

City Council Introduction: **Monday**, February 25, 2008
Public Hearing: **Monday**, March 3, 2008, at **1:30** p.m.

Bill No. 08-16

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 08002**, from R-2 Residential District to B-1 Local Business District, requested by Olderbak Enterprises North and Foster Investment, LLC, on property generally located at the northwest corner of S. W. 6th Street and West A Street.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 02/13/08
Administrative Action: 02/13/08

STAFF RECOMMENDATION: Approval.

RECOMMENDATION: Approval (6-0: Gaylor-Baird, Carroll, Cornelius, Esseks, Francis and Moline voting 'yes'; Taylor, Larson and Sunderman absent).

FINDINGS OF FACT:

1. This change of zone request was heard by the Planning Commission in conjunction with Special Permit No. 08006 to reconstruct a nonstandard and nonconforming use located at the northwest corner of S.W. 6th Street and West A Street.
2. The purpose of this change of zone to B-1 Local Business is to facilitate the expansion of the convenience store on the abutting property to the east.
3. The staff recommendation of approval is based upon the "Analysis" as set forth on p.4, concluding that the proposed change of zone is generally in conformance with the Comprehensive Plan. While the change of zone expands the commercial zoning into the residential neighborhood, the larger commercial district permits the reconstruction and enlargement of the convenience store that will be more attractive and better serve the neighborhood.
4. On February 13, 2008, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
5. The record consists of a petition in support bearing approximately 238 signatures (p.10-21), and two letters in support from the West A Neighborhood Association (p.22) and Stephens and Smith, the property owner directly to the east (p.23).
6. On February 13, 2008, the Planning Commission agreed with the staff recommendation and voted 6-0 to recommend approval of the change of zone request (Taylor, Larson and Sunderman absent).
7. On February 13, 2008, the Planning Commission also voted 6-0 to adopt Resolution No. PC-01094, approving the associated Special Permit No. 08006 for the authority to reconstruct a nonstandard and nonconforming use to reduce the required rear yard setback to 15 feet to allow the sale of alcoholic beverages for consumption off the premises. As of February 19, 2008, the special permit has not been appealed to the City Council.

FACTSHEET PREPARED BY: Jean L. Preister

DATE: February 19, 2008

REVIEWED BY: _____

DATE: February 19, 2008

REFERENCE NUMBER: FS\CC\2008\CZ.08002

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT
for February 13, 2008 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No. 08002

PROPOSAL: From R-2 Residential to B-1 Local Business District

LOCATION: N.W. corner of S.W. 6th Street and W. A Street

LAND AREA: 6,263 square feet more or less

EXISTING ZONING: R-2 Residential

CONCLUSION: This change of zone is generally in conformance with the 2030 Comprehensive Plan. The expansion of the B-1 zoning district is to accommodate the reconstruction and enlargement of the existing convenience store.

RECOMMENDATION:	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Elmwood Addition, Block 1 Lots 39 and 40

EXISTING LAND USE: Residential

SURROUNDING LAND USE AND ZONING:

North: R-2 Residential, Houses

South: I-1 Industrial, Lester Electrical of Nebraska

East: B-1 Local Business District, Kabredlo's Service Station

West: R-2 Residential, House

ASSOCIATED APPLICATIONS: Special Permit # 08006

HISTORY:

December 14, 1998 City Council approved a change of zone on the abutting property to the east from B-2 Planned Neighborhood Business to B-1 Local Business District.

June 1, 1987 City Council approved use permit # 41 for the authority to construct a convenience store and adjust the yard requirements on the abutting property to the east.

- 1979 As part of the 1979 Zoning Update this lot was rezoned from A-2 Single Family Dwelling to R-2 Residential District
- 1979 As part of the same zoning update above, the zoning at the corner of S. W. 6th Street and W. A Street was changed from G-1 Planned Service Commercial to B-2 Planned Neighborhood Business.

COMPREHENSIVE PLAN SPECIFICATIONS:

Commercial: Areas of retail, office and service uses. Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices, to warehouses, to more intensive uses such as gas stations, restaurants, grocery stores or automobile repair. Each area designated as commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan. (p. 16)

Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented. As additional centers are built, the City and developers should be proactive in redevelopment of existing centers to make sure that redevelopment is sensitive to the surrounding neighborhood and happens quickly to reduce vacancies. (p. 36)

Commerce Centers should be developed as integrated centers – “four corner commercial development” should be discouraged. Centers should be appropriately dispersed throughout the community to support convenience of access and to lessen impacts on infrastructure. (p. 47)

Buildings and land uses at the edge of the center should be compatible with adjacent residential uses. Examples of compatible land uses include offices or child care centers. Buildings should be compatible in terms of height, building materials and setback. Small compatible commercial buildings at the edge could include retail or service uses. Buildings with more intrusive uses should have greater setbacks, screening requirements and be built of more compatible materials. (p. 48)

