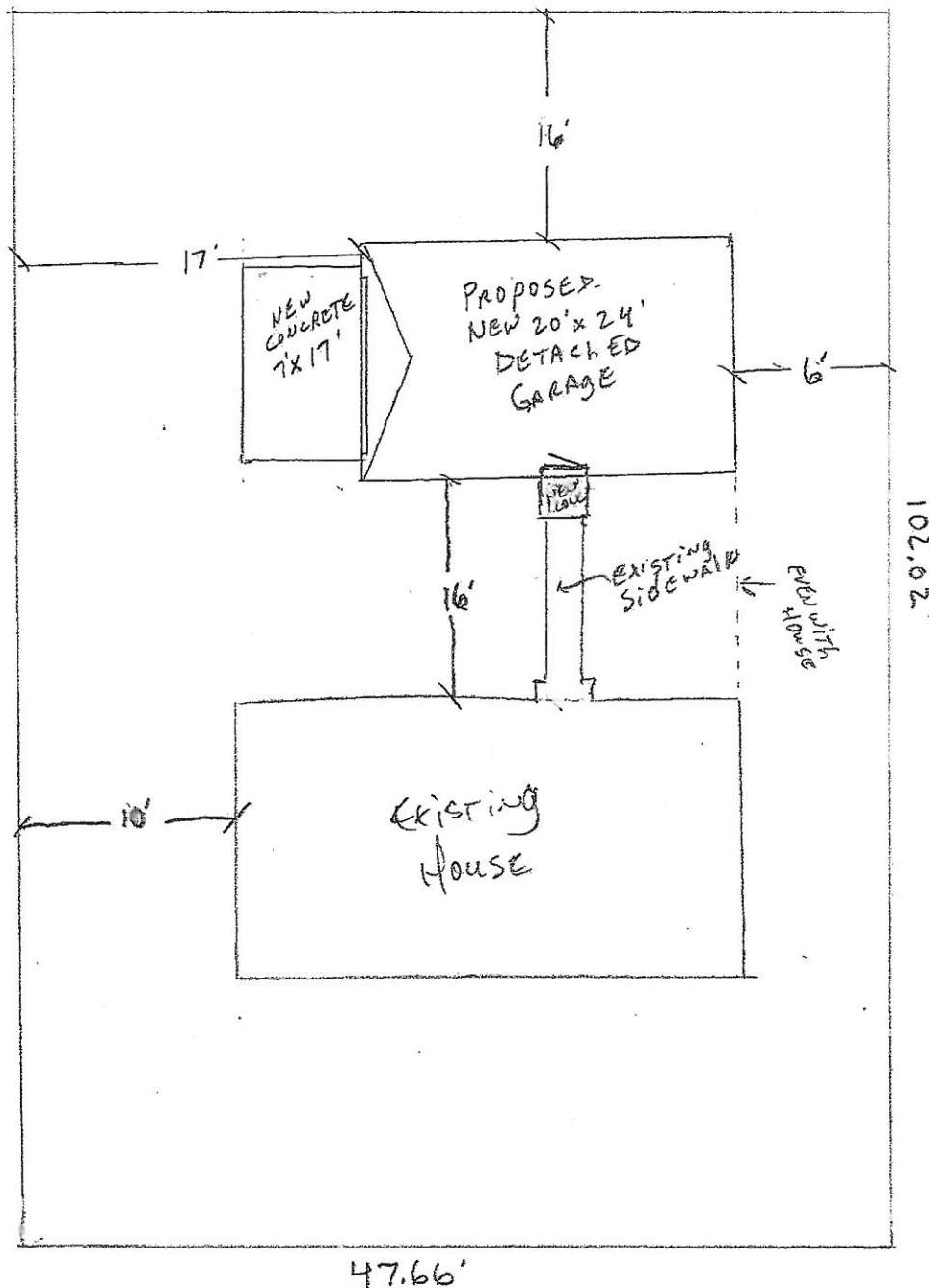


ADDRESS: 1220 N. 51ST ST.
LINCOLN, NE

PARCEL: 17-20-211-001-000

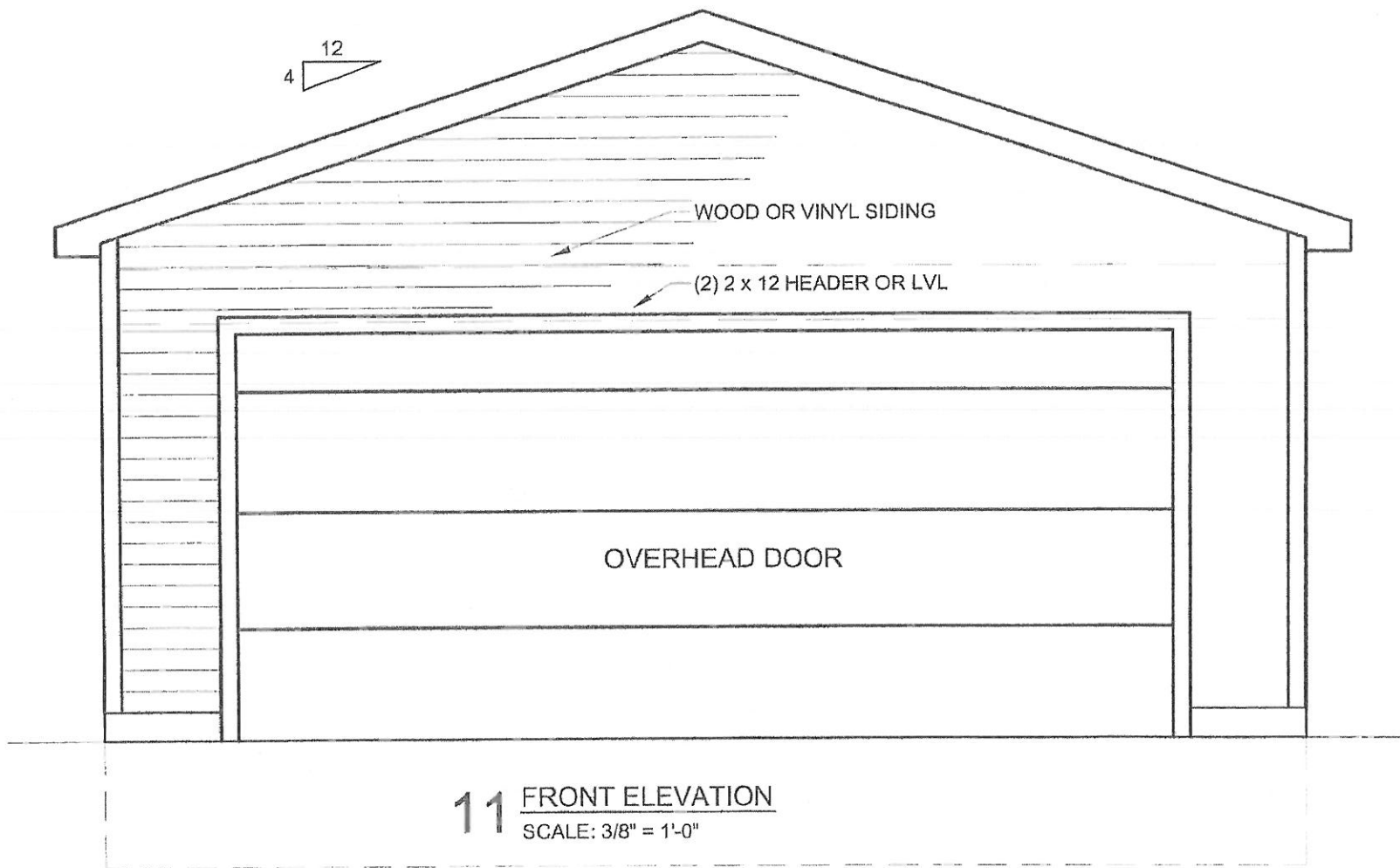
LEGAL: EAST LAWN ADDITION TO
UNIVERSITY PLACE, LOT 87-90, N 1/3

Dudley St.

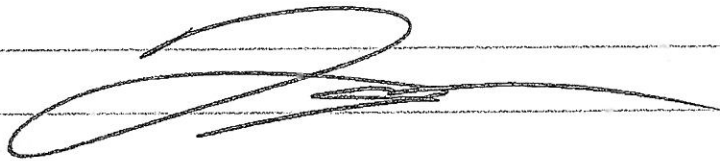


A 2

N. 51ST ST.



Applying for SPECIAL USE permit
for purposes of reducing the FRONT
YARD SETBACK to 17' for CONSTRUCTION
of A NEW 20'x24' DETACHED GARAGE

A stylized, handwritten signature in black ink, featuring a large, looping initial 'R' followed by a horizontal line that tapers off to the right.

7-26-14

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 31, 2016 PLANNING COMMISSION MEETING

PROJECT #: Special Permit No. 16039

PROPOSAL: A request for a Special Permit for a Kennel per Section 27.63.790.

LOCATION: 2301 Highway 2

LAND AREA: 0.68 acres, more or less

EXISTING ZONING: B-1 Local Business District

CONCLUSION: With conditions of the special permit and the conditions of approval, including a limit of no more than 3 dogs outside at one time, noise impacts should be no greater than in any residential area. The waiver of the rear yard setback should not have any negative effects given the industrial zoning adjacent to this property on the south.

RECOMMENDATION:	Conditional Approval
Waivers/modifications:	
1. Reduction of the required rear yard setback from 30 feet to 0 feet for an outdoor area.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 37 I.T., located in the NE 1/4 of Section 12-9-6, Lincoln, Lancaster County, Nebraska.

EXISTING LAND USE: Vacant commercial

SURROUNDING LAND USE AND ZONING:

North: Single family dwellings; R-2 (across Highway 2)
South: Railroad tracks and Peterson Park; I-2 and P
East: Apartments; R-2
West: Commercial (veterinary clinic); B-1

COMPREHENSIVE PLAN SPECIFICATIONS:

Pg. 1.9 - The Future Land Use Map designates the area for commercial land uses.

Pg. 5.2 - Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.

Pg. 5.14 - Develop infill commercial areas to be compatible with the character of the area.

UTILITIES: All utilities are available.

TOPOGRAPHY: The site slopes down approximately 5 feet from west to east. The ground elevation for the apartment buildings to the east is approximately 5 feet higher than the proposed outdoor area.

TRAFFIC ANALYSIS: Highway 2 is classified as a principal arterial in the 2040 Comprehensive Plan.

PUBLIC SERVICE: The nearest fire stations are located at South 27th Street and Old Cheney Road and at South 17th Street and Van Dorn Street.

