

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

Dennis Scheer: Chair
Tracy Corr: Vice-Chair
Thomas Beckius
Tracy Edgerton
Deane Finnegan
Maja V. Harris
Chris Hove
Cristy Joy
Sandra Washington

PLANNING STAFF

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

May 23, 2018

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, May 23, 2018, 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.

The Lincoln/Lancaster County Planning Commission will meet Wednesday, May 23, 2018, from 11:45 a.m. to 12:45 p.m., in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska, to discuss the Downtown Master Plan.

****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, MAY 23, 2018

Approval of minutes of the regular meeting held May 9, 2018.

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

CHANGE OF ZONE:

1.1 Change of Zone No. 18012, from AG (Agricultural District) to P (Public Use District) over approximately 157 acres, more or less, on property generally located at 4100 North 84th Street.

Staff recommendation: Approval

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

SPECIAL PERMITS:

1.2 Special Permit No. 18020, to extend the allowed cellular tower height from 300 feet to 310 feet, on property generally located at 450 West Wittstruck Road. ****FINAL ACTION****

Staff recommendation: Conditional Approval

Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL:

2.1 Change Of Zone No. 18013, from AGR (Agricultural Residential) to O-3 (Office Park District), on property generally located at 8435 Firethorn Lane.

Staff recommendation: Conditional Approval

Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

2.2 Use Permit No. 107F, to expand the use permit by approximately 1.12 acres for an additional 13,400 square feet of commercial floor area, on property legally generally located at 8435 Firethorn Lane. **FINAL ACTION****

Staff recommendation: Conditional Approval

Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

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

3.1 _____

3.2 _____

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

TEXT AMENDMENT:

4.1 Text Amendment No. 18006, to amend Sections 27.06.180 and 27.62.150 of the Lincoln Municipal Code to allow outdoor vehicle storage as a conditional use in the I-1 (Industrial District), and repealing said sections as hitherto existing.

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Staff recommendation: Approval

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

COMPREHENSIVE PLAN AMENDMENT AND CHANGES OF ZONE:

4.2 Comprehensive Plan Amendment No. 15005, to amend the 2040 Lincoln Lancaster County Comprehensive Plan to revise the Future Land Use Map, future trail route, and commercial center designations in the vicinity of South 40th Street and Yankee Hill Road.

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Staff recommendation: Approval

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

4.3 Change of Zone No. 15016A, amending the Wilderness Creek Planned Unit Development (PUD) from R-5 PUD to R-3 PUD and from B-2 PUD to R-5 PUD, and amending the overall boundary of the PUD, for approval of a development plan that proposes modifications to the Zoning Ordinance, Subdivision Ordinance, and Design Standards on property generally located at S. 33rd Street to S. 40th Street, Yankee Hill Road, to 1/2 mile south of Yankee Hill Road.

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Staff recommendation: Conditional Approval

Staff Planner: Dessie Redmond, 402-441-6373, dredmond@lincoln.ne.gov

4.4 Change of Zone No. 06075A, amending the Wilderness Commons Planned
Page Unit Development (PUD) for changes of zone from B-2 PUD to R-3 PUD
63 and from B-2 PUD to R-5 PUD, and amending the overall boundary of the
PUD, for approval of a development plan that proposes modifications to the
Zoning Ordinance, Subdivision Ordinance, and Design Standards to allow
up to approximately 501 dwelling units and 83,600 square feet of office and
commercial floor area, on property generally located west of S. 40th Street
and Wilderness Hills Boulevard.

Staff recommendation: Conditional Approval

Staff Planner: Dessie Redmond, 402-441-6373, dredmond@lincoln.ne.gov

4.5 Change of Zone No. 07060B, amending the Wilderness Heights Planned
Page Unit Development for changes of zone from B-2 PUD to O-3 PUD, B-2 PUD
81 to B-2 PUD, R-3 to B-2 PUD, R-3 to R-3 PUD, R-3 to R-5 PUD, and B-2
PUD to R-5 PUD for approval of a development plan that proposes
modifications to the Zoning Ordinance, Subdivision Ordinance, and Design
Standards to allow up to approximately 1,189 dwelling units and 300,000
square feet of office and commercial floor area, on property generally
located at South 40th Street and Yankee Hill Road.

Staff recommendation: Conditional Approval

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

CHANGE OF ZONE AND RELATED APPLICATIONS:

4.6a Change of Zone No. 18014, From R-2 (Residential District) To R-3
Page (Residential District), on property generally located at SW 17th and West B
115 Streets.

Staff recommendation: Approval

Staff Planner: Dessie Redmond, 402-441-6373, dredmond@lincoln.ne.gov

4.6b Special Permit No. 18019, for 21 dwelling units with a CUP (Community
Page Unit Plan), on property generally located at SW 17th and West B Streets.

123 ****FINAL ACTION****

Staff recommendation: Conditional Approval

Staff Planner: Dessie Redmond, 402-441-6373, dredmond@lincoln.ne.gov

4.6c Street and Alley Vacation No. 18002, to vacate approximately 50 by 40 feet
Page of the West B Street right-of-way, generally located at SW 17th and West B
137 Streets.

Staff recommendation: Conformance with the Comprehensive Plan

Staff Planner: Dessie Redmond, 402-441-6373, dredmond@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 Department Staff Contacts:

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Kellee Van Bruggen, <i>Transportation Planner</i>	402-441-6363 .	kvvanbruggen@lincoln.ne.gov
Ed Zimmer, <i>Historic Preservation Planner</i> .	402-441-6360 .	ezimmer@lincoln.ne.gov

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**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.**

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**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/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Change of Zone #18012	FINAL ACTION? No	OWNER Lancaster County Agricultural Society
PLANNING COMMISSION HEARING DATE May 23, 2018	RELATED APPLICATIONS None	PROPERTY ADDRESS 4100 N. 84 th Street

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a change of zone from AG Agriculture District to P Public Use District over a portion of the Lancaster Event Center property. The change of zone is reflective of the Event Center’s status as a public organization.



JUSTIFICATION FOR RECOMMENDATION

Public zoning is appropriate in this location and should be approved. This change of zone serves to clarify the zoning status of this property as a public facility.

APPLICATION CONTACT

Brian Smutny, (402) 484-7342 or brian@regaeng.com

STAFF CONTACT

Rachel Jones, (402) 441-7603 or rjones@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

This change of zone is consistent with the future land use map in the Comprehensive Plan. The future land use map indicates that the intended character of this area is for public use. The Lancaster Event Center meets the definition for public land use containing structures that serve the general public.

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - this site is shown as future public & semi-public, green space, and environmental resources on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 - Public and Semi-Public. Areas of public or semi-public land use and/or structures that serve the general public. Only the largest facilities are shown on the land use plan. Highways and interstates are also included in this category.

P. 12.4 - Green Space. Public or privately-owned areas predominantly used for recreation, such as parks, golf courses, soccer or ball fields, and trails. Many green space areas also serve functions such as buffers between incompatible uses and as stormwater management areas.

P. 12.4 - Environmental Resources. Land and water masses which are of particular importance for maintenance and preservation, such as saline wetlands, native prairie, and some floodway and riparian corridors.

P. 8.1-8.2 - Guiding Principles for Community Facilities:

- Promote a functional balance between community facilities and growth.
- Encourage adequate facilities and services which provide diverse educational, cultural, environmental, and social opportunities.
- Promote adequate facilities and services to assure the health, safety and welfare of all citizens.
- Promote cooperation and coordination among both the public and private sectors in the development and maintenance of community facilities.

P. 8.2 - Public buildings and structures should be well built, functional, energy efficient and designed to blend attractively within the context of surrounding development or to serve as a guide for future development or redevelopment.

ANALYSIS

1. This is a request for a change of zone from AG to P over one lot and portions of two additional lots. The land is owned by the Lancaster County Agricultural Society, which owns and operates the Lancaster Event Center.
2. The Society property is currently zoned AG and H-4. The proposed change of zone would rezone all the AG zoned property to P. The H-4 zoning is located adjacent to N. 84th Street and Havelock Avenue and is associated with a previously approved Special Permit for Planned Service Commercial showing hotel, retail, and restaurant uses that are planned but not yet constructed.
3. The future land uses identified are future public and semi-public, green space, and environmental resources. The green space and environmental resources areas correspond to the FEMA floodplain and floodway. The remainder of the site is designated for future public land use due to the presence of the Event Center.
4. An amendment to the Memorandum of Understanding between the City and the Agricultural Society will accompany this change of zone and should be approved concurrently by the City Council. The memorandum will address a variety of conditions regarding future expansion and development of the property including site improvements, floodplain regulations, traffic improvements to Havelock Avenue and N. 84th Street, right-of-way dedication, and signage. The H-4 zoning and special permit boundary may be revised in the future at the time specific major site improvements are planned.
5. This change of zone is consistent with the Future Land Use Map in the Comprehensive Plan. Public zoning is appropriate in this location to clarify the use of the site as a public facility.

EXISTING LAND USE & ZONING: Lancaster Event Center, parking, undeveloped land; AG

SURROUNDING LAND USE & ZONING

North: Agriculture; AG
South: Vacant and multi-family and single family dwellings; R-3 and R-5 PUD
East: Agriculture; AG
West: Future planned service commercial center and agriculture; H-4 and AG

APPLICATION HISTORY: See attached.

APPROXIMATE LAND AREA: 157.35 acres, more or less

LEGAL DESCRIPTION: See attached.

Prepared by

Rachel Jones, Planner

Date: May 17, 2018

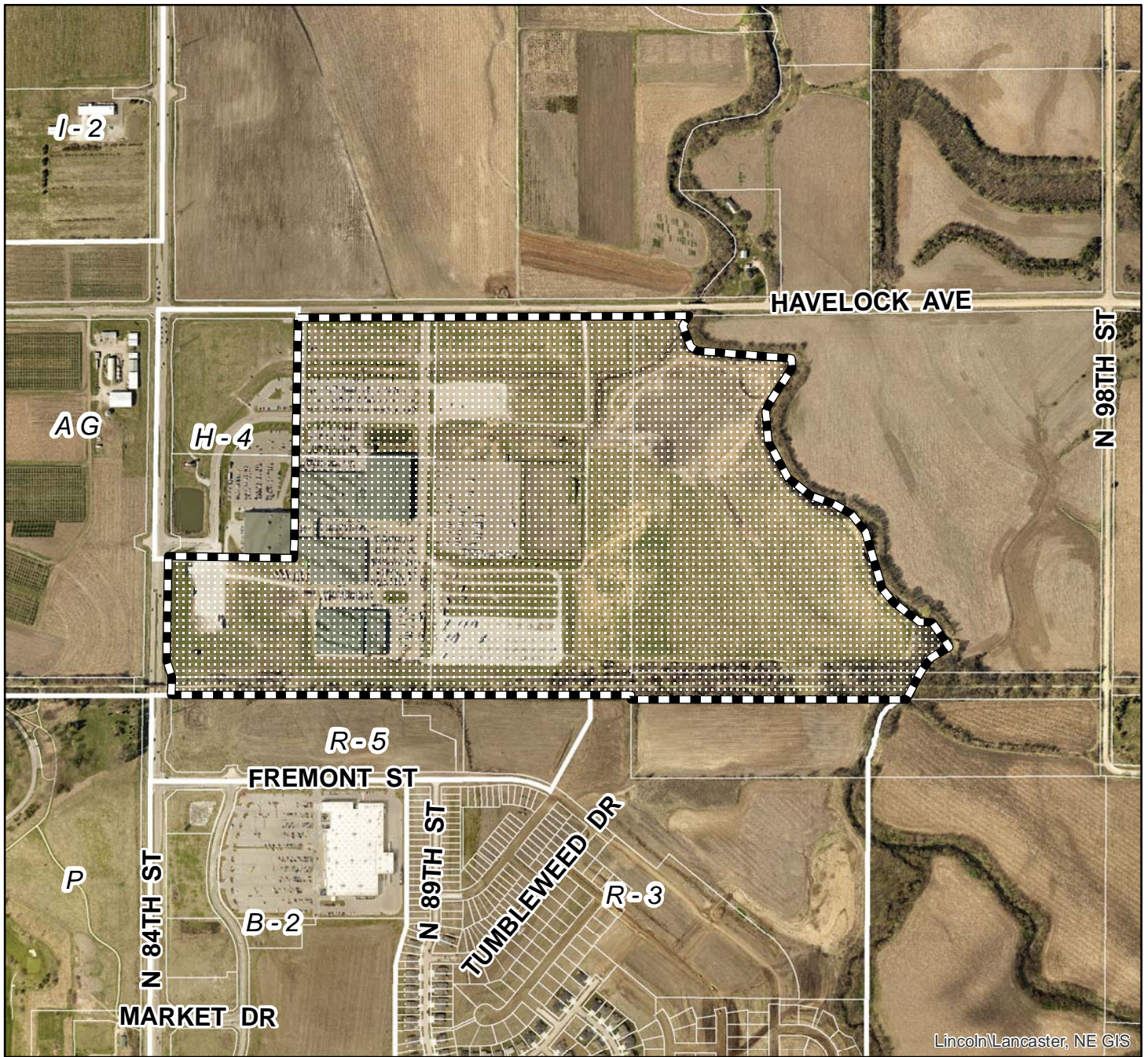
Applicant/Contact: Brian Smutny, REGA Engineering Group, Inc.
601 Old Cheney Road, Suite A
Lincoln, NE 68512
(402) 484-7342 or brian@regaeng.com

Owner: Lancaster County Agricultural Society
4100 N. 84th Street
Lincoln, NE 68507
(402) 441-6545 or adickerson@lancastereventcenter.org

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APPLICATION HISTORY - CHANGE OF ZONE #18012

- May 2000 Annexation #99022 was approved by the City Council annexing a portion of the Lancaster County Agricultural Society property.
- Mar. 2007 Change of Zone #07003 from AG to H-4 was approved for a portion of the property annexed in 2000.
- Sept. 2008 Annexation #08004, Change of Zone #08025, Special Permit #08025, and Comprehensive Plan Amendment #08014 were approved to annex additional Agricultural Society property, expand the H-4 zoning and approve a planned service commercial site plan, and revise the future land use to commercial roughly corresponding to the H-4 zoning boundary. A Memorandum of Understanding between the City and the Lancaster County Agricultural Society was approved by the City Council outlining various conditions of annexation.



Lincoln\ Lancaster, NE GIS

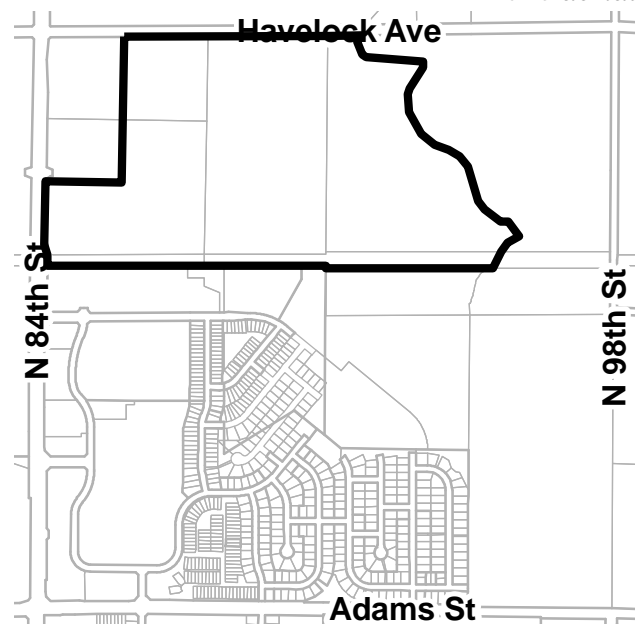
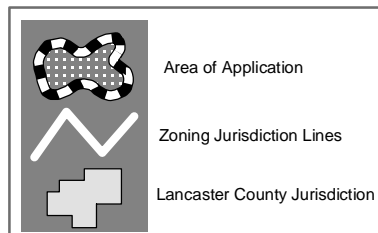
2016 aerial

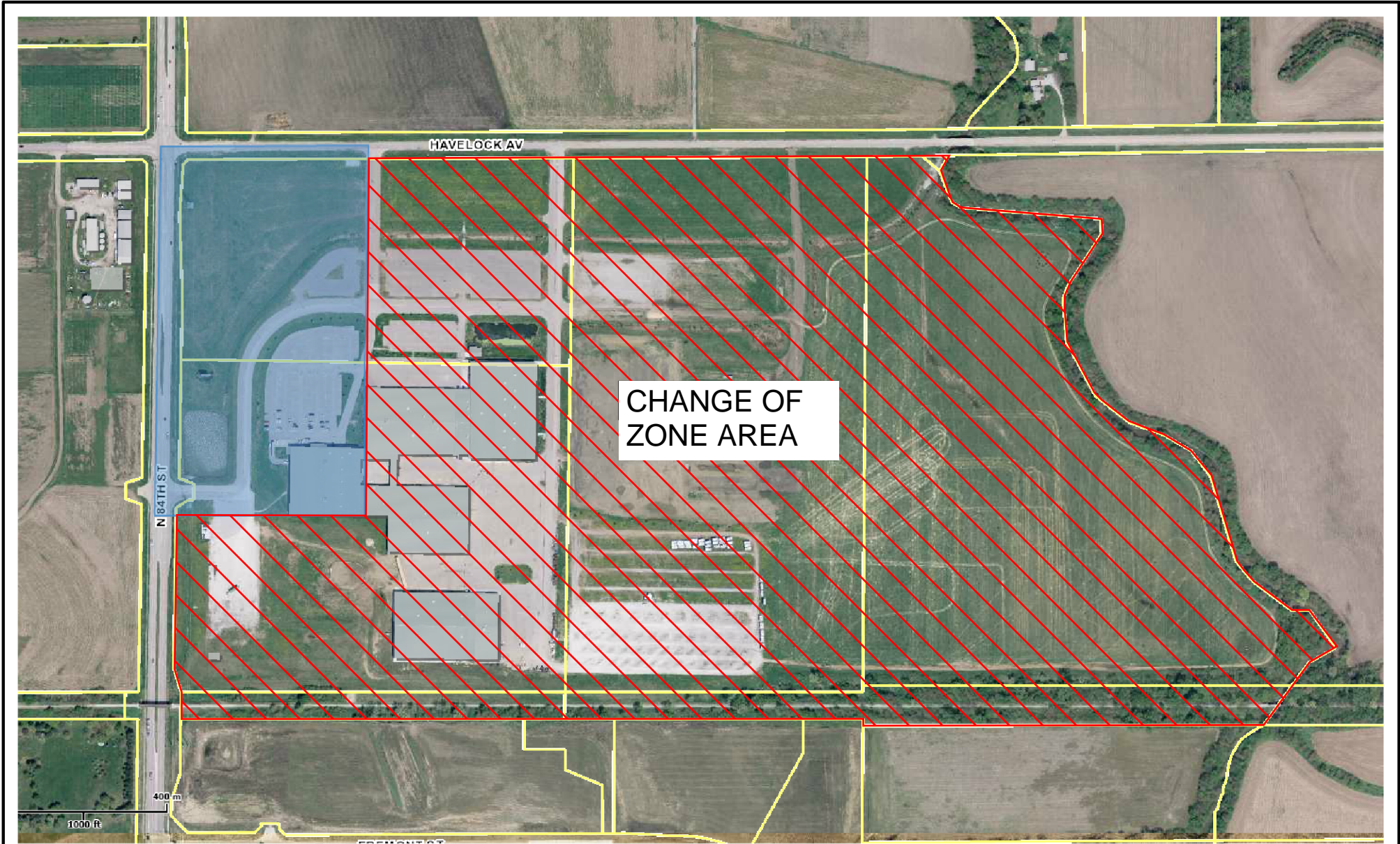
**Change of Zone #: CZ18012 (AG to P)
Lancaster Event Center
N 84th St & Havelock Ave**

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.11 T10N R07E





Lancaster County/City of Lincoln GIS Map



Printed: Apr 11, 2018

DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email ags@lincoln.ne.gov and you will be directed to the appropriate department.

LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A CHANGE OF ZONE (LANCASTER EVENT CENTER), LOCATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH. P.M., LINCOLN, LANCASTER COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOW:

REFERRING TO THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH. P.M., LINCOLN, LANCASTER COUNTY NEBRASKA, THENCE N89°45'50"E, AND ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 100.99 FEET; THENCE S00°14'10"E, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HAVELOCK AVENUE AND ON EASTERLY OF RIGHT-OF-WAY LINE OF NORTH 84TH STREET; THENCE N89°45'50"E, AND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HAVELOCK AVENUE AND BEING PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 678.24 FEET, SAID POINT BEING 50.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 AND THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE, N89°45'50"E, AND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HAVELOCK AVENUE AND BEING PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 1869.45 FEET, TO A POINT BEING 50.00 FEET SOUTH OF THE NORTHWEST AND NORTHEAST QUARTER SECTION LINE AND ON THE EAST LINE OF THE NORTHWEST QUARTER AND ON THE WEST LINE OF THE NORTHEAST QUARTER, ALL OF SAID SECTION 11; THENCE N 89°08'40" E, AND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HAVELOCK AVENUE AND BEING PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 307.31 FEET, TO A POINT BEING LOCATED IN THE CENTERLINE OF STEVENS CREEK; THENCE ON THE CENTERLINE OF STEVENS CREEK FOR THE NEXT TWENTY (21) COURSES, S30°15'19"W, A DISTANCE OF 67.26 FEET; THENCE S21°02'01"E, A DISTANCE OF 126.50 FEET; THENCE S60°32'56"E, A DISTANCE OF 41.60 FEET; THENCE S85°25'50"E, A DISTANCE OF 526.01 FEET; THENCE S02°20'15"E, A DISTANCE OF 55.34 FEET; THENCE S33°01'17"W, A DISTANCE OF 230.92 FEET; THENCE S21°16'43"W, A DISTANCE OF 52.64 FEET; THENCE S04°31'31"E, A DISTANCE OF 165.14 FEET; THENCE S28°20'58"E, A DISTANCE OF 230.11 FEET; THENCE S52°03'35"E, A DISTANCE OF 159.79 FEET; THENCE S69°52'24"E, A DISTANCE OF 137.07 FEET; THENCE S60°08'39"E, A DISTANCE OF 118.17 FEET; THENCE S37°23'57"E, A DISTANCE OF 121.28 FEET; THENCE S16°38'36"E, A DISTANCE OF 333.77 FEET; THENCE S39°48'41"E, A DISTANCE OF 95.75 FEET; THENCE S53°08'21"E, A DISTANCE OF 183.66 FEET; THENCE S88°31'00"E, A DISTANCE OF 69.62 FEET; THENCE S34°51'53"E, A DISTANCE OF 168.38 FEET; THENCE S60°44'33"W, A DISTANCE OF 117.53 FEET; THENCE S36°17'43"W, A DISTANCE OF 104.28 FEET, TO THE NORTH RIGHT OF WAY LINE OF THE SAID FORMER CHICAGO ROCK ISLAND AND PACIFIC RAILROAD; THENCE S26°38'56"W, A DISTANCE OF 166.78 FEET, TO THE SOUTH RIGHT OF WAY LINE OF THE FORMER CHICAGO ROCK ISLAND AND PACIFIC RAILROAD; THENCE S89°49'11"W, AND ON THE SOUTH RIGHT OF WAY LINE OF THE SAID FORMER CHICAGO ROCK ISLAND AND PACIFIC RAILROAD AND FOR THE NEXT THREE (3) COURSES, A DISTANCE OF 213.00 FEET; THENCE N89°59'49"W, A DISTANCE OF 1323.31 FEET, TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE N00°07'48"E, AND ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 25.13 FEET; THENCE N89°59'25"W, A DISTANCE OF 2558.55 FEET TO THE EAST RIGHT OF WAY LINE OF SAID NORTH 84TH STREET; THENCE N00°56'57"E, AND ON THE EAST RIGHT OF WAY LINE OF SAID NORTH 84TH STREET FOR THE NEXT THREE COURSES (3), A DISTANCE OF 100.01 FEET; THENCE N17°26'27"W, A DISTANCE OF 95.09 FEET; THENCE N00°56'57"E, AND ON THE EAST RIGHT OF WAY LINE OF SAID NORTH 84TH STREET FOR THE A DISTANCE OF 582.44 FEET; THENCE S89°02'37"E, A DISTANCE OF 699.84 FEET; THENCE N00°57'23"E, A DISTANCE OF 1339.76 FEET, TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 6,854,158.40 SQUARE ACRES OR 157.35 ACRES, MORE OR LESS.

REGA

ENGINEERING
GROUP, INC.

April 24, 2018

Mr. David Cary
Director of Planning
City of Lincoln/Lancaster County
555 South 10th Street
Lincoln, NE 68430

RE: Lancaster Event Center Change of Zone

Dear David;

On behalf of the Lancaster County Agricultural Society, we are submitting the above-mentioned property located at 84th and Havelock Street for a change of zone to P zoning. This property contains approximately 155 acres.

We are not requesting any waivers for this subdivision.

The AG Society is requesting a change of zone from AG to P. We are including a portion of the bike trail as well per the request of the Planning Department. See attached map.

Please feel free to let us know if you have any question during your review.

Sincerely,



Dan Rosenthal, PE

Cc: Tom Huston
Amy Dickerson

Enclosures: Application from Change of Zone
Application fee of \$988.00.
Location Map and Legal Description



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Special Permit #18020	FINAL ACTION? Yes	DEVELOPER/OWNER SpectraSite Communications
PLANNING COMMISSION HEARING DATE May 23, 2018	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 450 West Wittstruck Road

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to correct the approved height for a personal wireless facility located on a farm southwest of Lincoln. The facility was originally approved for a maximum height of 300', but is actually 308' tall. This application will allow the facility to remain in its current form at 308' in height, with an 8' lightning rod.



JUSTIFICATION FOR RECOMMENDATION

This will increase the maximum allowed height from 300' to 310', where the top 8' of the facility is a lightning rod. The adjustment to correct the height is not significantly greater than the already allowed height. It is located in a rural area surrounded by farms and agricultural land, and the use is not out of place or incompatible.

APPLICATION CONTACT

Chad Skinner, (515)-720-6361, or chadskinner@nevcowireless.com

STAFF CONTACT

Brian Will, (402) 441-6362 or bwill@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates this area for Agricultural land uses. The facility is adjacent to the owner's residence, but the next nearest residence is more than 2,000 away. Otherwise, the facility is surrounded by agricultural land where the facility's impact is not significant. Personal wireless facilities are allowed in any zoning district by special permit when appropriate, and this is an appropriate location for a wireless facility in this area.

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

Page 1.9 - The future Land Use Map of the Comprehensive Plans designates agricultural land uses for this site.

Page 4.4 - Placemaking - Current Practice

-The community values efficient and effective telecommunications while also desiring to minimize adverse impacts of this rapidly evolving infrastructure on our rural and urban environments. Capitol view corridors, historic landmarks and districts, environmentally sensitive areas, and predominantly residential neighborhoods are not preferred locations. Unobtrusive locations on public property; co-locations on existing towers, buildings, and structures; and commercial and industrial areas with minimal impact on residences are preferred. The City has adopted zoning provisions to state the community's preferences. Combined with guidance from the design review boards, community residents and the telecommunications industry can be well-served.

Page 11.23 - Information technology

-Information technology is subject to rapid and dramatic change. The nature of the industry continues to push the limits of the technology. Various technologies converge to create new, integrated products and services. The concept of "telecommuting" portends a city where people may be able to work from most any site – including their own home. In the economy of the future, information is likely to become the primary product. This product can be "manufactured" at sites other than traditional factories and offices.

-Wireless telecommunication is part of a global information revolution. The need for additional infrastructure to support wireless facilities is expected to increase in response to rising consumer demand and new applications. The City and County understand the importance of these technologies to the world of tomorrow and support the development of the infrastructure needed to further their use. A full range of cellular and wireless services, provided by a variety of carriers, is available in the city and county. See the "Placemaking" chapter for information on how wireless facilities should be located.

ANALYSIS

1. This request seeks to correct the maximum allowed height for a personal wireless facility by extending the allowed height from 300' to 308'. It is necessary because the tower was actually constructed to 308' in height, which exceeds the maximum allowed height by 8'.
2. This facility was originally approved by County Special Permit#173 in 1999, as at that time this site was located outside the City's three-mile jurisdiction in the county. Since then, the city has grown and the area is now within the City's three-mile jurisdiction. As a result, a new permit number using the current permit numbering system has been assigned. The original plan showed a 300'-tall tower with two carriers being located on the tower.
3. The most recent plans submitted for building permits to upgrade antenna facilities on the tower show the tower at 308'. It was noted that this exceeded the maximum allowed height and therefore was not allowed.
4. The difference in the maximum allowed height and actual tower height is likely due in part to confusion over the definition of 'maximum height', which varies across the United States. In the City of Lincoln, the maximum height is measured to very top of the facility, including any appurtenances such as lightning rods or antennas. It is possible there was misunderstanding on the part of carriers and their design professionals regarding Lincoln's definition, and that was reflected in the plans previously submitted to the City for review. The plans recently submitted for building permits show a 308' tall facility, but which has an 8' lightening rod at the top.
5. This request represents an 8' increase over the original approved height, but in reality will result in no increase in the height of the tower. Because there can be minor deviations when measuring facilities of this height from the ground, it is recommended that the maximum allowed be extended to 310'. This will allow for minor variations in the height of the tower at the time of building permit in the future should they arise. As with the original special permit, this is an appropriate location for a wireless facility as the site is surrounded by farm land, more than 450' away from West Wittstruck Road, and over 2,000' from the nearest residence (other than the owner's).
6. If approved, this request does not increase the intensity of land use on this site, and will result in no actual changes in the height of the facility. It will allow it to remain as it exists, and continue to accommodate multiple carriers and provide wireless service to users in this area. The proposed use is compatible with the surrounding uses, and subject to the conditions of approval complies with the Zoning Ordinance and Comprehensive Plan.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Agriculture, Personal Wireless Facility AG

SURROUNDING LAND USE & ZONING

North:	Agriculture	AG
South:	Agriculture	AG
East:	Agriculture	AG
West:	Agriculture	AG

APPLICATION HISTORY

Sep 1999 - Special Permit #173CO was approved authorizing a 300' tall personal wireless facility.

APPROXIMATE LAND AREA: Approximately 71.91 acres more or less.

LEGAL DESCRIPTION: Lot 2, Oelling Acres Addition, located in the SE 1/4 of Section 10-8-6, Lincoln, Lancaster County, Nebraska.

Prepared by

Brian Will, 402-441-6362, bwill@lincoln.ne.gov
Planner
May 9, 2018

Applicant/
Contact: Chad Skinner
SpectraSite Wireless
10 Presidential Way
Woburn, MA 01801
515-926-7161
chadskinner@nevcowireless.com

Owner: Oelling Family Roca, LLC
400 West Wittstruck Road
Roca, NE 68430

F:\DevReview\SP\18000\SP18020 Spectra at 450 Wittstruck.bjw.docx

CONDITIONS OF APPROVAL - SPECIAL PERMIT #18020

Per Section 27.63.720 this approval permits a personal wireless facility up to 310' in height.

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 Submit a site plan showing all of Lot 2, Oelling Acres Addition and which includes setbacks to the wireless compound.
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 installation of the new antennas all development and construction shall substantially comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.
 - 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 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.
 - 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.



Lincoln\LANCASTER, NE GIS

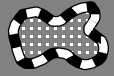


2016 aerial

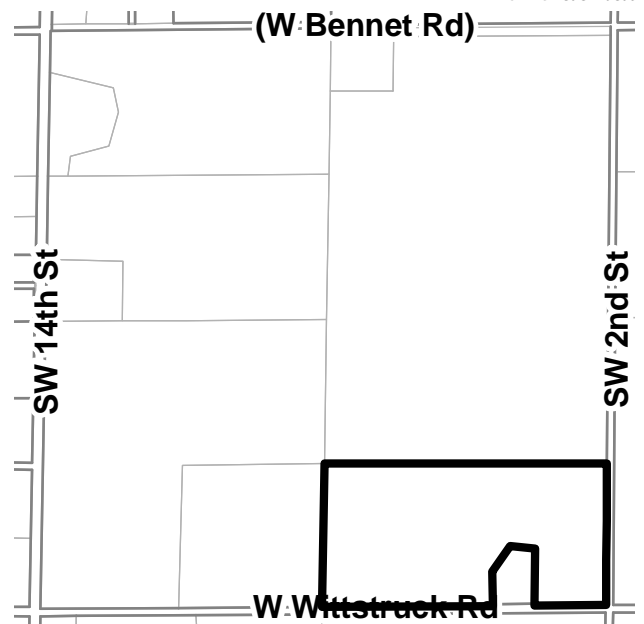
Special Permit #: SP18020
SW 2nd St & W Wittstruck Rd

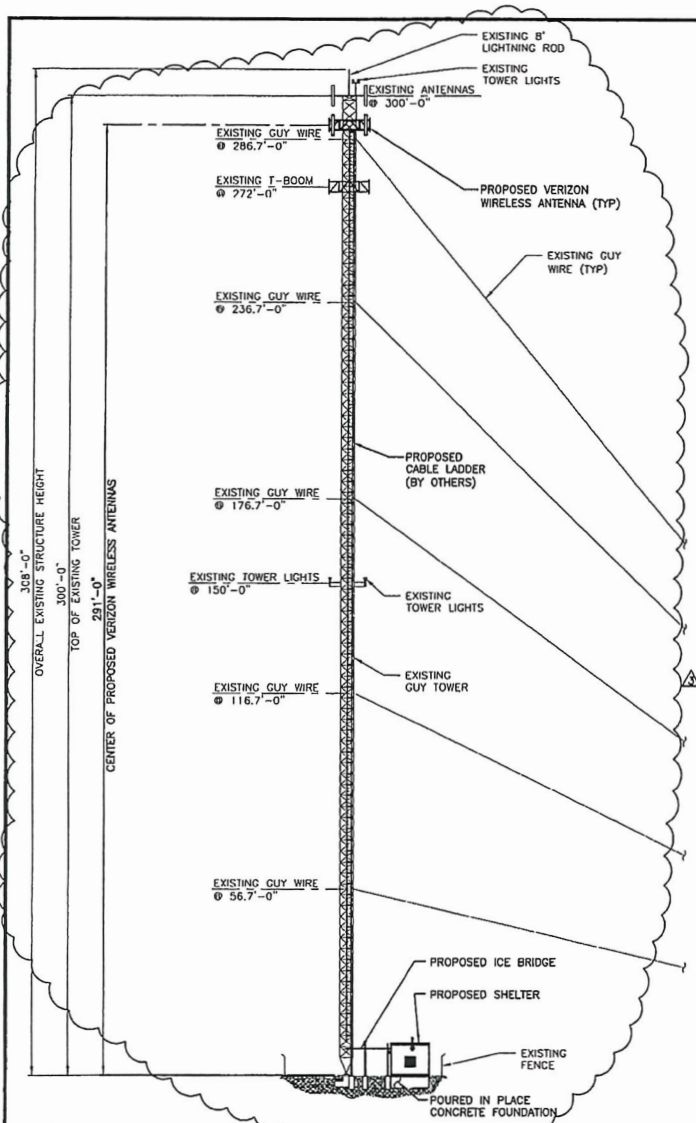
Zoning:

- 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.10 T08N R06E

-  Area of Application
-  Zoning Jurisdiction Lines
-  Lancaster County Jurisdiction

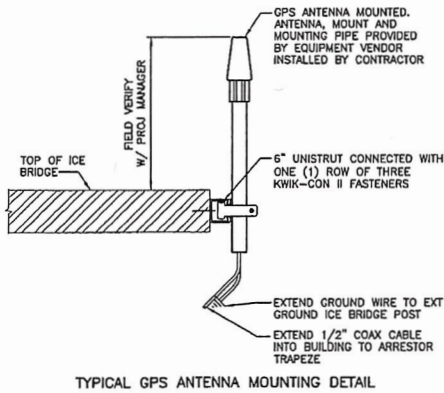




EQUIPMENT		
EQUIPMENT FURNISHED AND/OR INSTALLED BY:		
DESCRIPTION	FURNISHED	INSTALLED
SHELTER	VERIZON WIRELESS	CONTRACTOR
ANTENNA MOUNTS	CONTRACTOR	CONTRACTOR
COAX CLIPS	VERIZON WIRELESS	CONTRACTOR
ANCHOR BOLTS	EXISTING	CONTRACTOR
TOWER BUS BARS	CONTRACTOR	CONTRACTOR
ANTENNAS	VERIZON WIRELESS	CONTRACTOR
JUMPERS	VERIZON WIRELESS	CONTRACTOR
COAX	VERIZON WIRELESS	CONTRACTOR
GROUND KITS	VERIZON WIRELESS	CONTRACTOR
CONNECTORS	VERIZON WIRELESS	CONTRACTOR
ENTRY PORT BOOTS	VERIZON WIRELESS	CONTRACTOR
ICE BRIDGE MATERIAL	CONTRACTOR	CONTRACTOR
HANGER KITS	CONTRACTOR	CONTRACTOR

LOCATIONS OF ANTENNAS AS SHOWN HAVE BEEN APPROVED BY CLIENT AND/OR CLIENT'S RADIO FREQUENCY ENGINEERS. SSC ASSUMES NO RESPONSIBILITY FOR, NOR HAS SSC PERFORMED ANY INVESTIGATIONS OR STUDIES CONCERNING, THE COMPLIANCE OR NONCOMPLIANCE OF SAID ANTENNA LOCATIONS WITH ANY FCC RADIO FREQUENCY EXPOSURE REGULATIONS.

STRUCTURAL TOWER ANALYSIS HAS BEEN PERFORMED BY AMERICAN TOWER CORP., REPORT DATED 01/09/07. CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT AND SHALL FOLLOW ALL REPORT RECOMMENDATIONS.



ANTENNA KEY											
ANTENNA NUMBER	COAX LABEL CODE (NOTE 5)	BEAM WIDTH	ANTENNA MODEL #	ANTENNA VENDOR	AZIMUTH **	ELECT. DOWNTILT	MECH. DOWNTILT	HEIGHT TO C/L OF ANTENNA (AGL)	COAXIAL FEEDER		
									SIZE	LENGTH	JUMPER*
R/T-0-A	LINE 1 R/T-0-A	63'	LPA-185063\12CF	ANTEL	30°	0'	0'	291'-0"	1 5/8"	345 FT	1/2"
-	LINE 2 -	-	-	-	-	-	-	-	-	-	-
S-1-A	LINE 3 SPARE	63'	LPA-185063\12CF	ANTEL	30°	0'	0'	291'-0"	1 5/8"	345 FT	1/2"
R/T-1-A	LINE 4 R/T-1-A	63'	LPA-185063\12CF	ANTEL	30°	0'	0'	291'-0"	1 5/8"	345 FT	1/2"
R/T-0-B	LINE 5 R/T-0-B	63'	LPA-185063\12CF	ANTEL	150°	0'	0'	291'-0"	1 5/8"	345 FT	1/2"
-	LINE 6 -	-	-	-	-	-	-	-	-	-	-
S-1-B	LINE 7 SPARE	63'	LPA-185063\12CF	ANTEL	150°	0'	0'	291'-0"	1 5/8"	345 FT	1/2"
R/T-1-B	LINE 8 R/T-1-B	63'	LPA-185063\12CF	ANTEL	150°	0'	0'	291'-0"	1 5/8"	345 FT	1/2"
R/T-0-G	LINE 9 R/T-0-G	63'	LPA-185063\12CF	ANTEL	270°	0'	0'	291'-0"	1 5/8"	345 FT	1/2"
-	LINE 10 -	-	-	-	-	-	-	-	-	-	-
S-1-G	LINE 11 SPARE	63'	LPA-185063\12CF	ANTEL	270°	0'	0'	291'-0"	1 5/8"	345 FT	1/2"
R/T-1-G	LINE 12 R/T-1-G	63'	LPA-185063\12CF	ANTEL	270°	0'	0'	291'-0"	1 5/8"	345 FT	1/2"

INSTALL ONE TMA PER ANTENNA

GENERAL NOTES:

- ANTENNAS SHALL BE DESIGNATED FROM LEFT TO RIGHT, FACING THE ASSEMBLY FROM THE GROUND. RIGHT TO LEFT FACING THE BACK OF THE ANTENNA.
- ANTENNA LAYOUT
 - 3-ANTENNA LAYOUT PCS OR CELLULAR THE OUTER MOST ANTENNAS ON EACH FACE SHALL BE DESIGNATED AS RECEIVE/TRANSMIT ANTENNAS. THE INNER ANTENNA SHALL BE DESIGNATED AS SPARE ANTENNA. SEE E02 DETAIL 1 FEEDLINE TAG IDENTIFICATION.
- EACH TRANSMISSION LINE SHALL BE LABELED WITH BRASS "TOE TAGS". GRANGER PART NUMBER 1F035-B. STAMPED WITH A 1/4 INCH LETTERS/NUMBERS STAMPS. GRANGER PART NUMBER 3W636. THE LABELS SHALL BE ATTACHED WITH A SEMI PERMANENT METHOD (I.E. BLACK UV RESISTANT CABLE TIES). THE TAGS SHALL BE PLACED SO AS NOT TO COME IN CONTACT WITH THE CONNECTOR ON THE LINE AND THE METAL OF THE TOWER. LINES SHALL BE LABELED AT THE TOP, BOTTOM AND AT ENTRY PORT.
- EACH LINE SHALL ALSO BE LABELED AT THE LIGHTNING/SURGE PROTECTOR MOUNTING PLATE WITH A PRINTABLE LABEL MAKER TO INDICATE LINE NUMBER AND FUNCTION, THE SAME AS THE TOE TAG.
- THE TAG LABELING SHALL BE AS DESIGNATED IN THE ANTENNA KEY. FOR LUCENT USE A-ALPHA, B-BETA, G-GAMMA, FOR MOTOROLA REPLACE A WITH X, B WITH Y AND G WITH Z. SEE DETAIL 1 ON SHEET E02.
- IN TWO ANTENNA EQUIPMENT CONFIGURATION WHERE THE ANTENNAS WILL BE DUPLEXED, THE DUPLEXED ANTENNA SHALL BE LABELED AS RECEIVE/TRANSMIT.
- CONTRACTOR SHALL SUPPLY AND INSTALL COAX GROUND KITS AND TIN PLATED GROUND BARS AT 75 FEET INTERVALS STARTING FROM THE ANTENNA CENTERLINE DOWN ON SELF SUPPORT AND GUYED TOWERS.
- CONTRACTOR SHALL FIELD VERIFY THE EXACT TMA'S AND IF THEY ARE TO BE INSTALLED PER THE CONSTRUCTION MANAGER.
- COAXIAL FEEDER LENGTHS INDICATED ABOVE ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL LENGTH BEFORE INSTALLING.
- CONTRACTOR SHALL INSTALL PLATFORM OR MOUNTING BRACKETS AND HARDWARE FOR ALL ANTENNAS AND SHALL BE FOR THE TOWER MANUFACTURERS STANDARD DETAILS OR APPROVED EQUAL.

REV	DATE	REVISION DESCRIPTION	DSGN
A	12/08/06	ISSUED FOR DEPT REVIEW	ANP
0	01/12/07	ISSUED FOR CONSTRUCTION	DDS
1	03/12/07	REISSUED FOR CONSTRUCTION	DDS
3	04/10/07	REVISED ANTENNA CENTER LINE	JMV

verizon wireless

10740 NALL AVE., SUITE 400
OVERLAND PARK, KS 66211
PHONE: (913) 344-2800

SELECTIVE SITE CONSULTANTS, INC.
A Site Analysis, Engineering and Construction Quality Assurance Company

8500 W. 110th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777

PLANNING ENGINEER

HOSSEIN AL NOVIN
E-9368

STATE OF NEBRASKA

PROFESSIONAL ELECTRICAL ENGINEER

TERRANCE M. SUPER
E-0417

STATE OF NEBRASKA

DESIGNED BY ANP	LINP - WITTSTRUCK VERIZON WIRELESS TOWER ELEVATION	450 WEST WITTSTRUCK ROAD ROCA, NEBRASKA 68430	DRAWING NUMBER NE-07-04 - A03	REV 3
CHECKED BY LDP/DT				
SUPERVISOR LDP				
LEAD ENGR HAM/TMS				

**Chad M. Skinner
12106 Ridgeview Drive
Urbandale, Iowa 50323**

**City of Lincoln - Planning Department
Attn: Brian Will
555 South 10th Street, Suite 213
Lincoln, Nebraska 68508**

April 23, 2018

**Purpose of Application Statement
No Waivers Requested**

Nevco Wireless is filing a special permit amendment request on behalf of SpectraSite Communications. The City of Lincoln and Lancaster County previously approved a special permit for a cellular communications tower located at 450 West Wittstruck Road. The previously approved special permit is number 173 and was approved by the City County Planning Commission on October 20, 1999. The previously approved special permit defined the cellular tower height at three hundred (300) feet. In addition, the previously approved special permit defined one (1) shelter housing communication equipment at the base of the tower.

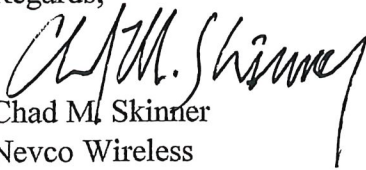
The tower owner, SpectraSite Communications, at the request of the Planning Department is lodging this special permit amendment application to define the tower height at three hundred eight (308) feet, which will capture the fact that there is an eight (8) foot lightning rod at the top of the existing three hundred (300) foot tower. Further, SpectraSite Communications is requesting that the amendment to the special permit reflect that SpectraSite Communications and their tenants may place multiple shelters at the base of the tower in order to accommodate multiple users of the tower.

Please find the following supporting documentation enclosed:

- A partially executed Planning Department Application Request Form
- Application check in the amount of \$988.00
- A statement of authorization from the property owner, Kent Oelling, allowing Nevco Wireless and SpectraSite Communications to act on their behalf with respect to this request.
- CAD drawing reflecting the tower height of three hundred eight (308) feet

If no additional information is needed to support this application, we would request this item be placed on the next available Planning Commission agenda. If any additional documentation is needed, contact should be made with Nevco Wireless.

Regards,



Chad M. Skinner
Nevco Wireless
Agent for SpectraSite Communications

Enclosures



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Text Amendment #18006	FINAL ACTION? No
PLANNING COMMISSION HEARING DATE May 23, 2018	RELATED APPLICATIONS None

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

A text amendment is proposed to add outdoor vehicle storage as a conditionally permitted use in the I-1 Industrial District and clarify the parking requirement. Outdoor vehicle storage is conditionally permitted in the H-3, H-4, and I-2 districts.

JUSTIFICATION FOR RECOMMENDATION

The I-1 zoning district is intended to accommodate heavy commercial uses such as vehicle storage. Outdoor vehicle storage is already allowed in the H-3 and H-4 Highway Commercial districts which are generally more restrictive than the I-1 district. Outdoor vehicle storage is an appropriate use in the I-1 district and should be allowed.

APPLICATION CONTACT

Alex Busskohl, (402) 992-8059 or alex.busskohl@arrowstagelines.com

STAFF CONTACT

Rachel Jones, (402) 441-7603 or rjones@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The 2040 Comprehensive Plan supports commercial development while striving for predictability for existing residential uses and neighborhoods. This request complies with the goals of preserving flexibility in the siting of commercial and industrial uses and retaining and attracting these businesses in the appropriate locations.

