

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 15004**
(R3, B-2 & H4 to R-3, B-2, H-4 Planned Unit
Development) -
South 14th Street & Yankee Hill Road

BOARD/COMMITTEE: Planning Commission

APPLICANT: Krueger Development Co.

RECOMMENDATION: Approval (6-0): Hove,
Sunderman, Corr, Cornelius, Beecham, and
Scheer voting 'yes'; Lust, Harris and Weber
absent.

STAFF RECOMMENDATION: Conditional Approval

OTHER DEPARTMENTS AFFECTED: N/A

SPONSOR: Planning Department

OPPONENTS: None.

REASON FOR LEGISLATION:

To change the zoning from B-2 Planned Neighborhood Business District to B-2 Planned Unit Development, and from H-4 General Commercial District to H-4 Planned Unit Development, and from R-3 Residential to R-3 Planned Unit Development, on property generally located South 14th Street and Yankee Hill Road, which brings together two existing commercial developments into one permit that facilitates mixed use development and should not negatively impact adjacent properties or properties internal to the development. The PUD is in conformance with the Comprehensive Plan.

DISCUSSION/FINDINGS OF FACT:

1. This change of zone request for a planned unit development was heard before the Planning Commission on April 29, 2015.
2. The purpose of this proposal is to accommodate the planned development of the site bringing together two existing commercial developments into one permit to facilitate a mixed use development.
3. The staff recommendation to approve the change of zone request is based upon the "Analysis" as set forth on p.5-7, and the staff presentation is found on p.10-12.
4. The testimony on behalf of the applicant is found on p.12-13.
5. There was no testimony in opposition.
7. On April 29, 2015, the Planning Commission agreed with the staff recommendation and voted 6-0 to recommend conditional approval.

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer

DATE: May 4, 2015

REVIEWED BY: David R. Cary, Acting Director of Planning

DATE: May 4, 2015

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LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for MARCH 4, 2015 PLANNING COMMISSION MEETING

- PROJECT #:** Change of Zone No.15004 Planned Unit Development
- PROPOSAL:** From B-2 Planned Neighborhood Business District to B-2 PUD and From H-4 General Commercial District to H-4 PUD and From R-3 Residential to R-3 PUD
- LOCATION:** S. 14th Street and Yankee Hill Road
- LAND AREA:** 48.06 acres more or less
- EXISTING ZONING:** B-2 Planned Neighborhood Business District
H-4 General Commercial District
R-3 Residential
- CONCLUSION:** This Planned Unit Development (PUD) brings together two existing commercial developments into one permit that facilitates mixed use development. The proposed waivers are internal to the development and should not negatively impact adjacent properties or properties internal to the development. The PUD is in conformance with the Comprehensive Plan.

RECOMMENDATION:	Conditional Approval
WAIVERS:	
<u>Zoning Ordinance</u>	
27.62.040 (a)	
• Allow residential uses on the first floor within the B-2 zoning district.	Approval
27.69.040 (Table 3)	
• Allow three center signs along South 14 th Street and two center signs along Yankee Hill Road.	Approval
27.72.040 (a)	
• Allow Frontage smaller than 75 feet in the H-4 zoning district.	Approval
• Reduce the Internal setbacks within the H-4 zoning district to zero feet.	Approval

27.72.030 (a)

- Reduce Internal setbacks within the B-2 district to zero feet. Approval
- Reduce the side yard setback from 20 feet to 12 feet between the B-2 zoning and the R-3 zoning north of the B-2 zoning. Approval

Subdivision Ordinance

26.23.140 (a)

- Increase the lot width to depth ratio in the H-4 zoning district. Approval

Design Standards

Chapter 3.50, Section 7.5

- Delete the screening between the B-2 zoning and the R-3 zoning north of the B-2 zoning. Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1-7, Block 2 Vavrina Meadows 6th Addition; Lots 3-6&8, Block 12, and Lots 24-34 & 37, Block 13, Outlot 'I', and a portion of Outlot 'F', Vavrina Meadows 9th Addition; Lots 1&2, Vavrina Meadows 11th Addition; Lots 1,3 & 4, Vavrina Meadows 12th Addition; Lots 1,9,10 & 11 Block 2, Vavrina Meadows 19th Addition; Lots 1 & 2, Vavrina Meadows 26th Addition; Lots 1,2& 3, Vavrina Meadows 28th Addition; Lots 1 & 2, Vavrina Meadows 30th Addition; Lots 1-5 and Outlot 'A', Vavrina Meadows 31st Addition; and the adjacent right-of-way of Vavrina Boulevard, Dahlberg Drive, Executive Woods Drive, Cody Drive and S. 18th Street, All located in the W ½ of Section 24-9-6, Lancaster County, Nebraska

EXISTING LAND USE: Mix of office, retail, light industrial and an early childhood care facility

SURROUNDING LAND USE AND ZONING:

North:	R-3 Residential	Multifamily
South:	O-3 Office Park District	Wilderness Woods Office Park
East:	R-3 Residential	Single family, two family and multifamily
West:	I-3 Employment Center District	Horizon Business Center

HISTORY:

May 1979 In the 1979 zoning update this area was converted from A-A Rural and Public Use to AG Agricultural.

April 12, 1999 City Council approved Annexation #99002, Change of Zone #3157, Preliminary Plat #98029, and Special Permit #1753 for the Vavrina Meadows Community Unit Plan. These actions changed the zoning from AG Agricultural to R-3 Residential and B-2 Planned Neighborhood Business District; allowed for a total of 618 dwelling units; allowed 339 single family lots, 40 townhome lots, 7 outlots, 2 lots of open space or multifamily, and 18 commercial lots; and annexed approximately 118.1 acres.

April of 2001 City Council approved the following package of applications:

- Annexation #01001 to annex land into the City limits
- Change of Zone #3301 from AG Agricultural to R-3 Residential, B-2 Planned Neighborhood Business, and H-4 General Commercial and from R-3 Residential to B-2 Planned Neighborhood Business
- Special Permit #1753B for a Community Unit Plan for a total of 982 dwelling units including waivers of cluster density, front, rear and side yard setbacks, and building height
- Preliminary Plat # 00022 for 517 single family lots, 34 single family attached lots, 15 outlots for open space and roads, 5 lots for multifamily uses and 54 commercial lots with requests for waivers of block length, lot frontage, lot width, lot depth-width ratio, and sidewalk for various streets.
- Use permit #129A for 134,865 square feet of commercial uses, with waivers of sidewalks, specific site plan requirements front and rear yard setbacks
- Special Permit #1895 for a Planned Service Commercial Center of 361,200 square feet of commercial uses, with waivers of front and rear yard setbacks.

January 22, 2014 Planning Commission approved Resolution # PC- 01382 to increase the number of dwelling units by 12 and reduce the front yard setback from 25 feet to 20 feet for multifamily on Cody Drive in the Vavrina Meadows Community Unit Plan.

COMPREHENSIVE PLAN SPECIFICATIONS:

This property is shown as commercial in the 2040 future landuse map. Page 1.9

This property is also shown as an existing community center. Page 5.6

Mixed Use Redevelopment Guiding Principles Page 6.2

Be located and designed in a manner compatible with existing or planned land uses.

Provide a diversity of housing types and choices throughout each neighborhood for an increasingly diverse population.

Encourage substantial connectivity and convenient access to neighborhood services (stores, schools, parks) from nearby residential areas.

Help to create neighborhoods that include homes, stores, workplaces, schools, and places to recreate.

Encourage residential mixed use for identified corridors and redeveloping Regional, Community, Neighborhood, and Mixed Use Office Centers identified as nodes.

Develop with substantial connectivity between developing or existing neighborhoods and developing or redeveloping commercial centers.

Neighborhoods and Housing Guiding Principles Page 7.2

Provide a wide variety of housing types and choices for an increasingly diverse and aging population.

Provide flexibility to the marketplace in siting future residential development locations.

Strive for predictability for neighborhoods and developers for residential development and redevelopment.

Preserve areas designated for multi-family and special needs housing in approved plans to support a distributed choice in affordable housing.

UTILITIES: Existing

TRAFFIC ANALYSIS: S. 14th Street and Yankee Hill Road are improved Major Arterial streets.

