

FACTSHEET

TITLE: **SPECIAL PERMIT NO. 08036**, requested by Hartland Homes, Inc., for authority to develop **Hartland Estates 1st Addition Community Unit Plan** for four dwelling units, on property generally located at S.W. 12th Street and West A Street.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 10/22/08
Administrative Action: 10/22/08

STAFF RECOMMENDATION: Conditional Approval

RECOMMENDATION: Conditional Approval (7-1: Esseks, Sunderman, Taylor, Larson, Partington, Cornelius and Carroll voting 'yes'; Gaylor Baird voting 'no'; Francis absent). **Resolution No. PC-01145**

FINDINGS:

1. This is a request by Hartland Homes, Inc., to develop a community unit plan on .79 acre, more or less, consisting of four dwelling units, on property generally located at S.W. 12th Street and West A Street. The application also requests to waive the requirements of the Land Subdivision Ordinance and Zoning Code to reduce the required lot depth and to reduce the rear yard setbacks. During the preliminary plat process the outlot proposed for this development was intended to be used for storm water detention. Subsequently, it has been determined that this outlot is not needed for detention.
2. The staff recommendation of conditional approval, including approval of the waiver requests, is based upon the "Analysis" as set forth on p.13-14, concluding that the proposal for a community unit plan is in general conformance with the Comprehensive Plan in that the outlot is no longer needed for detention. The approval as recommended by staff permits three dwelling units with the potential for one additional unit if one of the Design Standards for Density Bonuses can be met. The staff presentation is found on p.20-21.
3. The applicant's testimony is found on p.21. The applicant also submitted a Memorandum in response to the letters in opposition (p.41), suggesting that the neighborhood opposition primarily reflects upon management problems with the rental properties immediately to the south, and is not relevant to this proposal. The Planning Commission discussion with the applicant is found on p.21-24. The record consists of a letter in support from the Eastern Nebraska Baptist Association, the owner of an adjoining property (p.42).
4. There was no testimony in opposition; however, the record consists three letters in opposition (p.43-48). The letter from the President of the West A Neighborhood Association is opposed to the waiver of sidewalk (p.43). The remaining two letters are opposed to the proposed dwellings being rental units based on property values and traffic, speeding, noise and nuisance issues with the existing residential units on W. Washington Street. The letter submitted by Jackie Jones is accompanied by Lincoln Police Department Dispatch Records for 1230 W. Washington (p.49-84), 1234 W. Washington (p.85-99), 1240 W. Washington (p.100-130), 1300 W. Washington (p.131-188), 1304 W. Washington (p.189-195), 1320 W. Washington (p.196-203) and 1324 W. Washington (p.204-212).
5. On October 22, 2008, the majority of the Planning Commission voted 7-1 to adopt Resolution No. PC-01145 approving this special permit, with conditions, finding that the development will add affordable housing in an area of the community that needs it and that the complaints pertain to existing homes outside of this application and that there is other recourse to deal with such complaints (Commissioner Gaylor Baird dissented, based on the potential economic impact upon the neighbors. See Resolution PC-01145, p.4-11. Also See Minutes, p.23-24.
6. On November 4, 2008, a letter of appeal was filed by Jackie Jones, 1420 S.W. 14th Street.

FACTSHEET PREPARED BY: Jean L. Preister
REVIEWED BY: _____
REFERENCE NUMBER: FS\CC\2008\CZ.08036 Appeal

DATE: November 7, 2008
DATE: November 7, 2008

LINCOLN CITY COUNCIL
555 SOUTH 10TH STREET
LINCOLN, NE 68508

FILED
CITY CLERK'S OFFICE
2008 NOV 4 PM 12 51
CITY OF LINCOLN
NEBRASKA

November 3, 2008

Re: SPECIAL PERMIT NO. 08036
RESOLUTION NO. PC-01145
SW 12th Street & West A Street

To Whom It May Concern:

My name is Jackie Jones. I live at 1420 SW 14th Street in Lincoln and I am writing to you appeal the action of the Lincoln City-Lancaster County Planning Commission's decision to approve the above listed Special Permit/Resolution. My reasons for this appeal are many which I will attempt to convey in this letter.

First and foremost, I have heard that the 3 or 4 dwelling units that are planned for this area, which back up to my backyard, are to be rental units owned by the same company that owns the duplexes on West Washington Street backing up to that property.

When my husband Michael and I built our home and first picked out our lot, we were told that what would be built on West Washington Street behind the lot we picked was to be single family-owner occupied homes. We picked our lot because of the view of the State Capital Building. We closed on our home in December 1996 and in 2000 construction started on Duplexes that turned out to be rental units that the builder's children own. These rental units have been nothing but a headache for us up to this point. I provided to the Planning Commission 164 pages of Police Dispatch Reports from the Lincoln Police Department when I wrote the letter to them voicing my opposition. I also flagged the Disturbance, Disturbance Wild Parties, and Fireworks calls which were approximately 80 to 90 pages of those reports. I would be willing to provide copies to the City Council as well. There have been several out of control parties in these rental units. One of the parties even made it to the TV news as an example of the problems the police were having with parties in town. They were ticketed with Maintaining a Disorderly House. With the Dispatch Reports I did not get the copies of the Incident/Police Reports as that would have been too much paperwork to go through and the specifics do not really matter. Let's just say that some of the parties have gotten way out of hand and yes we have lost sleep because of this, as sometimes the parties were on night that we had to go to work the next day.

I have found trash in my backyard, glass broken in the street in front of my house and watch people leaving the parties, stop in the street in front of my house to get sick. Not a pleasant thing to have to deal with.

One of my neighbors called one of the owners of the duplexes, Matt Hartman. She tried to discuss with him the problems with the duplexes. Along with other things that I can not mention in this letter, she was told that they could rent to whomever they wanted to and to mind her own business. I do understand that they can rent to whomever they want to, but they were not concern about what they were putting the homeowners through. I wonder how they would like these rentals in their neighborhood?

We have had several good neighbors move from this area because of all of these issues. We have not however, done the same. We love our home. It is a reflection of both of our personalities. Yes, Hartland Homes built the house but we added all the extra touches to make it our home. On August 10, 2008, my Husband passed-away. Our home is full of 12 years of great memories of our relationship/marriage that I can not and will not let go of now.

I do not want to add anymore issues by having more rentals built that may increase the current situation. The current duplexes are run down and the yards are not taken care of because the renters and the owners of these properties just do not care. We do not need more of that. My husband and I have always taken great pride in our home and our yard.

We have also had a great deal of trouble with the traffic around here. People drive by my house like I live on a racetrack. Closing off the access road and sending people to West Washington Street as an outlet would only create more of the same. There are children in this neighborhood; I do not want to see anybody get hurt. Is there a possibility of a speed bump being put on our street or perhaps a 4 way stop sign at SW 14th and West Washington?

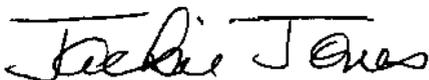
There is in fact a drainage problem in that field. Every time it rains I see standing water. You can not see it now because the owner rarely mows the field. I think the reflection pond with nice landscaping would have been better for our city or perhaps a Police Substation. That would make more sense to me than more rental units.

Finally the rear yard setback lot depth reduced to 15 feet means that I would have a building almost in my backyard. 15 feet is too close for comfort for me for another building. When you think about is 15 feet is not very much space. One of the existing duplexes is already that close. We planted trees strategically to block the view of that unit directly into my home. I could not plant any more trees without filling up my land. Maybe Hartland Homes could put up a Sound barrier like they have behind homes when they build busy roads to cut down on the noise and view. The city certainly would not approve me to build a 12 foot brick wall fence as a sound barrier, nor could I afford that.

In closing, as you can see I am very concerned about the safety, appeal and atmosphere of our neighborhood and believe that additional rental units will not be the best thing for our neighborhood or our future property values. If these lots would be use for owner-occupied homes I would not have the same concerns as I do now other than the rear yard set backs.

Thank you for allowing me to appeal the decision of the Planning Commission regarding this Special Permit. I know the City Council is very busy with many issues, but I am very concerned about the integrity of our neighborhoods. If you should have any questions, please feel free to contact me.

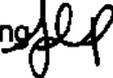
Sincerely,



Jackie Jones
1420 SW 14th Street
Lincoln, NE 68522
Home 402-476-3995
Work 402-437-3493
Cell 402-314-3995

**PLANNING COMMISSION FINAL ACTION
NOTIFICATION**

TO : Mayor Chris Beutler
Lincoln City Council

FROM : Jean Preister, Planning 

DATE : October 22, 2008

RE : **Special Permit No. 08036**
Hartland Estates 1st Addition Community Unit Plan
(S.W. 12th Street and West A Street)
Resolution No. PC-01145

The Lincoln City-Lancaster County Planning Commission took the following action at their regular meeting on Wednesday, October 22, 2008:

Motion made by Larson, seconded by Sunderman, to approve **Special Permit No. 08036**, with conditions, requested by Hartland Homes, Inc., for authority to develop **Hartland Estates 1st Addition Community Unit Plan** for four (4) dwelling units, together with a waiver of the requirements of the Land Subdivision Ordinance and Zoning Code to reduce the required lot depth and to reduce the rear yard setbacks, on property generally located at S.W. 12th Street and West A Street.

Motion for conditional approval carried 7-1: Cornelius, Esseks, Sunderman, Larson, Partington, Taylor and Carroll voting 'yes'; Gaylor Baird voting 'no'; Francis absent.

The resolution adopted by the Planning Commission approves three (3) dwelling units with the potential for one additional unit if one of the Design Standards for Density Bonuses can be met.

The Planning Commission's action is final, unless appealed to the City Council by filing a Letter of Appeal with the City Clerk within 14 days of the date of the action by the Planning Commission.

The Letter of Acceptance will be mailed to the permittee by the City Clerk at the end of the 14-day appeal period.

Attachment

cc: Building & Safety
Rick Peo, City Attorney
Public Works
Peter Katt, 1248 "O" Street, Suite 600, 68508
Marcia Kinning, ESP, 601 Old Cheney Road, Suite A, 68512
Duane Hartman, Hartland Homes, Inc., P.O. Box 22787, 68542
William Vocasek, West A Neighborhood Assn., 1903 W. Mulberry Court, 68522
Robert Bowen, West A Neighborhood Assn., 1901 W. South Street, 68522
Chris Cashmere, West A Neighborhood Assn., 3510 W. Plum, 68522
Bill Hergott, West A Neighborhood Assn., 1710 W. Washington Street, 68522
Mark R. Elliott, Eastern Nebraska Baptist Assn., P.O. Box 6157, Omaha, 68106-0157
Angela Antons, 1430 S.W. 14th Street, 68522
Jackie Jones, 1420 S.W. 14th Street, 68522

RESOLUTION NO. PC- 01145

SPECIAL PERMIT NO. 08036

1 WHEREAS, Hartland Homes, Inc. has submitted an application designated as
2 Special Permit No. 08036 for authority to develop Hartland Estates 1st Addition Community Unit
3 Plan for four dwelling units, together with a request to waive the requirements of the Land
4 Subdivision Ordinance and Zoning Code to reduce the required lot depth and to reduce the rear
5 yard setbacks, respectively, on property generally located at S.W. 12th Street and West A Street
6 and legally described as:

7 Outlot A, Hartland Estates 1st Addition, Lincoln, Lancaster County,
8 Nebraska;

9 WHEREAS, the Lincoln City-Lancaster County Planning Commission has held a
10 public hearing on said application; and

11 WHEREAS, the community as a whole, the surrounding neighborhood, and the
12 real property adjacent to the area included within the site plan for this community unit plan will
13 not be adversely affected by granting such a permit; and

14 WHEREAS, said site plan together with the terms and conditions hereinafter set
15 forth are consistent with the comprehensive plan of the City of Lincoln and with the intent and
16 purpose of Title 27 of the Lincoln Municipal Code to promote the public health, safety, and
17 general welfare; and

18 NOW, THEREFORE, BE IT RESOLVED by the Lincoln City-Lancaster County
19 Planning Commission of Lincoln, Nebraska:

1 That the application of Hartland Homes, Inc., hereinafter referred to as
2 "Permittee", to develop Hartland Estates 1st Addition Community Unit Plan for three dwelling
3 units, be and the same is hereby granted under the provisions of Section 27.63.320 and Chapter
4 27.65 of the Lincoln Municipal Code upon condition that construction of said development be in
5 substantial compliance with said application, the site plan, and the following additional express
6 terms, conditions, and requirements:

7 1. This permit approves three dwelling units with the potential for one additional unit
8 if one of the Design Standards for Density Bonuses can be met.

9 2. The requirement of Section 26.23.140 that residential lots have a minimum lot
10 depth of 90 feet is hereby reduced to 74 feet.

11 3. The requirement of Section 27.13.080 that single-family dwellings have a rear
12 yard setback of 30 feet or 20% of depth whichever is smaller is reduced to 15 feet.

13 4. Permittee shall cause to be prepared and submitted to the Planning Department a
14 revised and reproducible final plot plan including five copies showing the below required
15 revisions.

- 16 a. Show all easements requested by LES.
- 17 b. Show that improvements to the existing frontage meet public street
18 standards including but not limited to required grading, street profile, right-
19 of-way, and hammer head turn around.
- 20 c. Add a note stating "the public street improvement shall be built at the time
21 of final plat."
- 22 d. Add a note stating "access to W. A Street will be relinquished at the time
23 the property to the east develops and alternative access can be provided
24 to these lots."
- 25 e. Revise the grading plan and street system to the satisfaction of Public
26 Works per their memo dated October 13, 2008.
- 27 f. Add to the general notes "Outlot A abutting Lots 4 and 5, Block 1,
28 Heartland Estates 1st Addition will be replatted and added to one or both of
29 the lots.
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- 1 g. Show 3 units instead of 4 unless a density bonus can be achieved.
- 2 h. Show where fire hydrants are located.
- 3
- 4 i. Add a note stating each proposed lot will require a use of State right-of-
- 5 way permit from the Nebraska Department of Roads to construct each
- 6 driveway.
- 7 j. Add to the General Notes "The property owner or owners will be
- 8 responsible for maintaining that portion of the right -of-way between the
- 9 north curb of the frontage road and the south side of the pavement of W. A
- 10 Street."

