City Council Introduction: **Monday**, April 9, 2001
Public Hearing: **Monday**, April 16, 2001, at **1:30** p.m.

Bill No. 01R-78

FACTSHEET

TITLE: **SPECIAL PERMIT NO. 1833, ASHLEY HEIGHTS COMMUNITY UNIT PLAN (revised),** requested by Olsson Associates on behalf of M & S Construction, for 295 dwelling units, on property generally located at N.W. 48th and West Adams Streets.

STAFF RECOMMENDATION: Conditional Approval

ASSOCIATED REQUESTS: Comprehensive Plan Amendment No. 94-52 (01R-77); Annexation No. 00001 (01-60); Change of Zone No. 3248 (01-61); and Preliminary Plat No. 00005, Ashley Heights (01R-79).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 02/07/01 and 02/21/01
Administrative Action: 02/21/01

RECOMMENDATION: Conditional Approval (7-0: Krieser, Duvall, Carlson, Steward, Taylor, Schwinn and Bayer voting 'yes'; Hunter and Newman absent).

FINDINGS OF FACT:

1. This community unit plan and the associated Comprehensive Plan Amendment, annexation, change of zone and preliminary plat (as revised) were heard at the same time before the Planning Commission.

2. The original application was referred by the City Council back to the Planning Commission on December 18, 2000, for a review of revised plans representing a compromise between the City, the developer, the neighborhood and R.E. Meyer (the owner of property adjacent to the northwest corner of the proposed development).

3. The Planning staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.4-8.
4. The applicant's testimony is found on p.12-14. Testimony in support is found on p.14, and the record consists of a letter in support from the Director of the Urban Development Department and from the Arnold Heights Neighborhood Association (p.030-031).

5. There was no testimony in opposition.

6. On February 21, 2001, the Planning Commission voted 7-0 to agree with the staff recommendation of conditional approval, as set forth in the staff report dated January 25, 2001 (Hunter and Newman absent).

7. The Site Specific conditions of approval required to be completed prior to scheduling this application on the Council agenda (p.9-10) have been submitted by the applicant and approved by the reviewing departments.

FACTSHEET PREPARED BY: Jean L. Walker **DATE**: April 2, 2001

REVIEWED BY:_____ **DATE**: April 2, 2001

REFERENCE NUMBER: FS\CC\FSSP1833.REV

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Ashley Heights
Annexation #00001
Change of Zone #3248
Special Permit #1833
Preliminary Plat #00005

DATE: ~~October 9, 2000~~
Revised January 25, 2001

****As Revised by Planning Commission, 02/21/01****

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: Gary Bredehoft of Olsson Associates, on behalf of M&S Construction and the Lincoln Chamber of Commerce, has applied for the following proposals in the vicinity of N. W. 48th Street and W. Adams Street:

1) Annexation #00001 of approximately 135.27 acres,
2) Change of Zone #3248 from I-2, Industrial to H-4 General Commercial; B-2, Planned Neighborhood Business District; and, R-3, Residential District,
3) Special Permit #1833, Ashley Heights Community Unit Plan, consisting of 295 dwelling units, and
4) Preliminary Plat #00005, Ashley Heights, consisting of 295 lots, 3 commercial lots and 5 outlots

Requested Waivers or Variations from:

1) Section 26.23.130 "Block size" to allow block lengths over 1,320 feet in Block 8 to the east and to the north;
2) Section 26.23.125 "Pedestrian Way" to eliminate the pedestrian easement in Block 1 and Block 8;
3) Section 26.15.030(b) requiring a use permit be submitted at the time of the preliminary plat;
4) Section 26.15.140(a) to allow a lot to have a depth that exceeds 5 times its width
5) Section 26.15.140(g) requiring lot 54, Block 8 to front upon and take access to a public or private street.
6) Design Standards for roadway platform approaches to exceed 3%.

GENERAL INFORMATION:

APPLICANT: Gary Bredehoft
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402) 474-6311

CONTACT: Same

LOCATION: Generally located at NW 48th and W Adams Streets

LEGAL DESCRIPTION: See Attached

EXISTING ZONING: I-2, Industrial

EXISTING LAND USE: Undeveloped farm land

SURROUNDING LAND USE AND ZONING: Zoned I-1, Industrial to the north with undeveloped farm land; zoned AG, Agricultural to the east and south with farm land; zoned R-3, residential to the west with single family residential uses; zoned B-1, Local Business District and I-2, Industrial to the northwest with commercial uses and industrial uses.

COMPREHENSIVE PLAN SPECIFICATIONS: In general conformance. Shown as Industrial in the 1994 Lincoln-Lancaster County Comprehensive Plan. Comprehensive Plan amendment #94-52 is associated with this request.

HISTORY: The Lincoln Chamber Industrial Park Preliminary Plat was approved in 1989.

The Planning Commission voted to deny the applications on **October 18, 2000**.

The City Council held a public hearing on **November 27, 2000**, at which time they delayed action until December 4, 2000.

On **December 4, 2000**, action was delayed again, until December 18, 2000.

On **December 18, 2000** the City Council referred the items back to the Planning Commission for a review of revised plans representing a compromise between the City, the developer, the neighborhood, and R.E. Meyers (property owner adjacent to the northwest corner of the proposed development .)

<u>SPECIFIC INFORMATION:</u>

UTILITIES: Available

TRAFFIC ANALYSIS: The associated Conditional Zoning and Annexation Agreement indicates that the City is willing to postpone the traffic improvements needed until a Use Permit for the B-2 area is developed. A temporary emergency access will be provided to the east side residential area from the terminus of W. Adams Street until such time as W. Thatcher Lane is extended from N.W. 48th Street to N.W. 46th Street, and N.W. 46th Street is extended from the southern boundaries of the preliminary plat to W. Thatcher Lane.

ANALYSIS:

1. This is a request for annexation; changes of zone from I-2, Industrial to B-2, Planned Neighborhood Business District, H-4 General Commercial District and R-3, Residential District; a preliminary plat, and; a special permit for a community unit plan. The request is associated with Comprehensive Plan Amendment 94-52, which is addressed in a separate report.

2. These issues were originally reviewed by the Planning Commission on October 18, 2000. At that time, the Planning Commission recommended denial of the projects.

3. The City Council held a public hearing on November 27, 2000. Action on the items was delayed twice so that the developers, neighborhood, representatives from R.E. Meyer (property owner adjacent to the northwest corner of the proposed development) and city staff could negotiate a compromise.

4. A compromise between the parties was achieved. On December 18, 2000 the City Council referred the items back to the Planning Commission so that the revised plans representing the compromise could be reviewed.

5. The preliminary plat has been revised to reflect the compromise in the following manner:

   A 120' wide strip at the north end of the proposed B-2 parcel, adjacent to the R.E. Meyer property in the northwest corner of the proposed plat will remain zoned I-2. This parcel is to be sold to R.E. Meyer and to be combined with their existing lot.

   W. Huntington Avenue has been re-aligned and no longer connects with N.W. 45th Street to provide a northerly connection.

   A temporary emergency access is provided from the termination of W. Adams, south along the eastern boundary of the proposed H-4 lot, through a residential lot to the intersection of W. Huntington and N.W. 48th Street.

