

FACTSHEET

TITLE: USE PERMIT NO. 06003, SOUTHLAKE

OFFICE PARK, requested by Eiger Corporation, to develop up to 50,000 square feet of office space, with associated waiver requests, on property generally located at South 91st Street and Andermatt Drive.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission

Public Hearing: 03/15/06 and 03/29/06

Administrative Action: 03/29/06

STAFF RECOMMENDATION: Conditional Approval.

RECOMMENDATION: Conditional Approval, with amendments (9-0: Larson, Carroll, Esseks, Strand, Cornelius, Taylor, Sunderman, Krieser and Carlson voting 'yes';).

ASSOCIATED REQUESTS: Annexation No. 06004 (06-116) and Change of Zone No. 06016 (06-117).

FINDINGS OF FACT:

1. This use permit to develop up to 50,000 sq. ft. of office space on 4.8 acres, more or less, was heard before the Planning Commission in conjunction with the associated annexation, change of zone request and Southlake Community Unit Plan, to allow up to 90 dwelling units on 46.3 acres, more or less.
2. The applicant also requested the following waivers: 1) adjust front, side, and rear setbacks to 0'; 2) allow transfer of wastewater from one drainage basin to another; 3) allow sanitary sewer to exceed maximum depth; 4) exceed minimum tangent length between non-compound horizontal curves; 5) allow sanitary sewer to be constructed non-parallel to the centerline of the street; 6) allow lot lines non-perpendicular to the right-of-way; 7) allow lots that do not front upon a public street or private roadway; and 8) adjust location of sign allowed at the entrance into the O-3.
3. The staff recommendation of conditional approval, including approval of all waiver requests, is based upon the "Analysis" as set forth on p.5-7, concluding that the proposal is consistent with the Comprehensive Plan. The waivers are appropriate and are typical for this type of development. Subject to the conditions of approval, this proposal complies with the requirements of the Zoning Ordinance.
4. This proposal was delayed two weeks to allow advertising of the additional waiver to the sign code on this use permit.
5. The minutes of the public hearing before the Planning Commission are found on p.12-14. The staff revised Condition #2.1.1.1 as follows:

2.1.1.1 Delete General Notes #~~42~~, 15, 16, 18, 25, 29, and 33.

The applicant requested to add Condition #2.1.1.16 as follows:

2.1.1.16 Reduce the size of the buildings to no more than 8,000 square feet of floor area and add a note that states, "No building shall be greater than 8,000 square feet or 28 feet in height."

6. There was no testimony in opposition.
7. On March 29, 2006, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend conditional approval, with the above amendments.
8. On March 29, 2006, the Planning Commission also voted 9-0 to approve the associated annexation and change of zone request. The Planning Commission also adopted Resolution No. PC-00987 approving the Southlake Community Unit Plan.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: July 3, 2006

REVIEWED BY: _____

DATE: July 3, 2006

REFERENCE NUMBER: FS\CC\2006\UP.06003+

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 29, 2006 PLANNING COMMISSION MEETING

REVISED REPORT

****As Revised and Recommended for Conditional Approval
by Planning Commission: March 29, 2006**

This is a combined staff report for related items with a single background and analysis for all items, but with separate conditions for individual applications where appropriate.

PROJECT #: Annexation #06004
Change of Zone #06016
Use Permit #06003 - Southlake Office Park

PROPOSAL: To annex approximately 51.1 acres of land with a change of zone from AG to R-3 and O-3 to allow for up to 50,000 square feet of office space. It also allows for a community unit plan (CUP) for up to 90 dwelling units in an associated application not covered by this report.

LOCATION: South 91st Street and Andermatt Drive

LAND AREA: Annexation - Approximately 51.1 acres.
Change of Zone - Approximately 51.1 acres.
Use Permit#06003 - Approximately 4.8 acres.

WAIVER REQUESTS:

1. Adjust front, side, and rear setbacks to 0'.
2. Allow transfer of wastewater from one drainage basin to another.
3. Allow sanitary sewer to exceed maximum depth.
4. Exceed minimum tangent length between non-compound horizontal curves.
5. Allow sanitary sewer to be constructed non-parallel to the centerline of the street.
6. Allow lot lines non-perpendicular to the right-of-way.
7. Allow lots that do not front upon a public street or private roadway.
8. Adjust location of sign allowed at the entrance into the O-3.

CONCLUSION: The waivers requested are appropriate and are typical for this type of development. A comprehensive plan amendment approved in 2003 designated commercial land uses on a portion of this site and is reflected in the zoning pattern proposed in the change of zone request. These requests are consistent with the Comprehensive Plan, and subject to the conditions of approval comply with the requirements of the Zoning Ordinance.

RECOMMENDATION:

Annexation #06004
Change of Zone #06016

Conditional Approval
Approval

UP#06003

Conditional Approval

<u>Waivers:</u>	<u>1. Adjust front, side, and rear setbacks to 0'.</u>	<u>Approval</u>
	<u>2. Allow transfer of wastewater from one drainage basin to another.</u>	<u>Approval</u>
	<u>3. Allow sanitary sewer to exceed maximum depth.</u>	<u>Approval</u>
	<u>4. Exceed minimum tangent length between non-compound horizontal curves.</u>	<u>Approval</u>
	<u>5. Allow sanitary sewer to be constructed non-parallel to the centerline of the street.</u>	<u>Approval</u>
	<u>6. Allow lot lines non-perpendicular to the right-of-way.</u>	<u>Approval</u>
	<u>7. Allow lots that do not front upon a public street or private roadway.</u>	<u>Approval</u>
	<u>8. Adjust location of the sign allowed at the entrance into the O-3</u>	<u>Approval</u>

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached separate legal descriptions for the annexation, change of zone, and use permit.

EXISTING ZONING: Ag Agriculture

PROPOSED ZONING: R-3 Residential, O-3 Office

EXISTING LAND USE: Vacant undeveloped land and a single residence.

SURROUNDING LAND USE AND ZONING:

North:	Open Space, Residential	R-3
South:	Undeveloped	AG
East:	Acreage Residential	AG
West:	Commercial	B-5

ASSOCIATED APPLICATIONS:

SP#06014 - A special permit for Southlake CUP to allow for up to 90 dwelling units on approximately 46.3 acres of land.

HISTORY:

July 16, 2003 - CPA#03018 was approved changing the land use designation from urban residential to commercial on approximately 44 acres located northeast of South 91st Street and Highway 2.

November 5, 2001 - AN#01006 was approved and included an annexation agreement that generally included the area bounded by Pine Lake Road and Highway 2, and South 84th and South 98th Streets, but did not include all the area of the current requests.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F17 - Overall Form - Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods.

Page F25- This site is designated for urban residential and commercial land uses in the Land Use Plan.

Page F27 - Urban Growth Tiers - This site is in Tier 1, Priority Area A of the City's Future Service Limit.

Page F43 - Regional Centers - South 84th Street and Highway 2 - CPA# 03018 redesignated the future land use on a 44 acre tract of land located on the northeast corner of 91st Street and Highway 2. The Amendment changes the intended uses on this tract from "urban residential" to "commercial," and extends the "parks and open space" buffer along Highway 2. This Plan amendment is meant to provide greater market and design flexibility in the development of the previously approved planned mixed use regional center on this site. This redesignation of land uses on the 44 acre tract is made under the following conditions: (1) the "P.M. peak hour trip cap" contained in the approved Annexation and Zoning Agreement for the Regional Center site remains unchanged (which recognizes the severe capacity limitation along the Highway 2 travel corridor and the community's desire to promote this corridor as a "desirable entryway" into the city) ; (2) the commitment to the pedestrian/biker trail along this site remains in place; (3) development of this area will respect the site's natural and environmental features; (4) elimination of the "Special Residential Use" condition on this site and the elimination of the "Transitional Use" designation on the northwest corner of the intersection of 91st and Highway 2; (5) the development remains committed to a mix of commercial and residential uses as part of a cohesive activity center; and, (6) retention of all other goals and conditions of the "Southeast Lincoln/Highway 2 Subarea Plan."

Page F156 - Subarea Planning - Southeast Lincoln/Highway 2 Subarea Plan.

Southeast Lincoln/Highway 2 Subarea Plan:

Figure 2 - Designates urban residential and commercial land uses for this site.

Page 9 -Clarify the appropriate size and type of uses in the Center at 84th & Highway 2: This subarea plan designates the area from approximately 91st to 98th for predominately residential uses, while including a 44 acre tract for a mix of commercial uses at the northeast corner of 91st and Highway 2. The overall site includes a regional center with approximately 1.9 million SF of commercial space — larger than the present Westfield shopping center. The plan encourages the planned center at 84th and Highway 2 to develop with a mix of uses, including residential and appropriate transitions to existing residential areas.

UTILITIES: Sanitary sewer and water are available to serve this site.