The most intensive commercial uses, such as restaurants, car washes, grocery stores, gasoline/ convenience stores and drive thru facilities should be located nearer to the major street or roadway and furthest from the residential area. Citizens of the community have become increasingly concerned about “light pollution” and its affects upon neighborhoods and the environment. Lighting, dumpsters, loading docks and other service areas should be shielded from the residential area. (p. 48)

Maintain and encourage retail establishments and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods. (p. 48)

Expansion of existing commercial and industrial uses should not encroach on existing neighborhoods and must be screened from residential areas. (p.48)

The priority in older areas should be on retaining areas for residential development. Prior to approving the removal of housing in order to provide for additional parking to support existing centers, alternatives such as shared parking, additional on street parking or the removal of older commercial stores should be explored. (p. 48)

UTILITIES: Existing

TRAFFIC ANALYSIS: S.W. 6th Street is a local street and W. A Street is a minor urban arterial with two lanes plus a center turn lane. W. A Street has a building line district that requires any building to set back 50 feet from the center line of the right of way in anticipation of future widening of 17 feet beyond the current right of way line.

ENVIRONMENTAL CONCERNS: The proposed area is located in a flood prone area as designated by the City of Lincoln Flood Plain maps. The property is almost entirely in City of Lincoln flood prone area. It lies within the Salt Creek Flood Storage Area # SA 6 which has a 35% allowable fill restriction. A flood plain permit will be required for construction. All construction must be at least 1 foot above flood level.

ALTERNATIVE USES: Uses allowed in the R-2 Residential zoning district.

ANALYSIS:

1. The proposal is to change the existing R-2 Residential district to B-1 Local Business district to facilitate the expansion of the convenience store on the abutting property to the east.
2. Both this parcel as well as the parcel to the east are owned by the same company.
3. This application is associated with application # 08006 for a special permit for expansion of a nonconforming use for both this parcel and the abutting parcel to the east. As part of the special permit additional landscaping may be required. See staff report for special permit # 08006.
4. While this change of zone expands the commercial zoning into the residential neighborhood, the larger commercial district permits the reconstruction and enlargement of the convenience shop that is more attractive and better serves the neighborhood.

Prepared by:
Christy Eichorn
Planner

DATE: January 30, 2008

APPLICANT / CONTACT: Chris Pischel

Hutchinson Architects
4001 S. 8th Street, Suite 101
Lincoln, NE 68502

OWNER: Olderbak Enterprises North
2840 S. 74th Street
Lincoln, NE68506

OWNER: Foster Investment LLC
3500 Frost CT.
Lincoln, NE 68510

CHANGE OF ZONE NO. 08002

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

February 13, 2008

Members present: Gaylor-Baird, Carroll, Cornelius, Esseks, Francis, Moline and Taylor; Larson and Sunderman absent.