   W. Thatcher Lane, south of this plat, will be required to be installed and provide permanent access to the residential area at the time a Use Permit is approved for the B-2 parcel.

   The number of residential lots have been increased and reconfigured.

   The shape of the proposed B-2 lot has been reconfigured.

   The area of the proposed park has been reconfigured and relocated.

   The drainage way has been re-aligned.

6. The Community Unit Plan has been revised to increase the number of units, to reconfigure the lots along W. Huntington Ave. and to reconfigure the location of the proposed park.

7. The applicant has requested a waivers of Section 26.23.130 “Block size” to allow block lengths over 1,320 feet in Block 8. The waiver of the block length to the north would provide a buffer between the residential and neighborhood commercial uses and heavier industrial and commercial uses. Access to the lot to the east is provided at the north end of the proposed plat. The parcel to the east is used for agricultural purposes, but is designated as industrial in the Comprehensive Plan. If the parcel to the east were ever to develop as a more intensive use, it is preferable to have residences backing to it, and not to encourage industrial traffic to use residential streets.

8. The applicant has requested a waiver of Section 26.23.125 “Pedestrian Way” to eliminate the requirement for a pedestrian easement in Block 1. If a pedestrian way were put in place, it would require a crossing of the drainage way. It would be safer to discourage such a crossing.

9. The applicant has requested a waiver of Section 26.23.125 “Pedestrian Way” to eliminate the requirement for a pedestrian easement in Block 8, to the east. The property to the east is zoned agriculturally and is used for agricultural purposes, is outside the City limits, lies mostly within the flood plain, and is not shown for residential uses in the Comprehensive Plan.

10. The applicant has requested a waiver of Section 26.15.030(b) requiring a use permit be submitted at the time of the preliminary plat for the B-2 parcel. The parcel is currently zoned I-2, which could allow commercial development.

    The developer has agreed to make transportation improvements associated with development of the B-2 parcel. The developer currently does not have a client to develop the B-2 parcel, but wants to start construction of the single family residential lots as quickly as possible.

    The transportation impacts of the B-2 parcel will be determined at the time a Use Permit is developed. Additionally, W. Thatcher Lane will be required to be installed to provide a permanent access to the residential uses to the south at the time the Use Permit is granted.

11. The applicant has requested a waiver of the Design Standards for roadway platform approaches to exceed 3%. The Public Works Department asked for a clarification of the waiver. All platforms are shown at 3% or less. The waiver request should be for exceeding 2% platforms as required by design standards when this plat was originally submitted.

12. The developer has requested a waiver of the requirement that proposed Lot 54, Block 8, be required to take access to a public or private road. The proposed Lot 54 is intended to be deeded to the R.E. Meyers company to the north. The lot should be labeled as an Outlot with a note is added on the lot on the site plan stating that “this is a non-buildable, non-useable lot until it is permanently merged with a parcel that has frontage and access.” Additionally, a public access easement through Lot 53 shall be provided to the Outlot until such time as the Outlot is merged with a buildable lot through an administrative subdivision.

13. The developer has requested a waiver to allow the maximum depth of proposed Lot 54, Block 8 to exceed 5 times its width. This is satisfactory since the lot is intended to be merged with the existing lot to the north.

14. The annexation of this area includes a conditional zoning and annexation agreement. The annexation agreement stipulates provision of improvements and restrictions on uses for the southern portion of the large lot proposed for H-4 zoning.

15. The Public Works Department has not commented on the annexation agreement. The agreement will be required to be satisfactory and finalized prior to scheduling these items on the City Council's agenda.

16. The agreement prohibits specific uses from the southern 200 feet of the lot proposed for H-4 zoning– the area closest to the residential portion of the proposal. Specifically, the uses prohibited from the southern 200 feet include:
Heavy equipment sales, storage of certain hazardous materials, storage or sale of farm implements, lumber yards, truck terminals, ambulance services, outdoor theater, open kennels, sale barns, drive-through restaurants, service stations, truck stops, auctions, excavation, storage of petroleum products, retail stores, and small batch concrete dispensing units.

17. The agreement also prohibits outdoor storage, dumpsters, driveways or roads from the south side of any buildings that would be constructed within the southern 200 feet of the proposed H-4 lot.

18. An additional 60' buffer and storm sewer easement is proposed between the proposed H-4 lot and the area proposed for residential dwellings.

19. The Health Department noted that during the construction process, the land owner will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2, Section32. Dust control measures shall include, but are 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 vegetable ground cover will also be incorporated as necessary.

20. The Health Department noted that provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood, or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved.

21. The Public Works Department noted that the grading and drainage plan as submitted is satisfactory.

22. The grading and drainage plan indicates that the proposed project results in a net gain of 2.49 acre-feet of flood storage.

23. The site plan and grading and drainage plans should be revised to include the final graded elevations of the lots currently in the flood plain, and the minimum opening elevations on those sheets.

24. A revised wetland evaluation and conceptual mitigation plan was not submitted. The area of mitigation is not indicated on plans. The plans should be revised to provide the mitigation information. A 404 permit from the Army Corps of Engineers will be required prior to final plats

25. The drainage channel is proposed to be relocated the through the property. The drainageway on the site was channelized in 1985 by a previous owner and is not natural. Approval from the Army Corps of Engineers will be required prior to scheduling final plats on the Planning Commission's agenda.

26. The Public Works Department noted that the proposed sanitary sewer system is satisfactory. The system includes construction outside this plat. The system includes sewer larger than 8" and is eligible for a City subsidy for a portion of the sewer. The City is willing to subsidize the cost of the sewer from the first proposed manhole south of W. Adams (approximately 600') south for the cost difference between the 8" and the oversized sewer being built.

27. The Public Works Department noted that a traffic impact study will be required for the B-2 area when a Use Permit is submitted. The future traffic impact will require improvements in NW 48th Street. It will likely require reconstruction of a portion of W. Huntington west of NW 48th Street to facilitate the geometry needed for anticipated traffic movements east of NW 48th Street. This developer is not proposing any improvements to NW 48th Street with the residential portion of this plat. There are no curbs and gutters in NW 48th at present.

28. The Public Works Department noted that the emergency access between W. Huntington and W. Adams should be required to be constructed with the first final plat, or alternately build the extension of NW 46th and W. Thatcher outside this plat on the property to the south.

29. The Public Works Department noted that NW 45th Street will need to be vacated south of Adams prior to the approval of final plats.

30. The Public Works Department noted that revisions to the annexation agreement will be required to address the future improvements to the streets for the Use Permit and the construction of the sanitary sewer.

31. The Public Works Department expressed interest in developing a recycling site at this location.

32. The Parks and Recreation Department noted that the proposed location of the mini park at the rear of potential commercial lots is not ideal. The preferred location would be more centrally located and visible from a number of surrounding properties for indirect supervision of activities. The Parks and Recreation staff would be interested in discussing a location such as Lot 27, Block 4. Options to be discussed include potential donation of some or all of the value of land to the City.

