City Council Introduction: August 3, 2015
Public Hearing: August 10, 2015 Bill No. 15R-164

FACTSHEET

TITLE: USE PERMIT NO. 72A
Reduction in the front yard setback for signage and change landscaping plan (4910 Normal Boulevard)

BOARD/COMMITTEE: Planning Commission

APPLICANT: T&N Investments

RECOMMENDATION: Conditional Approval (8-0: Sunderman, Harris, Scheer, Cornelius, Hove, Weber, Corr and Lust voting 'yes'; Beecham absent).

STAFF RECOMMENDATION: Conditional Approval.

OTHER DEPARTMENTS AFFECTED: N/A

SPONSOR: Planning Department

OPPONENTS: None

REASON FOR LEGISLATION: To allow a freestanding sign in the front yard setback and modify the approved landscape plan, on property generally located at 4910 Normal Boulevard.

DISCUSSION/FINDINGS OF FACT:

1. The purpose of this use permit is to reduce the 25-foot front yard setback to 15 feet to allow a freestanding sign to be located closer to the street to provide for more visibility and revise the landscape plan, which would meet current design standards for parking lots.

2. The staff recommendation to approve this use permit with the noted waiver is based upon the "Analysis" as set forth on p. 3-4, concluding that the proposed location of a freestanding sign located 15 feet from the front property line will not have a negative impact on the surrounding properties. The revised landscape plan will meet current design standards for parking lots. These two revisions to the use permit are in conformance with the Comprehensive Plan.

3. On July 22, 2015, this application appeared on the Consent Agenda of the Planning Commission.

4. On July 22, 2015, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval of this use permit, subject to the conditions identified on p. 4-5.

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer **DATE:** July 29, 2015

REVIEWED BY: David R. Cary, Acting Director of Planning **DATE:** July 29, 2015

f:\devreview\factsheets\2015\cc\UP72A

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for July 22, 2015 PLANNING COMMISSION MEETING

PROJECT #: Use Permit No. UP72A

PROPOSAL: Allow a freestanding sign in the front yard setback and modify the approved landscape plan.

LOCATION: S. 48th Street and Normal Boulevard

LAND AREA: 1.39 acres more or less

EXISTING ZONING: R-T Residential Transition District

CONCLUSION: The proposed location of a freestanding sign located 15 feet from the front property line will not have a negative impact on the surrounding properties. The revised landscape plan will meet current design standards for parking lots. These two revisions to the use permit are in conformance with the Comprehensive Plan.

RECOMMENDATION:	Conditional Approval
Waivers/modifications:	
Reduce the front yard setback from 25 feet to 15 feet for a freestanding sign.	Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1, Maple Meadows Addition, including Maple Meadows Condominium Units 1, 2 and 3, located in the SE 1/4 of Section 32-10-7, Lincoln, Lancaster County, Nebraska

EXISTING LAND USE: Office

SURROUNDING LAND USE AND ZONING:
North: R-2 Residential - Single family residential
South: R-2 Residential - Single family residential
East: R-2 Residential - Special permit for a parking lot
West: B-1 Local Business District - Commercial uses

HISTORY:
In September of 1968, a change of zone from A-2 Single Family to G Local Business was requested on a portion of this property. This request was denied. During the 1979 Zoning Update this site was converted from A-2 to R-2 Residential. In May of 1985 a request to change this property to B-1 Local Business was denied. The current Use Permit and R-T zoning district was approved in August of 1994 after much discussion and compromise regarding the associated landscape plan.

COMPREHENSIVE PLAN SPECIFICATIONS:
The 2040 future Landuse map show this property as Urban Residential.

Pg 5.15 - Strategies for Commercial Infill.

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

-Maintain and encourage businesses that conveniently serve nearby residents, while ensuring compatibility with adjacent neighborhoods

UTILITIES: Existing

TOPOGRAPHY: The property generally slopes downward toward Normal Boulevard.

TRAFFIC ANALYSIS: Normal Boulevard is a minor arterial street.

AESTHETIC CONSIDERATIONS: The proposed sign should not be intrusive to nearby residential properties considering the small scale of the sign and the fact that the sign will be separated from residential by an existing parking lot to the east and an arterial street to the south.

ANALYSIS:

1. The R-T Residential Transition district is a zoning district intended to be used between commercial and residential uses. This district has limited uses and reduced signage so that the district is more compatible with adjacent residential uses.

2. The R-T district allows for one 25 square foot wall sign per architectural elevation per building. It also allows for one freestanding sign per building outside of the front yard setback. The freestanding sign can be a maximum of 8 feet tall and 32 square feet in area.

3. The front yard setback for this property is 25 feet. The applicant is requesting that this setback be reduced to 15 feet to allow for the freestanding sign to be located closer to the street.

4. The new location will provide more visibility for the sign and will not intrude on adjacent residentially zoned property to the east which is currently permitted for a parking lot or the residential property to the south which is across an arterial street. The nearest residential use on the north side of Normal Boulevard is more than 250 feet away.

5. The landscape plan associated with this use permit is also being revised with this amendment. The original plan approved in 1994 was a compromise with the neighborhood for the zoning and use permit. That vegetation has since grown, been diseased and damaged by storms according to the applicant.
The applicant has been working to develop a new landscape plan for the parking lot area that will meet the current parking lot screening standards, enhancing the front yard without blocking the buildings or signage within the development. The revised landscape plan does not eliminate any required screening between the commercial and the residential uses to the north.

CONDITIONS OF APPROVAL:
This approval permit allows for the reduction of the front yard setback to 15 feet for a free standing sign.

Site Specific Conditions:

1. The permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **5** copies with all required revisions and documents as listed below upon approval before receiving a sign permit is approved:

    1.1 Submit a revised landscape plan to the satisfaction of the Planning Director that at a minimum meets the Design Standards for parking lot screening requirements.

    1.2 Revise General Note #8 to say, "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. Freestanding signs are permitted up to 15 feet from the front lot line".

    1.3 Update the Legal Description.

    1.4 Remove Lot 2 from the Use Permit site plan. This lot is now a special permit parking lot.

Standard Conditions:

2. The following conditions are applicable to all requests:

    2.1 Before occupying buildings all development and construction is to substantially comply with the approved plans.

    2.2 All privately-owned improvements, including landscaping are to be permanently maintained by the Permittee or an appropriately established association approved by the City.

2.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.

2.4 The parking lot landscape screening must be completed no later than 1 year after the approval of this special permit.

2.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

2.6 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 and sign permits will not be issued unless the letter of acceptance has been filed.

2.7 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions/ordinances approving previous permits remain in force unless specifically amended by this resolution.