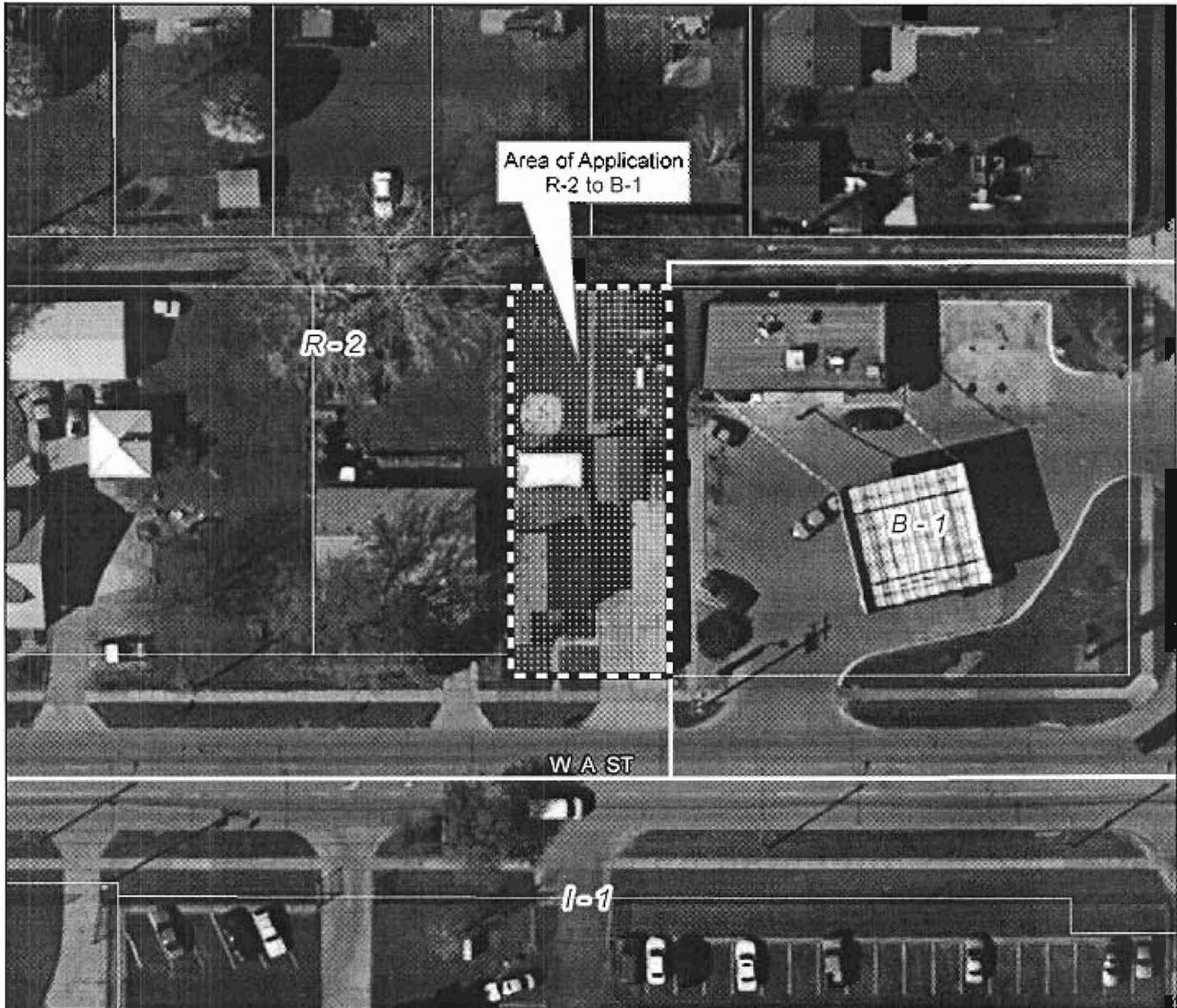
The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 08005, CHANGE OF ZONE NO. 08002, SPECIAL PERMIT NO. 08006, CHANGE OF ZONE NO. 08003, SPECIAL PERMIT NO. 08007, CHANGE OF ZONE NO. 08004, SPECIAL PERMIT NO. 08008, SPECIAL PERMIT NO. 08001, SPECIAL PERMIT NO. 08002, SPECIAL PERMIT NO. 08003, SPECIAL PERMIT NO. 08004, SPECIAL PERMIT NO. 08005, ANNEXATION NO. 08001, CHANGE OF ZONE NO. 08001 AND PRELIMINARY PLAT NO. 08001, NORTHBANK JUNCTION 1ST ADDITION.**

Ex Parte Communications: None

Item No. 3a and 3b, Change of Zone No. 08003 and Special Permit No. 08007; Item No. 1.8, Special Permit No. 08004, and Item No. 1.9, Special Permit No. 08005, were removed from the Consent Agenda and scheduled for separate public hearing.

Cornelius moved to approve the remaining Consent Agenda, seconded by Francis and carried 6-0: Gaylor-Baird, Carroll, Cornelius, Esseks, Francis and Moline voting 'yes'; Taylor abstaining; Larson and Sunderman absent.

Note: This is final action on Special Permit No. 08006, Special Permit No. 08008, Special Permit No. 08001, Special Permit No. 08002, Special Permit No. 08003, and Preliminary Plat No. 08001, Northbank Junction 1st Addition, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



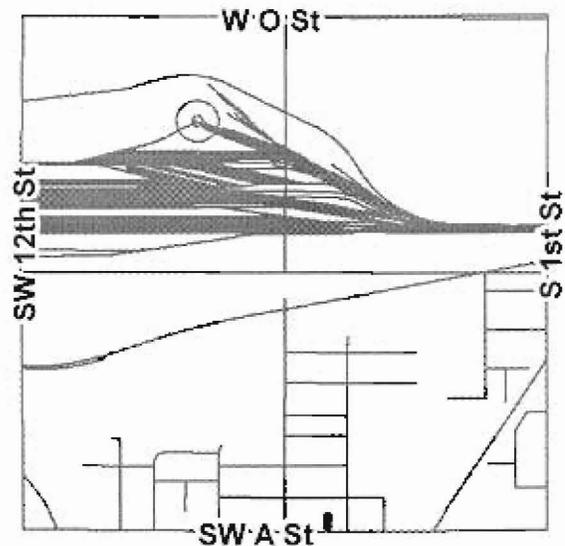
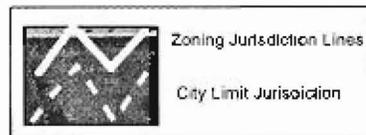
**Change of Zone #08002
SW 6th & W A St**