11 5. Prior to the issuance of a building permit:

- 12
- 13 a. The construction plans must substantially comply with the approved
- 14 plans.
- 15
- 16 b. Provide documentation that an avigation and noise easement to the
- 17 Lincoln Airport Authority on all or that part of the land located within the
- 18 Airport Environs Noise District has been received by the Lincoln Airport
- 19 Authority.
- 20
- 21 c. Provide documentation from the Register of Deeds that the letter of
- 22 acceptance as required by the approval of the special permit has been
- 23 recorded.
- 24
- 25 d. Final plats must be approved by the City.

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

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35 Before the approval of a final plat, the public streets, private roadway
36 improvements, sidewalks, public sanitary sewer system, public water
37 system, drainage facilities, land preparation and grading, sediment and
38 erosions control measures, storm water detention/retention facilities,
39 drainageway improvements, street lights, landscaping screens, street
40 trees, temporary turnaround and barricades, and street name signs, must
41 be completed or provisions (bond, escrow or security agreement) to
42 guarantee completion must be approved by the City Law Department.
43 The improvements must be completed in conformance with adopted
44 design standards and within the time period specified in the Land
45 Subdivision Ordinance. A cash contribution to the City in lieu of a bond,
46 escrow, or security agreement may be furnished for sidewalks and street

1 trees along major streets that have not been improved to an urban cross
2 section. A cash contribution to the City in lieu of a bond, escrow, or
3 security agreement may be furnished for street trees on a final plat with 10
4 or fewer lots.

5 e. Permittee shall enter into an agreement with the City wherein Permittee
6 as subdivider agrees:

7 i. to complete the street paving of public streets, and temporary
8 turnarounds and barricades located at the temporary dead-end of
9 the streets shown on the final plat within two (2) years following the
10 approval of the final plat.

11 ii. to complete the installation of sidewalks along both sides of the
12 public street as shown on the final plat within four (4) years
13 following the approval of the final plat.

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

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

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

21 vi. to complete land preparation including storm water
22 detention/retention facilities and open drainageway improvements
23 to serve this plat prior to the installation of utilities and
24 improvements but not more than two (2) years following the
25 approval of the final plat

26 vii. to complete the installation of public street lights along streets
27 within this plat within two (2) years following the approval of the
28 final plat.

29 viii. to complete the planting of the street trees along **streets** within this
30 plat within four (4) years following the approval of the final plat.

31 ix. to complete the planting of the landscape screen within this plat
32 within two (2) years following the approval of the final plat.

33 x. to complete the installation of the permanent markers prior to
34 construction on or conveyance of any lot in the plat.

35 xi. to complete any other public or private improvement or facility
36 required by Chapter 26.23 (Development Standards) of the Land
37 Subdivision Ordinance in a timely manner which inadvertently may
38 have been omitted from the above list of required improvements.
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- xii. to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
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- xiii. to complete the public and private improvements shown on the Community Unit Plan.
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- xiv. to keep taxes and special assessments on the outlots from becoming delinquent.
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- xv. to maintain the outlots and private improvements in a condition as near as practical to the original construction on a permanent and continuous basis.
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- xvi. to maintain the landscape screens on a permanent and continuous basis.
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- xvii. to maintain and supervise the private facilities which have common use or benefit in a condition as near as practical to the original construction on a permanent and continuous basis, 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.
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- xviii. to retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Permittee may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:
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- (1) Permittee shall not be relieved of Permittee's maintenance obligation for each specific private improvement until a registered professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.
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- (2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds

- 1 xix. to relinquish direct vehicular access to W. A Street Street from all
2 Lots and Outlots until the frontage road shown on the CUP, a
3 temporary dead-end street, is extended into the abutting property.
- 4 xx. to submit to all potential purchasers of lots a copy of the ground
5 water report.
- 6
- 7 xxi. to inform all prospective purchasers and users that the land is
8 located within the Airport Environs Noise District, that the land is
9 subject to an avigation and noise easement granted to Lincoln
10 Airport Authority, and that the land is potentially subject to aircraft
11 noise levels which may affect users of the property and interfere
12 with its use.

13 6. Before occupying the dwelling units or starting the operation all development and
14 construction is to substantially comply with the approved plans.

15 7. All privately-owned improvements, including landscaping and recreational
16 facilities, are to be permanently maintained by the Permittee or an appropriately established
17 homeowners association approved by the City.

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

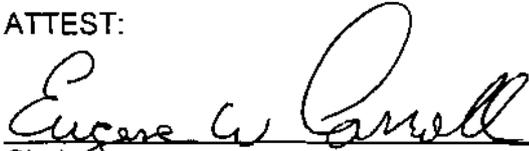
21 9. The terms, conditions, and requirements of this resolution shall run with the land
22 and be binding upon the Permittee, its successors and assigns.

23 10. The Permittee shall sign and return the letter of acceptance to the City Clerk
24 within 60 days following the approval of the special permit, provided, however, said 60-day
25 period may be extended up to six months by administrative amendment. The City Clerk shall file
26 a copy of the resolution approving the special permit and the letter of acceptance with the
27 Register of Deeds, filling fees therefor to be paid in advance by the Permittee.

28 11. The site plan as approved with this resolution voids and supersedes all previously
29 approved site plans, however all resolutions/ordinances approving previous permits remain in
30 full force and effect except as specifically amended by this resolution.

1 12. The foregoing Resolution was approved by the Lincoln City-Lancaster County
2 Planning Commission on this 22 day of October, 2008.

ATTEST:


Chair

Approved as to Form & Legality:


Chief Assistant City Attorney

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for October 22, 2008 PLANNING COMMISSION MEETING

PROJECT #: Special Permit No.08036

PROPOSAL: Special permit for a Community Unit Plan with 4 dwelling units

LOCATION: S.W. 12th Street and W. A Street

LAND AREA: .79 acres more or less not including the right-of-way

EXISTING ZONING: R-2 Residential

WAIVER /MODIFICATION REQUEST:

Chapter 26.23.140 to reduce the required lot depth from 90 to 74 feet.

Chapter 26.23.095 to provide a sidewalk only on the south side of the frontage road.

Chapter 27.13.080 to reduce the rear yard setback from 20% of the lot depth to 15 feet.

WAIVER TO DESIGN STANDARDS:

Chapter 2 Section 3.4 and Chapter 2.10 Section 3.2 to allow sewer and water to be located in a nonstandard location. **Staff recommends approval.**

CONCLUSION: This proposal for a community unit plan is in general conformance with the Comprehensive Plan.

RECOMMENDATION:

Conditional Approval

Waivers/modifications:

Chapter 26.23.140 to reduce the required lot depth from 90 to 74 feet.

Approval

Chapter 26.23.095 to provide a sidewalk only on the south side of the road.

Not needed frontage

Chapter 27.13.080 to reduce the rear yard setback from 20% of the lot depth to 15 feet.

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot A, Hartland Estates 1st Addition, Lincoln, Lancaster County

EXISTING LAND USE: Vacant Outlot

SURROUNDING LAND USE AND ZONING:

North: South: West: R-2 Residential Single Family

East: R-2 Residential Church

HISTORY:

February 13, 1995 City Council approved Preliminary Plat # 94015 for Harland Estates

May 1979 This area was changed from A-2 Single Family to R-2 Residential during the 1979 Zoning Update.

COMPREHENSIVE PLAN SPECIFICATIONS:

This area is shown as residential in the future land use map. (19)

The One Community Vision commits us to proactively, but cooperatively, acknowledge the sometimes competing interests of neighborhoods, small towns, and rural areas, our growing cultural diversity, and regional economic forces, as we address the future. This is the fundamental challenge of our Comprehensive Plan: to retain the characteristics of our individual parts while accommodating change within an increasingly interdependent world. As a decision-making tool, the Plan must accomplish both these tasks. (5)

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. (9)

Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood. (10)

Streets and public spaces should be safe, comfortable, and interesting to the pedestrian. Properly configured, they encourage walking and enable neighbors to know each other and protect their communities. The street network should facilitate calm traffic conditions, provide multiple connections within and between neighborhoods, using neighborhood development aspects such as four way intersections of residential streets, multiple connections to arterial streets, and reduced block lengths. (11)

UTILITIES: There is sanitary sewer and water in W. A Street. This property is covered by several storm and sanitary sewer easements.

TOPOGRAPHY: The land generally slopes north-east. The existing drainage for the lots south of the outlot flows over this lot to the W. A Street ditch and culvert crossing. Any grading on this area should not block this drainage.

TRAFFIC ANALYSIS: W. A Street is a minor urban arterial. The road to the church from W. A Street is a frontage road created by the State to provide access to the church when access to their lot was removed due to the construction of the Hwy 77 overpass.

ALTERNATIVE USES: The lots to the south could be replatted to include this outlot. The property could remain an outlot for open space.

ANALYSIS:

1. The outlot proposed for this development was originally intended to be used for storm water detention as indicated on the preliminary plat. This property was not intended to be developed as residential lots. It was platted as an outlot and access to West A Street was relinquished at the time it was final platted.
2. A frontage road off of W. A Street was built by the State to provide access to the lot to the east, which is now owned and occupied by a church, because they were taking away their

existing access. When this area, (Hartland Estates) was preliminarily platted, the City required the applicant to provide a stub street to the church's property to the east so that that property were to be developed the current access (frontage road) to W. A Street would be eliminated.

3. When the applicant preliminarily platted this area he agreed in a subdivision agreement *"To maintain the outlot and the private improvements 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 document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds."*
4. The outlot was never turned over to a neighborhood association and has not been maintained. Both the owner of the outlot and the abutting church have informed staff that the outlot is currently overgrown with weeds and litter and people are using the open space to park cars. The proposed development is intended to help resolve those issues.
5. The maximum density for this lot is calculated per Community Unit Plan Design Standards to be 3 units per acre instead of 4, due to the fact that there is less than 5 acres and a 20% reduction must apply. An additional unit could be added if the applicant can incorporate one of the opportunities for a density bonus provided in Chapter 3.40 Design Standards for Density Bonuses. A density bonus can be achieved by providing one of the following: Barrier free standards for elderly or retirement housing and domiciliary care facilities, housing for the handicapped, housing for low income and energy efficient housing.
6. To facilitate development on this site and to encourage density, staff supports the required waivers to setbacks and required lot depth. This is a very unique property with several sanitary sewer, storm sewer and LES easements running across it. The requested waiver for sidewalk on the north side of the frontage road is not necessary because an alternative sidewalk is provided along the south side of W. A Street.
7. Public Works supports the waivers to the Chapter 2 Section 3.4 and Chapter 2.10 Section 3.2 to allow sewer and water to be located in a nonstandard location. The existing water main and sanitary sewer along the south side of the lots will adequately serve this site. All other design standards for public streets shall be met except those listed in the Public Works' memo dated October 13, 2008 number 4.3. Roll over curb and gutter is not acceptable.
8. The sidewalk that crosses Lot 1 should be removed and shown to connect to W. A Street by going directly north thru public right-of-way.

This approval permits 3 dwelling units with the potential for one additional unit if one of the Design Standards for Density Bonuses can be met. It also approves waivers to Chapter 26.23.140 to reduce the required lot depth from 90 to 74 feet and Chapter 27.13.080 to reduce the rear yard setback from 20% of the lot depth to 15 feet.

CONDITIONS OF APPROVAL:

Site Specific Conditions:

1. The developer 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 of the planned unit development by the Planning Commission before a final plat is approved:
 - 1.1 Show all easements requested by LES.
 - 1.2 Show that improvements to the existing frontage meet public street standards including but not limited to required grading, street profile, right-of-way, and hammer head turn around.
 - 1.3 Add a note stating “the public street improvement shall be built at the time of final plat.”
 - 1.4 Add a note stating “access to W. A Street will be relinquished at the time the property to the east develops and alternative access can be provided to these lots.”
 - 1.5 Revise the grading plan and street system to the satisfaction of Public Works per their memo dated October 13, 2008.
 - 1.6 Add to the general notes “Outlot A abutting Lots 4 and 5, Block 1, Heartland Estates 1st Addition will be replatted and added to one or both of the lots.
 - 1.7 Show 3 units instead of 4 unless a density bonus can be achieved .
 - 1.8 Show where fire hydrants are located.
 - 1.9 Add a note stating each proposed lot will require a use of State right-of-way permit from the Nebraska Department of Roads to construct each driveway.
 - 1.10 Add to the General Notes “The property owner or owners will be responsible for maintaining that portion of the right -of-way between the north curb of the frontage road and the south side of the pavement of W. A Street.”
2. Prior to the issuance of a building permit:
 - 2.1 The construction plans substantially comply with the approved plans.
 - 2.2 Provide documentation that an avigation and noise easement to the Lincoln Airport Authority on all or that part of the land located within the Airport Environs Noise District has been received by the Lincoln Airport Authority.
 - 2.3 Provide documentation from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.
 - 2.4 Final plat(s) is/are approved by the City.

If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan 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 community unit plan as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, the public streets, private roadway improvements, sidewalks, public sanitary sewer system, public water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance. A cash contribution to the City in lieu of a bond, escrow, or security agreement may be furnished for sidewalks and street trees along major streets that have not been improved to an urban cross section. A cash contribution to the City in lieu of a bond, escrow, or security agreement may be furnished for street trees on a final plat with 10 or fewer lots.