ANALYSIS:

1. This project area consists of a special permit for a Community Unit Plan, a Use Permit for B-2 Planned Neighborhood Business District and Use Permit for H-4 General Commercial District. This area was developed as one master plan with three separate project areas. The purpose of this PUD is to combine the commercial areas and the early childhood care facility into one permit. In addition to combining the Use Permit and Special Permit, this PUD would allow for first floor residential in the B-2 Planned Neighborhood Business District, facilitating a multifamily development. The existing Early Childhood care facility will be moved from the existing CUP to the PUD. The PUD will also allow for residential healthcare facilities in the B-2 area. Finally the PUD will designate the general location and quantity of center signs permitted in this development.
2. The applicant held a neighborhood meeting on March 10, 2015. There were approximately 8 to 10 people who attended the meeting. The original proposal for apartments in the B-2 included several proposed waivers to setbacks and height. Some concerns were expressed by neighbors regarding this proposal. Since that meeting the applicant has revised their plans to eliminate all waivers related to the proposed apartments in the B-2 except for the waiver to allow dwellings on the first floor.
3. Requested Waivers:
There are several waiver requests that should have been formally requested with the original approvals. These waivers are consistent with the approved site plans and the existing build out.

- *Lot width to depth ratio in the H-4 zoning district. 26.23.140 (a).*
- *Frontage smaller than 75 feet in the H-4 zoning district. 27.72.040 (a)*

There were lots platted that did not meet this subdivision or zoning requirement requirement, but were consistent with the approved preliminary plat.

- *Internal setbacks within the H-4 zoning district to zero feet. 27.72.040 (a)*
On first review it was not clear why internal setbacks were not being utilized in the H-4 zoning district. There did not appear to be a waiver with the original approval of the H-4 Planned Service Commercial Special Permit. On further review it was discovered that the existing buildings were constructed over multiple lots and considered to be one parcel. Stating on the PUD that the internal setbacks are zero will allow the development to continue as it has been developing and will make it clear to reviewers that a waiver has been granted.

- *Reduce Internal setbacks within the B-2 district from 20 feet to zero feet. 27.72.030 (a)*

The B-2 zoning district allows for zero foot internal setbacks for commercial lots that are not adjacent to residential zoning. Dwellings in the B-2 are required to have a 20 foot side yard and a 50 foot rear yard. This waiver would apply specifically to the proposed apartments in the B-2 and would apply to the west, north and south sides of the lot. The east side of the apartment lots will have a setback of 50 feet because they are adjacent to residential zoning.

- *Side yard setback from 20 feet to 12 feet in the B-2 zoning district. 27.72.030(a).*

This waiver supports a shared driveway between the daycare which is zoned R-3 Residential and the B-2 Commercial District. The reduced setback allows for a more efficient use of the driveway and parking area.

- *Screening between the B-2 zoning and the R-3 zoning north of the B-2 zoning. Chapter 3.50, Section 7.5*

The east-west zoning district line on the north end of the B-2 is in an area that functions as a common driveway and parking area. Residential screening in this area is not necessary.

- *Allow residential uses on the first floor within the B-2 zoning district. 27.62.040 (a)*

Although dwellings are allowed above the first floor in B-2 zoning they are not allowed on the first floor. In this case the proposed apartments have a significant setback (approximately 300 feet) from S. 14th Street and will be blocked by future mixed use buildings to be constructed along S. 14th Street. Allowing 1st floor residential at this location should have a positive rather than a negative impact on the retail environment.

- *Allow three center signs along South 14th Street and two center signs along Yankee Hill Road. 27.69.040 (Table 3)*

There are 5 total centers signs that are approved today per the approved Use Permit and Special Permit. Since this development is being converted to a PUD and will be considered a single Center it would be limited to 1 center sign per arterial street frontage (one on S. 14th Street and one on Yankee Hill). This waiver will allow the developer to keep the signs already allocated to the development. It will also designate the general location for those signs including one signs one center sign in the R-3 area.

4. Although most of the notes in the Use Permit and Special Permit were carried over to the General Notes of the PUD, there were a few changes. Since this development is significantly built out, the Land Use tables and trip caps were eliminated from the site plan and PUD.
5. The applicant is requesting two special permitted uses in the PUD. First is an existing early childhood care facility in the R-3 zoning district. The facility is located at the north end of the PUD. It was approved as part of the Vavrina Meadows Community Unit Plan (CUP). This PUD would include the facility and an administrative amendment from the CUP will remove it from the CUP.

The second use is for a residential healthcare facility in the B-2 area. The immediate intended use is for a respite care facility. Before occupancy any residential healthcare facility will have to show that they can meet all of the provisions of 27.63.530 the special permit requirements for this type of facility. H-4 does not allow for residential healthcare facilities.

This approval permits an Early Childhood Care Facility in the R-3 area; a Residential Health Care Facility; 161,200 square feet of commercial development in the B-2 area; 134,865 square feet in the H-4 area and dwellings on the first floor of the B-2 area. It also approves waivers as follows: Increase the lot width to Depth Ratio in the H-4; Allow frontages smaller than 75 feet in the H-4; Allow zero internal setbacks in the B-2 and H-4; Reduced side yard setback from 20 feet to 12 feet between the B-2 and R-3 north of the B-2 area, delete the screening between the B-2 and R-3 north of the B-2 area; Allows for 5 total center signs and approves all waivers previously granted with Special Permit #1895, Use Permit #129A and Special Permit #1753B.

CONDITIONS OF APPROVAL:

Site Specific Conditions:

1. Before receiving building permits or before a final plat is approved the developer shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 5 copies with all required revisions and documents as listed below upon approval of the planned unit development by the City Council.
 - 1.1 Remove General Note #14.
 - 1.2 Revise Requested Waiver With PUD Note #5 to add “along shared driveway between the B-2 and R-3 areas.”
 - 1.3 Add to the General Notes:

All lot lines are conceptual and final plats may show different lot widths.

Landscaping in roundabout areas shall be submitted to the Parks and Recreation Department and Traffic Engineering for approval before installation.
 - 1.4 Add to the General Notes, "Other than center signs, signs need not be shown on this site plan, but need to be in compliance with chapter 27.69 of the Lincoln Zoning Ordinance, and must be approved by Building & Safety Department prior to installation".
 - 1.5 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the planned unit development has been recorded.

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 Before occupying buildings, all development and construction shall substantially comply with the approved plans.
 - 2.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 2.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.

- 2.4 The terms, conditions, and requirements of the ordinance shall run with the land and be binding upon the developer, its successors and assigns.
- 2.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.
- 2.6 The site plan as approved with this ordinance voids and supersedes all previously approved site plans. Special Permit No.1895 and all amendments, and Use Permit No. 129A and all amendments are hereby rescinded.

Prepared by:

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

DATE: April 16, 2015

APPLICANT: OWNER: R.C. Krueger Development Company
8200 Cody Drive, Suite F
Lincoln, NE 68512

CONTACT: Marcia Kinning
REGA Engineering
601 Old Cheney Road, Suite A
Lincoln, NE 68512
402-484-7342

CHANGE OF ZONE NO. 15004

**CHANGE OF ZONE NO. 15004, THE VAVRINA MEADOWS
PLANNED UNIT DEVELOPMENT, FROM R-3 RESIDENTIAL TO
B-2 AND H-4 PUD FOR A PLANNED UNIT DEVELOPMENT
DESIGNATION AND FOR SPECIAL PERMITTED USES,
INCLUDING A RESIDENTIAL HEALTH CARE FACILITY AND
EARLY CHILDHOOD CARE FACILITY AND APPROVAL OF THE
DEVELOPMENT PLAN, ON PROPERTY GENERALLY LOCATED
AT SOUTH 14TH STREET AND YANKEE HILL ROAD.
PUBLIC HEARING BEFORE THE PLANNING COMMISSION:**

April 29, 2015

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

Staff Recommendation: Conditional approval of the change of zone.

There were no ex parte communications disclosed on this item.