33. The Parks and Recreation Department noted that they would like to discuss with the applicant the possibility of the applicant donating the cost of the playground equipment and play court improvements, and to have the homeowner's association agree to mow the mini park.

34. The Parks and Recreation Department noted that the pedestrian easements should be 10' wide.

35. The Parks and Recreation Department noted that street trees for several streets need to be changed, and the location on N.W. 48th Street needs to be shown on private property.

36. The Fire Department, Police Department and Lower Platte South NRD find the proposal satisfactory.

37. Comments have not been received from the Airport Authority. A noise and avigation easement over the property was previously granted over the property.

38. Comments have not been received from Lincoln Public Schools.

39. The names of Ashley Avenue and Ashley Circle need to be changed to include a "West" prefix.

STAFF CONCLUSION: The proposed development is consistent with the newly adopted Greater Arnold Heights Neighborhood Plan, and generally meets the requirements of the subdivision ordinance. The following items should be approved if Comprehensive Plan Amendment #94-52 is approved.

STAFF RECOMMENDATIONS:

Annexation #00001	Conditional Approval
Change of Zone #3248	Approval
Special Permit #1833	Conditional Approval
Preliminary Plat #00005	Conditional Approval with approval of the waivers

Conditions for Special Permit:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

1.1 Revise the site plan to show:

1.1.1 Provide a metes and bounds legal description of the C.U.P. on the plan, signed and sealed by a surveyor.

1.1.2 Revise note 10 to indicate that sidewalks will not be constructed on the south side of W. Adams Street, adjacent to this plat.

1.2.3 Revise the site plan to show a mini park in a location satisfactory to the Parks and Recreation Department. Revise Note 13 accordingly.

1.2.4 Provide a recreational facilities plan as required by the Design Standards for Zoning, Community Unit Plan, (D) on page 27. Alternatively, the Parks and Recreation Department may be willing to enter into an agreement to install the equipment if the developer donates the cost of the equipment.

1.2.5 Revise the plan to show the required 10' side yard setback from a pedestrian easement.

1.2.6 Revise the grading and drainage plan to more clearly label the existing and proposed contour lines at the boundary of the plat, and to show contours at consistent intervals.

1.2.7 Provide the revised jurisdictional wetland evaluation and conceptual mitigation plan, and show the areas of mitigation on the plans.

1.2.8 Revise the grading and drainage plan and the site plan to indicate the flood plain elevation, the finished floor elevation and minimum opening elevation of the lots within the 100 year flood plain.

1.2.9 Show the trail on the site plan that is referenced in comment #10 in your letter dated September 18, 2000.

1.2.10 Add a note indicating that improvements to the street system will be required at the time a Use Permit is proposed for the B-2 parcel, and a traffic study will be provided at that time.

1.2.11 Provide a “sanitary sewer exhibit” as an official portion of the submittal packet, with a sheet number corresponding to the other sheets in the packet.”

1.2.12 Revise the site plan and “sanitary sewer exhibit” to be consistent, and to the satisfaction of the Public Works Department.

1.2.13 Revise the landscape plan to the satisfaction of the Parks and Recreation department.

1.2.14 Add a note indicating that an avigation and noise easement has been granted to the Airport Authority on this property.

1.2.15 Provide easements requested by LES.

1.2.16 Revise the approval blocks. The Planning Commission approves a Preliminary Plat. The City Council approves a Community Unit Plan and accepts a Preliminary Plat.

1.2.17 Revise note 5 to read “Lot dimensions are approximate and may vary up to 10 feet, but cannot be less than the minimum requirements of the R-3 district, unless otherwise shown on the approved plan.”

1.2.18 Add a note indicating that access to N.W. 48th Street is relinquished, except as shown.

1.2.19 Add the prefix “West” to Ashley Circle and Ashley Avenue.

2. This approval permits a Community Unit Plan consisting of 295 dwelling units provided the City Council also approves:

2.1 Comprehensive Plan Amendment #94-52

2.2 Annexation #00001

2.3 Change of Zone #3248

2.4 Preliminary Plat #00005

General:

3. Before receiving building permits:

3.1 The permittee shall have submitted a revised and reproducible final plan.

3.2 The construction plans shall comply with the approved plans.

3.3 Final Plats shall be approved by the City.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:

4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.

4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.

4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

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

4.5 The City Clerk shall file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.

Prepared by:

Jennifer L. Dam, AICP
Planner

COMPREHENSIVE PLAN AMENDMENT NO. 94-52;
ANNEXATION NO. 00001;
CHANGE OF ZONE NO. 3248;
SPECIAL PERMIT NO. 1833,
ASHLEY HEIGHTS COMMUNITY UNIT PLAN;
and
PRELIMINARY PLAT NO. 00005, ASHLEY HEIGHTS

REOPENED PUBLIC HEARING BEFORE PLANNING COMMISSION: February 7, 2001

Members present: Carlson, Steward, Taylor, Krieser, Hunter, Duvall, Newman and Bayer; Schwinn absent.

Planning staff recommendation: Approval of the Comprehensive Plan Amendment; conditional approval of the Annexation; approval of the Change of Zone; and conditional approval of the Community Unit Plan and Preliminary Plat.

Proponents

1. Joe Bachmann, 1400 U.S. Bank Bldg, appeared on behalf of M&S Construction, the developer. This plat was before the Commission previously; they have had a number of meetings and negotiations to reach agreement; and they are at a point of compromise; however, today an issue came up with regard to one of the agreements that is a part of that compromise that needs to be resolved. Therefore, Bachmann requested a two-week deferral.

In response to a question by Duvall, Bachmann indicated that R.E. Meyer has purchased some property and that is part of the compromise under discussion; however, the issue which needs to be resolved is not related to their purchase of the property. Bachmann believes it will get resolved within the two weeks.

There was no other public testimony.

Duvall moved to defer for two weeks, with continued public hearing and administrative action scheduled for February 21, 2001, seconded by Hunter and carried 8-0: Carlson, Steward, Taylor, Krieser, Hunter, Duvall, Newman and Bayer voting 'yes'; Schwinn absent.

CONTINUED REOPENED PUBLIC HEARING BEFORE PLANNING COMMISSION: February 21, 2001

Members present: Krieser, Duvall, Carlson, Steward, Taylor, Schwinn and Bayer; Hunter and Newman absent.

Planning staff recommendation: Approval of the Comprehensive Plan Amendment; conditional approval of the Annexation; approval of the Change of Zone; and conditional approval of the Community Unit Plan and Preliminary Plat.

Proponents

1. Mark Hunzeker appeared on behalf of **M&S Construction**, the developer of Ashley Heights. This application is for the rezoning of the property from I-1 to H-4, to B-2 and to R-3, as shown on the map. They spent a considerable amount of time over the past couple of months meeting with the neighborhood association, the industrial neighbor to the north (R.E. Meyer) and various city staff, including Urban Development Director, Marc Wullshleger, who organized and mediated the meetings. Everyone involved made a really god effort to come to a fair resolution to serve the developer's interests, the neighborhood interests and the concerns of R.E. Meyer.