ANALYSIS:

1. This application is for a special permit to allow a kennel with an outdoor area to be located within 200 feet of a residential district. Kennel facilities are a conditional use in the B-1 District. One condition is to be at least 200 feet from residential district. This requirement can be waived or reduced by special permit.
2. The proposed outdoor area is approximately 10 feet from the R-1 Residential District to the east and 300 feet from the R-2 Residential District to the north. To the east is an apartment complex. Although the distance to the lot line from the outdoor area is only about 10 feet, it is approximately 45 feet to the nearest apartment units. To the north across Highway 2 are single family dwellings.
3. The Special Permit for a Kennel lists several conditions of approval. The only condition requested to be waived with this application is reduction of the rear yard setback for the outdoor area. All other conditions will apply as listed under Section 27.63.790(b):
 - a. The outdoor area and fences surrounding the outdoor area must meet the setbacks of the zoning district (only the rear yard setback would be waived for this application).
 - b. Outdoor areas shall be screened 100% from the ground to six feet with an opaque fence or wall.

- c. Use of outdoor areas between the hours of 10:00 p.m. and 7:00 a.m. is prohibited.
 - d. Animals in the outdoor area shall be under supervision of handlers at all times.
 - e. In addition, the Planning Commission may limit the number of animals allowed in the outdoor area at any one time. As listed in the Conditions of Approval below, it is recommended that the Planning Commission limit the number of animals allowed in the outdoor area at any one time to no more than three.
- 4. The proposed limitation to no more than three animals in the outdoor area at any one time is the same as the maximum number of dogs (three) that are permitted per residence within the City of Lincoln. The effect of the outdoor area for the kennel on the apartments will therefore be no greater than that of a single family home with three dogs. In addition, a condition of the special permit would prohibit use of the outdoor area overnight, and there is no such restriction for a residence.
 - 5. There is one requested waiver with this application to reduce the required rear yard setback on the south side to 0 feet for the outdoor area. This waiver of the rear yard setback is supportable based on the I-2 industrial zoning and railroad tracks on the south side, which should not be negatively impacted by noise or activity generated if the outdoor area were permitted to locate up to the property line. The setback reduction would only apply to the outdoor area, not to buildings.
 - 6. The minimum parking requirement for a kennel in the B-1 zoning district is 1 stall per 300 square feet. The existing building is 8,500 square feet, which would require 29 stalls. The parking requirement will be fully met by retaining 29 of the parking stalls in the existing parking lot.
 - 7. The four existing deciduous trees on the east side of the property between the parking lot and the apartment complex will be retained and will act as screening between the apartments and the outdoor area. The apartment complex allows dogs; therefore, the potential impact of the outdoor area should be no greater than that of the green space surrounding the neighboring apartment buildings.

CONDITIONS OF APPROVAL:

Per Section 27.63.790 this approval permits a kennel, with a waiver to reduce the required rear yard setback from 30 feet to 0 feet for an outdoor area.

Site Specific Conditions:

1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below:
 - 1.1 Revise the note for the outdoor area as follows: "Proposed Fenced In Yard with 0' rear yard setback for yard area only. Existing bldg. setback is not changed."
 - 1.2 Add the following note to the site plan: "No more than three animals are allowed in the outdoor area at any one time."
2. Before receiving building permits provide the following documents to the Planning Department:
 - 2.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

Standard Conditions:

3. The following conditions are applicable to all requests:
 - 3.1 Before occupying the buildings all development and construction shall substantially comply with the approved plans.
 - 3.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 3.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 3.4 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

Prepared by

Rachel Jones, Planner

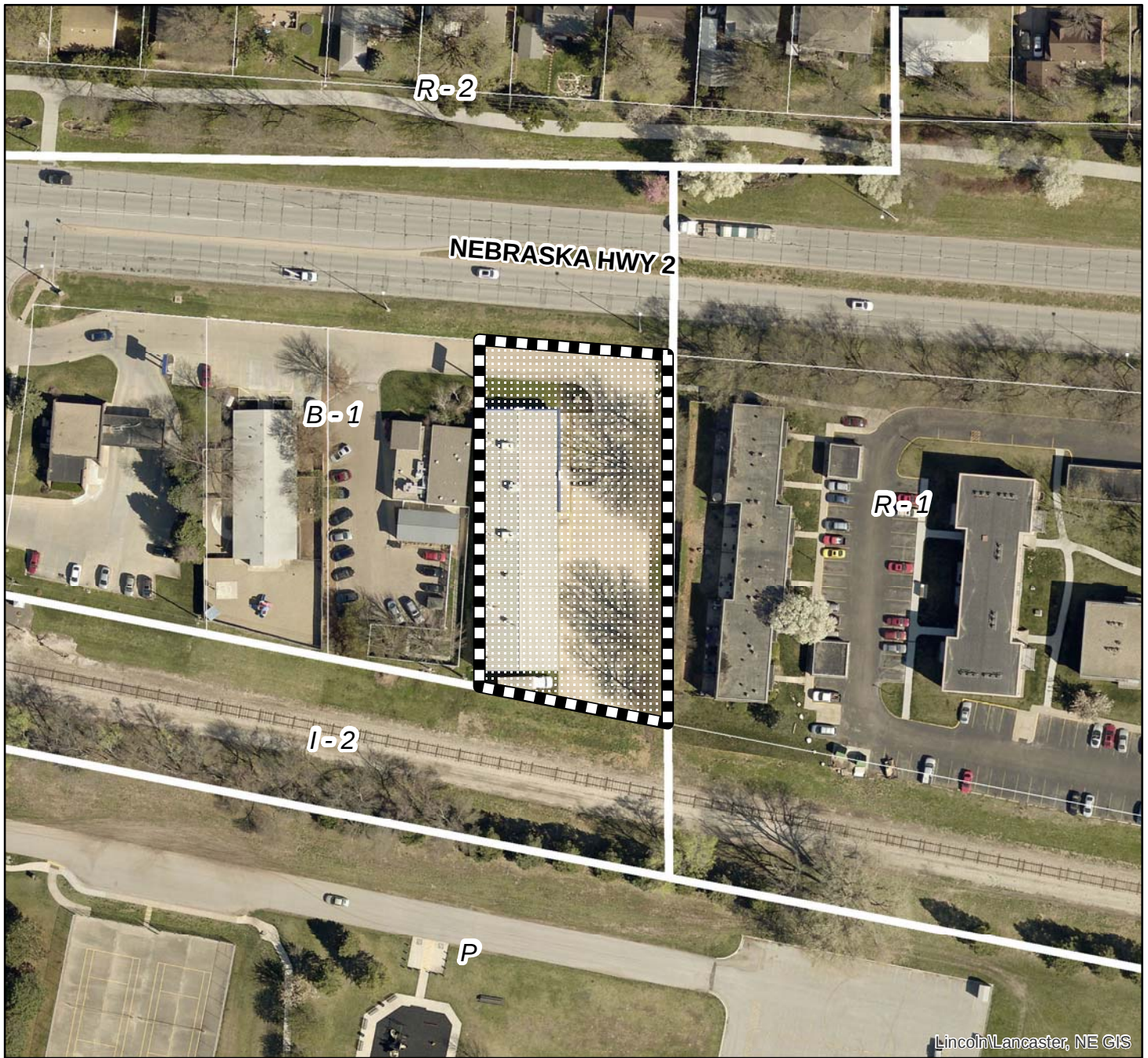
DATE: August 23, 2016

APPLICANT: Lori Tackett
1980 Ryons Street
Lincoln, NE 68502

OWNER: Yurth Family Business Trust
4720 Bingham Court
Lincoln, NE 68516

CONTACT: Same as applicant

F:\DevReview\SP\16000\SP16039 Bailey's Pet Care.rkj.wpd

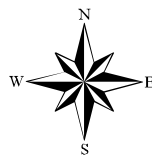


2016 aerial

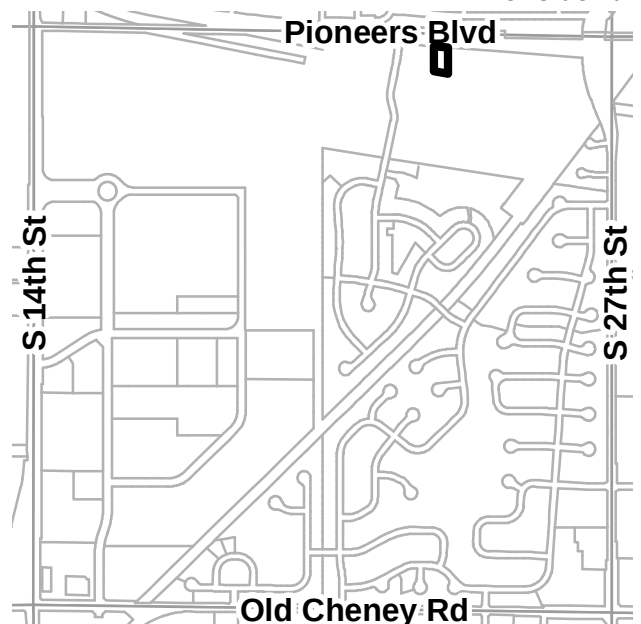
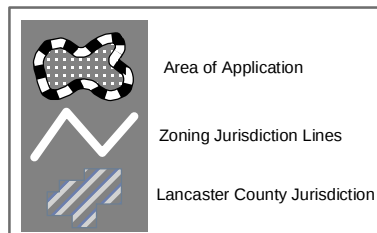
Special Permit #: SP16039
Bailey's Deluxe Pet Care
Southwood Dr & Highway 2

Zoning:

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



One Square Mile:
 Sec.12 T09N R06E



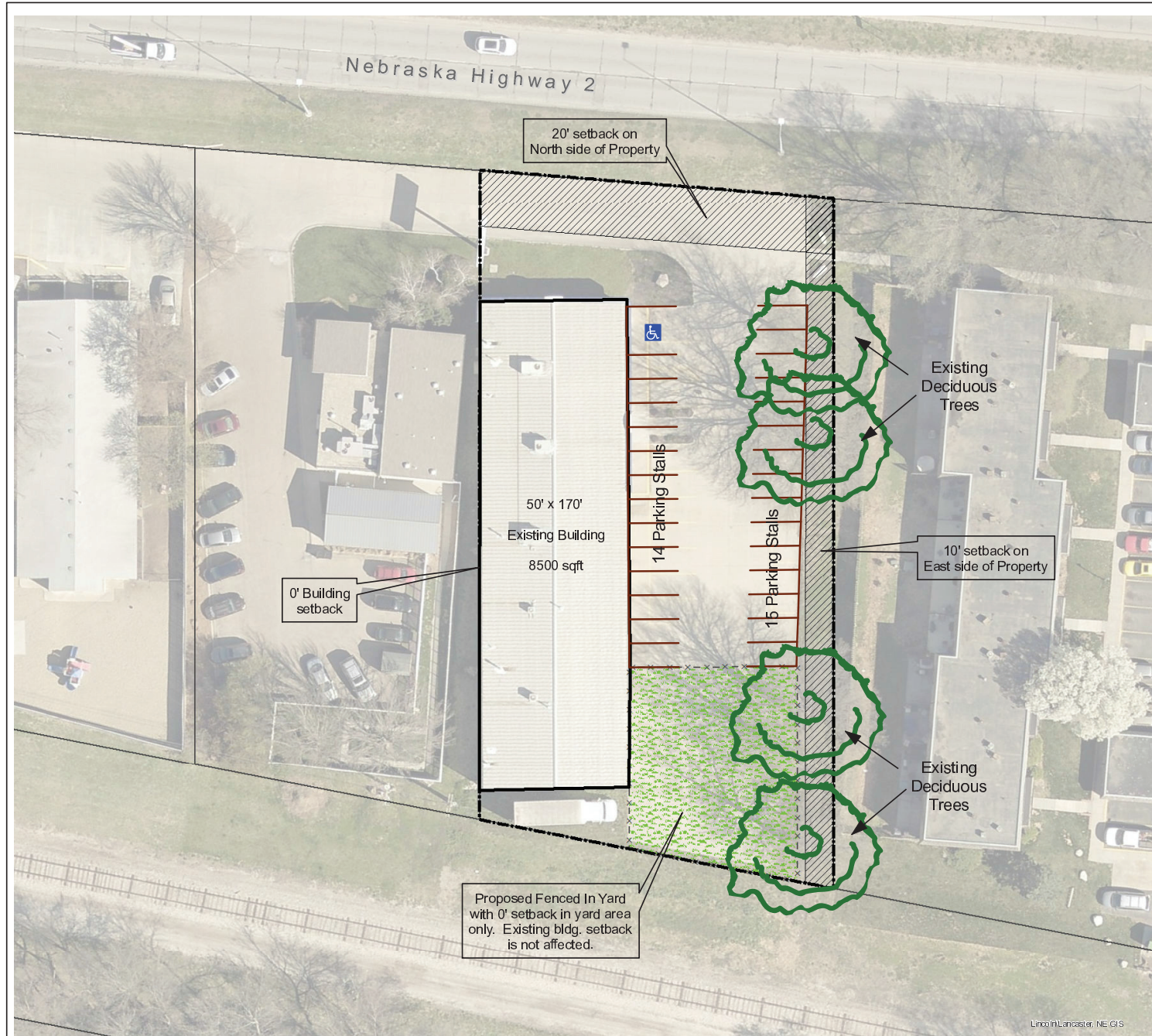


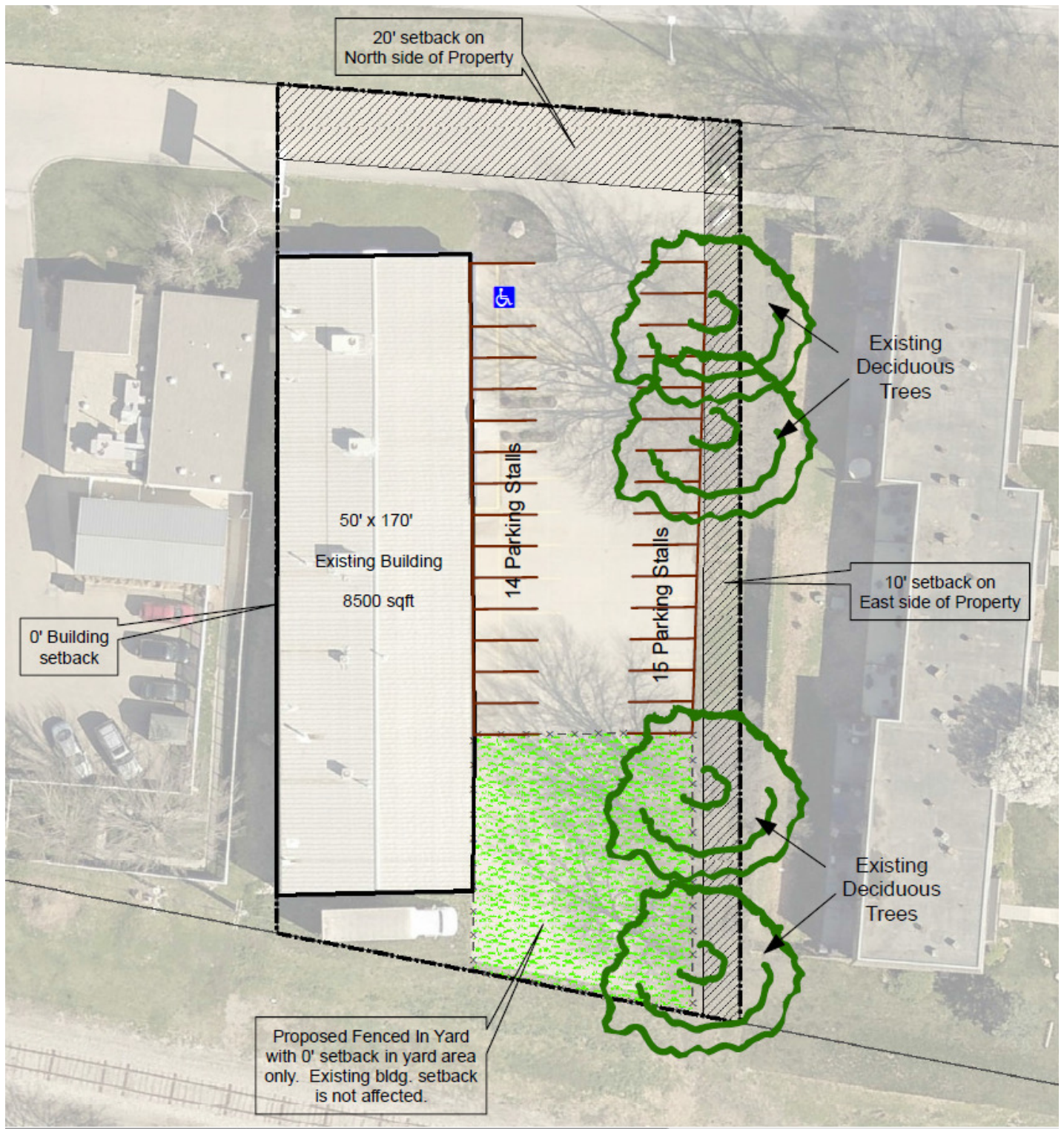
Address: 2301 Hwy 2, Lincoln, NE 68502

Legal: Lot 37 I.T. NE - Sec. 12, T9N, R6E



0 30 60 120 Feet





Rachel Jones
Lincoln-Lancaster County Planning Department
555 S. 10th St., Suite 213
Lincoln, NE 68508
(402) 441-7603

July 26, 2016

Dear Ms. Jones,

We are currently running a successful dog kennel, Bailey's Deluxe Pet Care, at 2205 Hwy 2. We have had no issues with the neighbors regarding noise, traffic or any other complaints. We take very careful measures to make sure our noise level is kept to a minimum. We are looking to expand our business to include the property at 2301 Hwy 2 that is zoned B-1. Kennels in the B-1 area must meet two conditions; 1) Any associated outdoor area must be located no closer than 200 feet from any R-1 through R-8 residential district. 2) No more than 3 animals are permitted in the outdoor area at any one time. Meeting condition number two is not a problem; we already limit the number of dogs allowed outside. However, 2301 Hwy 2 is located closer than 200 feet from a residential area and thus we are applying for this special use permit.

The residential buildings that we will neighbor are dog friendly apartments. The tenants are already allowed to have dogs in their outdoor space and we do not see our space as causing any additional noise or issues in the neighborhood. As always, our outdoor dogs will be supervised and limited in numbers.

The outdoor area will be fenced by six foot privacy fences on all sides. The outdoor areas and fences as pictured in the enclosed site plan will follow all setbacks as required except for the rear yard. We would like the rear yard setback to be zero as it adjoins an industrial district we hope this is an acceptable setback.

In regards to parking, as you can see from the enclosed site plan there is plenty of room to provide 30 parking spaces to fulfill the required parking numbers. Please let us know if we can provide any further information. We appreciate all of your assistance.

Sincerely,



Lori Tackett
Bailey's Deluxe Pet Care
2205 Hwy 2
402-477-3327

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 31, 2016 PLANNING COMMISSION MEETING

PROJECT #: Use Permit No. 70A

PROPOSAL: To increase total floor area to 17,300 square feet and add residential healthcare and elderly retirement housing as potential uses for Lot 2.

LOCATION: N 27th Street and Kensington Drive

LAND AREA: 2.85 acres

EXISTING ZONING: B-2 Planned Neighborhood Business

CONCLUSION: The proposed uses and building size are compatible with the surrounding area. No waivers are being requested and the site will meet all requirements of the zoning ordinance and design standards. This application is in conformance with the Zoning Ordinance and Comprehensive Plan.

RECOMMENDATION:	Conditional Approval
------------------------	----------------------

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1 and 2, Liberty First Credit Union Addition, located in the SE 1/4 of Section 1-10-6, Lincoln, Lancaster County, Nebraska.

EXISTING LAND USE: Vacant, Bank

SURROUNDING LAND USE AND ZONING:

North:	Commercial	B-2 Planned Neighborhood Business
South:	Commercial	B-2 Planned Neighborhood Business
East:	Commercial	B-5 Planned Regional Business
West:	Vacant	O-3 Office Park

HISTORY:

May 1979 Area designated as R-3 Residential with comprehensive zoning ordinance update.

October 1994 Preliminary Plat No. 94008 approved for Capital Village North. The site of this Use Permit application was designated as one lot.

- November 1994 Change of Zone No. 2821 approved to change the site from R-3 residential to B-2 Planned Neighborhood Business.
- Use Permit No. 70 approved for an 8,720 square foot restaurant.
- February 2004 Administrative Amendment No. 04002 approved for 5,300 square feet of financial on Lot 1 and 5,176 square feet of office/medical/retail on Lot 2.
- March 2004 Final Plat No. 04005 Liberty First Credit Union Addition approved to divide site into two lots.

COMPREHENSIVE PLAN SPECIFICATIONS:

- Page 1.9 The site is designated as Commercial on the Future Land Use map.
- Page 5.2 Encourage commercial centers to encompass a broad range of land uses with the integration of compatible land use types.

TOPOGRAPHY:

The application includes a grading and drainage plan that has been recommended for approval by Watershed Management.