Staff presentation: **Christy Eichorn of the Planning staff** provided an overview of the waivers identified in the staff report, explained some of the original waivers submitted by the applicant and how this application has been revised for the initial submittal. Eichorn noted that a number of the revisions were primarily as a result of the applicant meeting with neighbors and addressing their concerns. She indicated that this is an existing project that consists of three separate applications and they are combining it into one permit. Referring to a site map, Eichorn explained that the Vavrina Meadows development was first developed in the 1990s, which consists of the community unit plan, which includes apartments in two separate areas; a use permit, which is the B-2 area; and a special permit, which is planned service commercial in the H-4 area. All three areas were developed at the same time and was master planned together. When this was initially approved, they did not use the PUD as often as it is currently used; therefore, they were approved separately so every time an amendment is made to one of the areas, they have to amend all three applications in order to keep them master plan consistent. Eichorn explained that the planned unit development application will bring the B-2 and H-4 into one development. The community unit plan, which consists of the special permit for residential development, will continue as a separate application, with the waivers, notes, etc. staying exactly as they are today. In combining the B-2 and H-4 areas, they are carrying over all the notes that were in the special permit and the use permit to the planned unit development.

Eichorn noted that the first three waivers provide for clarification for future development on the site plan. The request includes a reduction in the internal setback within the B-2 district from 20 feet to 0 feet and the side yard setback from 20 feet to 12 feet because of the way the zoning district is laid out. Eichorn explained that there is a waiver for the screening between the residential and commercial districts to not require the 6-foot fence and landscape screening requirements to provide for continuity rather than separating the two zoning districts. The daycare is part of the commercial development and it functions together, although they have separate zoning districts.

There is also a waiver to allow residential uses on the first floor, which was discussed with the neighborhood. The initial proposal showed an apartment building that had the same setbacks as the existing apartment building to the north. Eichorn explained that because this was residential zoning, it was only required to have a 3-foot rear yard setback. Because this is B-2 zoning, it is required to have a 50-foot rear yard setback. The developer originally wanted to align these two buildings for consistency but after meeting with the neighbors, the developer revised the site plan showing the 50-foot setback and agreed not to have any protrusions into that 50-foot setback, i.e. for balconies, etc. All the original waivers associated with the apartment building have been removed. The only waiver now being requested is to allow for residential on the first floor of the building. The B-2 zoning district is the use permit district and is a commercial district, which has always allowed for residential above the first floor. In this case, the apartment building is set back significantly from South 14th Street and part of the plan is that the building that will be located in the B-2 closer to 14th Street and will have first floor retail and office with second and third floor apartments.

Eichorn noted that there is a waiver to allow for three center signs along South 14th Street and two center signs along Yankee Hill Road. She noted that most of these signs are already located there and stated that the number of signs were approved with the H-4 special permit and the B-2 use permit. Because these are being combined into a planned unit development, it changes the project and makes it a single center. However, for a single center, they would only be allowed one sign on each arterial street. Eichorn stated that it makes sense to put these permits together and does not want to strip away vested rights in terms of the signage, which the developer already had. The signs permitted today could be electronic, changeable copy and the developer does intend to utilize them as such, noting that the signs are minimal in height – only 8 to 12 feet high, which is allowable in the B-2 and H-4 zoning districts today.

Eichorn noted two additional changes. The first relates to the early childhood care facility. Today, the facility is part of the CUP in residential zoning and it will be in an a residential area as part of the planned unit development, which has to be noted as permitted use as part of the PUD since the special permit was granted with the CUP over into the PUD. The second use being added is that for the residential health care facility. The developer has had some interest to incorporate a residential health care in the mixed use development. Eichorn stated that these facilities are a special permit in the B-2 zoning district but are not permitted in the H zoning districts.

Staff Questions

Corr asked for clarification on the site plan and related zoning and the 50-foot setback requirement. Referring to the site plan, Eichorn indicated that they are extending the boundary of the PUD to include the residential area to bring the daycare into the PUD and explained that the site plan is showing the 50-foot setback on the “L” shaped building. She noted that the only fence waiver being requested is for the commercial and residential area where there is a driveway.

Beecham stated that there is a waiver of the fence between the business and residential zoning and questioned what screening would be required between the L” shaped building and the residences located behind the building. Eichorn explained that it will include a 6-foot fence with landscaping.

Beecham asked about the walkability between the residences and the business area. Eichorn indicated that there are sidewalks, which are required on all the internal streets, including Vavrina Boulevard and Garrett Lane, noting that there are no pedestrian easements that cut between South 16th Street; however, this does not violate any block length waivers.

Beecham asked about the possibility of a future health care facility and if this were to happen, if they would need to come back to the Planning Commission for approval. Eichorn explained that with the approval of this application, the development could consist of a health care facility without coming back to the Planning Commission. Eichorn explained that this is B-2 commercial zoning, therefore, truck traffic is permitted to facilitate deliveries to the commercial and retail establishments in the B-2 area.

Hove asked if staff had any comments on the letter that was received for a neighbor in the area. Eichorn noted that she received an email from Vicki Rittenhouse expressing some concerns about the proposed development but noted that these comments were received right after the neighborhood meeting and were forwarded to the developer. Eichorn noted that the developer tried to address these concerns as indicated on the site plan before the Planning Commission today.

Proponents

Christina Sabin, 2118 Park Avenue, Lincoln, NE 68502, representing the applicant, Krueger Development Company. Sabin explained that the adult daycare facility was included because Home Instead, which is located in the commercial area, had expressed some interest for this type of facility in the future, so it was included as part of the PUD. However, since that time, they have actually found another facility outside of this area that they will be using. In the event they may want to bring it back to this area, the developer felt they would retain it in the PUD.

Sabin explained that the primary reasons for requesting the PUD is to make it easier on the Planning Department by consolidating everything in one application and it also allows them to do the desired signage for the development. Sabin presented a picture of the current signage as well as the proposed signage, explaining that the existing stonework signs would be switched over to the digital signage to allow for signage for the individual tenants along 14th Street. Sabin also showed a rendering of the mixed-use building showing the mix of commercial and residential on the first floor and residential on the second and third floors. Sabin noted that they are excited about attempting to do a mixed use in the same building.

Sabin noted that the developer is willing to work with the individuals who live in the homes behind the “L” shaped building to ensure adequate privacy by adding screening and landscaping to the neighbors’ satisfaction, as discussed at the community meeting. Sabin also noted that they will have underground parking which should help with traffic flow and parking concerns.

Beecham asked about the height of the existing apartment building to the north. Sabin stated that the existing structure has an additional 3-foot height waiver. This was discussed at the neighborhood meeting for the proposed structure but the neighbors expressed concern so they took it out.

Opponents - None; although written correspondence was received by staff from Vicki Rittenhouse.

ACTION BY PLANNING COMMISSION:

April 29, 2015

CHANGE OF ZONE NO. 15004, VAVRINA MEADOWS PLANNED UNIT DEVELOPMENT ON PROPERTY GENERALLY LOCATED AT SOUTH 14TH AND YANKEE HILL ROAD.