Hunzeker explained that the short form version of the compromise is that the parcel in yellow on the map will remain zoned I-1. It has been agreed that that parcel will be sold to the R.E. Meyer Company to provide them with some additional land for future expansion. The previous version of this plat showed a street that connected from Huntington to W. Adams Street. That connection is no longer in place through this plat. There still exists a right-of-way, the future of which may come up for discuss in the future but it is not connecting through to West Huntington, which was one of R.E. Meyer's concerns. Hunzeker pointed to the proposed B-2 zoning, and stated that the relocated drainageway will be brought further to the south along the north edge as now defined so not to push the drainageway up against the R.E. Meyer property. The upshot is that we end up with a slightly more rectangular residential development, slightly more separation from the residential to the R.E. Meyer property, and a slightly larger area for the commercial. There will be temporary access for the residential development that will come over a paved and graveled road to provide construction access and secondary emergency access into the subdivision. Some of the property will not be developed until there is a second emergency access.

Hunzeker then addressed the conditions of approval. Condition #1.2.20 on the preliminary plat talks about Lot 54, Block 8, being relabeled as an outlot and adding the note that, "This is a non-buildable, non-useable outlot until such time that it is combined with a parcel that has frontage and access through an administrative subdivision." Hunzeker does not disagree with this condition until it gets to the requirement for an administrative plat. He asked that the language, "through an administrative plat" be deleted from this condition. It had been agreed that this developer would be able to combine that parcel with the R.E. Meyer Company tract without an administrative subdivision. They will agree to relabel it as an outlot.

Condition #1.2.21 on the preliminary plat requires a public access easement through Lot 53, Block 8, to the outlot to the north. That would mean a public access easement through the commercial parcel to the outlot until merged with a lot with frontage and access. Hunzeker does not believe this is necessary. They requested waiver of the frontage and access for that particular parcel. With that waiver, the access easement is not required. It will have access to W. Adams via the R.E. Meyer parcel. Hunzeker requested that Condition #1.2.21 be deleted.

Condition #3.2.3.1 on the preliminary plat states that the City will subsidize, "...The cost above that of an 8" sewer line for the 15" sewer line shown upstream from Manhole 32." Hunzeker requested that Condition #3.2.3.1 read, "The cost above that of an 8" sewer line for the 15" sewer line shown upstream starting 600' north of the plat running south." The city would participate in the partial cost of that sewer because this developer is oversizing in order to provide for sewer to the area to the south.

Hunzeker requested to add a Condition #3.2.3.2 to the preliminary plat, "The cost above that of a 6" water line through the plat."

2. Charlie Humble appeared on behalf of **R.E. Meyer, L.L.C.**, in support. There was a long process involved in coming to an agreement. He acknowledged several people who worked long and hard to help achieve the compromise: Marc Wullschleger of Urban Development; Jennifer Dam of the Planning Department; Dennis Bartels of Public Works; Rick Peo, City Law Department; and Jeff Schwebke and Karen Griffin for the Arnold Heights Neighborhood Association. R.E. Meyer has very deep concerns about locating residential in such close proximity to the industrial, preferring, of course, to be surrounded by other industrial uses. Realizing that was not going to happen, Humble believes the compromises, particularly in relation to the ability to purchase the area to the south of R.E. Meyer, is important for protection of future growth; the elimination of the access point to N.W. 45th is important; and other adjustments will make a more compatible type of use to the south of R.E. Meyer and the surrounding area.

Humble agreed with the proposed amendments to the conditions of approval. He also seconded Hunzeker's comments in relation to allowing R.E. Meyer to purchase the strip to the south without going through an administrative plat.

3. Jeff Schwebke, 4230 N.W. 54th Street, testified in support. He believes the revisions to this plat are improvements. The negative vote by the Planning Commission on the original application compelled us to realize that this was truly an opportunity for an advantage to our community, so we became more involved. He is grateful that Lincoln has the foresight to hear from the residents of the community. Her expressed appreciation for the efforts of all parties involved in the compromise meetings. This revision represents a true compromise. Arnold Heights Neighborhood Association took part in this process. They continue to discuss this issue in the neighborhood and have resounding support. More than 100 support letters and emails have been mailed to the City Council. The five subdivisions in the area are in complete support of this project.

4. Vincent Ortega, homeowner at 2424 N.W. 50th since July, 1980, in Olympic Heights, located directly west of the proposed Ashley Heights, testified in support. The northwest Lincoln community welcomes this development because it is a step in the right direction to get the necessary rooftops to bring the retail and service businesses. He welcomes this development because of the additional families that will become his neighbors and their children will help increase the declining elementary school enrollment. Instead of busing to middle school, hopefully they will be able to attend a school closer to home. The residents also have a vision for a new high school. A yes vote is a vote for positive growth in northwest Lincoln and to unite this area of town.

There was no testimony in opposition.

Dennis Bartels of Public Works agreed with the proposed amendments concerning the sewer and water subsidies.

As far as requiring the administrative subdivision, Rick Peo of the City Law Department stated that the question is how do we combine the two lots if Lot 54, Block 8, is designated as an outlot? He is not sure it can be done without an administrative final plat.

Response by the Applicant

Upon further discussion between Hunzeker and Peo, it was agreed that Condition #1.2.20 could read "...until such time that it is legally combined with a parcel that has frontage and access." And it was agreed that Condition #1.2.21 could be deleted.

Public hearing was closed.

COMPREHENSIVE PLAN AMENDMENT NO. 94-52
ADMINISTRATIVE ACTION BY PLANNING COMMISSION: February 21, 2001

Duvall moved approval, seconded by Schwinn and carried 7-0: Krieser, Duvall, Carlson, Steward, Taylor, Schwinn and Bayer voting 'yes'; Hunter and Newman absent.

ANNEXATION NO. 00001
ADMINISTRATIVE ACTION BY PLANNING COMMISSION: February 21, 2001

Schwinn moved to approve the Planning staff recommendation of conditional approval, seconded by Taylor and carried 7-0: Krieser, Duvall, Carlson, Steward, Taylor, Schwinn and Bayer voting 'yes'; Hunter and Newman absent.

CHANGE OF ZONE NO. 3248
ADMINISTRATIVE ACTION BY PLANNING COMMISSION: February 21, 2001

Schwinn moved approval, seconded by Taylor and carried 7-0: Krieser, Duvall, Carlson, Steward, Taylor, Schwinn and Bayer voting 'yes'; Hunter and Newman absent.

SPECIAL PERMIT NO. 1833,
ASHLEY HEIGHTS COMMUNITY UNIT PLAN
ADMINISTRATIVE ACTION BY PLANNING COMMISSION: February 21, 2001

Schwinn moved to approve the Planning staff recommendation of conditional approval, seconded by Taylor and carried 7-0: Krieser, Duvall, Carlson, Steward, Taylor, Schwinn and Bayer voting 'yes'; Hunter and Newman absent.

PRELIMINARY PLAT NO. 00005
ASHLEY HEIGHTS
ADMINISTRATIVE ACTION BY PLANNING COMMISSION: February 21, 2001

Schwinn moved to approve the Planning staff recommendation of conditional approval, with the amendments to the conditions as requested by the applicant and agreed upon with the staff, seconded by Krieser.