Permittee agrees:

to complete the street paving of public streets, and temporary turnarounds and barricades located at the temporary dead-end of the 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 public street 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 land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

to complete the installation of public street lights along streets within this plat within two (2) years following the approval of the final plat.

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

to complete the planting of the landscape screen within this plat within two (2) years following the approval of the final plat.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the 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 comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to complete the public and private improvements shown on the Community Unit Plan.

to keep taxes and special assessments on the outlots from becoming delinquent.

to maintain the outlots and private improvements in a condition as near as practical to the original construction on a permanent and continuous basis.

to maintain the landscape screens on a permanent and continuous basis.

to maintain and supervise the private facilities which have common use or benefit in a condition as near as practical to the original construction on a permanent and continuous basis, 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 retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Owner(s) may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:

- (1) Owner shall not be relieved of Owner's maintenance obligation for each specific private improvement until a register professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.
- (2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds

to relinquish direct vehicular access to W. A Street from all Lots and Outlots until the frontage road shown on the CUP, a temporary dead-end street, is extended into the abutting property.

to submit to all potential purchasers of lots a copy of the ground water report.

to inform all prospective purchasers and users that the land is located within the Airport Environs Noise District, that the land is subject to an aviation and noise easement granted to Lincoln Airport Authority, and that the land is potentially subject to aircraft noise levels which may affect users of the property and interfere with its use.

Standard Conditions:

3. The following conditions are applicable to all requests:
 - 3.1 Before occupying the dwelling units or starting the operation all development and construction is to substantially comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
 - 3.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
 - 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 60 days following the approval of the special permit, provided, however, said 60-day period may be extended up to six months by administrative amendment. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant.
4. 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

DATE: October 9, 2008

APPLICANT: ESP
601 Old Cheney Rd., Ste. A
Lincoln, NE 68512

OWNER: Hartland Homes, Inc.
P.O. Box 22787
Lincoln, NE 68542

CONTACT: Marcia L. Kinning
601 Old Cheney Rd., Ste A
Lincoln, NE 68512

**SPECIAL PERMIT NO. 08036,
HARTLAND ESTATES 1ST ADDITION
COMMUNITY UNIT PLAN**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 22, 2008

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

Ex Parte Communications: None.

Staff recommendation: Conditional approval.

This application was removed from the Consent Agenda and had separate public hearing due to letters in opposition.

Staff presentation: **Christy Eichorn of Planning staff** stated that this is a unique parcel of land and gave a brief history of the area.

First, to take a broad overview, this area was preliminarily platted in the late 1990's. Even before all of this existed, the state put an overpass over Highway 77. In doing so, access to one IT lot was eliminated. In order to provide access, the state put in a frontage road and acquired a piece of land becoming part of the right-of-way to connect A Street to this vacant IT parcel. Ten years later, the developer preliminarily platted the subdivision. As part of that development, the original engineers thought there should be some detention required. Since that time, it has been determined that the outlot created for detention is no longer needed for detention.

Currently, there are townhomes located south of the outlot, a church on the IT lot to the east, and four single-family houses to the west.

The applicant is proposing four single-family residential units on the outlot. The zoning ordinance would only allow three units on the lot. If approved, this application would allow three units with the potential for an additional unit if they can use the design standards for a density bonus.

There are a lot of easements that run across the outlot, leaving very little developable land. One of the waivers requested is a 15' rear yard setback. The applicant currently has a 15' side yard setback (versus the required 5' side yard setback).

The applicant has agreed to provide sidewalk along the south side of the frontage road. There is already a sidewalk along the south side of A Street.

There is one letter in support from the church on the property to the east. The church does not like the looks of the outlot as it currently exists because it is covered with weeds, junk cars, trash, litter, etc., and the church is taking the position that developing the outlot would be a better entryway to their church.

There are two letters in opposition, both objecting to additional townhouse/rental units which are nuisances. They do not want any more rental units.

Esseks inquired about the reduction of the rear yard setback. Eichorn explained that the rear yard setback for the rest of the lots is already 15', and it will give them more developable area and keeps the rear line consistent. Esseks does not believe that 15' is very much. Is it common to have this in single-family home developments? Eichorn would not say that 15' is necessarily common. Generally, the standard is 30' or 20% of the depth. The development as a community unit plan gives us the ability to make adjustments to those standards. The applicant may be amenable to making the lot line go back to 28' in order to be more accommodating to the neighbors. But, Esseks observed that with the building envelopes for Lots 1, 2 and 3, it would be hard to make the setbacks any larger. Eichorn suggested that The CUP allows them to request the lot depth waivers.

Proponents

1. **Peter Katt** appeared on behalf of the owner/applicant. He concurred that this property was originally contemplated to be an outlot. The original engineer and Public Works got it wrong. The present circumstances need to be made better. This is currently a large outlot that is difficult to maintain and unattractive. The proposal from the owner is to find an acceptable use to improve the value and the neighborhood in this area. He submitted a memorandum that discusses the fact that the applicant understands that there are unique challenges because of the past history. Developing this area and putting it into productive use has benefits to the city with impact fees of over \$18,000, sales tax from the materials to build the project, an annual income stream of \$13,000 to the taxing jurisdiction, and it takes advantage of an under-utilized parcel which is supported by the Comprehensive Plan because it takes advantage of the community investments and infrastructure and limits the need to sprawl.

The existing street is a public street. It has the capacity and ability to meet its purpose and the applicant has agreed to construct curbs on it. It will not have any detrimental impact. The developer has satisfied all staff concerns with regard to the technical issues.

Katt suggested that the neighborhood opposition primarily reflects upon management problems with the rental properties immediately to the south, and he does not believe that is relevant to this application. Notwithstanding the stack of complaints submitted by the opposition, the Lincoln Police Department does not object to this application.

With regard to the use of these properties, Katt advised that there has been no determination whether they will be rentals or sold as owner-occupied. The owner does build properties to keep suppliers busy and depending on market demand, it is possible that they may be put into rentals for a period of time. That decision, however, has not yet been made.

Esseks inquired as to responsibility for the parcel to the north of the access road for the church. Katt does not believe that anyone is responsible at this time. One of the staff conditions is to include a requirement that the adjoining property owners be responsible for the maintenance and upkeep (just like any other public right-of-way adjoining a lot). The adjoining landowner will be the owners of the lots in this community unit plan. Esseks pointed out that apparently, the land being petitioned for development has not been well maintained and has not been mowed. Therefore, to protect the interests of the community, the Planning Commission is confronted with someone who wants approval but has not performed that well in maintaining the open spaces. What do we do?

Katt disagreed with the assumption that it has not been well maintained. The question is the level of maintenance. The level of maintenance on an outlot does not satisfy the same level as a green lawn. There is no evidence that the owner has not satisfied all legal requirements of the city for the maintenance. There is no economic incentive to maintain it beyond the minimum requirements. This community unit plan will make a productive use of this property so that there will be maintained lawns and green space. At this time, it is very isolated and difficult to maintain. Approval of this community unit plan will minimize the amount of area that will need to be maintained.

Gaylor Baird noted that the staff report suggests that the applicant agreed to maintain the outlot during the approval of the preliminary plat, and that the church has reported that it is currently overgrown and being used for park cars. Katt responded that the generic language in the preliminary plat assumed that this area would be developed and used for the benefit of all of the lots as a detention facility, and that never happened because it was determined that the detention cell could not function properly. The owner, engineer and Public Works concluded that it was not in anyone's interest to utilize that parcel as a detention cell. Because of the timing of that and the subsequent development of the subdivision, we now have a very large piece of land that was intended to serve as a detention cell (that can't), and the question is, what do you do with it? The choice is to continue to have it be not very attractive and maintained to all legal requirements, or improve the neighborhood with this development and its financial benefits. The city staff is recommending that it is beneficial to the city and neighborhood to put this property into a productive use.

Taylor inquired as to what would be considered the proper level of maintenance for that area. Katt showed a photograph of the current level of maintenance, comparing it to the current level of maintenance used in our city parks. It is not a lawn but yet not tall weeds. It is not developed and it is raw. The city has a vegetation ordinance with a certain height restriction and the enforcement mechanism is to report it to the city. This owner is currently well within those parameters.

Larson inquired about the lot sizes. Katt advised that Lot 3 is 80 x 75 and the building envelope is 30 x 70. Lot 4 is 95 x 75 with a 30 x 70 building envelope. (This is assuming the lot depth waiver is granted).

Esseks expressed concern that we may be getting into a situation whereby these lots are too small to be marketed, especially with the major highway close by. He is curious as to what type of residential property will fit on these lots that will sell. Katt pointed out that the building envelope footprint is 2100 sq. ft. This owner has lots available in Lincoln that are 800'. The owner believes he has a product list that will fit within these building envelopes. The owner is comfortable that there is a market demand for an improvement on these lots in this area.

Carroll confirmed that the applicant/owner maintains the outlot north of the service road now. Katt concurred, and if he sells, he will notify the new purchasers that they are required to maintain that outlot. There are two places where that notification takes place. The maintenance requirements are put in the city's records, and they would be a provision in the restrictive covenants.

Notwithstanding the benefits to the revenue bottom line, Cornelius observed that there is some opposition from the neighbors that seems to indicate that they would prefer the unattractive, minimally maintained parcel over the possibility of what they perceive to be a potential raft of problems based on complaints about the management of the properties to the south. Can we reassure them that what they are going to be getting is an improvement rather than another set of properties that they may have to call police about on a regular basis? Katt pointed out that the

neighbor most dramatically impacted is the church property and they have submitted a letter in support. He suggested that the balance between the competing interests of the neighbors should generally weigh in favor of those that have the most at stake. The impacts that the neighbors have are primarily problems that occur in another development. He does not recall that they express any great concern other than the lack of green space. In balancing the competing comments by the neighbors, he would think that the opinion of the church property would carry greater weight.

Taylor believes that the neighbors are experiencing the problem now and they are fearing an expansion of the problem. Even though the church may be directly affected, the homeowners are faced with the problem on a daily basis.

Partington agreed with Taylor. The church is occupied less time than the residences. Katt acknowledged that every neighbor is entitled to their opinion, but he believes that the impact to the two properties that are opposed is a tenuous one at best. The owner has satisfied the legal requirements for current maintenance. His client is doing nothing wrong with the outlot. "We think there is a better option for it." He does not perceive any significant adverse consequence more than in any other neighborhood. This proposal is a net positive for the neighborhood and the community. What do we do with this very large parcel created as a result of an engineering mistake? The solution is not going to be to maintain it in perpetuity as it exists.

Taylor expressed concern because the staff report states that it has not been maintained. We have neighbors saying the same thing. Is this going to be the same thing, even though there is a change in the property? Will the management of the property change? Will there be better management?

Gaylor Baird suggested that the impact on the neighbors is not necessarily just physical, but economic. If the new development is rentals with the same problems as the townhomes to the south, it may depress home values in this area. It appears that several good neighbors have moved because of these issues. It is troubling to her that the neighbors made efforts to contact the landowner and they had trouble having their concerns addressed. Katt does not believe that management, operation and use of property is an appropriate issue upon which to base land use decisions. Those are management issues and there is a wide range of legal remedies available to address and deal with problem properties. If you want to engage in the assumption on every project that there are going to be problems, then we need to expand the issues that we talk about.

Gaylor Baird pointed to the two-page memo from Public Works with many concerns that she believes would lead to a recommendation of denial. Katt advised that all of the concerns set forth in the Public Works report are included within the staff's conditions of approval, to which his client has agreed. This development does not add any burden to the city. It provides additional revenues to the city. That is a very clear intent of our Comprehensive Plan – to take advantage of existing infrastructure and do infills as opposed to sprawl.

Esseks commented that this is the second case in at least a month or two, where adjoining property owners of homes already established are concerned about rental properties being constructed next to them. His concern is for buffers. This proposal requests to relax those buffers and this is bothersome to him because of the evidence, and he will vote against relaxing the buffer on Lot 1. Katt clarified that the buffer that would be changed buffers the townhomes and duplexes to the south. There is no waiver to the side yard setback, which is a 5' requirement. And we're actually proposing a building envelope that exceeds that minimum. None of the waivers requested impact the land use to the west. What we are proposing actually improves that.

ACTION BY PLANNING COMMISSION:

October 22, 2008

Larson moved to approve the staff recommendation of conditional approval, seconded by Sunderman.

Larson believes this will improve this neighborhood and not detract from it. The objections from the two existing homeowners have nothing to do with this application. Their complaints are with the existing homes outside of this application. He believes this development will be worthwhile and a financial benefit to the city.

Esseks made a motion to amend to deny the waiver of the setback on Lot 1. Motion failed for lack of a second.