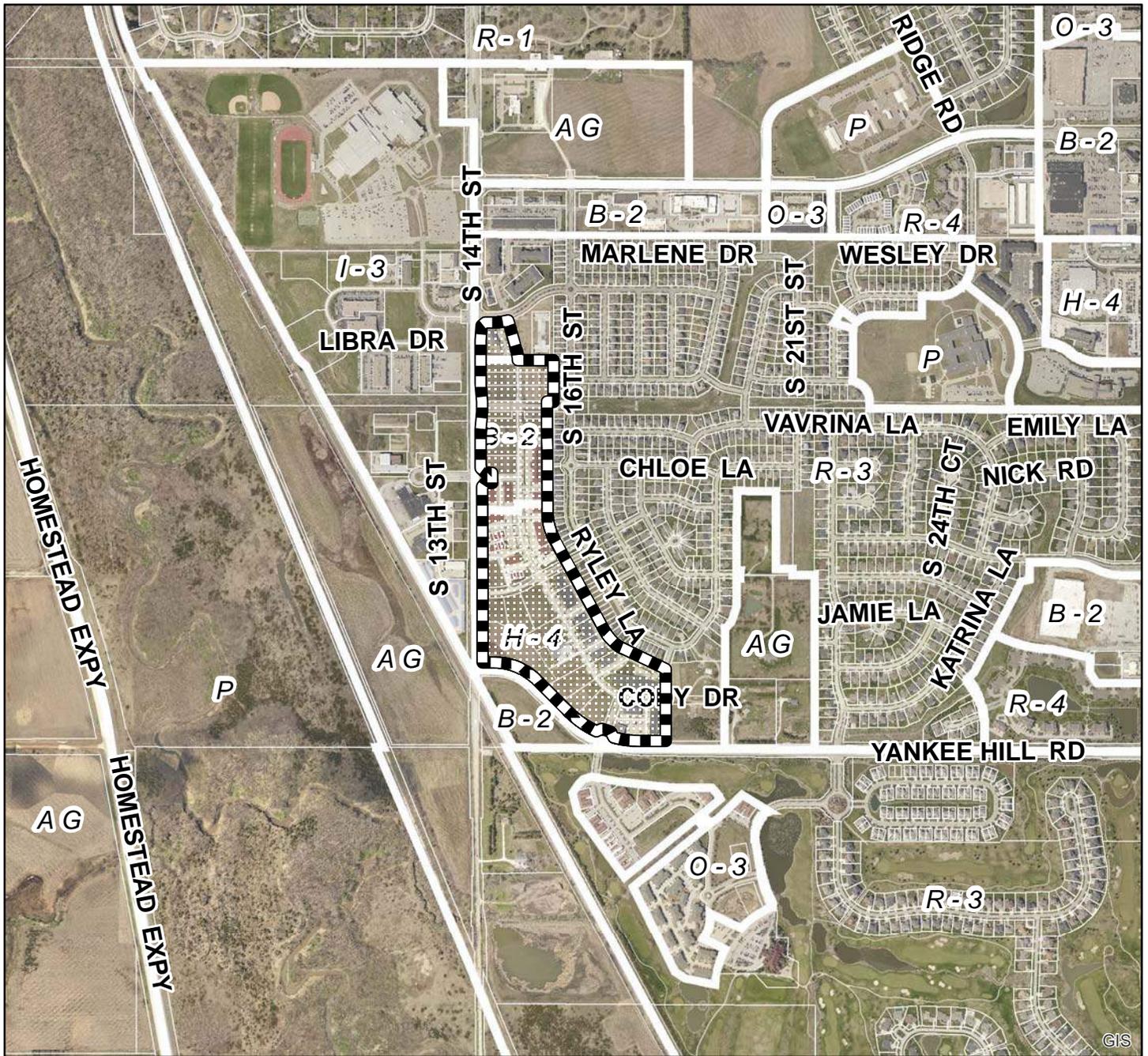
Corr moved to recommend conditional approval of this change of zone application; seconded by Scheer.

Corr thanked Eichorn for the great explanation as well as thanking the developer for meeting with the neighbors and addressing their concerns, noting that if the developer is willing to put in the 6-foot fence and work with the neighbors on the landscaping, this should alleviate some the concerns of the neighbors.

Beecham stated that she appreciates the developer being willing to change their plan to make it workable. She likes the project and she intends to support it.

Hove agreed with Beecham’s comments and believes that it will help to organize the plan. It is good for the neighbors as well as the business community.

The motion for recommended conditional approval of this application carried 6-0; Hove, Beecham, Scheer, Cornelius, Corr, and Sunderman; Harris, Lust and Weber absent.



GIS

2013 aerial

Change of Zone #: CZ15004
Vavrina Meadows PUD
S 14th St & Yankee Hill Rd

Zoning:

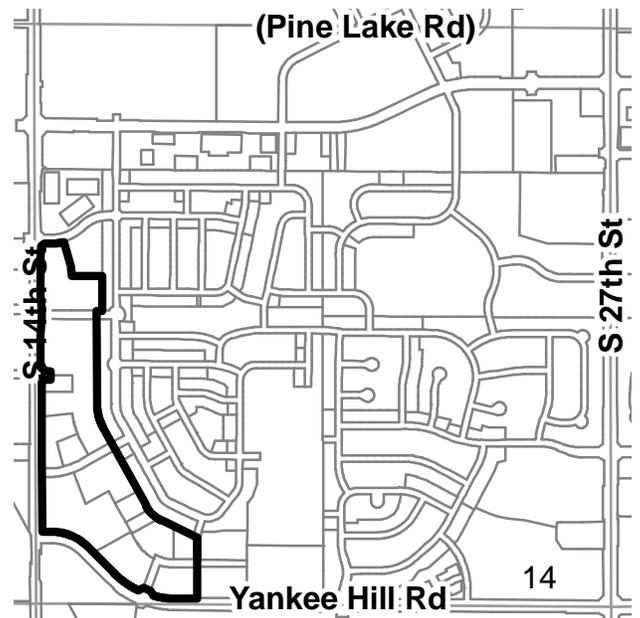
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial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

One Square Mile:
 Sec.24 T09N R06E

Area of Application

Zoning Jurisdiction Lines

Lancaster County Jurisdiction

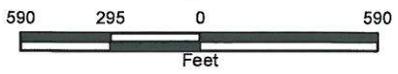




LINCOLN - LANCASTER COUNTY
PLANNING DEPARTMENT
 Information Technology Service
 335 South 10th Street
 Lincoln, Nebraska 68508
 Ph: 402-441-2749, Fax: 402-441-2877

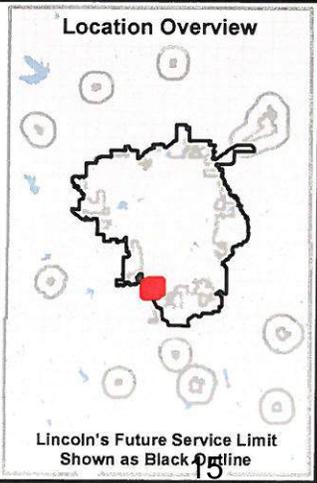


Sec.24 T09N R06E



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

Application Number
CZ15004



REGA

ENGINEERING
GROUP, INC.

File No. 140115ESP
April 6, 2015 (Revised)

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

RE: VAVRINA MEADOWS
PLANNED UNIT DEVELOPMENT – CZ15004
South 14th Street & Yankee Hill Road

Dear David,

On behalf of R.C. Krueger Development Company, we submit the above mentioned application for your review. This project originated with the Vavrina Meadows 1st Addition Preliminary Plat #00022, which included a CUP (SP#1753B), a special permit in the H-4 zoning (SP#1895) and a Use Permit in the B-2 zoning (UP#129A). All these applications were combined into one drawing. This application is breaking out the H-4 and B-2 zoning areas along with the approved Early Childhood Care Facility which is in R-3 zoning, to simplify all the areas into one PUD application. An administrative amendment is being submitted separately which modifies the boundary of the adjacent CUP.

This PUD is also requesting that the development have 3 center signs along South 14th Street and 2 center signs along Yankee Hill Road. The center signs are approximately 8 feet tall at the tallest point and approximately 13 feet wide. Two existing signs are located along South 14th Street which currently are fixed lettering signs. The two existing and the 3 proposed center signs will be electronic changeable copy signs to advertise those entities within the PUD boundary. An exhibit is enclosed which shows the appearance of the existing and proposed signs. The approximate locations of the center signs have been shown on the plan, however General Note #7 has been added to allow the signs to be relocated without an administrative amendment.

We are requesting that this PUD allow 361,200 building square feet in the H-4 zoning, 134,865 building square feet and 100 multi-family dwelling units in the B-2 zoning, and an early childhood care facility with 30 dwelling units as a conversion. The building square footages and early childhood care facility were approved in previous applications. We also request that additional residential healthcare facilities be permitted within this application as long as the requirements of 27.63.530 are met.

The required open space for the residential units within the B-2 zoning district has been met. On Lot 5, Block 1, the rear yard setback has been utilized as open space. On Lot 2, Block 1, the green space area to the west and north of the building has been utilized as open space.