TRAFFIC ANALYSIS: South 91st Street is planned to be a four-lane arterial street. The two center lanes and medians have been installed by the developer per the annexation agreement, with the remaining lanes to be installed by the City. South 98th Street is a gravel road from Pine Lake Road to Highway 2, and the Comprehensive Plan does not designate this portion as an arterial street, but notes it is under study. The developer is required to use best efforts to make improvements in South 98th Street by 2007.

Andermatt Drive is a local street and is shown connecting South 91st and South 98th Streets. It will serve both the proposed development on the north side of the street, and potentially another 40 acres of commercial uses and several hundred dwelling units on the south side. Andermatt Drive and the private roadways serving the residential units are the developers responsibility to install. All office and commercial development covered by the annexation agreement are subject to the trip generation limits that are part of the agreement.

PUBLIC SERVICE: The site will be served by City of Lincoln Fire and Police Departments. The nearest fire station is at South 84th and South Streets.

BACKGROUND:

The Planning Commission voted to delay these applications at their March 15, 2006 hearing at the applicant's request. The delay allowed the application to be modified to include an adjustment to O-3 sign requirements, and for re-advertisement of the legal notice to include the requested adjustment.

ANALYSIS:

1. This request includes annexation, change of zone, and use permit applications. An associated request, SP#06014, is for a 90-dwelling unit CUP and is covered in a separate report. The annexation, change of zone and use permit must be approved by City Council, and the special permit by Planning Commission.
2. This area is covered by the annexation agreement approved as part of AN#01006. It included a cap on the number of vehicle trips that could be generated by development within the area covered by the agreement based upon the uses and amounts of floor area shown. While the residential dwelling units in the proposed CUP do not count against the trip cap, the office floor area in the O-3 area does. The impact of the proposed office floor area on the overall trip cap must be provided as part of this application to document the number of allocated and unused trips. Public Works notes that the traffic memo submitted with these applications does not provide enough information to review, approve, or deny any of the additional connections to South 91st and 98th Streets south of this development. Additionally, the 'Specialty Retail' land use type used in the traffic memo does not list specific land uses and it is not clear what it includes. Prior to use of that designation in land use tables or trip generation calculations it must be defined to the satisfaction of City staff.
3. Former Lot 36 I.T. appears to have been under separate ownership at the time of AN#01006 when the Prairie Lakes shopping center was annexed, and does not appear to have been included in the original annexation agreement for the larger area. If it was not included, the owner may be required to enter into an annexation agreement for any areas not previously covered as a condition of this annexation.
4. These applications were originally submitted as part of a PUD. It was revised to include a special permit for a community unit plan (CUP) and a use permit consistent with the intent of the Zoning Ordinance. The boundary of the overall development must be revised to exclude that portion north of the city limit, and all references to a PUD must be deleted.
5. The annexation request includes 51.1 acres encompassing the 4.8 acres for the use permit and 46.3 acres for the associated CUP. The use permit shows building envelopes for four buildings, each approximately 8,000 square feet in area. The requested allowed uses include health care facilities, clubs, mail order catalog sales, and medical testing laboratories are

allowed in the O-3. The Comprehensive Plan designates commercial land uses for the area proposed for O-3, and the proposed use permit is consistent with that designation.

6. Andermatt Drive is shown as a local commercial street 33' in width. It will also serve the area to the south which can potentially include up to 40 acres of office and commercial floor area, and several hundred dwelling units. Lincoln Municipal Code (LMC) requires that street grades be projected 300' beyond the limit of the development to allow for review of proposed the street layout alignment. This includes South 94th, South 96th, and South 97th Streets on the site plan.
7. Several waivers are requested:
 1. Waive front, side and rear setbacks - This request is appropriate given the uses proposed and the separation shown between the O-3 and R-3 proposed. The dimensions for the minimum setback to buildings from the boundary of the use permit must be included to maintain the separation between the office buildings and dwelling units. The landscaping should also be enhanced along O-3/R-3 boundary to offset the reduced setback. The notes allow for lot dimensions to vary at the time of final plat.
 2. Transfer of sewage between drainage basins - Public Works recommends approval of this request.
 3. Allow sanitary sewer lines to exceed maximum depth - Public Works recommends approval of this request.
 4. Exceed minimum tangent length between non-compound horizontal curves - Public Works recommends approval of this request.
 5. Allow sanitary sewer to be constructed non-parallel to the centerline of the street - Public Works recommends approval of this request.
 6. Allow lot lines non-perpendicular to the right-of-way - Several lots adjacent to curves in the private roadways are not perpendicular to the street. The deviations are not severe and the waiver should be approved.
 7. Allow lots that do not front upon a public street or private roadway - This allows for the lots to be surrounded by a common outlot and open space. This request is common in CUP's and use permits when lots are provided internal access via private roadways and should be approved.
 8. The sign regulations for the O-3 allow one ground sign per vehicular access. The sign is limited to 8' in height and 32 square feet in area, and can be used to identify both the office park and tenants. The sign must be located near the driveway entrance off Andermatt Drive. The requested adjustment seeks to allow the sign to be moved to the west near the intersection of Andermatt Drive and South 91st Street. The proposed location will provide better visibility from the arterial street and better serve to identify the office complex with little impact upon surrounding properties.
8. The private roadways are shown as being 24' wide, however a waiver was not requested. The standard 27'-wide roadway width must be shown.

9. Sidewalks are required on both sides of all streets, but are not shown on the plan. Sidewalks also need to be shown providing pedestrian access throughout the office complex, including a connection from the complex to the sidewalk along South 91st Street and to the sidewalks in the CUP.
10. Several minor revisions to the notes are required and are listed in the conditions of approval.

CONDITIONS OF APPROVAL:

USE PERMIT #06003

Site Specific:

1. This approval permits up to 50,000 square feet of office floor area including health care facilities, clubs, mail order catalog sales, and medical testing laboratories with waivers to adjust front, side, and rear setbacks to 0'; allow transfer of wastewater from one drainage basin to another; allow sanitary sewer to exceed maximum depth; exceed minimum tangent length between non-compound horizontal curves; allow sanitary sewer to be constructed non-parallel to the centerline of the street; allow lot lines non-perpendicular to the right-of-way; allow lots that do not front upon a public street or private roadway; and adjust the location of the sign allowed at the entrance into the O-3.

Final plat(s) is/are approved by the City.

If any final plat on all or a portion of the approved use permit is submitted five (5) years or more after the approval of the use permit, the city may require that a new use permit be submitted, pursuant to all the provisions of section 26.31.015. A new use permit may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the use permit as originally approved does not comply with the amended rules and regulations.

Pursuant to the proposed annexation agreement: (1) impact fees will be collected from development based on the number of lots and the type of development in the final plat; and (2) due to a court challenge to the collection of impact fees, the City is requiring security to guarantee the necessary contribution to cover part of the cost of providing infrastructure (such as water, sanitary sewer, arterial streets, parks and trails) necessitated by development of the lots within this development. If the impact fees are upheld, the security will be returned. However, if for whatever reason the impact fees are not collected, the developer will pay this pre-determined amount or the City will use the security to pay for part of the cost of these improvements needed to serve the development.

Permittee agrees:

to complete the street paving of public streets shown on the final plat within two (2) years following the approval of the final plat.

to complete the installation of sidewalks along both sides of the streets as shown on the final plat within four (4) years following the approval of the final plat.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the installation of public streetlights within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along both sides of all streets within four (4) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to complete the public and private improvements shown on the Use Permit.

to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to continuously and regularly maintain the street trees along the private roadways and landscape screens.

to submit to the lot buyers and home builders a copy of the soil analysis.

to pay all design, engineering, labor, material, inspection, and other improvement costs.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to protect the trees that are indicated to remain during construction and development.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

to relinquish the right of direct vehicular access to South 91st Street except as shown.

2. Prior to the approval of a final plat:

2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

2.1.1 Five copies of a revised site plan showing the following revisions:

- 2.1.1.1 Delete General Notes #42, 15, 16, 18, 25, 29, and 33. **(**Per Planning Commission, as the request of staff and agreed upon by the applicant: 3/29/06**)**
- 2.1.1.2 Show continuous sidewalks in front of all buildings connecting to sidewalks in Andermatt Drive and South 91st Street.
- 2.1.1.3 Show easements per L.E.S. review.
- 2.1.1.4 Provide a summary of trip generation allocation that includes all development subject to AN#01006.
- 2.1.1.5 Delete all references to PUD.
- 2.1.1.6 Show screening per R-T district along the boundary between the O-3 and R-3 districts, and add a general site note that states required screening shall be provided at time of final plats.
- 2.1.1.7 Revise General Note #15 to state "LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY AT TIME OF FINAL PLAT."
- 2.1.1.8 Revise General Note #24 to state ".....IN ACCORDANCE WITH LINCOLN MUNICIPAL CODE TITLE 27."
- 2.1.1.9 Revise General Note #26 by deleting "AS AMENDED BY THE SOUTHLAKE REGULATORY MODIFICATIONS."
- 2.1.1.10 Revise General Note #28 to read as ".....STREET TREES AND REQUIRED LANDSCAPE SCREENS TO BE REVIEWED....."
- 2.1.1.11 Separate General Notes #15, 30, 35, 37, 38, 39, 43, and 47 into a separate table labeled 'Waivers'.
- 2.1.1.12 Provide enhanced screening along the O-3/R-3 boundary consistent with the screening requirement for the R-T district.