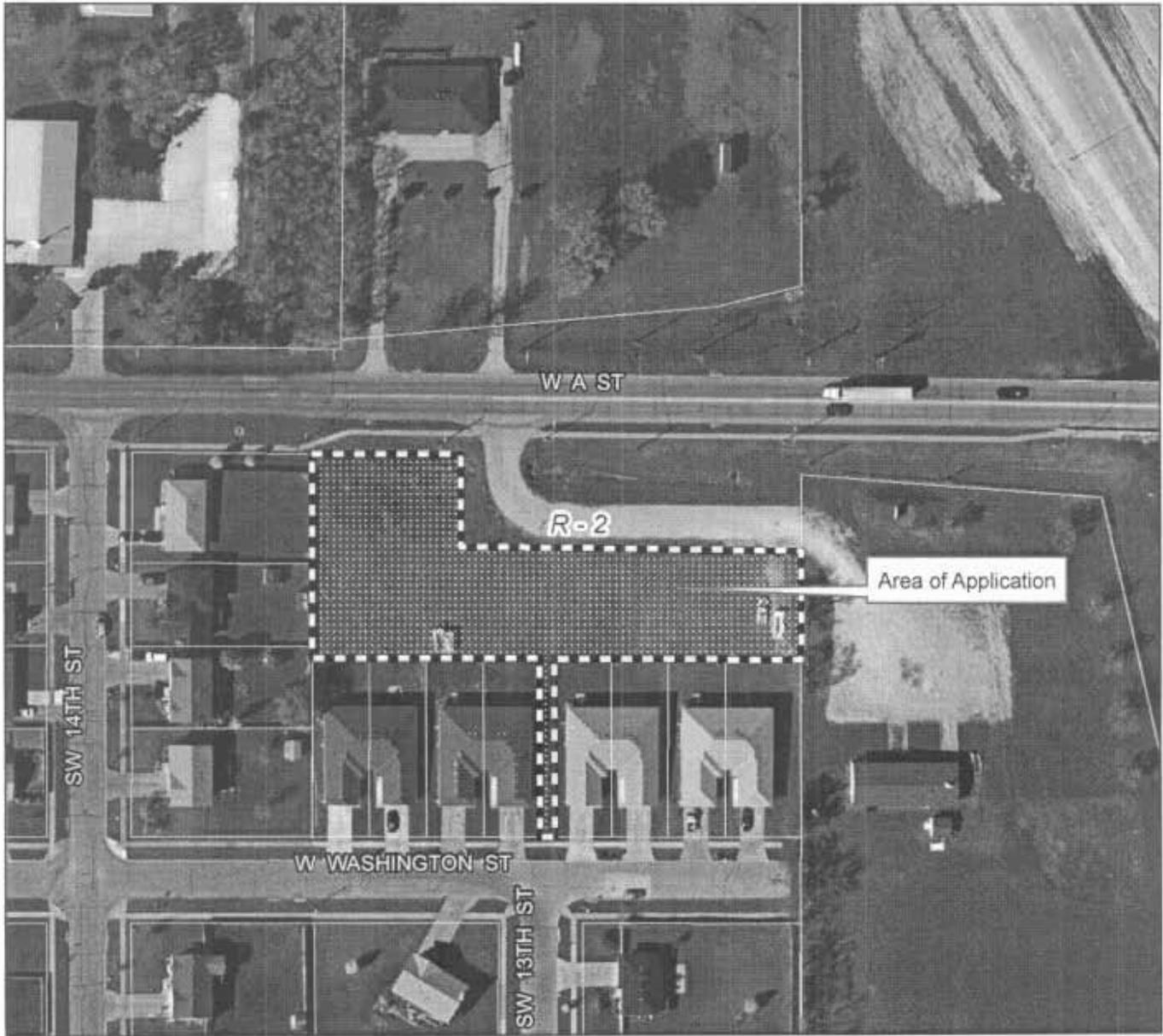
Partington agrees that this is an improvement, but he believes that the concerns of the neighbors center around the fact that there will be twice as many opportunities for problems. Maybe that's irrelevant for the Planning Commission to consider, but suggested that the City Council could take it into consideration as a city quality issue.

Cornelius believes that this is likely to be, or has the potential to be, an asset to the surrounding area. He knows from personal experience the pain of having a bad neighbor – not next door and not abutting – it has an effect. He agrees that it is probably the case that the Planning Commission cannot, or should not, consider those things too closely – we should consider the economic impact on the neighbors. We can't really punish the current landowner for those problem properties here and now. He encouraged the neighbors and the city to take advantage of the legal recourse alluded to by Mr. Katt.

Larson agreed, but we're making an assumption that the new homeowners or occupants are going to follow the lead of the ones that are objectionable and he does not believe that is proper.

Esseks asked Carroll what kind of product he believes can sell at this location on West A Street. Carroll suggested that you have to look at the highest and best use of a property, and he agrees that residential is the best use for this property. It does add funds back to the City. It will probably be a 1,000 to 1,200 sq. ft. house – it adds affordable housing in an area that probably needs it.

Motion for conditional approval carried 7-1: Partington, Sunderman, Taylor, Larson, Esseks, Cornelius and Carroll voting 'yes'; Gaylor Baird voting 'no'; Francis absent. This is final action, unless appealed to the City Council within 14 days.



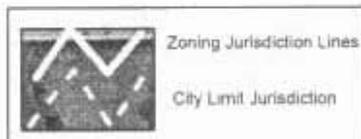
2007 aerial

Special Permit #08036
SW 12th & W A St

Zoning:

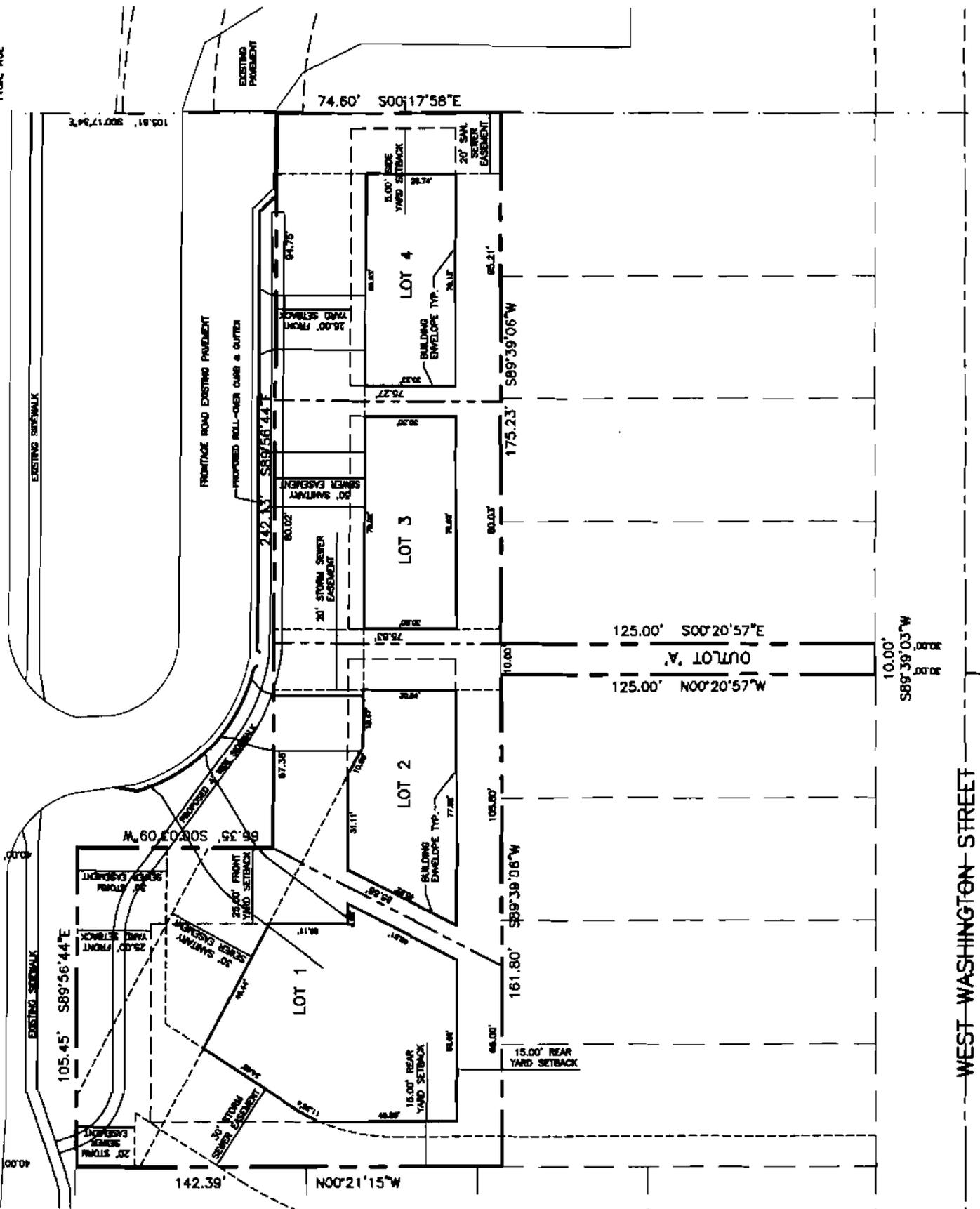
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial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

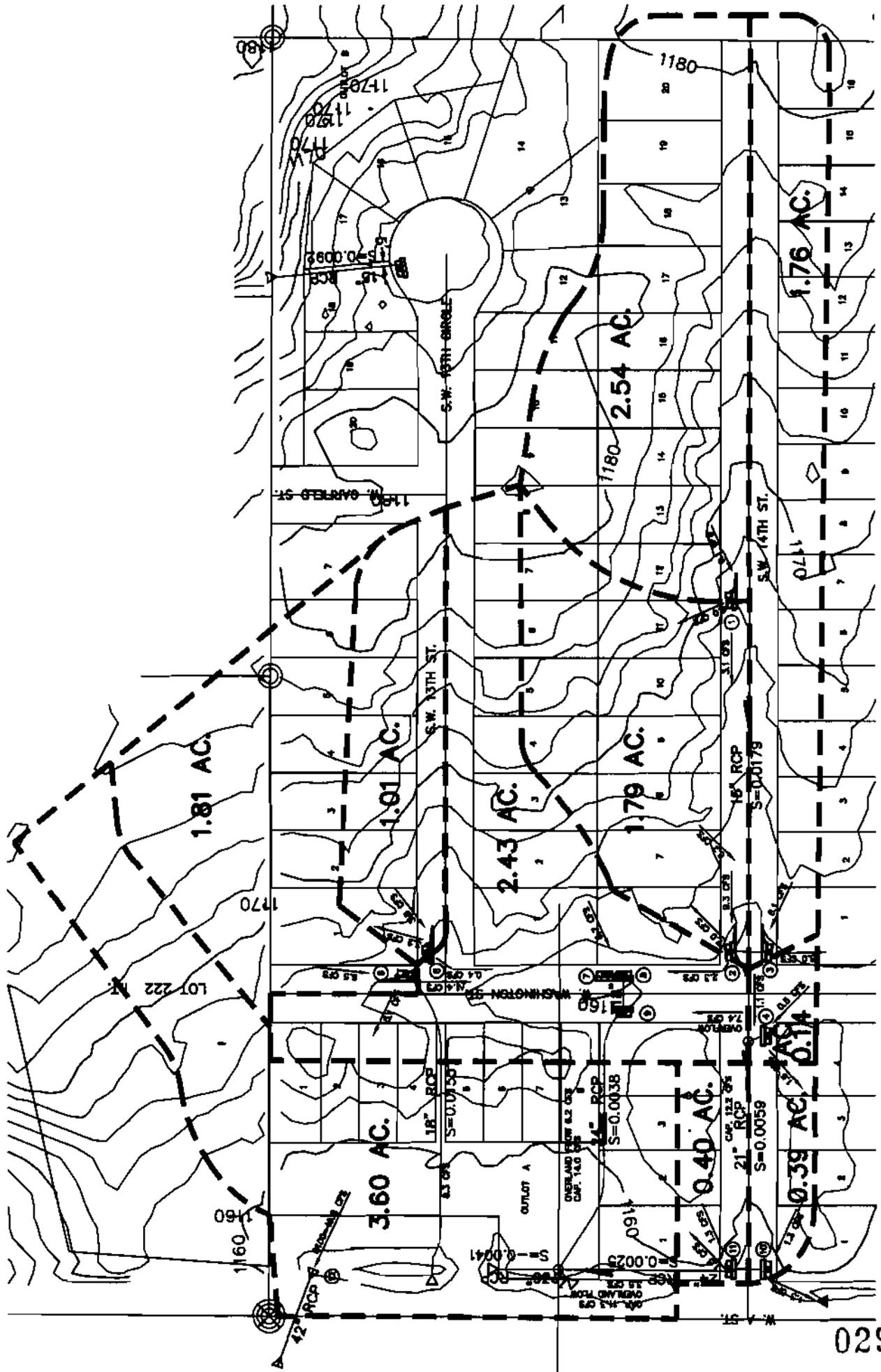
One Square Mile
 Sec. 33 T10N R06E



WEST 'A' STREET

NE CORNER SECTION 33, T10N, R9E







LYLE L. LOTH, P.E./L.S.

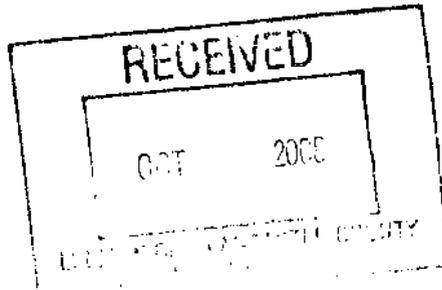
October 8, 2008

Suite A - 601 Old Cheney Road
Lincoln, NE 68512

Mr. Marvin Krout
Director of Planning
Christy Eichorn, Planner
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

Phone (402) 421-2500
Fax (402) 421-7096

Email: lyle@espeng.com



**RE: REVISED HARTLAND ESTATES 1ST ADDITION
COMMUNITY UNIT PLAN/ SPECIAL PERMIT #08036
West 'A' Street & S.W. 13th Street**

Dear Marvin,

On behalf of Hartland Homes, Inc, we are resubmitting the above mentioned application for your review. This application was previously submitted on July 30, 2008 showing 1 single family lot, 1 single family attached lot and 4 outlots with a private roadway. Through meetings and discussions with City Staff and adjacent neighbors, the plans have been altered to show 4 single family lots accessing the existing frontage road and 1 outlot to remain for existing storm sewer.

Additional information has been shown with a Drainage Area Plan on sheet 4 of 4. The boundary of the project has been modified to reflect the field information acquired.