Prepared by

Christy Eichorn, Planner
402-441-7603
ceichorn@lincoln.ne.gov

DATE: July 9th, 2015

APPLICANT/ CONTACT: Hacor Inc
6815 Northridge Road
Lincoln, NE 68516

OWNER: Maple Meadows Condo Association
4920 Normal Blvd
Lincoln, NE 68506

Use Permit No. 72A

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION: **July 22, 2015**

Members present: Corr, Cornelius, Harris, Hove, Lust, Scheer, Sunderman, and Weber; Beecham absent

The Consent Agenda consisted of the following items: **USE PERMIT NO. 52C, USE PERMIT 72A, and STREET AND ALLEY VACATION NO. 15005.**

There were no ex parte communications disclosed.

Hove moved to approve the Consent Agenda, seconded by Scheer and carried 8-0: Beecham absent.

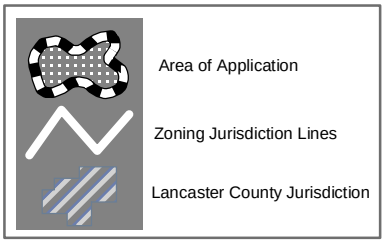
2013 aerial

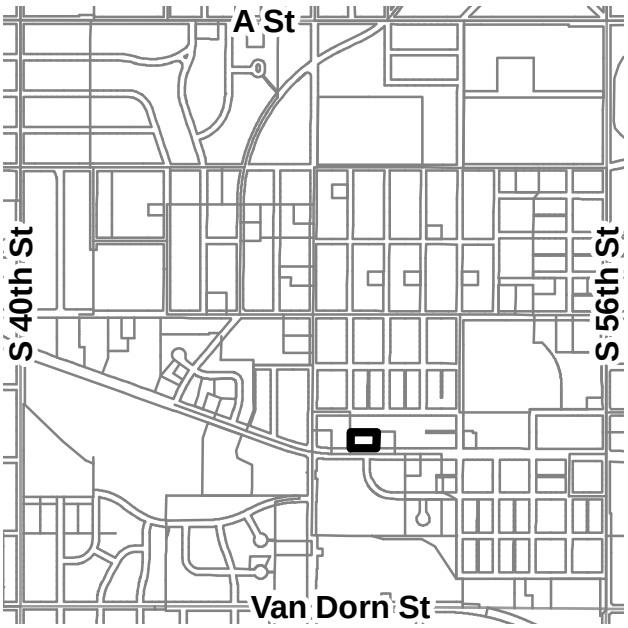
Use Permit #: UP72A
Maple Meadows Use Permit
S 48th St & Normal Blvd

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.32 T10N R07E





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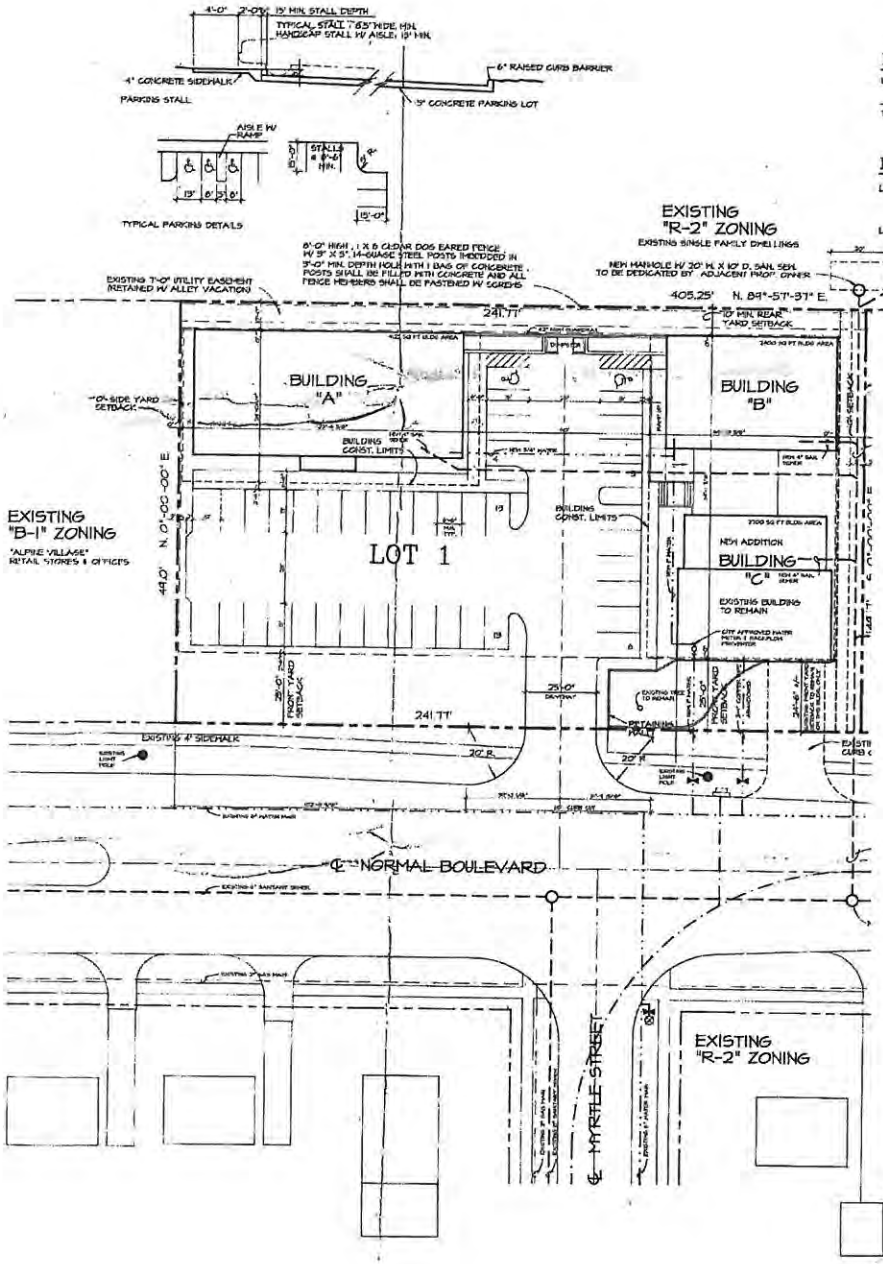
File: F:\DevReview\PlannerPacket\MXD\Agendadrawings.mxd (UP72A)



MAPLE MEADOWS

CHANGE OF ZONE #2834
USE PERMIT #72

BUILDINGS

LOT 1: BUILDING "A" 4125 SQ. FT.
BUILDING "B" 3400 SQ. FT.
BUILDING "C" 2100 SQ. FT.
TOTAL: 4225 SQ. FT.

PARKING

LOT 1: 4225 SQ. FT. BUILDING AREA
TOTAL: 41 PARKING STALLS (1 STALL PER 225 SQ. FT.)