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 5.1-5.2 - Business & Economy Guiding Principles

- Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.
- Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.
- Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.
- Provide flexibility to the marketplace in siting future commercial and industrial locations.
- Strive for predictability for neighborhoods and developers.

P. 4.7-4.8 - Entry Corridors and Public Art

- Study key entryways to Lincoln and adopt zoning tools and incentives to protect and enhance “first impressions” of the community, including a thoughtful, distinctive, and attractive system of “wayfinding” signs to key community attractions.
- Preserve and enhance the character of key entry points and corridors into the City of Lincoln through enhanced landscaping and public art in rights-of-way, and respectful development of adjacent properties.
- Strengthen design standards for commercial and mixed-use development along major travel corridors, to reflect a positive visual image that engenders community pride and identity.

ANALYSIS

1. This request is for a text amendment to Sections 27.06.180 and 27.62.150 to allow outdoor vehicle storage as a conditionally permitted use in the I-1 Industrial District. Outdoor vehicle storage is comprised of a parking lot for storage of automobiles including pick-up trucks, recreational vehicles, and farm machinery. It is a different use than motorized vehicle sales.
2. Currently, outdoor vehicle storage is conditionally permitted in the H-3, H-4, and I-2 zoning districts per Section 27.62.150(d) with conditions that require minimum screening and prohibit vehicle dismantling, wrecking, disassembling, or stacking:

27.62.150 Manufacturing, Processing, Storage and Distribution Use Group

(d) Outdoor motorized vehicle storage is allowed in the H-3, H-4, and I-2 zoning districts under the following conditions:

- (1) The outdoor storage shall be screened in conformance with the requirements for screening open storage in Chapter 3.50 of the City of Lincoln Design Standards.**
 - (2) There shall be no dismantling, wrecking, or disassembling of any vehicles.**
 - (3) Vehicles may not be stacked upon each other.**
 - (4) Parking shall be in conformance with Section 27.67.066(a).**
3. In addition to the change requested by the applicant, the required parking for outdoor vehicle storage would also be clarified. Section 27.62.150(d)(4) notes that parking must be in conformance with the special parking requirement described in Section 27.67.066(a) which is one space per 500 square feet of floor area or one space per employee on the largest shift.

Section 27.67.066(a) could be read to apply only to outdoor vehicle storage in the H-3 district but it is currently intended to apply in the H-3, H-4 and I-2 districts. Outdoor vehicle storage is also not one of the uses listed in that section. Therefore, the language in Section 27.62.150(d)(4) has been clarified. Outdoor vehicle storage does not require a significant amount of parking stalls for employees or customers. The special parking requirement described in Section 27.67.066(a) should continue to apply in the H-3 and H-4 districts because it is an appropriate lesser standard than their zoning district required parking of 1 stall per 300 square feet. The I-1 and I-2 districts could reasonably follow the lesser requirement of their zoning district of two stalls per three persons on the maximum shift or one stall per 1,000 square feet.

4. The I-1 zoning district is located primarily in north and west Lincoln (see attached exhibit). I-1 zoning is concentrated along Cornhusker Highway, south of West O Street, and north and west of the Airport.

5. The Comprehensive Plan designates a number of entryway corridors. I-1 zoning abuts several entryway corridors, particularly Cornhusker Highway east of N. 56th Street. The use of zoning tools, design standards, and enhanced landscaping are encouraged to create a positive visual impression along the corridors.
6. Screening of outdoor vehicle storage is required per Section 7.11 of the Design Standards for Screening and Landscaping with a minimum 60% screen from the ground to 10 feet of areas within 150 feet of right-of-way within the public view or abutting a residential district. The addition of this use to the I-1 zoning district is appropriate based on the required screening which will reduce visual impacts of stored vehicles along the entryway corridors. It should be noted that the screening requirement for outdoor vehicle storage is greater than the requirement for vehicle sales in many of the corridor areas. Vehicle sales are common in the H-3 zoning districts along West O Street and Cornhusker Highway where the required screening is only 60% from the ground to two feet within the required 12-foot front yard setback.
7. The I-1 district is intended for light and heavy industrial uses. Similar uses in the I-1 district include open storage and salvage yards as permitted uses. I-1 is one of the most permissive districts because it allows a number of heavy commercial and industrial uses that are permitted in only one or two other zoning districts, in addition to several uses permitted only in the I-1 district such as salvage yards and the production and manufacture of toxic, flammable, and explosive materials.
8. The H-3 and H-4 Highway Commercial districts where outdoor vehicle storage is already allowed are generally more restrictive than the I-1 district in terms of the number and types of uses permitted. Based on the broad range of uses allowed in the I-1 district, outdoor vehicle storage is an appropriate use and should not have a significant new impact on existing uses or neighboring properties.

Prepared by

Rachel Jones, Planner

Date: May 17, 2018

Applicant/Contact: Alex Busskohl
4220 S. 52nd Street
Omaha, NE 68117
(402) 992-8059 or alex.busskohl@arrowstagelines.com

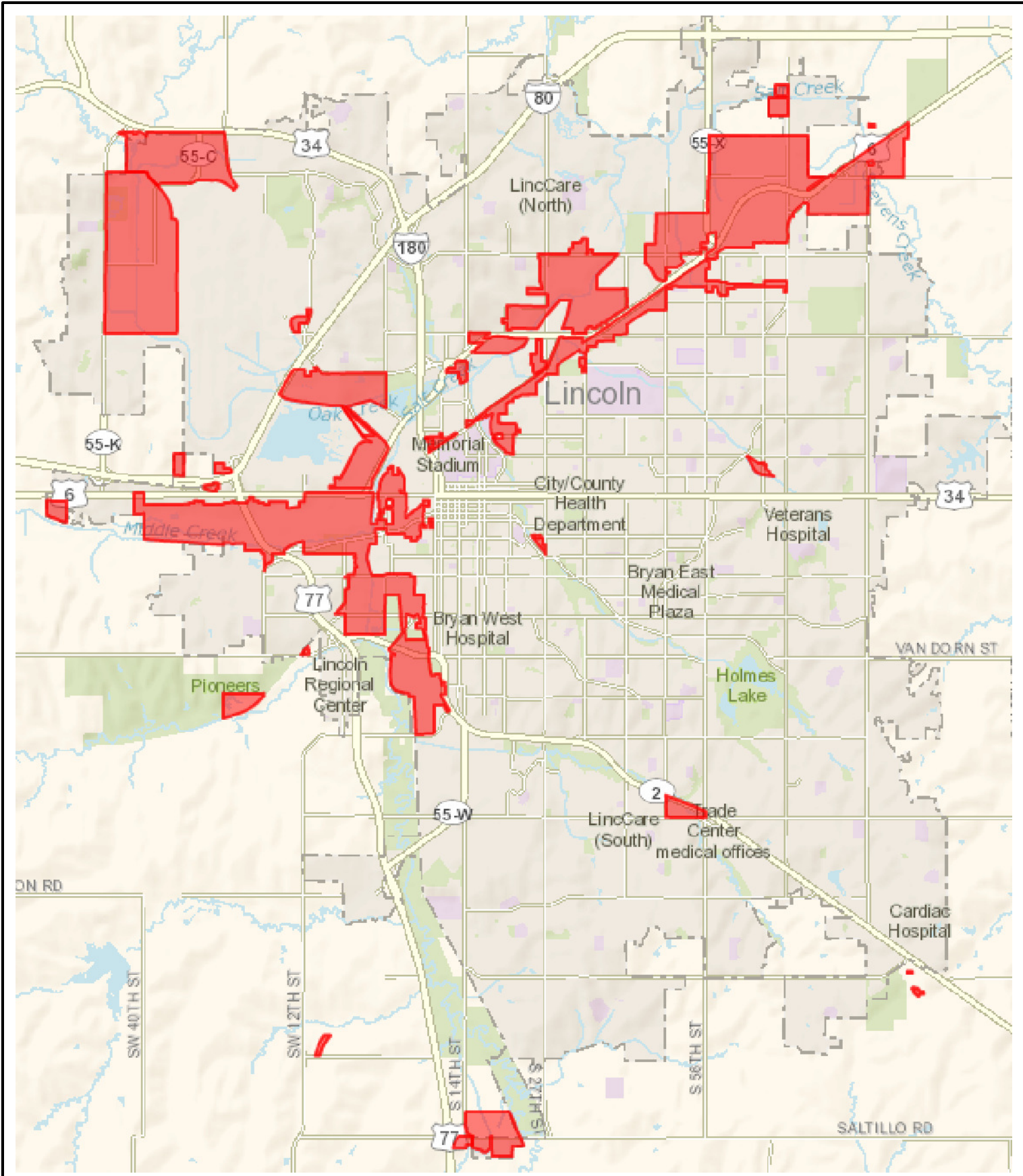
F:\DevReview\TX\18000\TX18006 Outdoor Vehicle Storage.rkj.docx

We are requesting a text amendment for our 5250 Superior Street Lincoln, NE location. We are requesting this because we have a parking lot and large area we are wanting to put down a full parking lot with security, lighting, fencing, and an attendant to manage a RV and trailer storage facility. This will be maintained to the highest standards and very secure. We think that this would be a great use of land and good monetary income for our large lot that we own in Lincoln.

Thank you for your time,

Steve Busskohl
SIB Properties LLC
402-750-5095

A handwritten signature in black ink, appearing to read 'Steve Busskohl', written in a cursive style.



Lancaster County/City of Lincoln GIS Map

I-1 Zoning District



Printed: May 09, 2018

DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email ags@lincoln.ne.gov and you will be directed to the appropriate department.

ORDINANCE NO. _____

1 AN ORDINANCE amending Title 27 of the Lincoln Municipal Code relating to Zoning
2 by amending Sections 27.06.180 and 27.62.150 to allow outdoor vehicle storage in the I-1
3 district; and repealing Sections 27.06.180 and 27.62.150 of the Lincoln Municipal Code as
4 hitherto existing.

5 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6 Section 1. That Section 27.06.180 of the Lincoln Municipal Code be amended to read as
7 follows:

8 **27.06.180 Manufacturing, Processing, Storage, and Distribution Use Group.**

9 Characteristics: The Manufacturing, Processing, Storage, and Distribution Use Group is
10 characterized by uses that are involved in the manufacturing, processing, fabrication, packaging,
11 assembly of goods, and/or storage or movement of goods. Goods are generally not displayed or
12 sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the
13 site. Goods are generally delivered to other firms or the final consumer, except for some will-
14 call pickups. Activities commonly use trains or heavy trucks to ship and receive goods. Access
15 to or near a highway is preferred. There is little on-site sales activity with the customer present.
16 Such uses include but are not limited to assembly facilities, concrete dispensing units, salvage
17 yards, grain elevators and mills, warehouses, and outdoor motorized vehicle storage.

18 Use Group Table:

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
Assembly Facilities																		P			C	C	C	P	P	P
Bag cleaning works																								S	P	
Bakeries (wholesale)																		P			P	P		P	P	P
Blast furnaces, coke ovens, smelting, or ore reduction works																								S	P	
Boiler works or forge																								S	P	
Bottling works																		P			P	P		P	P	P
Brewery (over 20,000 barrels)																								S	P	
Brick, tile, pottery, or terracotta manufacture, other than the manufacture of handicrafts																								P	P	P
Coal yard																							P	P	P	P
Concrete dispensing units (small batch)																							S	S	P	P
Concrete paving plants (temporary)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Creameries																							P		P	P
Distillation of bones, coal, or wood																								S	P	
Enclosed disassembly operations																		P			P	P	P	P	P	P
Fertilizer or toxic or flammable agricultural chemicals: Facilities for commercial storage or sale	S	S																						S	S	P
Forges																								S	P	
Fuel oil storage tanks and all bulk storage of oils, petroleum and similar flammable liquids and chemicals																							S	S	S	C
Grain elevators																								P	P	P
Grain elevators and grain mills																								P	P	P
Grain mills																								P	P	
Liquified petroleum, gas and similar gas used for fuel stored above ground																							S	S	S	C
Manufacture, transfer, or storage of acetylene																								S	P	
Open storage																								P	P	
Optical lens grinding and finishing																		P	P				P	P	P	P

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3	
Outdoor vehicle storage																							C	C	C	C	
Petroleum and petroleum products, bulk storage																							S	S	S	C	
Production, manufacture, distribution, or commercial storage of toxic, flammable, or explosive materials, including chemicals and gases, fireworks and explosives, arsenals and magazines																								S			
Refining or bulk storage of petroleum or natural gas, or their products																								S	P		
Refining The refining, distillation, or manufacture of: Acids or alcohols; Ammonia, bleach, or chlorine; Asphalt, tar, or products made therewith, including roofing or waterproofing; Cement, lime, gypsum, or plaster of paris; Disinfectants; Dyestuffs; Fertilizer; Glue, sizing, or gelatin; Oilcloth, linoleum, oiled rubber goods; Paint, shellac, turpentine, or oils; Paper or pulp; Rubber, gutta-percha, balata, creosote, or products treated therewith; Shoe polish																								S	P		
Rendering fat																								S	P		
Rock crusher																								S	P		
Rolling mill (a steel mill where metal is rolled into sheets or bars)																								S	P		
Salvage yards																								S			
Stock yards or slaughter of animals or fowl																								S	P		
Storage of explosives																								S			
Tanning, curing, or storage of raw hides or skins																								S	P		
The milling, processing, refining, or distillation of agricultural crops.																								S	P		
Transportation of toxic, radioactive, flammable, or explosive materials																								S	P		
Warehouses																								C	C	P	P
Yeast plant																								S	P		
All other uses in this Use Group																								P	P	P	

1 Section 2. That Section 27.62.150 of the Lincoln Municipal Code be amended to read as
2 follows:

1 **27.62.150 Manufacturing, Processing, Storage and Distribution Use Group.**

2 A building or premises may be used for the following use types as a permitted
3 conditional use in the designated zoning districts and in compliance with the conditions of
4 approval applicable for that use type.

5 (a) Assembly facilities, including but not limited to the assembly of equipment, instruments,
6 and appliances such as computers and musical instruments are allowed in the H-2, H-3,
7 and H-4 zoning districts under the following condition: All storage and display of
8 merchandise, and any parts used in the assembly process, shall be screened from public
9 view by a fence, walls, shrubs, or all such storage and display shall be within the
10 enclosure walls of a building.

11 (b) Liquefied petroleum gas and similar gas used for fuel stored above ground is allowed in
12 the I-2 and I-3 zoning districts under the following conditions:

- 13 (1) Tanks may not exceed 30,000 gallon capacity;
- 14 (2) The storage of gas shall be for use on the premises, and not for resale;
- 15 (3) All other combustible material shall be stored in such a way as to permit free access
16 of fire-fighting equipment.
- 17 (4) Open storage of any other material is allowed only in areas enclosed or otherwise
18 adequately screened from public view with an enclosure or screen at least six feet in
19 height.
- 20 (5) In the I-2 zoning district tanks shall be adequately screened from public view by a
21 fire-resistant ventilated barrier which shall be at least six feet in height;

1 (c) Fuel oil storage tanks and all bulk storage of oils, petroleum, and similar flammable
2 liquids and chemicals are allowed in the I-2 and I-3 zoning districts under the following
3 conditions:

- 4 (1) Such use shall be adequately screened from public view;
- 5 (2) Storage of such materials shall be for use on the premises and not for resale, except
6 that resale of such stored material at retail is allowed in conjunction with the
7 operation of a fuel sales facility or similar retail outlet.

8 (d) Outdoor motorized vehicle storage is allowed in the H-3, H-4, [I-1](#), and I-2 zoning
9 districts under the following conditions:

- 10 (1) The outdoor storage shall be screened in conformance with the requirements for
11 screening open storage in Chapter 3.50 of the City of Lincoln Design Standards.
- 12 (2) There shall be no dismantling, wrecking, or disassembling of any vehicles.
- 13 (3) Vehicles may not be stacked upon each other.
- 14 (4) Parking [for outdoor motorized vehicle storage in the H-3 and H-4 districts](#) shall be in
15 conformance with [the requirements set forth for other uses in](#) Section 27.67.066(a).

16 (e) (1) In the area of the B-4 zoning district from 150 feet east of 17th Street to the eastern
17 edge of the B-4 zoning district, warehouses are prohibited except that pre-existing
18 warehouses in said area may remain, regardless of time unoccupied, but must cease
19 once the building is demolished.

20 (2) In the H3 and H4 zoning districts, warehouses are permitted provided outside
21 storage is enclosed with an opaque fence or wall, that gates in said fence or wall are
22 opaque and no less than six feet in height, and the stored materials are less than the
23 height of the fence, wall, and gates enclosing the outside storage area. Outside

1 storage areas associated with pre-existing warehouses which are not enclosed may
2 remain until such time the building is demolished.

3 (f) Temporary paving plants used for the paving of federal or state highways or county roads
4 are allowed in any zoning district during the project construction period under the
5 following conditions:

6 (1) The plant shall be located outside the city limits on premises abutting the specific
7 construction project and having access to a paved road.

8 (2) The boundaries of the property used for the plant shall be located no closer than 300
9 feet from an occupied dwelling or from any school, place of religious assembly,
10 library, early childhood care facility, hospital, motel, or park.

11 (3) The operator shall require its suppliers to use paved roads or other designated truck
12 routes approved by the County Engineer for the delivery of supplies to the paving
13 plant.

14 (4) Paving material prepared at the plant shall not be transported to any location other
15 than the abutting project.

16 (5) The plant shall be removed upon substantial completion of the construction project.

17 (g) Temporary concrete paving plants. Temporary concrete paving plants are permitted in
18 any zoning district by administrative permit issued by the Planning Director. The
19 Planning Director shall not issue a permit or renew a permit without written approval by
20 the Director of the Lincoln- Lancaster County Health Department and the Director of the
21 Public Works and Utilities Department.

22 (1) Applications for an administrative permit shall include:

- 1 (i) A site plan showing the entire limits of the permit area including the plant
2 location, material storage areas, and the ingress/egress;
- 3 (i) A dust control and suppression plan including the plant operations and haul
4 roads to and from plant to project;
- 5 (iii) A description or manufacturer's specification regarding particulate control
6 equipment;
- 7 (iv) A copy of a signed contract or other verification that the applicant is under
8 contract to supply concrete for a city arterial street paving project;
- 9 (v) A noise control plan that will allow the operation to comply with Chapter 8.24
10 of the Lincoln Municipal Code;
- 11 (vi) A copy of a signed lease or other verification that the applicant has permission
12 of the owner of the land upon which the plant shall be located to locate the
13 plant thereon.
- 14 (2) The administrative permit shall be issued under the following conditions:
- 15 (i) The plant site shall be approved by the City Engineer or, if outside the city
16 limits, by the County Engineer and shall be located in the general vicinity of
17 the specific arterial street paving project or projects and have access to a
18 paved road;
- 19 (ii) The boundaries of the property used for the plant shall be located no closer
20 than 300 feet from an occupied dwelling or from any school, place of religious
21 assembly, library, early childhood care facility, hospital, motel, or park;
- 22 (iii) The permittee shall require its suppliers to use only paved roads approved by
23 the Director of Public Works or the County Engineer as the case may be, for

1 the delivery of supplies to the plant. The permittee shall further require that
2 the drivers of concrete trucks leaving the plant also use said paved roads.

3 EXCEPTION: The use of nonpaved roads may be approved on a case-by-case
4 basis by the Director of Public Works or the County Engineer;

5 (iv) The permit site shall be cleaned up and restored to its pre-permit condition
6 within thirty days following the completion of the project. Restoration
7 includes replanting of vegetation and maintenance of erosion and sediment
8 control until the site is reestablished. Any paved or unpaved road damaged by
9 the permittee's use of such road, including permittee's suppliers and concrete
10 trucks entering and/or leaving the plant, shall be repaired at permittee's cost
11 and expense;

12 (v) All concrete produced by this plant shall be used to complete the project. The
13 concrete shall not be provided for concrete work to be performed by persons
14 other than the permittee;

15 (vi) The anticipated set up and removal dates shall be identified on the application.
16 Amendments to these dates must be requested to the Planning Director in
17 writing;

18 (vii) The applicant shall submit a performance bond satisfactory to the City
19 Attorney in the minimum amount of \$5,000, or an amount determined by the
20 City to be sufficient, to guarantee performance and clean up of the permit site
21 and to pay for repairs to paved and unpaved roads damaged by permittee's use
22 of such roads.

1 (3) Permits issued pursuant to this section shall expire on the completion date of the
2 project as set forth in the permit application. The Planning Director may extend the
3 expiration date by administrative amendment upon a showing that the project
4 completion is delayed or that the permittee has contracted for another project in
5 conformance with subparagraph (a) above.

6 (h) Temporary concrete batch plants. Temporary concrete batch plants are permitted in any
7 zoning district by administrative permit issued by the Planning Director. The Planning
8 Director shall not issue a permit or renew a permit without written approval by the
9 Director of the Lincoln- Lancaster County Health Department.

10 (1) Applications for the administrative permit shall include:

11 (i) A site plan showing the entire limits of the permit area including the plant
12 location, material storage areas, and the ingress/egress;

13 (ii) A dust control and suppression plan including the plant operations and haul
14 roads to and from plant to project;

15 (iii) A statement indicating the typical hours of operation. The plant may operate
16 no more than fourteen hours per day, except on New Year Day, Memorial
17 Day, the 4th of July, Labor Day, Thanksgiving Day, and Christmas when the
18 operation shall not begin before noon;

19 (iv) A description or manufacturer's specification regarding particulate control
20 equipment;

21 (v) A copy of a signed contract or other verification that the applicant is under
22 contract to supply concrete for a project requiring at least 3,000 yards of
23 concrete located within the same section or one mile of the permitted plant.

1 The contract or other verification shall include the commencement and ending
2 dates of the project. The Planning Director may increase the one-mile distance
3 limit to no more than two miles if necessary to avoid routing trucks through
4 local streets or inadequate county roads, or locations near occupied dwellings,
5 schools, libraries, places of religious assembly, or other noise or dust sensitive
6 uses; and

7 (vi) A noise control plan that will allow the operation to comply with Chapter 8.24
8 of the Lincoln Municipal Code.

9 (vii) A copy of a signed lease or other verification that the applicant has permission
10 of the owner of the land upon which the plant shall be located to locate the
11 plant thereon.

12 (2) The administrative permit shall be issued under the following conditions:

13 (i) The plant shall be located on premises in the same section or within one mile
14 of the project identified on the application or as authorized under
15 subparagraph (d)(1)(v) above;

16 (ii) The silo, batch plant, and aggregate storage shall be located no closer than 300
17 feet from an occupied dwelling or from any school, place of religious
18 assembly, library, early childhood care facility, hospital, motel, or park;

19 (iii) The permittee shall require its suppliers to use only paved roads approved by
20 the Director of Public Works or the County Engineer as the case may be, for
21 the delivery of supplies to the concrete batch plant. The permittee shall further
22 require that the drivers of concrete trucks leaving the plant also use said paved
23 roads. EXCEPTION: The use of nonpaved roads may be approved on a case-

1 by-case basis by the Director of Public Works or County Engineer. Additional
2 bonding may be required to pay for repairs of damage to such nonpaved
3 roads;

4 (iv) The plant shall be removed upon completion of the project identified in the
5 application; or upon construction and occupancy resulting in a violation of
6 subparagraph (d)(2)(ii) above. The permit site shall be cleaned up and restored
7 to its pre-permit condition within thirty days following the completion of the
8 project;

9 (v) All concrete produced by this plant shall be used to complete the project,
10 except that the permittee may use the concrete product for sidewalks,
11 driveways, foundations, parking lots, and other small concrete work to be
12 performed by the permittee. The concrete shall not be provided for concrete
13 work to be performed by persons other than the permittee. The amount of
14 concrete produced for small concrete work shall not exceed fifty percent of
15 that produced for the project;

16 (vi) The plant shall be recalibrated to the satisfaction of the Public Works and
17 Utilities Department prior to construction of any public improvement using
18 concrete produced by this plant;

19 (vii) The anticipated set up and removal dates shall be identified on the application.
20 Amendments to these dates must be requested to the Planning Director in
21 writing;

1 (viii) The applicant shall submit a performance bond satisfactory to the City
2 Attorney in the amount of \$5,000 to guarantee performance and clean up of
3 the permit site.

4 (3) Permits issued pursuant to this section shall expire on December 31 of the year of
5 issuance or the completion date of the project as set forth in the permit application,
6 whichever is earlier. The Planning Director may extend the expiration date by an
7 administrative amendment upon a showing that the project completion date is
8 delayed by weather or other causes beyond control of the permittee, or that the
9 permittee has contracted for another project in conformance with subparagraph (a)
10 above; provided, however, no extension of the expiration date may extend the permit
11 beyond December 31 of the year of issuance. Renewal of a previously issued permit
12 shall be by application in the same form as the original permit.

13 (4) The Planning Director may revoke the temporary permit for any one or more of the
14 following violations:

15 (i) Failure to operate the facility in accordance with the provisions of this section
16 or with the approved application;

17 (ii) A violation of any city, county, state, or federal law;

18 (iii) Denial of access to the site to determine compliance with this section;

19 (iv) Unreasonable noise or disturbance to the surrounding neighborhood;

20 (i) Appeal. The action of the Planning Director in approving, denying, refusing to
21 renew, or revoking an administrative permit for a temporary concrete paving plant or temporary
22 concrete batch plant pursuant to subsections (g) or (h) above may be appealed by any council
23 member, the Mayor, or any aggrieved person to the Planning Commission by filing notice of

1 appeal with the Planning Director within fourteen days following the decision of the Planning
2 Director. Final action by the Planning Commission may be appealed to the City Council by any
3 council member, the Mayor, or any aggrieved person by filing notice of appeal with the City
4 Clerk within fourteen days following the action by the Planning Commission.

5 Section 3. That Sections 27.06.180 and 27.62.150 of the Lincoln Municipal Code as
6 hitherto existing be and the same are hereby repealed.

7 Section 4. This ordinance shall be published, within fifteen days after the passage hereof,
8 in one issue of a daily or weekly newspaper of general circulation in the City, or posted on the
9 official bulletin board of the City, located on the wall across from the City Clerk's office at 555
10 S. 10th Street, in lieu and in place of the foregoing newspaper publication with notice of passage
11 and such posting to be given by publication one time in the official newspaper by the City Clerk.
12 This ordinance shall take effect and be in force from and after its passage and publication or after
13 its posting and notice of such posting given by publication as herein and in the City Charter
14 provided.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2018:

Mayor

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Comprehensive Plan Amendment #15005 - Wilderness Creek, Wilderness Commons, and Wilderness Heights PUDs	FINAL ACTION? No	DEVELOPER/OWNER Lincoln Federal Bancorp, Inc.
PLANNING COMMISSION HEARING DATE May 23, 2018	RELATED APPLICATIONS Change of Zone #15016A (Wilderness Creek) Change of Zone #06075A (Wilderness Commons) Change of Zone #07060B (Wilderness Heights)	PROPERTY LOCATION Vicinity of S. 40 th Street and Yankee Hill Road

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

Proposal to amend the 2040 Comprehensive Plan to revise the future land uses, trail route, and commercial center designations in the vicinity of S. 40th Street and Yankee Hill Road associated with amendments to the Wilderness Creek, Wilderness Commons, and Wilderness Heights Planned Unit Developments (PUDs).



JUSTIFICATION FOR RECOMMENDATION

The arrangement of future land uses reflects the existing pattern wherein commercial development is concentrated along Yankee Hill Road rather than the north-south arterial streets. The land use changes are appropriate pending approval of the details in the related PUD amendments. The proposal is supported by City policy that restricts residential development within pipeline planning areas and the shifting market conditions as nearby properties have developed in recent years.

APPLICATION CONTACT

Brad Marshall, (402) 458-5672 or bmarshall@lincoln.ne.gov

STAFF CONTACT

Rachel Jones, (402) 441-7603 or rjones@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed future land use designations are supported by the goals of the Comprehensive Plan related to the definitions and spacing for commercial centers and appropriate distance between dwellings and pipelines. The land use, trail, and commercial center designation changes are supportable considering the site plans and terms of conditional approval for the PUD amendments.

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - this area is shown as future urban density residential, commercial, green space, environmental resources, and public and semi-public on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 - Urban Residential. Multi-family and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre.

P. 12.4 - Commercial. Areas of retail, office, service and residential mixed uses. Commercial uses may vary widely in their intensity of use and impact.

P. 12.4 - Green Space. Public or privately-owned areas predominantly used for recreation, such as parks, golf courses, soccer or ball fields, and trails. Many green space areas also serve functions such as buffers between incompatible uses and as stormwater management areas.

P. 12.4 - Environmental Resources. Land and water masses which are of particular importance for maintenance and preservation, such as saline wetlands, native prairie, and some floodway and riparian corridors.

P. 12.4 - Public and Semi-Public. Areas of public or semi-public land use and/or structures that serve the general public. Only the largest facilities are shown on the land use plan. Highways and interstates are also included in this category.

P. 5.6 - A proposed Commercial Center is shown in Wilderness Commons located west of S. 40th Street and south of Hohensee Drive, and a proposed Neighborhood Center is shown in Wilderness Heights located east of S. 40th Street and south of Yankee Hill Road on Map 5.1 - Existing and Proposed Commercial Centers.

P. 5.10-5.11 - Community Centers may vary in size from approximately 250,000 to 600,000 square feet of commercial space. Typically, new Community Centers will range from 300,000 to 400,000 square feet, with those meeting the incentive criteria having up to 600,000 square feet. Community Centers are intended to be smaller in scale and intensity of uses than Regional Centers and serve a more targeted market and geographic area. Community Centers tend to be dominated by retail and service activities, although they can also serve as campuses for corporate office facilities and should include a mix of residential uses. Community Centers should be located approximately 1 to 1 ½ miles apart, depending upon their size, scale, function, and area population.

P. 5.11-5.12 - Neighborhood Centers typically range in size from 50,000 to 150,000 square feet of commercial space, with those meeting the incentive criteria having up to 225,000 square feet. Neighborhood centers provide services and retail goods oriented to the neighborhood level, with significant pedestrian orientation and access. A typical center will have numerous smaller shops and offices and may include one or two anchor stores. Neighborhood Centers should be located approximately ½ mile apart, depending upon their size, scale, function and the population of the surrounding area.

P. 7.4 - Strategies for Neighborhoods and Housing - Provide adequate spacing from pipelines and areas where hazardous chemicals could be used and stored; notify property owners and residents along the pipeline about hazards and emergency actions.

P. 10.6 - Existing Multi-Use Trail System - The present system serves both commuter bicyclists and pedestrians who use the trails daily for work and shopping trips and tend to travel from point to point, and recreational bicyclists and pedestrians who tend to use the trails on a more occasional basis, seeking attractive and safe routes. Much of the current trail system is built in the right-of-way of abandoned railroad corridors. Others are built along streams in the floodplain, along one side of major arterial streets, or as part of residential development.

P. 10.7 - A committed off-street multiuse trail is identified through the square mile bounded by S. 27th Street, S. 40th Street, Yankee Hill Road, and Rokeby Road, and a future off-street multiuse trail route continues east of S. 40th Street on Map 10.1 - Existing and Committed Trails.

ANALYSIS

1. This Comprehensive Plan Amendment covers various changes to future land use, the location of a trail route, and commercial center designations within the square miles between S. 27th and S. 48th Streets, south of Yankee Hill Road.
2. The revisions primarily reflect proposed amendments to the Wilderness Creek, Wilderness Commons, and Wilderness Heights PUDs (see attached exhibit showing the location of these PUDs). There are additional minor changes to match future land use boundaries with property lines and built conditions and update the preferred route for the future trail requested by the Parks and Recreation Department.
3. The major future land use changes reflect the proposed amendments for Wilderness Heights and Wilderness Commons.

In Wilderness Heights, the gas pipeline in Yankee Hill Road has prompted reorientation of the commercial area from S. 40th Street to Yankee Hill Road to avoid locating dwellings within the pipeline planning area. Since the original approvals, Yankee Hill Road has developed as a major commercial corridor rather than S. 40th Street partly due to the pipeline.

Wilderness Commons was approved in 2008 as a large commercial development with up to 300 multi-family dwelling units. In anticipation of reduced demand for commercial space along S. 40th Street, Wilderness Commons would be converted to primarily residential uses with a much smaller, centrally-located neighborhood commercial center.

A site at the north end of Wilderness Commons will be transferred to Wilderness Creek and should be updated from residential to commercial land use.

4. In addition to the above land use changes, minor revisions to the future land use boundaries are proposed to match property lines and existing conditions. The minor changes include removing green space from platted lots, adjusting the public land use boundary for the future school, and expanding the green space in Wilderness Heights to encompass permanent outlots containing floodplain and a conservation easement.
5. A future multi-use trail route is identified in the Comprehensive Plan through the square mile bounded by S. 27th Street, S. 40th Street, Yankee Hill Road, and Rokeby Road. A slight revision to the route is proposed where the trail would remain on the north side of the drainage way along the south side of Wilderness Commons until it reaches the S. 40th Street underpass, rather than crossing the drainage at an earlier point. A crossing farther east allows for a narrower and more cost-effective crossing. The trail route east of S. 40th Street would also be better aligned within the drainage way through the Grandale development as intended and would cross Rokeby Road further to the east.
6. Wilderness Commons is currently designated as a Community Center and Wilderness Heights is designated as a Neighborhood Center. Based on the nature and square footages in the proposed PUD amendments, Wilderness Commons with approximately 80,000 square feet of commercial floor area should be revised to a Neighborhood Center. Wilderness Heights will better fit within the definition of a Community Center with up to 300,000 total commercial and office square feet. Wilderness Heights was allowed a higher than typical floor commercial floor area based on meeting several incentive criteria identified in the Comprehensive Plan pages 5.13-5.14 such as providing a significant mix of uses; the potential for multi-story buildings; and its location on a street network with significant future capacity.
7. The land use, trail, and commercial center designation changes are appropriate considering the site plan and terms of conditional approval of the PUD amendments. Other minor adjustments are appropriate to request at the same time.

PROPOSED AMENDMENT:

Amend the 2040 Lincoln/Lancaster County Comprehensive Plan as follows:

1. Amend the Lancaster County Future Land Use Plan on pages 1.8 and 12.2 and the Lincoln Area Future Land Use Plan on pages 1.9 and 12.3 to reflect changes in land use as shown on the attached exhibit and all other maps, figures, and plans where the future land use is displayed.
2. Amend the Existing and Proposed Commercial Centers Map 5.1 on page 5.6 to reflect a proposed Neighborhood Center in Wilderness Commons and a proposed Community Center in Wilderness Heights and all other maps, figures, and plans where the commercial centers map is displayed.
3. Amend the Existing and Committed Trails Map 10.1 on page 10.7 to revise the location of the committed and future off-street multiuse trail as shown on the attached exhibit.

Prepared by

Rachel Jones, Planner

Date: May 17, 2018

Owner/Contact: Stone Bridge Creek LLC c/o Leo Schumacher
1101 N Street
Lincoln, NE 68508
lschumacher@lincolnfed.com

Applicant: Brad Marshall
Olsson Associates
601 P Street, Suite 200
(402) 458-5672 or bmarshall@olssonassociates.com

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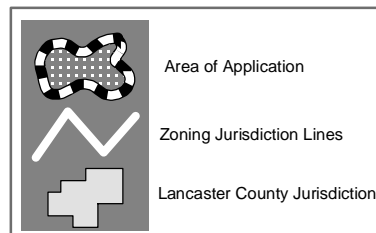


Proposed PUD Boundaries

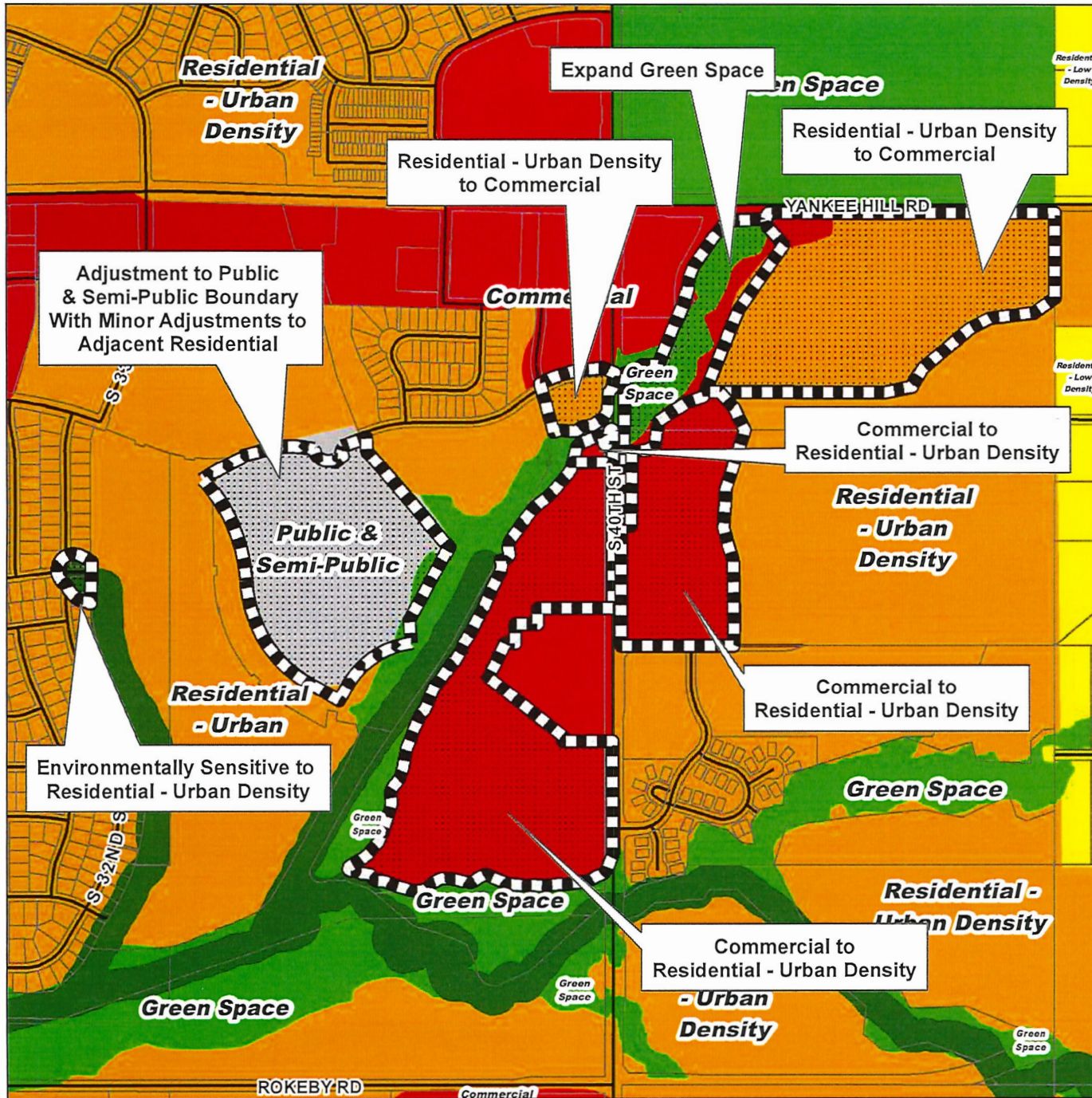
**CZ#15016A (Wilderness Creek), CZ06075A (Wilderness Commons)
and CZ07060B (Wilderness Heights)**

Zoning:

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



2016 aerial



CPA # 15005
 S 40th St & Yankee Hill Rd

Proposed Land Use Change

Legend

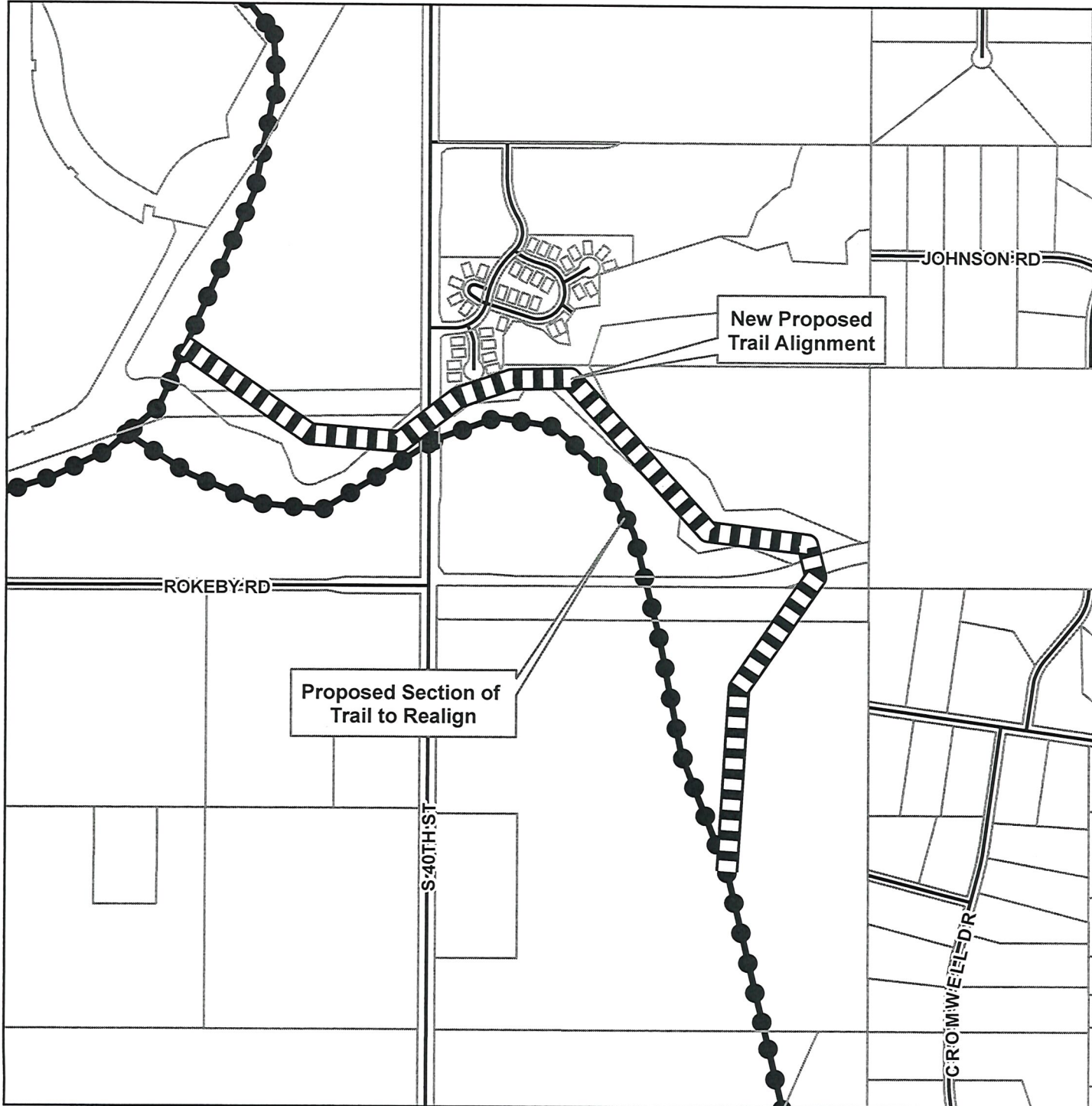
- Area of Amendment
- Ownership Parcels

LINCOLN - LANCASTER COUNTY
 PLANNING DEPARTMENT
ITS Information Technology Services
 303 South 10th Street
 Lincoln, Nebraska 68508
 PH 402.441.7399 FAX 402.448.8377





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 (CPA15005)


CPA # 15005
S 40th St & Yankee Hill Rd



Proposed Trail Realignment

Legend

-  Proposed New Alignment
-  Ownership Parcels



LINCOLN - LANCASTER COUNTY
PLANNING DEPARTMENT
ITS Information Technology Services
555 South 10th Street
Lincoln, Nebraska 68508
Ph: 402.442.7491 Fax: 402.442.6277

0 435 870 1,740
Feet

November 5, 2015

Mr. David Cary
Interim Planning Director
Planning Department
555 South 10th St., Suite 213
Lincoln, NE 68508

RE: Wilderness Heights Comprehensive Plan Amendment

Dear David:

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

- Application
- Exhibits (2)
- Application fee (\$330.00)

On behalf of Lincoln Federal Bankcorp, Inc., the owner ("Developer"), we are requesting an amendment to the 2040 Comprehensive Plan to revise the area designated as commercial use. The result of the amendment would be an increase in the commercial area from approximately 33 acres to approximately 53 acres.

An exhibit is attached to this letter that identifies the existing use areas and an exhibit that identifies the proposed amendment. In association with this project, applications have also been submitted to combine the Wilderness Creek area into one PUD.

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

Sincerely,



Brad J. Marshall, P.E.

cc (via email): Leo Schumacher

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Change of Zone #15016A	FINAL ACTION? No	DEVELOPER/OWNER Lincoln Federal Bankcorp, Inc.
PLANNING COMMISSION HEARING DATE May 23, 2018	RELATED APPLICATIONS CZ06075A, CZ07060B, CPA15005	PROPERTY ADDRESS/LOCATION S. 33rd Street to S. 40th Street, to 1/2 mile south of Yankee Hill Rd

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to amend the existing Wilderness Creek Planned Unit Development (PUD) to increase the boundary by approximately 20 acres. The 20 acres is currently a part of the Wilderness Commons PUD. Up to 300 multi-family dwelling units and 247,000 square feet of commercial space are proposed. Additionally, this amendment proposes to swap the location of single-family and multi-family uses in the southwest area. A waiver to increase building height from 35 feet to 55 feet is also being requested.

A related Comprehensive Plan Amendment would revise the future land uses according to the proposed site layout. A site at the north end of Wilderness Commons will be transferred to Wilderness Creek and will be updated from residential to commercial land use.

JUSTIFICATION FOR RECOMMENDATION

If the associated Comprehensive Plan Amendment is approved, this site is appropriate for a mix of office, commercial, and residential uses. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan.



APPLICATION CONTACT
Brian Lang, Olsson Associates
(402) 458-5691
blang@olssonassociates.com

STAFF CONTACT
Dessie E. Redmond, Planner
(402) 441-6373
dredmond@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed zoning aligns with the commercial center designation and future land use pending approval of the associated Comprehensive Plan Amendment #15005. The site layout provides adequate spacing from the gas pipeline in Yankee Hill Road. Multifamily dwellings are encouraged to locate near commercial centers as shown on the site plan, and the overall density fits the urban density residential land use definition.

WAIVERS

R-5 PUD Overlay Waivers:

1. Increase the building height from 35 feet to 55 feet. (Recommend Approval)

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - This site is shown as future commercial, and urban density residential on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 - Commercial. Areas of retail, office, service and residential mixed uses. Commercial uses may vary widely in their intensity of use and impact.

P. 12.4 - Urban Residential. Multi-family and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre.

P. 5.17 - There are considerations for industrial uses in regard to the potential impact on adjacent property. In 2005, a Joint Committee of the Board of Health and Planning Commission began to meet regularly to discuss issues of common interest; including industrial land uses that use and store hazardous materials. The Joint Committee developed reports called Use and Storage of Hazardous Materials and Pipelines Carrying Hazardous Materials.