Engineering • Planning • Surveying

The following are waivers approved through Special Permit #1895, Use Permit #129A and Special Permit #1753B:

1. Rear yard setback of those lots north and east of Cody Drive and South 15th Street backing up to the alley within the adjacent CUP, to 5 feet for parking and 10 feet for building. This waiver is within the H-4 and B-2 zoning districts.
2. Providing a detailed site plan, layout of the building, elevations of the building, a description of the conversion plan, and the operational plan for early childhood care facility. This information to be provided at time of building permit. This permit is within the R-3 zoning.

Due to the revised setback requirements that were adopted after the above applications were approved, we have shown the setbacks to comply with the recent setback requirements except for the waivers listed below. The following are all the waivers we are requesting with this PUD.

1. Lot width to depth ratio in the H-4 zoning district.
Land Subdivision Ordinance Chapter 26.23.140 (a)
An existing lot has been created which does not meet the 3 to 1 width to depth ratio. A waiver was previously granted on different lots within the previous special permit, however those lots have now been final platted which meets this requirement.
2. Frontage smaller than 75 feet in the H-4 zoning district.
Zoning Ordinance Chapter 27.72.040 (a)
An existing lot has been created which does not meet the required width. This waiver would allow the lot to be compliant with the requirements.
3. Internal setbacks within the H-4 zoning district to zero feet
Zoning Ordinance Chapter 27.72.040 (a)
The implied setbacks within the previous applications had shown zero foot setbacks on the internal lots, however an official request was not stated.
4. Internal setbacks within the B-2 zoning district to zero feet
Zoning Ordinance Chapter 27.72.030 (a)
The implied setbacks within the previous applications had shown zero foot setbacks on the internal lots, however an official request was not stated.
5. Side yard setback from 20 feet to 12 feet in the B-2 zoning district
Zoning Ordinance Chapter 27.72.030 (a)
The adjacent lots to the north of the B-2 zoning district are designed to share driveways between the two zoning districts. To allow parking along the driveways, the side yard setbacks needs to be reduced so that no part of the parking stall is within the setback.
6. Screening between the B-2 zoning and the R-3 zoning, north of the B-2 zoning
Design Standards Chapter 3.50, Section 7.5
Even though zoning is different the uses are similar in regards to multi-family units. Since the two areas are proposed to share a driveway, there isn't room for screening. The similar uses also suggest that screening is not desirable.

7. Allow residential uses on the first floor within the B-2 zoning district
Zoning Ordinance Chapter 27.62.040 (a)

The proposed apartment building on Lot 2, Block 1 will have retail on the main floor, however the corridor on the jog of the building and the stairs located on the ends of the building will be used by the residence to access their units. The proposed apartment building on Lot 5, Block 1 will have residential units on the main floor. This will match the apartments that are located directly north of this area.

8. Allow three center signs along South 14th Street and two center signs along Yankee Hill Road.

Zoning Ordinance Chapter 27.69.040 Table 3

The previously approved Special Permit #1895 approved two pole signs along North 14th Street and two pole signs along Yankee Hill Road. The previously approved Use Permit #129A allowed one center sign along North 14th Street. With this application, no pole signs are being requested. Two existing center signs are located along North 14th Street at this time. An exhibit of the center signs is attached for reference to design of the signs.

We would greatly appreciate notification of any possible delays in the review and application process. Please contact me if you have any questions or comments.

Sincerely,



Marcia L. Kinning

Cc: R.C. Krueger Development Company

Enclosures: Application

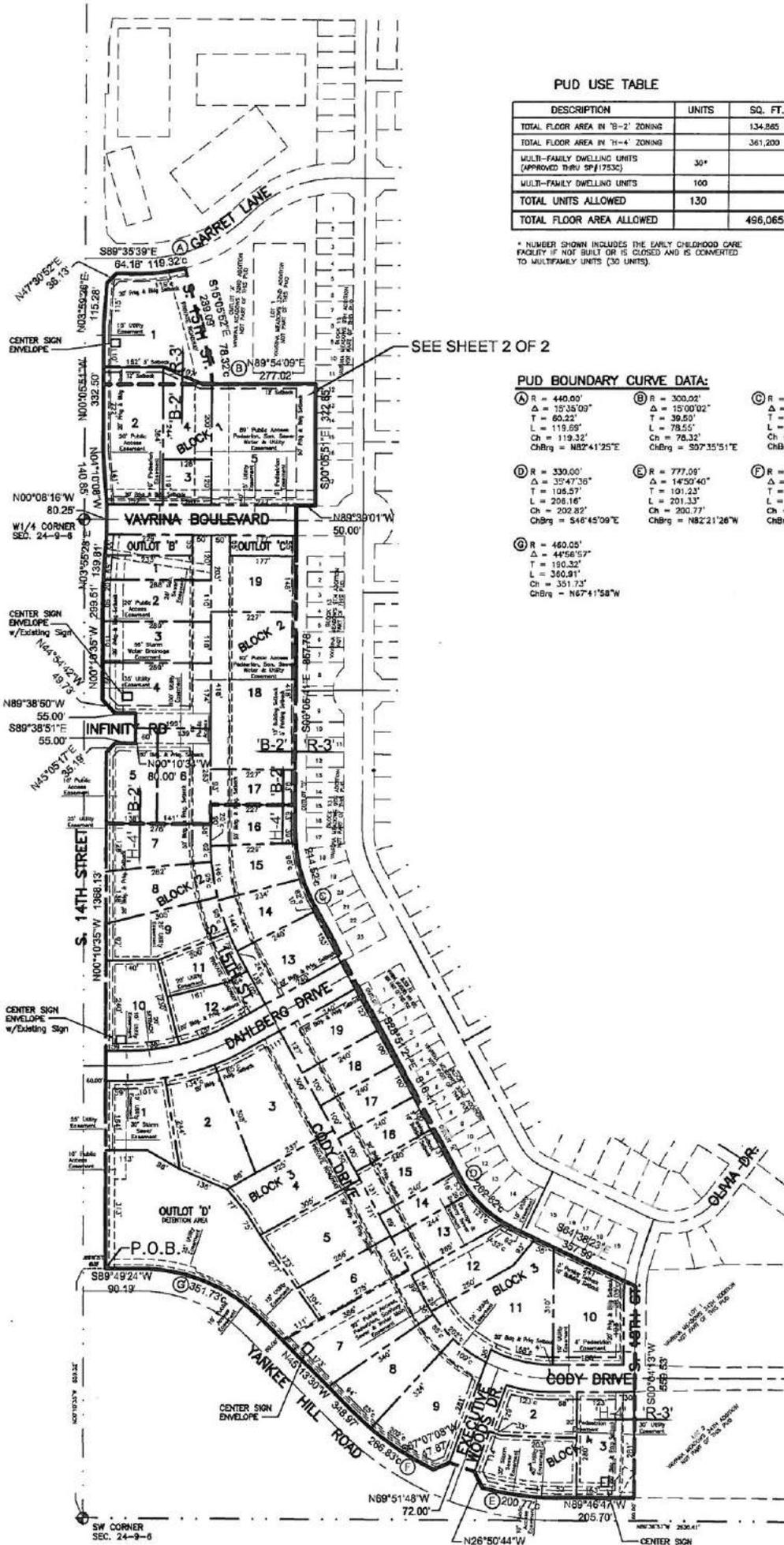
Application Fee of \$3792.00

Sign Exhibit

PUD USE TABLE

DESCRIPTION	UNITS	SQ. FT.
TOTAL FLOOR AREA IN '9-2' ZONING		134,865
TOTAL FLOOR AREA IN '11-4' ZONING		361,200
MULTI-FAMILY DWELLING UNITS (APPROVED DUU #911753C)	30*	
MULTI-FAMILY DWELLING UNITS	100	
TOTAL UNITS ALLOWED	130	
TOTAL FLOOR AREA ALLOWED		496,065