The revisions to the project have modified the waivers required. The requested waivers are as follows:

Waivers:

1. Lot depth from 90 feet to 74 feet. (Development Standards Chapter 26.23.140)
2. Sidewalk from both sides of frontage road to south side only. (Development Standards Chapter 26.23.095)
3. Rear yard setback from 20% of the lot depth to 15 feet. (Lincoln Municipal Code Chapter 27.13.080(a))

Waivers of Design Standards:

1. Sewer and water located in non-standard locations. (Lincoln Design Standards Chapter 2.00 Section 3.4 and Chapter 2.10 Section 3.2)

Please feel free to contact me if you have any further questions or concerns.

Sincerely,


Marcia L. Kinning

Cc: Duane Hartman- Hartland Homes
Peter Katt

Enclosures: 2 copies of Sheets 4 through 4 of 4
Waiver List

Legal Description
8-1/2" x 11" Reduction

HARTLAND ESTATES 1ST ADDITION
COMMUNITY UNIT PLAN
LEGAL DESCRIPTION

Outlot 'A', Hartland Estates 1st Addition, located in the Northeast Quarter of Section 33, Township 10 North, Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska, more particularly described as follows.

Commencing at the Northeast Corner of said Section 33, and extending thence S00°17'54"E, a distance of 105.61 feet to the POINT OF BEGINNING;

Thence continuing S0017'58"E, a distance of 74.60 feet;

Thence S89°39'06"W, a distance of 175.23 feet;

Thence S00°20'57"E, a distance of 125.00 feet;

Thence S89°39'03"W, a distance of 10.00 feet;

Thence N00°20'57"W, a distance of 125.00 feet;

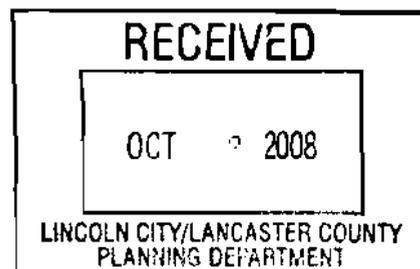
Thence S89°39'06"W, a distance of 161.80 feet;

Thence N00°21'15"W, a distance of 142.39 feet;

Thence S89°56'44"E, a distance of 105.45 feet;

Thence S00°03'09"W, a distance of 65.35 feet;

Thence S89°56'44"E, a distance of 242.13 feet to the POINT OF BEGINNING and containing a calculated area of 34,441.42 square feet or 0.79 acres.



Memorandum

To: Christie Eichorn, Planning Department
From: Chad Blahak, Public Works and Utilities
Subject: Hartland Estates 1st Addition Special Permit #08036
Date: October 13, 2008
cc: Dennis Bartels, Roger Figard, Greg Maclean

Engineering Services has reviewed the submitted plans for Hartland Estates 1st CUP, located south of West A Street and west of the Homestead Expressway, and has the following comments:

- **Water Mains and Sanitary Sewer**

- 1.1 The existing water main on the north side of A Street and the proposed sanitary sewer along the south side of the lots will adequately serve the proposed lots.

- **Grading and Drainage**

- 3.1 The revised grading plan shows areas of less than one percent grade on the proposed lots. This is not sufficient to provide adequate drainage for the proposed lots. Additional storm sewer needs to be shown on the south side of the proposed lots to ensure that storm drainage from the existing lots to the south does not collect on either the existing or the proposed lots. The proposed grading needs to be revised accordingly.
- 3.2 An additional curb inlet will need to be shown on the north side of the road at the low point to capture the drainage from the north side of the road crown when curb as required is shown on both sides of the frontage road
- 3.3 The drainage area delineations shown on the submitted grading and drainage plans do not include all of the area that drains to the ditch on the south side of West A Street. The plans need to be revised to include all of the drainage area and the calculations need to be revised accordingly.
- 3.4 The culvert shown crossing under West A Street is shown to be two different sizes on each grading plan. The correct culvert size needs to be shown and the calculations may need to be revised.

- **Street System**

- 4.1 The outlot that the proposed development is located on was meant for drainage and detention purposes and therefore proper street access was never planned for by the developer. However due to grade issue, the developer's engineer at the time was unable to make the detention to work and the outlot has remained open space with a ten foot wide connection to Washington Street to the south that is sufficient for maintenance equipment to access the open space area.
- 4.2 The concrete drive that provides access to Lot 222 IT to the east was constructed as a frontage road by NDOR when the West A Street overpass over the Homestead Expressway was constructed. If this frontage road is to be used as a public street, it needs

to be brought up to public street standards. Curb and gutter needs to be constructed on both sides of the road. The developer is currently showing curb and gutter on the south side only. On the north side of the road there is no shoulder provided at the edge of the existing paving. The grades slope down at a 5:1 (20%) slope from the paving edge to the bottom of the drainage ditch four feet below the paving elevation. This makes it dangerous for the future lot owners backing out of the driveways, especially at night. A curb provides a boundary between the road and the ditch slope and must be shown on the plans. Standard city curb must be built rather than "roll over" curb described on the plans.

- 4.3 Numerous waivers of design standards for public streets would be required in order for the frontage road to be considered a public street. Minimum curve radius of 150' is not met, the minimum tangent section adjacent to a horizontal curve is not met, a private driveway for the adjacent property to the east would need to take access off the end of the public street, the right-of-way on the south side of the road will be of substandard width.
- 4.4 Each proposed lot will require a use of State right-of-way permit from NDOR to construct each driveway.
- 4.5 If the property to the east of the proposed project were to further subdivide into a residential development, the access for that development could be taken from a Washington Street extension and the drive access to West A Street could be removed. This would eliminate a drive connection onto an arterial street. If the proposed development is approved it would be difficult to remove the street connection to West A Street in the future.
- 3.6 There is no right-of-way or easement east of this plat for the frontage road. With the additional lots proposed with this plat and the frontage road being in public right-of-way, Public Works will be responsible for its maintenance. A temporary hammerhead type turn-around needs to be constructed at the east end of the frontage road within this plat and shown on the revised plans.
- 3.7 The sidewalk along the frontage road should parallel the frontage road to A Street rather than be built across Lot 1 in an easement. Grading and storm sewer if needed must be shown on the revised plans to accomplish this.

In summary, despite the access issues stated above and the numerous deviations from standards that would be required for this project, Public Works recommends that this CUP be approved.

Review Comments for
Application # SP08036
HARTLAND ESTATES 1ST ADD'G UP
Comments of Wednesday, October 08, 2008

Status of Review: Active

Reviewed By 911

ANY

Comments:

Status of Review: Approved

Reviewed By Alltel

ANY

Comments:

Status of Review: Complete

Reviewed By Building & Safety

Terry Kathe

Comments:

Status of Review: Approved

07/31/2008 3:02:29 PM

Reviewed By Building & Safety

ANY

Comments: approved

Status of Review: Routed

08/14/2008 2:53:22 PM

Reviewed By Fire Department

ANY

Comments: We did not receive the utilities plan that would indicate where the fire hydrants are if there are any designated.

Status of Review: **Approved**

08/05/2008 10:45:17 AM

Reviewed By **Health Department**

ANY

Comments: **LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: **Christy Eichorn** DATE: **August 5, 2008**

DEPARTMENT: **Planning** FROM: **Chris Schroeder**

ATTENTION: DEPARTMENT: **Health**

CARBONS TO: **LEH File** SUBJECT: **Hartland Estates**

LEH Administration **1st Addition CUP**

SP #08036

The Lincoln-Lancaster County Health Department has reviewed the proposed development with the following noted:

□ **Developers are responsible for all mosquito control issues during the building process and all outlots, green-spaces, and/or natural corridors subsequently controlled by the owner, tenant, occupant, lessee, or otherwise, for that subdivision would be responsible for vectors of zoonotic disease in those areas.**

□ **All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.**

□ **During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.**

035

Status of Review: Complete
Reviewed By Lincoln Electric System

08/15/2008 11:46:53 AM
JULIE WISMER

Comments: August 8, 2008

TO: ☐☐Christy Eichorn, City Planning

FROM: ☐☐Sharon Theobald (Ext. 7640)

SUBJECT: ☐☐DEDICATED EASEMENTS ☐☐☐☐☐☐SP #08036
☐☐DN #15S-13W

Attached is Hartland Estates 1st Addition CUP.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

Windstream Nebraska, Inc., Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with blanket utility easements over all of the Outlots.

Status of Review: Active
Reviewed By Lincoln Police Department

ANY

Comments:

Status of Review: Active
Reviewed By Nebraska Department of Roads

ANY

Comments:

Status of Review: Approved
Reviewed By Parks & Recreation

08/11/2008 5:19:41 AM

ANY

Comments: The recreational area is not a requirement for the project. Layout as is will not meet the CSPS standards due to fall zones, etc.

Please be aware that with a private playground there will be liability for maintenance and safety that will fall onto the homeowners/homeowners association.

3. The neighborhood park is Coddington Park which can serve to provide the required recreational needs of the development.

*Recreation area
Has been
Removed from
the site plan*

Status of Review: Routed
Reviewed By Planning Department

COUNTER

Comments:

Status of Review: Complete
Reviewed By Planning Department

RAY HILL

Comments:

036



Edwin Kouma/Notes
08/13/2008 02:14 PM

To Christy J Eichorn/Notes@Notes

cc

bcc

Subject Review of Heartland Estates 1st Add CUP SP08036

History:

➡ This message has been forwarded.

Christy,

This is in follow up to our telephone discussion yesterday about the above development. The existing drainage features do not appear to be significantly altered by this development other than to note that increased runoff from impervious surfaces after construction is not addressed.

Thanks

Ed Kouma
Watershed Division
Public Works & Utilities Dept
901 N. 6th Street
Lincoln NE 68508
402-441-7018

INTER-DEPARTMENT COMMUNICATION



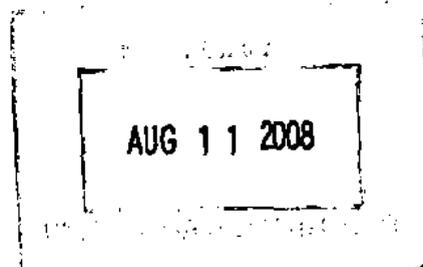
DATE August 8, 2008
TO: Christy Eichom, City Planning
FROM: Sharon Theobald (Ext. 7640) *ST*
SUBJECT: DEDICATED EASEMENTS
DN #15S-13W

SP #08036

Attached is Hartland Estates 1st Addition CUP.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

Windstream Nebraska, Inc., Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with blanket utility easements over all of the Outlots.



ST/nh
Attachment
c: Terry Wiebke
Easement File

ERICKSON | SEDERSTROM

A PROFESSIONAL CORPORATION
LIMITED LIABILITY ORGANIZATION

301 So. 13TH STREET, SUITE 400
LINCOLN, NEBRASKA 68508
TELEPHONE (402) 476-1000
FACSIMILE (402) 476-6167

INTERNET ADDRESS
austin@eslaw.com

WILLIAM F. AUSTIN
ATTORNEY AT LAW

(402) 476-1000

August 26, 2008

COPY

Marcia L. Kinning
ESP, Inc.
601 Old Cheney Road, Suite A
Lincoln, NE 68512

Re: Hartland Estates First Addition – Avigation and Noise Easement
Our File No. 24751.53205

Dear Marcia:

Our office represents the Lincoln Airport Authority. The Authority has reviewed the proposed community unit plan for Hartland Estates First Addition and finds that this addition lies within the Airport Environs Noise District as set forth in Chapter 27.58 of the Lincoln Municipal Code. Thus, an Avigation Easement, which is transmitted herewith, is required by Section 27.58.080 of the Lincoln Municipal Code. The Authority requests that you have Duane Hartman, President of Hartland Homes, Inc., sign the Avigation Easement for this property and return the executed Avigation Easement to me.

Please feel free to call me if you have any questions or need further information. Thank you for your cooperation.

Sincerely,



William F. Austin

WFA:rln
Enclosure

cc: Jon Large, Airport Authority
Christy Eichorn, Planning Department

AUG 27 2008

039

AUG - 6 2008

August 4, 2008

Ms. Christy Eichorn, Project Planner
City-County Planning Dept.
555 So. 10th
Lincoln, NE 68508

Subject: Special Permit (CUP) #SP08036
Hartland Estates 1st Addition CUP

Ms. Eichorn:

Regarding the proposed Special Permit:

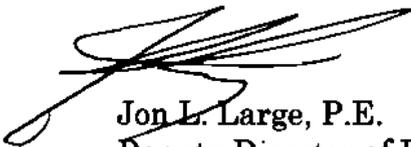
This area is within the Airport Environs Noise District and subject to the provisions contained in Chapter 27.58 of the Lincoln Municipal Code. This will require an appropriate Avigation and Noise Easement and Covenant Agreement, if there is not already one for this property.

This area is also within an Outer Approach Zone, as defined in Chapter 27.59. Any structures proposed in this area over 75' in height will require a height permit review, per the requirements of the chapter.

If you have any comments or questions, please give me a call.

Sincerely,

AIRPORT AUTHORITY



Jon L. Large, P.E.
Deputy Director of Engineering

JLL/lb

cc: Bill Austin, w/enclosures

040

MEMORANDUM

TO: Planning Commission
FROM: Peter W. Katt, Attorney for Owner/Applicant
DATE: October 22, 2008
RE: Hartland Estates - Special Permit No. 08036

The Planning Staff's analysis in numbered paragraphs 1-4 as well as the Public Works Department memo provide a brief history of the outlot being proposed for development in this special permit. Admittedly, it would have been preferable for the owner, engineer and Public Works to have more timely determined that this area was inadequate for detention purposes. That did not happen and the owner, neighborhood and city are now left with an unattractive, difficult to maintain piece of property with no value. While recognizing the unique challenges presented in finding an appropriate and productive use for this parcel, the owner believes it is in everyone's interest to improve the utilization of this property.