P. 7.2 - Neighborhoods & Housing Guiding Principles

- Encourage public investment in neighborhood infrastructure and services such as parks, pools, libraries, and neighborhood business districts.
- Make available a safe residential dwelling for all citizens.
- Provide a wide variety of housing types and choices for an increasingly diverse and aging population.
- Provide flexibility to the marketplace in siting future residential development locations.
- Strive for predictability for neighborhoods and developers for residential development and redevelopment.
- Preserve areas designated for multi-family and special needs housing in approved plans to support a distributed choice in affordable housing.

P. 7.4 - Strategies for Neighborhoods and Housing

- Discourage residential development in areas of environmental resources such as endangered species, saline wetlands, native prairies, and in floodplain corridors.
- Encourage preservation or restoration of natural resources within or adjacent to development.
- Provide adequate spacing from pipelines and areas where hazardous chemicals could be used and stored; notify property owners and residents along the pipeline about hazards and emergency actions.
- Encourage substantial connectivity and convenient access to neighborhood services (stores, schools, parks) from residential areas.
- Incorporate interconnected networks of streets, transit, trails, and sidewalks with multiple connections within and between neighborhoods and commercial centers to maximize access and mobility to provide alternatives to and reduce dependence upon the automobile.
- Provide sidewalks on both sides of all streets, or in alternative locations as allowed through design standards or review process.

P. 7.4-7.8 - Strategies for Developing Neighborhoods

- Encourage new development to achieve densities greater than five dwelling units per gross acre.
- Implement procedures to provide notice to potential buyers about the location of pipelines and hazardous chemical use and storage, and to encourage adequate spacing be provided from pipelines and areas where hazardous chemicals could be used and stored.

P. 10.19 - Pipeline Freight: There are 17 major pipelines in Lincoln and Lancaster County. The majority transport petroleum or natural gas products. One of the lines transports anhydrous ammonia, which is a product used in agricultural production. All of the pipelines are managed by four firms in Lancaster County.

P. 11.23 - Strategy for Natural Gas Service: Land uses with vulnerable populations such as occupied residential structures, childcares, retirement facilities, schools, or hospitals are not recommended to be located within pipeline planning areas. For large high pressure natural gas pipelines, pipeline planning areas are established based upon a formula that takes into consideration the pressure and diameter of the natural gas pipeline. Other uses such as residential garages, commercial and industrial uses, parking lots, open spaces or roads are acceptable uses within pipeline planning areas.

P. 5.1-5.2 - Business & Economy Guiding Principles

- Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.
- Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.
- Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.
- Provide flexibility to the marketplace in siting future commercial and industrial locations.
- Strive for predictability for neighborhoods and developers.
- Encourage and provide incentives for mixed uses in future developments.
- Encourage preservation or restoration of natural resources within or adjacent to commercial or industrial development.
- Encourage commercial centers to encompass a broad range of land uses with the integration of compatible land use types.

P. 5.6 - With the approval of CPA15005, this site is a proposed Neighborhood Center on Map 5.1 - Existing and Proposed Commercial Centers.

P. 5.7-5.8 - Strategies for Commercial Centers

- Disperse Commercial Centers throughout the community to support convenience of access and to lessen impacts on infrastructure.
- Locate Commercial Centers where they will have access to arterial streets with adequate capacity and be supported by transit, trails, sidewalks, and local streets.
- Discourage "four corner commercial development."
- Encourage multiple street connections to adjacent residential neighborhoods to allow convenient access for neighboring residences and pedestrians without the use of arterial streets, but exercise care in designing the street network to minimize undesirable traffic impacts.
- Include higher density residential uses within and/or adjacent to all Commercial Centers except for Highway Oriented Commercial Areas.
- Discourage single use centers. Office parks should include supporting retail and residential components, while shopping centers should include supporting office and residential uses.
- Develop smaller stores next to larger anchor stores in centers to encourage small businesses and to provide a variety of goods and services for customers utilizing the centers.
- Incorporate or enhance green space and other public spaces, where possible.
- Design streets and public spaces to enhance pedestrian activity and support multiple modes of transportation.
- Create a pedestrian-oriented environment in the physical arrangement of buildings and parking.
- 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.
- Discourage auto-oriented strip commercial development; Commercial Centers should not be developed in a linear strip along a roadway or be completely auto-oriented.
- Design new Commercial Centers in a manner that facilitates future development and intensification of land uses on the site.
- Elevate building design for centers.
- Design buildings and land uses at the edge of the center to be compatible with adjacent residential land uses. Examples of compatible land uses include apartments, mixed use residential buildings, offices, assisted living facilities, or child care centers. Buildings should be compatible in terms of height, building materials and setback. Small compatible commercial buildings at the edge could include retail or service uses. Buildings with more intrusive uses should have greater setbacks, screening requirements and be built of more compatible materials.
- Locate the most intensive commercial uses, such as restaurants, car washes, grocery stores, gas stations/convenience stores and drive through facilities nearer to the major street or roadway and furthest from the residential area (unless contained within a mixed use center). Lighting, dumpsters, loading docks and other service areas should be screened from residences.

ANALYSIS

1. This application is for expansion of the Wilderness Creek PUD. The boundary of the existing PUD would be expanded south to include approximately 20 acres of the Wilderness Commons PUD. Several zoning changes are proposed corresponding to office, commercial, multi-family, and single family areas. The plan shows 247,000 square feet of commercial floor area and 300 dwelling units.
2. Significant revisions to the grading and drainage plans are required and are listed in the attached comments from the Watershed Management division.
3. City policy does not support new residential dwellings in proximity to gas pipelines. The presence of the gas pipeline in Yankee Hill Road has prompted reorientation of the commercial area from S. 40th Street to Yankee Hill Road to avoid locating residential zoning or dwellings within the Pipeline Planning Area along Yankee Hill Road. Since the original PUD approval, Yankee Hill Road has developed as the major commercial corridor rather than S. 40th Street partly due to the pipeline.
4. Pending approval of Comprehensive Plan Amendment #15005, this change of zone conforms to the Comprehensive Plan.
5. The applicant has requested the following waiver to the Lincoln Municipal Code: Increase the building height from 35 feet to 55 feet in the R-5 Overlay Area. A height waiver is supportable for the multi-family area to allow increased density and flexibility in site design. S. 40th Street is a minor arterial and an appropriate location for higher-density, taller residential buildings. Several height waivers have been approved for multi-family buildings in recent years:
 - Scouts Treefield Park Community Unit Plan - SW 30th & W. A Streets (SP15072) - height waiver to 40 feet.
 - Wilderness Hills Commercial Planned Unit Development - S. 30th Street & Yankee Hill Road (CZ16036) - height waiver to 50 feet.
 - Leighton Mixed Use Planned Unit Development - N. 48th Street & Leighton Avenue (CZ16024) - height waiver to 75 feet.
 - 48th & Holdrege Planned Unit Development - N. 48th & Holdrege Streets (CZ16016) - height waiver to 70 feet.

CONDITIONS OF APPROVAL: see attached

EXISTING LAND USE & ZONING: mostly vacant and vehicle sales & service; R-3

SURROUNDING LAND USE & ZONING

North: commercial and residential; B-2 and R-4
 South: vacant (Wilderness Commons); B-2
 East: vacant (Wilderness Heights); B-2
 West: vehicle sales & service and gas station; H-4

APPLICATION HISTORY: see attached

APPROXIMATE LAND AREA: 105.66 acres

LEGAL DESCRIPTION: see attached

Prepared by:

Dessie E. Redmond, Planner
 (402) 441-6373

Date: May 15, 2018

Applicant: Brian Lang/Brad Marshall
Olsson Associates
601 P Street, Suite 200
Lincoln, NE 68508

Owner: Lincoln Federal Bankcorp, Inc.
Leo Schumacher
1101 N Street
Lincoln, NE 68508

F:\DevReview\CZ\15000\CZ15016A Wilderness Creek.dr.docx

APPLICATION HISTORY - CHANGE OF ZONE #15016A

- June 2006 Planning Commission approved the Wilderness Hills 1st Addition Preliminary Plat. Which included a mix of single and attached single family lots as well as a school site and future multi-family area.
- July 2015 The City Council approved Wilderness Creek Planned PUD along with the site plan consisting of 300 multi-family dwelling units, approximately 200,000 square feet of commercial floor area, 100 single family or attached single family lots along with waivers to exceed block lengths of 1,320 feet and allow double frontage lots.
- August 2016 The Planning Director approved an Administrative Amendment (AA) #16040 to revise the location of the common access easement along the south lot line of Lots 1 and 2, Block 1, provide a site plan for Lot 1, Block 4, modify the boundary of Outlot A, and modify interior setback.
- March 2017 The Planning Director approved AA17015 to clarify that the zoning regulations follow the zoning designation areas identified on the plan unless otherwise noted.
- September 2017 AA17057 was submitted with a request to update the grading and drainage plans. This has yet to be approved but is being processed through the Planning Department.

CONDITIONS OF APPROVAL - CHANGE OF ZONE #15016A

This approval permits up to 300 dwelling units, and up to 247,000 square feet of total commercial floor area with the following waiver in the R-5 PUD Overlay:

1. Increase the building height from 35 feet to 55 feet.

Site Specific Conditions:

1. The Developer signs the revised conditional zoning and annexation agreement before the City Council approves the change of zone.
2. The City Council approves associated request:
 - 2.1 Amendment of Comprehensive Plan #15005
3. Before receiving building permits or before a final plat is approved the developer 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 of the planned unit development by the Council.
 - 3.1 Label the apartment block as Lot 1, Block 13.
 - 3.2 Update the street names Castle Pine Drive to the satisfaction of the Planning and Building & Safety Departments.
 - 3.3 Add a note to the General Site Notes: "No dwelling units are permitted within the Pipeline Planning Area."
 - 3.4 Revise the grading and drainage plan and documents to the satisfaction of the Public Works Utilities - Watershed Management, per the attached comments.
 - 3.5 Add a PUD Residential Density Table.
4. Before receiving building permits, the developer shall provide the following documents to the Planning Department:
 - 4.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the planned unit development has been recorded.
5. Before issuance of building permits, final plat(s) shall be approved by the City.

Standard Conditions:

6. The following conditions are applicable to all requests:
 - 6.1 Before occupying the dwelling units/buildings all development and construction shall substantially comply with the approved plans.
 - 6.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 6.3 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.

- 6.4 The terms, conditions, and requirements of the ordinance shall run with the land and be binding upon the developer, its successors and assigns.
- 6.5 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.
- 6.6 The site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in full force and effect unless specifically amended by this ordinance.



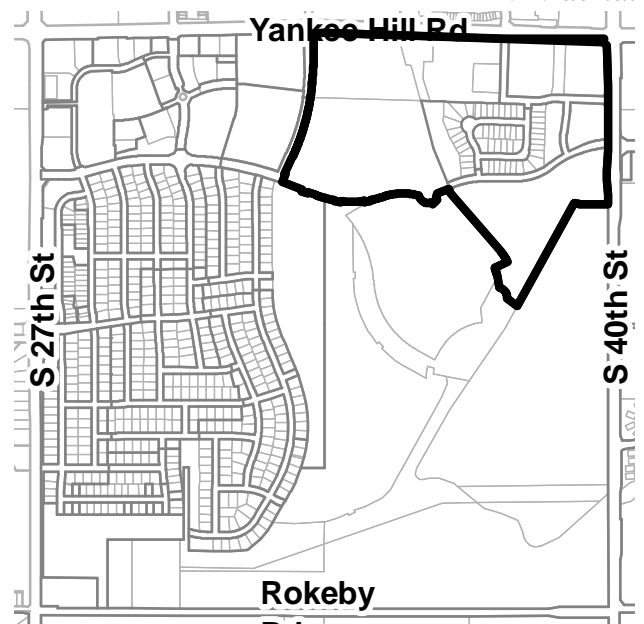
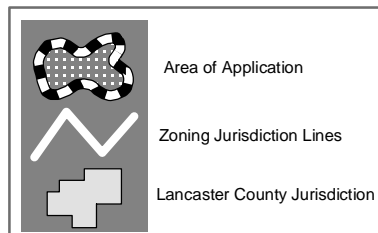
2016 aerial

**Change of Zone #: CZ15016A
Wilderness Creek PUD
S 40th St & Yankee Hill Rd**

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

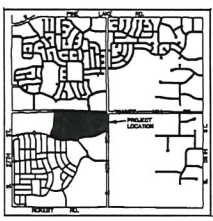
One Square Mile:
Sec.30 T09N R07E



AMENDMENT TO THE WILDERNESS CREEK PUD SITE PLAN

OWNER & DEVELOPER
LINCOLN FEDERAL BANKCORP, INC.
1101 "N" STREET
LINCOLN, NE 68508
PHONE: 402-474-1400

ENGINEER & PREPARER
OLSSON ASSOCIATES
601 "M" STREET
LINCOLN, NE 68508
PHONE: 402-474-8311



LEGEND

--- (dashed)	PROPERTY LINE
--- (dotted)	EASEMENT LINE
--- (dash-dot)	LIT RETRACTION LINE
--- (solid)	PROPOSED WATER MAIN
--- (solid)	PROPOSED SANITARY SEWER
--- (solid)	PROPERTY BOUNDARY
--- (solid)	MIN FLOOD CORridor
--- (dashed)	CONSERVATION EASEMENT
--- (dotted)	100 YEAR FLOOD PLAN
--- (dotted)	PROPOSED 100 YEAR FLOOD PLAN

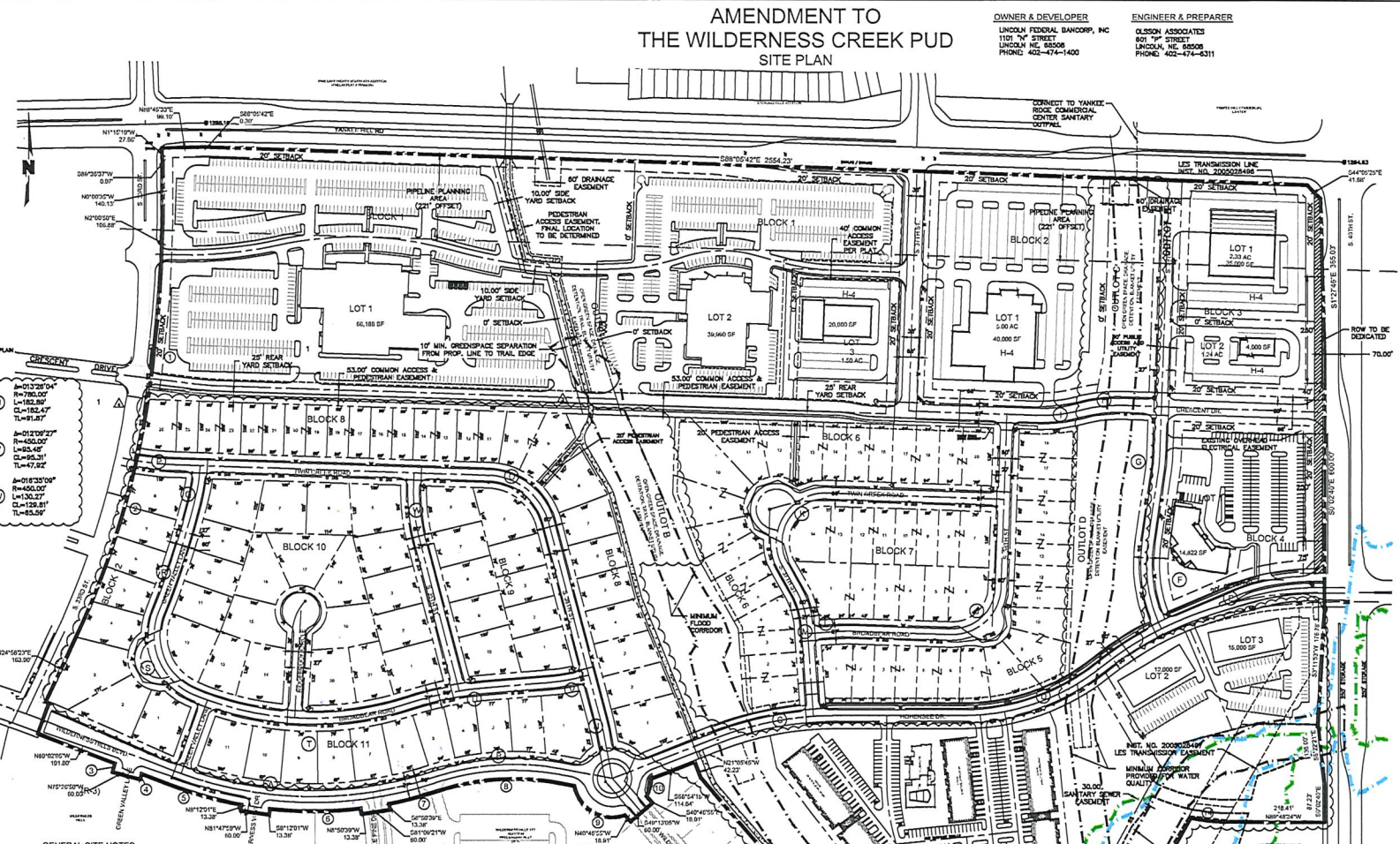
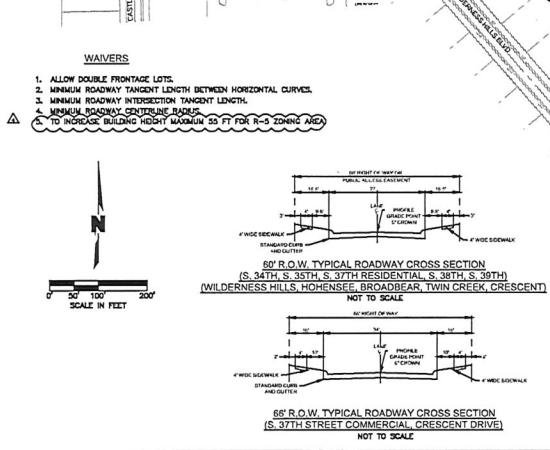
STREET CENTERLINE CURVE DATA

A	Δ=021°04'42"	R=800.00'	L=113.50'	CL=192.00'	TL=318.40'
B	Δ=028°42'08"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
C	Δ=021°10'08"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
D	Δ=038°14'15"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
E	Δ=038°14'12"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
F	Δ=034°07'40"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
G	Δ=008°46'47"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
H	Δ=018°57'14"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
I	Δ=018°57'14"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
J	Δ=042°42'42"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
K	Δ=018°57'14"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
L	Δ=018°57'14"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
M	Δ=018°57'14"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
N	Δ=018°57'14"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
O	Δ=018°57'14"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
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R	Δ=018°57'14"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
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T	Δ=018°57'14"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
U	Δ=018°57'14"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
V	Δ=018°57'14"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
W	Δ=018°57'14"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'

BOUNDARY CURVE DATA

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18	Δ=018°57'14"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
19	Δ=018°57'14"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'
20	Δ=018°57'14"	R=500.00'	L=111.25'	CL=170.50'	TL=153.50'

- GENERAL SITE NOTES**
- ALL SANITARY SEWERS & WATER MAINS TO BE PUBLIC.
 - ALL SANITARY SEWERS & WATER MAINS TO BE 24" UNLESS OTHERWISE NOTED.
 - ALL SANITARY SEWERS TO BE 30" UNLESS OTHERWISE NOTED.
 - ALL SANITARY SEWERS SHALL BE 40' HIGHER THAN THE HIGHEST FINISHED GRADE AT ANY POINT.
 - DIRECT VEHICULAR ACCESS TO YANKEE HILL ROAD & SOUTH 40TH STREET IS PROHIBITED EXCEPT AS SHOWN.
 - ALL ELEVATIONS ARE BASED ON NAVD 83.
 - RETRADERS TO BE BUILT ALONG WITH SIDES OF PUBLIC & PRIVATE STREETS.
 - ALL RETRACTION SHALL BE AT THE MINIMUM AND ALL RETRACTIONS SHALL BE 10' MIN. (UNLESS OTHERWISE NOTED).
 - CONTRIBUTOR SHALL BE RESPONSIBLE FOR LANDSCAPING AND MAINTENANCE OF THE RETRACTIONS SHALL BE MAINTAINED AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRIBUTOR.
 - MINIMUM ROADWAY INTERSECTION TANGENT LENGTH.
 - MINIMUM ROADWAY CENTERLINE RADIUS.
 - ALL STREET DIMENSIONS ARE TO BE SHOWN AS SHOWN.
 - EXACT LOCATIONS OF WATER, SEWER, DRAINAGE & PAVING SHALL BE SUBMITTED WITH GENERAL SITE PLAN AT THE TIME OF BUILDING PERMIT IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.
 - DETAILS OF ALL BRIMS INCLUDING TRUCK LIGHT AND SIDE, SHALL BE SUBMITTED SEPARATELY FOR REVIEW WITH THE BUILDING PERMIT AND NEED NOT BE SHOWN ON THE PLAN, BUT SHALL BE IN ACCORDANCE WITH LINCOLN MUNICIPAL CODE TITLE 27.
 - AT TIME OF FINAL DESIGN AND FINAL PLATTING THE ROADWAY WILL BE DESIGNED TO ACCOMMODATE A 30' WIDE VEHICLE AS FOR DESIGN STANDARDS. ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED IF A LARGER ROAD IS NEEDED FOR THESE VEHICLES.
 - BUILDING LAYOUTS SHOWN ARE CONCEPTUAL AND MAY VARY AT TIME OF BUILDING PERMIT. BUILDING LAYOUTS SHALL BE APPROVED BY BUILDING AND SAFETY DEPARTMENT PRIOR TO INSTALLATION.
 - LANDSCAPING AND/OR LIGHTING SHALL BE SUBMITTED WITH THE GENERAL SITE PLAN AND SHALL BE IN ACCORDANCE WITH CHAPTER 27.04 OF THE LINCOLN DESIGN STANDARDS AND SHALL BE APPROVED BY BUILDING AND SAFETY DEPARTMENT PRIOR TO INSTALLATION.
 - RETRADERS ARE FOR THE ZONING DISTRICT OF THE OVERLYING ZONING AREA INDICATED, EXCEPT AS SHOWN ON THE SITE PLAN.
 - DEVELOPMENT TO COMPLY WITH THE DESIGN STANDARDS FOR PEDESTRIAN CIRCULATION IN CONCEPTUAL AND PRELIMINARY PLANNING AND DESIGN PHASES.
 - AVAILABLE PAVED AREA IN THE PAVED AREA IS 247,200 SF.
 - RETRADERS ARE FOR THE ZONING DISTRICT OF THE OVERLYING ZONING AREA INDICATED, EXCEPT AS SHOWN ON THE SITE PLAN.
 - A FLOODPLAIN POINT IS SHOWN PRIOR TO ANY BRIDGING IN THE FLOODPLAIN.
 - AFTER BRIDGING AND PRIOR TO FINAL PLATTING, A LETTER OF MAP REVISION FROM FEMA NEEDS TO BE OBTAINED AND SUBMITTED TO THE CITY REVEALING FINAL DESIGN AND THE NEW FLOODPLAIN.
 - LOT 1 BLOCK 13 MAY NOT BE FINAL PLATTED UNTIL LATE IS APPROVED.



SITE PLAN

ADMINISTRATIVE AMENDMENT TO THE WILDERNESS CREEK PUD

LINCOLN, NEBRASKA

DATE: 11/14/2018
REV: 1

REVISIONS

NO.	DATE	DESCRIPTION
1	11/14/2018	ISSUE FOR REVIEW
2	11/14/2018	ISSUE FOR REVIEW
3	11/14/2018	ISSUE FOR REVIEW
4	11/14/2018	ISSUE FOR REVIEW
5	11/14/2018	ISSUE FOR REVIEW
6	11/14/2018	ISSUE FOR REVIEW
7	11/14/2018	ISSUE FOR REVIEW
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49	11/14/2018	ISSUE FOR REVIEW
50	11/14/2018	ISSUE FOR REVIEW

SHEET 1 of 5

GENERAL SITE NOTES

1. ALL SANITARY SEWERS & WATER MAINS TO BE PUBLIC.
2. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. ALL PAVING RADII TO BE 20' UNLESS OTHERWISE NOTED.
4. ALL INTERSECTION ANGLES SHALL BE 90° ±10° UNLESS OTHERWISE NOTED.
5. DIRECT VEHICULAR ACCESS TO YANKEE HILL ROAD & SOUTH 40TH STREET IS RELINQUISHED EXCEPT AS SHOWN.
6. ALL ELEVATIONS ARE BASED ON NAVD 1988.
7. SIDEWALKS TO BE BUILT ALONG BOTH SIDES OF PUBLIC & PRIVATE STREETS.
8. ALL SIDEWALKS SHALL BE 4' WDE MINIMUM AND ALL SIDEWALK EASEMENTS SHALL BE 10' WDE. (UNLESS OTHERWISE NOTED)
9. CENTER ISLANDS IN CUL-DE-SAC'S, AND ROUNDABOUTS SHALL BE LANDSCAPED AND MAINTAINED BY PROPERTY OWNERS ASSOCIATION.
10. AN ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN ALL OPEN SPACES.
11. LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY AT THE TIME OF FINAL PLAT.
12. ALL STREET DIMENSIONS ARE TO BACK OF CURB.
13. EXACT LOCATIONS OF WATER, SEWER, DRAINAGE AND PAVING WILL BE SUBMITTED WITH INDIVIDUAL SITE PLANS AT TIME OF BUILDING PERMIT IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.
14. DETAILS OF ALL SIGNS, INCLUDING TYPE, HEIGHT AND SIZE, WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH THE BUILDING PERMIT AND NEED NOT BE SHOWN ON THE PLAN, AND SHALL BE IN ACCORDANCE WITH LINCOLN MUNICIPAL CODE TITLE 27.
15. AT TIME OF FINAL DESIGN AND FINAL PLATTING THE ROUNDABOUT WILL BE DESIGNED TO ACCOMMODATE A WB-50 VEHICLE AS PER DESIGN STANDARDS, ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED IF A LARGER RADII IS NEEDED FOR THESE VEHICLES.
16. BUILDING LAYOUTS SHOWN ARE CONCEPTUAL AND MAY VARY AT TIME OF BUILDING BUILDINGS ARE ALLOWED ANYWHERE OUTSIDE OF THE SETBACKS.
17. DWELLINGS, SCHOOLS, AND CHILDCARE FACILITIES ARE NOT ALLOWED IN THE PIPELINE PLANNING AREA.
18. SIGNS NEED NOT BE SHOWN ON THIS PLAN, BUT NEED TO BE IN COMPLIANCE WITH CHAPTER 27.6B OF THE LINCOLN ZONING ORDINANCE, AND MUST BE APPROVED BY BUILDING AND SAFETY DEPARTMENT PRIOR TO INSTALLATION.
19. LANDSCAPING AROUND THE MOTORIZED VEHICLE DISPLAY AREAS WILL AT MINIMUM MEET THE DESIGN STANDARDS SCREENING/LANDSCAPING REQUIREMENTS FOR PARKING LOTS IN ADDITION TO ANY OTHER SCREENING/LANDSCAPING REQUIREMENTS FOR THIS SITE BY THE ZONING ORDINANCE OR DESIGN STANDARDS.
20. SETBACKS ARE PER THE ZONING DISTRICT OF THE OVERLYING ZONING AREA INDICATED, EXCEPT AS SHOWN ON THE SITE PLAN.
21. DEVELOPMENT TO COMPLY WITH THE DESIGN STANDARDS FOR PEDESTRIAN CIRCULATION IN COMMERCIAL AND INDUSTRIAL AREAS AS APPLICABLE AT THE TIME OF BUILDING PERMITS.
22. AVAILABLE FLOOR AREA IN THE H-4 AREA IS 247,000 SF.
23. DEVELOPER AGREES TO DONATE ANY TEMPORARY AND PERMANENT EASEMENT FOR CONSTRUCTION OF TRAIL AND ASSOCIATED IMPROVEMENTS AT THE TIME THE PROJECT IS DESIGNED AND CONSTRUCTED.
24. A FLOODPLAIN PERMIT IS NEEDED PRIOR TO ANY GRADING IN THE FLOODPLAIN.
25. AFTER GRADING AND PRIOR TO FINAL PLAT, A LETTER OF MAP REVISION FROM FEMA NEEDS TO BE OBTAINED AND SUBMITTED TO THE CITY REFLECTING FINAL GRADES AND THE NEW FLOODPLAIN.
26. LOT 1 BLOCK 13 MAY NOT BE FINAL PLATTED UNTIL LOMR IS APPROVED.

WAIVERS

1. ALLOW DOUBLE FRONTAGE LOTS.
2. MINIMUM ROADWAY TANGENT LENGTH BETWEEN HORIZONTAL CURVES.
3. MINIMUM ROADWAY INTERSECTION TANGENT LENGTH.
4. MINIMUM ROADWAY CENTERLINE RADIUS.
5. TO INCREASE BUILDING HEIGHT MAXIMUM 55 FT FOR R-5 ZONING AREA



March 14, 2018

Mr. David Cary
Planning Director
Planning Department
555 South 10th St., Suite 213
Lincoln, NE 68508

Re: Wilderness Creek R-3 PUD
Applications for Amendment to R-3 Planned Unit Development AA17057
Olsson Project No. 015-0625

Dear Mr. Cary,

On behalf of Lincoln Federal Bancorp, Inc., ("LFB") we are submitting applications for an amendment to the Wilderness Creek R-3 PUD.

LFB is proposing to amend the current Wilderness Creek R-3 PUD boundary to add approximately 20 acres from the current Wilderness Commons B-2 PUD. These parcels are owned by LFB whereas the rest of Wilderness Commons are owned by Tenants in Common. The area includes multifamily (R-5) and office/commercial (H-4) lots. The Wilderness Commons PUD has been submitted in conjunction with this amendment to revise its boundary accordingly.

LFB is also proposing to amend the southwest corner of the PUD from R-5 multifamily and R-3 single family attached to R-3 single family detached/attached. Attached single family will be used to buffer against the H-4 commercial to the north and detached single family is shown down to Wilderness Hills Boulevard. Multifamily areas has been approved recently in Wilderness Hills Commercial (175 dwellings) and proposed to be increased in the Wilderness Heights PUD (300 dwellings). The surrounding developments have support multifamily uses in more marketable locations and therefore LFB would like to amend the multifamily are to a single family dwellings.

The grading and drainage and profile sheets have been updated to show the details of new streets. Water quality is being proposed by adding minimum flood corridors in Outlot C, D, and E.

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

1. City of Lincoln Application, including:
 - a. Amendment to R-3 PUD
2. R-3 PUD Site Plan
3. Application fees in the amount of \$988
4. Exhibit "A" – PUD Legal



Plans and other supporting documents will be submitted to ProjectDox upon notification from the Planning Staff. We appreciate your consideration of the above request and look forward to working with you on these proposed changes to the Wilderness Creek R-3 PUD. If you require further information or have any questions, please do not hesitate to contact me at bmarshall@olssonassociates.com or (402) 458-5672.

Sincerely,

A handwritten signature in cursive script that reads "Brad J Marshall".

Brad J Marshall, P.E.

Enclosures.

Project Flow Instance ID [View Report](#)

1 of 1 Find | Next

**Current Project - Agency Review Report**

Agency Name	User Name	Review Cycle	Review Status	Comments	Assignment
Airport Authority	jon large	1	Recommend Approval	27.58 - Outside Environs, noise contours - no action necessary 27.59 - Any future structures over 75' require height permit. FAA - Proponent should confirm FAA notification requirements for future structures.	First In Group
Building & Safety	ron rehtus	1	Corrections Required	Submittal should be routed to Terry Kathe for review of street names.	First In Group
		2	Did Not Complete		Individual
		3	Recommend Approval	No further comments.	Individual
	Terry Kathe	1	Did Not Complete		Individual
		2	Did Not Complete		Individual
		3	Corrections Required	Castle Pines shown on the future area south cannot be used as it is being used in the development east of this one.	Individual
County Health	chris schroeder	1	Recommend Approval	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. Developers are responsible for all mosquito control issues during the building process and all outlots, green-spaces, and/or natural corridors subsequently controlled by the owner, tenant, occupant, lessee, or otherwise, for that subdivision would be responsible for vectors of zoonotic disease in those areas.	Individual
Development Review Manager	steve henrichsen	1	Corrections Required		Individual
		2	Did Not Complete		Individual
		3	Recommend Approval		Individual
LES	les reviews	1	Corrections Required	3/23/18 Easements to be obtained during platting process. DG See stamp on sheet 1. Add instrument numbers on sheet 1 for transmission easements. we previously reviewed and approved grading plans for this PUD. TK	Individual
		2	Did Not Complete		Individual
		3	Recommend Approval	5/3/18 Easement to be obtained during platting process - DG See stamp on Sheet 1 - TK	Individual
Parks & Recreation	sara hartzell	1	Corrections Required	Overlay trail route on grading plan	First In Group
		2	Recommend Approval		Individual
		3			Individual
Planning Dept	brenda thomas	1	No Review Required		First In Group
Public Works - Engineering Services	brion perry	1	Corrections Required	3-23-18 Tangent section needed after "S" curve to Yew Rd. Wilderness view Cr does not meet design standards for connection into Broadbear Rd. Due to "I" radius. Need outlot for Ped easement off of S 35th St.	First In Group
		2	Did Not Complete		Individual
		3	Recommend Approval	5-1-18	Individual
Public Works - Watershed Management	jared nelson	1	Corrections Required	See comments in MISC folder	First In Group
		2	Did Not Complete		Individual
	3	Recommend Denial	See Comments in Misc folder	Individual	
	Tim Zach	3	Pending		Individual
Windstream	Jeff Zoller	1	Did Not Complete		Individual
	Windstream	3	In Review		First In Group

Corrections Required

- A. Watershed has great concerns with this development proposal as the floodplain modeling does not match the plans, and there appears to have been grading and work in the existing floodplain within the last 18 months without a City floodplain permit. There also appears to have been grading in an existing conservation easement without approval. The submittal causes flooding on lots, and shows lots being inundated by the floodplain. There are also discrepancies in floodplain extents and Base Flood Elevations between this submittal and the neighboring development submittals under review for Wilderness Commons and Wilderness Hills. At this time, the supplied information does not provide a good foundation for determining that the development will work and will meet standards and keep future property owners safe and protected.
- B. As stated, grading appears to have occurred in the last few years in the floodplain and the conservation easement without approval. Applicable plans and permits and approval are needed to properly document the past work and affects. Restoration work may need to be done to restore the conservation easement.
- C. The Minimum Flood Corridor, proposed as an alternative to the water quality requirements south of Hohensee Dr, is not acceptable since the proposal fills the original natural riparian corridor and channel, and shifts it to a new location.
- D. Shifting the existing channel south of Hohensee Dr is also not supported since the culverts under Hohensee Dr have been built, and shifting the outfalls would require tearing out brand new city streets and utilities.
- E. Block 13, lots 1-3 are located upstream of Wilderness Hills Blvd where a rise to the floodplain is proposed and which affects these lots. Changes to grading are also proposed to remove these lots entirely from the floodplain. A CLOMR and LOMR is needed for this work, so these lots cannot be final platted until the LOMR is approved by City and FEMA. Add a note on the plans regarding this. (As previously mentioned it appears fill and work has occurred at these lots in the existing floodplain without necessary permits, so that issue will first need to be resolved.)
- F. See previous comments for other outstanding issues. Previous comment #7, 8 and 10 have been addressed; the others still need to be fully addressed to Watershed's satisfaction.

Previous Comments (from v1 rcvd 3/16/2018, rvwd 4/5/2018 WSMJLN, Corrections Required):

- 1. Site plan and Grading & Drainage plans need to show and label the conservation easement, FEMA floodplain, and cross sections (of both existing and proposed conditions), as described in the reviews of Wilderness Hills and Wilderness Commons, as the floodplain is one and the same in this area. Proposed grading appears to be within conservation easement which is not permitted. Grading and work needs to be revised to not occur within the conservation easement nor floodplain.
- 2. Minimum Opening Elevations for Block 8, lots 5 & 6; and lots 7-10 have been lowered from what was previously approved (1248; and 1252, respectively) and should be updated. Additional Minimum Opening Elevations may likely be needed for other areas of the development once the

complete drainage analysis is complete for this area as part of Wilderness Commons and Wilderness Hills.

3. Lowest Floor Elevations are missing and are required to be set at least 1 FT above the FEMA floodplain BFE (or proposed BFE, if a rise is proposed) for all lots abutting floodplain.
4. Block 13, lot 1 describes note 24. Where is this note? Assuming this was note 10 on PP06004, it should be added back onto the plans so that detailed site layout and grading is submitted with future amendments.
5. Block 13, lots 1-3: Water Quality standards are required for these areas where grading of more than 1 acre is proposed. Waiving this requirement is not supported as requested in the drainage memo. The existing conservation easements are for protection of the riparian corridor and biological features and are to be preserved and protected. The proposed lots will convey unwanted increased flows and cause erosion which is a detriment to water quality. In conjunction to water quality requirements, energy dissipation and erosion protection is needed at the storm drain outfalls. Additional measures such as grade controls may be required once plans are updated to show the actual limits of conservation easements and floodplain.
6. Preliminary Pipe Sizing Table: Drain pipes need to be sized to meet design standards for capacity. Major Storm Event discharges are not sufficiently handled with pipes, overflows, and swales and need to be corrected (i.e C6). Swale Constants and Capacities have errors which need to be fixed. The routing and calculations of the "C" network contains errors (e.g., SUM A*C, 100yr flows, 100yr total flows). Where is C4? Does C6 really generate 104 cfs?
7. Where is the 24" pipe shown off S 33rd St?
8. Pipe C6 in Wilderness Blvd needs to be revised to not cross private property.
9. The drainage report is one and the same as that submitted for Wilderness Commons and is in need of updating. A review of this in regards to Wilderness Creek will be completed once it is updated and resubmitted. Note that future submittals of the drainage report need to include all applicable and required calculations, modeling output, hydrographs, etc, and submitted to projectDox as well as submitted in a hard copy submittal. The only appropriate item to be submitted exclusively in an electronic format is the actual hydrologic and hydraulic models, such as HY-8, HydroCAD, HEC-HMS, and HEC-RAS.
10. Restore changes made on Lot 1, Block 3, which is outside the boundaries of this amendment.
11. This is not an exhaustive list, and more comments may arise during future submittals and reviews once plans are submitted showing the floodplain and conservation easement. Future submittals may be subject to further comments and revisions.

DESCRIPTION

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS WILDERNESS CREEK ADDITION, A SUBDIVISION COMPOSED OF WILDERNESS CREEK ADDITION AND WILDERNESS CREEK 1ST ADDITION, LOCATED IN THE NORTH HALF OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE WESTERLY ON THE NORTH LINE OF SAID NORTHEAST QUARTER ON AN ASSUMED BEARING OF N88°05'42"W, A DISTANCE OF 86.02' TO A POINT; THENCE S01°54'18"W, A DISTANCE OF 60.00' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE S44°05'25"E, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH 40TH STREET, A DISTANCE OF 41.68' TO A POINT BEING 59.03' WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE S01°27'46"E, ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 365.03' TO A POINT, SAID POINT BEING 50.00' WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE S00°02'40"E, ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 50.00' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 600.00' TO A POINT; THENCE S03°11'53"W, ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 176.78' TO A POINT, SAID POINT BEING 60.00' WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE S03°11'53"W, ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 88.39' TO A POINT; THENCE S06°22'21"E, ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 136.09' TO A POINT; THENCE S00°02'40"E, ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 87.23' TO A POINT; THENCE N89°48'24"W, A DISTANCE OF 218.41' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 12°06'23", A RADIUS OF 430.00', AN ARC LENGTH OF 90.86', A CHORD LENGTH OF 90.69', A TANGENT LENGTH OF 45.60', AND A CHORD BEARING OF N83°45'12"W, TO A POINT; THENCE S29°03'35"W, A DISTANCE OF 1075.77' TO A POINT; THENCE N52°42'43"W, A DISTANCE OF 117.07' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 88°28'29", A RADIUS OF 86.50', AN ARC LENGTH OF 133.57', A CHORD LENGTH OF 120.69', A TANGENT LENGTH OF 84.23', AND A CHORD BEARING OF N35°59'52"W, TO A POINT; THENCE N10°31'41"W, A DISTANCE OF 114.74' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 14°29'32", A RADIUS OF 280.00', AN ARC LENGTH OF 70.82', A CHORD LENGTH OF 70.63', A TANGENT LENGTH OF 35.60', AND A CHORD BEARING OF N17°46'27"W, TO A POINT; THENCE N65°22'01"E, A DISTANCE OF 129.18' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 17°30'52", A RADIUS OF 371.73', AN ARC LENGTH OF 113.63', A CHORD LENGTH OF 113.19', A TANGENT LENGTH OF 57.26', AND A CHORD BEARING OF N32°25'36"W, TO A POINT; THENCE N40°46'55"E, **SHOULD BE N40°46'55"W** A DISTANCE OF 703.23' TO A POINT; THENCE N21°05'45"W, A DISTANCE OF 42.23' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE; THENCE S68°54'15"W, ON THE SOUTH

RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A DISTANCE OF 114.64 TO A POINT, SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 29°43'40", A RADIUS OF 86.50', AN ARC LENGTH OF 44.88' ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A CHORD LENGTH OF 44.38', A TANGENT LENGTH OF 22.96', AND A CHORD BEARING OF S14°03'40"W TO A POINT; THENCE S40°46'55"E, ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A DISTANCE OF 18.91' TO A POINT; THENCE S49°13'05"W, ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A DISTANCE OF 60.00' TO A POINT; THENCE N40°46'55"W, ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A DISTANCE OF 18.91' TO A POINT, SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 100°47'37", A RADIUS OF 86.50', AN ARC LENGTH OF 152.17' ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A CHORD LENGTH OF 133.29', A TANGENT LENGTH OF 104.55', AND A CHORD BEARING OF N60°05'32"W TO A POINT; THENCE N79°24'09"W, ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A DISTANCE OF 39.10' TO A POINT, SAID POINT BEING A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 28°42'38", A RADIUS OF 570.00', AN ARC LENGTH OF 285.62' ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A CHORD LENGTH OF 282.64', A TANGENT LENGTH OF 145.88', AND A CHORD BEARING OF S86°14'32"W, TO A POINT, SAID POINT BEING A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 07°25'13", A RADIUS OF 930.00', AN ARC LENGTH OF 120.44' ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A CHORD LENGTH OF 120.36', A TANGENT LENGTH OF 60.31', AND A CHORD BEARING OF S75°35'50"W TO A POINT; THENCE S08°50'39"E, ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A DISTANCE OF 13.38' TO A POINT; THENCE S81°09'21"W, ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A DISTANCE OF 60.00' TO A POINT; THENCE N08°50'39"W, ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A DISTANCE OF 13.38' TO A POINT, SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 13°20'50", A RADIUS OF 930.00', AN ARC LENGTH OF 216.65' ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A CHORD LENGTH OF 216.16', A TANGENT LENGTH OF 108.82', AND A CHORD BEARING OF S89°40'41"W TO A POINT; THENCE S08°12'01"W, ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A DISTANCE OF 13.38' TO A POINT; THENCE N81°47'59"W, ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A DISTANCE OF 60.00' TO A POINT; THENCE N08°12'01"E, ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A DISTANCE OF 13.38' TO A POINT, SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 10°54'59", A RADIUS OF 930.00', AN ARC LENGTH OF 177.19' ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A CHORD LENGTH OF 176.92', A TANGENT LENGTH OF 88.86', AND A CHORD BEARING OF N74°29'34"W TO A POINT; THENCE N69°02'05"W, ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A DISTANCE OF 71.82' TO A POINT, SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 01°50'04", A RADIUS OF 420.00', AN ARC LENGTH OF 13.45' ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A CHORD LENGTH OF 13.45', A TANGENT LENGTH OF 6.72', AND A CHORD BEARING OF S15°28'12"W

TO A POINT; THENCE N75°26'50"W, ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A DISTANCE OF 60.00' TO A POINT, SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 02°24'28", A RADIUS OF 480.00', AN ARC LENGTH OF 20.17' ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A CHORD LENGTH OF 20.17', A TANGENT LENGTH OF 10.09', AND A CHORD BEARING OF N15°45'24"E TO A POINT; THENCE N69°02'05"W, ON THE SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE, A DISTANCE OF 191.87' TO A POINT, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF WILDERNESS HILLS BOULEVARD; THENCE N20°28'27"E, ON THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 74.84' TO A POINT; THENCE N68°37'18"W, ON A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 8.02' TO A POINT, SAID POINT BEING ON A EAST RIGHT-OF-WAY LINE OF SOUTH 33RD STREET; THENCE N24°56'23"E, ON THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 163.90' TO A POINT, SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 19°59'37", A RADIUS OF 2,033.00', AN ARC LENGTH OF 709.42' ON THE EAST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 705.83', A TANGENT LENGTH OF 358.35', AND A CHORD BEARING OF N14°59'29"E TO A POINT, SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 05°04'13", A RADIUS OF 2,080.80', AN ARC LENGTH OF 184.14' ON THE EAST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 184.08', A TANGENT LENGTH OF 92.13', AND A CHORD BEARING OF N04°42'00"E TO A POINT; THENCE N02°00'50"E, ON THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 106.88' TO A POINT; THENCE N00°00'35"W, ON THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 140.13' TO A POINT; THENCE S89°35'37"W, ON THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 0.97' TO A POINT; THENCE N01°15'19"W, ON THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 27.86' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, SAID POINT ALSO BEING 60.00' SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE N88°45'33"E, ON THE SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 60.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 99.10' TO A POINT; THENCE S88°05'42"E, ON THE SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 60.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,554.53' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 4,602,703.72 SQUARE FEET OR 105.66 ACRES, MORE OR LESS.

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LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Change of Zone #06075A	FINAL ACTION? No	DEVELOPER/OWNER Lincoln Federal Bankcorp, Inc.
PLANNING COMMISSION HEARING DATE May 23, 2018	RELATED APPLICATIONS CZ15016A, CZ07060B, CPA15005	PROPERTY ADDRESS/LOCATION West of S. 40 th Street & Wilderness Hills Blvd.

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to amend the Wilderness Commons Planned Unit Development (PUD) to decrease the boundary by approximately 20 acres. Up to approximately 401 dwelling units and 83,600 square feet of office and commercial floor area are proposed. Several waivers are requested to private roadway width, public roadway width, to allow double frontage lots and building height.

A related Comprehensive Plan Amendment would revise the future land uses according to the proposed site layout. Wilderness Commons would be converted to mostly residential in the form of single family and multi-family with a much smaller centralized commercial center.



JUSTIFICATION FOR RECOMMENDATION

If the associated Comprehensive Plan Amendment is approved, this site is appropriate for a mix of office, commercial, and residential uses. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan.

APPLICATION CONTACT

Matt Langston, Olsson Associates
(402) 458-5013
mlangston@olssonassociates.com

STAFF CONTACT

Dessie E. Redmond, Planner
(402) 441-6373
dredmond@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed zoning aligns with the commercial center designation and future land use pending approval of the associated Comprehensive Plan Amendment #15005.