LOT 2: 12 DISABLED DWELLING UNITS
TOTAL: 15 PARKING STALLS (1.25 STALL PER UNIT)

LEGAL DESCRIPTION

Lot 1, Maple Meadows Addition, including Maple Meadows Condominium Units 1, 2 and 3, located in the SE 1/4 of Section 32-10-7, Lincoln, Lancaster County, Nebraska

CONTAINS 1.39 ACRES.

GENERAL NOTES

LOT 1:

1. ROOFS SHALL BE ASPHALT OR SHAKE SHINGLES WITH MINIMUM PITCH OF TWO AND ONE-HALF INCHES IN TWELVE INCHES AND A MAXIMUM PITCH OF FIVE INCHES IN TWELVE INCHES.
2. BUILDINGS SHALL BE ONE STORY IN HEIGHT AND SHALL NOT EXCEED 26 FEET.
3. BUILDING EXTERIORS SHALL BE BRICK VENEER OR NON-REFLECTIVE SIDING.
4. AIR CONDITIONERS SHALL BE PROHIBITED ON ROOFS.
5. USES OF BUILDINGS SHALL BE LIMITED TO CHAPTER 27.20 OF THE L.M.C.
6. THE DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES.
7. BUILDING SHALL BE FOR USE FOR SIGNAGE ONLY AND NOT BE COUNTED TOWARDS BUILDING AREAS SHOWN.
8. [illegible]
9. LOT 1 CONTAINS 3,904 S.F. OF LANDSCAPE AREA.
10. THE OWNER/ DEVELOPER SHALL COMPLY TO THE PROVISIONS OF THE ENVIRONMENTAL PERFORMANCE STANDARDS ADOPTED BY THE CITY OF LINCOLN RELATING TO NOISE, EMISSION, DUST, ODOR, GLARE AND HEAT.
11. ALL AIR CONDITIONING COMPRESSOR UNITS SHALL BE LOCATED A MIN. OF 50 FEET FROM THE NORTH LOT LINE OF LOT 1.
12. PARKING LOT & BUILDING LIGHTING SHALL BE HIGH PRESSURE SODIUM LIGHTING AND SAID LIGHT BULBS SHALL BE SHIELDED FROM THE NEIGHBORING PROPERTIES.

JOHN H. THIESSEN ASSOCIATES ARCHITECTS
SUITE 200
3000 CENTRAL PARK DR
LINCOLN, NE 68504-3465
PH 402-464-6256
FAX 402-464-6258

MAPLE MEADOWS
SOUTH 48TH AND NORMAL BOULEVARD
LINCOLN, NE

SITE PLAN

OWNER

H & S PARTNERS
SAFFER INSURANCE SERVICES INC.
4935 NORMAL BOULEVARD
SUITE 215
LINCOLN, NEBRASKA 68506
(402)466-3041

DEVELOPER

WILLIAM KENNEDY
GOLD KEY CONSTRUCTION & DEVELOPMENT COMPANY
P.O. BOX 8124
LINCOLN, NEBRASKA 68506
(402)432-0321

PREPARER

JOHN H. THIESSEN ASSOCIATES ARCHITECTS
3000 CENTRAL PARK DRIVE
SUITE 200
LINCOLN, NEBRASKA 68504-3465
(402)464-6256

ENGINEER

E.S.P.
LYLE LOTH
7500 OLD CHENEY ROAD
SUITE 12
LINCOLN, NEBRASKA 68516
(402)423-2722

PROJECT# 940419
DRAWN# MJS/DSH
CHECKED# EDC
DATE# 4/26/94
REVISION# 6/14/94
6/23/94
6/30/94

CITY OF LINCOLN RECEIVED
JUN - 6 1994
PLANNING DEPT.

SURVEYOR'S CERTIFICATE

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

6-28-94
DATE

Lyle L. Loth
LYLE LOTH L.S. # 514

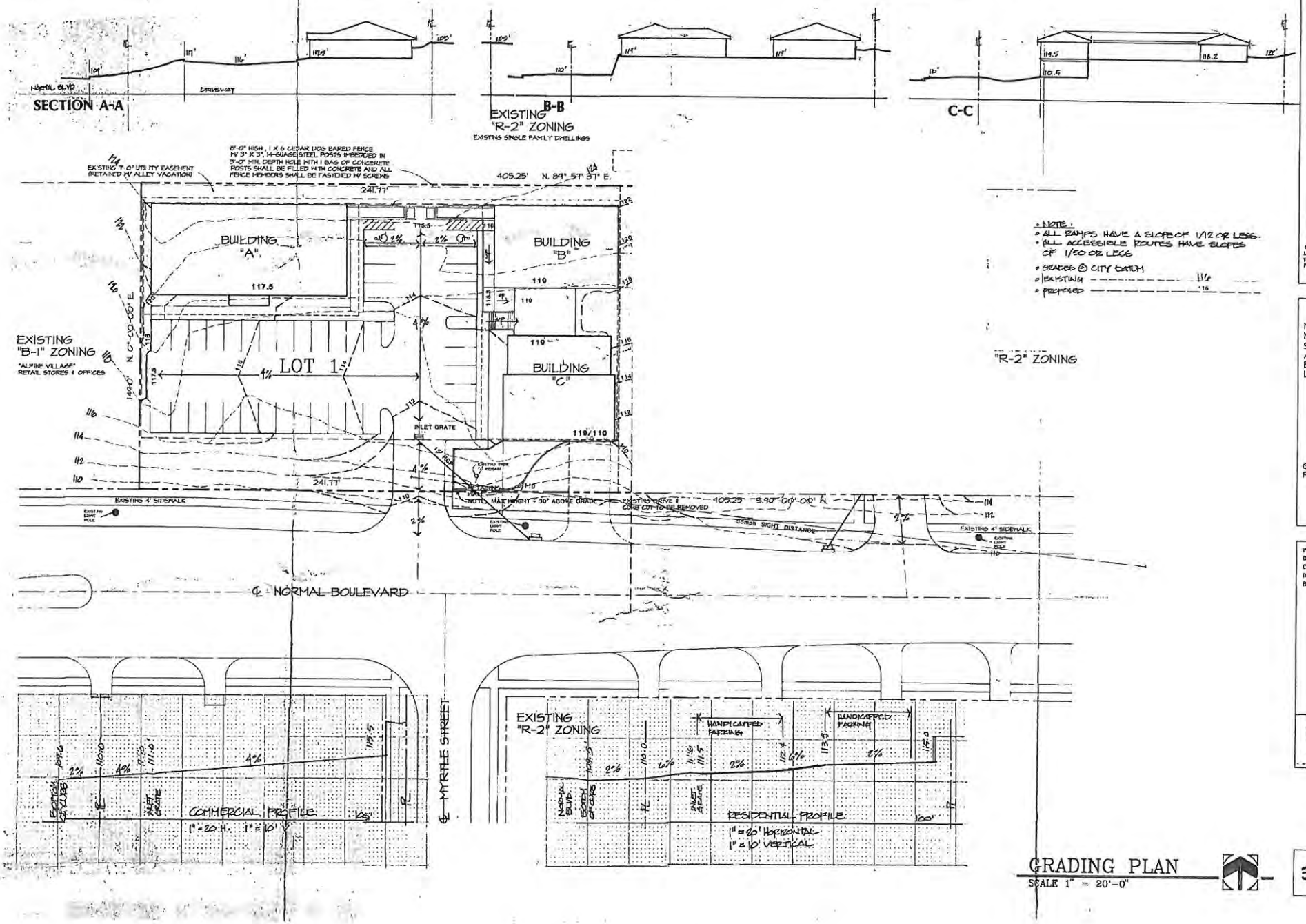
APPROVAL

THE FOREGOING USE PERMIT & SPECIAL PERMIT HAS APPROVED BY THE LINCOLN CITY - LANCASTER COUNTY PLANNING COMMISION ON THIS __ DAY OF _____, 19__.