- 2.1.1.13 Show Andermatt Drive aligned to the satisfaction of Public Works and Utilities.
- 2.1.1.14 Show the sanitary sewer in a location approved by Public Works and Utilities.
- 2.1.1.15 Show the relocated vehicle entrance ground sign and delete the note indicating "100 Square Foot Southlake Office Park Sign."
- 2.1.1.16 Reduce the size of the buildings to no more than 8,000 square feet of floor area and add a note that states, "No building shall be greater than 8,000 square feet or 28 feet in height." (****Per Planning Commission, at the request of the applicant, 03/29/06****)

2.1.2 Revise the grading and drainage and utilities plans to the satisfaction of Public Works and Utilities.

Standard:

- 3. The following conditions are applicable to all requests:
 - 3.1 Before occupying any buildings all development and construction is to comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping, are to be permanently maintained by the owner or an appropriately established owners association approved by the City.
 - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

Brian Will
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 Planner
 March 15, 2006

**APPLICANT/
OWNER:**

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**ANNEXATION NO. 06004;
CHANGE OF ZONE NO. 06016;
SPECIAL PERMIT NO. 06014,
SOUTHLAKE COMMUNITY UNIT PLAN;
and
USE PERMIT NO. 06003**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

March 15, 2006

Members present: Sunderman, Strand, Esseks, Krieser, Taylor, Larson, Carroll and Carlson.

Staff recommendation: Approval of the annexation, subject to an Annexation Agreement; approval of the change of zone; and conditional approval of the community unit plan and use permit.

Ex Parte Communications: None.

The Clerk announced that the applicant has submitted a request for a two-week deferral to advertise an additional waiver on the use permit.

Taylor made a motion to defer two weeks, with continued public hearing and action scheduled for March 29, 2006, seconded by Strand and carried 8-0: Sunderman, Strand, Esseks, Krieser, Taylor, Larson, Carroll and Carlson voting 'yes'.

There was no public testimony.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION:

March 29, 2006

Members present: Esseks, Taylor, Carroll, Larson, Krieser, Strand, Cornelius, Sunderman and Carlson.

Staff recommendation: Conditional approval of the annexation, special permit and use permit, and approval of the change of zone.

Ex Parte Communications: None

Proponents

1. DaNay Kalkowski appeared on behalf of **Eiger Corp.**, the applicant and owner of property located east of 91st, west of 98th, north of Hwy 2 and south of Prairie Lake, just east of the regional shopping center.

This is a request for annexation, change of zone to O-3 and use permit for 42,000 sq. ft. of office uses for the area located directly to the east of 91st Street (4 acres). This is also a request for annexation, change of zone to R-3 and a CUP for 90 dwelling units further to the east all the way over to 98th Street. In 2003, the city approved a Comprehensive Plan Amendment that showed a portion of the area east of 91st Street as commercial, and the remainder as residential. As part of that amendment process, Eiger worked with the Heritage Lakes neighbors to the north, which resulted in the filing of some private

covenants on the Eiger property south of the lake. The covenants govern the size, height and look of the office buildings in the use permit. The covenants also impose many of the Heritage Lakes covenant standards on the residential area that are being proposed today.

Kalkowski agreed with the conditions of approval, as revised; however, she requested one additional condition on the use permit:

#2.1.1.16 Reduce the size of the buildings to no more than 8,000 sq. ft. of floor area and add a note that states, "No building shall be greater than 8,000 sq. ft. or 28 feet in height".

The private covenants Eiger entered into with the neighbors require that no building be greater than 8,000 sq. ft. or 28 feet in height. The site plan shows three buildings with an 8,000 sq. ft. footprint. Some have additional square footage on the lower level because of walkouts. This will amend the plan to show the buildings with the total size of no more than 8,000 sq. ft. and add a condition to the site plan stating this restriction on size and height. This simply provides additional notice in case any of the office lots are sold and it will show up on the plan.

Kalkowski advised that the developer met with the neighbors on March 16th, with five neighbors attending. Condition #2.1.1.16 is to address one of the concerns raised by the neighbors and to make sure there is compliance with the private covenants.

Kalkowski pointed out that the staff is recommending approval of the waivers. With the amenity of the lake and the shopping center to the west, this development will be a nice addition to the city. There is a walking path along a portion of the south side of the lake that the residents of the office park and townhome area will be able to utilize. The plan shows sidewalks on both sides of private roadways and connections to get to the walking path along the lake.

Carlson noted that the analysis in the staff report raises concern about vehicle trips. Kalkowski confirmed that there has been further discussion on the traffic memo, and the revisions have been accepted by Public Works. The traffic concerns have been addressed.

There was no testimony in opposition.

Brian Will of Planning staff offered that the majority of this area is subject to an existing annexation agreement, so one of the conditions of approval is that the trip cap be updated to include this office development. We want to make sure in developing this area that we keep track of that traffic cap.

Will also agreed with the added Condition #2.1.1.16 on the use permit.

ANNEXATION NO. 06004

ACTION BY PLANNING COMMISSION:

March 29, 2006

Strand moved to approve the staff recommendation of conditional approval, seconded by Sunderman and carried 9-0: Esseks, Taylor, Carroll, Larson, Krieser, Strand, Cornelius, Sunderman and Carlson voting 'yes'. This is a recommendation to the City Council.

CHANGE OF ZONE NO. 06016

ACTION BY PLANNING COMMISSION:

March 29, 2006

Strand moved approval, seconded by Carroll and carried 9-0: Esseks, Taylor, Carroll, Larson, Krieser, Strand, Cornelius, Sunderman and Carlson voting 'yes'. This is a recommendation to the City Council.

SPECIAL PERMIT NO. 06014

ACTION BY PLANNING COMMISSION:

March 29, 2006

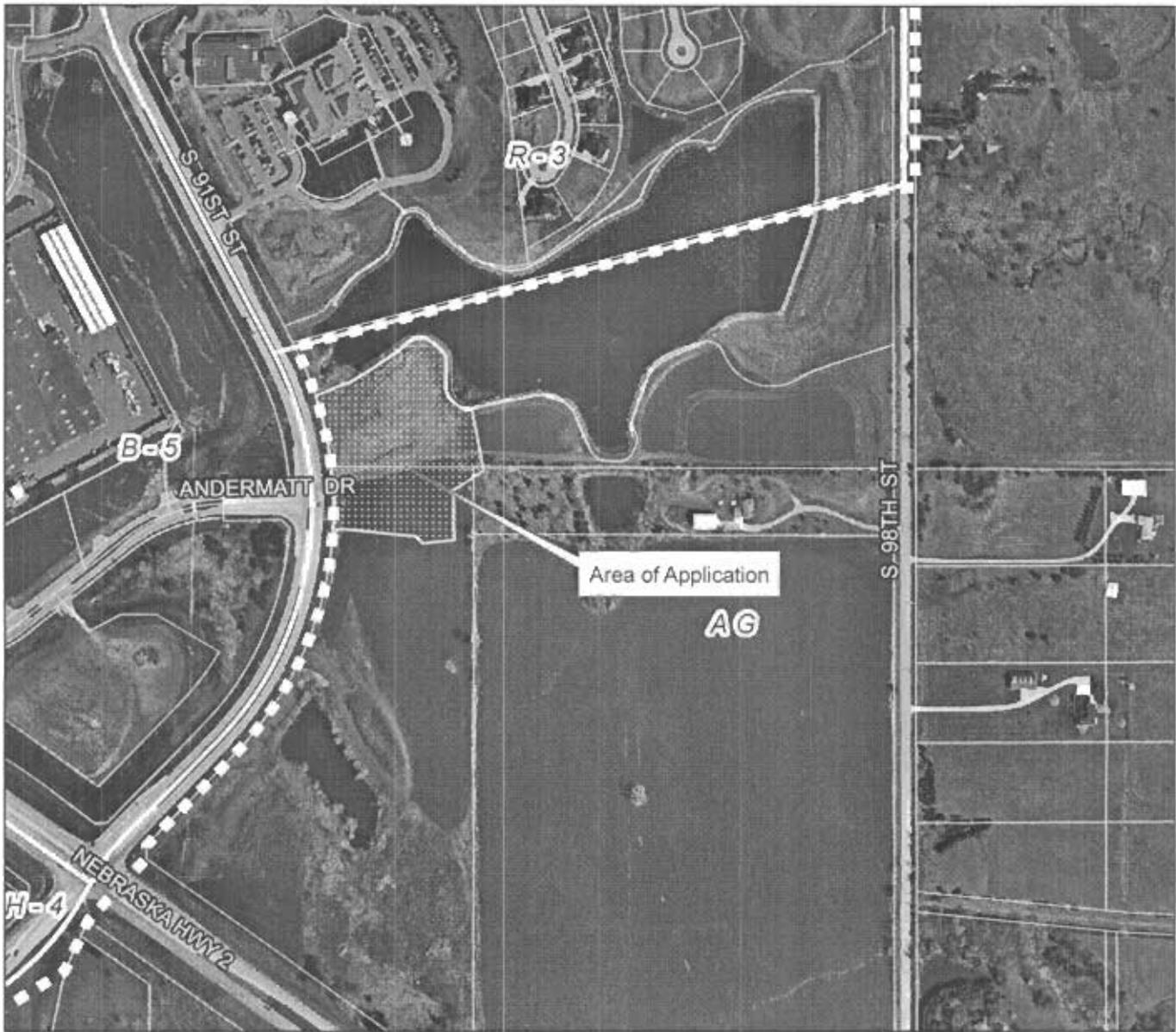
Strand moved to approve the staff recommendation of conditional approval, seconded by Carroll and carried 9-0: Esseks, Taylor, Carroll, Larson, Krieser, Strand, Cornelius, Sunderman and Carlson voting 'yes'. This is final action, unless appealed to the City Council within 14 days.