WAIVERS

1. To reduce the minimum private roadway width from 27 feet to 24 feet on S. 39th Street, north of Wilderness Hills Boulevard as measured to the back of curbs. (Recommend Approval - 25 feet to the back of curbs).
2. To the required centerline tangent length from a horizontal curve to an intersected street for S. 39th Street at Prairie Wind Road. (Recommend Approval)
3. To reduce the minimum public roadway width from 33 feet to the configuration as shown on the Site Plan for Wilderness Hills Boulevard. (Recommend Approval - specific parking conditions required)
4. Increase the building height from 40 feet to 55 feet for multi-family uses. (Recommend Approval)
5. Allow a roadway width taper though intersections for Wilderness Hills Boulevard. (No Waiver Required)

6. To reduce the minimum private roadway width from 33 feet to 27 feet on S. 39th Street, south of Wilderness Hills Boulevard as measured to the back of curbs. (No Waiver Required)
7. To allow double frontage lots between S. 40th and S. 39th Streets. (No Waiver Required)

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - This site is mostly shown as future commercial, with some green space and environmental resources along the south and west boundaries of the subject property on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 - Commercial. Areas of retail, office, service and residential mixed uses. Commercial uses may vary widely in their intensity of use and impact.

P. 12.4 - Green Space. Public or privately-owned areas predominantly used for recreation, such as parks, golf courses, soccer or ball fields, and trails. Many green space areas also serve functions such as buffers between incompatible uses and as stormwater management areas.

P. 12.4 - Environmental Resources. Land and water masses which are of particular importance for maintenance and preservation, such as saline wetlands, native prairie, and some floodway and riparian corridors.

P. 2.8 - Guiding Principles for Community Form: The Urban Environment

- Natural and environmentally sensitive areas should be preserved within and between neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods. The natural topography and features of the land should be preserved by new development to maintain the natural drainageways and minimize land disturbance.

P. 7.2 - Neighborhoods & Housing Guiding Principles

- Encourage public investment in neighborhood infrastructure and services such as parks, pools, libraries, and neighborhood business districts.
- Make available a safe residential dwelling for all citizens.
- Provide a wide variety of housing types and choices for an increasingly diverse and aging population.
- Provide flexibility to the marketplace in siting future residential development locations.
- Strive for predictability for neighborhoods and developers for residential development and redevelopment.
- Preserve areas designated for multi-family and special needs housing in approved plans to support a distributed choice in affordable housing.

P. 7.4 - Strategies for Neighborhoods and Housing

- Discourage residential development in areas of environmental resources such as endangered species, saline wetlands, native prairies, and in floodplain corridors.
- Encourage preservation or restoration of natural resources within or adjacent to development.
- Provide adequate spacing from pipelines and areas where hazardous chemicals could be used and stored; notify property owners and residents along the pipeline about hazards and emergency actions.
- Encourage substantial connectivity and convenient access to neighborhood services (stores, schools, parks) from residential areas.
- Incorporate interconnected networks of streets, transit, trails, and sidewalks with multiple connections within and between neighborhoods and commercial centers to maximize access and mobility to provide alternatives to and reduce dependence upon the automobile.
- Provide sidewalks on both sides of all streets, or in alternative locations as allowed through design standards or review process.

P. 7.4-7.8 - Strategies for Developing Neighborhoods

- Encourage new development to achieve densities greater than five dwelling units per gross acre.
- Implement procedures to provide notice to potential buyers about the location of pipelines and hazardous chemical use and storage, and to encourage adequate spacing be provided from pipelines and areas where hazardous chemicals could be used and stored.

P. 5.1-5.2 - Business & Economy Guiding Principles

- Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.
- Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.
- Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.
- Provide flexibility to the marketplace in siting future commercial and industrial locations.
- Strive for predictability for neighborhoods and developers.
- Encourage and provide incentives for mixed uses in future developments.
- Encourage preservation or restoration of natural resources within or adjacent to commercial or industrial development.
- Encourage commercial centers to encompass a broad range of land uses with the integration of compatible land use types.

P. 5.6 - With the approval of CPA15005, this site is a proposed Neighborhood Center on Map 5.1 - Existing and Proposed Commercial Centers.

P. 5.7-5.8 - Strategies for Commercial Centers

- Disperse Commercial Centers throughout the community to support convenience of access and to lessen impacts on infrastructure.
- Locate Commercial Centers where they will have access to arterial streets with adequate capacity and be supported by transit, trails, sidewalks, and local streets.
- Discourage "four corner commercial development."
- Encourage multiple street connections to adjacent residential neighborhoods to allow convenient access for neighboring residences and pedestrians without the use of arterial streets, but exercise care in designing the street network to minimize undesirable traffic impacts.
- Include higher density residential uses within and/or adjacent to all Commercial Centers except for Highway Oriented Commercial Areas.
- Discourage single use centers. Office parks should include supporting retail and residential components, while shopping centers should include supporting office and residential uses.
- Develop smaller stores next to larger anchor stores in centers to encourage small businesses and to provide a variety of goods and services for customers utilizing the centers.
- Incorporate or enhance green space and other public spaces, where possible.
- Design streets and public spaces to enhance pedestrian activity and support multiple modes of transportation.
- Create a pedestrian-oriented environment in the physical arrangement of buildings and parking.
- 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.
- Discourage auto-oriented strip commercial development; Commercial Centers should not be developed in a linear strip along a roadway or be completely auto-oriented.
- Design new Commercial Centers in a manner that facilitates future development and intensification of land uses on the site.
- Elevate building design for centers.
- Design buildings and land uses at the edge of the center to be compatible with adjacent residential land uses. Examples of compatible land uses include apartments, mixed use residential buildings, offices, assisted living facilities, or child care centers. Buildings should be compatible in terms of height, building materials and setback. Small compatible commercial buildings at the edge could include retail or service uses. Buildings with more intrusive uses should have greater setbacks, screening requirements and be built of more compatible materials.
- Locate the most intensive commercial uses, such as restaurants, car washes, grocery stores, gas stations/convenience stores and drive through facilities nearer to the major street or roadway and furthest from the residential area (unless contained within a mixed use center). Lighting, dumpsters, loading docks and other service areas should be screened from residences.

ANALYSIS

1. This application is for decreasing the boundary of the Wilderness Commons PUD and a new site layout. The boundary of the existing PUD would decrease on the north by about 20 acres. This said 20 acres is proposed to be included in the Wilderness Creek PUD. The plan for this amendment includes 67 single-family detached lots, 34 single-family attached lots, 300 multi-family dwellings and 80,500 square feet of commercial floor area.
2. According to the density calculations a maximum 351 dwelling units (du) in the R-3 zoning district are permitted and 356 du in the R-5 zoning district are permitted. For a total of 707 du. 101 single-family and 300 multi-family units are shown on the plan with the remainder being designated as unassigned.
3. Significant revisions to the grading and drainage plans are required and are listed in the attached comments from the Watershed Management division.
4. The applicant has requested waivers to Design Standards and the Lincoln Municipal Code:
 - 1) To reduce the minimum private roadway width from 27 feet to 24 feet on S. 39th Street as measured to the back of curbs. A minimum of 25 feet for private roadways measured to the back of curbs is required. "No Parking" signs will also be required as stated by Public Works Utilities - Engineering Services Department.
 - 2) To the required centerline tangent length from a horizontal curve to an intersected street for S. 39th Street at Prairie Wind Road. This will allow the designated access point from the residential development to S. 40th Street while utilizing the unique shape of the property. This is a reasonable request and has been reviewed by the Public Works Utilities - Engineering Services Department.
 - 3) To reduce the minimum public roadway width from 33 feet to the configuration as shown on the Site Plan for Wilderness Hills Boulevard. This waiver for perpendicular public parking in the right-of-way is acceptable provided: 1) commercial buildings, between 38th and 39th Street, are oriented to face and have primary entrances to the ROW with private parking to the rear, and 2) the on-street parking is privately maintained. The purpose of the waiver is to create a pedestrian oriented commercial area along Wilderness Hills Boulevard.
 - 4) Increase the building height from 40 feet to 55 feet for multi-family uses. A height waiver is supportable for the multi-family area to allow increased density and flexibility in site design. The following are approved projects with similar height waivers:
 - Scouts Treefield Park Community Unit Plan - SW 30th & W. A Streets (SP15072) - height waiver to 40 feet.
 - Wilderness Hills Commercial Planned Unit Development - S. 30th Street & Yankee Hill Road (CZ16036) - height waiver to 50 feet.
 - Leighton Mixed Use Planned Unit Development - N. 48th Street & Leighton Avenue (CZ16024) - height waiver to 75 feet.
 - 48th & Holdrege Planned Unit Development - N. 48th & Holdrege Streets (CZ16016) - height waiver to 70 feet.
 - 5) Allow a roadway width taper though intersections for Wilderness Hills Boulevard.

No waiver is required as this meets City standards and is acceptable to the Public Works Utilities - Engineering Services Department.
 - 6) To reduce the minimum private roadway width from 33 feet to 27 feet on S. 39th Street as measured to the back of curbs.

No waiver is required as this meets City standards and is acceptable to the Public Works Utilities - Engineering Services Department, if the private roadway starts at Wild Pine Drive. It is not acceptable to abruptly switch from a public to a private street as proposed.
 - 7) To allow double frontage lots between S. 40th and S. 39th Streets.

No waiver is required. These lots do not meet the definition of Double Frontage lots as defined in Section 27.02.010 General Definitions as Outlot D is between S. 40th Street and the east side of Lots 1-10, Block 5.

5. S. 40th Street from Yankee Hill Road to Rokeby Road is currently a two-lane rural section roadway south of Hohensee Drive. This segment is shown in the Comprehensive Plan to be constructed to arterial street standards. S. 40th Street is planned for four lanes plus turn lanes.

The timing and cost arrangement for improvements to S. 40th Street will be addressed with an amendment to the Wilderness Commons Conditional Annexation and Zoning Agreement. The original agreement, along with the agreement for Wilderness Heights, directed funding toward improvement of S. 40th Street. With Yankee Hill Road developing as the primary commercial corridor rather than S. 40th Street, impact fees generated by Wilderness Heights would be primarily directed to Yankee Hill Road and Wilderness Commons would be primarily directed to S. 40th Street and potentially will be used to build a roundabout at S. 40th Street and Wilderness Hills Boulevard.

Improvement of S. 40th Street from Yankee Road to south of Rokeby Road appears in the proposed Capital Improvement Program for FY2018/19 - 2023/24 with funding allocated in years 2-6. A roundabout is planned at S. 40th Street and Wilderness Hills Boulevard. The intersections at S. 40th Street and Hohensee Drive and the two intersections on Yankee Hill Road are planned to remain as regular intersections for the near future with signalization if and when traffic levels meet warrants.

6. Wilderness Commons is designated in the Comprehensive Plan as a Community Center and would be revised to a Neighborhood Center with Comprehensive Plan Amendment #15005. This is based on the nature and square footages in the proposed amendments to the Wilderness Commons (approximately 80,000 square feet of commercial floor) and Wilderness Heights PUDs (CZ07060B). Wilderness Heights will better fit the definition of a Community Center with up to 300,000 total commercial/office square feet.
7. Pending approval of Comprehensive Plan Amendment #15005, this change of zone conforms to the Comprehensive Plan. Although there is a large amount of commercial floor area in southwest Lincoln, the commercial floor area in Wilderness Commons is supportable based the higher-density residential nearby to support the commercial, and the downgrading of the commercial center size in Wilderness Commons.

CONDITIONS OF APPROVAL: see attached

EXISTING LAND USE & ZONING: vacant; B-2

SURROUNDING LAND USE & ZONING:

North: Vacant; B-2 and R-5

South: Vacant; AG

East: Southwood Lutheran Church; B-2 and R-4

West: Vacant; AG and R-3

APPLICATION HISTORY: see attached

APPROXIMATE LAND AREA: 72.07 acres

LEGAL DESCRIPTION: see attached

Prepared by:

Dessie E. Redmond, Planner
(402) 441-6373

Date: May 15, 2018

Applicant: Matt Langston/Brad Marshall
Olsson Associates
601 P Street, Suite 200
Lincoln, NE 68508

Owner: Lincoln Federal Bankcorp, Inc.
Leo Schumacher
1101 N Street
Lincoln, NE 68508

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APPLICATION HISTORY - CHANGE OF ZONE #06075A

1979	Zoned AG agriculture.
2002	Comprehensive Plan designates this area as a Light Industrial Center.
2006	Conservation Easement was approved.
April 2006	Change of Zone (CZ) from AG to R-3 and Annexation of the east side of S. 40 th Street.
December 2008	CZ06075 from AG to B-2 PUD was approved by City Council to allow up to 599,860 square feet of commercial use and 300 multi-family units.
December 2009	AA09021 to CZ06075 was approved by the Planning Director to <ul style="list-style-type: none">• Change the land use on certain lots as shown on the site plan• Expand the allowable square feet in the PUD by 20,000 square feet• Increase the height from 40 feet to 55 feet in the interior of the PUD, excluding lots on the perimeter

CONDITIONS OF APPROVAL - CHANGE OF ZONE #06075A

This approval permits 401 dwelling units and up to 83,600 square feet of commercial and office space with the following waivers:

- 1) To reduce the minimum private roadway width from 27 feet to 25 feet on S. 39th Street as measured to the back of curbs.
- 2) To the required centerline tangent length from a horizontal curve to an intersected street for S. 39th Street at Prairie Wind Road.
- 3) To reduce the minimum public roadway width from 33 feet to the configuration as shown on the Site Plan for Wilderness Hills Boulevard to the satisfaction of Public Works & Utilities and Planning Departments. Perpendicular public parking is permitted in the right-of-way provided: 1) commercial buildings, between 38th and 39th Street, are oriented to face and have primary entrances to the ROW with private parking to the rear, and 2) the on-street parking is privately maintained.
- 4) Increase the building height from 40 feet to 55 feet for multi-family uses..

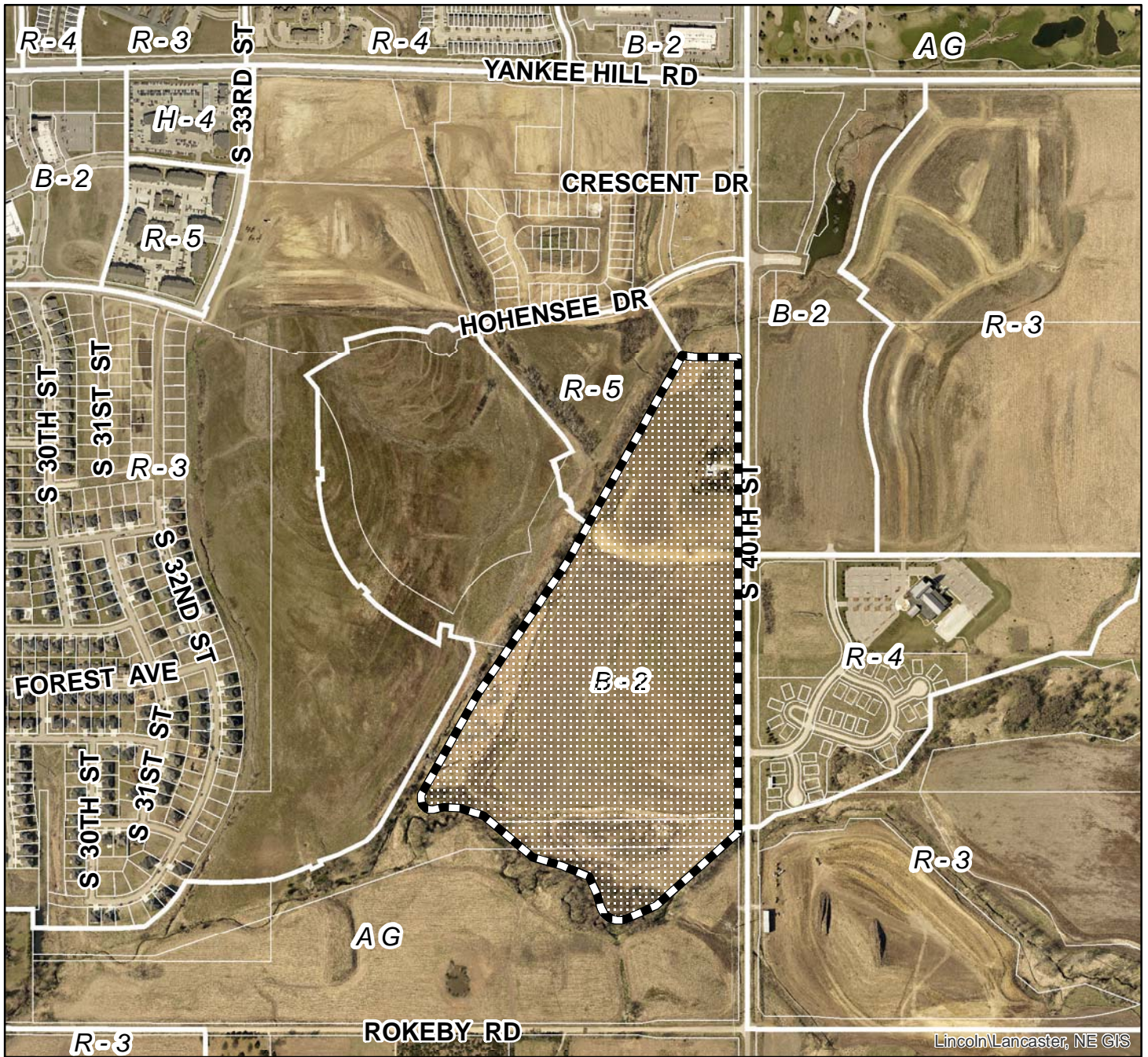
Site Specific Conditions:

1. The Developer signs the revised conditional zoning and annexation agreement before the City Council approves the change of zone.
2. The City Council approves associated request:
 - 2.1 Amendment of Comprehensive Plan #15005
3. Before receiving building permits or before a final plat is approved the developer 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 of the planned unit development by the City Council.
 - 3.1 List all applicable Waivers being requested.
 - 3.2 Specify on the Waiver Notes where each waiver is applicable on the Plan.
 - 3.3 Add to the General Notes, "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".
 - 3.4 Add to the General Notes, "A trail platform of at least 15 feet in width, including meeting ADA requirements, needs to be shown on the grading plan and to the satisfaction of the Parks & Recreation Department."
 - 3.5 Add to the General Notes, "Perpendicular public parking is permitted in the Wilderness Hills Blvd. right-of-way between 38th and 39th Streets provided: 1) commercial buildings, between 38th and 39th Street, are oriented to face and have primary entrances to the ROW with private parking to the rear, and 2) the on-street parking is privately maintained."
 - 3.6 Update the street names Castle Pine Drive and Prairie Wind to the satisfaction of the Planning and Building & Safety Departments.
 - 3.7 Meet the site distance requirements at S. 38th Street and Wilderness Hills Boulevard intersection to the satisfaction of the Public Works Utilities - Engineering Department.
 - 3.8 Revise the grading and drainage plan and documents to the satisfaction of the Public Works Utilities - Watershed Management and the Parks & Recreation Departments, per the attached comments.

- 3.9 Revise the PUD Residential Density Table to update the total number of units requested, and include the assigned dwelling units, PUD utilization numbers and approved residential units.
- 3.10 Revise 39th Street to be a private roadway from Wilderness Hills Boulevard to Wild Pine Drive.
 - 3.10.1 Revise the land use on Lots 8-10, Block 5 to commercial with change to private roadway.
4. Before receiving building permits, the developer shall provide the following documents to the Planning Department:
 - 4.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the planned unit development has been recorded.
5. Before issuance of building permits, final plat(s) shall be approved by the City.

Standard Conditions:

6. The following conditions are applicable to all requests:
 - 6.1 Before occupying the dwelling units/buildings all development and construction shall substantially comply with the approved plans.
 - 6.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 6.3 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.
 - 6.4 The terms, conditions, and requirements of the ordinance shall run with the land and be binding upon the developer, its successors and assigns.
 - 6.5 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.
 - 6.6 The site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in full force and effect unless specifically amended by this ordinance.



Lincoln/Lancaster, NE GIS

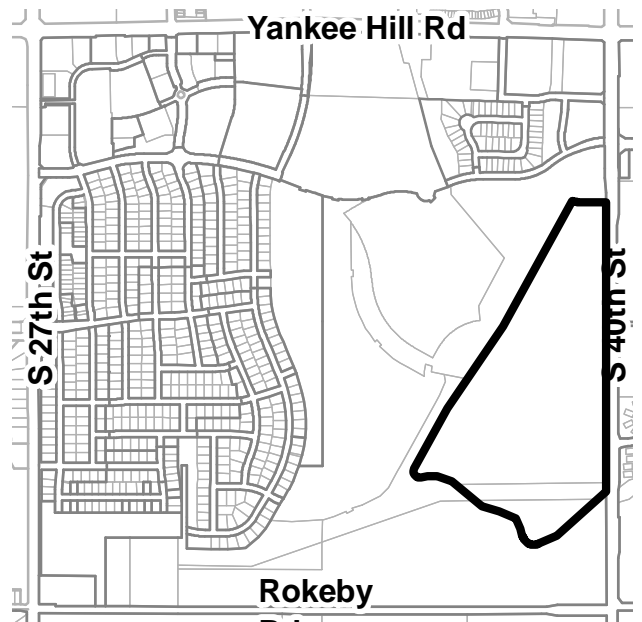
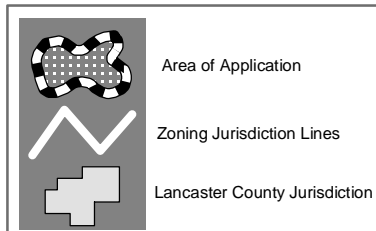
2016 aerial

**Change of Zone #: CZ06075A
Wilderness Commons PUD
S 40th St & Hohensee 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.30 T09N R07E



CZ06075A Wilderness Commons General Notes and Waiver Notes

GENERAL SITE NOTES

1. ALL SANITARY SEWERS & WATER MAINS TO BE PUBLIC.
2. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. ALL PAVING RADII TO BE 20' UNLESS OTHERWISE NOTED.
4. ALL INTERSECTION ANGLES SHALL BE 90° ±10° UNLESS OTHERWISE NOTED.
5. DIRECT VEHICULAR ACCESS TO SOUTH 40TH STREET IS RELINQUISHED EXCEPT AS SHOWN.
6. ALL ELEVATIONS ARE BASED ON NAVD 1988.
7. SIDEWALKS TO BE BUILT ALONG BOTH SIDES OF PUBLIC & PRIVATE STREETS.
8. ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND ALL SIDEWALK EASEMENTS SHALL BE 10' WIDE. (UNLESS OTHERWISE NOTED)
9. AN ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN ALL OPEN SPACES.
10. LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY AT THE TIME OF FINAL PLAT.
11. ALL STREET DIMENSIONS ARE TO BACK OF CURB.
12. EXACT LOCATIONS OF WATER, SEWER, DRAINAGE AND PAVING WILL BE SUBMITTED WITH INDIVIDUAL SITE PLANS AT TIME OF BUILDING PERMIT IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.
13. DETAILS OF ALL SIGNS, INCLUDING TYPE, HEIGHT AND SIZE, WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH THE BUILDING PERMIT AND NEED NOT BE SHOWN ON THE PLAN, AND SHALL BE IN ACCORDANCE WITH LINCOLN MUNICIPAL CODE TITLE 27.
14. BUILDING LAYOUTS SHOWN ARE CONCEPTUAL AND MAY VARY AT TIME OF BUILDING. BUILDINGS LOCATED IN THE B-2 AND R-5 OF THE OVERLYING ZONING AREA INDICATED ARE ALLOWED ANYWHERE ON A LOT OUTSIDE OF THE SHOWN SETBACKS, BUT NOT OUTSIDE THE PROPERTY LINES.
15. SETBACKS ARE PER THE ZONING DISTRICT OF THE OVERLYING ZONING AREA INDICATED, EXCEPT:
 - 15.1. AS SHOWN ON THE SITE PLAN.
 - 15.2. INTERNAL SETBACKS FOR THE AREA DESIGNATED AS B-2 AND R-5 ARE 0' EXCEPT AS SHOWN.
16. DEVELOPMENT TO COMPLY WITH THE DESIGN STANDARDS FOR PEDESTRIAN CIRCULATION IN COMMERCIAL AND INDUSTRIAL AREAS AS APPLICABLE AT THE TIME OF BUILDING PERMITS.
17. TOTAL USAGE

DENSITY
R-3 = 50.48 ACRES x 6.96 UNITS PER ACRE = 351 UNITS
R-5 = 12.28 ACRES x 29.04 UNITS PER ACRE = 356 UNITS

UNITS
67 PROPOSED SINGLE FAMILY LOTS
34 PROPOSED ATTACHED SINGLE FAMILY LOTS
400 PROPOSED MULTI-FAMILY UNITS

TOTAL = 501 UNITS
18. AVAILABLE FLOOR AREA IN THE B-2 AREA IS 83,600 SF.
19. LIGHT TRESPASS OVER INTERNAL LOT LINES IS PERMITTED.
20. DEVELOPER AGREES TO DONATE ANY TEMPORARY OR PERMANENT EASEMENTS FOR CONSTRUCTION OF TRAIL AND ASSOCIATED IMPROVEMENTS AT THE TIME THE PROJECT IS DESIGNED AND CONSTRUCTED.
21. A FLOODPLAIN PERMIT IS NEEDED TO DO ANY GRADING IN THE FLOODPLAIN.
22. AFTER GRADING AND PRIOR TO FINAL PLAT, A LETTER OF MAP REVISION FROM FEMA NEEDS TO BE OBTAINED AND SUBMITTED TO THE CITY REFLECTING FINAL GRADES AND THE NEW FLOODPLAIN. LOTS ADJACENT TO THE FLOODPLAIN MAY NOT BE FINAL PLATTED UNTIL LOMR HAS BEEN APPROVED.
23. ALL NECESSARY CLOMR (CONDITIONAL LETTER OF MAP REVISION), LOMR (LETTER OF MAP REVISION), LOMA (LETTER OF MAP AMENDMENT) WILL BE OBTAINED FOR MODIFICATIONS TO FLOODPLAIN.
24. ALL PAVEMENT FOR PARKING AREAS DIRECTLY ON WILDERNESS HILLS BOULEVARD IS THE RESPONSIBILITY OF THE ADJACENT LOT OWNER.

WAIVERS

1. A WAIVER TO REDUCE MINIMUM PRIVATE ROADWAY WIDTH FROM 27' TO 24' AS MEASURED TO THE BACK OF CURBS.
2. A WAIVER TO REDUCE MINIMUM PUBLIC ROADWAY WIDTH FROM 33' TO 27' AS MEASURED TO THE BACK OF CURBS AND ALLOW PARKING.
3. A WAIVER TO 33' PUBLIC ROADWAY WIDTH AS SHOWN, ALLOW PARKING, AND ROADWAY WIDTH TAPER THROUGH INTERSECTIONS.
4. ALLOW DOUBLE FRONTAGE LOTS.
5. A WAIVER TO THE REQUIRED CENTERLINE TANGENT LENGTH FROM A HORIZONTAL CURVE TO AN INTERSECTED STREET.



March 14, 2018

Mr. David Cary
Planning Director
Planning Department
555 South 10th St., Suite 213
Lincoln, NE 68508

Re: Wilderness Commons R-3 Planned Unit Development
Amendment to B-2 Planned Unit Development
OA# 017-3371

Dear Mr. Cary

On behalf of the Wilderness Commons Tenants in Common ("TIC"), we are requesting an amendment to the B-2 Planned Unit Development ("PUD") for the property legally described as the Lot 41, located in the East Half of Section 30, Township, 9 North, Range 7 East of the P.M., Lancaster County, Nebraska ("the Property").

The currently approved PUD permits up to 599,860 square feet of commercial use and 300 multi-family units. The TIC is proposing to amend the PUD boundary and develop the Property into 67 single family detached lots, 34 single family attached lots, 300 residential multi-family dwellings, and 80,500 square feet of commercial floor space. Due to the decrease in commercial and office uses, the TIC is requesting that the Annexation Agreement – S. 40th Street Agreement be withdrawn. The TIC agrees to limit development of the Property below traffic warrants for signalization at Wilderness Hills Boulevard. The traffic analysis is outlined in the Traffic Impact Study.

A bike path is shown in Outlot 'A' as previously approved and coordinated with Staff and Parks and Recreation.

The following waivers are being requested as part of this R-3 P.U.D.:

1. A waiver to reduce the minimum private roadway width from 27' to 24' on S. 39th Street as measured to the back of curbs. The 24' wide roadway will help reduce traffic speeds entering the multi-family use area.
2. A waiver to public roadway width for Wilderness Hill Boulevard from 33' to the configuration as shown on the Site Plan. This will allow for transition from areas containing a center island to the commercial portion, allowing parking, and back to a center island.
3. A waiver to allow a roadway width taper through intersections for Wilderness Hills Boulevard.
4. A waiver to reduce the public roadway width from 33' to 27' on S. 39th Street as measured to the back of curbs and allow parking.
5. A waiver to allow double frontage lots.
6. A waiver to the required centerline tangent length from a horizontal curve to an intersected street for South 39th Street at Prairie Wind Road.
7. The developer is requesting a waiver to adjust the height from 40 feet to 55 feet for the B-2 Overlay Area.



Enclosed find the following documents:

1. City of Lincoln Application, including:
 - a. Amendment to PUD
2. R-3 PUD Site Plan
3. Application fees in the amount of \$988
4. Exhibit "A" – PUD Legal

We look forward to continuing to work with the City on the applications. Plans and other supporting documents will be submitted to ProjectDox upon notification from the Planning Staff. If you require further information or have any questions, please do not hesitate to contact me at bmarshall@olssonassociates.com or (402) 458-5672.

Sincerely,

A handwritten signature in cursive script that reads "Brad J. Marshall".

Brad J Marshall, P.E.

Enclosures.

EXHIBIT 'A'

LEGAL DESCRIPTION

P.U.D.

A TRACT OF LAND COMPOSED OF LOT 41 I.T., LOCATED IN THE EAST HALF OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., THENCE NORTHERLY ON THE EAST LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF N00°02'01"W, A DISTANCE OF 1,089.35' TO A POINT; THENCE S89°57'59"W, A DISTANCE OF 50.00' TO A SOUTHEAST CORNER OF LOT 41 I.T., SAID POINT BEING ON A WEST RIGHT-OF-WAY LINE OF SOUTH 40TH STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S48°17'25"W, ON A SOUTH LINE OF SAID LOT 41 I.T., A DISTANCE OF 610.85' TO A POINT; THENCE S65°55'08"W, ON A SOUTH LINE OF SAID LOT 41 I.T., A DISTANCE OF 179.00' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 98°59'41", A RADIUS OF 107.08', AN ARC LENGTH OF 185.01' ON A SOUTH LINE OF SAID LOT 41 I.T., A CHORD LENGTH OF 162.84', A TANGENT LENGTH OF 125.36', AND A CHORD BEARING OF N64°35'02"W, TO A POINT; THENCE N15°05'11"W, ON A WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 72.44' TO A POINT; THENCE N25°06'17"W, ON A WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 103.56' TO A POINT; THENCE N67°56'03"W, ON A SOUTH LINE OF SAID LOT 41 I.T., A DISTANCE OF 159.48' TO A POINT; THENCE N73°23'54"W, ON A SOUTH LINE OF SAID LOT 41 I.T., A DISTANCE OF 170.43' TO A POINT; THENCE N49°57'18"W, ON A SOUTH LINE OF SAID LOT 41 I.T., A DISTANCE OF 358.87' TO A POINT; THENCE N71°59'33"W, ON A SOUTH LINE OF SAID LOT 41 I.T., A DISTANCE OF 139.85' TO A POINT; THENCE N87°30'45"W, ON A SOUTH LINE OF SAID LOT 41 I.T., A DISTANCE OF 88.38' TO A POINT; THENCE S77°38'32"W, ON A SOUTH LINE OF SAID LOT 41 I.T., A DISTANCE OF 58.15' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 104°43'09", A RADIUS OF 56.35', AN ARC LENGTH OF 102.99' ON A SOUTHWEST LINE OF SAID LOT 41 I.T., A CHORD LENGTH OF 89.24', A TANGENT LENGTH OF 73.07', AND A CHORD BEARING OF N49°59'53"W TO A POINT; THENCE N02°21'35"E, ON A WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 24.50' TO A POINT; THENCE N29°12'17"E, ON A WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 628.09' TO A POINT; THENCE N34°07'45"E, ON A WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 903.63' TO A POINT; THENCE N29°03'35"E, ON A WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 1,311.38' TO THE NORTHWEST CORNER OF SAID LOT 41 I.T., SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 12°06'23", A RADIUS OF 430.00', AN ARC LENGTH OF 90.86' ON A NORTH LINE OF SAID LOT 41 I.T., A CHORD LENGTH OF 90.69', A TANGENT LENGTH OF 45.60', AND A CHORD BEARING OF S83°45'12"E TO A POINT; THENCE S89°48'24"E, ON A NORTH LINE OF SAID LOT 41 I.T., A DISTANCE OF 218.28' TO THE NORTHEAST CORNER OF SAID LOT 41 I.T., SAID POINT BEING ON A WEST RIGHT-OF-WAY LINE OF SOUTH 40TH STREET, SAID POINT ALSO BEING 50.00' WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE S00°02'41"E, ON A EAST LINE OF SAID LOT 41 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 50.00' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,096.68' TO A POINT; THENCE S00°02'01"E, ON A EAST LINE OF SAID LOT 41 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 50.00' WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., A DISTANCE OF 1,545.37' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 3,139,415.45 SQUARE FEET OR 72.07 ACRES, MORE OR LESS.



Current Project - Agency Review Report

Agency Name	User Name	Review Cycle	Review Status	Comments	Assignment
Airport Authority	jon large	1	Recommend Approval	27.58 - Outside Environs District, noise contours - No action required. 27.59 - In extended approach to Rwy 32. Unless structures exceed 75', no height permits necessary. FAA - Proponent should check FAA criteria so see if notification necessary. See tool at https://oeaaa.faa.gov/oeaaa/external/portal.jsp	First In Group
Building & Safety	ron rehtus	1	Corrections Required	See mark-ups.	First In Group
		2	Corrections Required	No further comments. See Terry Kathe's comments. See PW/WM comments.	Individual
	terry kathe	1	Corrections Required	Wilderness View (Drive or Circle) is used on a street located just north of South 7th and Old Cheney and should not be duplicated.	Individual
		2	Corrections Required	Prairie Wind on the east side of South 40th Street is generally considered a North-South Street. Prairie Wind on the west side would have to be considered an east-west, which would cause confusion.	Individual
Development Review Manager	steve henrichsen	1	Corrections Required		Individual
		2	Corrections Required		Individual
LES	les reviews	1	Corrections Required	3/23/18 Easements to be acquired during platting process. DG See stamp on sheet 2. Add instrument number to transmission easement. Requested electronic grading plans. Will review and work with developer on any issues. TK See attached use restrictions. SLS	Individual
		2	Recommend Approval	5/3/18 Easements to be acquired during platting process - DG See stamp on Sheet 2 - TK	Individual
Parks & Recreation	sara hartzell	1	Corrections Required	note regarding future donation of trail easement	First In Group
		2	Corrections Required	It is understood that there is very little grading that will be done in the area of the trail (due to the restrictions of the conservation easement). However, wherever grading is to be done for road construction and other purposes, a trail platform of at least 15 feet in width and meeting ADA requirements for grade needs to be shown on the grading plan. See notes on grading plan.	Individual
Planning Dept	brenda thomas	1	No Review Required		First In Group
Public Works - Engineering Services	brion perry	1	Corrections Required	3-20-18 Need to identify what streets are private. Public streets are not to have perpendicular parking. Tangent section of roadway needed after curve C8 Curve C1 does not meet design standards to have an entry point on the inside portion.	First In Group
		2	Corrections Required	5-1-18 Traffic does not support perpendicular parking on the city street. S 38th and Wilderness hills intersection does not meet sight distance.	Individual
Public Works - Watershed Management	Jared Nelson	2	Pending		Individual
	tim zach	1	Recommend Denial	1. This plan show existing 100-yr FEMA floodplain on lots, which does not meet subdivision regulations and is not permitted. The grading of all residential lots, in their entirety, needs to be 1 FT above the BFE (or proposed BFE, whichever is greater). Furthermore, the submittal needs to also show proposed floodplain extents (in addition to the existing). a. Show the proposed cross sections and label them with stationing with proposed BFEs. b. Provide HEC-RAS modeling of the existing and proposed site conditions and the proposed affects to the floodplain, along with updated Drainage Report and report Narrative. This includes proposed fill on lots to remove them in the future from the floodplain, as well as proposed streets, bridges, culverts, trails, or other proposed work which affects the floodplain, including all proposed improvements from in Wilderness Hills. c. Show that all New Growth Floodplain Regulations are met (see Chapter 10 of the Drainage Criteria Manual).	First In Group

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Change of Zone #07060B - Wilderness Heights PUD	FINAL ACTION? No	DEVELOPER/OWNER Lincoln Federal Bancorp, Inc.
PLANNING COMMISSION HEARING DATE May 23, 2018	RELATED APPLICATIONS Comprehensive Plan Amendment #15005	PROPERTY LOCATION S. 40 th Street and Yankee Hill Road

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to expand the boundary of the Wilderness Heights Planned Unit Development (PUD) and revise the site plan, with changes of zone from B-2 PUD to O-3 PUD, B-2 PUD to B-2 PUD, R-3 to B-2 PUD, R-3 to R-3 PUD, R-3 to R-5 PUD, and B-2 PUD to R-5 PUD. The proposed site plan shows 300,000 square feet of commercial and office floor area, 300 multi-family dwelling units, and 167 single family dwelling units. The request is for up to 504 single family or single family attached dwelling units and 687 multi-family dwelling units to allow for flexibility. Several waivers are requested to building height, setbacks, block length, and lot layout.

A related Comprehensive Plan Amendment would revise the future land uses according to the proposed site layout and change the commercial center designation from a Neighborhood Center to a Community Center.



JUSTIFICATION FOR RECOMMENDATION

If the associated Comprehensive Plan amendment is approved, this site is appropriate for a mix of office, commercial, and residential uses. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan.

APPLICATION CONTACT

Brad Marshall, (402) 458-6572 or bmarshall@olssonassociates.com

STAFF CONTACT

Rachel Jones, (402) 441-7603 or rjones@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed zoning aligns with the commercial center designation and future land use pending approval of Comprehensive Plan Amendment #15005. The site layout provides adequate spacing for residential uses from the gas pipeline in Yankee Hill Road. Multi-family dwellings are encouraged to locate near commercial centers as shown on the site plan. The overall PUD density fits within an urban residential character and a mix of residential dwelling types is supported in the Comprehensive Plan. The commercial center sizing is appropriate based on the incentive criteria being met to qualify for the higher amount of floor area.

WAIVERS

R-3 PUD Overlay Waivers:

1. Allow sanitary sewer to flow opposite street grades per the Sanitary Sewer Design Standards. (Recommend Approval)
2. Allow sanitary sewer to exceed maximum depth per the Sanitary Sewer Design Standards. (Recommend Approval)

Approval)

3. Allow lot lines not at right angles or radial to a street per Section 26.23.140(c). (Recommend Approval)

O-3 PUD Overlay Waivers:

4. Allow intersections less than ¼-mile apart on Yankee Hill Road per the Access Management Policy. (Recommend Approval and will require a separate deviation request)

B-2 PUD Overlay Waivers:

5. Reduce internal setbacks to 0 feet. (Recommend Approval)
6. Increase the building height from 40 feet to 55 feet for commercial and multi-family uses. (Recommend Approval)
7. Allow block length greater than 1,000 feet without a pedestrian way for Blocks 13 and 16 per Section 26.23.125. (Recommend Approval)
8. Allow Block 18 to exceed the maximum block length of 1,320 feet and allow block length greater than 1,000 feet without a pedestrian way for Block 18 per Sections 26.23.125 and 26.23.130. (Recommend Approval with Conditions)
9. Allow the following permitted uses in the B-2 area: motorized vehicle sales and service, and residential dwellings on the first floor outside of the Pipeline Planning Area. (Recommend Approval)

R-5 PUD Overlay Waivers:

10. Increase the building height from 35 feet to 55 feet for multi-family units. (Recommend Approval)

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - this site is shown as future commercial, urban density residential, and green space on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 - Commercial. Areas of retail, office, service and residential mixed uses. Commercial uses may vary widely in their intensity of use and impact.

P. 12.4 - Urban Residential. Multi-family and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre.

P. 12.4 - Green Space. Public or privately-owned areas predominantly used for recreation, such as parks, golf courses, soccer or ball fields, and trails. Many green space areas also serve functions such as buffers between incompatible uses and as stormwater management areas.

P. 5.17 - There are considerations for industrial uses in regard to the potential impact on adjacent property. In 2005, a Joint Committee of the Board of Health and Planning Commission began to meet regularly to discuss issues of common interest; including industrial land uses that use and store hazardous materials. The Joint Committee developed reports called Use and Storage of Hazardous Materials and Pipelines Carrying Hazardous Materials.

P. 5.1-5.2 - Business & Economy Guiding Principles

- Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.
- Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.
- Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.
- Provide flexibility to the marketplace in siting future commercial and industrial locations.
- Strive for predictability for neighborhoods and developers.
- Encourage and provide incentives for mixed uses in future developments.
- Encourage preservation or restoration of natural resources within or adjacent to commercial or industrial

development.

- Encourage commercial centers to encompass a broad range of land uses with the integration of compatible land use types.

P. 5.6 - This site is shown as a proposed Neighborhood Center on Map 5.1 - Existing and Proposed Commercial Centers.

P. 5.7-5.8 - Strategies for Commercial Centers

- Disperse Commercial Centers throughout the community to support convenience of access and to lessen impacts on infrastructure.
- Locate Commercial Centers where they will have access to arterial streets with adequate capacity and be supported by transit, trails, sidewalks, and local streets.
- Discourage "four corner commercial development."
- Encourage multiple street connections to adjacent residential neighborhoods to allow convenient access for neighboring residences and pedestrians without the use of arterial streets, but exercise care in designing the street network to minimize undesirable traffic impacts.
- Include higher density residential uses within and/or adjacent to all Commercial Centers except for Highway Oriented Commercial Areas.
- Discourage single use centers. Office parks should include supporting retail and residential components, while shopping centers should include supporting office and residential uses.
- Develop smaller stores next to larger anchor stores in centers to encourage small businesses and to provide a variety of goods and services for customers utilizing the centers.
- Incorporate or enhance green space and other public spaces, where possible.
- Design streets and public spaces to enhance pedestrian activity and support multiple modes of transportation.
- Create a pedestrian-oriented environment in the physical arrangement of buildings and parking.
- 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.
- Discourage auto-oriented strip commercial development; Commercial Centers should not be developed in a linear strip along a roadway or be completely auto-oriented.
- Design new Commercial Centers in a manner that facilitates future development and intensification of land uses on the site.
- Elevate building design for centers.
- Design buildings and land uses at the edge of the center to be compatible with adjacent residential land uses. Examples of compatible land uses include apartments, mixed use residential buildings, offices, assisted living facilities, or child care centers. Buildings should be compatible in terms of height, building materials and setback. Small compatible commercial buildings at the edge could include retail or service uses. Buildings with more intrusive uses should have greater setbacks, screening requirements and be built of more compatible materials.
- Locate the most intensive commercial uses, such as restaurants, car washes, grocery stores, gas stations/convenience stores and drive through facilities nearer to the major street or roadway and furthest from the residential area (unless contained within a mixed use center). Lighting, dumpsters, loading docks and other service areas should be screened from residences.

P. 7.2 - Neighborhoods & Housing Guiding Principles

- Encourage public investment in neighborhood infrastructure and services such as parks, pools, libraries, and neighborhood business districts.
- Make available a safe residential dwelling for all citizens.
- Provide a wide variety of housing types and choices for an increasingly diverse and aging population.
- Provide flexibility to the marketplace in siting future residential development locations.
- Strive for predictability for neighborhoods and developers for residential development and redevelopment.
- Preserve areas designated for multi-family and special needs housing in approved plans to support a distributed choice in affordable housing.

P. 7.4 - Strategies for Neighborhoods and Housing

- Discourage residential development in areas of environmental resources such as endangered species, saline wetlands, native prairies, and in floodplain corridors.
- Encourage preservation or restoration of natural resources within or adjacent to development.

- Provide adequate spacing from pipelines and areas where hazardous chemicals could be used and stored; notify property owners and residents along the pipeline about hazards and emergency actions.
- Encourage substantial connectivity and convenient access to neighborhood services (stores, schools, parks) from residential areas.
- Incorporate interconnected networks of streets, transit, trails, and sidewalks with multiple connections within and between neighborhoods and commercial centers to maximize access and mobility to provide alternatives to and reduce dependence upon the automobile.
- Provide sidewalks on both sides of all streets, or in alternative locations as allowed through design standards or review process.

P. 7.4-7.8 - Strategies for Developing Neighborhoods

- Encourage new development to achieve densities greater than five dwelling units per gross acre.
- Implement procedures to provide notice to potential buyers about the location of pipelines and hazardous chemical use and storage, and to encourage adequate spacing be provided from pipelines and areas where hazardous chemicals could be used and stored.

P. 10.19 - Pipeline Freight: There are 17 major pipelines in Lincoln and Lancaster County. The majority transport petroleum or natural gas products. One of the lines transports anhydrous ammonia, which is a product used in agricultural production. All of the pipelines are managed by four firms in Lancaster County.

P. 11.23 - Strategy for Natural Gas Service: Land uses with vulnerable populations such as occupied residential structures, childcares, retirement facilities, schools, or hospitals are not recommended to be located within pipeline planning areas. For large high pressure natural gas pipelines, pipeline planning areas are established based upon a formula that takes into consideration the pressure and diameter of the natural gas pipeline. Other uses such as residential garages, commercial and industrial uses, parking lots, open spaces or roads are acceptable uses within pipeline planning areas.

ANALYSIS

1. This application is for expansion of the Wilderness Heights PUD and a new site layout. The boundary of the existing PUD would be expanded east to include the Wilderness Heights Preliminary Plat. Several zoning changes are proposed corresponding to office, commercial, multi-family, and single family areas. The plan shows 300,000 square feet of office and commercial floor area, 167 single family lots, and 300 multi-family dwelling units.
2. A maximum of 504 single family units and 687 multi-family dwelling units are permitted in the R-3 and R-5 overlay areas, respectively. 167 single family and 300 multi-family units are shown on the plan with the remainder designated as unassigned. Condition of approval 3.13 notes that the large amount of unassigned units in the single family area should be reduced as there is not space for so much excess single family density, and the unassigned multi-family units should be permitted to be built in the B-2 area as well as the R-5 area.
3. Significant revisions to the grading and drainage plans are required and are listed in the attached comments from the Watershed Management division. This application was allowed to move forward under the condition that the applicant must substantially address the comments to the satisfaction of Watershed Management prior to scheduling it for City Council hearing.
4. City policy does not support new residential dwellings in proximity to gas pipelines. The presence of the gas pipeline in Yankee Hill Road has prompted reorientation of the commercial area from S. 40th Street to Yankee Hill Road to avoid locating residential zoning or dwellings within the Pipeline Planning Area along Yankee Hill Road. Since the original PUD approval, Yankee Hill Road has developed as the major commercial corridor rather than S. 40th Street partly due to the pipeline. Previously, the commercial/office in Wilderness Heights was located along S. 40th Street with residential to the east. It is now proposed to leave the office area north of Hohensee Drive on S. 40th Street, orient the commercial area to Yankee Hill Road, and locate multifamily rather than commercial along the remainder of the S. 40th Street frontage.
5. The applicant has requested waivers to Design Standards and the Lincoln Municipal Code.