ATTEST: _____

SITE PLAN
SCALE 1" = 20'-0"

MAPLE MEADOWS



• NOTE:
• ALL RAMPS HAVE A SLOPE OF 1/12 OR LESS.
• ALL ACCESSIBLE ROUTES HAVE SLOPES OF 1/20 OR LESS
• GRADES @ CITY DATUM
• EXISTING 116
• PROPOSED 116

jht

JOHN H. THIESSEN ASSOCIATES ARCHITECTS

SUITE 200
5000 CENTRAL PARK DR
LINCOLN, NE 68504-3465
PH 402-464-8356
FAX 402-464-8350

MAPLE MEADOWS
SOUTH 49TH AND NORMAL BOULEVARD
LINCOLN, NE

GADING PLAN

PROJECT: 940415
DRAWN: MLK/DPW
CHECKED: BDC
DATE: 4/28/94
REVISION: 6/14/94
6/23/94
6/30/94

CITY OF LINCOLN RECEIVED
JAN - 6 1995

GRADING PLAN
SCALE 1" = 20'-0"

3 of 3

LINCOLN - LANCASTER COUNTY
PLANNING DEPARTMENT

Information Technology Services
555 South 10th Street
Lincoln, Nebraska 68508
Ph: 402.441.7491 Fax: 402.441.6377

Application Number:
UP72B (Preliminary)

Parcels: 1732439001001, 1732439001002, 1732439001000, 1732439001003

Sec.32 T10N R07E

N W E S

225 112.5 0 225
Feet

Consult the detailed Application information at http://www.lincoln.ne.gov/asp/city/plan/permapp.asp

Existing Landuse

11 - SF Detached	31 - Light Industrial	61,62 - Lakes/Streams
12 - Duplex	32 - Heavy Industrial	63 - Wetlands
13 - SF Attached	33 - Utility Facility	64 - Environmental Preserve
14 - Multiple	34 - Railroad	65 - Forest/Woodland
15,16,18 - GQ/SH/BB	35 - Airport	81 - Ag: Crops/Tree farm
17 - MH/TC	41-44 - Pub/Semi-Pub	82- - Ag: Livestock/Animal
21,22 - Commercial	51 - Parks	83 - Mining/Extraction
23 - Parking Lot	52 - Open Space	84 - Pasture/Grassland
24 - Parking Garage	53 - Golf Course	90 - Vacant/Undevel

Location Overview

Lincoln's Future Service Limit Shown as Black Outline

Maple Meadows Condo Association

Hajor Inc., Lincoln Education Association, Antelope Creek Family Dentistry

4910, 4920, and 4940 Normal Blvd.

June 17, 2015

Paul D. Barnes, MBA, AICP
Lincoln-Lancaster County Planning Department
555 South 10th Street
Suite 213
Lincoln, NE 68508

Re: Request permit for free-standing sign and change to landscaping (A waiver to amend the R-T Use Permit).

With this letter, the owners or designated individuals to act in regards to the Lincoln Education Association and Antelope Creek Family Dentistry properties at 4920 and 4940 Normal Blvd, respectively, give approval to Hacor, Inc. at 4910 Normal Blvd. to proceed with an application to erect a free-standing sign within the Maple Meadows Condo Association as described in the application to the Lincoln-Lancaster County Planning Department.

Dan Studer

Dan Studer, LEA Executive Director

Dr. Louis Hedlund, Antelope Creek Family Dentistry

Julius E Hacor, Jr
Hacor Inc

SUPPORTIVE INFORMATION

Maple Meadows Association
FREESTANDING SIGN & LANDSCAPING
JUNE 22, 2015

Paul D. Barnes, MBA, AICP
Lincoln-Lancaster County Planning Department
555 S. 10th Street, Suite 213
Lincoln, NE 68508

RE: Request permit for Freestanding Sign and change in Landscaping. (A waiver to amend the R-T use Permit)

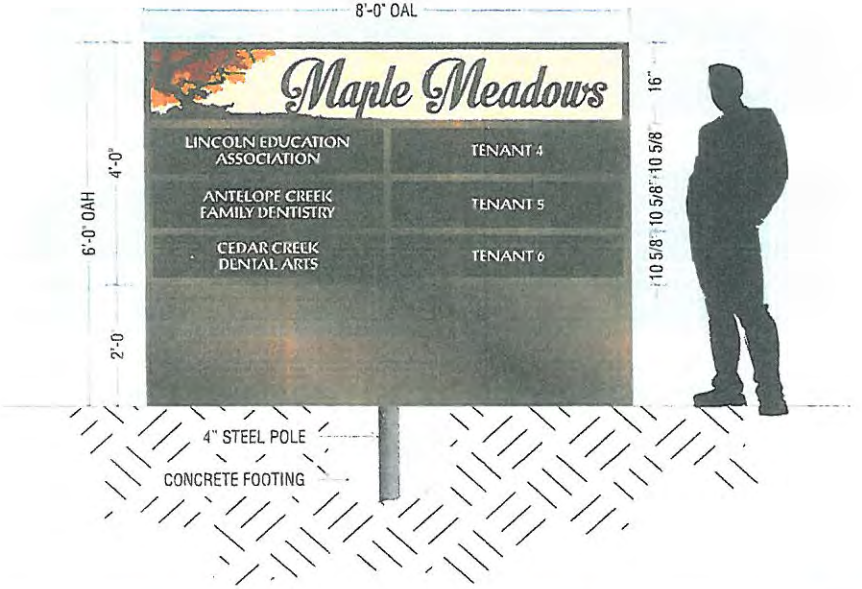
Enclosed is an application for a Freestanding Sign with a 15 foot set back and a change in Landscaping Plan for the area South of Parking Lot 1. A $195.00 check is included. A unanimous approval has been obtained from Lincoln Education Association, Antelope Creek Family Dentistry and Building 3 - as signed below.

The Lot 1, Maple Meadows Survey shows two specific notes in feet from existing permanent structures of reference to the Lot Line. Thus, providing an actuate measurement for the 15' set back location for the freestanding sign.