AESTHETIC CONSIDERATIONS:

Chapter 3.50 of the City of Lincoln Design Standards includes specific requirements for the use permit districts, which includes the B-2 district. For a building of 12,000 square feet, a minimum of three shade trees and 400 square feet of ornamental grasses or shrubs is required. A landscape screening plan is required at time of building permit.

ANALYSIS:

1. This application is to increase the floor area for Lot 2 from 5,176 square feet to 12,000 square feet, which would increase the total Use Permit floor area from 10,476 to 17,300 square feet. This amendment would also change the use of Lot 2 from office, medical, or retail to commercial, residential healthcare, or elderly and retirement housing. Staff also recommends that the use of Lot 1 change from financial to commercial to provide future flexibility.
2. Lot 1 is currently a Liberty First Credit Union location that is designated to remain. Lot 2 is currently vacant. The expansion of uses and floor area to Lot 2 would provide additional flexibility in identifying an occupant for the vacant lot. The applicant has not identified a specific user for the site.

3. The general “commercial” classification includes a wide range of uses permitted by right in the B-2 district. It also includes conditional permitted uses in the B-2 district provided they meet the conditions per the zoning ordinance.
4. Residential healthcare and elderly/retirement housing are both special permitted uses in the B-2 district. Each Special Permit includes several conditions that must be met for approval. A separate Special Permit is not required if the uses are approved with this Use Permit; however, the uses still must meet conditions of the corresponding Special Permits. Review of conditions will occur with building permit. The proposed site plan states that the uses are approved provided they meet the conditions associated with the Special Permits.
5. Elderly/retirement housing includes dwelling units that incorporate features designed to alleviate access problems commonly experienced by the elderly. Each dwelling unit must be occupied by at least one person of age sixty or above. It appears that an elderly/retirement housing facility could meet the requirements of the Special Permit on Lot 2. The maximum number of units would be 30 given the overall lot size; however, it is unlikely that 12,000 square feet of floor area could accommodate 30 units since that would only permit 400 square feet per unit.
6. Residential healthcare includes facilities such as assisted living, nursing homes, and hospice care. Most conditions related to the Special Permit for residential healthcare do not apply to the B-2 district. For example, a maximum ratio of residents to floor area is provided for the AG and R districts. There is no maximum ratio for the B-2 district. The primary limiting factor on size of the facility would be the maximum of 12,000 square feet of floor area permitted on the lot.
7. Commercial, elderly/retirement housing, and residential healthcare would all be appropriate uses for this location. The site is surrounded on all sides by Use Permits. Adjacent approved uses are listed below:

North: Hotel/conference center/restaurant (existing)
South: Medical Office (existing), two small commercial pad sides (proposed)
East: Financial Services (existing bank)
West: Detention/drainage open space

These uses are compatible with commercial, elderly/retirement housing, or a residential healthcare facility.
8. The applicant is not requesting waivers, so a new facility would need to meet requirements of the B-2 district including setback, height, parking, and screening.

CONDITIONS OF APPROVAL:

This approval permits 12,000 square feet of commercial, elderly and retirement housing, or residential healthcare on Lot 2 and 5,300 square feet of commercial on Lot 1.

Site Specific Conditions:

1. The permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below upon approval before receiving building permits:
 - 1.1 Remove use and building area from site plan graphic. Use and area are shown in table at bottom of Sheet 1.
 - 1.2 On table at bottom of Sheet 1 change use of Lot 2 to "Commercial or other allowed use per Note 16" (or corresponding number after notes are revised) and change use of Lot 1 to "Commercial".
 - 1.3 On table at bottom of Sheet 1 remove columns relating to parking. Parking is per the district and will be reviewed at time of building permit.
 - 1.4 Revise Note 12 to read: "Signs need not be shown on this site plan, but need to be in compliance with chapter 27.69 of the Lincoln Zoning Ordinance, and must be approved by Building & Safety Department prior to installation".
 - 1.5 Combine Notes 1 and 6 into one note. The note should state that the developer reserves the right to build anywhere outside the setbacks, which shall be in accordance with the zoning ordinance.
 - 1.6 Remove Notes 2, 5, 7, 8, 13-15.
 - 1.7 Show existing utility easement on north side of Lot 1 per Inst. 2004-031658.

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 Before occupying buildings all development and construction is to substantially comply with the approved plans.

- 2.2 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.
- 2.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
- 2.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 2.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

Prepared by

Andrew Thierolf, Planner
441-6371, athierolf@lincoln.ne.gov

August 18, 2016

**APPLICANT/
OWNER:** Liberty First Credit Union
501 N 46th Street
Lincoln, NE 68503

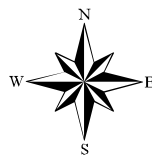
CONTACT: Marcia Kinning
REGA Engineering Group, Inc
601 Old Cheney Road, Suite A
Lincoln, NE 68512



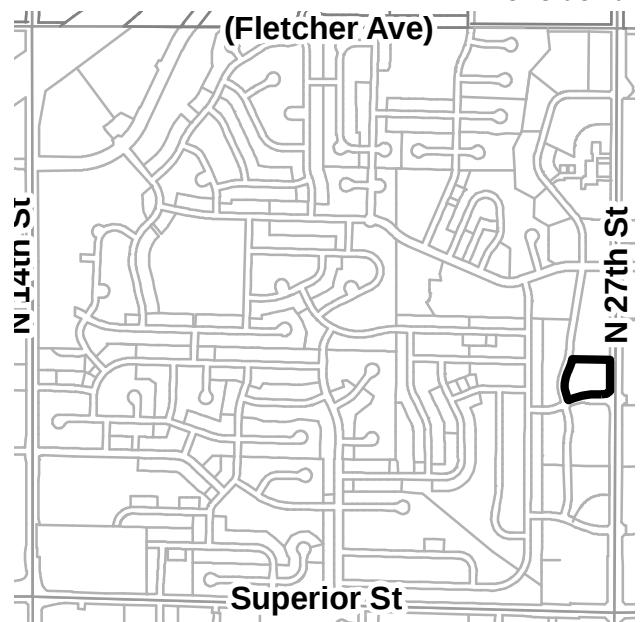
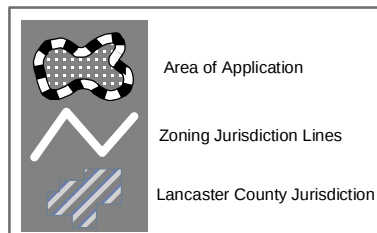
Use Permit #: UP70A
Liberty First Credit Union
N 27th St & Kensington Dr

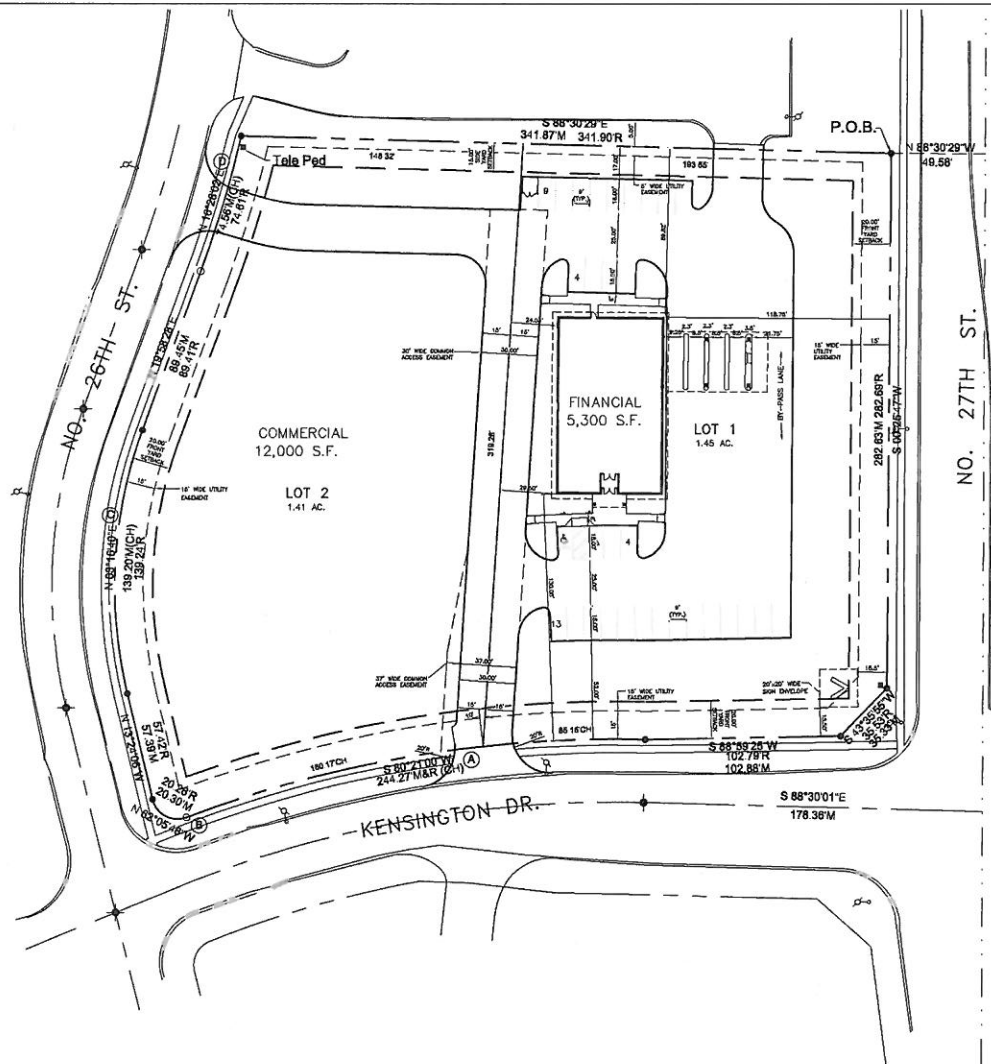
Zoning:

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.01 T10N R06E





USE PERMIT - BUILDING UNITS/ PARKING DATA:

LOTS	BUILDING USE	SQUARE FOOTAGE	PARKING RATIO	REQ'D. STALLS	SURFACE STALLS
1	FINANCIAL	5,300	1/200	26	30
2	COMMERCIAL	12,000	1/200	60	TO BE DESIGNED W/BUILD PERMIT
TOTALS		17,300		86	

LEGAL DESCRIPTION

A survey of Lots 1 and 2 Liberty First Credit Union Addition, located in the Southeast Quarter of Section 1, Township 10 North, Range 6 East, of the Sixth Principal Meridian, Lancaster County, Nebraska and more particularly described as follows:

Commencing at the East Quarter corner of Section 1, Township 10 North, Range 6 East, of the Sixth Principal Meridian; Thence S00°13'40"W, (on assumed bearing) on the East line of the Southeast Quarter of Section 35 a distance of 309.73 feet; Thence N88°30'29"W, a distance of 48.58 feet, to the POINT OF BEGINNING;
Thence S00°25'47"W, on the west right-of-way line of North 27th Street a distance of 282.83 feet;
Thence S45°35'55"W, a distance of 30.33 feet to a point on the north right-of-way line of Kensington Drive;
Thence S88°58'15"W, on the north right-of-way line of said Kensington Drive, a distance of 102.88 feet to a circular curve to the left, having a radius of 833.00 feet, a central angle of 22°15'00", and whose chord (244.27 feet) bears S80°21'00"W;
Thence on the arc of said circular curve 245.92 feet to a circular curve to the right, having a radius of 13.30 feet, a central angle of 87°30'20", and whose chord (20.30 feet) bears N62°03'45"W;
Thence on the arc of said circular curve 22.87 feet;
Thence N12°24'05"W, on the east right-of-way line of North 28th Street, a distance of 57.39 feet to a circular curve to the right, having a radius of 242.00 feet, a central angle of 33°25'48", and whose chord (138.20 feet) bears N07°15'40"E;
Thence on the arc of said circular curve 141.20 feet;
Thence N19°08'28"E, on said east right-of-way, a distance of 89.45 feet to a circular curve to the left, having a radius of 610.07 feet, a central angle of 07°00'22", and whose chord (74.56 feet) bears N10°20'02"E;
Thence on the arc of said circular curve 74.60 feet, to the Northwest corner of Lot 1, Block 3, Elizabeth Park North;
Thence S88°58'15"W, on the north line of said Lot 1, a distance of 341.87 feet to the POINT OF BEGINNING, and containing a calculated area of 124,318.38 square feet or 2.854 acres.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DATE LYLE L. LOTH L.S. #314

GENERAL NOTES:

- THE OWNER/DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN ON THIS PLAN.
- BUILDING HEIGHT SHALL NOT EXCEED 35 FEET (B-2).
- COMMON AND PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE DRIVES, DRIVE ASILES, PARKING STALLS AND SIDEWALKS SHOWN.
- UTILITY EASEMENTS TO BE PROVIDED AS REQUIRED BY L.E.S., THE RELOCATION OF EXISTING FACILITIES WILL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- BLANKET UTILITY EASEMENTS ARE HEREBY GRANTED ON ALL LOTS EXCEPT BUILDING ENVELOPES. ANY CONSTRUCTION OR GRADE CHANGES IN LINES TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO L.E.S. APPROVAL AND MUST BE IN ACCORDANCE WITH L.E.S. DESIGN AND SAFETY STANDARDS.
- FRONT, SIDE AND REAR YARD SETBACKS SHALL BE IN ACCORDANCE WITH THE INDIVIDUAL ZONING DISTRICT UNLESS OTHERWISE NOTED.
- PRIVATE DRIVES SHALL BE SURFACED WITH 6 INCHES OF PORTLAND CEMENT OR 5 INCHES OF PORTLAND CEMENT BASE AND 2 1/2 INCHES OF ASPHALTIC CONCRETE SURFACE OR 8 INCHES OF ASPHALTIC CONCRETE.
- ALL PARKING AREAS SHALL BE SURFACED WITH A MINIMUM OF 5 INCHES OF CLASS "A" PORTLAND CEMENT OR 6 INCHES OF ASPHALTIC CONCRETE. A 6 INCH RAISED CURB BARRIER SHALL BE PROVIDED AT THE PERIMETERS.
- ALL PAVEMENT RADIUS TO BE 15' AND DRIVING AISLE WIDTH TO BE 25' UNLESS NOTED OTHERWISE.
- ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
- TOPOGRAPHIC GRADING CONTOURS ARE AT NAVD 1988.
- SIGNAGE SHALL BE AS PERMITTED BY CHAPTER 27.68 OF THE LINCOLN MUNICIPAL CODE.
- ALL EXTERIOR LIGHTING SHALL COMPLY TO THE DESIGN STANDARDS AS ADOPTED BY THE CITY OF LINCOLN.
- THE OWNER/DEVELOPER SHALL COMPLY TO THE ENVIRONMENTAL PERFORMANCE STANDARDS RELATING TO NOISE, EMISSION, DUST, ODOR, CLIMATE AND HEAT AS ADOPTED BY THE CITY OF LINCOLN.
- THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING COMMENCES.
- RESIDENTIAL HEALTHCARE FACILITIES AND ELDERLY AND RETIREMENT HOUSING ARE PERMITTED USES AS PART OF THE USE PERMIT AS LONG AS THEY MEET THE REQUIREMENTS OF 27.63.530 AND 27.63.210 RESPECTIVELY.
- THE ACCESS DRIVE ON THE NORTH PART OF LOT 2 SHALL BE CONSTRUCTED AT TIME OF BUILDING PERMIT ON LOT 2.
- THE SPECIFIC SITE PLAN ON LOT 2 IS NOT REQUIRED WITH THE USE PERMIT. THE SITE LAYOUT SHALL BE APPROVED THROUGH THE BUILDING PERMIT PROCESS.
- STORMWATER MANAGEMENT REQUIREMENTS (CHAPTER 28.03) FOR LOT 2 SHALL BE ADDRESSED AT TIME OF BUILDING PERMIT.

CURVE DATA

- (A) R = 633.00'
A = 22°15'00"
L = 245.92'
T = 124.48'
C = 244.27'
- (B) R = 13.30'
A = 87°30'20"
L = 22.87'
T = 15.40'
C = 20.30'
- (C) R = 242.00'
A = 33°25'48"
L = 141.20'
T = 72.67'
C = 138.20'
- (D) R = 610.07'
A = 07°00'22"
L = 74.60'
T = 37.35'
C = 74.56'

SHEET INDEX

SITE PLAN 1
GRADING PLAN 2

OWNER/DEVELOPER:

LIBERTY FIRST CREDIT UNION
501 N. 48TH STREET
LINCOLN, NE 68503
402-484-1000

ENGINEER:

NATE BURNETT
REGA ENGINEERING GROUP INC.
601 OLD CHENEY ROAD, SUITE "A"
LINCOLN, NE 68512
402-484-7342

SURVEYOR:

LYLE L. LOTH
REGA ENGINEERING GROUP INC.
601 OLD CHENEY ROAD, SUITE "A"
LINCOLN, NE 68512
402-484-7342

AREA OF PROJECT
NORTH 26TH ST.
KENSINGTON DR.
N. 27TH ST.

VICINITY MAP

NO SCALE

PROJECT
161097

NO.	REVISIONS	DESCRIPTION	DATE	BY

REGA
ENGINEERING
GROUP, INC.

601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402) 484-7342

- ENGINEERING
- PLANNING
- LAND SURVEYING

LIBERTY FIRST CREDIT UNION
USE PERMIT #70A

SITE PLAN
NORTH 27TH AND KENSINGTON DRIVE

DATE: 7/27/16

DESIGNED BY:

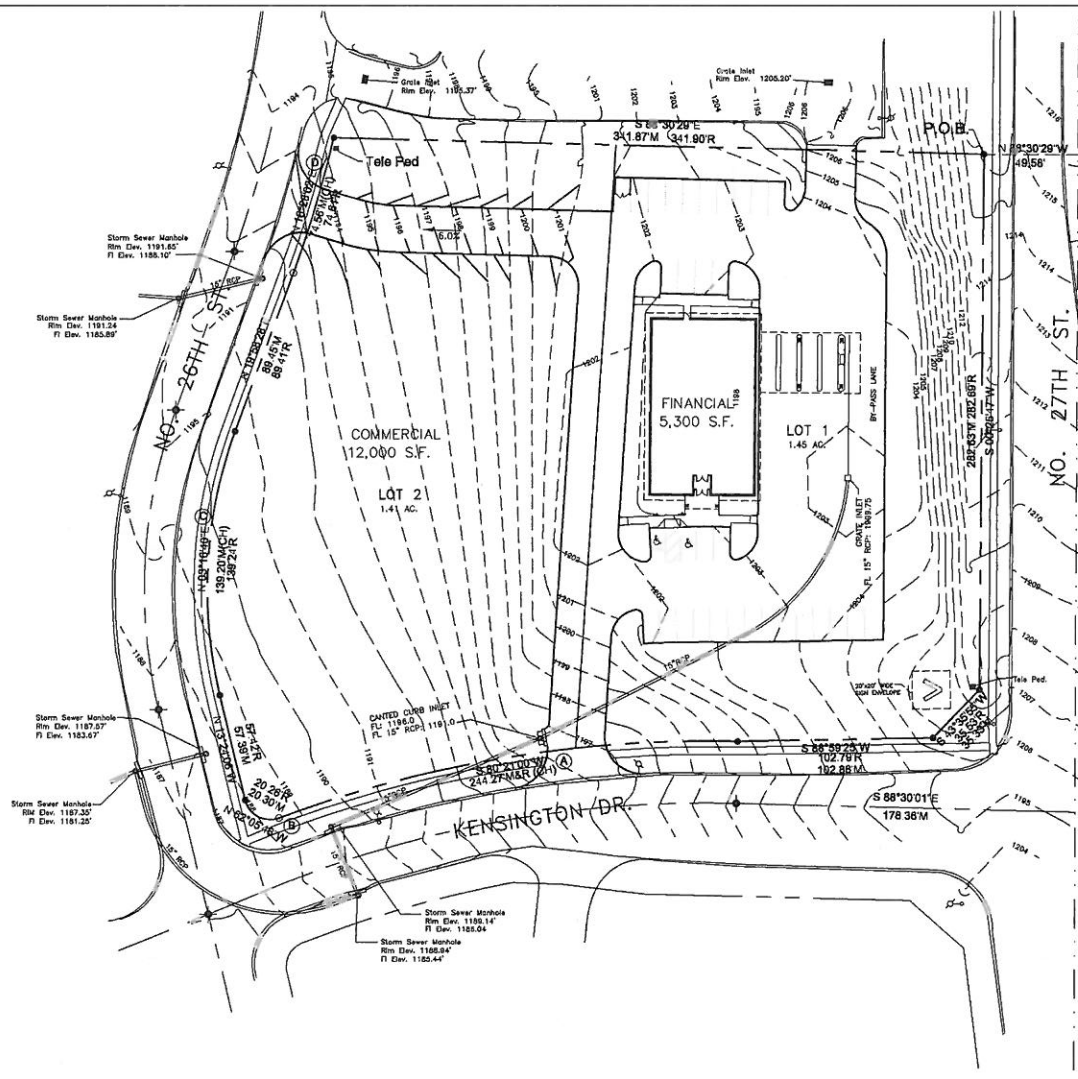
DRAWN BY: MLK

CHECKED BY: NB & LLL

THIS DOCUMENT
WAS ORIGINALLY
DESIGNED AND
SEALED BY NATHANIEL
P. BURNETT, E-10612
ON 7/29/2016. THIS
MEDIA SHOULD
NOT BE
CONSIDERED A
CERTIFIED
DOCUMENT.