Within the R-3 PUD Overlay:

- a. *Allow sanitary sewer to flow opposite street grades and allow sanitary sewer to exceed maximum depth per the Sanitary Sewer Design Standards.*

These are commonly-approved waivers based on topography requirements of the site, and are recommended for approval by the Director of the Public Works and Utilities Department.

- b. *Allow lot lines not at right angles or radial to a street per Section 26.23.140(c).*

The Subdivision Ordinance states that the side lines of any lot shall be at right angles to the street or radial, if the street is curved, except where variation will provide a better street and lot layout. The majority of the proposed single family lot lines are radial to the streets. The few instances where this waiver will apply are supportable because the layout generally follows the curves of the streets and should not be so unusual as to create confusion between property owners.

Within the O-3 PUD Overlay:

- c. *Allow intersections less than ¼-mile apart on Yankee Hill Road per the Access Management Policy.*

The Public Works and Utilities Department recommends approval of this waiver. It would allow for the driveway connection on Yankee Hill Road approximately 500 feet east of S. 40th Street. The driveway at that location was preferable to requiring the driveway to cross the conservation easement area in order to reach the minimum 660-foot spacing.

Within the B-2 PUD Overlay:

- d. *Reduce internal setbacks to 0 feet.*

Reducing internal setbacks to zero is a common request in new commercial developments and permits flexibility in site design for buildings and parking. Reduced setbacks between commercial lots do not present a compatibility concern.

- e. *Increase the building height from 40 feet to 55 feet.*

Height waivers for commercial and multi-family buildings are also common to allow for taller buildings and multiple stories. Multi-story buildings can increase the intensity and efficiency of use on a site and are encouraged, especially in mixed-use developments. The 50-foot setback shown on the plans from commercial buildings to the residential area together with the width of Hohensee Drive and the outlots north of the residential lots provide sufficient spacing.

- f. *Allow block length greater than 1,000 feet without a pedestrian way for Blocks 13 and 16 per Section 26.23.125.*

The applicant requested this waiver for Block 16. A waiver is also required for Block 13. The two major pedestrian destinations in this quarter-mile will be the neighborhood park at the southeast corner and the commercial center. This waiver is supportable based on the pedestrian connections provided in Blocks 7, 8, and 15. The pedestrian easements in Blocks 7 and 15 provide significant north-south connectivity oriented to S. 44th Street, which is identified as potential town-center oriented development if the developer wants to remove the minimum office floor area requirement of 50,000 square feet. The easement in Block 8 provides east-west continuity along the route of Music Lane from the acreage lots to the east of the PUD.

- g. *Allow Block 18 to exceed the maximum block length of 1,320 feet and allow block length greater than 1,000 feet without pedestrian way for Block 18.*

Block 18 contains single family lots along the east side of the multi-family area. If the site develops as entirely multi-family, it is not necessary or desirable to have a street connection through the multi-family complex. A pedestrian route would also not serve a clear purpose as the multi-family area has direct routes to reach the main neighborhood destinations.

However, condition of approval 3.6 would require an east-west street connection from S. 40th Street to S. 42nd Street through Block 18 if any portion of the multi-family site is converted to single family detached or attached lots in the future. One lot in Block 18 must be platted as an outlot for possible future street connection until such time as the entire multi-family site is developed with multi-family. The reason for this condition is that single family detached or attached lots on that site should have a street connection into the neighborhood for integration with the like uses (single family) to the east. The street connection should then extend to S. 40th Street to enhance connectivity and walkability within the neighborhood.

- h. Allow the following permitted uses: motorized vehicle sales and service, and residential dwellings on the first floor outside of the Pipeline Planning Area.*

Neither of these uses is allowed by right in the B-2 zoning district but can be added through the PUD. Motorized vehicle sales and service was requested by the applicant as a permitted use in the B-2 area. This use is present in several locations along Yankee Hill Road east of S. 27th Street and should be allowed here. This use was recently added to the Wilderness Hills Commercial PUD at S. 27th Street & Yankee Hill Road.

Residential dwellings are only permitted above or below the first floor in the B-2 district. This request that first-floor dwellings be allowed in the B-2 district will allow flexibility for converting the commercial sites to apartments in the future and absorb the unused, unassigned density from the R-3 single family area.

Within the R-5 PUD Overlay:

- i. Increase the building height from 35 feet to 55 feet.*

A height waiver is supportable for the multi-family area to allow increased density and flexibility in site design. S. 40th Street is a minor arterial and an appropriate location for higher-density, taller residential buildings. Several height waivers have been approved for multi-family buildings in recent years:

- Scouts Treefield Park Community Unit Plan - SW 30th & W. A Streets (SP15072) - height waiver to 40 feet.
- Wilderness Hills Commercial Planned Unit Development - S. 30th Street & Yankee Hill Road (CZ16036) - height waiver to 50 feet.
- Leighton Mixed Use Planned Unit Development - N. 48th Street & Leighton Avenue (CZ16024) - height waiver to 75 feet.
- 48th & Holdrege Planned Unit Development - N. 48th & Holdrege Streets (CZ16016) - height waiver to 70 feet.

6. S. 40th Street from Yankee Hill Road to Rokeby Road is currently a two-lane rural section roadway south of Hohensee Drive. Yankee Hill Road from S. 40th Street to S. 56th Street is also a two-lane rural section. Both segments are shown in the Comprehensive Plan to be constructed as arterial streets. S. 40th Street is planned for four lanes plus turn lanes and Yankee Hill Road is planned for two or four lanes plus intersection improvements.

The timing and cost arrangement for improvements to S. 40th Street and Yankee Hill Road will be addressed with an amendment to the Wilderness Heights Conditional Annexation and Zoning Agreement. The original agreement, along with the agreement for Wilderness Commons, directed funding toward improvement of S. 40th Street. With Yankee Hill Road developing as the primary commercial corridor rather than S. 40th Street, impact fees generated by Wilderness Commons and Wilderness Heights would be primarily directed to Yankee Hill Road.

Improvement of S. 40th Street from Yankee Road to south of Rokeby Road appears in the proposed Capital Improvement Program for FY2018/19 - 2023/24 with funding allocated in years 2-6. A roundabout is planned at S. 40th Street and Wilderness Hills Boulevard. The intersections at S. 40th Street and Hohensee Drive and the two intersections on Yankee Hill Road are planned to remain as regular intersections for the near future with signalization if and when traffic levels meet warrants.

7. Wilderness Heights is designated in the Comprehensive Plan as a Neighborhood Center and would be revised to a Community Center with Comprehensive Plan Amendment #15005. Based on the nature and square footages in the proposed amendments to the Wilderness Commons (Change of Zone #06075A) and Wilderness Heights PUDs, Wilderness Commons with approximately 80,000 square feet of commercial floor area should be revised to a Neighborhood Center. Wilderness Heights will better fit the definition of a Community Center with up to 300,000 total commercial/office square feet. Wilderness Heights was allowed a higher than typical floor area based on meeting several incentive criteria identified in the Comprehensive Plan pages 5.13-5.14 such as providing a significant mix of uses; the potential for multi-story buildings; and its location on a street network with significant future capacity.
8. Building Design Criteria were previously approved for Wilderness Heights and will continue to apply to all commercial and office blocks in the PUD (Blocks 1-6). The criteria require minimum durable masonry material based on building size and regulate color palette, glazing, roof pitch, and screening.

9. Pending approval of Comprehensive Plan Amendment #15005, this change of zone conforms to the Comprehensive Plan. Although there is a large amount of commercial floor area in southwest Lincoln, the commercial floor area in Wilderness Heights is supportable based on the required minimum office floor area, the higher-density residential nearby to support the commercial, and the downgrading of the commercial center size in Wilderness Commons.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Medical office, vacant/undeveloped and agriculture; B-2 PUD and R-3

SURROUNDING LAND USE & ZONING

North: Golf course; AG
South: Southwood Lutheran Church, agriculture; R-3 and R-4
East: Agriculture, large-lot single family residential lots; R-3 and AGR
West: Commercial, vacant and agriculture; R-3 PUD and B-2 PUD

APPLICATION HISTORY: See attached.

APPROXIMATE LAND AREA:

Overall PUD boundary: 152.33 acres
B-2 PUD to O-3 PUD: 8.50 acres
B-2 PUD to B-2 PUD: 6.27 acres
R-3 to B-2 PUD: 41.36 acres
R-3 to R-3 PUD: 72.45 acres
R-3 to R-5 PUD: 0.59 acres
B-2 PUD to R-5 PUD: 23.09 acres

LEGAL DESCRIPTIONS: See attached.

Prepared by

Rachel Jones, Planner

Date: May 17, 2018

Owner/Applicant: Lincoln Federal Bancorp Inc. c/o Leo Schumacher
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(402) 474-1400 or lschumacher@lincolnfed.com

Contact: Brad Marshall
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APPLICATION HISTORY - CHANGE OF ZONE #07060B

- Sept. 2006 Use Permit #06005 for Yankee Hill Plaza was approved by the Planning Commission for 216,000 square feet of office and commercial floor area and change of zone to B-2. The applicant requested the project not be forwarded to City Council, and rescinded the application in April 2009.
- Oct. 2007 Special Permit #07046 was approved to allow soil mining on this site for a period of three years.
- Dec.-Apr. 2008 The City Council approved Annexation #07003 and Change of Zone #07060 from AG to R-3 and B-2 PUD for Wilderness Heights. Preliminary Plat #07004 was approved by the Planning Commission for 309 single family lots and a 225,000 square foot commercial center.
- Jul. 2013 The City Council approved Change of Zone #07060A to rezone a small area from B-2 PUD to R-3 and remove the area from the PUD, and allow vehicle sales and service as a permitted use.
- Nov. 2015 Administrative Amendment #15109 to Change of Zone #07060A approved a change of use from vehicle sales and service to commercial and revised lot layout.
- Aug. 2016 Administrative Amendment #16057 to Change of Zone #07060A established architectural design standards for the commercial blocks.

CONDITIONS OF APPROVAL - CHANGE OF ZONE #07060B

This approval permits up to 217 single family detached and single family attached dwelling units, up to 687 multi-family dwelling units, and up to 300,000 square feet of total commercial and office floor area with the following waivers:

R-3 PUD Overlay Waivers:

1. Allow sanitary sewer to flow opposite street grades.
2. Allow sanitary sewer to exceed maximum depth.
3. Allow lot lines not at right angles or radial to a street.

O-3 PUD Overlay Waivers:

4. Allow intersections less than ¼-mile apart on Yankee Hill Road.

B-2 PUD Overlay Waivers:

5. Reduce internal setbacks to 0 feet.
6. Increase the building height from 40 feet to 55 feet for commercial and multi-family uses.
7. Allow block length greater than 1,000 feet without a pedestrian way for Blocks 13 and 16.
8. Allow Block 18 to exceed maximum block length of 1,320 feet and allow block length greater than 1,000 feet without pedestrian way for Block 18 with the condition as stated in Note 20.
9. Allow the following permitted uses: motorized vehicle sales and service, and residential dwellings on the first floor outside of the Pipeline Planning Area.

R-5 PUD Overlay Waivers:

10. Increase the building height from 35 feet to 55 feet for multi-family units.

Site Specific Conditions:

1. The Developer signs the revised conditional zoning and annexation agreement before the City Council approves the change of zone.
2. The City Council approves associated request:
 - 2.1 Amendment of Comprehensive Plan #15005
3. Before receiving building permits or before a final plat is approved the developer 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 of the planned unit development by the City Council.
 - 3.1 Identify the Pipeline Planning Area on Sheets 1 and 3
 - 3.2 Label all outlots with a purpose.
 - 3.3 Delete General Site Note 19 as there are no trails within this PUD.
 - 3.4 Delete General Site Note 15 as the review process for the Building Design Criteria is already described under that section.
 - 3.5 Add to the General Site Notes:

- 3.5.1 "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 the Building & Safety Department prior to installation".
- 3.5.2 "No dwelling units are permitted within the Pipeline Planning Area."
- 3.5.3 "Prior to final platting of S. 48th Street, provide the additional right-of-way and have approved executive orders, or by Assessment District if approved by City Council, for construction of paving for S. 48th Street as shown on the site plan."
- 3.6 Revise General Site Note 20 to read, "If any portion of the multifamily site is changed to single family detached or single family attached lots, an east-west street connection is required through Block 18 from S. 40th Street to S. 42nd Street. One lot at approximately Lot 5 of Block 18 must be platted as an outlot for future development to be reserved as a street connection if Block 18 is all single family detached/attached or may be converted to a residential lot at such time as their entire multifamily site has been developed with multifamily dwellings." .
- 3.7 Show one of the single family lots in Block 18 as an outlot on Sheets 1 and 3 per the above condition.
- 3.8 Revise the Building Design Criteria #2 to read, "All buildings within the B-2 and O-3 designated areas shall be subject to these design criteria."
- 3.9 Add a note under the Zoning Designation Areas Notes on Sheet 2 that reads, "Residential dwellings on the first floor are a permitted use in the in B-2 Overlay Area outside of the Pipeline Planning Area."
- 3.10 Add the right-in/right-out connection to S. 40th Street from the multi-family area to Sheet 3 as shown on Sheet 1.
- 3.11 Revise the waivers as follows:
 - 3.11.1 Generally revise the waivers to reflect how they are listed in this staff report.
 - 3.11.2 Revise Waiver 2.3 to note that Block 13 also requires a block length waiver for pedestrian way in addition to Block 16.
 - 3.11.3 Add the following language at the end of Waiver 2.5 to block length of Block 18, "...except as described in Note 21."
 - 3.11.4 Create a section for the R-5 Overlay Area to be listed separately and note that the height waiver is from 35 feet to 55 feet.
 - 3.11.5 Add a waiver allowing first-floor residential dwellings in the B-2 Overlay outside of the Pipeline Planning Area.
- 3.12 Delete the Trip Assignments column from the Commercial Land Use Table as it is not necessary to track.
- 3.13 Revise the PUD Residential Density Table as follows:
 - 3.13.1 Reduce the unassigned single family units from 337 to 50 units as there is not space for 337 additional single family units within the PUD.
 - 3.13.2 Add a note underneath the table stating that the 387 unassigned multi-family units may be built in the B-2 area outside of the Pipeline Planning Area.
 - 3.13.3 Revise the label for the last row to read "Approved Residential Units".
- 3.14 Revise the grading and drainage plan and documents to the satisfaction of the Public Works and Utilities according to the attached comments from Watershed Management.

4. Before receiving building permits, the developer shall provide the following documents to the Planning Department:
 - 4.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the planned unit development has been recorded.
5. Before issuance of building permits, final plat(s) shall be approved by the City.

Standard Conditions:

6. The following conditions are applicable to all requests:
 - 6.1 Before occupying the dwelling units/buildings all development and construction shall substantially comply with the approved plans.
 - 6.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 6.3 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.
 - 6.4 The terms, conditions, and requirements of the ordinance shall run with the land and be binding upon the developer, its successors and assigns.
 - 6.5 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.
 - 6.6 The site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in full force and effect unless specifically amended by this ordinance.



Lincoln\lancaster, NE GIS

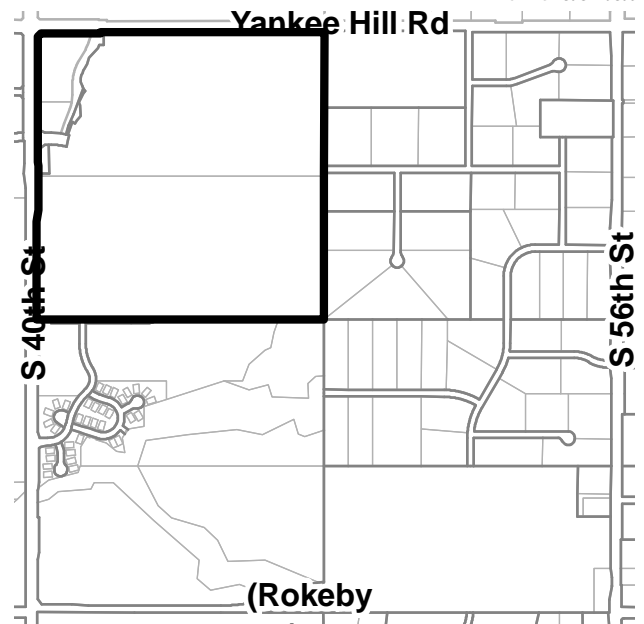
2016 aerial

**Change of Zone #: CZ07060B
Wilderness Heights PUD
S 40th St & Yankee Hill Rd**

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.29 T09N R07E



SHEET INDEX

Table with 2 columns: Description (COVER SHEET, USE PLAN, etc.) and Sheet Number (SHEET 1, SHEET 2, etc.)

DEVELOPER/OWNER

LINCOLN FEDERAL BANCORP, INC.
601 'P' STREET
LINCOLN, NEBRASKA 68508
PHONE: (402) 474-1400

ENGINEER & PREPARER

OLSSON ASSOCIATES
601 'P' STREET
LINCOLN, NE. 68508
PHONE: 402-474-6311

WILDERNESS HEIGHTS
PLANNED UNIT DEVELOPMENT
COVER SHEET

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOT 50 I.T., AND LOT 51 I.T., OUTLOTS 'A' AND 'B'; WILDERNESS HEIGHTS ADDITION, OUTLOTS 'A' AND 'B', WILDERNESS HEIGHTS 1ST ADDITION, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE EASTERLY ON THE NORTH LINE OF SAID NORTHWEST QUARTER ON AN ASSUMED BEARING OF N89°51'06"E, A DISTANCE OF 87.90' TO A POINT; THENCE S00°08'54"E, A DISTANCE OF 60.00' TO THE NORTHWEST CORNER OF OUTLOT 'A', WILDERNESS HEIGHTS 1ST ADDITION, SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N89°51'06"E, ON A NORTH LINE OF SAID OUTLOT 'A', SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 60.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 23.62' TO A NORTH CORNER OF SAID OUTLOT 'A'; THENCE S00°08'54"E, ON AN EAST LINE OF SAID OUTLOT 'A', SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00' TO A NORTH CORNER OF SAID OUTLOT 'A'; THENCE N89°51'06"E, ON A NORTH LINE OF SAID OUTLOT 'A', AND ON THE NORTH LINE OF OUTLOT 'B', WILDERNESS HEIGHTS 1ST ADDITION, SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 70.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 336.49' TO THE NORTHEAST CORNER OF SAID OUTLOT 'A'; THENCE S00°08'54"E, ON A WEST LINE OF SAID LOT 51 I.T., SAID LINE BEING AN EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 20.00' TO THE NORTHWEST CORNER OF SAID LOT 51 I.T.; THENCE N89°51'06"E, ON THE NORTH LINE OF SAID LOT 51 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 50.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,985.78' TO THE NORTHEAST CORNER OF SAID LOT 51 I.T.; SAID POINT BEING THE EAST CORNER OF SAID NORTHWEST QUARTER, SAID POINT ALSO BEING ON AN EAST RIGHT-OF-WAY LINE OF SOUTH 40TH STREET; THENCE N00°02'40"W, ON A WEST LINE OF SAID LOT 50 I.T., SAID LINE BEING AN EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 884.77' TO A WEST CORNER OF SAID LOT 50 I.T.; THENCE N08°33'29"E, ON A WEST LINE OF SAID LOT 50 I.T., SAID LINE BEING AN EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 100.28' TO A WEST CORNER OF SAID LOT 50 I.T.; SAID POINT BEING 65.00' EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N00°02'40"W, ON A WEST LINE OF SAID LOT 51 I.T., SAID LINE BEING AN EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 57.98' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 131°3'09", A RADIUS OF 594.00', AN ARC LENGTH OF 127.05' ON A NORTH LINE OF SAID LOT 51 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A CHORD BEARING OF S83°26'06"E, TO A WEST CORNER OF SAID LOT 51 I.T., SAID POINT BEING THE SOUTHWEST CORNER OF SAID OUTLOT 'A'; THENCE N131°02'29"E, ON A WEST LINE OF SAID LOT 51 I.T., SAID LINE BEING AN EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 108.00' TO A WEST CORNER OF SAID LOT 51 I.T.; SAID POINT BEING THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY, SAID POINT ALSO BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 131°3'09", A RADIUS OF 702.00', AN ARC LENGTH OF 161.97' ON A SOUTH LINE OF SAID LOT 51 I.T., ON A SOUTH LINE OF OUTLOT 'B', WILDERNESS HEIGHTS ADDITION, ON A SOUTH LINE OF OUTLOT 'B', WILDERNESS HEIGHTS 1ST ADDITION, AND SAID LINE BEING AN EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 60.00' EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER, A CHORD BEARING OF N131°02'29"E, A CHORD LENGTH OF 161.61', A TANGENT LENGTH OF 81.34', AND A CHORD BEARING OF N83°26'06"E TO A SOUTH CORNER OF SAID LOT 1, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 57.98' TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON AN EAST RIGHT-OF-WAY LINE OF SOUTH 40TH STREET; THENCE N89°51'06"E, ON A NORTH LINE OF SAID OUTLOT 'A', SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00' TO A WEST CORNER OF SAID OUTLOT 'A'; THENCE N00°02'40"W, ON A WEST LINE OF SAID OUTLOT 'A', SAID LINE BEING AN EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 70.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 310.02' TO A WEST CORNER OF SAID OUTLOT 'A'; THENCE N00°02'40"W, ON A WEST LINE OF SAID OUTLOT 'A', SAID LINE BEING AN EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 25.49' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 6,635,584.76 SQUARE FEET OR 152.33 ACRES, MORE OR LESS.



LEGEND

- EASEMENT
PROPOSED SETBACK (B2, O3, AND R5 AREAS SHOWN)
PROPOSED ROW
P.U.D. BOUNDARY
LIMITS OF CONSERVATION EASEMENT

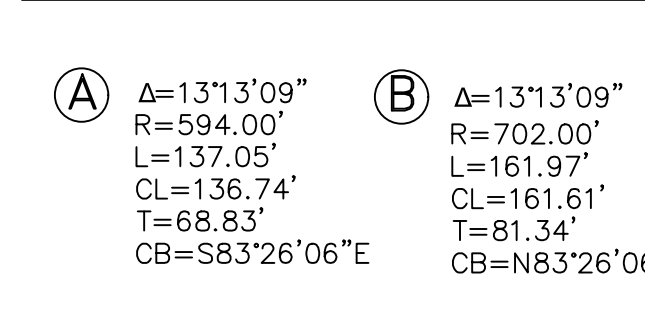
GENERAL SITE NOTES

- 1. THE PROPOSED LOT LINES ARE CONCEPTUAL AND MAY VARY IN THE FINAL PLAN.
2. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. ALL PAVING RADII ARE TO BE 20 FEET UNLESS OTHERWISE NOTED.
4. ALL INTERSECTION ANGLES SHALL BE 90° UNLESS OTHERWISE NOTED.
5. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
6. SIGNS NEED NOT BE SHOWN ON THE SITE PLAN, BUT WILL BE SHOWN AT THE TIME OF SIGN PERMIT AND WILL BE PER ZONING ORDINANCE 27.69.
7. RIGHT-OF-WAY WIDTHS: REFERENCE TYPICAL STREET CROSS SECTIONS, THIS SHEET.
8. CROSS ACCESS AND PARKING EASEMENTS WILL BE GRANTED IN BLOCKS 1-6.
9. DIRECT VEHICULAR ACCESS TO PUBLIC STREETS IS RELINQUISHED EXCEPT AS SHOWN.
10. DEVELOPMENT SHALL BE RESTRICTED BY THE CONSERVATION EASEMENT PER THE TERMS AND CONDITIONS OF THE CONSERVATION EASEMENT. DEVELOPMENT SHALL ALSO BE RESTRICTED BY NEW GROWTH AREA STANDARDS PER THE CITY FLOODPLAIN STANDARDS. (NOTE THERE IS NO LONGER A FLOOD PRONE AREA ANYMORE AS THIS CORRIDOR HAS BEEN ADOPTED BY FEMA AS A FLOODPLAIN.)
11. ALL SITE IMPROVEMENTS SHALL CONFORM TO THE CONDITIONS OF THE APPROVED FLOOR PLAN PLATTE SOUTH AND NORTH CONSERVATION EASEMENT. THERE WILL BE NO UTILITIES INSTALLED WITHOUT PRIOR APPROVAL BY THE PUBLIC WORKS AND UTILITIES DIRECTOR AND THE LPSNRD PER THE CONSERVATION EASEMENT.
12. OUTLOTS WILL BE MAINTAINED BY THE DEVELOPER AND/OR FUTURE HOME OWNERS ASSOCIATIONS.
13. INDIVIDUAL LOT AND PARKING LAYOUT, PEDESTRIAN CIRCULATION AND BUILDING ORIENTATION FOR BLOCKS 1-6 SHALL BE FINALIZED BY ADMINISTRATIVE AMENDMENT.
14. THE DEVELOPER SHALL WORK WITH THE CITY OF LINCOLN ON A LOCATION FOR A TRANSIT STOP IF REQUESTED BY THE CITY.
15. ARCHITECTURAL DESIGN STANDARDS FOR BLOCKS 1-6 SHALL BE SUBMITTED TO THE PLANNING DIRECTOR FOR APPROVAL PRIOR TO BUILDING PERMIT.
16. THE OWNER OF LOT 1, BLOCK 1; LOT 1, BLOCK 2; AND LOTS 1-4, BLOCK 3 SHALL NOTIFY PURCHASERS OF LOT ADJACENT TO YANKEE HILL ROAD OF THE APPROXIMATE LOCATION OF THE HIGH PRESSURE GAS PIPELINE UNDER THE EASTBOUND LANES OF YANKEE HILL ROAD.
17. ALL NECESSARY CLOM (CONDITIONAL LETTER OF MAP REVISION), LOMR (LETTER OF MAP REVISION), LOMA (LETTER OF MAP AMENDMENT) WILL BE OBTAINED FOR MODIFICATIONS TO FLOODPLAIN.
18. AFTER GRADING AND PRIOR TO FINAL PLAT, A LETTER OF MAP REVISION FROM FEMA NEEDS TO BE OBTAINED AND SUBMITTED TO THE CITY REFLECTING FINAL GRADES AND THE NEW FLOODPLAIN. LOTS ADJACENT TO THE FLOODPLAIN MAY NOT BE FINAL PLATTED UNTIL LOMR HAS BEEN APPROVED.
19. TRAIL LOCATIONS ARE CONCEPTUAL AND THE ACTUAL EASEMENT WILL BE DEDICATED AT THE TIME OF THE FINAL DESIGN, WITH THE INPUT OF THE DEVELOPER/LOT OWNER.
20. IF ANY PORTION OF THE MULTIFAMILY SITE IS CHANGED TO SINGLE FAMILY DETACHED OR SINGLE FAMILY ATTACHED LOTS, AN EAST-WEST STREET CONNECTION IS REQUIRED THROUGH BLOCK 18 CONNECTING S. 42ND STREET TO THE SINGLE FAMILY DETACHED/ATTACHED AREA. ONE LOT OF APPROXIMATELY 1/4 ACRE IN BLOCK 18 MUST BE PLATTED AS AN OUTLOT FOR FUTURE DEVELOPMENT TO BE RESERVED AS A STREET CONNECTION IF BLOCK 18 IS ALL SINGLE FAMILY DETACHED/ATTACHED OR MAY BE CONVERTED TO A RESIDENTIAL LOT AT SUCH TIME AS THE ENTIRE MULTIFAMILY SITE HAS BEEN DEVELOPED WITH MULTIFAMILY DWELLINGS.
21. THE PROPOSED RIGHT IN RIGHT OUT ACCESS SHALL BE ELIMINATED TO S. 40TH STREET FOR APARTMENTS.

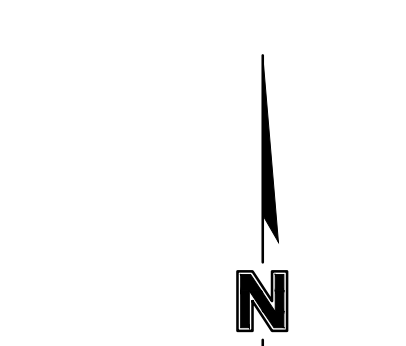
BUILDING DESIGN CRITERIA

- 1. THE FOLLOWING BUILDING DESIGN CRITERIA SHALL BE CERTIFIED BY A REGISTERED ARCHITECT IN WRITING THAT THE BUILDING DESIGN COMPLIES WITH THE DESIGN CRITERIA CONTAINED HEREIN AT THE TIME OF BUILDING PERMIT. EXCEPTIONS WILL REQUIRE APPROVAL FROM THE PLANNING DIRECTOR AT THE TIME OF BUILDING PERMIT.
2. ALL BUILDINGS WITHIN THE B-2 DESIGNATED AREAS SHALL BE SUBJECT TO THESE DESIGN CRITERIA.
3. BUILDING FOOTPRINTS (SINGLE OR MULTI-STORY) 25,000 SQUARE FEET OR LESS, A MINIMUM OF 35% OF THE EXTERIOR FACADE AREA OF THE BUILDING SHALL BE BRICK, STONE, OR CULTURED STONE.
4. BUILDING FOOTPRINTS (SINGLE OR MULTI-STORY) OVER 25,000 SQUARE FEET, A MINIMUM OF 40% OF THE EXTERIOR FACADE AREA OF THE BUILDING SHALL BE BRICK, STONE, CULTURED STONE, STONE MASONRY, OR A COMBINATION THEREOF.
5. EXPOSED CONCRETE UNIT MASONRY, WHETHER GRAY, INTEGRALLY COLORED, OR BURNISHED, SHALL NOT BE USED, EXCEPT SPLIT-FACE CONCRETE MASONRY OR CONCRETE MASONRY WITH A BRICK MASONRY OR STONE VENEER MAY BE USED IF COMPATIBLE WITH THE OVERALL EXTERIOR COLOR PALETTE.
6. SYNTHETIC STUCCO AND EXTERIOR INSULATION AND FINISH SYSTEMS OR STUCCO WALL SYSTEMS MAY BE USED BUT SHALL NOT BE THE MAIN EXTERIOR FIELD MATERIAL AND SHALL ONLY BE USED AS AN ACCENT. COLORS FOR EIFS OR STUCCO SHALL BE COMPATIBLE WITH THE BRICK AND STONE COLORS.
7. ACCENTS OF ARCHITECTURAL, PRE-CAST MAY BE USED PROVIDED THAT THE STYLE AND COLOR ARE COMPATIBLE WITH THE DESIGN PALETTE AND COMPLEMENTARY TO THE BRICK AND STONE COLOR RANGE. EXPOSED STRUCTURAL PRE-CAST CONCRETE SHALL NOT BE USED, BUT STRUCTURAL PRE-CAST CONCRETE MAY BE USED WITH A BRICK MASONRY VENEER COMPATIBLE WITH THE OVERALL EXTERIOR COLOR PALETTE.
8. EXPOSED CAST-IN-PLACE CONCRETE SHALL NOT BE USED. CAST-IN-PLACE CONCRETE WITH A BRICK MASONRY VENEER COMPATIBLE WITH THE OVERALL EXTERIOR COLOR PALETTE MAY BE USED.
9. WINDOWS AND STOREFRONT SYSTEMS SHALL BE CONSTRUCTED OF EXTRUDED ALUMINUM. ALUMINUM STOREFRONT FRAMES SHALL BE THERMALLY BROKEN. FINISH FOR THE WINDOW SYSTEM SHALL BE COMPATIBLE WITH THE OVER ALL EXTERIOR COLOR PALETTE.
10. GLAZING SHALL BE 1" INSULATING GLASS WITH LOW-E COATING. GLASS SHALL BE SELECTED TO PROVIDE PROPER THERMAL PERFORMANCE TO MEET BUILDING CODE REQUIREMENTS. COLOR SHALL BE "CLEAR" AND/OR GRAY.
11. GLAZED IN METAL INSULATED WALL PANELS OR INSULATED METAL WALL PANELS THAT ARE INTEGRAL TO THE ALUMINUM WINDOW FRAMING SYSTEM SHALL BE PERMITTED. THE FINISH AND COLOR OF THE INSULATED WALL PANELS SHALL BE COMPATIBLE WITH THE OVERALL EXTERIOR COLOR PALETTE FOR THE ALUMINUM WINDOW SYSTEMS.
12. METAL FLASHING, GUTTERS AND DOWNSPOUTS SHALL BE PRE-FINISHED AND SHALL BE COMPATIBLE WITH THE OVERALL EXTERIOR COLOR PALETTE AND SHALL CLOSELY MATCH THE COLOR OF THE ALUMINUM WINDOW SYSTEM COLOR.
13. ROOFS FOR ONE STORY BUILDINGS SHALL BE SLOPED OR COMBINATION OF SLOPED AND "FLAT". ROOFS FOR BUILDINGS OF MORE THAN ONE STORY SHALL BE SLOPED AND FLAT OR FLAT ROOFS WITH SLOPES SHALL HAVE A MAXIMUM SLOPE OF 5:12. ROOF ELEMENTS MAKING UP NOT MORE THAN 25% OF THE TOTAL ROOF AREA MAY BE OF ANY PITCH.
14. ALL ROOF-MOUNTED EQUIPMENT SHALL BE ADEQUATELY AND COMPLETELY SCREENED FROM ANY PROPERTY ADJACENT TO PUBLIC RIGHT OF WAYS AND/OR PEDESTRIANS' VIEWS BY MEANS OF EXTERIOR BUILDING WALLS OR SCREEN WALLS. ALL ROOFTOP SCREENING SHALL BE INTEGRALLY DESIGNED INTO THE BUILDING BY USE OF ROOF PARAPETS AND WALLS.
15. FOLLOWING ITEMS SHALL BE EITHER LOCATED OUT OF DIRECT PUBLIC VIEW OR ADEQUATELY SCREENED BY A SCREEN WALL.
- GAS METERS AND ANY ASSOCIATED PIPING
- ELECTRIC METERS AND ANY ASSOCIATED CONDUITS
- TRANSFORMERS
- TRASH COMPACTORS
- ANY GROUND-INSTALLED EQUIPMENT
- TRASH DUMPSTERS, SERVICE AREAS AND RECYCLING BINS AND GREASE INTERCEPTORS.

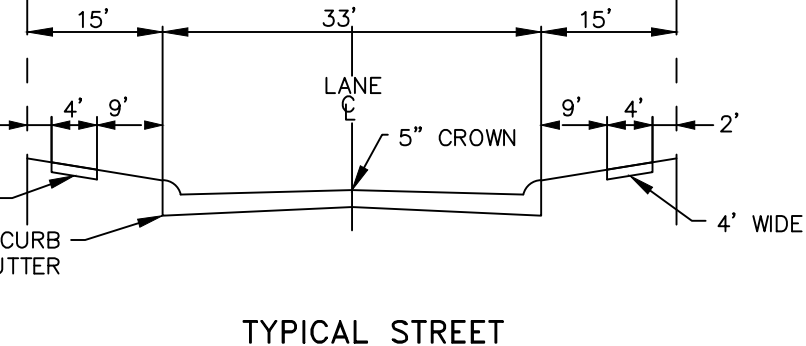
BOUNDARY CURVE DATA



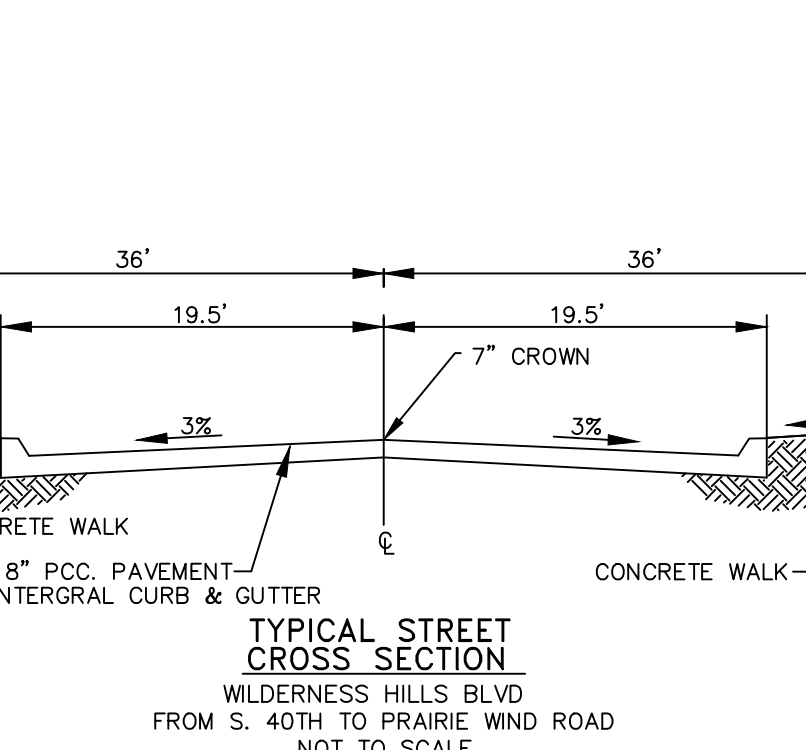
BOUNDARY CURVE DATA



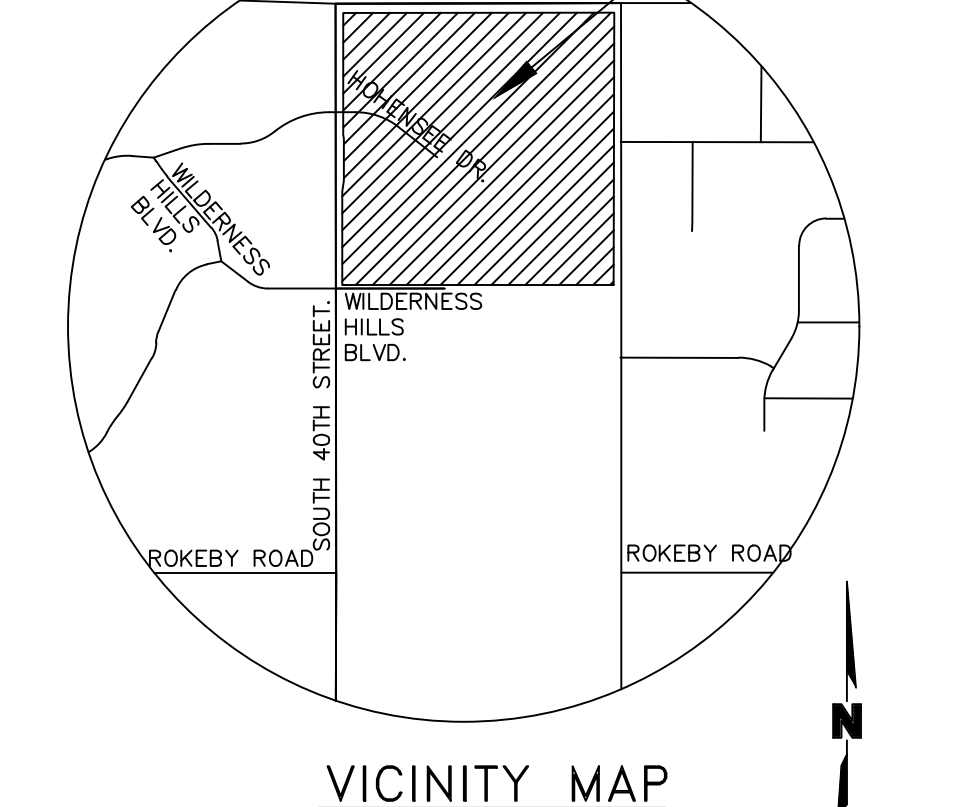
TYPICAL STREET CROSS SECTION



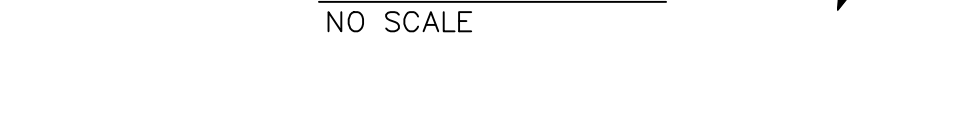
TYPICAL STREET CROSS SECTION



PROJECT LOCATION



VICINITY MAP



OLSSON ASSOCIATES logo and contact information. Includes address (1111 Lincoln Mall, Suite 111, Lincoln, NE 68508), phone (402-746-8111), and website (www.olssonassociates.com). Also includes a REVISIONS table and SHEET 1 of 14 information.

Vertical text on the left margin containing project details, dates, and user information.

WILDERNESS HEIGHTS PLANNED UNIT DEVELOPMENT

SITE PLAN

CURVE DATA

1	R=428.32" L=450.00" CL=221.84" TL=114.45"	12	R=413.16" L=450.00" CL=241.53" TL=85.41"	23	R=459.18" L=450.00" CL=148.44" TL=104.84"	34	R=428.32" L=450.00" CL=221.84" TL=114.45"
2	R=416.50" L=450.00" CL=218.29" TL=110.11"	13	R=423.36" L=450.00" CL=212.90" TL=110.11"	24	R=444.31" L=450.00" CL=151.73" TL=83.23"	35	R=474.11" L=450.00" CL=124.12" TL=96.69"
3	R=383.50" L=450.00" CL=137.07" TL=89.83"	14	R=423.36" L=450.00" CL=212.90" TL=110.11"	25	R=414.25" L=450.00" CL=151.73" TL=83.23"	36	R=409.10" L=450.00" CL=100.00" TL=40.23"
4	R=420.36" L=450.00" CL=161.04" TL=81.84"	15	R=419.06" L=450.00" CL=150.13" TL=75.77"	26	R=407.96" L=450.00" CL=131.73" TL=75.77"	37	R=422.05" L=450.00" CL=124.12" TL=96.69"
5	R=428.32" L=450.00" CL=221.84" TL=114.45"	16	R=419.06" L=450.00" CL=150.13" TL=75.77"	27	R=446.98" L=450.00" CL=174.33" TL=75.77"	38	R=446.98" L=450.00" CL=174.33" TL=75.77"
6	R=450.00" L=194.55" CL=193.04" TL=98.82"	17	R=420.36" L=450.00" CL=168.88" TL=83.37"	28	R=470.54" L=450.00" CL=184.53" TL=348.94"	39	R=470.54" L=450.00" CL=184.53" TL=348.94"
7	R=450.00" L=198.27" CL=262.12" TL=131.24"	18	R=450.00" L=198.27" CL=262.12" TL=131.24"	29	R=450.00" L=328.56" CL=301.07" TL=178.46"	40	R=450.00" L=328.56" CL=301.07" TL=178.46"
8	R=450.00" L=194.55" CL=193.04" TL=98.82"	19	R=450.00" L=134.01" CL=151.73" TL=348.94"	30	R=450.00" L=134.01" CL=151.73" TL=348.94"	41	R=450.00" L=134.01" CL=151.73" TL=348.94"
9	R=450.00" L=194.55" CL=193.04" TL=98.82"	20	R=450.00" L=134.01" CL=151.73" TL=348.94"	31	R=450.00" L=134.01" CL=151.73" TL=348.94"	42	R=450.00" L=134.01" CL=151.73" TL=348.94"
10	R=450.00" L=194.55" CL=193.04" TL=98.82"	21	R=450.00" L=134.01" CL=151.73" TL=348.94"	32	R=450.00" L=134.01" CL=151.73" TL=348.94"	43	R=450.00" L=134.01" CL=151.73" TL=348.94"
11	R=450.00" L=194.55" CL=193.04" TL=98.82"	22	R=450.00" L=134.01" CL=151.73" TL=348.94"	33	R=450.00" L=134.01" CL=151.73" TL=348.94"	44	R=450.00" L=134.01" CL=151.73" TL=348.94"

LOT/BLOCK	ZONING (USE)	LOT AREA (SQ FT)	BUILDING AREA (SQ FT) OPTION 1	TRIP ASSIGNMENTS
LOT 1/ BLOCK 1	(O-3) DRIVE-IN BANK (4 LANES)	2.84	30,000	557
LOT 2/ BLOCK 1	(O-3) GENERAL OFFICE	1.11	10,000	111
LOT 3/ BLOCK 1	(O-3) GENERAL OFFICE	1.08	10,000	110
LOT 4/ BLOCK 1	(O-3) MEDICAL-DENTAL	1.65	13,000	470
LOT 1/ BLOCK 2	(B-2) FAST FOOD	1.09	5,000	2,481
LOT 2/ BLOCK 2	(B-2) SIT-DOWN RESTAURANT	1.28	6,000	628
LOT 3/ BLOCK 2	(B-2) SIT-DOWN RESTAURANT	1.42	7,000	733
LOT 1/ BLOCK 3	(B-2) PHARMACY W/DRIVE THRU	1.67	14,000	1,357
LOT 2/ BLOCK 3	(B-2) FAST FOOD	1.59	5,000	2,480
LOT 3/ BLOCK 3	(B-2) AUTO CARE	1.41	10,000	270
LOT 4/ BLOCK 3	(B-2) GAS STATION (12 PUMPS)	1.80	5,000	1,953
LOT 1/ BLOCK 4	(B-2) GENERAL OFFICE	6.78	50,000	555
LOT 1/ BLOCK 5	(B-2) SHOPPING CENTER	7.88	70,000	2,989
LOT 1/ BLOCK 6	(B-2) SUPERMARKET	6.31	65,000	6,646
OUTLOT A	CONSERVATION EASEMENT OPEN SPACE & DRAINAGE	1.33	-	-
OUTLOT B	COMMON ACCESS, PED. WAY, AND SANITARY SEWER	1.60	-	-
OUTLOT C	CONSERVATION EASEMENT, OPEN SPACE, & DRAINAGE	6.19	-	-
OUTLOT D	PUBLIC ACCESS, SANITARY SEWER, AND WATER MAIN	2.93	-	-
OUTLOT N	WATER QUALITY	0.94	-	-
OUTLOT O	WATER QUALITY	1.09	-	-
TOTAL O-3 & B-2 LOTS		51.99	300,000	21,340

*A MINIMUM OF 50,000 S.F. OF THE B-2 CENTER IN BLOCKS 2-6 MUST REMAIN IN OFFICE USE UNLESS THE SITE PLAN IS REVISED TO PROVIDE A PEDESTRIAN ORIENTED BUILDING LAYOUT ALONG S. 44TH STREET.