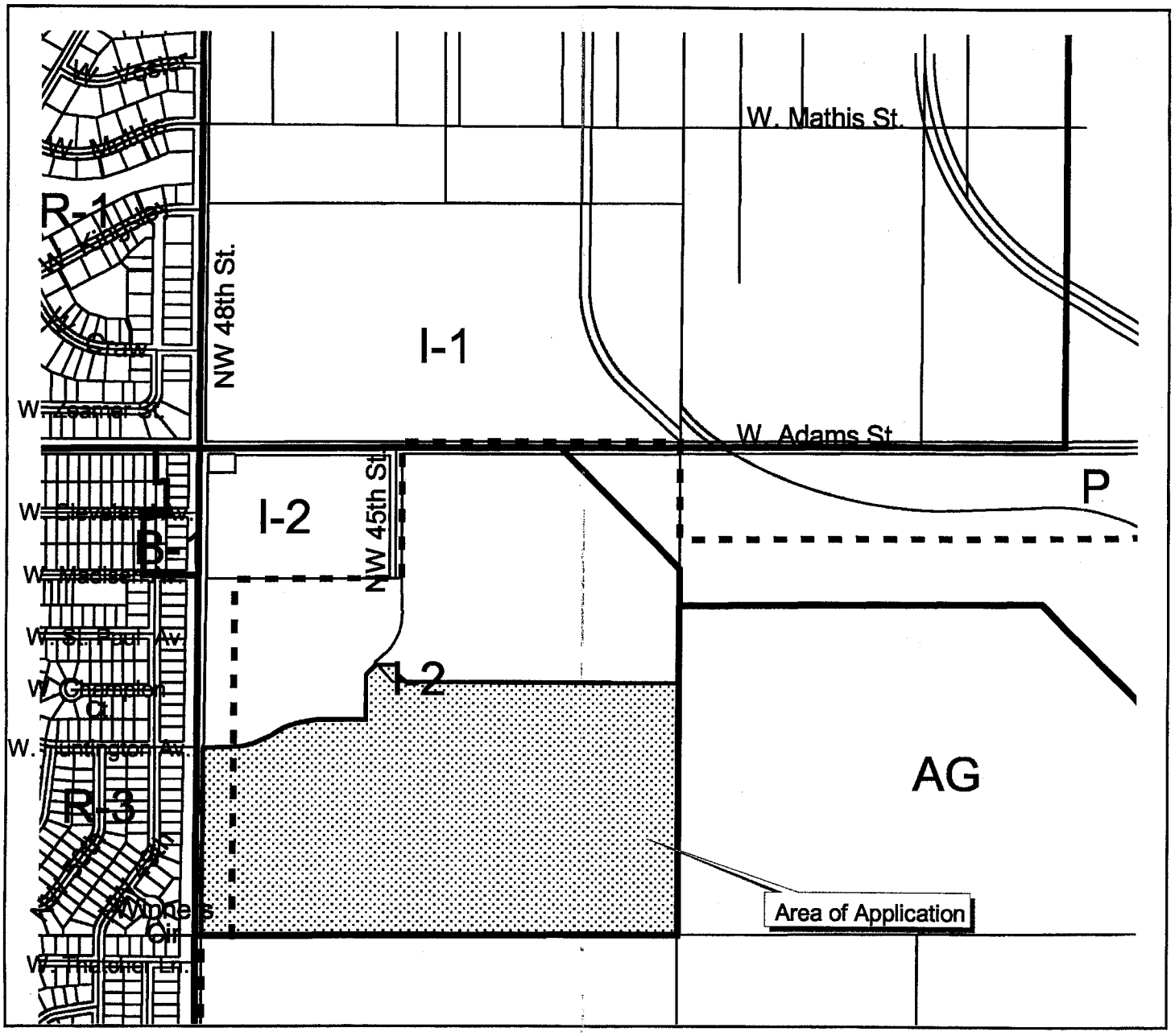
Carlson expressed appreciation for the work that has been done on this project.

Motion for conditional approval, with amendments, carried 7-0: Krieser, Duvall, Carlson, Steward, Taylor, Schwinn and Bayer voting 'yes'; Hunter and Newman absent.

LEGAL DESCRIPTION
C.U.P.

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 26 I.T., AND A PORTION OF LOT 27 I.T., ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 27 I.T., SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 46 MINUTES 42 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 27 I.T., A DISTANCE OF 596.50 FEET TO A POINT OF DEFLECTION, THENCE NORTH 89 DEGREES 13 MINUTES 18 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 27 I.T., A DISTANCE OF 11.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 28 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 27 I.T., A DISTANCE OF 426.76 FEET TO A POINT, THENCE NORTH 89 DEGREES 13 MINUTES 18 SECONDS EAST, A DISTANCE OF 150.16 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 450.00 FEET, ARC LENGTH OF 248.90 FEET, DELTA ANGLE OF 31 DEGREES 41 MINUTES 28 SECONDS, A CHORD BEARING OF NORTH 73 DEGREES 22 MINUTES 34 SECONDS EAST, AND A CHORD LENGTH OF 245.74 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 500.00 FEET, ARC LENGTH OF 275.92 FEET, DELTA ANGLE OF 31 DEGREES 37 MINUTES 05 SECONDS, A CHORD BEARING OF NORTH 73 DEGREES 20 MINUTES 23 SECONDS EAST, AND A CHORD LENGTH OF 272.43 FEET TO A POINT OF TANGENCY, THENCE NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST, A DISTANCE OF 249.86 FEET TO A POINT, THENCE NORTH 00 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 240.42 FEET TO A POINT, THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 78.18 FEET TO A POINT, THENCE NORTH 88 DEGREES 51 MINUTES 10 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A POINT, THENCE SOUTH 01 DEGREES 08 MINUTES 50 SECONDS EAST, A DISTANCE OF 61.63 FEET TO A POINT, THENCE SOUTH 52 DEGREES 20 MINUTES 26 SECONDS EAST, A DISTANCE OF 38.32 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 27 I.T., THENCE NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 27 I.T., A DISTANCE OF 1486.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 27 I.T., THENCE SOUTH 00 DEGREES 51 MINUTES 05 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 27 I.T., A DISTANCE OF 1359.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 27 I.T., THENCE SOUTH 88 DEGREES 49 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 27 I.T., A DISTANCE OF 2606.12 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 76.22 ACRES, OR 3,320,377.37 SQUARE FEET MORE OR LESS.