SHEET NO.

1 of 2



PROJECT			
161097			
NO.	REVISIONS	DATE	BY
		DESCRIPTION	
REGA ENGINEERING GROUP, INC. 601 OLD CHENEY RD., SUITE A LINCOLN, NEBRASKA 68512 (402) 484.7342 - ENGINEERING - PLANNING - LAND SURVEYING			
LIBERTY FIRST CREDIT UNION USE PERMIT #70A GRADING PLAN NORTH 27TH AND KENSINGTON DRIVE			
DATE: 7/27/16			
DESIGNED BY:			
DRAWN BY: MLK			
CHECKED BY: NB & LLL			
THIS DOCUMENT WAS ORIGINALLY ISSUED AND SEALED BY NATHANIEL P. BURNETT, E-15612 ON 7/29/2016. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.			
SHEET NO.			
2 of 2			

REGA

ENGINEERING GROUP, INC.

File No. 161097
August 2, 2016

Mr. David Cary
Director of Planning
Andrew Thierolf, Planner
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: LIBERTY FIRST CREDIT UNION
AMENDMENT TO USE PERMIT #70A
Kensington Drive and North 27th Street

Dear David,

On behalf of Liberty First Credit Union, we are submitting an amendment to the existing Use Permit #70A, Liberty First Credit Union for your review. This application is requesting the total amount of square footage Lot 2 to be increased to 12,000 square feet. The total amount for both lots to be 17,300 square feet.

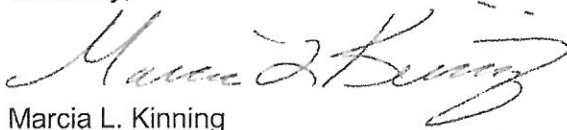
The use within Lot 2 has not been determined and the developer is asking for the use permit to show that Residential Healthcare Facilities and Elderly and Retirement Housing are permitted uses with the PUD as long as they meet the requirements of 27.63.530 and 27.63.210 respectively.

The access drive out to North 26th Street which is located on the north part of Lot 2 shall be installed at the time of building permit on Lot 2. The specific site plan for Lot 2 is not shown at this time due to the uncertainty of the use of the lot. We are proposing that the specific site plan not be a part of the PUD and be reviewed and approved with the building permit process.

Again due to the uncertainty of the use of Lot 2, we are requesting that the stormwater management requirements for Lot 2 be approved through the building permit process with Lot 2.

Please contact me if you have any questions or comments.

Sincerely,



Marcia L. Kinning

Cc: Frank Wilber
Enclosures: Application
Application Fee of \$792.00

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 31, 2016 PLANNING COMMISSION MEETING

PROJECT #: Use Permit No. 126E

PROPOSAL: To revise the layout of Lot 2 and reduce the side and rear yard setbacks on Lot 2 adjacent to the Wilderness Ridge Clubhouse parking lot.

LOCATION: 8855 Executive Woods Drive

LAND AREA: 29.41 acres, more or less

EXISTING ZONING: O-3 Office Park District

CONCLUSION: This request is consistent with the Comprehensive Plan. The requested setback waivers are adjacent to an existing commercial parking lot and should not have a negative effect on the neighboring property.

RECOMMENDATION:	Conditional Approval
Waivers:	
1. Reduce the required rear yard setback on Lot 2 from 15 feet to 10 feet.	Approval
2. Reduce the required side yard setback on Lot 2 from 15 feet to 5 feet.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 5, 6, 7, 8, 14, 15 and Outlot B, Wilderness Woods Office Park Addition; Lots 4, 5, 6, and 7, Wilderness Woods Office Park 1st Addition; Lot 1, Wilderness Woods Office Park 2nd Addition, and Lot 1 and Outlot A, Wilderness Woods Office Park 4th Addition, all located in the NW 1/4 of Section 25-9-6, Lincoln, Lancaster County, Nebraska.

EXISTING LAND USE: Vacant land, office, and apartments

SURROUNDING LAND USE AND ZONING:

North: Wilderness Ridge Golf Course; R-3
South: Parking lot for Wilderness Ridge Golf Course clubhouse and restaurant; R-3
East: Wilderness Ridge Golf Course; R-3
West: Wilderness Ridge Golf Course; R-3

HISTORY:

- Feb 1998 This area was annexed per annexation #98005.
- Dec 1999 Use Permit #126 and Change of Zone #03225 were approved to allow 275,000 square feet of office space and a change of zone from R-3 Residential to O-3 Office Park and from O-3 Office Park to R-3 Residential.
- Jun 2000 Use Permit #126A was approved allowing a reduced setback on Lot 4 from 40' to 30', and to increase the height allowed on Lot 4 from 35' to 45'.
- Jul 2002 Administrative Amendment #02073 approved a 10,000 square foot office building with a parking lot on Lot 1.
- Nov 2002 Administrative Amendment #02097 revised the parking, parking lot landscaping and screening plans, and revised the General Notes.
- July 2004 Use Permit #126B and Change of Zone 04048 were approved changing the zoning on an existing parking lot from O-3 to R-3, and to remove it from the use permit and include it with the golf course as part of the Wilderness Ridge Golf Course.
- Aug 2011 Use Permit #126C was approved to allow 186 dwelling units and to reduce the amount of office floor area from 275,000 square feet to 225,000 square feet.
- Apr 2014 Administrative Amendment #14013 was approved to increase the number of dwelling units to 195.
- Sept 2015 Use Permit #126D was approved to reduce the amount of office square footage permitted from 225,000 to 174,000 square feet and increase the number of dwelling units from 195 to 297.

COMPREHENSIVE PLAN SPECIFICATIONS:

Pg. 5.2 - Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.

Pg. 5.2 - Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.

Pg. 5.2 - Provide flexibility to the marketplace in siting future commercial and industrial locations.

Pg. 5.7 - Develop Commercial Centers as compact clusters or mixed use nodes with appropriate site design features to accommodate shared parking and ease of pedestrian movement, to minimize impacts on adjacent areas, and encourage a unique character.

UTILITIES: All utilities are available.

TRAFFIC ANALYSIS: Executive Woods Drive and Wilderness Woods Place are classified as local streets in the 2040 Comprehensive Plan.

PUBLIC SERVICE: The nearest fire station is located at South 27th Street and Old Cheney Road.

ANALYSIS:

1. This is a request to reduce the side and rear yard setbacks on Lot 2 adjacent to the Wilderness Ridge clubhouse parking lot. The proposed setback reductions are along the south perimeter of the use permit.
2. The O-3 zoning district is intended to accommodate office, as well as other compatible and complementary commercial uses, including residential uses in the newer suburban areas of the city. This use permit is surrounded by the Wilderness Ridge Golf Course on the north, east, and west sides. On the south side where these setback reductions are proposed, the use permit boundary is adjacent to the parking lot for the Wilderness Ridge clubhouse.
3. The layout of Lot 2 would also be revised to show two building envelopes allotted 20,000 square feet each rather than one building allotted 50,000 square feet. The remaining 10,000 square feet will be added to the unassigned square footage category.
4. This setback reduction would border an existing parking lot. Earlier in the history of this use permit, the parking lot area southwest of Lot 2 was included within the boundary. Beginning with the original Use Permit #126, the rear yard on this lot has been shown with a reduced rear yard setback of 15' from the standard 40' of the O-3 zoning district. The rear lot line separated the parking lot for the Wilderness Ridge Clubhouse and an office parking lot for Lot 2. It is now requested with this application to further reduce the rear yard setback from 15' to 10'.

Use Permit amendment #126B removed the parking lot southwest of Lot 2 from the use permit boundary, creating an external side yard setback on the west side of Lot 2. The side yard setback appeared to be shown as 15' in accordance with the required side yard for the O-3 district. It is requested with this application to reduce the side yard setback from 15' to 5'. Both the rear and side yard setbacks would still be separating parking lots and office buildings, so there should be no issues caused by reducing them.

5. Required landscaping/screening, and off-street parking and pedestrian access will be reviewed at the time of building permits in compliance with the Zoning Ordinance and Design Standards.
6. There were no objections from any City Departments regarding this application. If approved, this request complies with the Zoning Ordinance and Comprehensive Plan.

CONDITIONS OF APPROVAL:

This approval permits revision of the layout on Lot 2, with waivers to reduce the required side yard setback on Lot 2 from 15 feet to 5 feet and reduce the required rear yard setback on Lot 2 from 15 feet to 10 feet.

Site Specific Conditions:

1. The permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed before a final plat is approved:
 - 1.1 Remove bubble around the setback reductions on Lot 2 and the "Limits of Amendment" note from the site plan, as those are not the only changes made to the site plan with this full amendment.

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 Before occupying the buildings all development and construction is to substantially comply with the approved plans.
 - 2.2 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.
 - 2.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
 - 2.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

- 2.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.
- 2.6 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions/ordinances approving previous permits remain in force unless specifically amended by this resolution.