P.U.D. RESIDENTIAL DENSITY ALLOWED		
Residential Acres	72.45 SINGLE FAM (R3)	23.68 MULTI FAM (R5)
Max. Density Units / Acre	6.96	29.04
Maximum Residential Units	504	687
P.U.D. RESIDENTIAL DENSITY UTILIZATION		
As Shown on Plan	167	300
Subtotal	167	300
Unassigned	337	387
Planned Residential Units	504	687

LEGEND

---	EASEMENT
---	PROPOSED SETBACK (B2, O3, AND R5 AREAS SHOWN)
---	PROPOSED ROW
---	P.U.D. BOUNDARY
---	LIMITS OF CONSERVATION EASEMENT
---	HIGH-PRESSURE GAS PIPELINE
---	EXISTING 100-YR FLOOD PLAIN
---	PROPOSED 100-YR FLOOD PLAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER MAIN

MOLSSON ASSOCIATES

1111 Lincoln Mall, Suite 111
P.O. Box 84603
Lincoln, NE 68501-0603

TEL: 402.774.6311
FAX: 402.743.1980

REVISIONS

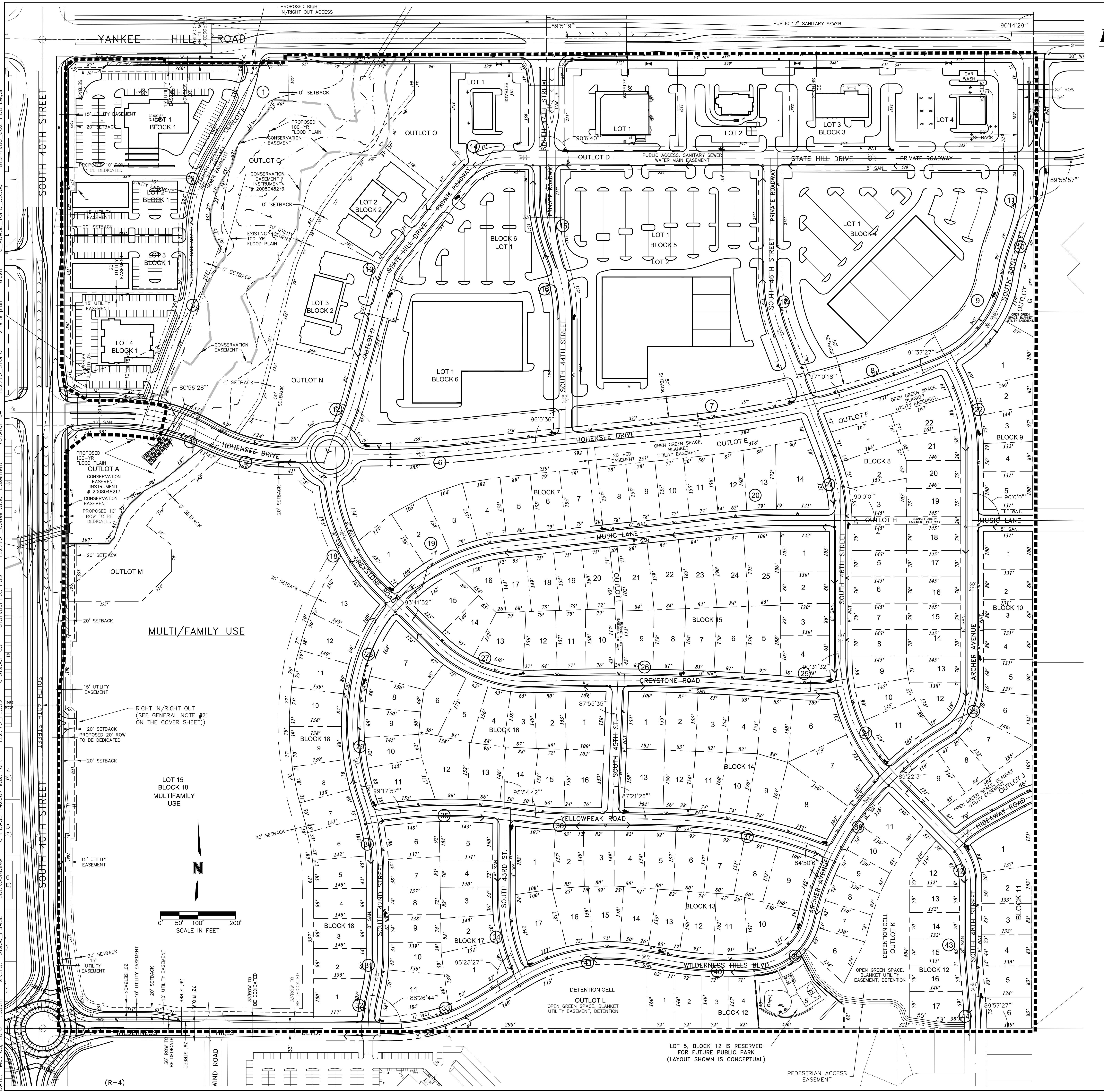
REV. NO.	DATE	REVISION DESCRIPTION

WILDERNESS HEIGHTS
PLANNED UNIT DEVELOPMENT
SITE PLAN

2018

LINCOLN, NEBRASKA

SHEET
3 of 14



DWG: F:\Projects\015-1906\40-Design\AutoCAD\Preliminary Plans\Sheets\LDVP_VC_SIT_51906.dwg
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 0151906_PP00
 015-1906_COZ-PUD Legal

GENERAL SITE NOTES

1. THE PROPOSED LOT LINES ARE CONCEPTUAL AND MAY VARY IN THE FINAL PLAT.
2. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. ALL PAVING RADII ARE TO BE 20 FEET UNLESS OTHERWISE NOTED.
4. ALL INTERSECTION ANGLES SHALL BE 90° UNLESS OTHERWISE NOTED.
5. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
6. SIGNS NEED NOT BE SHOWN ON THE SITE PLAN, BUT WILL BE SHOWN AT THE TIME OF SIGN PERMIT AND WILL BE PER ZONING ORDINANCE 27.69.
7. RIGHT-OF-WAY WIDTHS: REFERENCE TYPICAL STREET CROSS SECTIONS, THIS SHEET.
8. CROSS ACCESS AND PARKING EASEMENTS WILL BE GRANTED IN BLOCKS 1-6.
9. DIRECT VEHICULAR ACCESS TO PUBLIC STREETS IS RELINQUISHED ACCEPT AS SHOWN.
10. DEVELOPMENT SHALL BE RESTRICTED BY THE CONSERVATION EASEMENT PER THE TERMS AND CONDITIONS OF THE CONSERVATION EASEMENT. DEVELOPMENT SHALL ALSO BE RESTRICTED BY NEW GROWTH AREA STANDARDS PER THE CITY FLOODPLAIN STANDARDS. (NOTE THERE IS NO LONGER A FLOOD PRONE AREA ANYMORE AS THIS CORRIDOR HAS BEEN ADOPTED BY FEMA AS A FLOODPLAIN AREA)
11. ALL SITE IMPROVEMENTS SHALL CONFORM TO THE CONDITIONS OF THE APPROVED LOWER PLATTE SOUTH NRD CONSERVATION EASEMENT. THERE WILL BE NO UTILITIES INSTALLED WITHOUT PRIOR APPROVAL BY THE PUBLIC WORKS AND UTILITIES DIRECTOR AND THE LPSNRD PER THE CONSERVATION EASEMENT.
12. OUTLOTS WILL BE MAINTAINED BY THE DEVELOPER AND/OR FUTURE HOME OWNERS ASSOCIATIONS.
13. INDIVIDUAL LOT AND PARKING LAYOUT, PEDESTRIAN CIRCULATION AND BUILDING ORIENTATION FOR BLOCKS 1-6 IS CONCEPTUAL AND SHALL BE FINALIZED BY ADMINISTRATIVE AMENDMENT.
14. THE DEVELOPER SHALL WORK WITH THE CITY OF LINCOLN ON A LOCATION FOR A TRANSIT STOP IF REQUESTED BY THE CITY.
15. ARCHITECTURAL DESIGN STANDARDS FOR BLOCKS 1-6 SHALL BE SUBMITTED TO THE PLANNING DIRECTOR FOR APPROVAL PRIOR TO BUILDING PERMIT.
16. THE OWNER OF LOT 1, BLOCK 1; LOT 1, BLOCK 2; AND LOTS 1-4, BLOCK 3 SHALL NOTIFY PURCHASERS OF LOT ADJACENT TO YANKEE HILL ROAD OF THE APPROXIMATE LOCATION OF THE HIGH PRESSURE GAS PIPELINE UNDER THE EASTBOUND LANES OF YANKEE HILL ROAD.
17. ALL NECESSARY CLOMR (CONDITIONAL LETTER OF MAP REVISION), LOMR (LETTER OF MAP REVISION), LOMA (LETTER OF MAP AMENDMENT) WILL BE OBTAINED FOR MODIFICATIONS TO FLOODPLAIN.
18. AFTER GRADING AND PRIOR TO FINAL PLAT, A LETTER OF MAP REVISION FROM FEMA NEEDS TO BE OBTAINED AND SUBMITTED TO THE CITY REFLECTING FINAL GRADES AND THE NEW FLOODPLAIN. LOTS ADJACENT TO THE FLOODPLAIN MAY NOT BE FINAL PLATTED UNTIL LOMR HAS BEEN APPROVED.
19. TRAIL LOCATIONS ARE CONCEPTUAL AND THE ACTUAL EASEMENT WILL BE DEDICATED AT THE TIME OF THE FINAL DESIGN, WITH THE INPUT OF THE DEVELOPER/LOT OWNER.
20. IF ANY PORTION OF THE MULTIFAMILY SITE IS CHANGED TO SINGLE FAMILY DETACHED OR SINGLE FAMILY ATTACHED LOTS, AN EAST-WEST STREET CONNECTION IS REQUIRED THROUGH BLOCK 18 CONNECTING S. 42ND STREET TO THE SINGLE FAMILY DETACHED/ATTACHED AREA. ONE LOT AT APPROXIMATELY LOT 5 OF BLOCK 18 MUST BE PLATTED AS AN OUTLOT FOR FUTURE DEVELOPMENT TO BE RESERVED AS A STREET CONNECTION IF BLOCK 18 IS ALL SINGLE FAMILY DETACHED/ATTACHED OR MAY BE CONVERTED TO A RESIDENTIAL LOT AT SUCH TIME AS THE ENTIRE MULTIFAMILY SITE HAS BEEN DEVELOPED WITH MULTIFAMILY DWELLINGS.
21. THE PROPOSED RIGHT IN RIGHT OUT ACCESS SHALL BE ELIMINATED TO S. 40TH STREET FOR APARTMENTS.

WAIVERS – (CITY OF LINCOLN SUBDIVISION REGULATIONS AND DESIGN STANDARDS)

1. THE DEVELOPER IS REQUESTING THE FOLLOWING WAIVERS FOR THE R-3 PUD, WHICH WERE PREVIOUSLY APPROVED WITH THE WILDERNESS HEIGHTS PRELIMINARY PLAT:
 - 1.1. ALLOW SANITARY SEWER TO FLOW OPPOSITE STREET GRADES.
 - 1.2. ALLOW SANITARY SEWER TO EXCEED MAXIMUM DEPTH.
 - 1.3. ALLOW INTERSECTIONS LESS THAN $\frac{1}{4}$ MILE APART.
 - 1.4. ALLOW LOT LINES NON-RADIAL TO THE STREET.

2. THE DEVELOPER IS REQUESTING THE FOLLOWING WAIVERS FOR THE B-2 OVERLAY AREA, WHICH WERE PREVIOUSLY APPROVED WITH THE WILDERNESS HEIGHTS PUD:
 - 2.1. ADJUST INTERNAL SETBACKS TO 0 FEET FOR THE B-2 DISTRICT.
 - 2.2. ADJUST THE HEIGHT FROM 40 FEET TO 55 FEET FOR THE B-2 AND R-5 DISTRICTS.
 - 2.3. ALLOW BLOCK LENGTHS GREATER THAN 1,000 FEET WITHOUT A PEDESTRIAN CONNECTION FOR BLOCK 16.
 - 2.4. ALLOW BLOCK 18 TO EXCEED MAXIMUM BLOCK LENGTH.
 - 2.5. ALLOW BLOCK LENGTHS GREATER THAN 1,000 FEET WITHOUT PEDESTRIAN CONNECTION FOR BLOCK 18.
 - 2.6. ALLOWED USES ARE THOSE FOR THE B-2 ZONING DISTRICT PER LMC. ADDITIONAL USES ALLOWED IN THE B-2 ZONING DISTRICT ARE MOTORIZED VEHICLE SALES AND SERVICE. DISPLAY PARKING FOR AUTOMOBILES SHALL CONFORM TO THE LANDSCAPE SCREENING REQUIREMENTS OF PARKING LOTS.

BUILDING DESIGN CRITERIA

1. THE FOLLOWING BUILDING DESIGN CRITERIA SHALL BE CERTIFIED BY A REGISTERED ARCHITECT IN WRITING THAT THE BUILDING DESIGN COMPLIES WITH THE DESIGN CRITERIA CONTAINED HEREIN AT THE TIME OF BUILDING PERMIT. EXCEPTIONS WILL REQUIRE APPROVAL FROM THE PLANNING DIRECTOR AT THE TIME OF BUILDING PERMIT.
2. ALL BUILDINGS WITHIN THE B-2 DESIGNATED AREAS SHALL BE SUBJECT TO THESE DESIGN CRITERIA.
3. BUILDING FOOTPRINTS (SINGLE OR MULTI-STORY) 25,000 SQUARE FEET OR LESS, A MINIMUM OF 35% OF THE EXTERIOR FACADE AREA OF THE BUILDING SHALL BE BRICK, STONE, OR CULTURED STONE.
4. BUILDING FOOTPRINTS (SINGLE OR MULTI-STORY) OVER 25,000 SQUARE FEET, A MINIMUM OF 40% OF THE EXTERIOR FACADE AREA OF THE BUILDING SHALL BE BRICK, STONE, CULTURED STONE, STONE MASONRY, OR A COMBINATION THEREOF.
5. EXPOSED CONCRETE UNIT MASONRY, WHETHER GRAY, INTEGRALLY COLORED, OR BURNISHED, SHALL NOT BE USED, EXCEPT SPLIT-FACE CONCRETE MASONRY OR CONCRETE MASONRY WITH A BRICK MASONRY OR STONE VENEER MAY BE USED IF COMPATIBLE WITH THE OVERALL EXTERIOR COLOR PALETTE.
6. SYNTHETIC STUCCO AND EXTERIOR INSULATION AND FINISH SYSTEMS OR STUCCO WALL SYSTEMS MAY BE USED BUT SHALL NOT BE THE MAIN EXTERIOR FIELD MATERIAL AND SHALL ONLY BE USED AS AN ACCENT. COLORS FOR EIFS OR STUCCO SHALL BE COMPATIBLE WITH THE BRICK AND STONE COLORS.
7. ACCENTS OF ARCHITECTURAL PRE-CAST MAY BE USED PROVIDED THAT THE STYLE AND COLOR ARE COMPATIBLE WITH THE DESIGN PALETTE AND COMPLIMENTARY TO THE BRICK AND STONE COLOR RANGE. EXPOSED STRUCTURAL PRE-CAST CONCRETE SHALL NOT BE USED, BUT STRUCTURAL PRE-CAST CONCRETE MAY BE USED WITH A BRICK MASONRY VENEER COMPATIBLE WITH THE OVERALL EXTERIOR COLOR PALETTE.
8. EXPOSED CAST-IN-PLACE CONCRETE SHALL NOT BE USED. CAST-IN-PLACE CONCRETE WITH A BRICK MASONRY VENEER COMPATIBLE WITH THE OVERALL EXTERIOR COLOR PALETTE MAY BE USED.
9. WINDOWS AND STOREFRONT SYSTEMS SHALL BE CONSTRUCTED OF EXTRUDED ALUMINUM. ALUMINUM STOREFRONT FRAMES SHALL BE THERMALLY BROKEN. FINISH FOR THE WINDOW SYSTEM SHALL BE COMPATIBLE WITH THE OVERALL EXTERIOR COLOR PALETTE.
10. GLAZING SHALL BE 1" INSULATING GLASS WITH LOW-E COATING. GLASS SHALL BE SELECTED TO PROVIDE PROPER THERMAL PERFORMANCE TO MEET BUILDING CODE REQUIREMENTS. COLOR SHALL BE "CLEAR" AND/OR GRAY.
11. GLAZED IN METAL INSULATED WALL PANELS OR INSULATED METAL WALL PANELS THAT ARE INTEGRAL TO THE ALUMINUM WINDOW FRAMING SYSTEM SHALL BE PERMITTED. THE FINISH AND COLOR OF THE INSULATED WALL PANELS SHALL BE COMPATIBLE WITH THE OVERALL EXTERIOR COLOR PALETTE FOR THE ALUMINUM WINDOW SYSTEMS.
12. METAL FLASHING, GUTTERS AND DOWNSPOUTS SHALL BE PRE-FINISHED AND SHALL BE COMPATIBLE WITH THE OVERALL EXTERIOR COLOR PALETTE AND SHALL CLOSELY MATCH THE COLOR OF THE ALUMINUM WINDOW SYSTEM COLOR.
13. ROOFS FOR ONE STORY BUILDINGS SHALL BE SLOPED OR COMBINATION OF SLOPED AND "FLAT". ROOFS FOR BUILDINGS OF MORE THAN ONE STORY SHALL BE SLOPED AND FLAT OR FLAT. ROOFS WITH SLOPES SHALL HAVE A MAXIMUM SLOPE OF 5:12. ROOF ELEMENTS MAKING UP NOT MORE THAN 25% OF THE TOTAL ROOF AREA MAY BE OF ANY PITCH.
14. ALL ROOF-MOUNTED EQUIPMENT SHALL BE ADEQUATELY AND COMPLETELY SCREENED FROM ANY PROPERTY ADJACENT TO PUBLIC RIGHT OF WAYS AND/OR PEDESTRIANS' VIEWS BY MEANS OF EXTERIOR BUILDING WALLS OR SCREEN WALLS. ALL ROOFTOP SCREENING SHALL BE INTEGRALLY DESIGNED INTO THE BUILDING BY USE OF ROOF PARAPETS AND WALLS.
15. FOLLOWING ITEMS SHALL BE EITHER LOCATED OUT OF DIRECT PUBLIC VIEW OR ADEQUATELY SCREENED BY A SCREEN WALL.
 - GAS METERS AND ANY ASSOCIATED PIPING
 - ELECTRIC METERS AND ANY ASSOCIATED CONDUITS
 - TRANSFORMERS
 - TRASH COMPACTORS
 - ANY GROUND-INSTALLED EQUIPMENT
 - TRASH DUMPSTERS, SERVICE AREAS AND RECYCLING BINS AND GREASE INTERCEPTORS.

COMMERCIAL LAND USE TABLE— O-3 & B-2 USE AREA				
LOT/BLOCK	ZONING (USE)	LOT AREA (ACRE)	BUILDING AREA (SQ FT) OPTION 1 PEDESTRIAN ORIENTATION	TRIP ASSIGNMENTS
LOT 1/ BLOCK 1	(O-3) DRIVE-IN BANK (4 LANES)	2.84	30,000	557
LOT 2/ BLOCK 1	(O-3) GENERAL OFFICE	1.11	10,000	111
LOT 3/ BLOCK 1	(O-3) GENERAL OFFICE	1.08	10,000	110
LOT 4/ BLOCK 1	(O-3) MEDICAL-DENTAL	1.65	13,000	470
LOT 1/BLOCK 2	(B-2) FAST FOOD	1.09	5,000	2,481
LOT 2/BLOCK 2	(B-2) SIT-DOWN RESTAURANT	1.28	6,000	628
LOT 3/BLOCK 2	(B-2) SIT-DOWN RESTAURANT	1.42	7,000	733
LOT 1/BLOCK 3	(B-2) PHARMACY W/DIRVE THRU	1.67	14,000	1,357
LOT 2/BLOCK 3	(B-2) FAST FOOD	1.59	5,000	2,480
LOT 3/BLOCK 3	(B-2) AUTO CARE	1.41	10,000	270
LOT 4/BLOCK 3	(B-2) GAS STATION (12 PUMPS)	1.60	5,000	1,953
LOT 1/BLOCK 4	(B-2) GENERAL OFFICE	6.78	50,000	555
LOT 1/ BLOCK 5	(B-2) SHOPPING CENTER *	7.88	70,000 *	2,989
LOT 1/ BLOCK 6	(B-2) SUPERMARKET	6.31	65,000	6,646
OUTLOT A	CONSERVATION EASEMENT OPEN SPACE & DRAINAGE	1.33	-	
OUTLOT B	COMMON ACCESS, PED. WAY, AND SANITARY SEWER	1.60	-	
OUTLOT C	CONSERVATION EASEMENT, OPEN SPACE, & DRAINAGE	6.19	-	
OUTLOT D	PUBLIC ACCESS, SANITARY SEWER, AND WATER MAIN	2.93	-	
OUTLOT N	WATER QUALITY	0.94		
OUTLOT O	WATER QUALITY	1.09		
TOTAL O-3 & B-2 LOTS		51.99	300000	21340

*A MINIMUM OF 50,000 S.F. OF THE B-2 CENTER IN BLOCKS 2-6 MUST REMAIN IN OFFICE USE UNLESS THE SITE PLAN IS REVISED TO PROVIDE A PEDESTRIAN ORIENTED BUILDING LAYOUT ALONG S. 44TH STREET.

P.U.D. RESIDENTIAL DENSITY ALLOWED		
Residential Acres	72.45 SINGLE FAM (R3)	23.68 MULTI FAM (R5)
Max. Density Units / Acre	6.96	29.04
Maximum Residential Units	504	687
P.U.D. RESIDENTIAL DENSITY UTILIZATION As Shown on Plan	167	300
Subtotal	167	300
Unassigned	337	387
Planned Residential Units	504	687

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOT 50 I.T., AND LOT 51 I.T., OUTLOTS "A" AND "B", WILDERNESS HEIGHTS ADDITION, OUTLOTS "A" AND "B", WILDERNESS HEIGHTS 1ST ADDITION, AND LOT 1, WILDERNESS HEIGHTS 1ST ADDITION, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

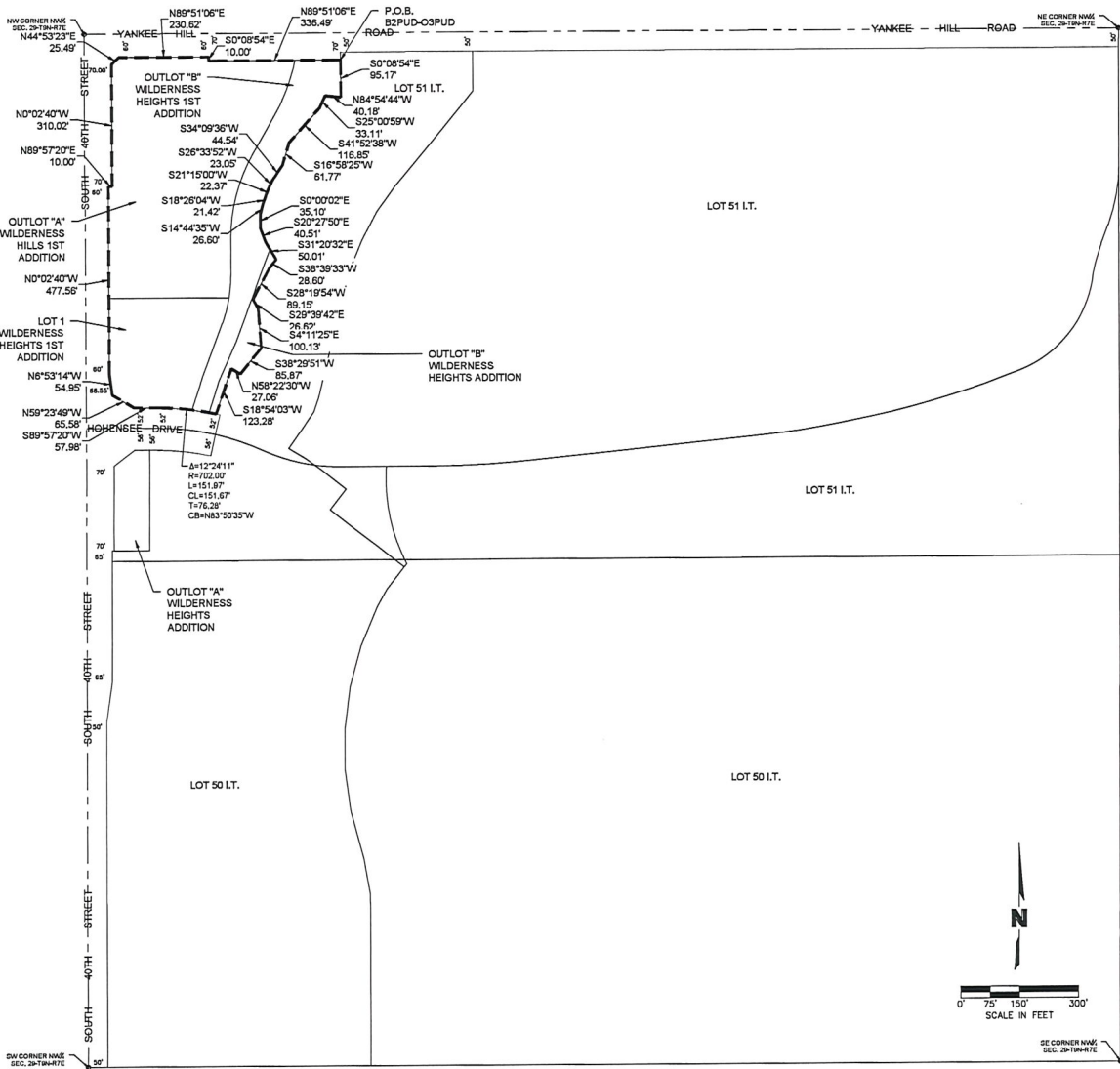
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE EASTERLY ON THE NORTH LINE OF SAID NORTHWEST QUARTER ON AN ASSUMED BEARING OF N89°51'06"E, A DISTANCE OF 87.90' TO A POINT; THENCE S00°08'54"E, A DISTANCE OF 60.00' TO THE NORTHWEST CORNER OF OUTLOT "A", WILDERNESS HEIGHTS 1ST ADDITION, SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE N89°51'06"E, ON A NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 60.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 230.62' TO A NORTH CORNER OF SAID OUTLOT "A"; THENCE S00°08'54"E, ON A EAST LINE OF SAID OUTLOT "A", SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00' TO A NORTH CORNER OF SAID OUTLOT "A"; THENCE N89°51'06"E, ON A NORTH LINE OF SAID OUTLOT "A", AND ON THE NORTH LINE OF OUTLOT "B", WILDERNESS HEIGHTS 1ST ADDITION, SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 70.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 336.49' TO THE NORTHEAST CORNER OF SAID OUTLOT "B", SAID POINT BEING ON A WEST LINE OF LOT 51 I.T.; THENCE N00°08'54"W, ON A WEST LINE OF SAID LOT 51 I.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 20.00' TO THE NORTHWEST CORNER OF SAID LOT 51 I.T.; THENCE N89°51'06"E, ON THE NORTH LINE OF SAID LOT 51 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 50.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,985.76' TO THE NORTHEAST CORNER OF SAID LOT 51 I.T., SAID POINT BEING ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S00°04'33"W, ON THE EAST LINE OF SAID LOT 51 I.T., AND ON THE EAST LINE OF LOT 50 I.T., SAID LINE BEING THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,592.30' TO THE SOUTHEAST CORNER OF SAID LOT 50 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE S89°59'32"W, ON THE SOUTH LINE OF SAID LOT 50 I.T., SAID LINE BEING THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,585.42' TO THE SOUTHWEST CORNER OF SAID LOT 50 I.T., SAID POINT BEING 50.00' EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT ALSO BEING ON A EAST RIGHT-OF-WAY LINE OF SOUTH 40TH STREET; THENCE N00°02'40"W, ON A WEST LINE OF SAID LOT 50 I.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 50.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 884.77' TO A WEST CORNER OF SAID LOT 50 I.T.; THENCE N08°33'29"E, ON A WEST LINE OF SAID LOT 50 I.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 100.28' TO A WEST

CORNER OF SAID LOT 50 I.T., SAID POINT BEING 65.00' EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N00°02'40"W, ON A WEST LINE OF SAID LOT 50 I.T., AND ON A WEST LINE OF LOT 51 I.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 65.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 334.05' TO A WEST CORNER OF SAID LOT 51 I.T.; THENCE N89°55'19"E, ON A NORTH LINE OF SAID LOT 51 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 5.00' TO THE SOUTHWEST CORNER OF OUTLOT "A", WILDERNESS HEIGHTS ADDITION; THENCE N00°02'40"W, ON A WEST LINE OF SAID OUTLOT "A", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 70.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 215.37' TO A WEST CORNER OF SAID OUTLOT "A"; THENCE N52°11'02"E, ON A NORTHWEST LINE OF SAID OUTLOT "A", SAID LINE BEING A SOUTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 67.00' TO THE NORTHWEST CORNER OF SAID OUTLOT "A", SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE; THENCE N89°57'20"E, ON A NORTH LINE OF SAID OUTLOT "A", AND ON A NORTH LINE OF SAID LOT 51 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 57.98' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 13°13'09", A RADIUS OF 594.00', AN ARC LENGTH OF 137.05' ON A NORTH LINE OF SAID LOT 51 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 136.74', A TANGENT LENGTH OF 68.83', AND A CHORD BEARING OF S83°26'06"E, TO A WEST CORNER OF SAID LOT 51 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY; THENCE N13°10'29"E, ON A WEST LINE OF SAID LOT 51 I.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 108.00' TO A WEST CORNER OF SAID LOT 51 I.T., SAID POINT BEING THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY, SAID POINT ALSO BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 13°13'09", A RADIUS OF 702.00', AN ARC LENGTH OF 161.97' ON A SOUTH LINE OF SAID LOT 51 I.T., ON A SOUTH LINE OF OUTLOT "B", WILDERNESS HEIGHTS ADDITION, ON A SOUTH LINE OF OUTLOT "B", WILDERNESS HEIGHTS 1ST ADDITION, AND ON A SOUTH LINE OF LOT 1, WILDERNESS HEIGHTS 1ST ADDITION, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 161.61', A TANGENT LENGTH OF 81.34', AND A CHORD BEARING OF N83°26'06"W TO A SOUTH CORNER OF SAID LOT 1; THENCE S89°57'20"W, ON A SOUTH LINE OF SAID LOT 1, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 57.98' TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON A EAST RIGHT-OF-WAY LINE OF SOUTH 40TH STREET; THENCE N59°23'49"W, ON A SOUTHWEST LINE OF SAID LOT 1, SAID LINE BEING A NORTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 65.58' TO A WEST CORNER OF SAID LOT 1, SAID POINT BEING 66.55' EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N06°53'14"W, ON A WEST LINE OF SAID LOT 1, SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 54.95' TO WEST CORNER OF SAID LOT 1, SAID POINT BEING 60.00' EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N00°02'40"W, ON A WEST LINE OF SAID LOT 1, AND ON A WEST LINE OF OUTLOT "A", WILDERNESS HEIGHTS 1ST ADDITION, SAID LINE BEING ON A EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 60.00' EAST OF AND PARALLEL WITH THE WEST LINE OF

SAID NORTHWEST QUARTER, A DISTANCE OF 477.56' TO A WEST CORNER OF SAID OUTLOT "A"; THENCE N89°57'20"E, ON A NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00' TO A WEST CORNER OF SAID OUTLOT "A"; THENCE N00°02'40"W, ON A WEST LINE OF SAID OUTLOT "A", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 70.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 310.02' TO A WEST CORNER OF SAID OUTLOT "A"; THENCE N44°53'23"E, ON A NORTHWEST LINE OF SAID OUTLOT "A", SAID LINE BEING A SOUTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 25.49' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 6,635,584.76 SQUARE FEET OR 152.33 ACRES, MORE OR LESS.

Tuesday, May 8, 2018

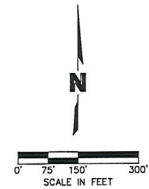
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LEGAL DESCRIPTION
CHANGE OF ZONE
B2PUD-03PUD

A TRACT OF LAND COMPOSED OF OUTLOT "B", WILDERNESS HEIGHTS ADDITION, OUTLOTS "A" AND "B", WILDERNESS HEIGHTS 1ST ADDITION, AND LOT 1, WILDERNESS HEIGHTS 1ST ADDITION, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 17 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

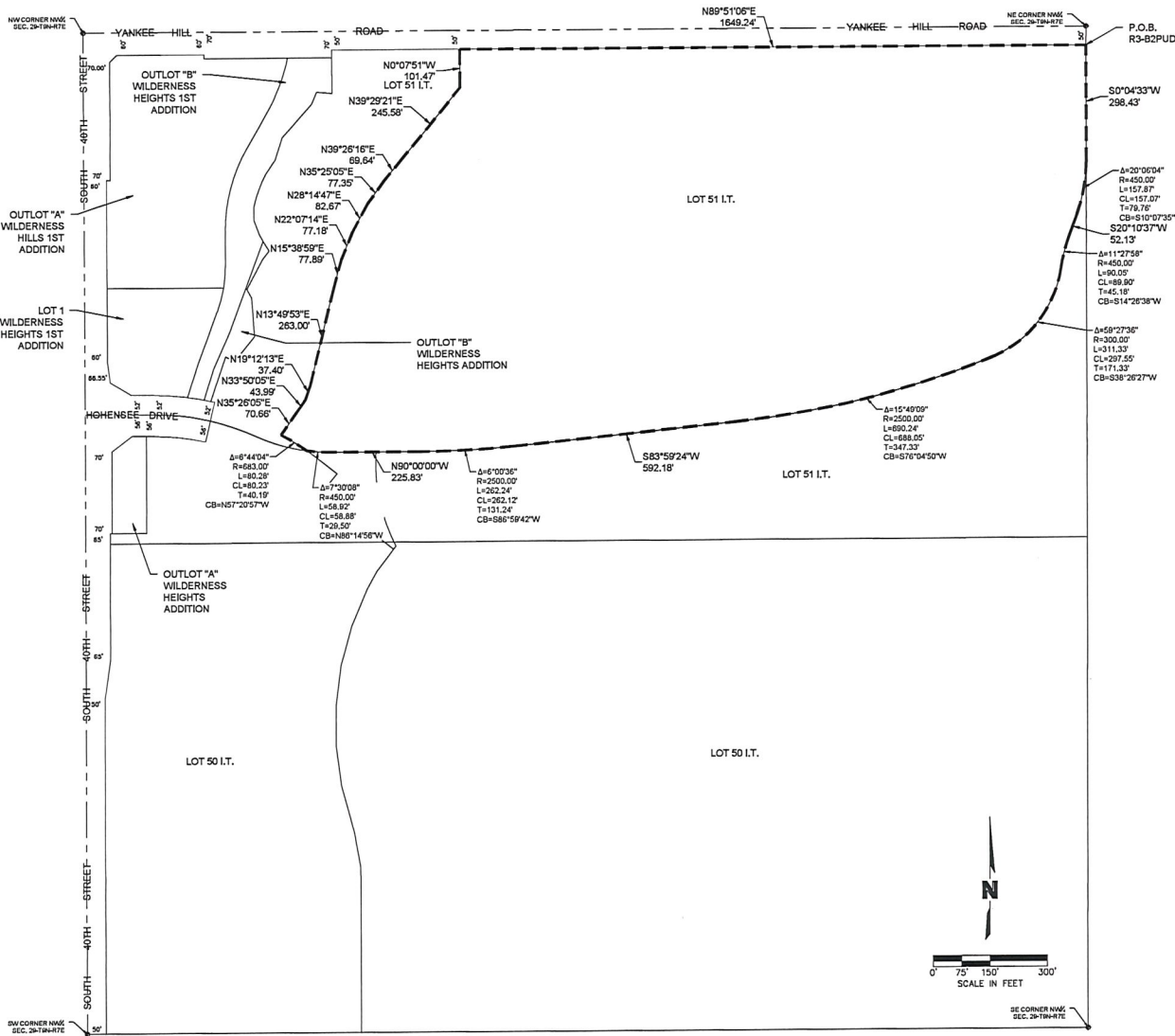
BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "B", WILDERNESS HEIGHTS 1ST ADDITION, SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, THENCE SOUTHERLY ON A EAST LINE OF SAID OUTLOT "B", ON AN ASSUMED BEARING OF S00°08'54"E, A DISTANCE OF 65.17' TO A POINT; THENCE N84°54'44"W, ON A EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 40.16' TO A POINT; THENCE S25°00'59"W, ON A EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 44.54' TO A POINT; THENCE S21°15'00"W, ON A EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 22.37' TO A POINT; THENCE S18°26'04"W, ON A EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 21.42' TO A POINT; THENCE S14°44'35"W, ON A EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 26.60' TO A POINT; THENCE S00°00'02"E, ON A EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 35.10' TO A POINT; THENCE S20°27'50"E, ON A EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 40.51' TO A POINT; THENCE S31°20'32"E, ON A EAST LINE OF SAID OUTLOT "B", AND ON A EAST LINE OF OUTLOT "B", WILDERNESS HEIGHTS ADDITION, A DISTANCE OF 50.01' TO A POINT; THENCE S38°39'33"W, ON A EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 28.60' TO A POINT; THENCE S28°19'54"W, ON A EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 89.15' TO A POINT; THENCE S29°39'42"E, ON A EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 26.62' TO A POINT; THENCE S04°11'29"E, ON A EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 100.13' TO A POINT; THENCE S38°29'51"W, ON A EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 85.87' TO A POINT; THENCE S69°57'20"W, ON A EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 57.98' TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N59°23'49"W, ON A SOUTH LINE OF SAID LOT 1, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 65.58' TO A POINT ON A EAST RIGHT-OF-WAY LINE OF SAID 40TH STREET; THENCE N00°01'40"W, ON A WEST LINE OF SAID LOT 1, SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 54.85' TO A POINT; THENCE N00°02'40"W, ON A WEST LINE OF SAID LOT 1, AND ON A WEST LINE OF OUTLOT "A", WILDERNESS HEIGHTS 1ST ADDITION, SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 477.56' TO A POINT; THENCE N89°57'20"E, ON A NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00' TO A POINT; THENCE N02°40'00"W, ON A WEST LINE OF SAID OUTLOT "A", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 310.02' TO A POINT; THENCE N44°53'23"E, ON A NORTHWEST LINE OF SAID OUTLOT "A", SAID LINE BEING A SOUTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 25.49' TO THE NORTHWEST CORNER OF SAID OUTLOT "A", SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD; THENCE N89°51'06"E, ON A NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 230.62' TO A POINT; THENCE S00°08'54"E, ON A EAST LINE OF SAID OUTLOT "A", SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00' TO A POINT; THENCE N89°51'06"E, ON A NORTH LINE OF SAID OUTLOT "A", AND ON THE NORTH LINE OF OUTLOT "B", WILDERNESS HEIGHTS 1ST ADDITION, A DISTANCE OF 336.49' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 373,486.57 SQUARE FEET OR 8.57 ACRES, MORE OR LESS.



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Tuesday, December 20, 2016
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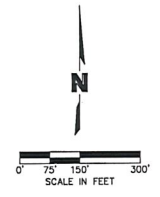


**LEGAL DESCRIPTION
CHANGE OF ZONE
R3-B2PUD**

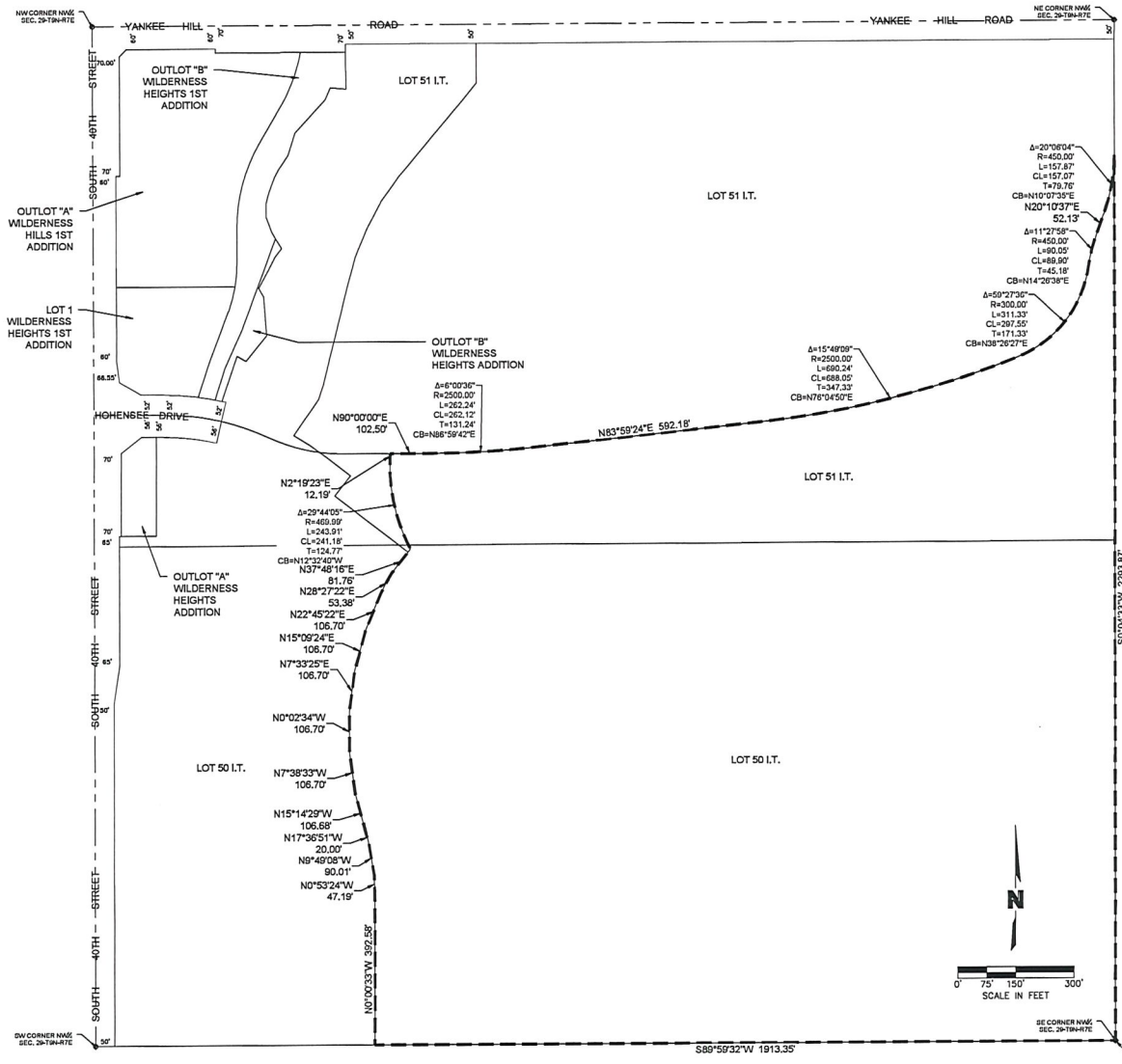
A TRACT OF LAND COMPOSED OF A PORTION OF LOT 51 I.T., LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 51 I.T., SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, SAID POINT ALSO BEING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 51 I.T., SAID LINE BEING THE EAST LINE OF SAID NORTHWEST QUARTER ON AN ASSUMED BEARING OF S00°03'33"W, A DISTANCE OF 298.43' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 20°04'33", A RADIUS OF 450.00', AN ARC LENGTH OF 157.87', A CHORD LENGTH OF 157.07', A TANGENT LENGTH OF 78.76', AND A CHORD BEARING OF S10°07'35"W, TO A POINT, THENCE S20°10'37"W, A DISTANCE OF 52.13' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 11°27'56", A RADIUS OF 450.00', AN ARC LENGTH OF 90.00', A CHORD LENGTH OF 88.90', A TANGENT LENGTH OF 45.18', AND A CHORD BEARING OF S14°28'38"W, TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 59°27'36", A RADIUS OF 300.00', AN ARC LENGTH OF 311.33', A CHORD LENGTH OF 297.55', A TANGENT LENGTH OF 171.33', AND A CHORD BEARING OF S38°29'27"W TO A POINT OF COMPOUND CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 15°49'09", A RADIUS OF 2,500.00', AN ARC LENGTH OF 690.24', A CHORD LENGTH OF 688.05', A TANGENT LENGTH OF 347.33', AND A CHORD BEARING OF S70°04'50"W TO A POINT, THENCE S83°59'24"W, A DISTANCE OF 592.18' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 06°00'36", A RADIUS OF 2,500.00', AN ARC LENGTH OF 282.12', A TANGENT LENGTH OF 131.24', AND A CHORD BEARING OF S88°59'42"W, TO A POINT, THENCE S00°00'00"W, A DISTANCE OF 225.83' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 01°30'08", A RADIUS OF 450.00', AN ARC LENGTH OF 58.92', A CHORD LENGTH OF 58.88', A TANGENT LENGTH OF 29.50', AND A CHORD BEARING OF N86°14'56"W, TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 08°44'04", A RADIUS OF 683.00', AN ARC LENGTH OF 80.23', A CHORD LENGTH OF 80.23', A TANGENT LENGTH OF 40.19', AND A CHORD BEARING OF N57°20'57"W TO A POINT, THENCE N35°26'05"E, A DISTANCE OF 70.66' TO A POINT, THENCE N33°50'05"E, A DISTANCE OF 43.99' TO A POINT, THENCE N19°12'13"E, A DISTANCE OF 37.40' TO A POINT, THENCE N13°49'53"E, A DISTANCE OF 263.00' TO A POINT, THENCE N15°38'59"E, A DISTANCE OF 77.89' TO A POINT, THENCE N28°14'47"E, A DISTANCE OF 82.67' TO A POINT, THENCE N39°29'21"E, A DISTANCE OF 245.58' TO A POINT, THENCE N0°07'51"W, A DISTANCE OF 101.47' TO A POINT, THENCE N89°51'06"E, A DISTANCE OF 1,649.24' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 1,801,527.71 SQUARE FEET OR 41.36 ACRES, MORE OR LESS.

Tuesday, December 20, 2016
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 DATE: Dec 27, 2016 8:10am



LEGAL DESCRIPTION
CHANGE OF ZONE
R3-R3PUD

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 50 I.T., AND LOT 51 I.T., ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 50 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE EASTERNLY ON THE SOUTH LINE OF SAID LOT 50 I.T., SAID LINE BEING THE SOUTH LINE OF SAID NORTHWEST QUARTER ON AN ASSUMED BEARING OF $S89^{\circ}59'32''W$, A DISTANCE OF 1,913.35 TO A POINT; THENCE $N00^{\circ}03'31''W$, A DISTANCE OF 392.56 TO A POINT; THENCE $N00^{\circ}03'31''W$, A DISTANCE OF 47.19 TO A POINT; THENCE $N09^{\circ}40'08''W$, A DISTANCE OF 90.01 TO A POINT; THENCE $N17^{\circ}36'51''W$, A DISTANCE OF 20.00 TO A POINT; THENCE $N15^{\circ}14'29''W$, A DISTANCE OF 106.68 TO A POINT; THENCE $N07^{\circ}38'33''W$, A DISTANCE OF 106.70 TO A POINT; THENCE $N00^{\circ}02'34''W$, A DISTANCE OF 106.70 TO A POINT; THENCE $N07^{\circ}33'25''E$, A DISTANCE OF 106.70 TO A POINT; THENCE $N15^{\circ}09'24''E$, A DISTANCE OF 106.70 TO A POINT; THENCE $N22^{\circ}45'22''E$, A DISTANCE OF 106.70 TO A POINT; THENCE $N28^{\circ}27'22''E$, A DISTANCE OF 53.38 TO A POINT; THENCE $N02^{\circ}19'23''E$, A DISTANCE OF 12.19 TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF $99^{\circ}46'05''$, A RADIUS OF 469.99, AN ARC LENGTH OF 243.91, A CHORD LENGTH OF 241.18, A TANGENT LENGTH OF 124.77; AND A CHORD BEARING OF $N12^{\circ}32'40''W$ TO A POINT; THENCE $N02^{\circ}19'23''E$, A DISTANCE OF 12.19 TO A POINT; THENCE $N86^{\circ}04'50''E$, A DISTANCE OF 102.50 TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF $96^{\circ}00'36''$, A RADIUS OF 2,500.00, AN ARC LENGTH OF 262.24, A CHORD LENGTH OF 262.12, A TANGENT LENGTH OF 131.24, AND A CHORD BEARING OF $N86^{\circ}59'42''E$, TO A POINT; THENCE $N83^{\circ}59'24''E$, A DISTANCE OF 592.18 TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF $15^{\circ}48'09''$, A RADIUS OF 2,500.00, AN ARC LENGTH OF 680.24, A CHORD LENGTH OF 688.00, A TANGENT LENGTH OF 347.33; AND A CHORD BEARING OF $N76^{\circ}04'50''E$, TO A POINT OF COMPOUND CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $59^{\circ}27'35''$, A RADIUS OF 300.00, AN ARC LENGTH OF 311.33, A CHORD LENGTH OF 297.55, A TANGENT LENGTH OF 171.33; AND A CHORD BEARING OF $N28^{\circ}27'22''E$ TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF $11^{\circ}27'58''$, A RADIUS OF 450.00, AN ARC LENGTH OF 90.00, A CHORD LENGTH OF 89.90, A TANGENT LENGTH OF 45.18; AND A CHORD BEARING OF $N14^{\circ}20'38''E$ TO A POINT; THENCE $N10^{\circ}03'39''E$, A DISTANCE OF 52.13 TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF $20^{\circ}06'04''$, A RADIUS OF 450.00, AN ARC LENGTH OF 157.87, A CHORD LENGTH OF 157.07, A TANGENT LENGTH OF 79.76; AND A CHORD BEARING OF $N10^{\circ}03'39''E$, TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOT 51 I.T., SAID POINT BEING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE $S00^{\circ}03'31''W$, ON THE EAST LINE OF SAID LOT 51 I.T., AND ON THE EAST LINE OF SAID LOT 50 I.T., A DISTANCE OF 2,293.87 TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 3,155,994.71 SQUARE FEET OR 72.45 ACRES, MORE OR LESS.