2007 aerial

Zoning:

One Square Mile
Sec. 27 T10N R06E

- 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



CZ08002

4001 So. 8th Street Suite 101 Lincoln, NE 68502

HUTCHINSON
ARCHITECTS

Phone: (402) 421-1502 Fax: (402) 421-7835

January 16, 2008

Planning Commission
555 South 10th Street, Room 213
Lincoln, NE 68508

SUBJECT: Purpose of Change of Zoning Application RE: 614 W A Street

Dear Planning Commission & City Council Members,

On behalf of Kabredlo's Inc., a longstanding and well loved local business, Hutchinson Architects, P.C. is requesting consideration & acceptance to a Change of Zone Request. Kabredlo's, a local Convenience Store Company, is seeking to demolish its existing aged facility at 600 W 'A' Street and re-construct a new, more updated & visually pleasing store on the adjacent lot to the West, at 614 W 'A' Street, which is presently zoned R-2. There are two main reasons we're asking for this change. One, to keep up with the changing times & to be able to provide the best possible products & services to the neighborhood & its customers, a new, larger store is desired. To have room to do this, we need to occupy this R-2 zoned lot. Secondly, it is of utmost importance to the owners of Kabredlo's to not tear down & close their existing store for any longer than necessary, and to remain open and of use to the community. By rezoning this property at 614 W 'A' from R-2 to B-1, it would allow for the construction of a new store while allowing the existing one to remain open until near the end of completion of the new store. There would still be a 30 day or so period of closure to finalize the project, where neither store would be open, which is much better than several months without service. This is why it is vital that we are granted this change of zone. All operations and business conducted on the new site, in the new store, will be exactly the same as present and we are not asking for anything other than the chance to re-construct a better, more up-to-date, visually pleasing store on an adjacent piece of property. We're anxious that you'll agree to our request and allow us and a beloved local business to the chance to continue to develop and improve Lincoln, both financially & aesthetically.

Respectfully,
HUTCHINSON ARCHITECTS, P.C.



James R. Hutchinson, AIA
JRS:clp

KABREDLO'S STORE EXPANSION

We, the undersigned of the West A Street neighborhood, request that the city allow Kabredlo's, Inc. to demolish its existing facility at 600 West A Street and reconstruct a new, more updated and visually pleasing store. By signing this petition we are in support of the required setback and the special permit zoning.

	NAME	ADDRESS	PHONE#	SIGNATURE
1	Cory Wessels			<i>Cory Wessels</i>
2	Devin Feunard	3809 Berkwood of Lincoln		
3	Joseph White	2436 Holdrege		
4	Matt Morris	5050 NW 2nd	4024405451	<i>Matt Morris</i>
5	Zane L Gossard			<i>Zane Gossard</i>
6	Brian Burianek	3500 Miller		613-5702 Br 2 B2
7	Ryan Bennett		742-4061	<i>Ryan Bennett</i>
8	Matt Pitzer		217-3512	<i>Matt Pitzer</i>
9	Wallace Orth		476 8522	W-ORTH
10	Burr Schrage		430-5497	
11	MATT Sinclair	897 Wacker		<i>Matt Sinclair</i>
12	Nel Burden			
13	Kimberly Hicks	5033 Huntington		#03 Kimberly Hicks
14	Mike Bellare	5328 Greenwood		<i>Mike Bellare</i>
15	Rien 3011		635 445	
16	Nick Bell		613-3509	<i>Nick Bell</i>
17	Chad Scott		510-2879	<i>Chad Scott</i>
18	Annaly Smith		525 1307	<i>Annaly Smith</i>
19	Delmar Furst		area	
20	Dan Smith			Dan Smith

West A

KABREDLO'S STORE EXPANSION

We, the undersigned of the West A Street neighborhood, request that the city allow Kabredlo's, Inc. to demolish its existing facility at 600 West A Street and reconstruct a new, more updated and visually pleasing store. By signing this petition we are in support of the required setback and the special permit zoning.