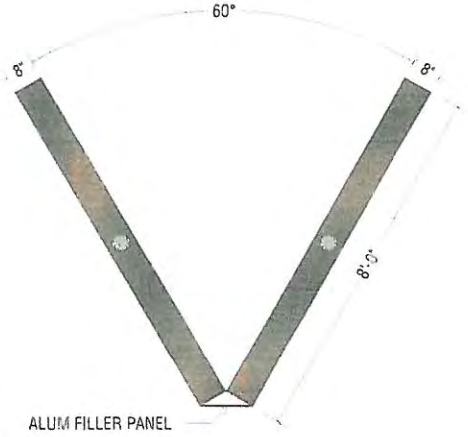
As may be further directed from the Planning Department and Lincoln Planning Commission, a $792.00 check - fee for a sign off for our application to be submitted to the City of Lincoln , City Council is enclosed.

enclosed:
1. Planning Department Application Request Form.
2. $195.00 and $792.00 checks to City of Lincoln, written by Hacor Inc.
3. Freestanding Sign and location proposal from CBS Signs Com.
4. Maple Meadows Condo Landscaping Plan.
5. Maple Meadows Condo Planting Diagram for Landscaping Plan.
6. Lot 1, Maple Meadows, As-Built Survey; Sept. 8, 1995
7. Supportive pictures for Landscaping proposal.

SCALE: 1/2" = 1'-0"



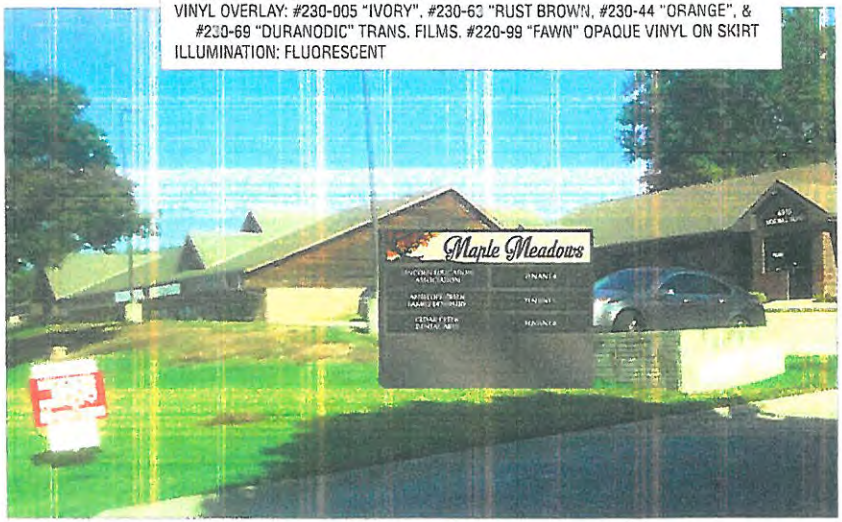
TOP VIEW
SCALE: 3/8" = 1'-0"



NEW, D/F, INTERIOR ILLUMINATED, GROUND SIGN

GROUND SIGN TO BE COMPRISED OF TWO (2) CABINETS MOUNTED AT A 60" ANGLE (AS SHOWN IN TOP VIEW)
CABINETS & SKIRTS: .063" ALUMINUM ON ANGLE IRON FRAME
ALUMINUM FINISH: BRONZE
ALUMINUM DIVIDER BARS TO SEPARATE EACH TENANT FACE
FACES: 3/16" WHITE ACRYLIC
VINYL OVERLAY: #230-005 "IVORY", #230-63 "RUST BROWN, #230-44 "ORANGE", & #230-69 "DURANODIC" TRANS. FILMS. #220-99 "FAWN" OPAQUE VINYL ON SKIRT
ILLUMINATION: FLUORESCENT

WEST ELEVATION___NOT TO SCALE



EAST ELEVATION___NOT TO SCALE

DESIGN TYPE	
☐ INTERIOR	☒ EXTERIOR
☐ NON-ILLUM SIGNAGE	☐ CHANNEL LETTERS
☒ MONUMENT SIGN	☐ REV. CHANNEL LETTERS
☐ DUEL POLE SIGN	☐ SINGLE POLE SIGN
☐ ILLUM WALL SIGN	☐ DIRECTIONAL
☐ CHANGEABLE READER	☐ NEON DISPLAYS
☐ ELEC. MESSAGE CNTR	☐ OTHER

PROJECT TYPE
☒ NEW CONSTRUCTION
☐ REMODELING
☐ TENANT CHANGES
☐ LANDLORD IMPROVEMENTS
☐ CORPORATE CHANGES
☐ AMENDMENTS TO EXISTING SIGNAGE
☐ U.L. SPECIFICATIONS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

NOTICE

CUSTOMER:	MAPLE MEADOW CONDO
LOCATION:	4910 NORMAL BLVD
PROJ. #:	1448
DWG. #:	01148
SALES REP:	RON LANGE
DESIGNER:	DEANNA CHENEY
SCALE: NOTED	INSPECTED BY
DATE: 8/20/14	
REVISED: 8.25.14	PAGE: 1 OF 2

CBS SIGNS INC.
Your Image is Our Business
TOLL FREE: 1-800-539-4464
OFFICE: 402 466-7446
FAX: 402 466-2157
E-MAIL: cbsadmin@cbssigns.com
WEBSITE: www.cbssigns.com
3421 N. 35TH CIR., STE. A
LINCOLN, NE 68504

DESIGN TYPE	
☒ INTERIOR	☐ EXTERIOR
☐ NON-ILLUM SIGNAGE	☐ CHANNEL LETTERS
☐ MONUMENT SIGN	☐ REV. CHANNEL LETTERS
☐ DUEL POLE SIGN	☐ SINGLE POLE SIGN
☐ ILLUM WALL SIGN	☐ DIRECTIONAL
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☐ ELEC. MESSAGE CNTR	☐ OTHER

PROJECT TYPE

- ☐ NEW CONSTRUCTION
- ☐ REMODELING
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- ☐ LANDLORD IMPROVEMENTS
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NOTICE:

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CUSTOMER _____ Date _____

SALES REP _____ Date _____

THIS DESIGN AND ALL MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF CBS SIGNS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT

CUSTOMER:	MAPLE MEADOW CONDO
LOCATION:	4910 NORMAL BLVD
PROJ. #:	1448
DWG. #:	01127
SALES REP:	RON LANCE
DESIGNER:	DEANNA CHENEY
SCALE: NOTED	INSPECTED BY
DATE: 8/20/14	
REVISED	PAGE: 2 OF 2