USE PERMIT NO. 06003

ACTION BY PLANNING COMMISSION:

March 29, 2006

Strand moved to approve the staff recommendation of conditional approval, as revised, adding Condition #2.1.1.16 as requested by the applicant, seconded by Carroll and carried 9-0: Esseks, Taylor, Carroll, Larson, Krieser, Strand, Cornelius, Sunderman and Carlson voting 'yes'. This is a recommendation to the City Council.



2005 aerial

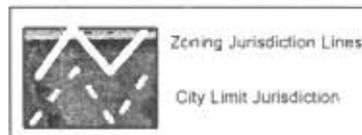
**Use Permit #06003
S. 98th St. & Andermatt Dr.**

Pine Lake Rd

Zoning:

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

One Square Mile
Sec. 23 T9N R7E



S 84th St

S 98th St



015

Yankee Hill Rd

LEGAL DESCRIPTION
O-3 USE PERMIT

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 36 I.T., A PORTION OF LOT 71 I.T., AND A PORTION OF LOT 101 I.T., ALL LOCATED IN THE EAST HALF OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, STATE OF NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 100 I.T., THENCE SOUTHERLY ALONG A WEST LINE OF SAID LOT 100 I.T., SAID LINE BEING A EAST LINE OF SOUTH 91ST STREET RIGHT-OF-WAY ON AN ASSUMED BEARING OF SOUTH 27 DEGREES 39 MINUTES 47 SECONDS EAST, A DISTANCE OF 54.44 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 09 DEGREES 20 MINUTES 16 SECONDS, A RADIUS OF 1,065.00 FEET, A ARC LENGTH OF 173.57 FEET, A CHORD BEARING OF SOUTH 22 DEGREES 59 MINUTES 38 SECONDS EAST ALONG A WEST LINE OF SAID LOT 100 I.T., SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 173.38 FEET TO THE NORTHWEST CORNER OF SAID LOT 101 I.T., SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 51 MINUTES 18 SECONDS EAST ALONG A NORTHWEST LINE OF SAID LOT 101 I.T., A DISTANCE OF 90.97 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 11 DEGREES 35 MINUTES 59 SECONDS, A RADIUS OF 500.00 FEET, A ARC LENGTH OF 101.23 FEET, A CHORD BEARING OF NORTH 61 DEGREES 03 MINUTES 18 SECONDS EAST ALONG A NORTHWEST LINE OF SAID LOT 101 I.T., AND A CHORD DISTANCE OF 101.05 FEET TO A POINT OF TANGENCY, THENCE NORTH 55 DEGREES 15 MINUTES 19 SECONDS EAST ALONG A NORTHWEST LINE OF SAID LOT 101 I.T., A DISTANCE OF 138.69 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 72 DEGREES 13 MINUTES 00 SECONDS, A RADIUS OF 50.00 FEET, A ARC LENGTH OF 63.02 FEET, A CHORD BEARING OF SOUTH 88 DEGREES 38 MINUTES 11 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 101 I.T., AND A CHORD DISTANCE OF 58.93 FEET TO A POINT OF TANGENCY, THENCE SOUTH 52 DEGREES 31 MINUTES 41 SECONDS EAST ALONG A NORTHEAST LINE OF SAID LOT 101 I.T., A DISTANCE OF 31.36 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 54 DEGREES 08 MINUTES 38 SECONDS, A RADIUS OF 50.00 FEET, A ARC LENGTH OF 47.25 FEET, A CHORD BEARING OF SOUTH 25 DEGREES 27 MINUTES 22 SECONDS EAST ALONG A NORTHEAST LINE OF SAID LOT 101 I.T., AND A CHORD DISTANCE OF 45.51 FEET TO A POINT OF TANGENCY, THENCE SOUTH

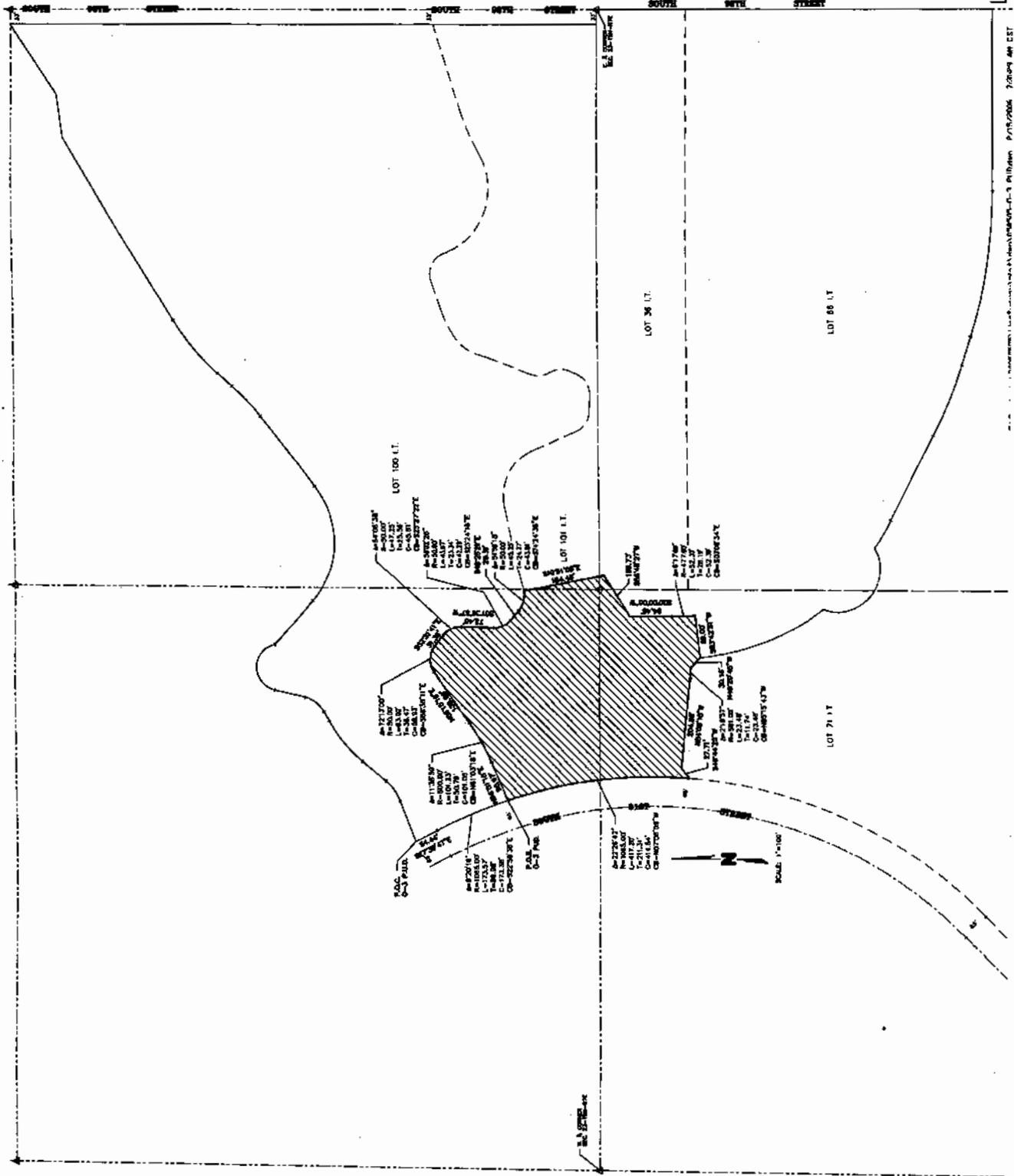
01 DEGREES 36 MINUTES 57 SECONDS WEST ALONG A EAST LINE OF SAID LOT 101 I.T., A DISTANCE OF 72.45 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 50 DEGREES 02 MINUTES 26 SECONDS, A RADIUS OF 50.00 FEET, A ARC LENGTH OF 43.67 FEET, A CHORD BEARING OF SOUTH 23 DEGREES 24 MINUTES 16 SECONDS EAST ALONG A NORTHEAST LINE OF SAID LOT 101 I.T., AND A CHORD DISTANCE OF 42.29 FEET TO A POINT OF TANGENCY, THENCE SOUTH 48 DEGREES 25 MINUTES 29 SECONDS EAST ALONG A NORTHEAST LINE OF SAID LOT 101 I.T., A DISTANCE OF 29.36 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 51 DEGREES 58 MINUTES 18 SECONDS, A RADIUS OF 50.00 FEET, A ARC LENGTH OF 45.35 FEET, A CHORD BEARING OF SOUTH 74 DEGREES 24 MINUTES 38 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 101 I.T., AND A CHORD DISTANCE OF 43.81 FEET TO A POINT, THENCE SOUTH 10 DEGREES 51 MINUTES 05 SECONDS EAST, A DISTANCE OF 184.48 FEET TO A POINT, THENCE SOUTH 56 DEGREES 45 MINUTES 27 SECONDS WEST, A DISTANCE OF 106.73 FEET TO A POINT, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 94.45 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 06 DEGREES 17 MINUTES 09 SECONDS, A RADIUS OF 477.00 FEET, A ARC LENGTH OF 52.33 FEET, A CHORD BEARING OF SOUTH 03 DEGREES 08 MINUTES 34 SECONDS EAST, AND A CHORD DISTANCE OF 52.30 FEET TO A POINT, THENCE SOUTH 83 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 96.00 FEET TO A POINT, THENCE NORTH 46 DEGREES 20 MINUTES 45 SECONDS WEST, A DISTANCE OF 30.16 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 02 DEGREES 18 MINUTES 57 SECONDS, A RADIUS OF 581.00 FEET, A ARC LENGTH OF 23.48 FEET, A CHORD BEARING OF NORTH 85 DEGREES 15 MINUTES 43 SECONDS WEST, AND A CHORD DISTANCE OF 23.48 FEET TO A POINT OF TANGENCY, THENCE NORTH 84 DEGREES 06 MINUTES 15 SECONDS WEST, A DISTANCE OF 204.69 FEET TO A POINT, THENCE SOUTH 49 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE OF 27.71 FEET TO A POINT OF INTERSECTION WITH A WEST LINE OF LOT 71 I.T., SAID POINT BEING ON THE EAST LINE OF SOUTH 91ST STREET RIGHT-OF-WAY, SAID POINT BEING THE POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 22 DEGREES 26 MINUTES 42 SECONDS, A RADIUS OF 1,065.00 FEET, A ARC LENGTH OF 417.20 FEET, A CHORD BEARING OF NORTH 07 DEGREES 06 MINUTES 09 SECONDS WEST ALONG A WEST LINE OF SAID LOT 71 I.T., AND A WEST LINE OF LOT 101 I.T., SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 414.54 FEET TO THE

POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF
207,630.5656 SQUARE FEET OR 4.7665 ACRES, MORE OR LESS.

February 15, 2006

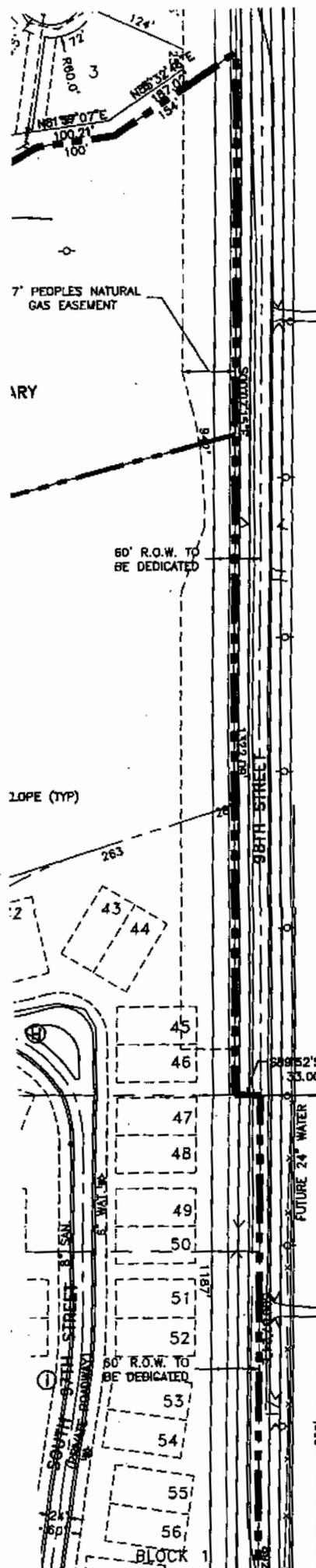
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O-3 USE PERMIT EXHIBIT