	NAME	ADDRESS	PHONE#	SIGNATURE
1	Kevin Fearing	1026 West Southst.		
2	SHANE CARROLL	1024 West South St.		
3	Benjamin T. Kopf	944 N. 30 th		
4	John Hanson	1837 Washington		
5	Dale Tuel	801 West Rose		
6	Sam Griebelhaus	1701 SW 15 th		
7	Donovan Pickinpaugh	2825 S. 47 th		
8	Hain Nowak	2920 Holdrege Ave.		
9	Dan Smith	626 Washington		
10	Tom Rasette	1630 SW 15		
11	Wolfgang	6748 - Francis		
12	Matt Rollins	604 W B St		
13	Susan Oberdine	635 West D St		
14	Amy Assry	2120 West Plum (22)		
15	Thien Dang	2133 SW 12 th		
16	Federico Rodriguez	Assmar		
17	Sandy Rodriguez	412 5624 *1	3141678	
18	Becky Crumb	1508 SW 15 th		
19	Hussain Hussain	4221 Holdrege #5	68502	
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KABREDLO'S STORE EXPANSION

We, the undersigned of the West A Street neighborhood, request that the city allow Kabredlo's, Inc. to demolish its existing facility at 600 West A Street and reconstruct a new, more updated and visually pleasing store. By signing this petition we are in support of the required setback and the special permit zoning.

	NAME	ADDRESS	PHONE#	SIGNATURE
1	JAMES Person	735 W. Washington	476-6808	James Person
2	DAN BROOK	27631 DUNBEE		Dan Brook
3	TAMMY L POWELL	1624 W. C St		Tammy L Powell
4	CELENA RICHARD	239 W. F St		Celena Richard
5	GARY ROBLIN	411 Graham Park Seward		Gary Roblin
6	ROBERT MORT	1424 SW 15th (402) 416-3151		Robert Mort
7	JOHN K KLEN	5330 W KINGSLEY	470-2561	John K Klen
8	LEE R S	2311 W. Care	438-2791	Lee R S
9	JANIS DANWOOD	7011 N SEABOARD DR	261-4588	Janis Danwood
10	MICHAEL WILTS	6346 Leighton Ave	430-4507	Michael Wilt
11	JOHN DAVIS	810 B St		John Davis
12	WAYLAND KUNDEL	241 ELIX CREEK	770-0979	Wayland Kundel
13	RAHMAN	Scarl 1 for 33 W 216		Rahman
14	BYRCE PEARSON			Byrce Pearson
15	CHET'S			Chet's
16	CHET'S	1606 S. 3rd		Chet's
17	SHANE STROMER			Shane Stromer
18	STACY DASH	3501 W Plum St		Stacy Dash
19	RUTH JENSEN	2730 SW 23rd		Ruth Jensen
20	ADAM JOHNSON	2953 S. 11th St.		Adam I Johnson

KABREDLO'S STORE EXPANSION

We, the undersigned of the West A Street neighborhood, request that the city allow Kabredlo's, Inc. to demolish its existing facility at 600 West A Street and reconstruct a new, more updated and visually pleasing store. By signing this petition we are in support of the required setback and the special permit zoning.

	NAME	ADDRESS	PHONE#	SIGNATURE
1	Rolney Schultz	801 W. A St.	402-540-6720	
2	Roy Allen	640 W. A St	435-5720	
3	Brandi Hawkins	663 West 8th	402-613-8921	
4	Marth Hartman	100 W. G St.	402-217-2256	
5	John Hansen	1100 West C Apt 206	402-310-9236	
6	Felicia Rasmussen	West Plum	-	
7	Branda Bartlett	1141 SW 8th		
8	J Metzger	8100 Darren Ave		
9	Christina Youngs	1245 S. 4th St.	477-0397	
10	John Val Dec	449 701 7th St	4720	
11	Tom Schuman	823 W. Garfield		
12	Kristina Dunn	140 East		
13	Allen Ford	2795 W. Garfield	477-6687	
14	Kerry Gartner	18215 W. 9th	785-713-2213	
15	Christina Youngs	653 West D St.	402-419-1088	
16	David Turner	1323 W. Plum	477-8982	
17	Jeanne Macchiaro	1012 S. 5th	702-9155	
18	Allyson Mose			
19	Jeanne Macchiaro	115 W B St Apt 1	601-7653	
20		810 Darren Ave	429-9903	Sea Alley

KABREDLO'S STORE EXPANSION

We, the undersigned of the West A Street neighborhood, request that the city allow Kabredlo's, Inc. to demolish its existing facility at 600 West A Street and reconstruct a new, more updated and visually pleasing store. By signing this petition we are in support of the required setback and the special permit zoning.