Prepared by

Rachel Jones, Planner

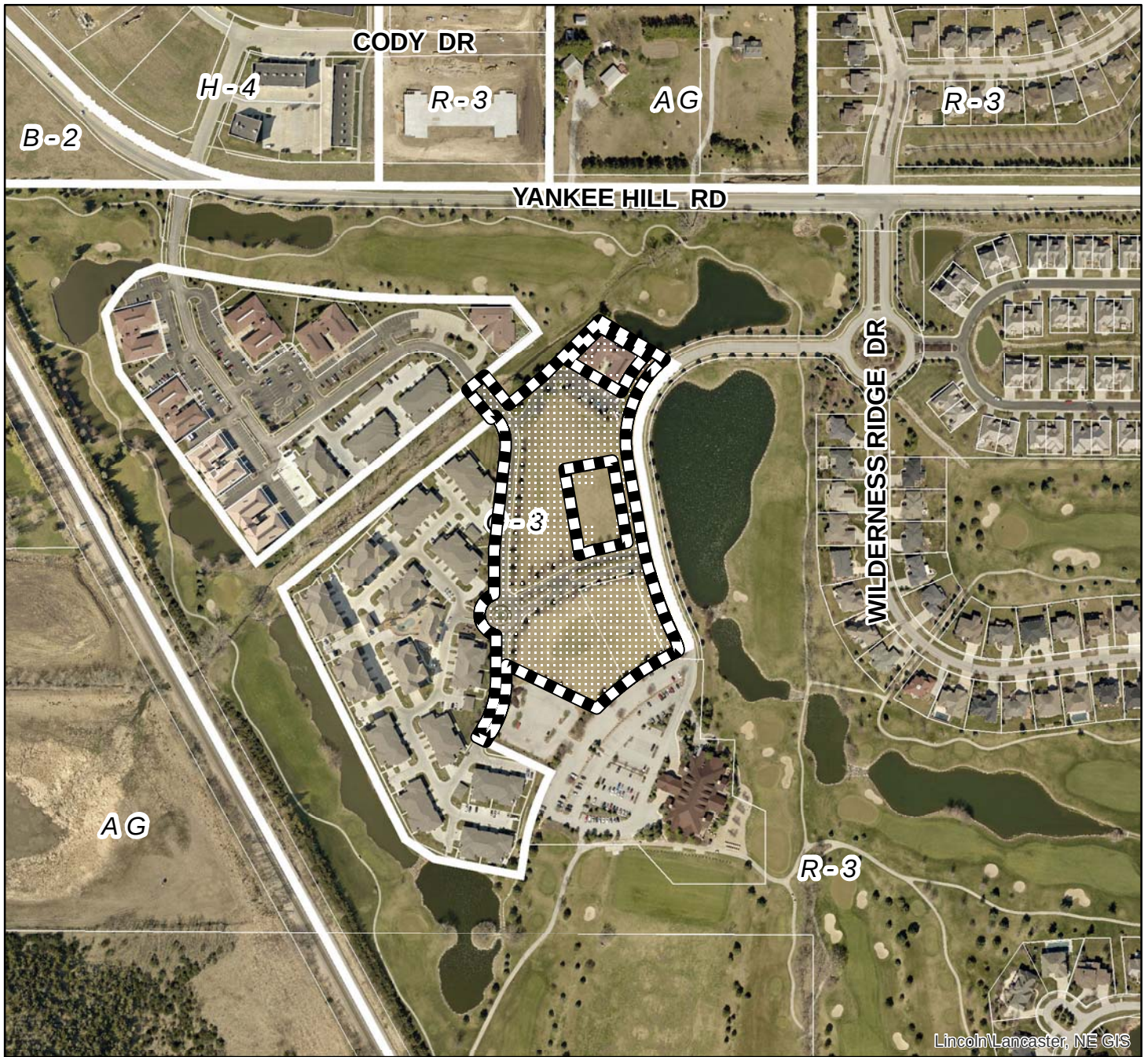
DATE: August 23, 2016

APPLICANT: Hausmann Holdings, LLC
8545 Executive Woods Drive, Suite 1
Lincoln, NE 68512

OWNER: Same as applicant

CONTACT: Mike Eckert
Civil Design Group, Inc.
8535 Executive Woods Drive, Suite 200
Lincoln, NE 68512

F:\DevReview\UP\UP126E Wilderness Woods Office Park.rkj.wpd

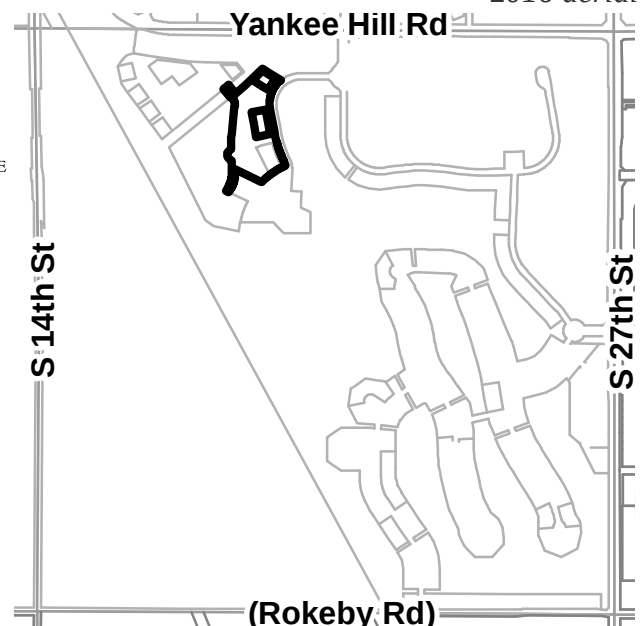
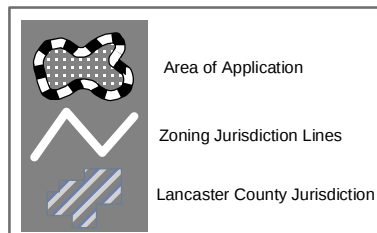
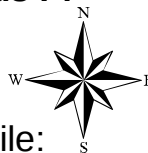


Use Permit #: UP126E
Wilderness Woods Office Park
Executive Woods Dr & Wilderness Woods Pl

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.25 T09N R06E



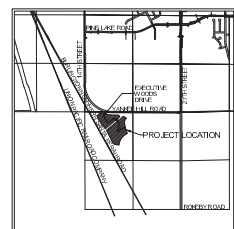
Civil Design Group, Inc.
8535 EXECUTIVE WOODS DR., SUITE 200
LINCOLN, NEBRASKA 68512
PH. 402-434-8491 FAX 866-215-6747
www.civilbg.com

LINCOLN, NE 68512

U.S. EXECUTIVE PROSECUTOR
LINCOLN, NE 68512



- | Curve# | Length | Radius | Delta |
|--------|--------|--------|-------|
| C1 | 101.94 | 450.00 | 12.98 |
| C2 | 74.40 | 210.96 | 20.21 |
| C3 | 77.54 | 200.00 | 22.21 |
| C4 | 188.90 | 125.00 | 86.58 |
| C5 | 99.15 | 125.00 | 45.46 |
| C6 | 21.86 | 200.00 | 6.26 |
| C7 | 81.24 | 300.02 | 15.51 |

[illegible]

COVER SHEET
WILDERNESS WOODS OFFICE PARK
AMENDED USE PERMIT #126E

drawn by:	jda
checked by:	-
approved by:	-
project no.:	201
drawing no.:	-
date:	07/

SHEET
1 OF 1

PARKING SUMMARY

LOT	ZONE	FLOOR AREA (S.F.)	ADDRESS	USE	REQUIRED PARKING	HEIGHT
LOT 1	O-3	144 UNITS	8801 EXECUTIVE WOODS DR.	DWELLING UNITS	288	35'
LOT 2	O-3	40,000		OFFICE	134	45'
LOT 3	O-3	102 UNITS		DWELLING UNITS	204	45'
LOT 4	O-3	9,077	8700 EXECUTIVE WOODS DR.	OFFICE	31	35'
LOT 5	O-3	3,796	8466 EXECUTIVE WOODS DR.	OFFICE	13	35'
LOT 6	O-3	32 UNITS	8601 EXECUTIVE WOODS DR.	DWELLING UNITS	64	35'
LOT 7	O-3	9,720	8555 EXECUTIVE WOODS DR.	OFFICE	33	35'
LOT 8	O-3	10,000	8545 EXECUTIVE WOODS DR.	OFFICE	34	35'
LOT 9	O-3	9,720	8535 EXECUTIVE WOODS DR.	OFFICE	33	35'
LOT 10	O-3	10,000	8525 EXECUTIVE WOODS DR.	OFFICE	34	35'
LOT 11	O-3	9,720	8540 EXECUTIVE WOODS DR.	OFFICE	33	35'
LOT 12	O-3	9,720	8644 EXECUTIVE WOODS DR.	OFFICE	33	35'
UNASSIGNED OFFICE		62,247				
UNASSIGNED DWELLING UNITS		19 UNITS			931	
TOTAL: 297 DWELLING UNITS & 174,000 S.F. OF OFFICE OR SOME COMBINATION OF BOTH USES MAY BE BUILT ON THE SITE.						



Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

www.civildg.com

July 26, 2016

Mr. David Cary
Director of Planning
City of Lincoln /Lancaster County
555 South 10th Street, Room 213
Lincoln, NE 68508

**Re: Wilderness Woods Office Park
Amended Use Permit 126E
Executive Woods Drive & Wilderness Woods Place
CDG Project No. 2015-0116**

Dear Mr. Cary:

On behalf of Hausmann Construction, Inc., we submit the above mentioned Amended Use Permit 126E for your review and approval. With this amend Use Permit, we request to change the south rear yard of 40 feet to 10 feet and the south side yard of 15 feet to 5 feet of Lot 2 adjacent to the Wilderness Ridge Clubhouse parking lot.

In conjunction with this submittal, we submit:

Application Amended Use Permit
Use Permit Fee - \$792.00
Plans Uploaded via Project Dox

I hope that this letter and the plans provide you with enough information to review this Amendment. In an effort to facilitate the review process, please call me at (402) 434-8494 if you questions.

Sincerely,

Mike Eckert, AICP

Encl

cc: Hausmann Construction, Inc.
Wilderness Woods Holdings, LLC

F:\Projects\2015\20150116\Landplanning\Doc\150116 -AMENDED USE PERMIT 07-26-16.doc

Current Project - Agency Review Report

Agency Name	User Name	Review Cycle	Review Status	Comments	Assignment
Building & Safety	terry kathe	1	No Review Required	This department has no issue with the building envelope, however it must be understood that just because the zoning setbacks have changed, the building code will be enforced as to distance to property lines, which could be greater than the building envelope lines.	First In Group
Development Review Manager	steve henrichsen	1	Recommend Approval		Individual
LES	les reviews	1	Recommend Approval	8/10/2016 No Comments	First In Group
Planning Dept	brenda thomas	1	No Review Required		First In Group
Public Works - Engineering Services	bob simmering	1	Recommend Approval	7-28 Request does not have PW implications.	First In Group
Public Works - Watershed Management	ben higgins	1	No Review Required	OK	Individual
Public Works & Utilities - Wastewater	brian kramer	1	No Review Required		Individual
Public Works & Utilities - Water	dave beyersdorf	1	No Review Required		First In Group
Stronger Safer Neighborhoods	Jon Carlson	1	Pending		Individual
Windstream	Jeanne Kalkwarf	1	Pending		Individual

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT
for AUGUST 31, 2016 PLANNING COMMISSION MEETING

PROJECT #: PP#16003 Conestoga Lake Estates 1st Addition

PROPOSAL: Amend the previously approved preliminary plat to add one lot.

LOCATION: Southwest 91st Street and West Pioneers Boulevard

LAND AREA: 62 acres, more or less

CONCLUSION: This application is in conformance with the Lancaster County Zoning Regulations, Lancaster County Subdivision Regulations and the 2040 Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
-------------------------------	-----------------------------

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1-5, Block 1; Lots 1-5, Block 2; Lots 1-2, Block 3 and Lots 1-2, Block 4 Conestoga Lake Estates located in the SW 1/4 of Section 3, Township 9 North, Range 5 East; Lancaster County, NE.