CBS SIGNS INC.
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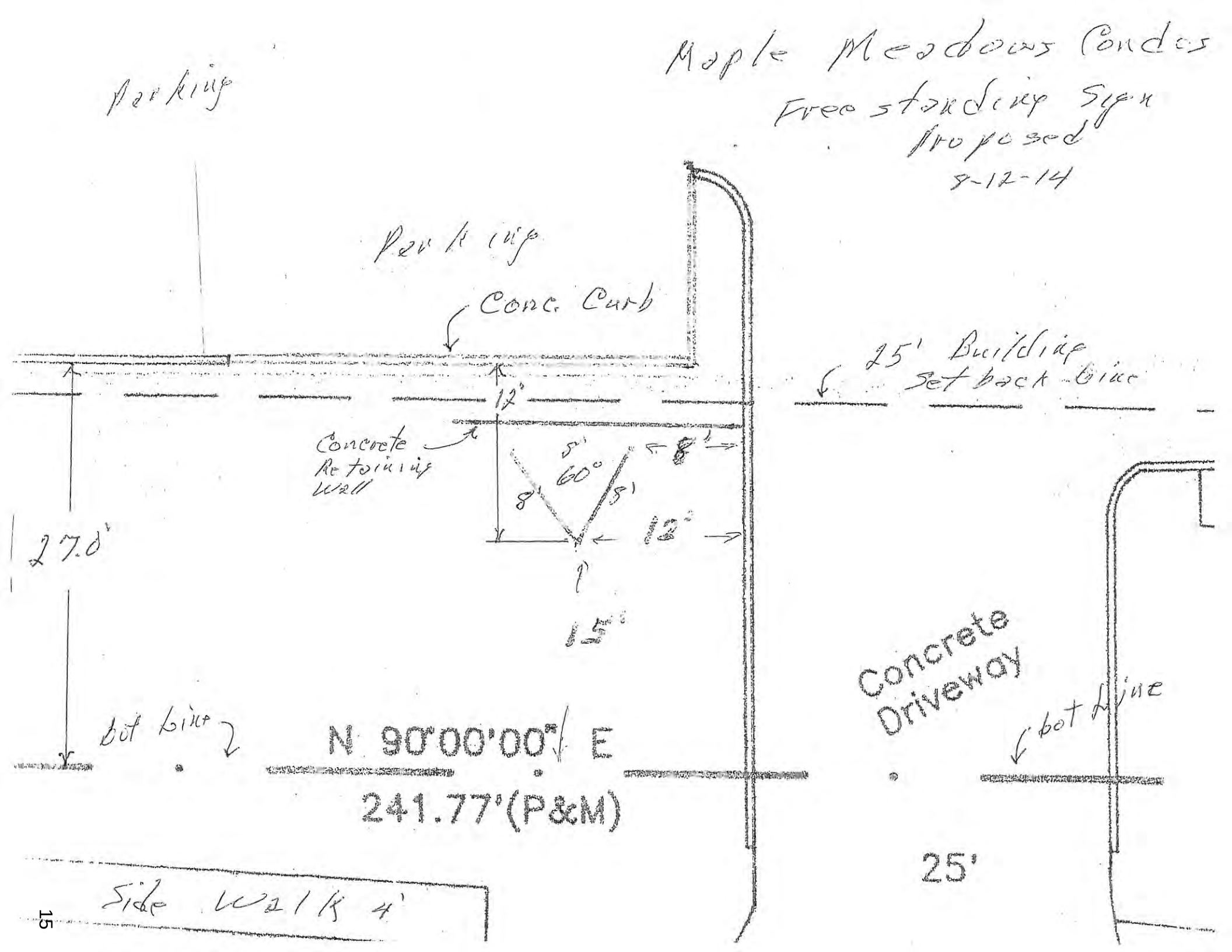
TOLL FREE: 1-800-539-4464
OFFICE: 402 466-7446
FAX: 402 466-2157
E-MAIL: cbsadmin@cbssigns.com
WEBSITE: www.cbssigns.com
3421 N. 35TH CIR., STE. A
LINCOLN, NE 68504


Maple Meadows Condos
Free standing Sign
Proposed
8-12-14
Parking
Parking
Conc. Curb
25' Building
Set back Line
12'
Concrete
Retaining
Wall
8'
60°
8'
8'
8'
12'
27.0'
15'
Concrete
Driveway
bot Line
bot Line
N 90°00'00" E
241.77'(P&M)
25'
Side Walk 4'

Hacor Inc.
6815 Northridge Road
Lincoln, NE 68516
% Julius Haes, Jr., President
402-423-322 hjul@aol.com

June 24, 2015

Paul D. Barnes, MBA, AICP
Lincoln-Lancaster County Planning Department
555 S. 10th Street, Suite 213
Lincoln, NE 68508

RE: Application Request for 4910 Normal Blvd dated June 22, 2015.

Dear Paul,

Concerning our discussions yesterday on Screening and Landscaping, Chapter 3.50 - 6 for 'Exceptions' under 7.1 Parking Lots, I want to reinstate Hacor Inc's position on wither or not Hacor Inc. is except for Screening being our Lot's depth is less than 150 feet.

I guess, I am not sure if this Section applies to R-T Zoned Lots.

It would be nice to determine this status.

However, being what may be, Hacor Inc's intentions are to complete this Application Request on the basis to be over and above this Screening requirement to show we are willing to work with our neighbors for a smother transaction between residential and commercial. At the same time, Hacor Inc. wants to have a reasonable opportunity to conduct a 'Personal Services' Business with adequate observation of our Business Building. This concept was not done in the past with huge tree/shrub growth.

In this regards, we believe we have shown a good colorful screen of flowers/shrubs with plant maturity pleasing to our neighbors and meeting our City Code. The older Maple Trees framing our Lot are beautiful serving a portion of our screen.

Thanks for your help,

Sincerely,

Julius Haes

MAPLE MEADOWS CONDO LANDSCAPING PLAN - LOT 1
JUNE YEAR 2015

The overall objective for the New Landsaping Plan is to create a transitional effect with charteristics of a residential back yard to blend in with the purpose for Personal Service Office environment. The New Plan changes the portion of the South side of the Parking Lot 1, South of Building 3. The vegitation along the South wall of Building 3, the West border of Day Liles and the three Norway Maple Trees, one Southeast side of Building 3 and the other two Maple trees next to the side walk remain as previously planted and approved by the Planning Commission.