Special Permit #1833
Ashley Heights
NW 48th & W. Adams

Zoning:

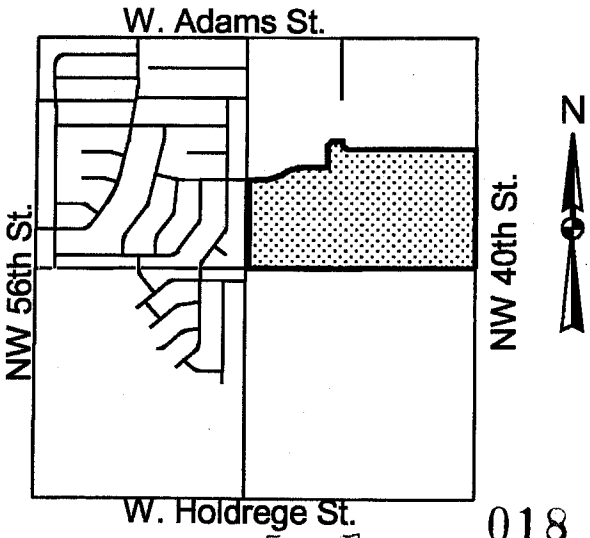
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Convervation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business 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

m:\plan\arcview\jen\sp1833 (layout 1)

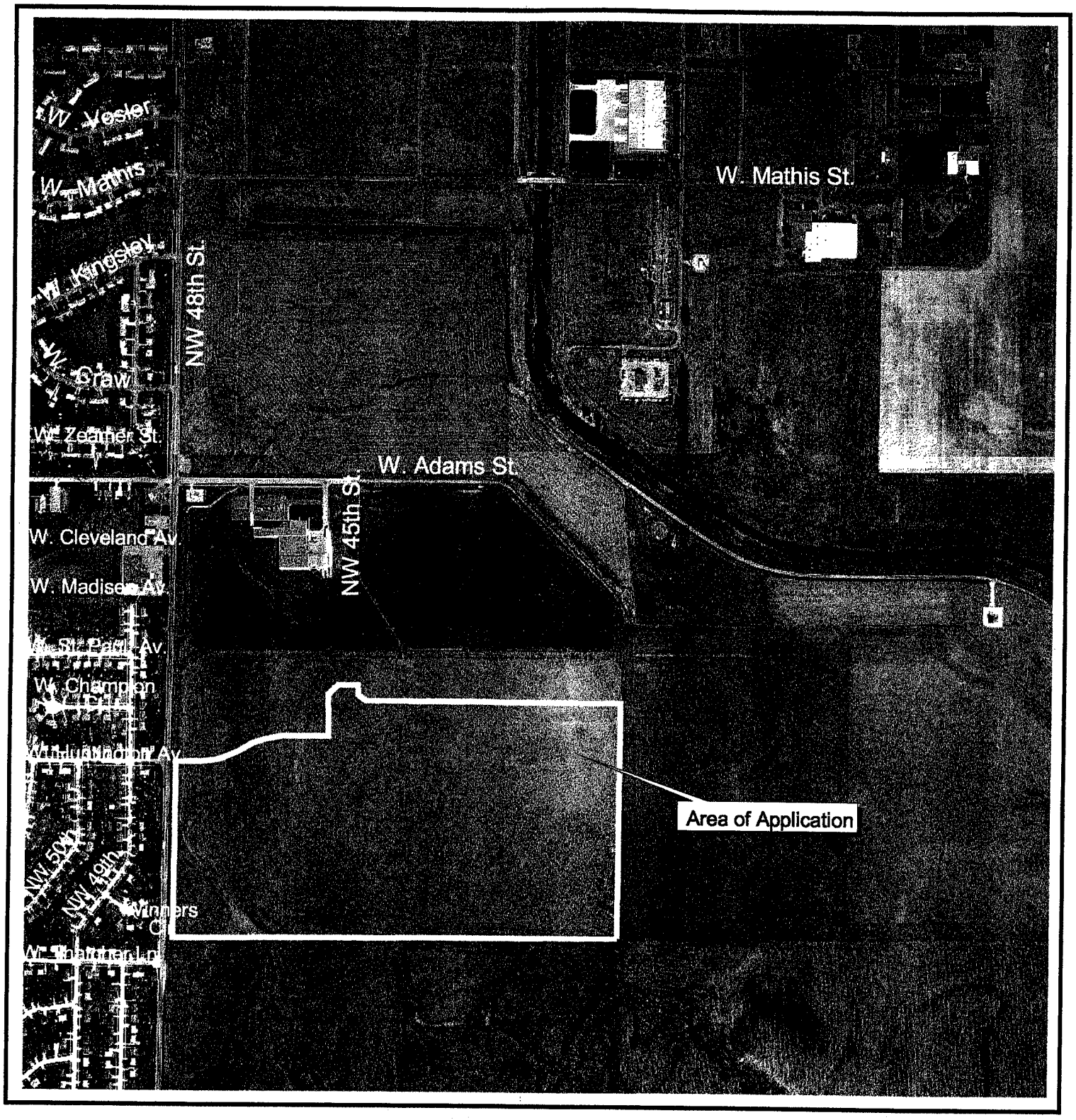
One Square Mile
Sec. 18 T10N R6E

Zoning Jurisdiction Lines

City Limit Jurisdiction



Sheet 5 of 7
Date: 1/29/01
Lincoln City - Lancaster County Planning Dept.