The current assessed valuation of this parcel is \$0. It generates no return for the City of Lincoln and creates ongoing costs for the owner to maintain. If this property were to be developed as proposed it will have the following positive financial benefits for the City of Lincoln:

1. The project will generate \$18,750.00 in impact fees with no infrastructure costs to the city.
2. Sales tax dollars generated by the material used in construction of the dwelling are estimated to generate approximately \$24,000 with \$5,000 being paid to the City of Lincoln.
3. The real estate taxes generated by the property when improved will be approximately \$13,000 per year. The present value of that income stream to the political subdivisions would equal \$162,500.00 utilizing an 8% cap rate.
4. Infill projects like this one are supported in the Comprehensive Plan as a means by which to fully utilize existing public infrastructure investments and limit 'sprawl'.

There is a clear financial benefit to the City of Lincoln and its taxpayers in finding a productive use for this property.

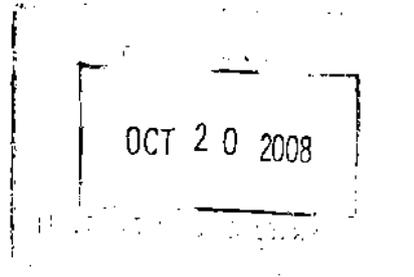
The existing frontage road is a public street, i.e. a frontage road constructed by the State of Nebraska to provide access to the church property from West A Street. This street is adequate to meet the needs it was intended to serve and can accommodate the addition of four dwellings without any material impact on its ability to continue to serve its intended function.

The owner appreciates the fact that utilization of this frontage road for the proposed homes will require several exceptions to city standards. Given the unique circumstances surrounding this parcel, these exceptions are appropriate. Staff and Public Works have agreed with this conclusion.

EASTERN NEBRASKA BAPTIST ASSOCIATION



October 13, 2008



MARK R. ELLIOTT
DIRECTOR OF MISSIONS

CHARLES W. MCLAIN
ASSOCIATE DIRECTOR OF MISSIONS

LARRY LOPER
SPANISH LANGUAGE
CHURCH STARTER CATALYST

Planning Commission
c/o Planning Department
555 South 10th Street, suite 213
Lincoln, Ne 68508

RE: Hartland Estates 1st Community Unit Plan SP#08036

Dear Planning Commission Members:

Eastern Nebraska Baptist Association is the owner of an adjoining property to the proposed project. Our approximately 4 acre parcel is improved with a 2,000 sq. ft. church building. We like this location and hope to continue to expand our ministry in this neighborhood.

Access to our property is provided by a frontage road connecting to West A Street. The proposed development locates new homes on this frontage road. The existing undeveloped out lot seems to be difficult to maintain and does not provide an attractive entry to our property. We believe the proposed new homes will be a significant improvement to the neighborhood and will not adversely affect the church property.

I was able to attend a meeting arranged by the planning staff with the Public Works Department and the developer on September 15th. I have had an opportunity to review the revised plans and they are generally consistent with the discussions at that meeting. One major difference, as I understand it, is the city's request to include a "hammerhead" turn around on the east end of the property adjacent to ours. Since we view the frontage road as a permanent entrance to our property, we would gladly grant the city a snow plow easement so they could turn around on our parking lot.

While I would have liked to attend your scheduled meeting on October 22nd a previous out of state commitment will not permit that. Accordingly I am submitting this letter in support of the project and would ask that you approve it. If you need to contact me during the hearing, feel free to contact me on my cell at 402-680-0820.

Sincerely,

Mark R. Elliott

OPPOSITION TO WAIVER OF
SIDEWALK

ITEM NO. 1.3: SPECIAL PERMIT NO. 08036
(p.21 - Consent Agenda - 10/22/08)



Bill Vocasek
<bvocasek@neb.nr.com>
10/21/2008 05:48 AM

To <plan@lincoln.ne.gov>
cc
bcc

Subject Special Permit 8036

As the President of the West A Neighborhood Association after visiting with the board we are apposed to eliminating the sidewalk. Sidewalks are in place for the neighbors safety, no place to cross safely is in place and with children walking to school it is important that all sidewalks throughout the city are installed. We have had persons in the past purchased property to later have changes in traffic patterns and the need for sidewalks and the current property owner has to pay for them at that time. We understand that they would pay for the walks either when they purchase them or later when needed however if done at the time of purchase they have the choice to not purchase when the city later decides to require them they do not have that option. Thanks for your time and dedication to the citizens of the city of Lincoln.



ANGELA ANTONS
<angela_antons@att.net>
10/21/2008 08:55 PM

To <plan@lincoln.na.gov>
cc
bcc

Subject RE: SPECIAL PERMIT NO 08036/SW 12TH STREET &
WEST A STREET

LINCOLN LANCASTER COUNTY PLANNING DEPARTMENT

To whom it may Concern:

My name is Angela Antons. My husband Nathan, my three year old son Jett, and I live at the corner of SW 14th Street and West Washington Street (1430 SW 14th Street). I am writing to you to voice my opposition to the Hartland Estates 1st Addition Community Unit Plan. I have several reasons for my opposition as I will try to convey throughout this letter.

First and foremost I understand that every neighborhood have their specific issues. I do have two main concerns and they are based on being a parent and a home based business owner. First of all, we seem to have a traffic issue on our street, specifically speed. There is another Licensed Daycare at the end of our street and the parents speed by in a hurry to deliver their children to their provider. The other issue of speeding and automobile/motorcycle noise comes from the rentals directly behind us on West Washington Street. Because I am a stay home mom, and have a Licensed Daycare in my home, I have a chance to observe the driving issues on our street on a daily basis. The rental units, directly behind us to the east, have been nothing but a thorn in our side since we have moved in here. We have called the Lincoln Police Department more times that I can recall. There have been countless wild parties, people vomiting and urinating on our property, trash both inside and outside of our fenced in back yard, and firework issues at all times of the year. In fact I heard a firecracker go off just earlier today from one of the duplexes. And not to mention, the duplex right behind us had one of his brothers staying with him for the weekend and his truck, which was parked right in front of their driveway, had our sod/grass in both of the driver side tires. So when we called the police department and an officer came out to investigate the officer concluded the tire marks in our yard matched the trucks and the sod was from our yard. But because it was on "the city" part of our lot-we couldn't press charges the city would have to. The tire marks were very close

to the sidewalk. What if a child was riding his bike on that sidewalk?

At 2:00 am one morning I phoned the police and let them know about the fireworks going off. My son was younger at the time and was very afraid of the noise and crying hysterically. While my husband was comforting him I threw my robe on and walked around the corner and confronted a group of drunk guys. They were throwing fireworks out of their garage and I know for certain they were not the legal kind. I let them know that my son was hysterical and that we should be able to turn off our air conditioners, open our windows, and enjoy a peaceful night sleep. They agreed, at least for a minute or two. As soon as I reached my front door, the fireworks started up again just as the police pulled around the corner.

On another occasion, I called Matt Hartman, the owner of the duplexes behind us on W. Washington. I called to inform him that the police had been called out several times on that specific unit. I called simply to let him know I felt his renters were probably trashing the place. Basically he let me know it was none of my business and used countless four letter words to express himself and even called me a nosey bitch. When we first moved into our home we watched the renters trash the place and it took several months for the repairs to be done to that unit. I simply called Mr. Hartman to help him avoid that same situation. To say the least, he didn't want to be apart of our 'neighborhood watch' program.

Not to mention, being a daycare provider, I feel I have to be more than watchful of the renters and the issues that come with these units. They don't have a financial investment in our neighborhood. They are only their for a short time and don't care to "make nice" with their neighbors. I have found sharp cans, broken beer bottles, and trash in my yard. The very yard I'm supposed to be able to conduct my daycare in and feel my son should be safe to play.

I feel that if you add additional rental units to our neighborhood, right by the duplexes we are already having issues with, even more problems will arise. Plus, the owners of the duplexes we're having issues with will be the same owners of the new construction. They have already made us fully aware they don't care about the ramifications of the actions of their tenants. And aren't the police busy enough? I would almost guess they've had to make, at the very least, a hundred calls in the four years we have owned our home to the West Washington duplexes. This action would only add fuel to the already

existing fire.

But the most import issue lies in the future of our economy and our families largest financial investment-our homes. We already have enough issues with property values at this time...why add more issues? If you really care about the "regular guy", who just wants to live in a quiet, safe, and pleasant neighborhood, please don't add other rental units in this area. The current rentals have already proven to be a problem and now they want to add additional rental units to this area. This just should not happen.

Thanks for your consideration, please feel free to contact me at any time.

Sincerely,

Angela Antons/ABC Daycare

402-435-5948

OPPOSITION

ITEM NO. 1.3: SPECIAL PERMIT NO. 08036

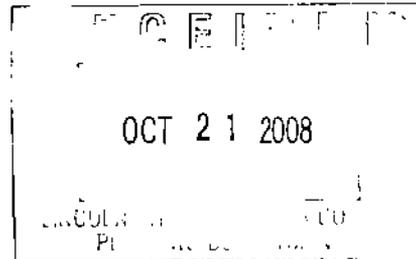
(p.21 - Consent Agenda - 10/22/08)

(Dispatch Records to be submitted for review
at Public Hearing on 10/22/08)

LINCOLN-LANCASTER COUNTY PLANNING DEPARTMENT
555 SOUTH 10TH STREET
LINCOLN, NE 68508

October 20, 2008

Re: SPECIAL PERMIT NO. 08036
SW 12th Street & West A Street



To Whom It May Concern:

My name is Jackie Jones. I live at 1420 SW 14th Street in Lincoln and I am writing to you to voice my opposition to the Hartland Estates 1st Addition Community Unit Plan. I have several reasons for my opposition which I will try to explain in this letter.

First and foremost I have heard that the 4 dwelling units that are planned for this area, which back up to my backyard, are to be rental units owned by the same company that owns the duplexes on West Washington Street backing up to that property.

When my husband Michael and I built our home and first picked out our lot, we were told that what would be built on West Washington Street behind the lot we picked was to be single family-owner occupied homes. We picked our lot because of the view of the State Capital Building. We closed on our home in December 1996 and in 2000 construction started on Duplexes that turned out to be rental units that the builder's children own. These rental units have been nothing but a headache for us up to this point. I have enclosed a listing of Police Dispatch Reports from the Lincoln Police Department. I have flagged the Disturbance, Disturbance Wild Parties, and Fireworks calls. As you can see there have been several. One of the parties even made it to the TV news as an example of the problems the police were having with parties in town. They were ticketed with Maintaining a Disorderly House. With the Dispatch Reports I did not get the copies of the Incident/Police Reports as that would have been too much paperwork to go through and the specifics do not really matter. Let's just say that some of the parties have gotten way out of hand and yes we have lost sleep because of this, as sometimes the parties were on night that we had to go to work the next day.

I have found trash in my backyard, glass broken in the street in front of my house and watch people leaving the parties, stop in the street in front of my house to get sick. Not a pleasant thing to have to deal with.

One of my neighbors called one of the owners of the duplexes, Matt Hartman. She tried to discuss with him the problems with the duplexes. Along with other things that I can not mention in this letter, she was told that they could rent to whomever they wanted to and to mind her own business. I wonder how they would like these rentals in their neighborhood?

We have had several good neighbors move from this area because of all of these issues. We have not however, done the same. We love our home. It is a reflection of both of our personalities. Yes, Hartland Homes built the house but we added all the extra touches to make it our home. On August 10, 2008, my Husband passed-away. Our home is full of 12 years of great memories of our relationship/marriage that I can not and will not let go of now.

I do not want to add anymore issues by having more rentals built that may increase the current situation. The current duplexes are run down and the yards are not taken care of because the renters and the owners of these properties just do not care. We do not need more of that. My husband and I have always taken great pride in our home and our yard. Maybe a representative from the Planning Department should come by and take a look.

We have also had a great deal of trouble with the traffic around here. People drive by my house like I live on a racetrack. Closing off the access road and sending people to West Washington Street as an outlet would only create more of the same. There are children in this neighborhood; I do not want to see anybody get hurt. Is there a possibility of a speed bump being put on our street?

There is in fact a drainage problem in that field. Every time it rains I see standing water. You can not see it now because the owner rarely mows the field. I think the reflection pond with nice landscaping would have been better for our city or perhaps a Police Substation. That would make more sense to me than more rental units.

Finally the rear yard setback lot depth reduced to 15 feet means that I would have a building almost in my backyard. 15 feet is too close for comfort for me for another rental. One of the existing duplexes is already that close. We planted trees strategically to block the view of that unit directly into my home. Maybe Hartland Homes would like to put up a Sound barrier like they have behind homes when they build busy roads to cut down on the noise and view. The city certainly would not approve me to build a 12 foot brick wall fence as a sound barrier, nor could I afford that.

In closing, as you can see I am very concerned about the safety, appeal and atmosphere of our neighborhood and believe that additional rental units will not be the best thing for our neighborhood or our future property values.

Thank you for allowing me to voice my opposition. If you should have any questions, please feel free to contact me.

Sincerely,



Jackie Jones
1420 SW 14th Street
Lincoln, NE 68522
Home 402-476-3995
Work 402-437-3493
Cell 402-314-3995

PD42

LPD DISPATCH DATA

ENTER CASE #: A8-054669

LOCATION: 1230 W WASHINGTON ST TYPE: DISTURBANCE OTHER RD: 156

DATE: 06-08-2008 OFFICER ASSIGNED: J KOSSOW TEAM4
OFC #: 1310

TIME RECEIVED: 0218
TIME DISP'D: 0227
TIME ARRVD: 0235
TIME CLEARED: 0240

REPORTS: IR (), ACC.RPT (),
DISPOSITION: HBO

Dispatch Records

1230 W. Washington

Most recent 2008 -
back to 2000.