NAME	ADDRESS	PHONE#	SIGNATURE	
1	<i>[Signature]</i>	19275 W 12	477-7343	<i>[Signature]</i>
2	Chad Thomas	137 West "G"	475-5716	<i>[Signature]</i>
3	Missy Hansen	11 West A		<i>[Signature]</i>
4	Amanda Royal	12366 Sewell	601 3802	<i>[Signature]</i>
5	<i>[Signature]</i>			<i>[Signature]</i>
6	Chelsea Emick	528 A. St.	435-3081	<i>[Signature]</i>
7	Corey Mennelly	528 St	435-3081	Corey Mennelly
8	Maria Mennelly	528 St	435-3081	Maria Mennelly
9	Maria Mennelly	528 St	435-3081	Maria Mennelly
10	Juan Cunningham	2323 W Layland	477-4291	<i>[Signature]</i>
11	Steve Sargent	1800 Knox St #35		<i>[Signature]</i>
12	Kelly Hansen	711 West A		<i>[Signature]</i>
13	Patricia Hildner	1415 S. Tolson	601-1951	<i>[Signature]</i>
14	Justin Schmitt	1100 Chester	580-3551	<i>[Signature]</i>
15	Nekisha Thompson	835 W Sumner		<i>[Signature]</i>
16	Cusey Massa	1810 SW 23rd	69522	<i>[Signature]</i>
17	Elizabeth Spinich	1175 W 24th	68522	<i>[Signature]</i>
18	Kevin Kahle	754 WA	6802	477-1392
19	Ralph J. Spangler	1631 SW 16th		435-7293
20	<i>[Signature]</i>	810 Datren Ave		4293748

KABREDLO'S STORE EXPANSION

We, the undersigned of the West A Street neighborhood, request that the city allow Kabredlo's, Inc. to demolish its existing facility at 600 West A Street and reconstruct a new, more updated and visually pleasing store. By signing this petition we are in support of the required setback and the special permit zoning.

NAME	ADDRESS	PHONE#	SIGNATURE
1 Kris Kobnar	830 B	476-7064	Kris Kobnar
2 Earl Wray	740 W. Washington		Earl Wray
3 Jill Boeckh	2323W Laguna	477-9297	Jill Boeckh
4 Robert Sinn	3801 West A LINCOLN N	68522	Robert Sinn
5 Greg Handsticht	3641 West Plum	450-7397	Greg Handsticht
6 Terry Kroll	830 PEGWALT	476-3699	Terry Kroll
7 Jared Thompson	601 SW 15th St	438-3180	Jared Thompson
8 Robert [unclear]	Robert [unclear] - 639 West [unclear]		Robert [unclear]
9 JESSICA MULLINDONE	806 WEST EAST	805-0419	Jessica Mullindone
10 Sarah Lairy	1160 S. Folsom #1	217-4821	Sarah Lairy
11 Steve Bridges	2110 SW 9th	217-2527	Steve Bridges
12 Kaela Orna	1900 Knox Apt 17	217-3884	Kaela Orna
13 Mercedes DeGarmo	717 Folsom In #61	217-5557	Mercedes DeGarmo
14 Gill Williams	257 C	606-678	Gill Williams
15 Melinda Devlin	1350 SW 10th #7		Melinda Devlin
16 Whitney Murray	1224 West B		Whitney Murray
17 Shawn Eastwood	1420 S. Folsom		Shawn Eastwood
18 Karenau Felton	1645 S. Folsom		Karenau Felton
19 Kent Burkhardt	3850 West	295-2053	Kent Burkhardt
20 Kerenah Gwenzel	1616 West	601-1494	Kerenah Gwenzel

KABREDLO'S STORE EXPANSION

We, the undersigned of the West A Street neighborhood, request that the city allow Kabredlo's, Inc. to demolish its existing facility at 600 West A Street and reconstruct a new, more updated and visually pleasing store. By signing this petition we are in support of the required setback and the special permit zoning.

	NAME	ADDRESS	PHONE#	SIGNATURE
1	<i>[Signature]</i>	1425 S 28 S.	6106249	<i>[Signature]</i>
2	<i>[Signature]</i>	1100 W C st	601-5587	<i>[Signature]</i>
3	<i>[Signature]</i>			<i>[Signature]</i>
4	<i>[Signature]</i>	2630 SW 19		<i>[Signature]</i>
5	<i>[Signature]</i>	4701 Briar Park DR. Apt#56	(402)6017449	JANES L. STEINMAN
6	JEREMY GORT	3921 Belridge dr	(402)805-8466	<i>[Signature]</i>
7	<i>[Signature]</i>	1540 SW 14 th		Kimberly S Hatten
8	Justin Petty	5904 J st.	402-202-0038	<i>[Signature]</i>
9	Steve Agana	700 Fletcher Ave		<i>[Signature]</i>
10	<i>[Signature]</i>	4145 Bellville Dr		<i>[Signature]</i>
11	Carrie Gutierrez			<i>[Signature]</i>
12	Virginia Mentgen	2215 SW. 13 th St.	500-5963	Virginia M. Mentgen
13	Travis Shuffner	2401 SW 14 th		Travis Shuffner
14	Grant Whiteley		570-1343	Grant Whiteley
15	<i>[Signature]</i>		320-6374	<i>[Signature]</i>
16	<i>[Signature]</i>	4011 T.C. Ln	423 7320	<i>[Signature]</i>
17	JUSTIN WALKER	4901 TIPPICORDY TRL.	202-4719	<i>[Signature]</i>
18	John Terl Mart	1130 SW 10 th	880-5674	<i>[Signature]</i>
19	Erik Burbuck	4525 W. Leyton Ave		<i>[Signature]</i>
20	<i>[Signature]</i>	304-6202 Randolph		<i>[Signature]</i>

KABREDLO'S STORE EXPANSION

We, the undersigned of the West A Street neighborhood, request that the city allow Kabredlo's, Inc. to demolish its existing facility at 600 West A Street and reconstruct a new, more updated and visually pleasing store. By signing this petition we are in support of the required setback and the special permit zoning.