Tuesday, December 20, 2016
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P.O.B.
 R3-R3PUD



November 4, 2015

Mr. David Cary
Interim Planning Director
Planning Department
555 South 10th St., Suite 213
Lincoln, NE 68508

Re: Wilderness Heights PUD
Olsson Project No. 015-1906

Dear David:

We are submitting this PUD request on behalf of Lincoln Federal Bancorp, Inc., the owner ("Developer") of Lots 50 I.T. and 51 I.T., Lincoln, Lancaster County, Nebraska (the "Property"). Currently, the Property is zoned B-2 and R-3 and is part of Wilderness Heights PUD (CZ07060) and Wilderness Heights Preliminary Plat (PP07004).

The Developer is proposing to "combine" the existing Wilderness Heights PUD and Preliminary Plat into one PUD and a mixture of commercial and residential uses. The Developer is making the following applications and requests for development of the Property:

1. Changes of Zone (New P.U.D.). The Developer is requesting a change of zone from the existing B-2 and R-3 to an R-3 PUD with R-5 and B-2 overlays.

The Developer is requesting a new R-5 overlay that permits 300 apartment dwelling units on approximately 23 acres. The Developer is also requesting a B-2 overlay that permits 276,000 square feet of commercial uses on approximately 51 acres. The R-3 PUD will also include 187 single family homes. The site plan has been designed to position the R-5 multifamily area adjacent to S. 40th Street from Hohensee Drive to Wilderness Hills Boulevard. The B-2 area is designated adjacent to Yankee Hill Road from S. 40th Street to S. 48th Street. The proposed commercial uses are consistent with the Comprehensive Plan, which recommends commercial uses adjacent to high pressure gas lines. There is a 12" High Pressure gas line located within the City right of way of Yankee Hill Road. The R-3 single family lots are consistent with nature and size of the existing preliminary plat.

The Developer met with Eastmont Towers ("Eastmont") on October 29th. During the meeting, the site plan was shared and Eastmont provided initial feedback that the proposed site plan was a good balance of uses. Eastmont has requested the Developer to consider the types of uses that would be comparable to the Eastmont property, directly west of S. 48th Street. The

Developer and Eastmont are working together for shared costs of improvements to S .48th Street and how to best provide sewer to the Eastmont Property.

The Developer is requesting the following waivers for the R-3 PUD, which were previously approved with the Wilderness Heights Preliminary Plat:

1. Allow sanitary sewer to flow opposite street grades.
2. Allow sanitary sewer to exceed maximum depth.
3. Allow intersections less than ¼ mile apart
4. Allow blocks more than 1,000 feet in length without a pedestrian easement.
5. Allow lot lines non-radial to the street.

The Developer is requesting the following waivers for the B-2 overlay area, which were previously approved with the Wilderness Heights PUD:

1. Adjust setbacks to 0'.
2. Adjust the height from 40' to 55'.
3. Lots abutting a public street or private roadway.

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

1. City Application Form for Changes of Zone (P.U.D.)
2. Application fees in the amount of \$3,792

I will submit plans to ProjectDox upon notification from the planning staff.

We appreciate your consideration of the above requests and look forward to working with you on this exciting new development for the City. If you require further information or have any questions, please do not hesitate to contact me at bmarshall@olssonassociates.com or (402) 458-5672.

Sincerely,



Brad J. Marshall, P.E.

cc (via email): Leo Schumacher

Current Project - Agency Review Report

Agency Name	User Name	Review Status	Comments	Assignment
Public Works - Watershed Management	jared nelson	Corrections Required	<p>We are still reviewing the information supplied with the latest submittal on 4/26 and are working with Olssons to coordinate outstanding issues or questions. It appears that the revised submittal addresses many of the previous comments, and the overall layout and intent appears to work. There are still minor corrections to make and some missing information such as FEMA floodplain cross sections and BFEs, which still need to be added, and once corrected we can fully review. We will continue to coordinate with OA to have all the details corrected and addressed. Of particular note, there is a flow change (i.e. and increase in runoff) shown in the HEC-RAS model downstream of Hohensee, but the storm drainage plans and detention modeling indicate this flow change should occur upstream of Hohensee. Also, the full proposed Yankee Hill Roadway widening needs to be shown on the grading and drainage plan, and include full grading, and storm drain layout. Currently, only the old – narrow – layout is shown with road side ditches which is not representative of the future conditions once Yankee Hill Rd is widened. This all needs to be shown to see how the development will drain and match grades.</p>	Individual

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Change of Zone 18014	FINAL ACTION? No	DEVELOPER/OWNER Knobbe Man Co./RKKR, LLC
PLANNING COMMISSION HEARING DATE May 23, 2018	RELATED APPLICATIONS SP18019 & SAV18002	PROPERTY ADDRESS/LOCATION 1200 SW. 17 th Street

RECOMMENDATION: APPROVAL

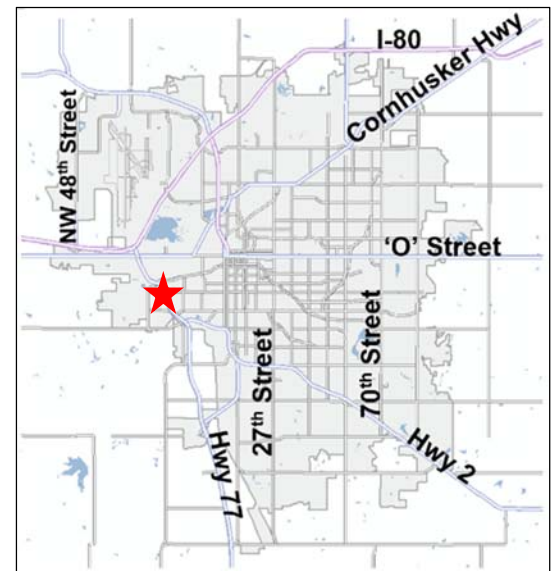
BRIEF SUMMARY OF REQUEST

This is a request for a change of zone from R-2 Residential to R-3 Residential on approximately 3.39 acres associated with a proposed new Community Unit Plan (Special Permit 18019) and a Street and Alley Vacation (SAV18002) for W. B Street.

The Planning Department is recommending including two existing residences in the change of zone request that were not included in the original request. Including these two residences will establish the best zoning pattern, which our Zoning Ordinance encourages to follow block patterns.

JUSTIFICATION FOR RECOMMENDATION

A change of zone to R-3 is consistent with the Future Land Use Map and the zoning pattern of the area, and is compatible with the adjacent development based on the site plan for the proposed Community Unit Plan (CUP).



APPLICATION CONTACT

Marcia Kinning, REGA Engineering
(402) 484-7342
marcia@regaeng.com

STAFF CONTACT

Dessie E. Redmond, Planner
(402) 441-6373
dredmond@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed zoning aligns with the designated future land use of urban density residential.

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - This site is shown as future Urban Density Residential on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 - Urban Residential is for Multi-family and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre.

P. 1.6 - Approximately 20% of new dwelling units will be built within the existing City, with about 3,000 in the Downtown and Antelope Valley areas, 1,000 in existing neighborhoods, and 4,000 in mixed use redevelopment nodes and corridors.

P. 7.2 - Neighborhoods & Housing Guiding Principles

- Promote sustainability and resource conservation by preserving and improving housing in existing neighborhoods.
- Distribute and preserve affordable housing throughout the community to be near job opportunities and to provide housing choices within existing and developing neighborhoods.
- Make available a safe residential dwelling for all citizens.
- Provide a wide variety of housing types and choices for an increasingly diverse and aging population.
- Provide flexibility to the marketplace in siting future residential development locations.
- Strive for predictability for neighborhoods and developers for residential development and redevelopment.
- Provide safe and decent affordable and special needs housing for low- and moderate-income households.

P. 7.8 - Preserving existing housing and promoting homeownership should remain the focus in established neighborhoods, with modest opportunities for infill and redevelopment.

P. 7.8 - 1,000 well-designed and appropriately-placed dwelling units are projected for neighborhoods in the existing city – a one percent increase to the existing housing stock—on vacant lots, expansions of existing apartment complexes with undeveloped land, and through accessory dwelling units. Residential redevelopment in existing neighborhoods tends to occur naturally without public intervention over a long period of time, as individual properties become obsolete or are acquired piecemeal by private or nonprofit developers.

P. 7.9 - Strategies for Redevelopment in Existing Neighborhoods

- Promote the preservation, maintenance and renovation of existing housing and neighborhoods throughout the city, with special emphasis on low and moderate income neighborhoods.
- Maintain and enhance infrastructure and services in existing neighborhoods.
- Encourage well-designed and appropriately placed density, including within existing apartment complexes and special needs housing where there is land available for additional buildings or expansions.
- Recognize that broad economic diversity within existing neighborhoods encourages reinvestment and improves quality of life for all residents while acknowledging the need for affordable housing.
- Retain existing predominately single-family blocks in some existing neighborhoods, in order to maintain the mix of housing types.

ANALYSIS

1. This request is for a change of zone from R-2 to R-3, generally located at SW. 17th and W. B Street. The applicant proposes to rezone approximately 3.06 acres non-inclusive of two existing residences that are located within the block (Lots 5&6 and 16&17, Block 6 - as shown on the attached aerial). Staff is recommending including these two residences for a total of approximately 3.39 acres.
2. The best zoning pattern would be to add these two existing residences as the Zoning Ordinance encourages zoning patterns to generally follow block patterns. These two residences have expressed unwillingness to be a part of the associated Special Permit #18019 and are not being proposed to be a part of the SP, only the change of zone.
3. The City Council has authority to approve change of zones on any property within the City limits.
4. The purpose of this change of zone is to allow for additional dwelling units associated with a proposed new CUP and SAV for a total of 21 dwelling units. For 3.06 acres, under the R-2 zoning a maximum of 17 dwelling units would be allowed with a CUP. R-3 zoning would allow up to 21 units with a CUP.

5. There is not a significant difference between the R-2 and R-3 zoning districts except that the R-3 allows for a slight gain in density.
6. Abutting to the east there is an area of R-3 zoning with a CUP for up to 29 dwelling units and an early childhood care facility for 150 children.
7. This change of zone is consistent with the Comprehensive Plan based on the proposed residential use. In addition, the proposed density is suitable adjacent to SW. 17th Street and fits with the designated future urban density residential land use identified for the site.

EXISTING LAND USE & ZONING: W. B Street ROW; R-2

SURROUNDING LAND USE & ZONING

North: Vacant; R-2
South: Vacant; R-2
East: Vacant; R-3
West: W. B Street ROW; R-2

APPLICATION HISTORY: none

APPROXIMATE LAND AREA: 3.39 acres

LEGAL DESCRIPTION: Lots 1-30, Block 6, and Lots 1-15, Block 9, Fairview Heights, and a proposed vacated portion of W. B Street, located in the SE 1/4 of Section 28-10-6, Lincoln, Lancaster County, Nebraska.

Prepared by:

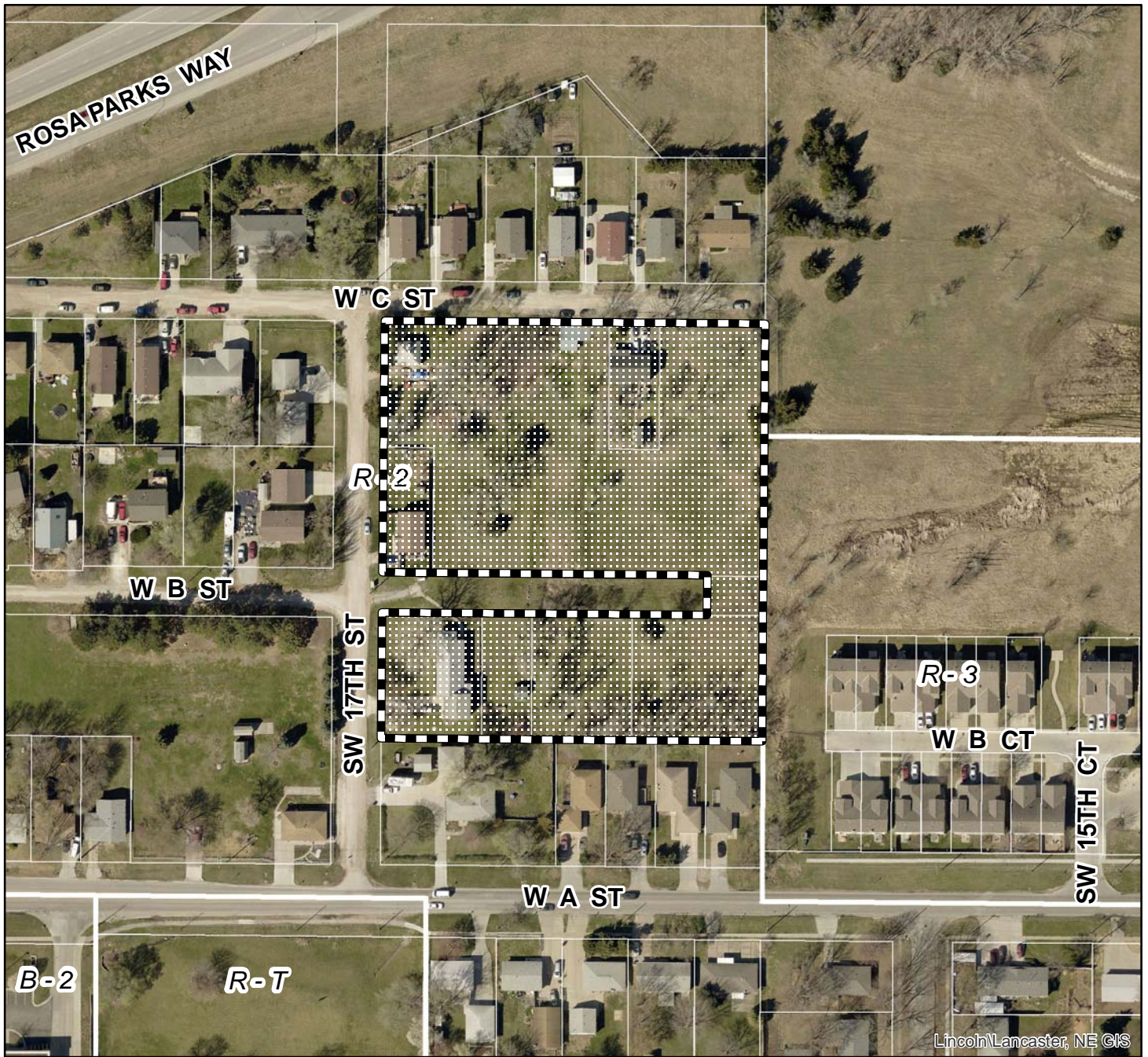
Dessie E. Redmond, Planner
(402) 441-6373

Date: May 15, 2018

Applicant: Marcia Kinning
REGA Engineering
601 Old Cheney Road, Suite A
Lincoln, NE 68512

Owner: RKKKR, LLC
Eric Knobbe
6756 Blueridge Lane
Lincoln, NE 68516

F:\DevReview\CZ\18000\CZ18014 City View.dr.report.docx



2016 aerial

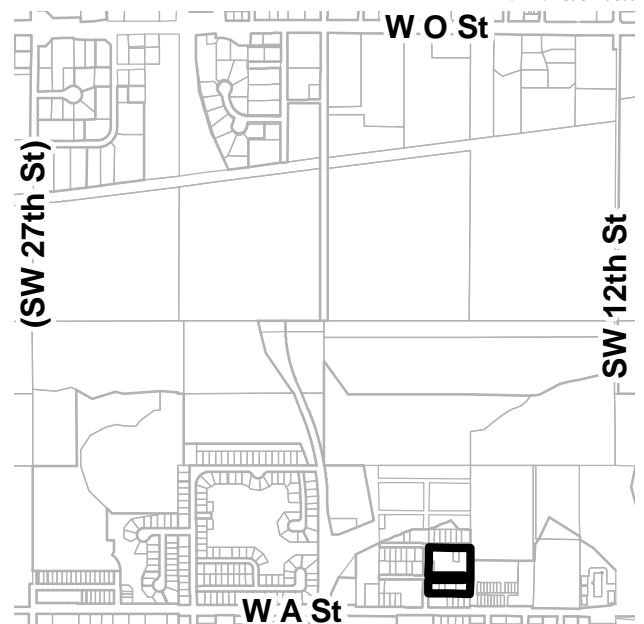
Change of Zone #: CZ18014 (R-2 to R-3)
City View
SW 17th St & W B St

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.28 T10N R06E

	Area of Application
	Zoning Jurisdiction Lines
	Lancaster County Jurisdiction



File No. 171291
April 25, 2018

David Cary
Director of Planning
Dessie Redmond, Planner
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: CITY VIEW
SPECIAL PERMIT/COMMUNITY UNIT PLAN
CHANGE OF ZONE FROM R-2 TO R-3
STREET VACATION OF WEST B STREET
S.W. 17th Street and West 'B' Street

Dear David,

On behalf of RKKKR, LLC and Knobbe Man Co., we are submitting the above mentioned applications for review on property located east of S.W. 17th Street and between West 'C' Street and half a block north of West 'A' Street. The property currently is final platted as 41 residential lots with West B Street as a 40 foot wide public street within the final plat of Fairview Estates. One existing single family residence is located on a total of 6 of those existing lots which will remain as one dwelling unit each. The 13 existing residential lots adjacent to West C Street will remain as currently platted, however are proposed to consist of only 6 single family or single family attached dwelling units.

City View is requesting a total of 21 dwelling units as per the density calculations for the project area. Along with the 1 existing residence and the 6 single family or single family attached units adjacent to West C Street, 14 townhome lots are proposed acquiring access from West B Street. Due to the lack of right-of-way within West B Street, an additional 10 feet to each side of the right-of-way is shown to be dedicated adjacent to the proposed townhome lots equaling a total of 60 feet of right-of-way.

To accommodate the lack of right-of-way within S.W. 17th and West C Street, a public access and utility easement is being shown on the one existing single family residence as well as those units along West C Street. A general note has been shown on the Site Plan stating that the public access and utility easements shall be filed and granted to the City of Lincoln.

Existing public water and sanitary sewer shall be utilized for the adjacent units to West C Street. Proposed public water and sanitary sewer shall be constructed within West B Street right-of-way. The water shall connect to the existing public water in S.W. 17th Street and the sanitary sewer shall connect to the public sanitary sewer manhole along the east property line of the development.

The development is within the 100 year floodplain. A line has been shown on the drawings which reflects the 100 year floodplain based on the FEMA Flood Map as well a line based on the FEMA established elevation. A floodplain fill permit shall be requested through the Building & Safety Department after the proposed grading plan with this permit is approved by the Watershed Management Department. A LOMR-F application will also be submitted to FEMA once the grading has been completed to remove the proposed lots from the 100 year floodplain based on elevation of the grade.

Established wetlands are also located in the southeast corner of the development. To reduce the amount of grading affecting the wetlands, a street vacation of the far east portion of West B Street is also being requested with this application. The wetlands being affected by this development are less than a tenth of an acre. Due to this, a Nation-Wide Permit will be submitted to the Corps of Engineers for their review and acceptance prior to any grading within the wetland area. A delineation has been completed by EA Science and Technology and is included within the drainage summary for reference.

We are requesting the following waivers at this time:

1. *Storm water detention facilities. (Design Standards, Chapter 2.05, Section 3.3)*
Due to the established wetlands on-site, the intent o the project is to mitigate disturbance of the wetlands and keep the wetlands as a water quality feature. In discussions with Watershed Management, they agreed that minimizing impact on the wetlands would be an acceptable practice. Therefore, we are requesting a waiver of detention.
2. *Lot width-to-depth ratio on Lots 2 through 15. (Subdivision Ordinance 26.23.140(a))*
The townhome lot width and the minimum lot width of 90 feet will not allow the specified lots to meet the 3 to 1 ratio requirement. This is a typical waiver requested with townhome units.
3. *Lot area on Lots 2 through 15 to a minimum lot area of 2,500 square feet per unit. (Zoning Ordinance, 27.72.020(a))*
The townhome lot width and the depth of the units, due to allowing drainage be within the outlot at the rear of the lots instead of within them, the standard area of the lots cannot be met.
4. *Average lot width on Lots 2 through 15 to a minimum width of 28.00 feet per unit. (Zoning Ordinance, 27.72.020(a))*
The proposed townhomes consist of either 4-plex or 5 plex units. Each internal unit is 28 feet wide and the lot to be created for the unit also needs to be the same.
5. *Average lot width on Lots 18 through 21, as single family units, to a minimum width of 49.00 feet per unit. (Zoning Ordinance, 27.72.020(a))*
If the mentioned proposed lots are utilized as single family units, they would not meet the average lot width of 50 feet. This is due to the existing survey monuments found and the true boundary of the property. With this information the rear lot line of the existing lots are one-tenth of a foot less than the measurement shown on the filed final plat of Fairview Heights.

Page 3

An informational letter and site plan will be mailed to the neighbors prior to the to the Planning Commission meeting to allow them to comment and for us to address concerns, if any, they may have. In addition, the 2 existing residences that are located within the block north of West B Street had contacted and requested to be included within the development. Both of the owners expressed their unwillingness to be a part of the special permit and therefore are not part of this application. We look forward to working with the Planning Department and other City Departments on this application. Please do not hesitate to contact me if you have any additional questions or comments.

Sincerely,



Marcia L. Kinning

Cc: Eric Knobbe
Roger Pearson

Enclosures: Application Form for Special Permit and Change of Zone
Application Form for Street Vacation
Special Permit Fee of \$1,492.90
Change of Zone Fee of \$988.00
Street Vacation Fee of \$206.00
Legal Descriptions
Waiver Request List
General Notes

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Street and Alley Vacation #18002	FINAL ACTION? No	DEVELOPER/OWNER Knobbe Man Co./RKKR, LLC
PLANNING COMMISSION HEARING DATE May 23, 2018	RELATED APPLICATIONS SP18019 & CZ18014	PROPERTY ADDRESS/LOCATION 1200 SW. 17 th Street

RECOMMENDATION: CONFORMS TO THE COMPREHENSIVE PLAN

BRIEF SUMMARY OF REQUEST

This is a request to vacate an eastern portion of W. B Street between SW. 17th Street and West Park 1st Addition, Outlot B. The vacation is requested to reduce the amount of grading affecting the established wetlands in the area. The developer is also proposing to rezone the property from R-2 to R-3 with a Community Unit Plan (CUP). If this vacation is approved, this portion of W. B Street will be within the boundaries of the CUP. Access to all properties abutting this portion of W. B Street will not be affected by this vacation.

JUSTIFICATION FOR RECOMMENDATION

This public right-of-way is not being used for the general public as it is not built and is not a through street. The developer owns the properties to the north and south of this portion of W. B Street. Therefore, there is no benefit to the general public to retain this as part of the transportation system.

Additionally, there are no plans to extend W. B Street to the east or make this a through street. Due to the existing wetlands and floodplains, the subdivision abutting to the east did not extend W. B Street to the west.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Vacation of this portion of public right-of-way will not negatively impact the transportation system and subject to the conditions of approval, this request is in conformance with the Comprehensive Plan.



APPLICATION CONTACT

Marcia Kinning, REGA Engineering
(402) 484-7342
marcia@regaeng.com

STAFF CONTACT

Dessie E. Redmond, Planner
(402) 441-6373
dredmond@lincoln.ne.gov

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 10.14 - Local streets and alleys are not shown on the Functional Street and Road Classification plan.

P. 10.15 - Local or residential streets provide the greatest access. These streets provide very limited opportunities for through traffic; their primary function is to provide access to adjacent properties.

ANALYSIS

1. This is a request to vacate a portion of W. B Street right-of-way west of SW. 17th Street. The area to be vacated includes approximately .05 acres.
2. The developer owns the abutting properties to the north and south of the proposed vacation area. The right-of-way in question does not include a through street to the east and does not provide access to other properties.
3. Lincoln Municipal Code Chapter 14.20 requires the City to establish the proper price to be paid for the right-of-way, as well as any amounts necessary to guarantee required reconstruction within the right-of-way. These values must be established and deposited with the City Clerk prior to scheduling the vacation request with the City Council.
4. W. B Street is a local street in the 2040 Comprehensive Plan but is not built nor is it a right-of-way that functions as a through street. It is not generally traveled by the public.
5. As the vacation area is located in a floodplain and established wetlands, a conservation easement will be required prior to deed transfer as stated by the Public Works Utilities - Watershed Management Department in the Agency Review Report (attached).
6. There are no existing public utilities and no private utilities appear to be in the vacation area. Therefore, there is no need for a utility easement to be retained.
7. Lincoln Municipal Code Chapter 14.20 requires the City to establish the proper price to be paid for the right-of-way, as well as any amounts necessary to guarantee required reconstruction within the right-of-way. These values must be established and deposited with the City Clerk prior to scheduling the vacation request with the City Council.
8. Vacation of the right-of-way will not affect the transportation system and is consistent with the Comprehensive Plan.
9. With this request, Lots 29-30, Block 6 and Lots 1-2, Block 9 of the Fairview Heights Subdivision become land locked (no street frontage) and will be required to be replatted. A final plat must be submitted that show all new lots front on and have access to a street.

CONDITIONS OF APPROVAL: See attached

EXISTING LAND USE & ZONING: W. B Street ROW; R-2

SURROUNDING LAND USE & ZONING

North: Vacant; R-2
 South: Vacant; R-2
 East: Vacant; R-3
 West: W. B Street ROW; R-2

APPLICATION HISTORY: none

APPROXIMATE LAND AREA: .05 acres

LEGAL DESCRIPTION: A portion of West B Street located in the SE 1/4 of Section 28-10-6, Lincoln, Lancaster County, Nebraska.

Prepared by:

Dessie E. Redmond, Planner
(402) 441-6373

Date: May 15, 2018

Applicant: Marcia Kinning
REGA Engineering
601 Old Cheney Road, Suite A
Lincoln, NE 68512

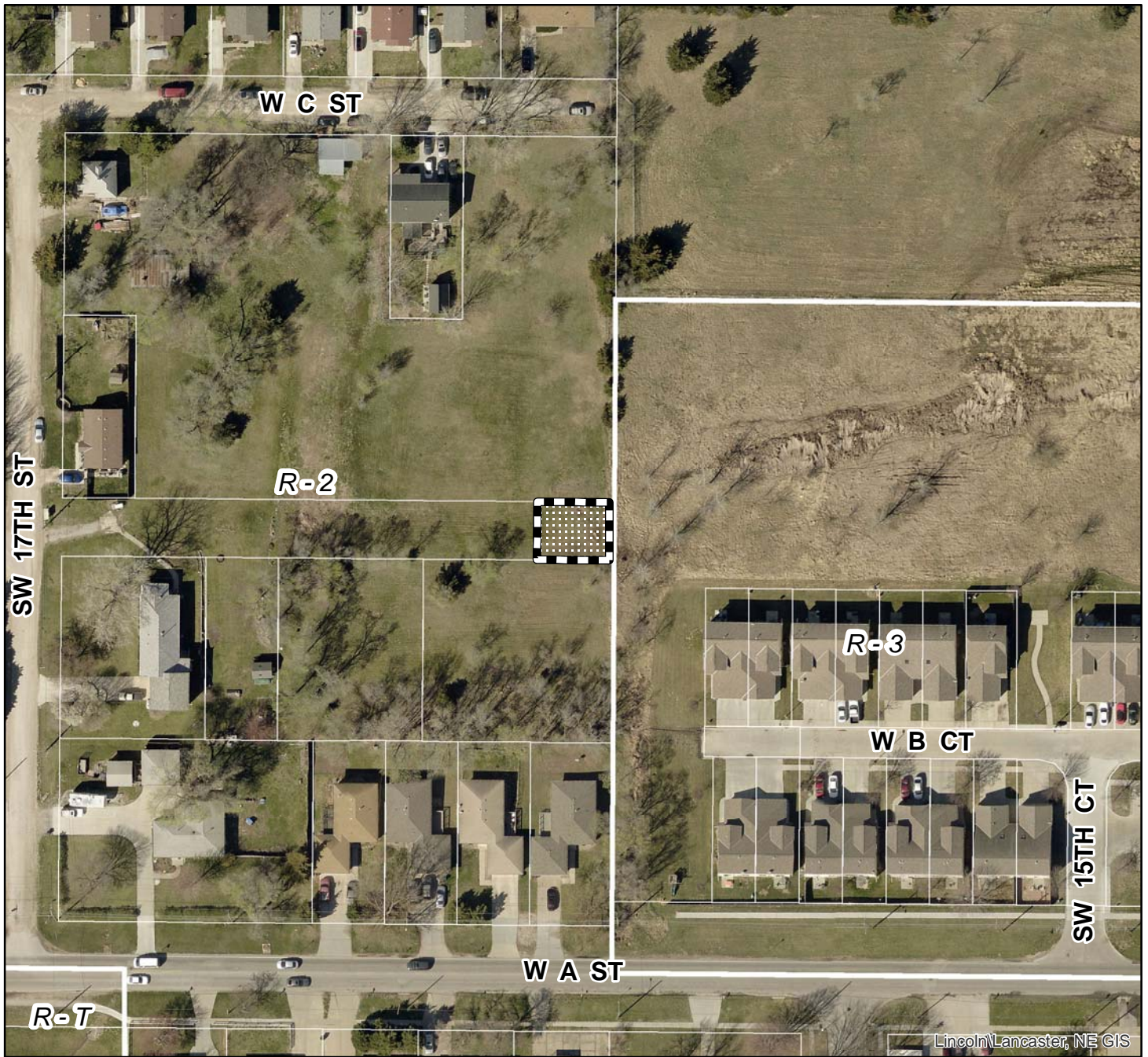
Owner: RKKKR, LLC
Eric Knobbe
6756 Blueridge Lane
Lincoln, NE 68516

F:\DevReview\SAV\18000\SAV18002 City View.dr.docx

CONDITIONS OF APPROVAL - STREET AND ALLEY VACATION #18002

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.
- 1.2 The abutting owners must submit a final plat that will create lots that front on and have access to public streets or private roadways and all requirements of the final plat have been completed except the transfer of ownership of the vacated street to the subdividers.
- 1.3 Include retention of utility easements, if any utilities are located in the vacation area, by City with deed transfer.
- 1.4 Include retention of conservation easement by City with deed transfer to the satisfaction of the Public Works & Utilities - Watershed Management Department.

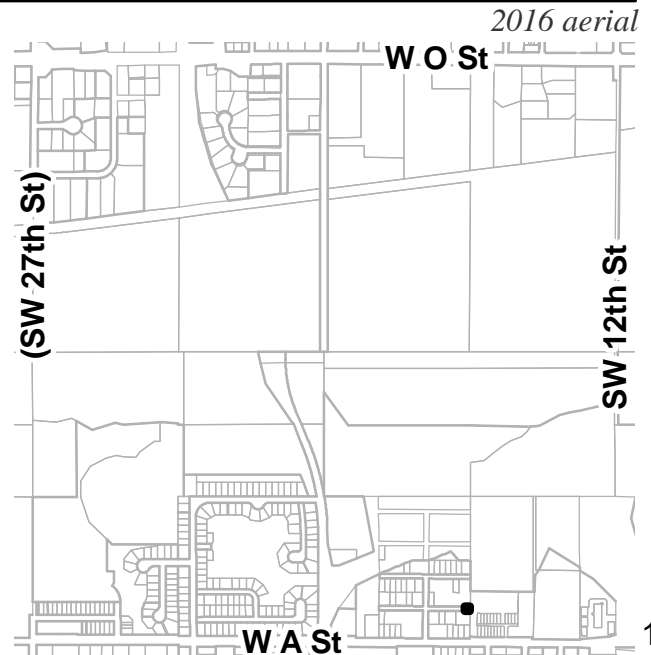
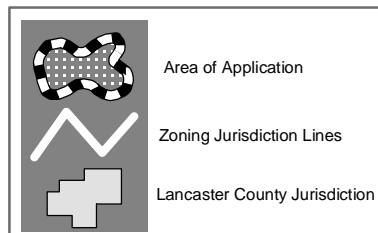


Street and Alley Vacation #: SAV18002
City View CUP
W B St

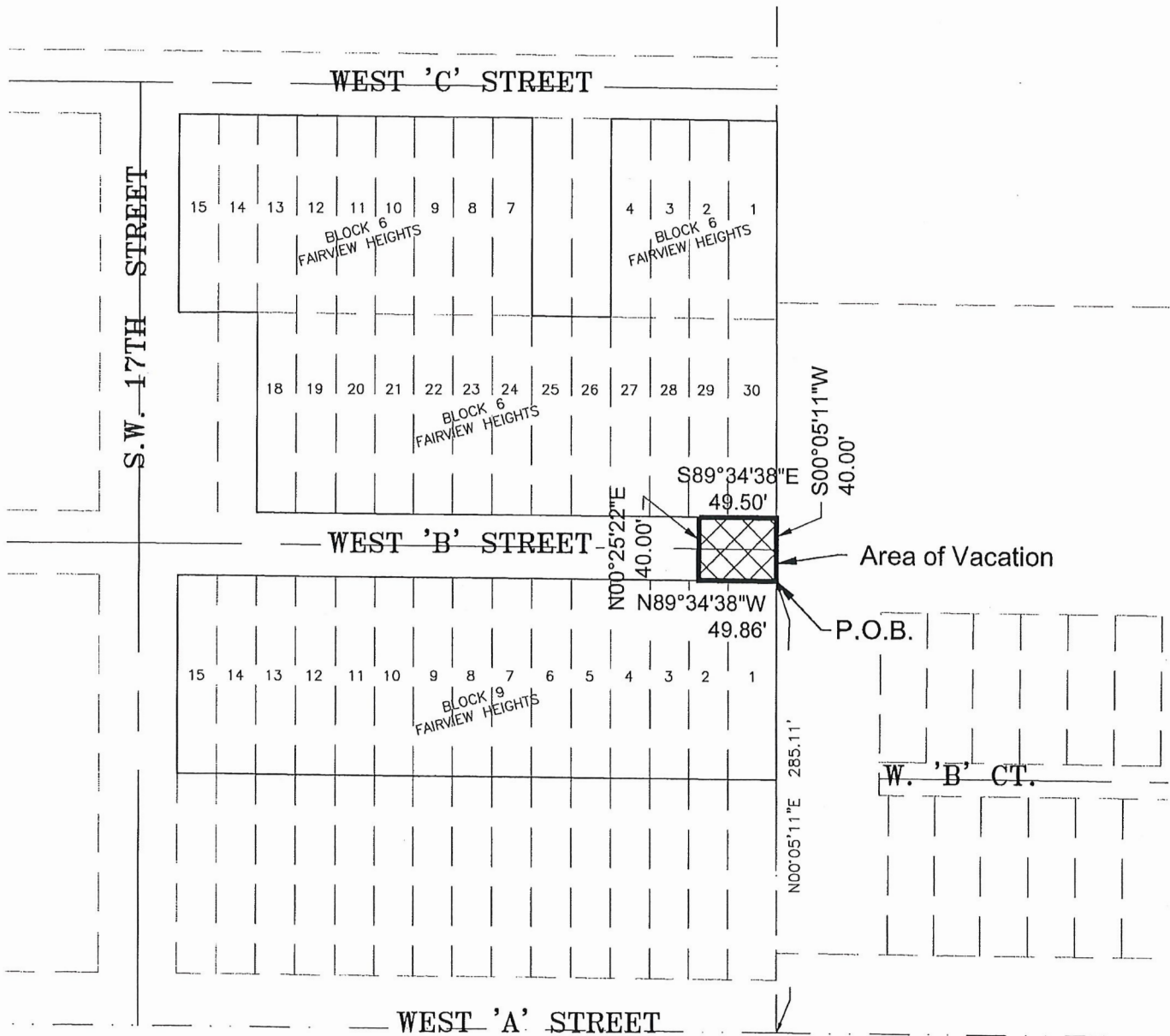
Zoning:

- 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.28 T10N R06E



WEST B STREET STREET VACATION EXHIBIT



CITY VIEW

WEST B STREET
STREET VACATION

REGA
ENGINEERING
GROUP, INC.

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

- ENGINEERING
- PLANNING
- LAND SURVEYING

DATE: 04/25/2018
PROJECT 171291
SHEET NO. 1 of 1

File No. 171291
April 25, 2018

David Cary
Director of Planning
Dessie Redmond, Planner
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: CITY VIEW
SPECIAL PERMIT/COMMUNITY UNIT PLAN
CHANGE OF ZONE FROM R-2 TO R-3
STREET VACATION OF WEST B STREET
S.W. 17th Street and West 'B' Street

Dear David,

On behalf of RKKKR, LLC and Knobbe Man Co., we are submitting the above mentioned applications for review on property located east of S.W. 17th Street and between West 'C' Street and half a block north of West 'A' Street. The property currently is final platted as 41 residential lots with West B Street as a 40 foot wide public street within the final plat of Fairview Estates. One existing single family residence is located on a total of 6 of those existing lots which will remain as one dwelling unit each. The 13 existing residential lots adjacent to West C Street will remain as currently platted, however are proposed to consist of only 6 single family or single family attached dwelling units.

City View is requesting a total of 21 dwelling units as per the density calculations for the project area. Along with the 1 existing residence and the 6 single family or single family attached units adjacent to West C Street, 14 townhome lots are proposed acquiring access from West B Street. Due to the lack of right-of-way within West B Street, an additional 10 feet to each side of the right-of-way is shown to be dedicated adjacent to the proposed townhome lots equaling a total of 60 feet of right-of-way.

To accommodate the lack of right-of-way within S.W. 17th and West C Street, a public access and utility easement is being shown on the one existing single family residence as well as those units along West C Street. A general note has been shown on the Site Plan stating that the public access and utility easements shall be filed and granted to the City of Lincoln.

Existing public water and sanitary sewer shall be utilized for the adjacent units to West C Street. Proposed public water and sanitary sewer shall be constructed within West B Street right-of-way. The water shall connect to the existing public water in S.W. 17th Street and the sanitary sewer shall connect to the public sanitary sewer manhole along the east property line of the development.

The development is within the 100 year floodplain. A line has been shown on the drawings which reflects the 100 year floodplain based on the FEMA Flood Map as well a line based on the FEMA established elevation. A floodplain fill permit shall be requested through the Building & Safety Department after the proposed grading plan with this permit is approved by the Watershed Management Department. A LOMR-F application will also be submitted to FEMA once the grading has been completed to remove the proposed lots from the 100 year floodplain based on elevation of the grade.

Established wetlands are also located in the southeast corner of the development. To reduce the amount of grading affecting the wetlands, a street vacation of the far east portion of West B Street is also being requested with this application. The wetlands being affected by this development are less than a tenth of an acre. Due to this, a Nation-Wide Permit will be submitted to the Corps of Engineers for their review and acceptance prior to any grading within the wetland area. A delineation has been completed by EA Science and Technology and is included within the drainage summary for reference.

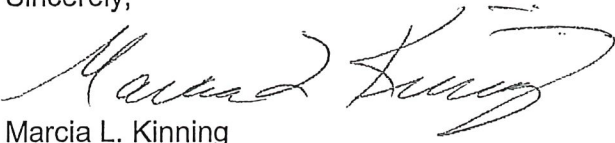
We are requesting the following waivers at this time:

1. *Storm water detention facilities. (Design Standards, Chapter 2.05, Section 3.3)*
Due to the established wetlands on-site, the intent of the project is to mitigate disturbance of the wetlands and keep the wetlands as a water quality feature. In discussions with Watershed Management, they agreed that minimizing impact on the wetlands would be an acceptable practice. Therefore, we are requesting a waiver of detention.
2. *Lot width-to-depth ratio on Lots 2 through 15. (Subdivision Ordinance 26.23.140(a))*
The townhome lot width and the minimum lot width of 90 feet will not allow the specified lots to meet the 3 to 1 ratio requirement. This is a typical waiver requested with townhome units.
3. *Lot area on Lots 2 through 15 to a minimum lot area of 2,500 square feet per unit. (Zoning Ordinance, 27.72.020(a))*
The townhome lot width and the depth of the units, due to allowing drainage be within the outlot at the rear of the lots instead of within them, the standard area of the lots cannot be met.
4. *Average lot width on Lots 2 through 15 to a minimum width of 28.00 feet per unit. (Zoning Ordinance, 27.72.020(a))*
The proposed townhomes consist of either 4-plex or 5 plex units. Each internal unit is 28 feet wide and the lot to be created for the unit also needs to be the same.
5. *Average lot width on Lots 18 through 21, as single family units, to a minimum width of 49.00 feet per unit. (Zoning Ordinance, 27.72.020(a))*
If the mentioned proposed lots are utilized as single family units, they would not meet the average lot width of 50 feet. This is due to the existing survey monuments found and the true boundary of the property. With this information the rear lot line of the existing lots are one-tenth of a foot less than the measurement shown on the filed final plat of Fairview Heights.

Page 3

An informational letter and site plan will be mailed to the neighbors prior to the to the Planning Commission meeting to allow them to comment and for us to address concerns, if any, they may have. In addition, the 2 existing residences that are located within the block north of West B Street had contacted and requested to be included within the development. Both of the owners expressed their unwillingness to be a part of the special permit and therefore are not part of this application. We look forward to working with the Planning Department and other City Departments on this application. Please do not hesitate to contact me if you have any additional questions or comments.

Sincerely,



Marcia L. Kinning
Cc: Eric Knobbe
Roger Pearson

Enclosures: Application Form for Special Permit and Change of Zone
Application Form for Street Vacation
Special Permit Fee of \$1,492.90
Change of Zone Fee of \$988.00
Street Vacation Fee of \$206.00
Legal Descriptions
Waiver Request List
General Notes

INFORMATION SHEET

An Information Sheet must be filled out completely by the owners of each parcel abutting the requested vacation. The attached **Petition to Vacate Public Way** must also be filled out completely according to the instructions contained in the Instruction Sheet.

1. Name of Petitioner (Current Titleholder/s): RKKKR LLC
If more than one individual, indicate if you are:
_____ joint tenants with right of survivorship, OR _____ tenants in common
2. Petitioner's Address: 6756 Blueridge Lane
Lincoln, NE 68516
3. Petitioner's Telephone Number: (402) 380 3155
4. Name of street, alley, or other public way sought to be vacated: West B Street, from the east line of the
Southwest Quarter of the Southeast Quarter of Section 28, T10N, R6E, approximately 50 feet west.
5. Legal description of Petitioner's property which abuts the public way sought to be vacated: Lot 30 and the east
18.16 feet of Lot 29, Block 6, Lot 1 and the east 18.43 feet of Lot 2, Block 9 all located in Fairview Heights
6. Why are you seeking to have this street, alley, or other public way vacated?
To minimize the disturbance of existing wetlands.
7. What use or uses do you propose to make of the public way should it be vacated?
The area will remain wetlands and area for drainage.
8. Do you intend to purchase that portion of the vacated public way which abuts your property as described in the **Petition to Vacate Public Way** and/or other portions of the vacated public way?

YES NO
9. Name and address of person to whom tax statement should be sent:
RKKKR LLC
6756 Blueridge Lane
Lincoln, NE 68516

The property will be appraised and the purchase price of the portion abutting your property must be paid by you to the City Clerk unless you have indicated that the portion abutting your property will be sold to any other abutting owner willing to pay the purchase price. The Vacation Ordinance will not be introduced before the City Council until the full price of the entire public way proposed to be vacated has been paid.

***** IMPORTANT: BE SURE THAT THE PETITION TO VACATE PUBLIC WAY HAS BEEN PROPERLY EXECUTED BY ALL TITLEHOLDERS TO YOUR PROPERTY AND ATTACH IT TO THIS INFORMATION SHEET.**

PETITION TO VACATE PUBLIC WAY
with
RELEASE AND WAIVER OF RIGHTS AND TITLE,
AND QUITCLAIM DEED TO CITY OF LINCOLN

TO THE HONORABLE CITY COUNCIL OF THE CITY OF LINCOLN, NEBRASKA:

The undersigned property owner(s) hereby petition you to vacate the following street, alley, or other public way, commonly known as: *(i.e.: Elm Street from 1st to 2nd St. or East-west alley, from the north line of 1st St. to the south line of 2nd St.)*

West B Street, from the east line of the Southwest Quarter of the Southeast Quarter of Section 28,

T10N, R6E, approximately 50 feet west.

in the CITY OF LINCOLN, NEBRASKA, with the City reserving in said street, alley, or other public way such title, rights, easements, and privileges as it may deem necessary. In consideration of the vacation of the above-described street, alley, or other public way, we, and each of us, for ourselves, our heirs, personal representatives, successors, and assigns, hereby waive and release any and all claims, causes of action, rights of access, and demands of every nature, known or unknown, which may accrue to us, or which we now have, or which we may hereafter have as a result of such vacation; and hereby quitclaim unto the City of Lincoln, Nebraska, and to its successors and assigns forever, all right, title, interest, estate, and demand, both at law and in equity, in and to all of said street, alley, or other public way.

TO HAVE AND TO HOLD the above-described street, alley, or other public way together with all tenements, hereditaments, and appurtenances thereto belonging unto the City of Lincoln, Nebraska, and to its successors and assigns forever.

The undersigned hereby represent(s) that he, she, they, or it is(are) the owner(s) of the following described property in Lincoln, Lancaster County, Nebraska, abutting on said street, alley, or other public way: *(Legal description from deed or abstract NOT street address, i.e. Lot 10, Block 500 Boardwalk Addition NOT 4500 Park Place Blvd.)*

Lot 30 and the east 18.16 feet of Lot 29, Block 6, Lot 1 and the east 18.43 feet of Lot 2, Block 9

all located in Fairview Heights.

DATED this 24th day of April, 2018.