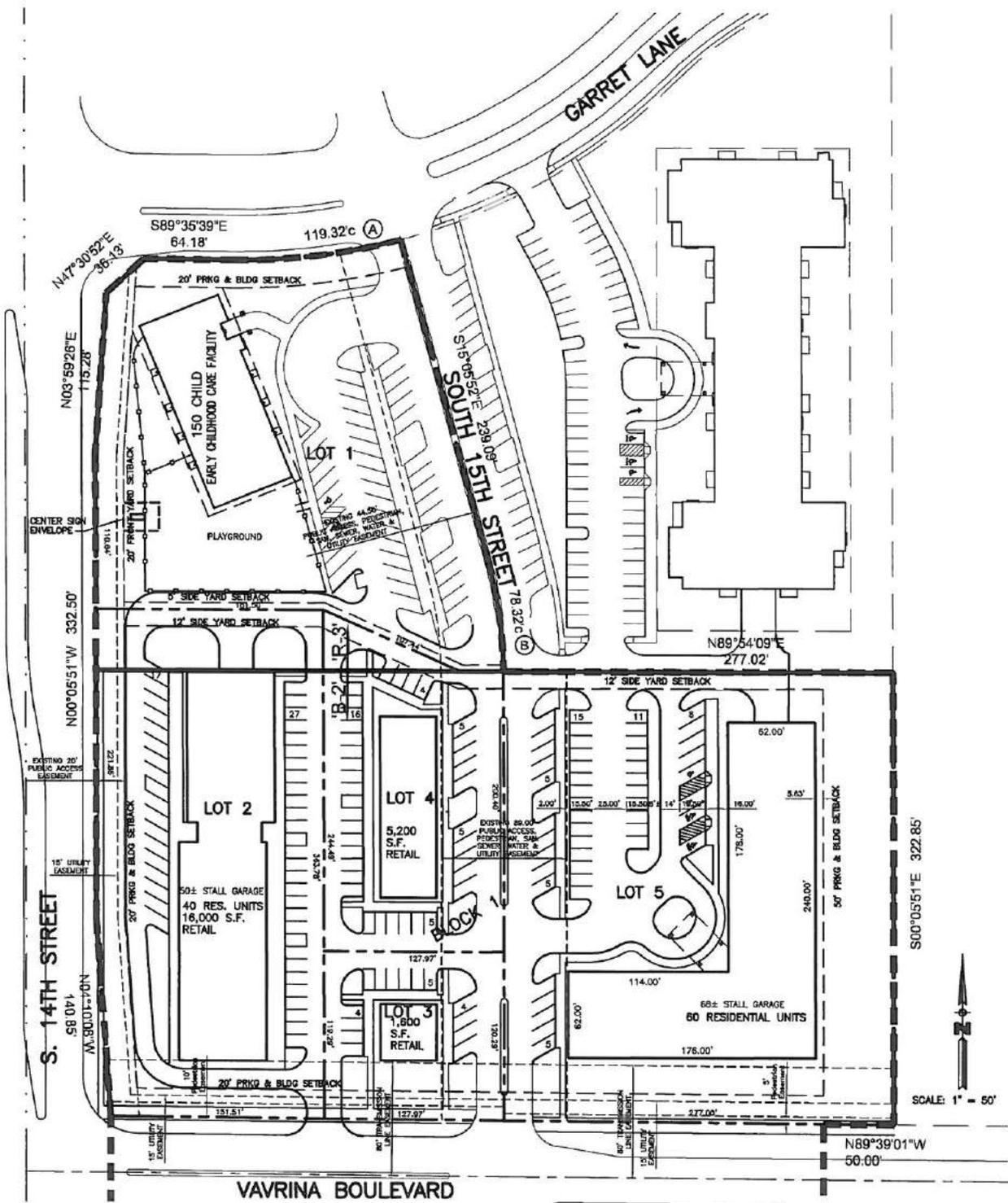
* NUMBER SHOWN INCLUDES THE EARLY CHILDHOOD CARE FACILITY IF NOT BUILT OR IS CLOSED AND IS CONVERTED TO MULTIFAMILY UNITS (30 UNITS).



SEE SHEET 2 OF 2

PUD BOUNDARY CURVE DATA:

- A** R = 440.00' Δ = 15°35'09" T = 60.22' L = 119.32' Ch = 119.32' ChBrg = N82°41'25"E
- B** R = 300.02' Δ = 15°00'02" T = 39.65' L = 78.55' Ch = 78.32' ChBrg = S07°35'51"E
- C** R = 431.88' Δ = 28°45'39" T = 116.73' L = 216.79' Ch = 214.52' ChBrg = S14°28'32"E
- D** R = 330.00' Δ = 35°47'36" T = 106.57' L = 206.16' Ch = 202.82' ChBrg = S46°45'09"E
- E** R = 777.09' Δ = 14°53'40" T = 101.23' L = 201.33' Ch = 200.77' ChBrg = N82°21'26"W
- F** R = 786.83' Δ = 19°28'28" T = 135.35' L = 266.12' Ch = 266.83' ChBrg = N54°37'44"W
- G** R = 460.05' Δ = 44°56'57" T = 160.32' L = 360.91' Ch = 351.73' ChBrg = N67°41'58"W



OPEN SPACE

LOT 2, BLOCK 1 (40 DWELLING UNITS)
 REQUIRED OPEN SPACE = 1,165 S.F.
 SHOWN OPEN SPACE = 875 S.F. WEST OF BUILDING (min. width of 12')
 2500 S.F. NORTH OF BUILDING
 TOTAL SHOWN = 3,375 S.F.

LOT 5, BLOCK 1 (60 DWELLING UNITS)
 REQUIRED OPEN SPACE = 1,665 S.F.
 TOTAL SHOWN = 14,500 S.F. IN REAR YARD SETBACK

PARKING DATA - LOTS 2-5, BLOCK 1

LOT	BLK	BUILDING USE	BLDG. S.F. or Unit	REQ'D. STALLS	STALLS SHOWN
2	1	RETAIL/OFFICE DWELLING UNITS	16,000	54	44
3	1	RETAIL/OFFICE	1,600	6	9
4	1	RETAIL/OFFICE	5,200	18	25
5	1	DWELLING UNITS	60	60	102
TOTALS				178	230

AN ADDITIONAL 29 STALLS ARE LOCATED ALONG THE PRIVATE ROADWAY OF S. 15TH STREET

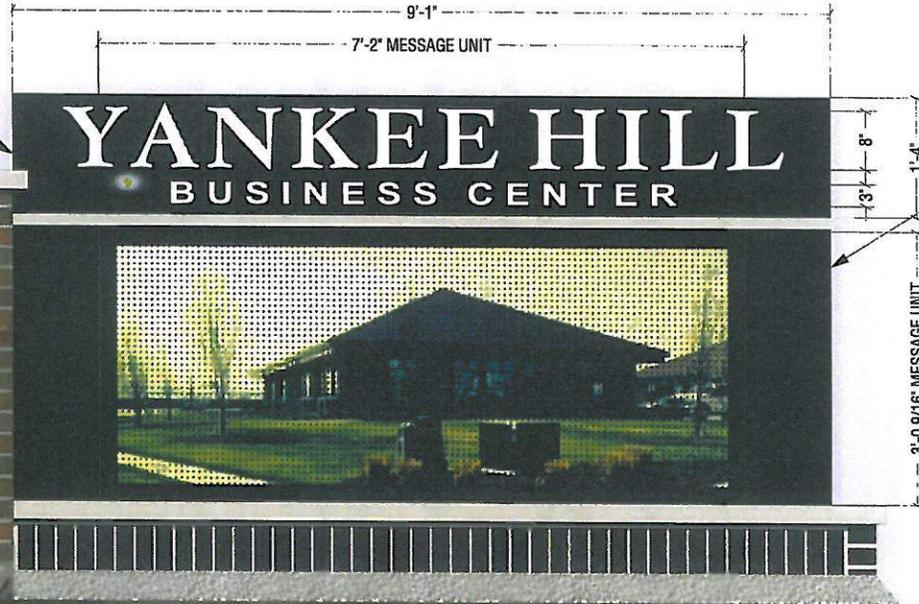
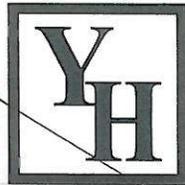
CROSS-PARKING BETWEEN LOTS IS ALLOWED AS PER GENERAL NOTE 16 ON SHEET 1 OF 2.