	NAME	ADDRESS	PHONE#	SIGNATURE
1	Charles Anderson	1311 East Ave Yorkville, NC 27687	(407) 710-8870	<i>Charles Anderson</i>
2	Nathan Olson	1620 S Folsom	613-4062	<i>Nathan Olson</i>
3	Mitch Miley	717 Folsom Ln #64	641-0571	<i>Mitch Miley</i>
4	Chanz Johnson	2233 Fletcher Ave.	770-3278	<i>Chanz Johnson</i>
5	Thomas Trubank	2239 Sumner St.	326-0502	<i>Thomas Trubank</i>
6	Michael Welsh	701 Northway N	440-2316	<i>Michael Welsh</i>
7	Michael Welsh	2341 Sw 13+	435-2009	<i>Michael Welsh</i>
8	Steve Kaylock	1642 SW 16 ST		<i>Steve Kaylock</i>
9	Jen McMahon	1844 W Washington		<i>Jen McMahon</i>
10	Maria Roy	1133 W Lake St	601-1224	<i>Maria Roy</i>
11	Josh Holland	4434 Nth	(402) 805-0023	<i>Josh Holland</i>
12	Joe McMahon	130 A St #1	402 890 1813	<i>Joe McMahon</i>
13	Roger Forsters	831 Erica Ct	402-476-2036	<i>Roger Forsters</i>
14	David Thibault	6235 Hartley St.	416-3505	<i>David Thibault</i>
15	Ray Koehler	8124th Ave Dr	435-9268	<i>Ray Koehler</i>
16	Toby Toney	729 Folsom Lane	435-7255	<i>Toby Toney</i>
17	Mike Krachwil	744 Folsom Ln		<i>Mike Krachwil</i>
18	Jessie Lager	108 C. St.	805-9191	<i>Jessie Lager</i>
19	Doug Johnson	2333 NW 41st	617-3917	<i>Doug Johnson</i>
20	Shannon Thuy	1721 N 31st	477-6351	<i>Shannon Thuy</i>

KABREDLO'S STORE EXPANSION

We, the undersigned of the West A Street neighborhood, request that the city allow Kabredlo's, Inc. to demolish its existing facility at 600 West A Street and reconstruct a new, more updated and visually pleasing store. By signing this petition we are in support of the required setback and the special permit zoning.

	NAME	ADDRESS	PHONE#	SIGNATURE
1	Joseph English	811 W Cofield	990-0350	Joseph English
2	Jimmy Minnittle	243 DS	742-7806	Jimmy Minnittle
3	John Slack		641-5775	JOHN SLACK
4	Jason Priefert		480-1783	Jason Priefert
5			470-6646	Jim GRAHAM
6	Roy E. Kennedy			
7	Jan Wright		470-2505	Jan Wright
8	Mike Baker		470-4326	Michael Baker
9	Cathy Swinco			Cathy Swinco
10	Ronald Bob Trandt		476-3218	R. Trandt
11	Aimee Cloud		402-802-1970	Aimee Cloud
12	Rick Kerner		402-840-0624	Rick Kerner
13	Sean McDonald		402-499-3405	Sean McDonald
14	Matt Liewer	232 W Irving	402-617-1768	Matt Liewer
15	Mike Langness	300 C	402-476-9065	Mike Langness
16	Brandi All-gass	610 W. B	601-7432	Brandi All-gass
17	Corina Chadwick		310 7861	Corina Chadwick
18	Samuel Spangler		805-9407	Samuel Spangler
19	Tyler Stach		601 7026	Tyler Stach
20	Lami Hains		499-2259	Lami Hains

KABREDLO'S STORE EXPANSION

We, the undersigned of the West A Street neighborhood, request that the city allow Kabredlo's, Inc. to demolish its existing facility at 600 West A Street and reconstruct a new, more updated and visually pleasing store. By signing this petition we are in support of the required setback and the special permit zoning.