P.U.D. 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 91ST & SOUTH 93RD 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. ORNAMENTAL LIGHTING ALONG ALL PUBLIC STREETS SHALL BE IN ACCORDANCE WITH L.E.S. REGULATIONS.
10. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND FURTHER TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS COMPLETE.
11. THE DEVELOPER AGREES TO COMPLY WITH PROVISIONS OF THE LAND SUBDIVISION ORDINANCE REGARDING LAND PREPARATION.
12. CENTER ISLANDS IN CUL-DE-SACS, BOULEVARDS AND ROUNDABOUTS SHALL BE LANDSCAPED.
13. LANDSCAPE SCREENING BETWEEN THE D-3 PUD & R-3 PUD DWELLING UNITS SHALL BE PROVIDED.
14. A HOMEOWNER ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN ALL OPEN SPACE AREAS INCLUDING THE PRIVATE ROADWAYS, MEDIANS AND ROUNDABOUTS.
15. LOTS IN THE R-3 P.U.D. MAY BE CREATED WITHOUT FRONTAGE TO A PUBLIC STREET IF THEY ABUT A PUBLIC ACCESS EASEMENT.
16. ANY EXISTING SEPTIC SYSTEMS WILL BE ABANDONED TO THE SATISFACTION OF THE HEALTH DEPARTMENT.
17. OUTLOT AND BLOCK DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY.
18. THE PROPOSED P.U.D. IS CURRENTLY ZONED AG. A CHANGE OF ZONE TO O-3/R-3 P.U.D. HAS BEEN SUBMITTED.
19. ALL STREET DIMENSIONS ARE TO BACK OF CURB.
20. EXISTING AND PROPOSED EASEMENTS TO BE IDENTIFIED AND SHOWN AT TIME OF FINAL PLATTING.
21. 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.
22. ALL DISABLED PARKING STALLS SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, (FEDERAL REGISTER, VOL. 58, NO. 144, RULES AND REGULATIONS).
23. A COMMON ACCESS EASEMENT WILL BE PROVIDED OVER ALL DRIVES AND PARKING STALLS, AS SUCH DRIVES AND PARKING STALLS MAY EXIST IN THE OFFICE AREAS.
24. 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. THEY WILL BE DESIGNED IN ACCORDANCE WITH THE SOUTHLAKE AND CITY OF LINCOLN STANDARDS.
25. FINAL SITE LAYOUT AND INDIVIDUAL LANDSCAPE PLANS FOR OFFICE BUILDINGS TO BE SUBMITTED AT TIME OF BUILDING PERMIT.
26. FENCES, DUMPSTERS, DECORATIVE STRUCTURES AND ACCESSORY BUILDINGS ARE NOT SHOWN ON THE PLANS IF THEY ARE 1000 SQUARE FEET OR SMALLER AND ARE OUTSIDE OF THE RIGHT TRIANGLES AND SETBACKS AND ARE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES AND CODES AS AMENDED BY THE SOUTHLAKE REGULATORY MODIFICATIONS.
27. AT TIME OF FINAL DESIGN AND FINAL PLATTING THE ROUNDABOUT WILL BE DESIGNED TO ACCOMMODATE A 18'-50" VEHICLE AS PER DESIGN STANDARDS. ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED IF A LARGER RADII IS NEEDED FOR THESE VEHICLES.
28. INDIVIDUAL LOT LANDSCAPING FOR ALL OFFICE BUILDINGS WILL BE REVIEWED AT THE TIME OF BUILDING PERMITS. STREET TREES TO BE REVIEWED AT TIME OF FINAL PLAT AND ASSIGNED BY PARKS AND RECREATION.
29. O-3 P.U.D. SETBACKS SHALL BE AS FOLLOWS.
 FRONT YARD = 20'
 SIDE YARD = 15'
 REAR YARD = 20'
30. TOWNHOUSE LOTS WITHIN THE R-3 P.U.D. AREAS SHALL HAVE 0' SETBACKS ON ALL LOT LINES. EAVES, CANOPIES, OVERHANGS, PATIOS AND DECKS MAY OCCUPY THE ENTIRE LOT BUT SHALL NOT EXTEND OVER LOT LINES.
31. MINIMUM DISTANCE BETWEEN TOWNHOUSE LOTS IN THE R-3 P.U.D. AREA SHALL BE 20'.
32. MINIMUM DISTANCE BETWEEN TOWNHOUSE LOTS AND THE CENTERLINE OF THE PRIVATE ROADWAY IN THE R-3 P.U.D. AREA SHALL BE 42'.
33. MINIMUM DISTANCE BETWEEN TOWNHOUSE LOTS AND PUBLIC RIGHT OF WAY IN THE R-3 P.U.D. AREA SHALL BE 20'.
34. DRIVEWAY FOR BLOCK 1 LOT 21 SHALL NOT BE BUILT CLOSER THAN 42' FROM EDGE OF ROTARY PAVEMENT.
35. THE TRANSFER OF WASTEWATER FROM ONE WATERSHED TO ANOTHER IS ALLOWED WITHIN THE BOUNDARY OF THE P.U.D.
36. TOWNHOUSE LOTS WITH FRONTAGE TO ANDERMAT DRIVE ARE ALLOWED DIRECT VEHICULAR ACCESS TO ANDERMAT DRIVE WITH THE EXCEPTION OF BLOCK 1, LOTS 5-9 AND LOT 21.
37. SANITARY SEWER SHALL BE ALLOWED TO EXCEED 15' DEPTH WITHIN THE BOUNDARY OF THE P.U.D. SPECIFICALLY THE MANHOLE APPROX. 350' EAST OF THE INTERSECTION OF SOUTH 91ST & ANDERMAT DRIVE. THE DEPTH IN THAT AREA IS ANTICIPATED TO BE APPROX. 18'.
38. A WAIVER TO THE DESIGN STANDARDS OF LINCOLN IS ALLOWED FOR MINIMUM TANGENT LENGTHS BETWEEN NON-COMPOUND HORIZONTAL CURVES WHERE THE SUM OF THE RADII OF THE CURVES IS LESS THAN 800' (SOUTH 96TH AND SOUTH 97TH STREETS).
39. A WAIVER TO THE LINCOLN MUNICIPAL CODE IS ALLOWED FOR BLOCK LENGTHS IN EXCESS OF 1,320' FOR BLOCK 1.
40. IN ADDITION TO THE USES ALLOWED UNDER SECTION 27.27.020 THE FOLLOWING SHALL BE A PERMITTED USE IN THE O-3 P.U.D. ZONING AREA.
 1. HEALTH CARE FACILITIES
 2. CLUBS
 3. MAIL ORDER CATALOG SALES
 4. MEDICAL TESTING LABORATORIES
41. BUILDING FOOTPRINT IN THE O-3 P.U.D. AREA SHALL NOT BE GREATER THAN 8,000 SF.
42. HEIGHT IN THE O-3 P.U.D. SHALL NOT EXCEED 28 FEET AS DEFINED BY THE CITY OF LINCOLN BUILDING & SAFETY DEPARTMENT.
43. DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPE SHOWN ON EACH LOT.
44. DEVELOPER WILL NOT PLAT LOTS THAT ABUT 98TH STREET UNTIL ROADWAY HAS BEEN PAVED.
45. R-3 P.U.D. ZONING AREA APPROVES A MAXIMUM OF 90 DWELLING UNITS.
46. OUTLOTS, LOTS AND BLOCK DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY. THE FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF FINAL PLAT.

SOUTH LAKE

P.U.D. DRAINAGE & GRADING PLAN



AREA, GRADE, & VOLUME

Basin No.	Area (sq. ft.)	Grade (ft.)	Volume (cu. ft.)
1	1000	100	100000
2	1500	100	150000
3	2000	100	200000
4	2500	100	250000
5	3000	100	300000
6	3500	100	350000
7	4000	100	400000
8	4500	100	450000
9	5000	100	500000
10	5500	100	550000
11	6000	100	600000
12	6500	100	650000
13	7000	100	700000
14	7500	100	750000
15	8000	100	800000
16	8500	100	850000
17	9000	100	900000
18	9500	100	950000
19	10000	100	1000000
20	10500	100	1050000
21	11000	100	1100000
22	11500	100	1150000
23	12000	100	1200000
24	12500	100	1250000
25	13000	100	1300000
26	13500	100	1350000
27	14000	100	1400000
28	14500	100	1450000
29	15000	100	1500000
30	15500	100	1550000
31	16000	100	1600000
32	16500	100	1650000
33	17000	100	1700000
34	17500	100	1750000
35	18000	100	1800000
36	18500	100	1850000
37	19000	100	1900000
38	19500	100	1950000
39	20000	100	2000000
40	20500	100	2050000
41	21000	100	2100000
42	21500	100	2150000
43	22000	100	2200000
44	22500	100	2250000
45	23000	100	2300000
46	23500	100	2350000
47	24000	100	2400000
48	24500	100	2450000
49	25000	100	2500000
50	25500	100	2550000
51	26000	100	2600000
52	26500	100	2650000
53	27000	100	2700000
54	27500	100	2750000
55	28000	100	2800000
56	28500	100	2850000
57	29000	100	2900000
58	29500	100	2950000
59	30000	100	3000000
60	30500	100	3050000
61	31000	100	3100000
62	31500	100	3150000
63	32000	100	3200000
64	32500	100	3250000
65	33000	100	3300000
66	33500	100	3350000
67	34000	100	3400000
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71	36000	100	3600000
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73	37000	100	3700000
74	37500	100	3750000
75	38000	100	3800000
76	38500	100	3850000
77	39000	100	3900000
78	39500	100	3950000
79	40000	100	4000000
80	40500	100	4050000
81	41000	100	4100000
82	41500	100	4150000
83	42000	100	4200000
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91	46000	100	4600000
92	46500	100	4650000
93	47000	100	4700000
94	47500	100	4750000
95	48000	100	4800000
96	48500	100	4850000
97	49000	100	4900000
98	49500	100	4950000
99	50000	100	5000000
100	50500	100	5050000

AREA, GRADE, & VOLUME

Basin No.	Area (sq. ft.)	Grade (ft.)	Volume (cu. ft.)
101	51000	100	5100000
102	51500	100	5150000
103	52000	100	5200000
104	52500	100	5250000
105	53000	100	5300000
106	53500	100	5350000
107	54000	100	5400000
108	54500	100	5450000
109	55000	100	5500000
110	55500	100	5550000
111	56000	100	5600000
112	56500	100	5650000
113	57000	100	5700000
114	57500	100	5750000
115	58000	100	5800000
116	58500	100	5850000
117	59000	100	5900000
118	59500	100	5950000
119	60000	100	6000000
120	60500	100	6050000
121	61000	100	6100000
122	61500	100	6150000
123	62000	100	6200000
124	62500	100	6250000
125	63000	100	6300000
126	63500	100	6350000
127	64000	100	6400000
128	64500	100	6450000
129	65000	100	6500000
130	65500	100	6550000
131	66000	100	6600000
132	66500	100	6650000
133	67000	100	6700000
134	67500	100	6750000
135	68000	100	6800000
136	68500	100	6850000
137	69000	100	6900000
138	69500	100	6950000
139	70000	100	7000000
140	70500	100	7050000
141	71000	100	7100000
142	71500	100	7150000
143	72000	100	7200000
144	72500	100	7250000
145	73000	100	7300000
146	73500	100	7350000
147	74000	100	7400000
148	74500	100	7450000
149	75000	100	7500000
150	75500	100	7550000

AREA, GRADE, & VOLUME

Basin No.	Area (sq. ft.)	Grade (ft.)	Volume (cu. ft.)
151	76000	100	7600000
152	76500	100	7650000
153	77000	100	7700000
154	77500	100	7750000
155	78000	100	7800000
156	78500	100	7850000
157	79000	100	7900000
158	79500	100	7950000
159	80000	100	8000000
160	80500	100	8050000
161	81000	100	8100000
162	81500	100	8150000
163	82000	100	8200000
164	82500	100	8250000
165	83000	100	8300000
166	83500	100	8350000
167	84000	100	8400000
168	84500	100	8450000
169	85000	100	8500000
170	85500	100	8550000
171	86000	100	8600000
172	86500	100	8650000
173	87000	100	8700000
174	87500	100	8750000
175	88000	100	8800000
176	88500	100	8850000
177	89000	100	8900000
178	89500	100	8950000
179	90000	100	9000000
180	90500	100	9050000
181	91000	100	9100000
182	91500	100	9150000
183	92000	100	9200000
184	92500	100	9250000
185	93000	100	9300000
186	93500	100	9350000
187	94000	100	9400000
188	94500	100	9450000
189	95000	100	9500000
190	95500	100	9550000
191	96000	100	9600000
192	96500	100	9650000
193	97000	100	9700000
194	97500	100	9750000
195	98000	100	9800000
196	98500	100	9850000
197	99000	100	9900000
198	99500	100	9950000
199	100000	100	10000000
200	100500	100	10050000