GENERAL NOTES FOR PLANNED UNIT DEVELOPMENT

1. THIS PUD ORIGINATED WITH THE VAVRINA MEADOWS 1ST ADDITION PRELIMINARY PLAT #00022.
2. REFER TO VAVRINA MEADOWS 1ST ADDITION PRELIMINARY PLAT #00022 FOR THE GRADING PLAN AND STREET PROFILES.
3. MODIFICATIONS TO THE NUMBER AND CONFIGURATION OF LOTS AND FLOOR AREA MAY BE ALLOWED WITHOUT AN ADMINISTRATIVE AMENDMENT PROVIDED THAT THE TOTAL FLOOR AREA SQUARE FOOTAGE DOES NOT EXCEED THE TOTAL ALLOWED SQUARE FOOTAGE PER THE ZONING AREA. THE TOTAL FLOOR AREA MAY BE INCREASED BY AN ADMINISTRATIVE AMENDMENT.
4. AN ADMINISTRATIVE AMENDMENT TO APPROVE A SPECIFIC SITE PLAN ON EACH LOT WILL NOT BE REQUIRED UNLESS THE SITE INCLUDES A DRIVE THRU FACILITY, CONVENIENCE STORE/GAS PUMPS AND/OR A CAR WASH. ALL DRIVE THRU FACILITIES, CONVENIENCE STORE/GAS PUMPS, AND CAR WASHES ARE LOCATED WEST OF S. 15TH STREET AND SOUTHWEST OF CODY DRIVE. THE CONVENIENCE STORE IS LIMITED TO NO MORE THAN 12 GAS PUMPS.
5. MULTI-FAMILY UNITS ON THE FIRST FLOOR IS ALLOWED WITHIN THE 'B-2' ZONING DISTRICT.
6. THIS PUD PERMITS A TOTAL OF 5 CENTER SIGNS WHICH MEET THE ZONING STANDARDS AS PER THE UNDERLYING DISTRICT; EXCEPT THE CENTER SIGN LOCATED IN THE 'R-3' ZONING DISTRICT WILL COMPLY TO THE 'B-2' ZONING AS PER CHAPTER 27.69 OF THE LINCOLN MUNICIPAL CODE. AN ADMINISTRATIVE AMENDMENT WILL NOT BE REQUIRED TO MODIFY THE CENTER SIGN LOCATIONS. ALL OTHER PERMITTED SIGNS ARE NOT REQUIRED TO BE SHOWN ON THIS PUD.
7. ALL OUTLOTS, MEDIANS, CENTER ISLANDS AND PRIVATE ROADWAYS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY AN ASSOCIATION OF OWNERS.
8. FRONT, SIDE AND REAR YARD SETBACKS SHALL BE IN ACCORDANCE WITH THE INDIVIDUAL ZONING DISTRICT UNLESS OTHERWISE NOTED.
9. DIRECT VEHICULAR ACCESS TO SOUTH 14TH STREET IS HEREBY RELINQUISHED EXCEPT AT GARRET LANE, VAVRINA BOULEVARD, INFINITY ROAD AND DAHLBERG DRIVE.
10. DIRECT VEHICULAR ACCESS TO YANKEE HILL ROAD IS HEREBY RELINQUISHED EXCEPT AT EXECUTIVE WOODS DRIVE.
11. COMMON AND PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ROADWAYS, PRIVATE DRIVES, DRIVE AISLES, PARKING STALLS AND SIDEWALKS.
12. SIDEWALKS SHALL BE LOCATED ON BOTH SIDES OF ALL INTERIOR STREETS EXCEPT FOR THE SOUTH SIDE OF VAVRINA BOULEVARD. SIDEWALKS SHALL ALSO BE LOCATED ALONG THE EAST SIDE OF SOUTH 14TH STREET AND THE NORTH SIDE OF YANKEE HILL ROAD. SIDEWALKS SHALL BE A MINIMUM OF 4 FEET IN WIDTH AND LOCATED A MINIMUM OF 4 FEET FROM THE BACK SIDE OF THE CURB. SIDEWALKS SHALL BE A MINIMUM OF 6 FEET IN WIDTH IF LOCATED ADJACENT TO THE CURB. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES THICK CONCRETE, 5 INCHES THICK AT DRIVEWAY CROSSINGS. A 10 FEET WIDE BIKE PATH SHALL BE LOCATED ALONG THE NORTH SIDE OF VAVRINA BOULEVARD, AND ALONG THE WEST SIDE OF SOUTH 18TH STREET.
13. PARKING REQUIREMENTS SHALL BE AS PER CHAPTER 27.67 OF LINCOLN MUNICIPAL CODE. THE PARKING SPACES IN S. 15TH STREET ARE IN ADDITION TO THE REQUIRED NUMBER OF PARKING SPACES. CROSS-PARKING BETWEEN LOTS IS ALLOWED.
14. PATIOS, TERRACES, DECKS AND/OR BALCONIES ARE ALLOWED WITHIN THE REAR YARD SETBACK OF THE MULTI-FAMILY STRUCTURE ON LOT 5, BLOCK 1.
15. LANDSCAPING SHALL COMPLY TO THE CITY OF LINCOLN DESIGN STANDARDS. LANDSCAPING AND SCREENING PLANS SHALL BE SUBMITTED AND APPROVED AT TIME OF BUILDING PERMIT.
16. A 6 FEET HIGH OPAQUE FENCE WILL BE CONSTRUCTED ON LOT 5, BLOCK 1 AT THE TIME OF BUILDING PERMIT.
17. COMMERCIAL AND WAREHOUSE USES ADJACENT TO THE RESIDENTIAL ZONED AREAS ON LOTS 13-19, BLOCK 2 AND LOTS 10-19, BLOCK 3 SHALL BE PROHIBITED FROM MANUFACTURING OR STORING THE FOLLOWING HAZARDOUS CHEMICALS: PESTICIDES AND HERBICIDES, FERTILIZERS, SOLVENTS AND THINNERS, DEGREASING CHEMICALS, DRY-CLEANING CHEMICALS, VARNISHES AND URETHANES, ACIDS, CAUSTICS, AMMONIA, BUSINESS WASTES(OTHER THAN PAPER, BOXES, AND WOOD), CYANIDE-CONTAINING ITEMS SUCH AS TOLUENE DIISOCYANATE AND METHYLENE IISOCYANATE COMPRESSED GASES LIKE PROPANE AND BUTANE. COMMERCIAL AND WAREHOUSE USES ON THE WEST AND SOUTH SIDE OF SOUTH 15TH STREET/ CODY DRIVE THAT CONTAIN HAZARDOUS MATERIALS SHALL SUBMIT A 'HAZARDOUS MATERIALS RISK MANAGEMENT PLAN' TO BE APPROVED BY THE LINCOLN/LANCASTER COUNTY HEALTH DEPARTMENT. THIS PLAN SHOULD ADDRESS THE FOLLOWING AREAS: HAZARDOUS MATERIALS RELEASE PREVENTION PROCEDURES OR PROTOCOLS, SPILL RELEASE RESPONSE PROCEDURES, FIRE SUPPRESS METHODS AND STAFF TRAINING. EACH FACILITY WILL HAVE UNIQUE CONCERNS. THE LLCHD'S HAZARDOUS MATERIALS RESPONSE STAFF SHOULD BE CONTACTED FOR ASSISTANCE IN DEVELOPING THIS PLAN.
18. IN MULTI-TENANT BUILDINGS THE HEATING AND AIR CONDITIONING SYSTEMS SHOULD BE DESIGNED TO ELIMINATE AIR EXCHANGE BETWEEN INDIVIDUAL BUSINESSES.
19. THE PROPERTY LINE ALONG THE RESIDENTIAL ZONING AREA SHALL COMPLY WITH THE NOISE CONTROL ORDINANCE CHAPTER 8.24 L.M.C., WHICH STATES THAT NOISE POLLUTION CANNOT EXCEED 65 dB(A) FROM 7:00 AM TO 10:00 PM AND 55 dB(A) FROM 10:00 PM TO 7:00 AM.
20. SANITARY SEWER AND WATER LINES TO BE 8" AND 6" PIPE RESPECTIVELY UNLESS SHOWN OTHERWISE AND TO BE BUILT TO THE CITY OF LINCOLN SPECIFICATIONS.
21. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
22. RESIDENTIAL HEALTHCARE FACILITIES ARE A PERMITTED USE AS PART OF THE PUD AS LONG AS THEY MEET THE REQUIREMENTS OF 27.63.530.