NAME	ADDRESS	PHONE#	SIGNATURE
Sorv R... 25	747 WA	601-4259	[Signature]
Stephanie Russell	810 Hanneman	981-5382	Stephanie Russell
Wanda [unclear]	2242 Heather Lane	310 7223	[Signature]
Lindsay Mackey	3710 N. 20 th	540-3257	Lindsay Mackey
MARV PHIPPS	910 BUNNEN	402-613-1393	[Signature]
JACQUE McCall	711 N Washington		Jacqueline McCall
CJ Black	4255 N + 20		Lincoln, Ne 68521
DIEN NGUYEN	570 PIER 2		LINCOLN, NE 68521
Roger Johnson	1721 SW 9th		[Signature]
Vip [unclear]	11720 France	6471 8987	[Signature]
Mark [unclear]	5510 PL [unclear]	791-5510	[Signature]
Robert A Bates	1300 So 13 th	476-9221	
MIKE LEMON	2909 SUMNER	51	
Rob Hofmann	1328 W Commodore		[Signature]
Ji Dew [unclear]	717 folsom LN #61		
[unclear]	610-5395		[Signature]
[unclear]	416-4738		[Signature]
Rich Turner	617-1230		Rich Turner
Gat Lopez	624 west D St	435-2240	Gat Lopez
Mary Turner	1531 SW 14 th		Mary Turner

712-5829

KABREDLO'S STORE EXPANSION

We, the undersigned of the West A Street neighborhood, request that the city allow Kabredlo's, Inc. to demolish its existing facility at 600 West A Street and reconstruct a new, more updated and visually pleasing store. By signing this petition we are in support of the required setback and the special permit zoning.

	NAME	ADDRESS	PHONE#	SIGNATURE
1	Arthur Waldrop	511 Casslight Blvd	N/A	Arthur Waldrop
2	Joseph Hood	610 W A		
3	Melba Luvet	1030 W Jean		Melba Luvet
4	Sandra Wilkison	3700 W. Van Dorn		Sandra Wilkison
5	Barry Turner	832 Hammer		Barry Turner
6	Cliff Troyer	711 Folsom Ridge		Cliff Troyer
7	Adrian Arline			Adrian Arline
8	Thomas G. Gregory	1101 S Folsom St		Thomas G. Gregory
9	Russell Lakey	1321 SW 10th	N/A	Russell Lakey
10	Juan Ebrismen	315 Alexander		Juan Ebrismen
11	Ken Gans	6521 Logan		Ken Gans
12	Grant Baldwin	240 W 7th		Grant Baldwin
13	Kristine L. Hart	2231 W. Mulberry		Kristine L. Hart
14	Russell Hentzer	1000 W C St		Russell Hentzer
15	Misty Swafford	231 Adams St. Apt 21		Misty Swafford
16	Dawn Wade	94 Heavens		Dawn Wade
17	Seth Cobb	3340 N. 56th		Seth Cobb
18	Tara Hunt	717 Folsom Blvd		Tara Hunt
19	Kevin R. Chelton	1621 SW 34th St		Kevin R. Chelton
20	Dore	1302 W Park	720-1655	Dore

KABREDLO'S STORE EXPANSION

We, the undersigned of the West A Street neighborhood, request that the city allow Kabredlo's, Inc. to demolish its existing facility at 600 West A Street and reconstruct a new, more updated and visually pleasing store. By signing this petition we are in support of the required setback and the special permit zoning.

NAME	ADDRESS	PHONE#	SIGNATURE
1 Michael Clowes	2501 SW 40 th		Michael Clowes
2 SCOTT JAMES CAPIS	3145 S. Coddington		Scott Capis
3 Dean Bogue	809 W. 51 st Godfrey		Dean Bogue
4 Dexter Sordja	5545 Crosby Lane		Dexter Sordja
5 Jason Elam	2701 N 70 th		Jason Elam
6 Melissa Addleman	1133 B#3		Melissa Addleman
7 Dean Wissink			Dean Wissink
8 Logan Carter			Logan Carter
9 Kasee Hallman	1244 W. Washington		Kasee Hallman
10 Elizabeth D'Arcia	1310 SW 26th SW 26 th		Elizabeth D'Arcia
11 Christopher F. Smith	832 Henneman Dr. #102		Christopher F. Smith
12 Jared A. Beem	1310 SW 10 th HS 570-5507		Jared A. Beem
13 Scott Keeley	1492 B th		Scott Keeley
14 Crystal Bulmann	515 E ST 20214210		Crystal Bulmann
15 Tom Greeny	6030 Thornton Drive		Tom Greeny
16 Jennifer O'Hara	1530 S. 5 th St		Jennifer O'Hara
17 Mr. Carr	818 V Summer St. Pine Creek		Mr. Carr
18 Dan Rogers	639 West D St		Dan Rogers
19	906 South 8 th		Jeremy Barosko
20 Billie Britton	810 Henneman Dr.		Billie Britton