AREA, GRADE, & VOLUME

Basin No.	Area (sq. ft.)	Grade (ft.)	Volume (cu. ft.)
201	101000	100	10100000
202	101500	100	10150000
203	102000	100	10200000
204	102500	100	10250000
205	103000	100	10300000
206	103500	100	10350000
207	104000	100	10400000
208	104500	100	10450000
209	105000	100	10500000
210	105500	100	10550000
211	106000	100	10600000
212	106500	100	10650000
213	107000	100	10700000
214	107500	100	10750000
215	108000	100	10800000
216	108500	100	10850000
217	109000	100	10900000
218	109500	100	10950000
219	110000	100	11000000
220	110500	100	11050000
221	111000	100	11100000
222	111500	100	11150000
223	112000	100	11200000
224	112500	100	11250000
225	113000	100	11300000
226	113500	100	11350000
227	114000	100	11400000
228	114500	100	11450000
229	115000	100	11500000
230	115500	100	11550000
231	116000	100	11600000
232	116500	100	11650000
233	117000	100	11700000
234	117500	100	11750000
235	118000	100	11800000
236	118500	100	11850000
237	119000	100	11900000
238	119500	100	11950000
239	120000	100	12000000
240	120500	100	12050000
241	121000	100	12100000
242	121500	100	12150000
243	122000	100	12200000
244	122500	100	12250000
245	123000	100	12300000
246	123500	100	12350000
247	124000	100	12400000
248	124500	100	12450000
249	125000	100	12500000
250	125500	100	12550000

AREA, GRADE, & VOLUME

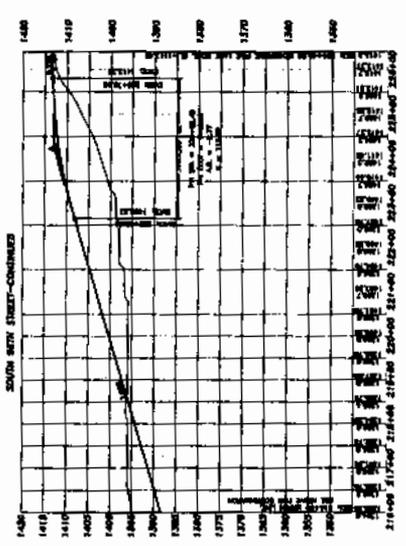
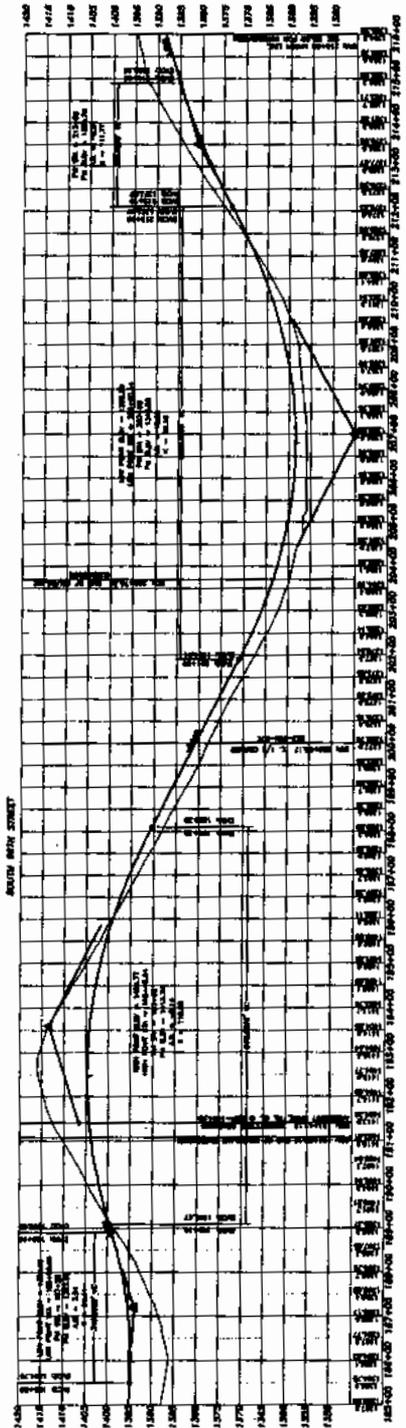
Basin No.	Area (sq. ft.)	Grade (ft.)	Volume (cu. ft.)
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DATE: 11/11/08
BY: J. J. [unreadable]
CHECKED BY: [unreadable]

PRELIMINARY STREET PROFILES
SOUTHDALE P.L.A.

NO.	REVISIONS

GLENN ASSOCIATES
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FAX: (954) 562-1001
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SCALE:
VERTICAL: 1"=10'
HORIZONTAL: 1"=100'

DATE: 11/15/11
SCALE: AS SHOWN
PROJECT: PRELIMINARY STREET PROFILES

PRELIMINARY STREET PROFILES

SOUTHLAKE P.L.D.

LINCOLN, NE

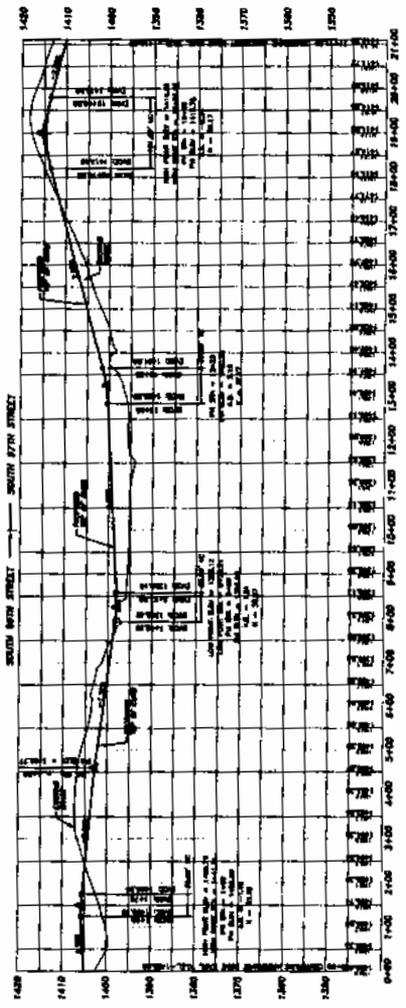
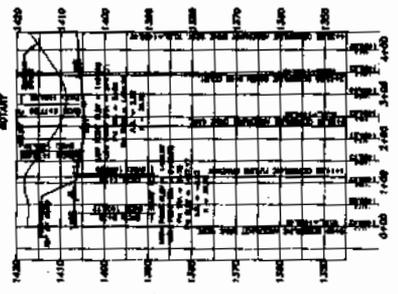
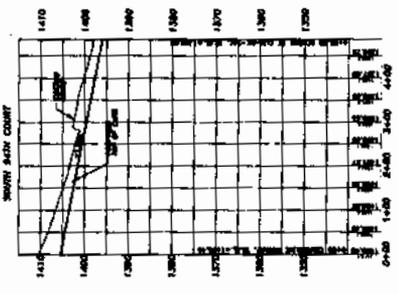
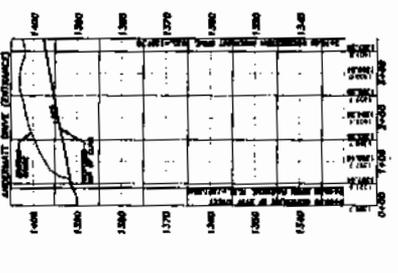
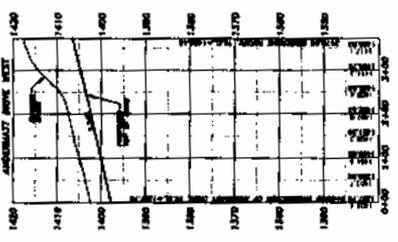
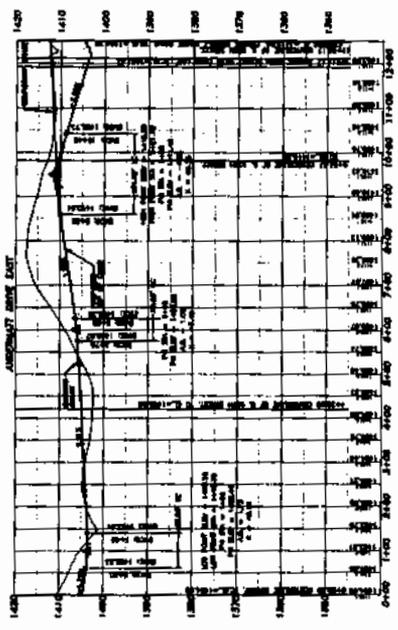
PROJECT NO.