CUSTOM ALUMINUM
FILLER PANELS TO
ACCOMMODATE CAP



BLACK PRE-FINISHED
ALUM FILLER PANELS

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<input type="checkbox"/> NON-ILLUM SIGNAGE	<input type="checkbox"/> CHANNEL LETTERS
<input checked="" type="checkbox"/> MONUMENT SIGN	<input type="checkbox"/> REV CHANNEL LETTERS
<input type="checkbox"/> DUEL POLE SIGN	<input type="checkbox"/> SINGLE POLE SIGN
<input type="checkbox"/> ILLUM WALL SIGN	<input type="checkbox"/> DIRECTIONAL
<input type="checkbox"/> CHANGEABLE READER	<input type="checkbox"/> NEON DISPLAYS
<input checked="" type="checkbox"/> ELEC. MESSAGE CNTR	<input type="checkbox"/> OTHER
PROJECT TYPE	
<input type="checkbox"/> NEW CONSTRUCTION	
<input type="checkbox"/> REMODELING	
<input type="checkbox"/> TENANT CHANGES	
<input type="checkbox"/> LANDLORD IMPROVEMENTS	
<input type="checkbox"/> CORPORATE CHANGES	
<input checked="" type="checkbox"/> AMENDMENTS TO EXISTING SIGNAGE	
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LOCATION: 8200 CODY DR LINCOLN NE 68512	
PROJ. #: 1623	
DWG. #: 7872	
SALES REP: WALLY STEIL	
DESIGNER: DEANNA CHENEY	
SCALE: 3/4"=1'-0"	INSPECTED BY:
DATE: 12/5/14	
REVISED:	

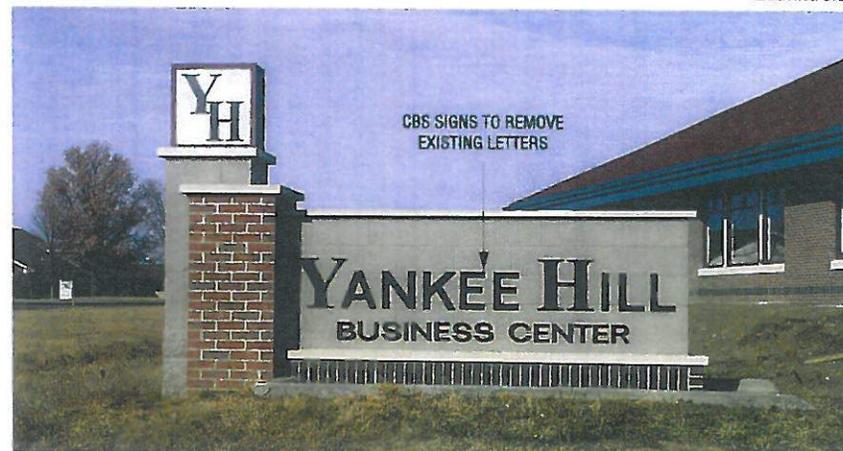
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NEW FULL COLOR MESSAGE UNIT MOUNTED TO THE FRONT OF THE EXISTING STRUCTURE.
OPTION: FULL COLOR 16MM MESSAGE UNIT (AS SHOWN) OR FULL COLOR 20MM MESSAGE UNIT (CABINET SIZE: 3'-1 13/16" X 6'-9")

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3421 N. 35TH CIR., STE. A
LINCOLN, NE 68504

Gerri K. Rorabaugh

From: Gerri K. Rorabaugh
Sent: Monday, April 27, 2015 10:16 AM
To: vickijk@gmail.com
Cc: David R. Cary; Steve S. Henrichsen; Christy J. Eichorn; Marcia Kinning (marcia@regaengineering.com); amigo1@ix.netcom.com
Subject: FW: Krueger Development Yankee Hill Business Center - Email in Opposition of Change of Zone No. 15004

Good Morning,

Thank you for submitting your comments (below), which have now become part of the record on this application. A copy is being submitted to each Planning Commission member for their consideration prior to the public hearing, which is scheduled for Wednesday, April 29, 2015. The meeting begins at 1:00 p.m. in the City Council Chambers on the first floor of the County-City Building. I am also providing a copy to the city staff and the applicant, for their information.

If you have any questions about this process or the public hearing, please do not hesitate to contact me.

Attached is an email received in opposition to Change of Zone No. 15004

Gerri Rorabaugh, Administrative Officer
Lincoln-Lancaster County Planning Department
(402) 441-6365

From: Christy J. Eichorn
Sent: Monday, April 27, 2015 9:02 AM
To: Gerri K. Rorabaugh
Cc: Steve S. Henrichsen; David R. Cary
Subject: FW: Krueger Development Yankee Hill Business Center

Gerri, could you please forward this letter in opposition to the Planning Commission?

Thanks

Christy

From: Vicki Rittenhouse [mailto:vickijk@gmail.com]
Sent: Sunday, March 15, 2015 8:03 PM
To: Christy J. Eichorn
Subject: Krueger Development Yankee Hill Business Center

Christy:

I wanted to follow up with you on some of the issues that we talked about at the meeting held by Krueger Development on Tuesday, March 10th. We were the family that lived directly behind the proposed project. I understand he is presenting this in April so I wanted to get this to you to have on hand.

I realize after hearing you speak that Mr. Krueger can have a three story building. Regardless of that, it is not what I was told they were planning to develop when I bought my property in 2009. Again, I did call him specifically because my ex-father-in-law used to be his head contractor, Jim Krull. I was referred to a female, he said possibly Judy at the meeting. She told me they had slated for that site a one story office building similar to what was south. I specifically asked if retail or apartments were going in as I did not want either of those behind me knowing how the 16th Street retail center had problems with kids after school and there were problems with the kids in various apartment complexes. My stepdad was one of the security personnel hired to handle after school issues on that property. I also asked if the white privacy fence & landscape would continue and was told yes.

Upon listening to the discussion, I would like to go over a couple items that I would strongly ask the city consider.

- I do not believe that we as citizens go around the city commenting on clean sight lines, which Mr. Krueger cited as to his reasoning for requesting the three foot height increase as well as the decrease in property line restrictions. As such, I would ask that he not be granted those requests. I don't think anyone who own a home wishes to have an apartment building within 30 or even 50 feet of their bedroom window. I would still strongly encourage apartments not be approved as my neighbors and I would prefer a three story office building rather than apartments. In the majority of situations, we would have privacy after business hours and on weekends as opposed to apartment residents who are home the same hours we are.
- If apartments are approved, I see no reason why the building structure could not be on the opposite end or run perpendicular to our property rather than directly behind. No matter how it is built, I want the white privacy fence continued as well as trees, and yes, I prefer pine trees over trees that drop leaves. That is what was planted there and allowed to die a couple of years ago. Not all of them are having problems with beetles as Mr. Krueger suggested, and they provide privacy year around. The fence also provides year round privacy. He cited maintenance. I don't believe a fence needs anymore maintenance than trees and yards and actually less. I do not want balconies that peer into my bedroom window either. Mr. Krueger did say they did not plan them on the east side, but I do note that that is not how the apartment building to the north is designed nor the drawings that were presented as an illustration seem to portray. Again, a parking lot is more welcome to me than an actual structure preventing any sunlight in my yard or windows due to the requested proximity to my house. I did appreciate the fact that he is willing to plant now and the building construction is three years out. He did mention berms. I would hope that means better lawn care and yard condition than what is behind us currently.
- Lastly, I believe that more rental apartments bring in more opportunity to continue the vandalism that seems to happen often to cars, mailboxes and property on our street. When people don't own their property, they take less pride in its upkeep and have less commitment to the community they live

in. Vavrina Meadows is surrounded on all sides by apartment buildings. I feel one less apartment building in our immediate neighborhood would not be a detriment but rather a benefit.

I know, Christy, that you said you are trying to reach a compromise between us and Mr. Krueger. We look forward to you taking our thoughts into consideration regarding this project.

Thank you.

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