Special Permit #1833
Ashley Heights
NW 48th & W. Adams

N

Sheet 6 of 7

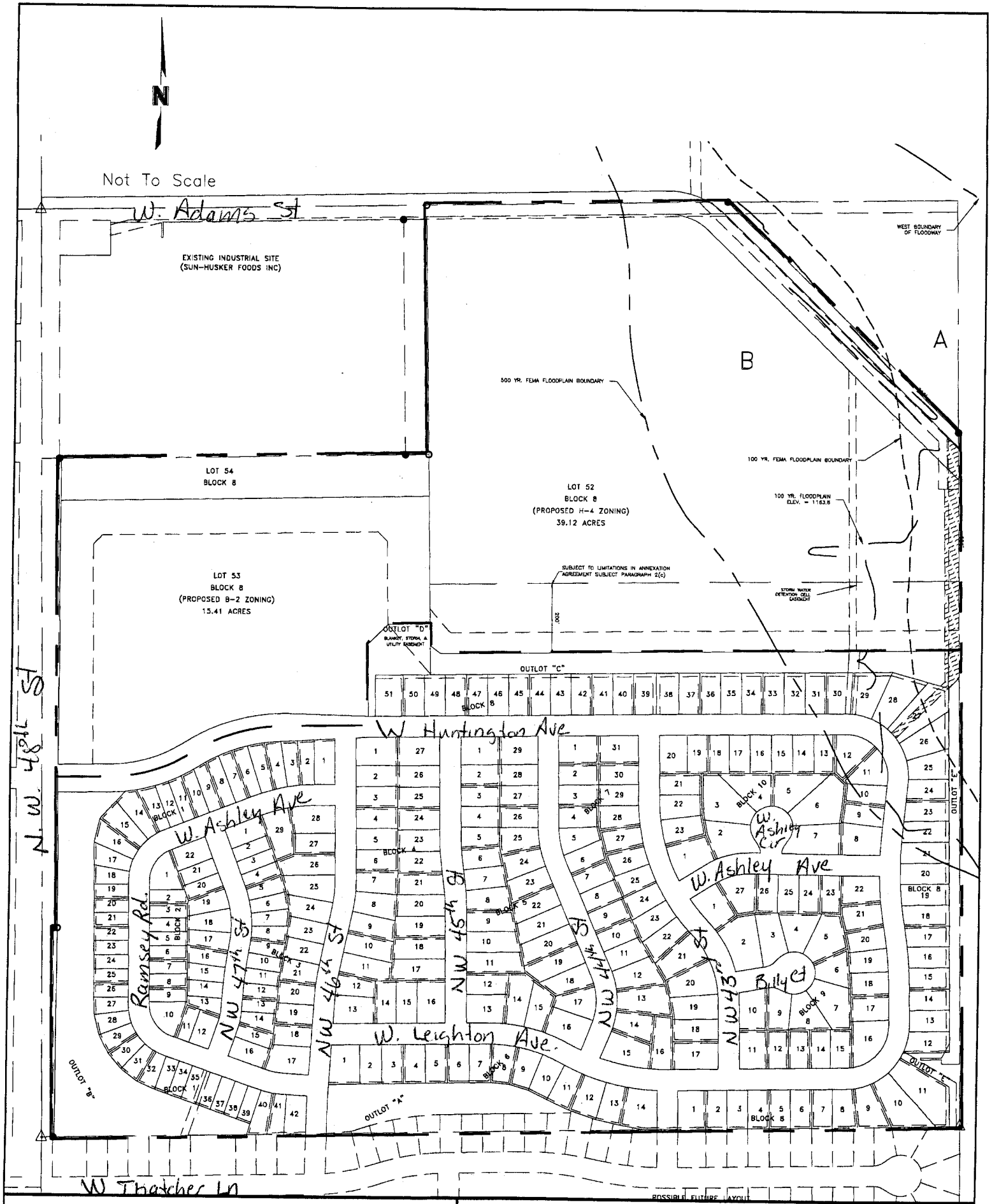
Date: 1/29/01

Photograph Date: 1997

019

Lincoln City - Lancaster County Planning Dept.

m:\plan\arcview\jen\sp1833 (layout 2)



ASHLEY HEIGHTS

OLSSON ASSOCIATES
CONSULTING ENGINEERS
1111 Lincoln Mall, P.O. Box 84608, Lincoln, NE 68501

EXB01020
1/2/01
7 of 7

M e m o r a n d u m

RECEIVED
JAN 1 8 '01
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

To: Jennifer Dam, Planning Department

From: Dennis Bartels, Public Works & Utilities

Subject: Ashley Heights Preliminary Plat

Date: January 11, 2001

cc: Allan Abbott, Roger Figard, John Huff, Lynn Johnson, Nicole Fleck-Tooze, Virendra Singh

Public Works has reviewed the revised Preliminary Plat for Ashley Heights located east of NW 48th Street south of West Adams and has the following comments:

1. Water - The proposed water system is satisfactory.

2. Sanitary Sewer - The proposed sanitary sewer system is satisfactory. The system includes construction outside this plat. The system includes sewer larger than 8" and is eligible for a City subsidy for a portion of the sewer. The City is willing to subsidize the cost of the sewer from the first proposed manhole south of West Adams (approximately 600') south for the cost difference between the 8" and the oversized sewer being built.

3. Drainage and Grading - The drainage and grading plan as submitted is satisfactory.

4. Streets and Sidewalks - The developer agrees to build sidewalks along both sides of all streets and along the east side of NW 48th adjacent to this subdivision.

   The developer requests no traffic study be required for the residential portion of this development. A traffic study will follow for the proposed B2 zoning when it is submitted. The future traffic impact will require improvements in NW 48th Street. It will likely require reconstruction of a portion of West Huntington west of NW 48th to facilitate the geometry needed for anticipated traffic movements east of NW 48th Street. This developer is not proposing any improvements to NW 48th Street with the residential portion of this plat. There are no curbs and gutters in NW 48th at present.

   The plat should be required to build the emergency access between West Huntington and West Adams as a requirement of the first Final Plat or alternately build the extension of NW 46th and West Thatcher outside this plat on property to the south.

   NW 45th Street will need to be vacated south of Adams prior to approval of final plats.

5. The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system and public storm sewer system has been reviewed to determine

if the sizing and general method of providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connecting storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

Public Works recommends approval of the proposed plat waivers. A clarification of the roadway platform waiver is needed. All platforms are shown at 3% of less. The waiver request should be for exceeding 2% platforms as required by design standards when this plat was originally submitted.

jaj AshleyHghtsPP ddb

"Dennis L. ROTH"
<DROTH@LANCJES2
.ci.lincoln.ne.us>

01/04/2001 02:14
AM

To: <JDAM@CI.LINCOLN.NE.US>
cc:
Subject: Ashley Heights PP/CUP

PROJECT NAME: Ashley Heights PP/CUP
PROJECT NMBR: SP #1833
PROJECT DATE: 122900
PLANNER: Jennifer Dam

Other than those which are an obvious extension of an existing street, find SIMILAR SOUNDING NAMES within our geobase that COULD present problems in the dispatching of emergency vehicles to the following proposed name(s);

PROPOSED	SIMILAR
ASHLEY	ASHLEE

STRONGLY RECOMMEND alternate name(s) be selected.

WOULD CONSIDER DISMISSING OUR OBJECTION, if the prefix "west" or "northwest" were added to -ALL- of the proposed names, i.e. W Ashley Av, NW Ashley Cir, W Billy Ct and W Ramsey Rd.

Dennis "Denny" Roth
EDS II/CAD Admin
Emergency Communications 9-1-1 Center

SUPERVISOR, CUSTOMER SERVICE SUPPORT

UNITED STATES
POSTAL SERVICE

January 3, 2001

Jennifer Dam
City-County Planning Department
555 So 10 St
Lincoln NE 68508-3992

SUBJECT: Ashley Heights PP/CUP PP #00005/SP #1833

Jennifer,

I have reviewed the above mentioned proposal.

I find no concerns on behalf of the United States Postal Service and would agree with this proposal as submitted.

Please feel free to call me with any questions.

Thankyou,

Ronald G. White
Supv. Customer Service Support

RECEIVED
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

700 R ST
LINCOLN NE 68501-9662
(402) 473-1627
FAX: (402) 473-1795

Memorandum

To: Jennifer Dam, Planning

From: Rachel Martin, Parks and Recreation

Date: January 16, 2001

Re: Ashley Heights

Parks and Recreation Department staff have reviewed the above-referenced proposal and have the following comments:

1) Preferred location of a mini-park would be more centrally located and visible from a number of surrounding properties for indirect supervision of activities. Proposed location at the rear of potential commercial lot is not an ideal. Parks and Recreation staff would be interested in discussing a location such as Lot 27 of Block 4. Options to be discussed include potential donation of some or all of value of land to the City. (*Include language from paragraph 2 from Oct. 3 memo regarding maintenance and Paragraph 3.)

2) The proposed public access easement between Lots 29 and 30 of Block 8 should be a minimum of 10 feet in width.

3) Designated street tree for N.W. 48th Street should be changed from Hackberry to Patmore Ash and be shown on revised plan.