DATE

GLEASON ASSOCIATES
INCORPORATED
10000 N. LINCOLN ST., SUITE 100
SOUTHLAKE, NE 68889
TEL: (405) 885-1100
WWW.GLEASONASSOCIATES.COM



DATE: 11/15/11
SCALE: AS SHOWN
PROJECT: PRELIMINARY STREET PROFILES



SEACREST & KALKOWSKI, P.C.

A LIMITED LIABILITY ORGANIZATION

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

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

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

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

March 8, 2006

HAND DELIVERY

Brian Will
Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: Sign Adjustment Request

Dear Brian:

On behalf of Eiger Corp., we would hereby like to request an adjustment to the signage that is permitted under the Southlake Use Permit for the O-3 zoned area. Specifically, we are requesting an adjustment to Lincoln Municipal Code § 27.69.044(b)(2). This provision allows one ground sign per vehicular entrance into the office park, not to exceed thirty-two square feet and eight feet in height, identifying the name of the office park and tenants. While the Southlake Office Area has frontage along South 91st Street and Andermatt Drive, the only access into the office park is off of Andermatt Drive. Eiger Corp. would like to adjust the above section to allow the ground sign to be moved from the vehicular entrance along Andermatt Drive to the corner of South 91st Street and Andermatt Drive. This would allow the sign to be visible from both South 91st Street and Andermatt Drive. If the sign was just placed at the entrance off of Andermatt Drive, traffic traveling on South 91st Street would not see the office park identification.

On Wednesday, March 15th we will request that the Planning Commission action on Southlake be delayed until March 29th to allow time for notification of this adjustment to be advertised. A note would be added to the Site Plan to reflect this adjustment.

If you have any questions or need any additional information, please let me know.

Very truly yours,



DANAY KALKOWSKI
For the Firm



OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

February 27, 2006

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

RE: Southlake
OA Project No. 2005-0505

Dear Mr. Krout:

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

1. Zoning Application
2. Application fee (\$3,230.00)
3. Site Plan – 22 copies
4. Zoning Map– 7 copies
5. Drainage & Grading Plans – 7 copies
6. Street Profiles (2 sheets) – 7 copies
7. Drainage Report – 3 copies
8. Annexation Legal Description and Exhibits – 3 copies
9. Change of Zone Legal Descriptions and Exhibits – 3 copies
10. Traffic Study – 3 copies

On behalf of the Owner/Developer, Eiger Corp., R.R.1 Box 93A, Adams NE, 68301, we are requesting annexation, a change of zone from AG to R-3 and O-3, a special permit for a C.U.P. and a Use Permit for the O-3 for the above mentioned project.

Also as part of this submittal we are requesting several waivers to the City of Lincoln Design Standards and the L.M.C. as follows:

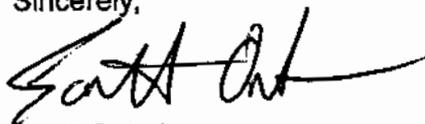
1. L.M.C. to reduce rear yard setbacks from 40' to 20' in the O-3 office area.
2. L.M.C. to allow block lengths in excess of 1,320' for block 1.
3. L.M.C. to allow the landscape plan for the O-3 office area to be presented and approved at the time of building permit.

027

4. In addition to the uses allowed under section 27.27.020 of the L.M.C. we are requesting the following to be permitted uses in the O-3 zoning area.
 - a. Health care facility
 - b. Clubs
 - c. Mail order catalog sales
 - d. Medical testing laboratories
5. L.M.C. to allow 0' setbacks on all townhouse lot lines in the R-3 area under the following conditions.
 - a. Min. distance between lots is 20'
 - b. Min. distance between the lots and the centerline of the private roadway is 42'
 - c. Min. distance between the lots and public right-of-way is 20'
6. Lincoln Design Standards to allow the transfer of wastewater from one watershed to another.
7. Lincoln Design Standards to allow sanitary sewer to exceed maximum depth, specifically, the manhole approx. 350' east of the intersection of South 91st Street and Andermatt Drive. The depth in that area is anticipated to be approx. 18'.
8. Lincoln Design Standards for minimum tangent lengths between non-compound horizontal curves where the sum of the radii of the curves is less than 600' (South 96th and South 97th).
9. Lincoln Design Standards to allow sanitary sewer to be constructed non-parallel to the centerline of the street.
10. L.M.C. to allow lot lines non-perpendicular to right-of-way.
11. Waive the requirements for lots to front public of private streets.

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

Sincerely,



Scott Osterhaus

Enclosures

cc: Kelvin Korver (Eiger Corp.)
File

Memorandum

To: Brian Will, Planning Department

From: Chad Blahak, Public Works and Utilities
Dennis Bartels Public Works and Utilities

Subject: Southlake PUD Change of Zone #06015, AN #06004

Date: March 1, 2006

cc: Randy Hoskins

Engineering Services has reviewed the submitted plans for the Southlake PUD, located between South 91st Street and South 98th Street at Andermatt Drive, and has the following comments:

- **Sanitary Sewer** - The following comments need to be addressed.
 - (1.1) The location of the proposed sanitary sewer between South 96th Street and South 94th Bay is unacceptable. The plans show the sewer to be located along the center of the dam for the proposed permanent pond in Outlot B. The plans need to be revised to show the sewer and easement located in a clear and flat area outside of the influence of any structural elements of the pond dam. This pond is not a required feature for the development as detention is accounted for in the existing Korver Lake at the north end of the project. If the sewer is to remain in its proposed location, the grading plan needs to be revised to show the pond dam shifted further south so as to not affect the sewer main or associated easement.
 - (1.2) The sanitary sewer shown in Outlot A should be removed or relocated. It is not desirable to locate public sewer across a private parking lot. Routine and emergency maintenance would require City vehicles and equipment to take up parking stalls and disrupt operations of the businesses. A sewer can be shown on the west side of Outlot A along South 91st Street to serve future Lots 1 and 2 while future Lots 3 and 4 could be served from the public sewer in Andermatt Drive or the sewer located between Lots 4 and 9.
 - (1.3) The requested waiver of design standards for sanitary sewer depth is approved by Public Works. The waiver is necessary to provide minimum depth along the down stream side of the embankment for the pond in Outlot B.

- **Water Main** - The water system is satisfactory.
- **Grading/Drainage** - The following comments need to be addressed.
 - (3.1) The detention for the area in this plat was accounted for in the design of the NRD lake project to the north of this site.
- **Streets/Paving** - The following comments need to be addressed.
 - (4.1) Waivers need to be requested and justified for private street paving width for South 96th and 97th Streets and for South 94th Bay. Design standards state that the standard width for private streets is 27' but can be reduced to 21' for streets serving less than 30 residential parking spaces.
 - (4.2) This PUD and brief traffic memo do not represent any current or future approvals of any possible connections to 98th or 91st Street south of Andermatt Drive including the two connections to 91st south of Andermatt shown in the traffic memo and the implied connection and median break in the PUD plans. There is not enough information to review, approve, or deny any of the possible connections shown.
 - (4.3) Public Works approves the requested waiver of design standards for block length for Block 1. The NRD lake to the north of the site borders this plat on the north from 98th to 91st Street and prevents a road connection connecting to the north.
 - (4.4) Public Works approves the requested waiver of design standards for tangent length between two horizontal curves.
 - (4.5) Public Works does not approve the proposed geometry for Andermatt Drive from 91st Street to 98th Street. The traffic study submitted does not provide sufficiently detailed information for the commercial and residential areas to the south to properly determine the adequacy of the proposed street system. Also, the status of the intersection of 98th Street with Highway 2 is not known and will most likely affect desired intersection geometry and locations along 98th Street including the Andermatt Drive intersection shown on this plat.

General – The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets,

location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

CZ06015 AN06004

MOTION TO AMEND

I hereby move to amend the Conditions recommended by the Lincoln City/Lancaster County Planning Staff Report for Use Permit #06003 to read as follows:

CONDITIONS:

Site Specific:

* * * *

2. Prior to the approval of a final plat:

2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

2.1.1 Five copies of a revised site plan showing the following revisions:

* * * *

2.1.1.16 Reduce the size of the buildings to no more than 8,000 square feet of floor area and add a note that states, "No building shall be greater than 8,000 square feet or 28 feet in height."

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Requested by: SEACREST & KALKOWSKI, P.C.