PD42

LPD DISPATCH DATA

ENTER CASE #: A8-010024

LOCATION: 1230 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156

DATE: 02-03-2008 OFFICER ASSIGNED: T CRONIN TEAM4

OFC #: 1347

TIME RECEIVED: 0149

TIME DISP'D: 0228

TIME ARRVD: 0233

TIME CLEARED: 0252

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42 LPD DISPATCH DATA ENTER CASE #: A7-119689

LOCATION: 1230 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156

DATE: 11-03-2007 OFFICER ASSIGNED: B WAGNER TEAM4
OFC #: 1307

TIME RECEIVED: 0052
TIME DISP'D: 0053
TIME ARR'V'D: 0058
TIME CLEARED: 0109

REPORTS: IR (), ACC.RPT (),
DISPOSITION: HBO

PD42 LPD DISPATCH DATA ENTER CASE #: A7-071909

LOCATION: 1230 W WASHINGTON ST TYPE: DISTURBANCE FIREWORK RD: 156

DATE: 07-04-2007 OFFICER ASSIGNED: M BASSETT TEAM4
OFC #: 511

TIME RECEIVED: 0233

TIME DISP'D: 0256

TIME ARRV'D: 0300

TIME CLEARED: 0304

REPORTS: IR (), ACC.RPT (),
DISPOSITION: HBO

PD42

LPD DISPATCH DATA

ENTER CASE #: A7-045509

LOCATION: 1230 W WASHINGTON ST TYPE: ABAND. VEHICLE RD: 156

DATE: 05-04-2007 OFFICER ASSIGNED: A HEERMANN TEAM4
OFC #: 611

TIME RECEIVED: 1151
TIME DISP'D: 1126
TIME ARRVD: 0000
TIME CLEARED: 1126

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A7-022352

LOCATION: 1230 W WASHINGTON ST TYPE: ABAND. VEHICLE RD: 156

DATE: 03-06-2007 OFFICER ASSIGNED: A HEERMANN TEAM4
OFC #: 611

TIME RECEIVED: 1107

TIME DISP'D: 1316

TIME ARRV'D: 0000

TIME CLEARED: 1316

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A5-100556

LOCATION: 1230 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156

DATE: 09-11-2005 OFFICER ASSIGNED: B WAGNER TEAM4

OFC #: 1307

TIME RECEIVED: 0116

TIME DISP'D: 0118

TIME ARRVD: 0127

TIME CLEARED: 0140

REPORTS: IR (), ACC.RPT (),

DISPOSITION: HBO

PD42 LPD DISPATCH DATA ENTER CASE #: A4-080447

LOCATION: 1230 W WASHINGTON ST TYPE: PARKING, 24 HOUR RD: 156

DATE: 07-22-2004 OFFICER ASSIGNED: B MILLER TEAM4
OFC #: 365

TIME RECEIVED: 2336
TIME DISP'D: 1611
TIME ARRV'D: 0000
TIME CLEARED: 1611

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A4-077289

LOCATION: 1230 W WASHINGTON ST TYPE: PARKING, 24 HOUR RD: 156

DATE: 07-15-2004 OFFICER ASSIGNED: B MILLER TEAM4

OFC #: 365

TIME RECEIVED: 0535

TIME DISP'D: 1551

TIME ARRV'D: 0000

TIME CLEARED: 1551

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42 LPD DISPATCH DATA ENTER CASE #: A4-045630

LOCATION: 1230 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156

DATE: 05-01-2004 OFFICER ASSIGNED: J MCGAHAN TEAM4
OFC #: 834

TIME RECEIVED: 0011
TIME DISP'D: 0011
TIME ARR'V'D: 0011
TIME CLEARED: 0032

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A2-102878

LOCATION: 1230 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156

DATE: 09-07-2002 OFFICER ASSIGNED: B WAGNER TEAM4
OFC #: 1307

TIME RECEIVED: 0020
TIME DISP'D: 0028
TIME ARRV'D: 0035
TIME CLEARED: 0056

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A2-096902

LOCATION: 1230 W WASHINGTON ST TYPE: MISC, OTHER

RD: 156

DATE: 08-23-2002 OFFICER ASSIGNED: T AMEN

TEAM4

OFC #: 1403

TIME RECEIVED: 1811

TIME DISP'D: 1812

TIME ARRIV'D: 1824

TIME CLEARED: 1827

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42 LPD DISPATCH DATA ENTER CASE #: A7-134042

LOCATION: 1234 W WASHINGTON ST TYPE: PARKING, 24 HOUR RD: 156

DATE: 12-17-2007 OFFICER ASSIGNED: B MILLER TEAM4
OFC #: 365

TIME RECEIVED: 0700

TIME DISP'D: 1928

TIME ARRVD: 0000

TIME CLEARED: 1928

REPORTS: IR (), ACC.RPT (),
DISPOSITION: HBO

Dispatch Records

1234 W Washington

Most recent 2007-

back to 2000

PD42

LPD DISPATCH DATA

ENTER CASE #: A7-029004

LOCATION: 1234 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156

DATE: 03-23-2007 OFFICER ASSIGNED: D REYNOLDS TEAM4

OFC #: 1286

TIME RECEIVED: 2238

TIME DISP'D: 2239

TIME ARRV'D: 2248

TIME CLEARED: 2300

REPORTS: IR (), ACC.RPT (),

DISPOSITION: HBO

PD42 LPD DISPATCH DATA ENTER CASE #: A4-045631

LOCATION: 1234 W WASHINGTON ST TYPE: MISC, OTHER RD: 156

DATE: 05-01-2004 OFFICER ASSIGNED: J KAUFMAN TEAM4
OFC #: 1335

TIME RECEIVED: 0018
TIME DISP'D: 0018
TIME ARRV'D: 0018
TIME CLEARED: 0019

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A4-026656

LOCATION: 1234 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156

DATE: 03-11-2004 OFFICER ASSIGNED: T DOMANSKI TEAM4
OFC #: 1399

TIME RECEIVED: 2346
TIME DISP'D: 0012
TIME ARR'V'D: 0015
TIME CLEARED: 0041

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42 LPD DISPATCH DATA ENTER CASE #: A0-061991

LOCATION: 1234 W WASHINGTON ST TYPE: MED.EMERG.,OTHER RD: 156

DATE: 06-12-2000 OFFICER ASSIGNED: R HUBKA TEAM4
OFC #: 405

TIME RECEIVED: 0941
TIME DISP'D: 0942
TIME ARRVD: 0956
TIME CLEARED: 1003

REPORTS: IR (), ACC.RPT (),
DISPOSITION: HBO

PD42

LPD DISPATCH DATA

ENTER CASE #: A0-016491

LOCATION: 1234 W WASHINGTON ST TYPE: SS, CHECK WELFARE RD: 156

DATE: 02-18-2000 OFFICER ASSIGNED: M FLUITT TEAM4
OFC #: 643

TIME RECEIVED: 1305
TIME DISP'D: 1309
TIME ARR'V'D: 1316
TIME CLEARED: 1344

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A8-101901

LOCATION: 1240 W WASHINGTON ST TYPE: PARKING, 24 HOUR RD: 156

DATE: 10-10-2008 OFFICER ASSIGNED: B MILLER TEAM4
OFC #: 365

TIME RECEIVED: 1301

TIME DISP'D: 0712

TIME ARRVD: 0000

TIME CLEARED: 0712

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

Dispatch Records

1240 W. Washington

most recent 2008 -

back to 2000

PD42 LPD DISPATCH DATA ENTER CASE #: A7-094802

LOCATION: 1240 W WASHINGTON ST TYPE: DISTURBANCE OTHER RD: 156

DATE: 08-30-2007 OFFICER ASSIGNED: B WAGNER TEAM4
OFC #: 1307

TIME RECEIVED: 2059
TIME DISP'D: 2125
TIME ARRV'D: 2133
TIME CLEARED: 2143

REPORTS: IR (), ACC.RPT (),
DISPOSITION: HBO

PD42 LPD DISPATCH DATA ENTER CASE #: A7-023386

LOCATION: 1240 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156

DATE: 03-09-2007 OFFICER ASSIGNED: B WAGNER TEAM4
OFC #: 1307

TIME RECEIVED: 0211
TIME DISP'D: 0212
TIME ARRV'D: 0226
TIME CLEARED: 0318

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42 LPD DISPATCH DATA ENTER CASE #: A6-074387

LOCATION: 1240 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156

DATE: 07-13-2006 OFFICER ASSIGNED: M SCHREINER TEAM4
OFC #: 1426

TIME RECEIVED: 2350
TIME DISP'D: 0023
TIME ARRV'D: 0027
TIME CLEARED: 0047

REPORTS: IR (), ACC.RPT (),
DISPOSITION: HBO

PD42 LPD DISPATCH DATA ENTER CASE #: A6-056757

LOCATION: 1240 W WASHINGTON ST TYPE: DISTURBANCE OTHER RD: 156

DATE: 06-03-2006 OFFICER ASSIGNED: L HERRERA TEAM4
OFC #: 1205

TIME RECEIVED: 0202
TIME DISP'D: 0204
TIME ARR'V'D: 0211
TIME CLEARED: 0227

REPORTS: IR (), ACC.RPT (),
DISPOSITION: HBO

PD42 LPD DISPATCH DATA ENTER CASE #: A6-009555

LOCATION: 1240 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156

DATE: 01-28-2006 OFFICER ASSIGNED: M SCHREINER TEAM4
OFC #: 1426

TIME RECEIVED: 2345
TIME DISP'D: 0008
TIME ARR'V'D: 0027
TIME CLEARED: 0059

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A5-005299

LOCATION: 1240 W WASHINGTON ST TYPE: PARKING, 24 HOUR RD: 156

DATE: 01-16-2005 OFFICER ASSIGNED: B MILLER TEAM4
OFC #: 365

TIME RECEIVED: 1214
TIME DISP'D: 1626
TIME ARRV'D: 0000
TIME CLEARED: 1626

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42 LPD DISPATCH DATA ENTER CASE #: A4-019371

LOCATION: 1240 W WASHINGTON ST TYPE: DISTURBANCE OTHER RD: 156

DATE: 02-21-2004 OFFICER ASSIGNED: J BROWNELL TEAM4
OFC #: 1379

TIME RECEIVED: 0311
TIME DISP'D: 0312
TIME ARR'V'D: 0317
TIME CLEARED: 0323

REPORTS: IR (), ACC.RPT (),
DISPOSITION: HBO

PD42 LPD DISPATCH DATA ENTER CASE #: A3-017417

LOCATION: 1240 W WASHINGTON ST TYPE: PARKING, 24 HOUR RD: 156

DATE: 02-19-2003 OFFICER ASSIGNED: B MILLER TEAM4
OFC #: 365

TIME RECEIVED: 1549
TIME DISP'D: 1605
TIME ARRVD: 0000
TIME CLEARED: 1605

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A2-004370

LOCATION: 1240 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156

DATE: 01-13-2002 OFFICER ASSIGNED: C STALEY TEAM4
OFC #: 1219

TIME RECEIVED: 0138

TIME DISP'D: 0140

TIME ARRVD: 0141

TIME CLEARED: 0232

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42 LPD DISPATCH DATA ENTER CASE #: A1-132270

LOCATION: 1240 W WASHINGTON ST TYPE: PARKING, OTHER RD: 156

DATE: 11-16-2001 OFFICER ASSIGNED: R RHODES TEAM4
OFC #: 1375

TIME RECEIVED: 1958
TIME DISP'D: 2001
TIME ARRIV'D: 0000
TIME CLEARED: 2043

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A1-098171

LOCATION: 1240 W WASHINGTON ST TYPE:

RD: 156

DATE: 09-01-2001 OFFICER ASSIGNED: B MILLER
OFC #: 365

TEAM4

TIME RECEIVED: 1946
TIME DISP'D: 1602
TIME ARR'V'D: 0000
TIME CLEARED: 1602

REPORTS: IR (), ACC.RPT (),
DISPOSITION: UTL

PD42

LPD DISPATCH DATA

ENTER CASE #: A1-081935

LOCATION: 1240 W WASHINGTON ST TYPE: PARKING, OTHER RD: 156

DATE: 07-26-2001 OFFICER ASSIGNED: B MILLER TEAM4
OFC #: 365

TIME RECEIVED: 0924
TIME DISP'D: 0926
TIME ARRV'D: 0000
TIME CLEARED: 0938

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A1-051133

LOCATION: 1240 W WASHINGTON ST TYPE:

RD: 156

DATE: 05-14-2001 OFFICER ASSIGNED: B MILLER
OFC #: 365

TEAM4

TIME RECEIVED: 1611
TIME DISP'D: 2022
TIME ARRIV'D: 0000
TIME CLEARED: 2022

REPORTS: IR (), ACC.RPT (),
DISPOSITION: UTL

PD42

LPD DISPATCH DATA

ENTER CASE #: A0-134942

LOCATION: 1240 W WASHINGTON ST TYPE: FRAUD, FAIL TO PAY RD: 156

DATE: 12-05-2000 OFFICER ASSIGNED: A MARSH TEAM4
OFC #: 1190

TIME RECEIVED: 1456

TIME DISP'D: 1459

TIME ARRVD: 1515

TIME CLEARED: 1531

REPORTS: IR (), ACC.RPT (),
DISPOSITION: INCIDENT REPORT IN

PD42 LPD DISPATCH DATA ENTER CASE #: A0-112335

LOCATION: 1240 W WASHINGTON ST TYPE: ALCOHOL MIP RD: 156

DATE: 10-08-2000 OFFICER ASSIGNED: D REYNOLDS TEAM4
OFC #: 1286

TIME RECEIVED: 0151
TIME DISP'D: 0151
TIME ARR'V'D: 0151
TIME CLEARED: 0205

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42 LPD DISPATCH DATA ENTER CASE #: A0-112329