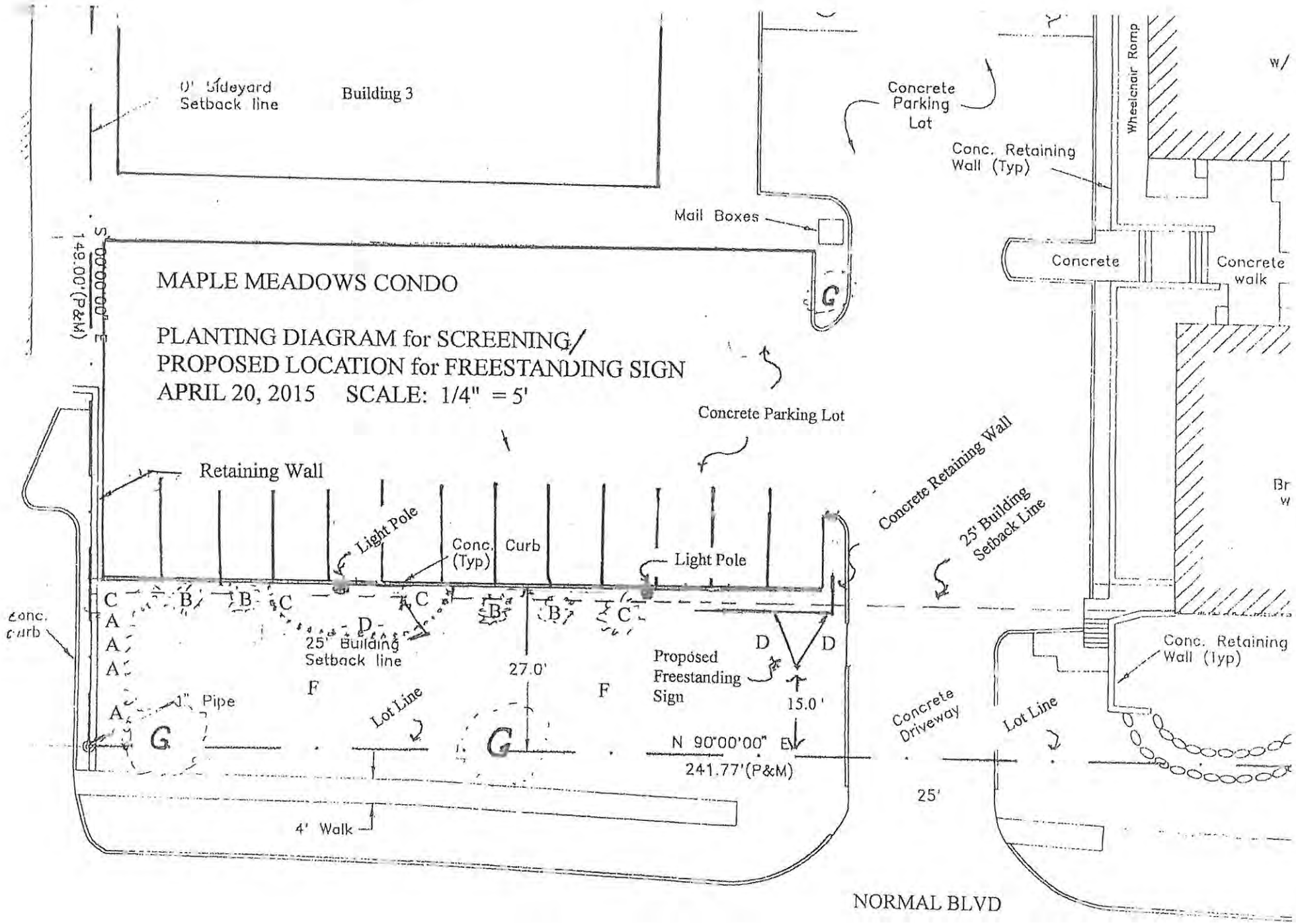
With horticulturists from Camplells Nurserie and one previous worked with Maple Meadow Condo, it was decided to remove the previous vegitation South of Parking Lot 1 which were damaged from snow storms and had diseased plants. The disease had entirely engulfed some plants and started on others of the same variety. The two main Maple Trees were trimed and kept. It was further noted the vegitation being 15 to 20 feet tall completely obstructed Building 3 from view at Normal Street level and "seriously impairing observation". The new plan consists of adding more color with flowers such as long stem roses and lower 3' to 4' profile shrubs which changes color from winter to summer at plant maturity. The Plan follows that of sketch:

MAPLE MEADOWS CONDO LANDSCAPING PROFILE

Location has been provided for a proposed "Free Standing Sign".Pictures have been added to suport our Landscaping Plan.

Maple Meadows Condo Landscaping Schedule - West Protion.

MARK	NAME	TYPE	HEIGHT	WIDTH
A	Day Lilies - yellow	Perennial	1- 2'	1 - 2'
B	Golden Globe Arborvitae	Evergreen	3 - 4'	3'
C	Hybrid Tea Roes	Contin. Summer	3 - 4'	3'
D: Flower Bed	Hemerocallis, Monrovia, Pblox Paniculata Belgian Mum, Elijah Blue Fescue			
F	Grass Knoll acting as a 'screen' where the top of the parking concrete crub is 8.5 feet above the sidewalk.			
G	Noway Maple	Deciduous Tree	20'	15'