RKKKR LLC
[Name of Titleholder]

By: A-1-
Managing Member

**(ALL TITLEHOLDERS OF THE REAL ESTATE DESCRIBED ON THE PRECEDING PAGE
MUST SIGN THIS PETITION BEFORE A NOTARY PUBLIC)**

STATE OF Nebraska)
) ss.
Lancaster COUNTY)

The foregoing instrument was acknowledged before me on this 24th day of April,
2018, by Eric Knobbe, managing member of RKKKR LLC,
on behalf of said limited liability company.

(Seal)

Marcia L Kinning
Notary Public



SIGNATURE PAGE FOR LIMITED LIABILITY COMPANY

Project SAV18002 Flow Instance ID Planning_Department_Review (04/26/2018 03:10 PM)

View Report

1 of 1 Find | Next



Current Project - Agency Review Report

Agency Name	User Name	Review Cycle	Review Status	Comments	Assignment
Black Hills Corp	randy krefels	1	Recommend Approval	BHE has no issues with this request.	Individual
Charter Communications	David Mason	1	Pending		Individual
Development Review Manager	steve henrichsen	1	Recommend Approval		Individual
Law Department	kasey simonson	1	Recommend Approval	The Law Department has reviewed the Petition to Vacate Public Way submitted for SAV 18002. The ownership set forth in the Petition is correct and the Petition has been properly executed and acknowledged. 5/1/18	First In Group
LES	les reviews	1	Recommend Approval	No comments.	Individual
Planning Dept	brenda thomas	1	No Review Required		First In Group
Public Works - Engineering Services	brion perry	1	Recommend Approval	5-1-18	First In Group
Public Works - Watershed Management	ben higgins	1	Corrections Required	<p>As part of the vacation, need to include a couple of paragraphs in the deed (per city policy from the comp plan) about keeping this space open. See below quick claim deed language used in the past: Grantor hereby further excepts and reserves in perpetuity to itself and on behalf of the public a conservation easement over the above describe premises to restrict the use of said premises to open space to protect and preserve the drainage way and natural floodplain values, include flood storage capacity, conveyance and functional integrity of said premises relative to the floodplain and to restrict development and future use of said premises that will significantly impair or interfere with the use of open space values of said premises. In order to accomplish the purpose of this conversation easement, the following practices and uses shall be prohibited in the easement area: (a) Construction or placement of fill material, cement, buildings, fences, signs, or any other structure; (b) Any other use or practice that would adversely impact the flood storage capacity.</p> <p>The City shall have the right of reasonable ingress and egress to and from the easement area from public roads and streets and from adjacent properties for its employees, contractors, vehicles and equipment for the purpose of inspecting, maintaining, protecting, or enhancing the easement area as the City may deem necessary or desirable. The City will attempt to give reasonable notice to Owner prior to entering the property for the above purposes. This easement may be released by the City pursuant to the provisions of Neb. Rev. Stat. 76-2113.</p>	Individual
Public Works & Utilities - Wastewater	brian kramer	1	Recommend Approval	LWWS has no issues	Individual
Public Works & Utilities - Water	dave beyersdorf	1	Recommend Approval	LWS has no issues.	First In Group
Urban Development - Real Estate	michelle backemeyer	1	Recommend Approval	Valuation will follow after all comments are submitted.	Individual
Windstream	Jeff Zoller	1	Pending		Individual

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Special Permit #18019	FINAL ACTION? Yes	DEVELOPER/OWNER Knobbe Man Co./RKKR, LLC
PLANNING COMMISSION HEARING DATE May 23, 2018	RELATED APPLICATIONS CZ18014 & SAV18002	PROPERTY ADDRESS/LOCATION 1200 SW. 17 th Street

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a Community Unit Plan (CUP) to develop a total of 21 dwelling units. Consisting of one existing single-family residence, six proposed single-family detached or attached units adjacent to W. C Street, and 14 proposed townhome lots adjacent to W. B Street. The site plan also shows one outlot (Outlot A) for open space for a blanket drainage and utility easement.

JUSTIFICATION FOR RECOMMENDATION

This proposal will have similar zoning and housing types as the existing development to the east in the West Park Addition. The five waivers to the Subdivision Ordinance and Zoning Ordinance are supportable based on the small size of the site and limited potential for an alternative lot layout.

Additionally, this request is compatible with development to the north, west and south as similar types of residential units and lot sizes are existing in the area.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed land use and density are in conformance with the 2040 Comprehensive Plan, which identifies future urban density residential uses in this location.

WAIVERS

1. Stormwater detention facilities, Design Standards, Chapter 2.05, Section 3.3. (Recommend Approval)
2. Lot width-to-depth ratio on Lots 2-15, Subdivision Ordinance 26.23.140(a). (Recommend Approval)
3. Lot area on Lots 2-15 to a minimum lot area of 2,500 square feet per unit, Zoning Ordinance 27.72.020(a). (Recommend Approval)
4. Average lot width on Lots 2-15 to a minimum width of 28 feet per unit, Zoning Ordinance 27.72.020(a). (Recommend Approval)
5. Average lot width on Lots 18-21, as single-family units, to a minimum width of 48 feet per unit, Zoning Ordinance 27.72.020(a). (Recommend Approval)



APPLICATION CONTACT

Marcia Kinning, REGA Engineering
(402) 484-7342
marcia@regaeng.com

STAFF CONTACT

Dessie E. Redmond, Planner
(402) 441-6373
dredmond@lincoln.ne.gov

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - This site is shown as future urban density residential on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 - Urban Residential. Multi-family and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre.

P. 7.2 - Neighborhoods and Housing Guiding Principles:

- Provide a wide variety of housing types and choices for an increasingly diverse and aging population.
- Provide flexibility to the marketplace in siting future residential development locations.
- Strive for predictability for neighborhoods and developers for residential development and redevelopment.

P. 7.4-7.8 - Strategies for Developing Neighborhoods

- Encourage new development to achieve densities greater than five dwelling units per gross acre.

ANALYSIS

1. This is a request for a new CUP to develop 21 dwelling units consisting of one existing single-family residence, six proposed single-family detached or attached units adjacent to W. C Street, and 14 proposed townhome lots adjacent to W. B Street. Along with one outlot for drainage and open space, on property in the R-2 zoning district, generally located at 1200 SW. 17th Street.
2. An application for a change of zone (CZ18014) from R-2 Residential to R-3 Residential and a Street and Alley Vacation (SAV18002) have been submitted in conjunction with the SP for a CUP. The proposed change of zone is consistent with the Future Land Use Map and the zoning pattern of the area.
3. Based on the site plan, the proposed CUP is compatible with development to the north, west and south as similar types of residential units and lot sizes are existing in the area.
4. The future land use map shows the proposed residential area for future urban density residential land uses. The site plan shows 21 lots (numbered to 22, but there is no Lot 16 shown) and allows for 21 dwelling units, which is an appropriate urban density for this area.
5. Sanitary sewer is available to serve the area and will connect to the public sanitary sewer manhole along the east property line of the development.
6. Water is available to serve the area but additional right-of-way and/or easements will be required. The water will connect to the existing public water in SW. 17th Street.
7. Proposed water and sanitary sewer shall be constructed within W. B Street right-of-way.
8. Access to this development will be provided off SW. 17th Street. Improvements to SW. 17th Street, W. B Street and W. C Street are required when adjacent lots are final platted.
9. The applicant is proposing to utilize an easement within SW. 17th and W. C Street, where typically right-of-way dedication would be required. However, the proper amount of right-of-way dedication is required by the city. There is no valid justification for providing an easement instead of right-of-way. Right-of-way dedication is a typical requirement during the development process.
10. The development is within the 100 year floodplain. The Watershed Management Department has reviewed the plans and revisions are required.
11. There are also established wetlands in the southeast corner of the development. To reduce the amount of grading affecting the wetlands, SAV18002 is requested.
12. Lot 1 is surrendering all redevelopment rights. As it exists today, it is made up of five legal lots but will only be allowed one unit in the future.
13. The applicant has requested five waivers:
 - 1) Stormwater detention facilities, Design Standards, Chapter 2.05, Section 3.3.
Due to the established wetlands on-site, the intent of the project is to mitigate disturbance of the wetlands.

The Public Works and Utilities Department supports this request.

- 2) Lot width-to-depth ratio on Lots 2-15, Subdivision Ordinance 26.23.140(a).

The townhome lot typically cannot meet the 3 to 1 ratio requirement, so Section 26.23.140(a) allows this ratio to be modified for duplex or townhome lots, and is routinely allowed.

- 3) Lot area on Lots 2-15 to a minimum lot area of 2,500 square feet per unit, Zoning Ordinance 27.72.020(a).

Due to drainage requirements, Outlot A is located on the east side of the property and wraps around to the north of Lots 7-15, Block 6 and to the south of Lots 2-6, Block 15, and in turn the lot area requirement cannot be met.

- 4) Average lot width on Lots 2-15 to a minimum width of 28 feet per unit, Zoning Ordinance 27.72.020(a).

The proposed townhomes consist of either 4- or 5 attached units. An internal unit would be 28 feet wide and the lot created for the unit needs to be the same because the units are attached/share a common wall. Therefore, there is no requirement for side yard setback. This is a typical request.

- 5) Average lot width on Lots 18-21, as single-family units, to a minimum width of 48 feet per unit, Zoning Ordinance 27.72.020(a).

If lots 18-21 are detached single family units, they will not meet the average lot width of 50 feet. They are shown as 50 feet on the north side of the lot but as 49.98 feet on the south side.

CONDITIONS OF APPROVAL: See attached

EXISTING LAND USE & ZONING: W. B Street ROW; R-2

SURROUNDING LAND USE & ZONING

North: Vacant; R-2

South: Vacant; R-2

East: Vacant; R-3

West: W. B Street ROW; R-2

APPLICATION HISTORY: none

APPROXIMATE LAND AREA: 3.06 acres

LEGAL DESCRIPTION: Lots 1-30, Block 6, and Lots 1-15, Block 9, Fairview Heights, and a proposed vacated portion of W. B Street, located in the SE 1/4 of Section 28-10-6, Lincoln, Lancaster County, Nebraska.

Prepared by:

Dessie E. Redmond, Planner
(402) 441-6373

Date: May 15, 2018

Applicant: Marcia Kinning
REGA Engineering
601 Old Cheney Road, Suite A
Lincoln, NE 68512

Owner: RKKKR, LLC
Eric Knobbe
6756 Blueridge Lane
Lincoln, NE 68516

F:\DevReview\SP\18000\SP18019 City View.dr.docx

CONDITIONS OF APPROVAL - SPECIAL PERMIT #18019

Per Section 27.63.320 this approval permits a Community Unit Plan for 21 dwelling units, with waivers to stormwater detention facilities, lot width-to-depth ratio on lots 2-15, lot area on lots 2-15 to a minimum lot area of 2,500 square feet per unit, average lot width on Lots 2-15 to a minimum width of 28 feet per unit, and average lot width on Lots 18-21, as single-family units, to a minimum width of 48 feet per unit.

Site Specific Conditions:

1. The City Council approves associated request:
 - 1.1 Street and Alley Vacation 18002
 - 1.2 Change of Zone 18014
2. Before a final plat is approved 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:
 - 2.1 All lots shall dedicate the appropriate right-of-way and shall be shown on the Site Plan.
 - 2.2 Label all the setbacks.
 - 2.3 Provide guest parking per Section 27.67.040(f) Parking Requirements; Special Conditions.
3. Provide easements as required by L.E.S.
4. Revise Grading Plans and Drainage Report to the satisfaction of the Public Works & Utilities - Watershed Management Department, and
 - 4.1 Remove Lots 21 and 22 from the floodplain.
 - 4.2 Identify the new floodplain line after fill. All lots must be out of the new floodplain line.
5. Revise the Plans to the satisfaction of Public Works & Utilities - Water and Engineering Services Departments.
6. Verification that an avigation and noise easement to the Lincoln Airport Authority on all or that part of the land located within the Airport Environs Noise District has been received by the Lincoln Airport Authority.

Standard Conditions:

5. The following conditions are applicable to all requests:
 - 5.1 Before occupying the dwelling units all development and construction shall substantially comply with the approved plans.
 - 5.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.
 - 5.3 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.
 - 5.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.

- 5.5 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.



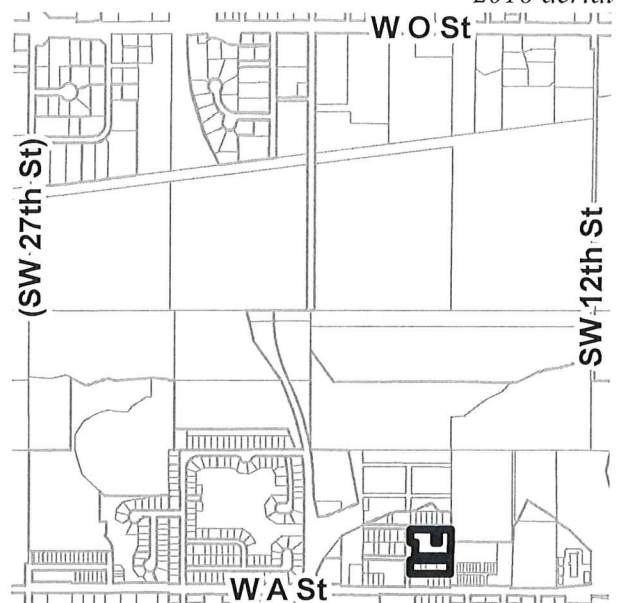
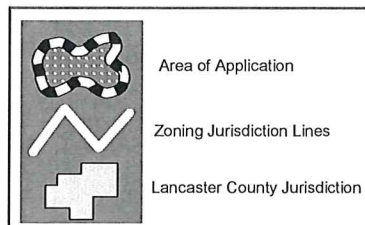
2016 aerial

Special Permit #: SP18019
CZ18014

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.28 T10N R06E



DEVELOPER:
KNOXSB MAN CO.
ERIC KNOXSB
8420 W STREET, SUITE 1
LINCOLN, NE 68510 (402)360-3155

OWNER:
RROOR LLC
8756 BLUNDIGE LANE
LINCOLN, NE 68512

OWNER:
ROGER L PEARSON
1641 WEST 17TH STREET
LINCOLN, NE 68512

ENGINEER:
MATTHEW P. BURNETT
REGA ENGINEERING GROUP, INC.
801 OLD CHENEY ROAD, SUITE 'A'
LINCOLN, NE 68512 (402)484-7342

SURVEYOR:
LYLE L. LOTH
REGA ENGINEERING GROUP, INC.
801 OLD CHENEY ROAD, SUITE 'A'
LINCOLN, NE 68512 (402)484-7342

NO.	REVISIONS	
	DESCRIPTION	DATE BY

PROJECT
171291

REGA
ENGINEERING
GROUP, INC.

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

- ENGINEERING
- PLANNING
- LAND SURVEYING

LOT DATA:

LOT	AREA (S.F.)	AREA (Acres)
1	18,861.36	--
2	3,017.84	--
3	3,235.00	--
4	2,920.00	--
5	2,920.00	--
6	2,970.00	--
7	3,135.00	--
8	2,980.00	--
9	2,480.00	--
10	2,480.00	--
11	3,135.00	--
12	3,135.00	--
13	3,480.00	--
14	2,480.00	--
15	3,174.44	--
16	8,327.78	--
17	8,283.77	--
18	8,283.84	--
19	8,287.98	--
20	8,287.98	--
21	7,030.12	--
22	7,030.12	--
OUTLOT A	28,755.53	0.66

LEGAL DESCRIPTION:

Lots 1 through 4, 7 through 15, 18 through 30, Block 6, Lot 1 through 15, Block 6, Fairview Heights and a wooded portion of West B Street, all located in the Southeast Quarter of Section 28, Township 10 North, Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska, more particularly described as follows:
Commencing at the Southeast Corner of the Southwest Quarter of said Section 28;
Thence on the west line of the Southwest Quarter of the Southwest Quarter of said Section 28, N00°00'11"E, a distance of 150.18 feet to the southeast corner of said Lot 1, Block 6, also the POINT OF BEGINNING;
Thence in a westerly direction on the south line of said Lot 1 through 15, Block 6, N89°30'57"W, a distance of 351.12 feet to the southeast corner of said Lot 15, Block 6, also a point on the east line of S.W. 17th Street;
Thence in a northerly direction on the west line of said Lot 15, Block 6, also the east line of S.W. 17th Street, N00°02'09"W, a distance of 123.52 feet to the northwest corner of said Lot 15, Block 6, also a point on the south line of West B Street, S89°34'38"E, a distance of 331.15 feet;
Thence in a westerly direction on the north line of said Lot 15 through 2, Block 6, also the south line of West B Street, S89°34'38"E, a distance of 40.00 feet to a point on the north line of West B Street;
Thence in a westerly direction on the south line of said Lot 2 through 15, Block 6, also the north line of West B Street, N89°34'38"W, a distance of 251.38 feet to the south common corner of Lot 17 and 18, Block 6, Fairview Heights;
Thence in a northerly direction on the common line of Lots 17 and 18, Block 6, Fairview Heights, N00°04'41"W, a distance of 126.71 feet to the common corner of Lots 13, 14, 17 and 18, Block 6, Fairview Heights;
Thence in a westerly direction on the common line of Lots 14 & 17 and 15 and 18, Block 6, Fairview Heights, S89°01'30"W, a distance of 49.89 feet to the west common corner of Lots 15 and 16, Block 6, Fairview Heights, also a point on the east line of S.W. 17th Street;
Thence in a northerly direction on the west line of said Lot 15, Block 6, also the east line of S.W. 17th Street, N00°02'09"W, a distance of 123.43 feet to the northeast corner of said Lot 13, Block 6, also a point on the south line of West C Street;
Thence in a northerly direction on the north line of said Lot 17 through 7, Block 6, also the south line of West C Street, S89°33'13"E, a distance of 250.00 feet to the northeast corner of said Lot 7, Block 6;
Thence in a southerly direction on the east line of said Lot 7, Block 6, S00°00'00"W, a distance of 123.46 feet to the common corner of Lots 6, 7, 24 and 25, Block 6, Fairview Heights;
Thence in an easterly direction on the common line of Lots 4, 5, 24 and 25, Block 6, Fairview Heights, S89°23'09"E, a distance of 49.88 feet to the common corner of Lots 4, 5, 24 and 25, Block 6, Fairview Heights;
Thence in a northerly direction on the common line of Lots 4 and 5, Block 6, Fairview Heights, N00°00'00"W, a distance of 123.48 feet to the common corner of Lots 4 and 5, Block 6, Fairview Heights;
Thence in an easterly direction on the north line of said Lot 4 through 1, Block 6, also the south line of West C Street, S89°33'13"E, a distance of 100.75 feet to the northeast corner of said Lot 1, Block 6;
Thence in a southerly direction on the east line of said Lot 1 and 30, Block 6, West B Street and Lot 1, Block 6, also the east line of the Southwest Quarter of the Southwest Quarter of said Section 28, S00°00'11"E, a distance of 477.63 feet to the POINT OF BEGINNING and containing a calculated area of 133,145.06 square feet or 3.06 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. # _____

GENERAL NOTES
COMMUNITY UNIT PLAN

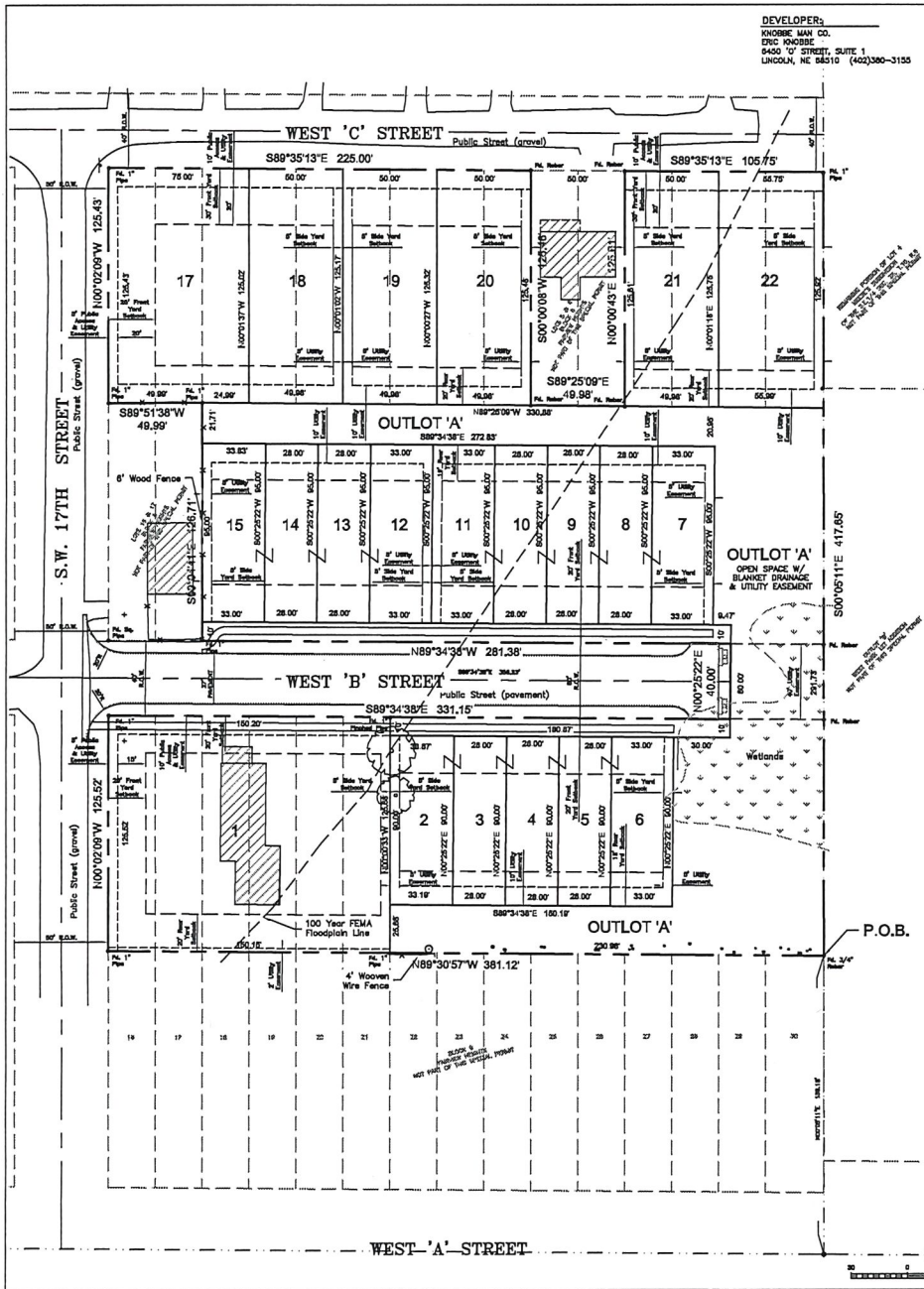
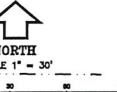
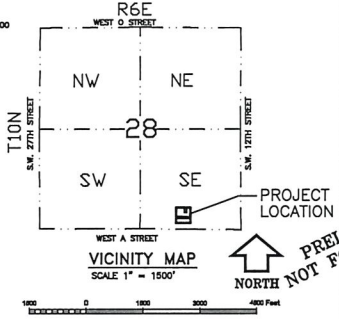
- THIS SPECIAL PERMIT CONTAINS 1 OUTLOT FOR DRAINAGE AND OPEN SPACE, 1 EXISTING SINGLE FAMILY RESIDENCE, 8 SINGLE FAMILY OR SINGLE FAMILY ATTACHED UNITS, AND 14 TOWNHOME UNITS FOR A TOTAL OF 21 RESIDENTIAL UNITS.
- ZONING IS R-3 WITH A CLUP.
- THE OWNER/DEVELOPER RESERVED THE RIGHT TO BUILD ANYWHERE WITHIN THE SETBACKS AS PER R-3 ZONING DISTRICT.
- ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
- TOPOGRAPHIC GRADING CONTOURS ARE AT NAVD 1988.
- ALL LOT LINES ARE CONCEPTUAL AND FINAL PLATS MAY SHOW DIFFERENT LOT WIDTHS.
- AN AVIGATION AND NOISE EASEMENT TO THE LINCOLN AIRPORT AUTHORITY SHALL BE GRANTED PRIOR TO BUILDING PERMITS. PART OF THE LAND IS WITHIN THE AVIGATION AND NOISE DISTRICT AND POTENTIALLY SUBJECTS THE LAND TO AVIATION NOISE LEVELS WHICH MAY AFFECT USERS OF THE PROPERTY AND INTERFERE WITH ITS USE.
- THE DEVELOPMENT IS WITHIN A TURNING ZONE OF THE LINCOLN AIRPORT AND SHALL COMPLY WITH CHAPTER 27.50 OF THE LINCOLN ZONING ORDINANCE.
- SIGNS NEED NOT BE SHOWN ON THIS SITE PLAN, BUT NEED TO BE IN COMPLIANCE WITH CHAPTER 27.68 OF THE LINCOLN ZONING ORDINANCE, AND MUST BE APPROVED BY BUILDING & SAFETY DEPARTMENT PRIOR TO INSTALLATION.
- IMPROVEMENTS TO S.W. 17TH STREET AND WEST C STREET SHALL NOT BE REQUIRED UNLESS ADJACENT LOTS ARE FINAL PLATTED.
- RELOCATION EXPENSES OF EXISTING IMPROVEMENTS SHALL BE AT THE DEVELOPERS EXPENSE.
- A PUBLIC ACCESS & UTILITY EASEMENT SHALL BE GRANTED TO THE CITY OF LINCOLN ON PROPERTY WHICH IS DESIGNATED ON THIS SPECIAL PERMIT AS LOTS 1 AND 16 THROUGH 21 TO MEET THE STANDARD STREET RIGHT-OF-WAY REQUIREMENT ADJACENT TO SAID LOTS.

WAIVERS:

- STORM WATER DETENTION FACILITIES (DESIGN STANDARDS, CHAPTER 2.5, SECTION 3.3)
- LOT WIDTH-TO-DEPTH RATIO ON LOTS 2 THROUGH 15. (SUBDIVISION ORDINANCE 28.23.140(o))
- LOT AREA ON LOTS 2 THROUGH 15 TO A MINIMUM LOT AREA OF 2,500 SQUARE FEET PER UNIT. (ZONING ORDINANCE 27.72.020(c))
- AVERAGE LOT WIDTH ON LOTS 2 THROUGH 15 TO A MINIMUM WIDTH OF 28.00 FEET PER UNIT. (ZONING ORDINANCE 27.72.020(o))
- AVERAGE LOT WIDTH ON LOTS 16 THROUGH 21, AS SINGLE FAMILY UNITS, TO A MINIMUM WIDTH OF 48.00 FEET PER UNIT. (ZONING ORDINANCE 27.72.020(c))

DENSITY:
Total Project Area 133,145.06 sq. ft.
or 3.06 acres
R-3 Single Family Zoning
21.30 units allowed
21 UNITS ALLOWED

SHEET INDEX
SITE PLAN 1
UTILITY PLAN 2
PRE & POST DEVELOPMENT PLAN 3
GRADING PLAN 4
STREET PROFILES 5



CITY VIEW
COMMUNITY UNIT PLAN / SPECIAL PERMIT #18019
S.W. 17TH AND WEST 'B' STREETS
SITE PLAN

DATE: 4/25/2018
DESIGNED BY: MLK/JB
DRAWN BY: MLK/JB
CHECKED BY: NPB/JB

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

SHEET NO.
1 of 5

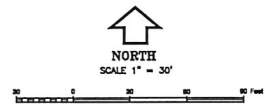
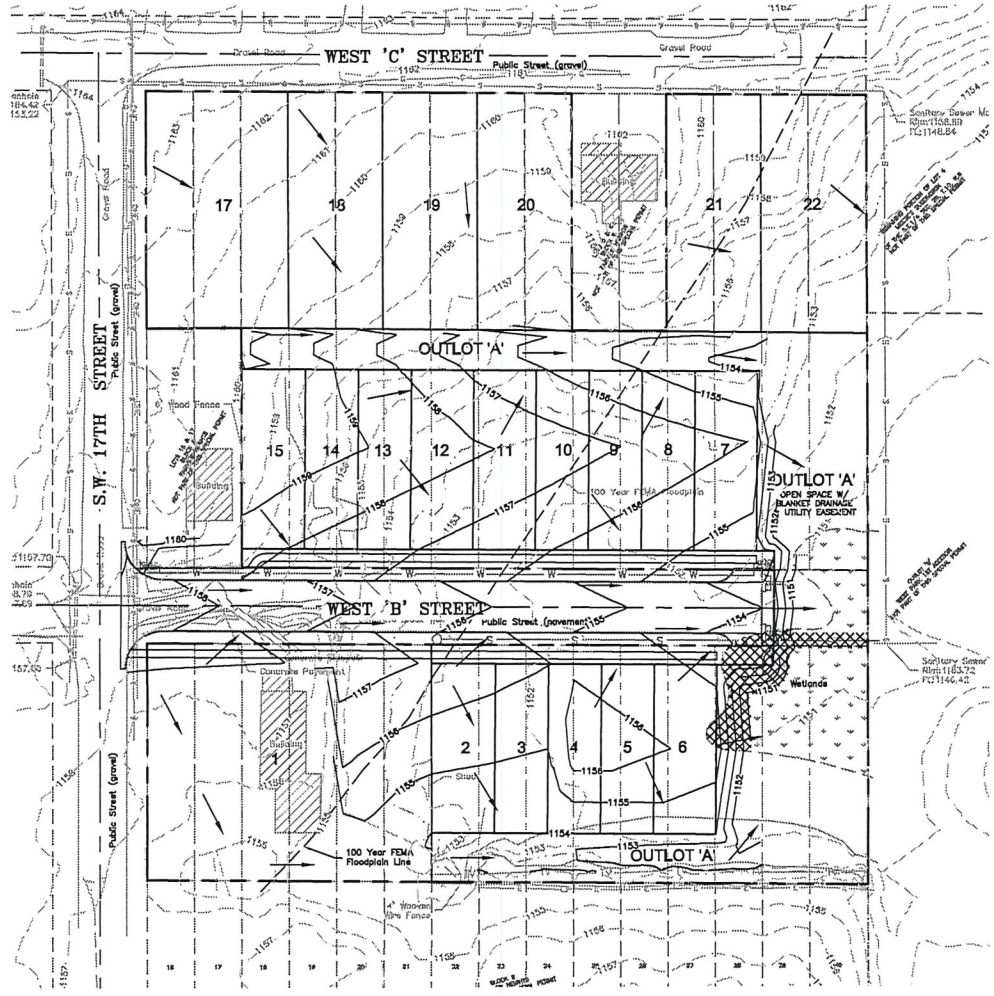
NO.	REVISIONS		
	DESCRIPTION	DATE	BY

PROJECT
171291

REGA
ENGINEERING
GROUP, INC.

601 OLD CENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402) 484.7342

- ENGINEERING
- PLANNING
- LAND SURVEYING



- LEGEND**
- > DIRECTION OF FLOW
 - PROPERTY LINE
 - - - 1157' EXISTING CONTOURS
 - 1157' PROPOSED CONTOURS
 - - - EXISTING FLOODPLAIN LINE
 - [Hatched Box] DISTURBED WETLANDS (0.043 AC.)

FINISH FLOOR ELEVATIONS

LOT	ELEV(NAVD88)
2-6	1154.4
7-11	1154.4
21-22	1154.4

SHEET NOTE:
BUILDING FLOORS, ELECTRICAL, HEATING, VENTILATION, PLUMBING, AND AIR CONDITIONING EQUIPMENT SHALL BE ELEVATED AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF 1153.4.

CITY VIEW
CUP/SPECIAL PERMIT #18019
GRADING PLAN
S.W. 17TH STREET AND WEST B STREET

DATE: 04/25/2018
DESIGNED BY: BAW/MLK
DRAWN BY: BAW/MLK
CHECKED BY: LL/NPB

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

SHEET NO.
4 of 5

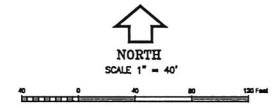
NO.	REVISIONS		
	DESCRIPTION	DATE	BY

PROJECT
171291

REGA
ENGINEERING
GROUP, INC.

601 OLD CEMERY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402)484.7342

- ENGINEERING
- PLANNING
- LAND SURVEYING



- LEGEND**
- DIRECTION OF FLOW
 - PROPERTY LINE
 - 1157 - EXISTING CONTOURS
 - 1157 - PROPOSED CONTOURS
 - DRAINAGE AREAS
 - TIME OF CONCENTRATION
 - EXISTING FLOODPLAIN LINE
 - DISTURBED WETLANDS (0.043 AC.)

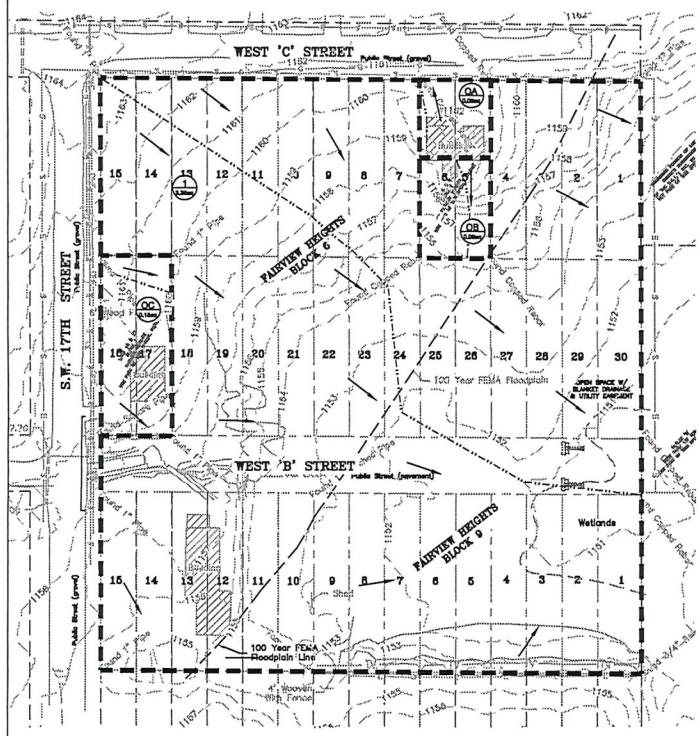
Pre-Development Areas

Sub-basin	Area	Curve Number	Length of Flow Path	Time of Concentration
Offsite A	0.06	90	45	8.0
Offsite B	0.09	90	70	8.0
Offsite C	0.15	90	40	8.0
1	3.33	74	523	14.6

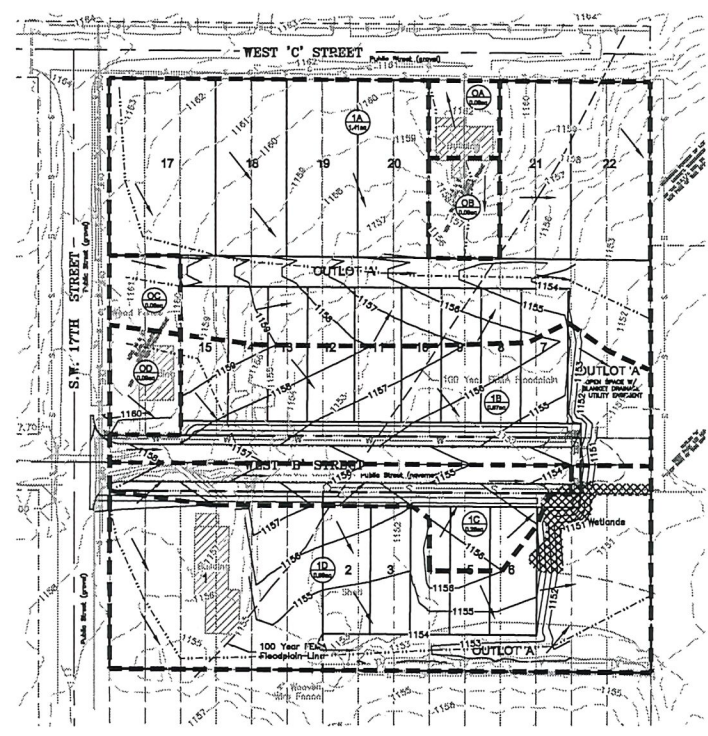
Post-Development Areas

Sub-basin	Area	Curve Number	Length of Flow Path	Time of Concentration
Offsite A	0.06	90	45	8.0
Offsite B	0.09	90	70	8.0
Offsite C	0.06	90	40	8.0
Offsite D	0.09	90	40	8.0
1A	1.41	88	474	9.9
1B	0.67	89	371	8.0
1C	0.28	92	326	8.0
1D	0.09	81	460	9.6

SHEET NOTE:
BUILDING FLOORS, ELECTRICAL, HEATING, VENTILATION, PLUMBING, AND AIR CONDITIONING EQUIPMENT SHALL BE ELEVATED AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF 1153.4.



PRE-DEVELOPMENT



POST-DEVELOPMENT

Preliminary Pipe Sizing Calculations

Minor Storm System Conveyance Analysis										Major Storm System Conveyance Analysis														
Minor Storm Average Return Frequency					10 Years					Major Storm Average Return Frequency					100 Years									
Location	Area, A	Coefficient, C	Intensity, I	Runoff, Q	Pipe Slope, S _p	Pipe Length, L	Pipe Diameter, D	Pipe Capacity, Q _p	Pipe Velocity, V _p	Time in Section, T _p	Intensity, I	Flow, Q ₁₀₀	Overflow Route Slope	Street Width	Street Capacity	Swale Width	Swale Capacity	Overflow Pipe Capacity	Comments					
acres	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)		
OD	0.09	0.4	0.04	0.04	8.0	5.75	0.2																	
1B	0.67	0.5	0.34	0.37	8.0	5.75	2.1	0.0200	17	15	9.9	6.1	0.04	11.25	4.18							9.9	Pipe can carry 100 Year Storm	
1C	0.28	0.5	0.14	0.14	8.0	5.75	0.8	0.0200	17	15	9.9	6.1	0.04	11.25	1.58								9.9	Pipe can carry 100 Year Storm

FINISH FLOOR ELEVATIONS

LOT	ELEV (NAVD8)
2-6	1154.4
7-11	1154.4
21-22	1154.4

Inlet Design

Location	Area, A	Coefficient, C	Time of Conc. T _c	Intensity, I	Runoff, Q	Long Slope S _x	Prev. Bypass Flow	Cross Gutter Flow	Total Gutter Flow	Depth of Flow	Inlet Type	Intercepted	Bypassed
acres	constant	constant	minutes	in/hr	cfs	ft/ft	cfs	cfs	cfs	inches		cfs	cfs
OD+1B	0.76	0.5	8.0	11.25	4.3	0.001	0.03			4.3	72"	4.3	0.0
1C	0.28	0.5	8.0	11.25	1.6	0.001	0.03			1.6	72"	1.6	0.0

CITY VIEW

CUP/SPECIAL PERMIT #18019

PRE AND POST DEVELOPMENT PLAN

S.W. 17TH STREET AND WEST B STREET

DATE: 04/25/2018
DESIGNED BY: BAW/MLK
DRAWN BY: BAW/MLK
CHECKED BY: LL/NPB

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

SHEET NO.
3 of 5

File No. 171291
April 25, 2018

David Cary
Director of Planning
Dessie Redmond, Planner
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: CITY VIEW
SPECIAL PERMIT/COMMUNITY UNIT PLAN
CHANGE OF ZONE FROM R-2 TO R-3
STREET VACATION OF WEST B STREET
S.W. 17th Street and West 'B' Street

Dear David,

On behalf of RKKKR, LLC and Knobbe Man Co., we are submitting the above mentioned applications for review on property located east of S.W. 17th Street and between West 'C' Street and half a block north of West 'A' Street. The property currently is final platted as 41 residential lots with West B Street as a 40 foot wide public street within the final plat of Fairview Estates. One existing single family residence is located on a total of 6 of those existing lots which will remain as one dwelling unit each. The 13 existing residential lots adjacent to West C Street will remain as currently platted, however are proposed to consist of only 6 single family or single family attached dwelling units.

City View is requesting a total of 21 dwelling units as per the density calculations for the project area. Along with the 1 existing residence and the 6 single family or single family attached units adjacent to West C Street, 14 townhome lots are proposed acquiring access from West B Street. Due to the lack of right-of-way within West B Street, an additional 10 feet to each side of the right-of-way is shown to be dedicated adjacent to the proposed townhome lots equaling a total of 60 feet of right-of-way.

To accommodate the lack of right-of-way within S.W. 17th and West C Street, a public access and utility easement is being shown on the one existing single family residence as well as those units along West C Street. A general note has been shown on the Site Plan stating that the public access and utility easements shall be filed and granted to the City of Lincoln.

Existing public water and sanitary sewer shall be utilized for the adjacent units to West C Street. Proposed public water and sanitary sewer shall be constructed within West B Street right-of-way. The water shall connect to the existing public water in S.W. 17th Street and the sanitary sewer shall connect to the public sanitary sewer manhole along the east property line of the development.

The development is within the 100 year floodplain. A line has been shown on the drawings which reflects the 100 year floodplain based on the FEMA Flood Map as well a line based on the FEMA established elevation. A floodplain fill permit shall be requested through the Building & Safety Department after the proposed grading plan with this permit is approved by the Watershed Management Department. A LOMR-F application will also be submitted to FEMA once the grading has been completed to remove the proposed lots from the 100 year floodplain based on elevation of the grade.

Established wetlands are also located in the southeast corner of the development. To reduce the amount of grading affecting the wetlands, a street vacation of the far east portion of West B Street is also being requested with this application. The wetlands being affected by this development are less than a tenth of an acre. Due to this, a Nation-Wide Permit will be submitted to the Corps of Engineers for their review and acceptance prior to any grading within the wetland area. A delineation has been completed by EA Science and Technology and is included within the drainage summary for reference.

We are requesting the following waivers at this time:

1. *Storm water detention facilities. (Design Standards, Chapter 2.05, Section 3.3)*
Due to the established wetlands on-site, the intent of the project is to mitigate disturbance of the wetlands and keep the wetlands as a water quality feature. In discussions with Watershed Management, they agreed that minimizing impact on the wetlands would be an acceptable practice. Therefore, we are requesting a waiver of detention.
2. *Lot width-to-depth ratio on Lots 2 through 15. (Subdivision Ordinance 26.23.140(a))*
The townhome lot width and the minimum lot width of 90 feet will not allow the specified lots to meet the 3 to 1 ratio requirement. This is a typical waiver requested with townhome units.
3. *Lot area on Lots 2 through 15 to a minimum lot area of 2,500 square feet per unit. (Zoning Ordinance, 27.72.020(a))*
The townhome lot width and the depth of the units, due to allowing drainage be within the outlot at the rear of the lots instead of within them, the standard area of the lots cannot be met.
4. *Average lot width on Lots 2 through 15 to a minimum width of 28.00 feet per unit. (Zoning Ordinance, 27.72.020(a))*
The proposed townhomes consist of either 4-plex or 5 plex units. Each internal unit is 28 feet wide and the lot to be created for the unit also needs to be the same.
5. *Average lot width on Lots 18 through 21, as single family units, to a minimum width of 49.00 feet per unit. (Zoning Ordinance, 27.72.020(a))*
If the mentioned proposed lots are utilized as single family units, they would not meet the average lot width of 50 feet. This is due to the existing survey monuments found and the true boundary of the property. With this information the rear lot line of the existing lots are one-tenth of a foot less than the measurement shown on the filed final plat of Fairview Heights.

Page 3

An informational letter and site plan will be mailed to the neighbors prior to the to the Planning Commission meeting to allow them to comment and for us to address concerns, if any, they may have. In addition, the 2 existing residences that are located within the block north of West B Street had contacted and requested to be included within the development. Both of the owners expressed their unwillingness to be a part of the special permit and therefore are not part of this application. We look forward to working with the Planning Department and other City Departments on this application. Please do not hesitate to contact me if you have any additional questions or comments.

Sincerely,



Marcia L. Kinning

Cc: Eric Knobbe
Roger Pearson

Enclosures: Application Form for Special Permit and Change of Zone
Application Form for Street Vacation
Special Permit Fee of \$1,492.90
Change of Zone Fee of \$988.00
Street Vacation Fee of \$206.00
Legal Descriptions
Waiver Request List
General Notes

Project Flow Instance ID [View Report](#)

1 of 1 Find | Next

**Current Project - Agency Review Report**

Agency Name	User Name	Review Cycle	Review Status	Comments	Assignment
Airport Authority	jon large	1	Recommend Approval	27.58-Inside Environs District-will require Avigation Easement; Outside noise contours-No special construction. 27.59-In outer approach to Runway 35-Structures over 75' will require height permit. FAA-within 20,000' of nearest runway-May require notification to FAA, proponent should confirm.	First In Group
Army Corps of Engineers	Army Corps of Engineers	1	In Review		First In Group
Building & Safety	ron rehtus	1	Corrections Required	See mark-ups. See LAA review comments. See PW/WM review comments. Route plans to Terry Kathe for Flood Plain review. Don't understand why lot width needs to be waived to less than 40' per family for R-2.	First In Group
	Terry Kathe	1	In Review		Individual
Development Review Manager	steve henrichsen	1	Corrections Required		Individual
Fire Department	patrick borer	1	Recommend Approval	Lincoln Fire and Rescue recommends approval of this application.	Individual
Historic Districts/Capitol Environs	stacey hageman	1	Recommend Approval	No apparent impact on designated view corridor.	First In Group
LES	les reviews	1	Corrections Required	5/8/18 See required easements. DG	Individual
Lincoln Police Department	Lincoln Police Department	1	Pending		First In Group
Lower Platte South NRD	kyle hauschild	1	Recommend Approval		Individual
Planning Dept	brenda thomas	1	No Review Required		First In Group
Public Works - Engineering Services	brion perry	1	Recommend Approval	5-1-18 dedicate ROW on 17th - 5' and "C" - 10' Dedicate 60' of ROW for W "B" St. Inquire 10' utility and roadway easement on lot 1. Waiver on ROW width on NE corner lot of 17th and "B" St. EO for utilities,paving, and lights Sidewalk required on both sides of W "B" St.	First In Group
Public Works - Watershed Management	ben higgins	1	Corrections Required	- Reason (Findings, pg 6 of drainage report) provided for waiver of detention is weak and needs to be more robust. - Include a general note that LOMR will be filed and approved pror to final plat. -Need to show grading (sheet 3) so that all lots are completely out of the floodplain and preferably one foot above the base flood elevation (portion of proposed lot 22 in floodplain). - If requesting an approved alternative for stormwater quality, submit form. If not, provide required volume or other approved Best Management Practice for Stormwater quality. - Need to provide indication of how enhancing and extending wetlands (e.g. plans, engineering report). - Grading in wetlands, will need a 404 permit or notice from COE that not necessary.	First In Group
Public Works & Utilities - Wastewater	brian kramer	1	Recommend Approval	Sanitary sewer is available.	Individual
Public Works & Utilities - Water	dave beyersdorf	1	Corrections Required	Water mains require 30' of easement/ROW centered on water main. Easement will need to be acquired from lot at northeast corner of SW 17th St and West 'B' St (lot 16 & 17 Block 6 Fairview Heights) since 60' ROW is not available at this lot/location.	First In Group
Stronger Safer Neighborhoods	Jon Carlson	1	Pending		Individual
Windstream	Jeff Zoller	1	Pending		Individual