LOCATION: 1240 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156

DATE: 10-08-2000 OFFICER ASSIGNED: D REYNOLDS TEAM4
OFC #: 1286

TIME RECEIVED: 0131
TIME DISP'D: 0133
TIME ARRVD: 0135
TIME CLEARED: 0205

REPORTS: IR (), ACC.RPT (),
DISPOSITION: HBO

PD42

LPD DISPATCH DATA

ENTER CASE #: A8-095878

LOCATION: 1300 W WASHINGTON ST TYPE: BURGLARY

RD: 156

DATE: 09-25-2008 OFFICER ASSIGNED: T VERNON

TEAM4

OFC #: 1248

TIME RECEIVED: 0305

TIME DISP'D: 0305

TIME ARRVD: 0305

TIME CLEARED: 0314

REPORTS: IR (), ACC.RPT (),
DISPOSITION: INCIDENT REPORT IN

Dispatch Records

1300 W. Washington

Most recent 2008 -

back to 2000

PD42 LPD DISPATCH DATA ENTER CASE #: A8-064582

LOCATION: 1300 W WASHINGTON ST TYPE: DISTURBANCE FIREWORK RD: 156

DATE: 07-04-2008 OFFICER ASSIGNED: C HOWARD TEAM4
OFC #: 1611

TIME RECEIVED: 0003
TIME DISP'D: 0003
TIME ARRV'D: 0003
TIME CLEARED: 0016

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42 LPD DISPATCH DATA ENTER CASE #: A8-058877

LOCATION: 1300 W WASHINGTON ST TYPE: PARKING, OTHER RD: 156

DATE: 06-19-2008 OFFICER ASSIGNED: C WEBER TEAM4
OFC #: 1369

TIME RECEIVED: 1816
TIME DISP'D: 1817
TIME ARRV'D: 1911
TIME CLEARED: 1913

REPORTS: IR (), ACC.RPT (),
DISPOSITION: HBO

PD42 LPD DISPATCH DATA ENTER CASE #: A8-052656

LOCATION: 1300B W WASHINGTON S TYPE: PARKING, OTHER RD: 156

DATE: 06-02-2008 OFFICER ASSIGNED: T OCKEN TEAM4
OFC #: 1484

TIME RECEIVED: 1914
TIME DISP'D: 2004
TIME ARR'V'D: 2111
TIME CLEARED: 2111

REPORTS: IR (), ACC.RPT (),
DISPOSITION: UTL

PD42 LPD DISPATCH DATA ENTER CASE #: A8-011172

LOCATION: 1300 W WASHINGTON ST TYPE: PARKING, OTHER RD: 156

DATE: 02-06-2008 OFFICER ASSIGNED: T VERNON TEAM4
OFC #: 1248

TIME RECEIVED: 1622
TIME DISP'D: 1649
TIME ARR'V'D: 1656
TIME CLEARED: 1701

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42 LPD DISPATCH DATA ENTER CASE #: A7-124895

LOCATION: 1300 W WASHINGTON ST TYPE: ASSAULT - DOMESTIC RD: 156

DATE: 11-18-2007 OFFICER ASSIGNED: K MORROW TEAM4
OFC #: 1270

TIME RECEIVED: 0243
TIME DISP'D: 0244
TIME ARR'V'D: 0249
TIME CLEARED: 0336

REPORTS: IR (), ACC.RPT (),
DISPOSITION: INCIDENT REPORT IN

PD42 LPD DISPATCH DATA ENTER CASE #: A7-093257

LOCATION: 1300 W WASHINGTON ST TYPE: PARKING, OTHER RD: 156

DATE: 08-26-2007 OFFICER ASSIGNED: M SCHREINER TEAM4
OFC #: 1426

TIME RECEIVED: 1726
TIME DISP'D: 1809
TIME ARRVD: 1841
TIME CLEARED: 1850

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42 LPD DISPATCH DATA ENTER CASE #: A7-076035

LOCATION: 1300B W WASHINGTON S TYPE: DISTURBANCE FIREWORK RD: 156

DATE: 07-13-2007 OFFICER ASSIGNED: C VOLLMER TEAM4
OFC #: 1573

TIME RECEIVED: 2235
TIME DISP'D: 2256
TIME ARR'V'D: 0000
TIME CLEARED: 2300

REPORTS: IR (), ACC.RPT (),
DISPOSITION: UTL

PD42

LPD DISPATCH DATA

ENTER CASE #: A7-029559

LOCATION: 1300 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156

DATE: 03-25-2007 OFFICER ASSIGNED: J WESCH TEAM4
OFC #: 1482

TIME RECEIVED: 0148

TIME DISP'D: 0151

TIME ARRV'D: 0157

TIME CLEARED: 0207

REPORTS: IR (), ACC.RPT (),
DISPOSITION: HBO

PD42

LPD DISPATCH DATA

ENTER CASE #: A6-058222

LOCATION: 1300 W WASHINGTON ST TYPE: PARKING, OTHER RD: 156

DATE: 06-06-2006 OFFICER ASSIGNED: J DARLING TEAM4
OFC #: 1341

TIME RECEIVED: 1737
TIME DISP'D: 1739
TIME ARRVD: 1804
TIME CLEARED: 1810

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42 LPD DISPATCH DATA ENTER CASE #: A6-057453

LOCATION: 1300 W WASHINGTON ST TYPE: DISTURBANCE FIREWORK RD: 156

DATE: 06-04-2006 OFFICER ASSIGNED: R BRENNER TEAM4
OFC #: 1253

TIME RECEIVED: 2111
TIME DISP'D: 2111
TIME ARR'V'D: 2114
TIME CLEARED: 2118

REPORTS: IR (), ACC.RPT (),
DISPOSITION: UTL

PD42 LPD DISPATCH DATA ENTER CASE #: A6-001407

LOCATION: 1300 W WASHINGTON ST TYPE: PARKING, OTHER RD: 156

DATE: 01-05-2006 OFFICER ASSIGNED: B MILLER TEAM4

OFC #: 365

TIME RECEIVED: 1420

TIME DISP'D: 1420

TIME ARRV'D: 1433

TIME CLEARED: 1433

REPORTS: IR (), ACC.RPT (),

DISPOSITION: HBO

PD42 LPD DISPATCH DATA ENTER CASE #: A5-140524

LOCATION: 1300 W WASHINGTON ST TYPE: PARKING, OTHER RD: 156

DATE: 12-27-2005 OFFICER ASSIGNED: B MILLER TEAM4
OFC #: 365

TIME RECEIVED: 1024

TIME DISP'D: 1040

TIME ARRV'D: 0000

TIME CLEARED: 1049

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42 LPD DISPATCH DATA ENTER CASE #: A5-119079

LOCATION: 1300 W WASHINGTON ST TYPE: PARKING, OTHER RD: 156

DATE: 10-27-2005 OFFICER ASSIGNED: R ROH TEAM4
OFC #: 1466

TIME RECEIVED: 1052
TIME DISP'D: 1052
TIME ARR'V'D: 1100
TIME CLEARED: 1105

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A5-083257

LOCATION: 1300 W WASHINGTON ST TYPE: PARKING, OTHER RD: 156

DATE: 07-30-2005 OFFICER ASSIGNED: R ROH TEAM4
OFC #: 1466

TIME RECEIVED: 0738
TIME DISP'D: 0743
TIME ARRVD: 0748
TIME CLEARED: 0754

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A5-072234

LOCATION: 1300 W WASHINGTON ST TYPE: DISTURBANCE FIREWORK RD: 156

DATE: 07-04-2005 OFFICER ASSIGNED: T HRUZA TEAM4
OFC #: 787

TIME RECEIVED: 0119
TIME DISP'D: 0157
TIME ARRIV'D: 0201
TIME CLEARED: 0202

REPORTS: IR (), ACC.RPT (),
DISPOSITION: HBO

PD42

LPD DISPATCH DATA

ENTER CASE #: A4-084513

LOCATION: 1300 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156

DATE: 08-01-2004 OFFICER ASSIGNED: J BROWNELL TEAM4

OFC #: 1379

TIME RECEIVED: 0122

TIME DISP'D: 0123

TIME ARRV'D: 0129

TIME CLEARED: 0145

REPORTS: IR (), ACC.RPT (),

DISPOSITION: HBO

PD42

LPD DISPATCH DATA

ENTER CASE #: A4-072156

LOCATION: 1300 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156

DATE: 07-02-2004 OFFICER ASSIGNED: J MCGAHAN TEAM4

OFC #: 834

TIME RECEIVED: 2314

TIME DISP'D: 2328

TIME ARRV'D: 2335

TIME CLEARED: 2352

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A4-069214

LOCATION: 1300 W WASHINGTON ST TYPE: ALCOHOL DWI

RD: 156

DATE: 06-27-2004 OFFICER ASSIGNED: B WAGNER

TEAM4

OFC #: 1307

TIME RECEIVED: 0031

TIME DISP'D: 0031

TIME ARRV'D: 0031

TIME CLEARED: 0121

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A4-048039

LOCATION: 5012 ADAMS ST

TYPE: ALCOHOL MIP

RD: 010

DATE: 05-07-2004 OFFICER ASSIGNED: M BRODD

TEAM2

OFC #: 1218

TIME RECEIVED: 0046

TIME DISP'D: 0046

TIME ARRV'D: 0046

TIME CLEARED: 0046

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42 LPD DISPATCH DATA ENTER CASE #: A4-042920

LOCATION: 1300 W WASHINGTON ST TYPE: DISTURBANCE OTHER RD: 156

DATE: 04-23-2004 OFFICER ASSIGNED: S WOLF TEAM4

OFC #: 1393

TIME RECEIVED: 1912

TIME DISP'D: 1922

TIME ARR'V'D: 1927

TIME CLEARED: 1929

REPORTS: IR (), ACC.RPT (),
DISPOSITION: HBO

PD42 LPD DISPATCH DATA ENTER CASE #: A7-096592
LOCATION: 1304 W WASHINGTON ST TYPE: PARKING, 24 HOUR RD: 156
DATE: 09-04-2007 OFFICER ASSIGNED: B MILLER TEAM4
OFC #: 365
TIME RECEIVED: 0821
TIME DISP'D: 0914
TIME ARRVD: 0924
TIME CLEARED: 0933

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

Dispatch Records
1304 W. Washington
most recent 2007
back to 2004

PD42 LPD DISPATCH DATA ENTER CASE #: A5-007036
LOCATION: 1304 W WASHINGTON ST TYPE: ACC. PD H&R REPORT RD: 156
DATE: 01-21-2005 OFFICER ASSIGNED: W KOEPKE TEAM4
OFC #: 923
TIME RECEIVED: 1631
TIME DISP'D: 1632
TIME ARRV'D: 1646
TIME CLEARED: 1702
REPORTS: IR (), ACC.RPT (),
DISPOSITION: ACCIDENT REPORT IN

PD42 LPD DISPATCH DATA ENTER CASE #: A4-098489
LOCATION: 1304 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156
DATE: 09-04-2004 OFFICER ASSIGNED: T DOMANSKI TEAM4
OFC #: 1399
TIME RECEIVED: 0046
TIME DISP'D: 0046
TIME ARR'V'D: 0046
TIME CLEARED: 0056
REPORTS: IR (), ACC.RPT (),
DISPOSITION: HBO

PD42

LPD DISPATCH DATA

ENTER CASE #: A4-022194

LOCATION: 1320 W WASHINGTON ST TYPE: PARKING, OTHER RD: 156

DATE: 02-28-2004 OFFICER ASSIGNED: M STELLING TEAM4
OFC #: 1269

TIME RECEIVED: 1533
TIME DISP'D: 1536
TIME ARR'V'D: 1601
TIME CLEARED: 1609

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

Dispatch Records
1320 W. Washington
most recent 2004
back to 2001

PD42

LPD DISPATCH DATA

ENTER CASE #: A2-142720

LOCATION: 1320 W WASHINGTON ST TYPE: DISTURBANCE WILD PTY RD: 156

DATE: 12-15-2002 OFFICER ASSIGNED: B WAGNER TEAM4
OFC #: 1307

TIME RECEIVED: 0239
TIME DISP'D: 0307
TIME ARRV'D: 0311
TIME CLEARED: 0318

REPORTS: IR (), ACC.RPT (),
DISPOSITION: HBO

PD42

LPD DISPATCH DATA

ENTER CASE #: A3-076363

LOCATION: 1324 W WASHINGTON ST TYPE: PARKING, OTHER RD: 156

DATE: 07-09-2003 OFFICER ASSIGNED: L RUSSELL TEAM4
OFC #: 1254

TIME RECEIVED: 1655

TIME DISP'D: 1710

TIME ARRV'D: 1722

TIME CLEARED: 1726

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A2-062431

LOCATION: 1324 W WASHINGTON ST TYPE: PARKING, 24 HOUR RD: 156

DATE: 06-07-2002 OFFICER ASSIGNED: B MILLER TEAM4
OFC #: 365

TIME RECEIVED: 1227
TIME DISP'D: 1236
TIME ARRV'D: 1252
TIME CLEARED: 1254

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

PD42

LPD DISPATCH DATA

ENTER CASE #: A2-062069

LOCATION: 1324 W WASHINGTON ST TYPE:

RD: 156

DATE: 06-06-2002 OFFICER ASSIGNED: B MILLER
OFC #: 365

TEAM4

TIME RECEIVED: 1649
TIME DISP'D: 1710
TIME ARRV'D: 0000
TIME CLEARED: 1710

REPORTS: IR (), ACC.RPT (),
DISPOSITION: REPORTS INDICATED BY OFFICER