EXISTING ZONING: AGR Agricultural Residential

EXISTING LAND USE: Single family houses and vacant lots.

SURROUNDING LAND USE AND ZONING:

North:	AG Agricultural	Farm ground and acreages
South:	AG Agricultural	Conestoga State Lake
East:	AG Agricultural	Farm ground and acreages
West:	AG Agricultural	Farm ground and one house

COMPREHENSIVE PLAN SPECIFICATIONS:

All proposals for acreages, whether designated on the future land use map for low density residential or not, should be evaluated based on factors such as paved roads, adequate water quality and quantity, soil conditions for on-site wastewater management, availability of emergency services, agricultural productivity, land parcelization, the pattern of existing acreages, and plans for future urban development. (P 7.12)

Grouping acreages together in specific area will limit the areas of potential conflict between farms and acreages. It also may enable services to be provided more efficiently, by reducing the amount of paved routes, reducing the number and distance of school bus routes and taking advantage of more effective rural water district service (p. 7.12)

Many families are not well-informed of all the implications of rural living before they make that lifestyle choice. This includes an understanding of the state's "right to Farm" law, which protects farmers from nuisance claims when conducting normal agricultural practices, and an understanding of the difference between urban and rural public services. (p. 7.13)

HISTORY:

November 2005	Preliminary Plat #05012 Conestoga Lake Estates for 14 lots was approved by the Lancaster County Board of Commissioners.
November 29, 2006	Conestoga Lake Estates final plat for 14 lots was approved by the Planning Director.

UTILITIES: Each lot will utilize individual waste water treatment and well water. The water report with the original preliminary plat indicated adequate quantity and quality.

TOPOGRAPHY: Rolling and sloping to the south.

TRAFFIC ANALYSIS: West Pioneers is paved east of SW 98th Street. SW 98th Street is a gravel county road. SW 84th Street is a paved road.

PUBLIC SERVICE: This area is served by the Southwest Rural Fire District and the Lancaster County Sheriff's Department.

ANALYSIS:

1. This application is to amend the existing preliminary plat to add one lot, bringing the total number of lots to 15. The current lot is 8.7 acres and vacant. This lot is shown as Lots 1 and 2, Block 3 on the proposed preliminary plat. The applicant has submitted a final plat to divide the lot into 2 lots of 4.19 acres and 4.54 acres.
2. The new lot is within 1,320 feet of a state lake. There is a restriction on this lot that any house must be built 600 feet from the south lot line. Nebraska Game and Parks has reviewed this application and has no objections.
3. The Lincoln-Lancaster County Health Department has no objections to this application.

4. This request to add one lot would normally be reviewed administratively and approved or denied by the Planning Director. Due to a condition set by the County Board reducing the number of lots with the original preliminary plat from 15 to 14, the amended preliminary plat must be heard by the Planning Commission.
5. In reviewing the minutes of November 15, 2005 it is not clear why the County Board of Commissioners added a condition to reduce the number of lots from 15 to 14. Based on minutes from the Planning Commission meeting of July 20, 2005 it appears that the main opposition was to the development as a whole.
6. The proposed preliminary plat meets all conditions of the subdivision ordinance and zoning code. Both lots meet the AGR minimum lot size of 3 acres. The preliminary plat meets all requirements and should be approved. This is not a special permit so there is no ability for discretion in the approval process.

CONDITIONS OF APPROVAL:

Site Specific:

1. The subdivider shall complete the following instructions and submits the documents and plans and 3 copies to the Planning Department office: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Update the utility companies in Note 8.
 - 1.1.2 Delete Note 11. The waivers are not necessary.
 - 1.1.3 In the title add 1st Addition after the name and change the preliminary plat number to #16003

Prepared by:

Tom Cajka
Planner

DATE: August 17, 2016

APPLICANT: REGA Engineering Group
601 Old Cheney Rd. Suite A
Lincoln, NE 68512
402-484-7342

OWNER: Michael Faustman
2025 A Street
Lincoln, NE 68502
402-540-0585

CONTACT: Same as applicant

F:\DevReview\PP\16000\PP16003 Conestoga Lake Estates 1st Addition.tjc.wpd



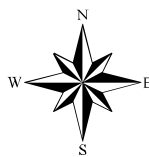
Lincoln Lancaster, NE GIS

Preliminary Plat #: PP16003
Conestoga Lake Estates 1st Addition
SW 91st St & W Pioneers Blvd

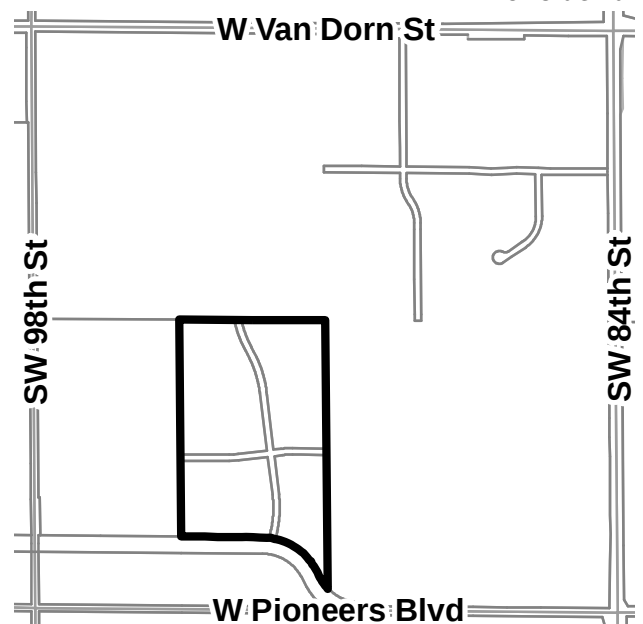
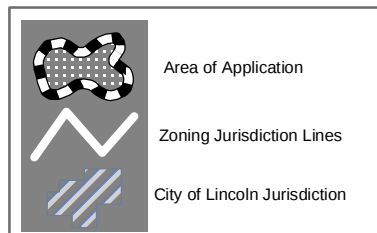
2016 aerial

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.03 T09N R05E





1 of 1

GENERAL NOTES

1. Sewage treatment will be provided by individual lot owners. Lagoons may be allowed and will not be prohibited by covenant. Due to soil types and slopes, lagoons or engineered waste treatment systems may be required.
2. Water will be provided by individual wells on each lot.
3. The developer agrees to comply with the Design Standards of the Lancaster County for erosion and sedimentation control during and after land preparation.
4. Contours are Mean Sea Level (NAVD 88 Datum.)
5. Interior streets are public and will have a right-of-way width of 60 feet.
6. Interior streets shall be surfaced with 7" of asphalt in accordance with Lancaster County Standards.
7. All interior intersection radii shall be 30 feet. 22' Type III barricades shall be installed at temporary dead ends along with 60' temporary turnarounds. Grading shall extend around the temporary turnaround.
8. Utility easements will be provided as required by Norris Public Power, Alltel, Time Warner Entertainment, and Aquila
9. Direct vehicular access to W. Pioneers Blvd. is hereby relinquished, except at the location of SW 91st Street.
10. Setbacks shall be as follows

A. Front Yard	50 feet
B. Side Yard	15 feet
C. Rear Yard	Lesser of 50' or 20% Depth
11. The following waivers to the Land Subdivision Ordinance are hereby requested.

A. Ornamental Lighting
B. Sidewalks
C. Street Trees
D. Landscape Screens
E. Storm Water Detention
12. The developer shall install street identification signs, 1 STOP sign, 1 NO OUTLET sign, and 1 - 25 MPH SPEED LIMIT sign
13. Each lot shall have only one residential access.
14. This acreage development (i) is not entitled to extra buffering protection greater than the acreage property lines from existing agricultural practices and from future urbanization and (ii) waives any future right to protest the creation of lawful centralized sanitary sewer, water and paving special assessment districts or other lawful financing methods at a later date when urbanization is appropriate.
15. Future Lot Owners Please be advised that this subdivision is in a rural area surrounded by farming activities. Normal and customary farming operations and other permitted uses shall not constitute a nuisance.
16. 'Junk cars' shall be prohibited in this development as noted in the protective covenants.
17. The provisions of the special permit for dwellings within 1320' of a state lake apply including: all chimneys shall have spark arresters, no occupied buildings or livestock feeding shall be within 600' of the park boundary, a 200' vegetative buffer to the park shall be shown and maintained, all exterior lighting shall meet standards for glare control and the maximum structure height shall not exceed 35'.

LEGAL DESCRIPTION:

Lots 1-5, Block 1, Lots 1-5, Block 2, Lots 1 & 2, Block 3 and Lots 1 & 2, Block 4, Conestoga Lake Estates, all located in Section 3, Township 9 North, Range 5 East.

ENGINEER/SURVEYOR

REGA Engineering Group Inc.
Lyle L. Loth
601 Old Cheney Road, Suite 'A'
Lincoln, NE 68512
402-484-7342

ZONING

AGR

LAND USE

15 Single Family Lots

SURVEYOR'S CERTIFICATE

I hereby certify that this survey was made by me or under my direct supervision and that I am a licensed surveyor under the laws of the State of Nebraska

Lyle L. Loth, L.S. 314

PROJECT

161209

NO.	REVISIONS	DESCRIPTION	DATE	BY

REG

ENGINEER GROUP, INC.

601 OLD CHENEY RD.,
LINCOLN, NEBRASKA
(402) 484-7342

- ENGINEERING
- PLANNING
- LAND SURV

CONESTOGA LAKE ESTATES
 COUNTY PERLMINARY PLAT #05012A

SITE D1 A11

DATE: ORIGINAL 11

DESIGNED BY:

DRAWN BY: MLK

CHECKED BY: LLL

REGA No. 161209

July 26, 2016

Mr. David Cary
Director of Planning
Tom Cajka, Planner
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: CONESTOGA LAKE ESTATES
AMENDMENT TO PRELIMINARY PLAT #05012

Dear David,

On behalf of Michael A. Faustman, we are submitting an amendment to Preliminary Plat #05012, Conestoga Lake Estates. This application is requesting to increase the total number of lots from 14 to 15 single family lots.

The development is currently zoned 'AGR'. The roadway and drainage improvements are existing within the development. The previous approved special permit had shown floodplain within the development, however, the floodplain line has been updated since then. There is currently no floodplain that encroaches into the development and the plan has been revised to show the update.

The added lot is shown within Block 3 and the modified lots contain more than 3 acres to accommodate the Health Department requirements for individual septic systems.

Please contact me if you have any questions or comments.

Sincerely,



Marcia L. Kinning

Cc: Michael A. Faustman

Enclosures: Preliminary Plat Application
Application Fee of \$330.00