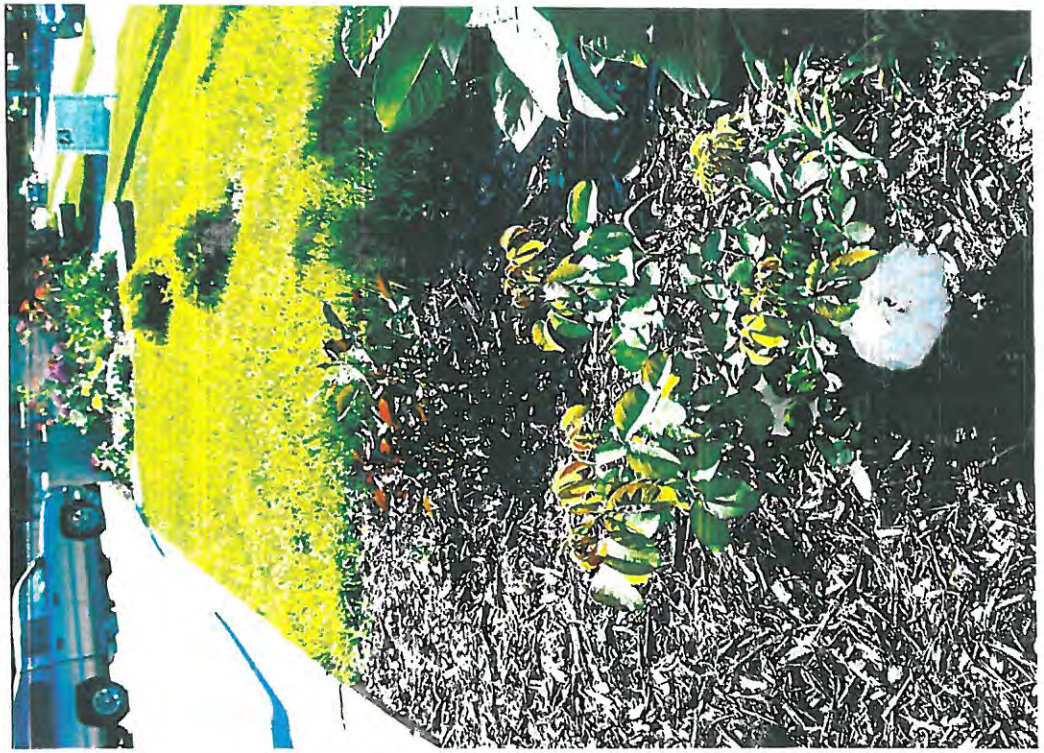

0' Sideyard Setback line
Building 3
Concrete Parking Lot
Wheelchair Ramp
Conc. Retaining Wall (Typ)
Mail Boxes
S 00°00'00" E
149.00'(P&M)
MAPLE MEADOWS CONDO
PLANTING DIAGRAM for SCREENING/
PROPOSED LOCATION for FREESTANDING SIGN
APRIL 20, 2015 SCALE: 1/4" = 5'
Concrete
Concrete walk
Concrete Parking Lot
Retaining Wall
Light Pole
Conc. Curb (Typ)
Light Pole
Concrete Retaining Wall
25' Building Setback Line
Conc. curb
25' Building Setback line
27.0'
Proposed Freestanding Sign
15.0'
Conc. Retaining Wall (Typ)
1" Pipe
Lot Line
N 90°00'00" E
241.77'(P&M)
Concrete Driveway
Lot Line
25'
4' Walk
NORMAL BLVD

COMPARISON
REALTY TRUST
2300 SOUTH 48TH STREET

FAMILY DENTIST

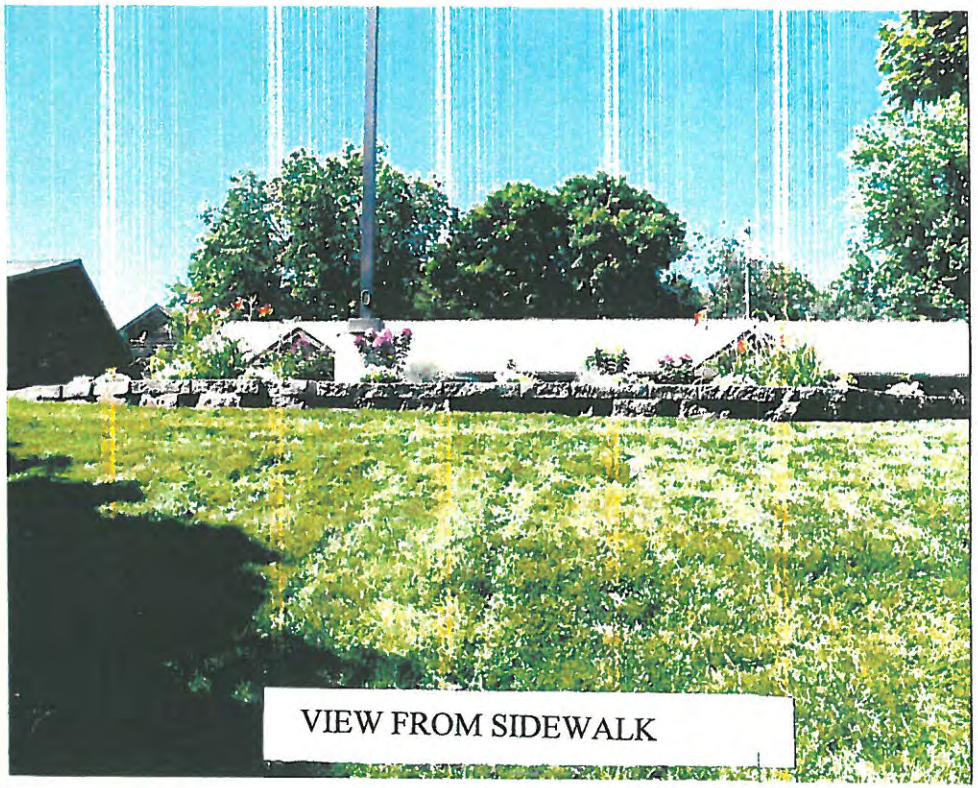
REALTY TRUST

PREVIOUS LANDSCAPING
4910 NORMAL BLVD



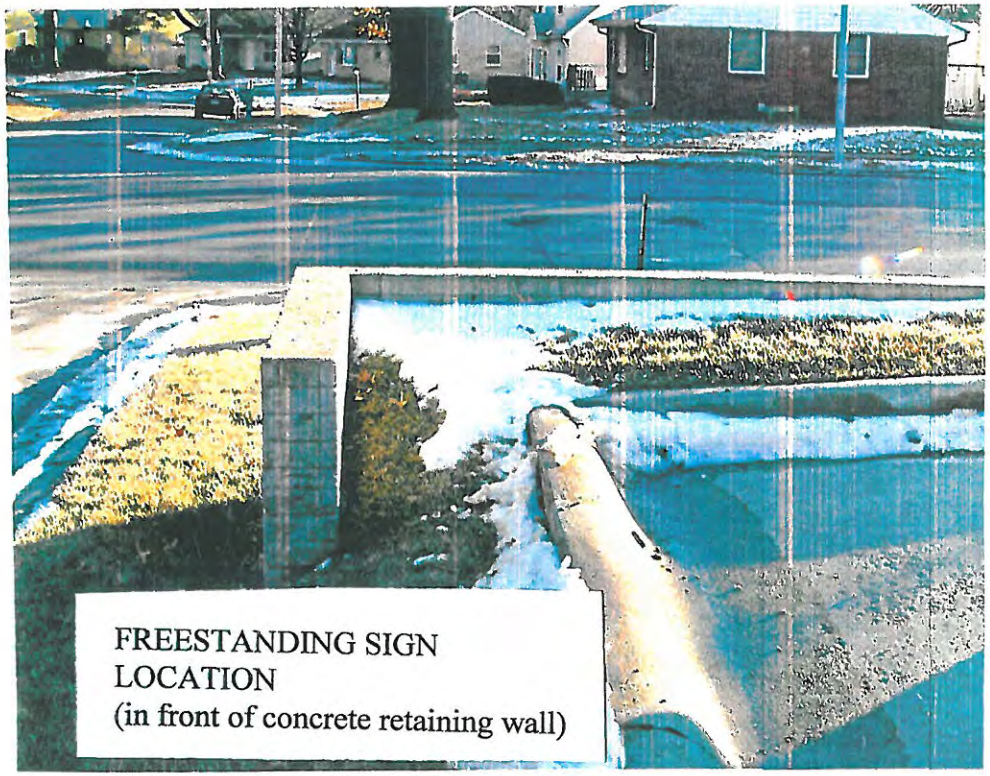
PRESENT LANDSCAPING
4910 NORMAL BLVD
JUNE 22, 2015

PRESENT LANDSCAPING
4910 NORMAL BLVD
JUNE 22, 2015



VIEW FROM SIDEWALK

FREESTANDING SIGN
LOCATION



FREESTANDING SIGN
LOCATION
(in front of concrete retaining wall)