4) All trees planted on N.W. 48th Street shall be located on private property since this is an arterial street. This needs to be noted on the Landscape Plan.

5) Spacing of trees on N.W. 48th Street needs to be at 60' apart for traffic sight clearance. This needs to be noted on the revised Landscape Plan as well as the revised quantities.

6) N.W. 47th Street should be Autumn Purple Ash and not Skyline Locust to avoid monoculture planting of the same species. This needs to be shown on the revised plan.

7) Change designated street tree for N.W. 41st Street/West Leighton Avenue from Deborah Maple to Emerald Luster Norway Maple and show on revised plan.

Please phone me at 441-7936 with any questions. Rachel

LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION

TO: Jennifer Dam

DATE: January 25, 2001

DEPARTMENT: Planning

FROM: Scott E. Holmes, Chief SH
Environmental Health

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Leon F. Vinci, MPH
EH File
EH Administration
Chris Schroeder

SUBJECT: Ashley Heights
SP #1833

Thank you for the opportunity to provide input on Special Permit #1833 Ashley Heights.

The Lincoln-Lancaster County Health Department (LLCHD) is pleased to learn that several previous concerns have been addressed, including a "Navagation Easement" relative to airport associated activity, an annexation agreement restricting uses in the H-4 zoned area, and additional buffer area from the industrial zoned area to the north. Thus, we will restrict our comments to the following, which are the exact same comments made in the September 28, 2000 memo to your Department.

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 vegetable ground cover will also be incorporated as necessary.

Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.

If you have any questions, please contact me at 441-8634.

MEMORANDUM

RECEIVED
JAN 8 2001
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

TO: Jennifer Dam

FROM: Gene Hanlon

DATE: January 8, 2001

SUBJECT: Ashley Heights Community Unit Plan

The proposed community Unit plan at NW. 48th Street and West Adams called Ashley Heights would be an excellent location for a recycling drop-off site. We are interested in working with the property owner, developer and the Arnold Heights Neighborhood Association about hosting a recycling drop-off site in the area.

Date Printed: Friday, January 05, 2001

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A seperate set of plans for review and and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF01003**
Address
Job Description: ASHLEY HEIGHTS
Location: ASHLEY HEIGHTS
Special Permit: Y 00005
Preliminary Plat: Y 1833
Use Permit: N
CUP/PUD: N
Requested By: JENNIFER DAM

Status of Review: Approved

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

1997 Uniform Building Code and Local Amendments
1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
1989 Fair Housing Act As Amended Effictive March 12, 1989
1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
1999 National Electrical Code and Local Amendments
1997 Uniform Mechanical Code and Local Amendments
1994 Lincoln Gas Code
1994 NFPA 101 Life Safety Code
1997 Uniform Fire Code and Local Amendments
Applicable NFPA National Fire Code Standards

RECEIVED
JAN 5 2001
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

MEMORANDUM

RECEIVED
JAN 4 2001
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

DATE: 1-3-01

TO: Jennifer Dam

FROM: Dennis Duckworth

REG: Ashley Heights PP # 00005/ SP # 1833

Jennifer:

The Police Department has no problem with the Ashley Heights Preliminary Plat and Special Permit waivers as long as temporary emergency access is provided until W. Thatcher St. is completed.

Thank you,

Dennis Duckworth

Sergeant Dennis Duckworth
Lincoln Police Department

ITEM NO. 3.4a,b,c,d,e: COMP. PLAN AMENDMENT NO. 94-52
ANNEXATION NO. 00001
CHANGE OF ZONE NO. 3248

Lincoln Nebraska's Capital City

SPECIAL PERMIT NO. 1833
PREL. PLAT NO. 00005

January 29, 2001 (p.125 - Public Hearing - 2/07/01)

Planning Commission Members
City Council Members
555 South 10th Street
Lincoln, NE 68508

RE: Ashley Heights

Dear Members:

The Mayor asked me several months ago to work with Ashley Heights developer, M & S Construction, and R. E. Meyer, the neighboring meat processing plant, to see if a compromise could be worked out on Ashley Heights preliminary plat. I am pleased to report a satisfactory solution has been reached after numerous meetings with both parties, city staff, and concerned neighbors.

I must commend both M & S Construction and R. E. Meyer for the most conciliatory negotiations I have been a party to. We worked through most issues to everyone's satisfaction including environmental, access, street layout, setbacks, commercial area, park area and traffic concerns. I also must commend the adjacent neighborhoods for taking such an active role with the developer in the beginning of the development process and later in the compromise negotiations.

Compromises involve many parties and many complicated issues. While compromise might not be a perfect solution for every individual involved, we strived to reach the best solution for the group as a whole. It has been a pleasure to work with all the citizens involved with this planning process and the Mayor's Office supports the compromise.

Sincerely,

Marc Wullschleger
Director, Urban Development Department

RECEIVED
JAN 30 2001
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

Urban Development Department / Marc Wullschleger, Director
129 North 10th Street / Room 110 / Lincoln, NE 68508 / Phone: 402-441-7606 / Fax: 402-441-8711 / Website: www.ci.lincoln.ne.us

IN SUPPORT

ITEM NO. 3.4a,b,c,d,e: COMP PLAN AMENDMENT NO. 94-52
ANNEX.00001, CHANGE OF ZONE 3248,
SPECIAL PERMIT NO. 1833, PREL. PLAT 0000

ARNOLD HEIGHTS NEIGHBORHOOD ASSOCIATION

Arnold Heights Neighborhood Association

Serving The Residents Of The Arnold Heights Community

(p.125, Public Hearing, 02/07/01)

4230 NW 54th St.
Lincoln, NE 68524
February 1, 2000

Lincoln-Lancaster County Planning Dept
Planning Commissioners
555 South 10th St
Lincoln, NE 68508

Commissioners:

The Ashley Heights development will be coming before you on the February 7th Planning Commission agenda. We look forward to having this revised plat reviewed by the planning commissioners and encourage your acceptance of the proposal. This revision represents a compromise that was orchestrated between the neighborhood, the developer, the City of Lincoln, and the resident industrial user, RE Meyers Company.

From the neighborhood's point of view, this compromise addresses not only the industrial user's concerns, but also many issues that the community had expressed. We still feel that removing this tract of land from the industrial land use designation that is currently in place will benefit not only the adjacent residential area, but enhances the entryway to the Lincoln Airport Authority's larger industrial tract to the north. Residential growth with the possibility of commercial activity in the area will not only augment the existing residential, but will also provide LAA's tenants with improved services and housing opportunities.

Residents of the Arnold Heights, Oak Hills, Olympic Heights, Green Prairie Heights, and Hartland Northwest neighborhoods have provided the City Council with nearly 200 letters of support for this development. Our neighborhoods have had presentations by the developer along with concerns voiced by RE Meyer Company. The Arnold Heights Neighborhood Association continues to keep the residents of the NW 48th Street corridor neighborhoods apprised of the status of this application. We continue to be in complete support of this project. Please consider this proposal and vote yes for Ashley Heights and Northwest Lincoln. Thank You.

Respectfully

Arnold Heights Neighborhood Association

RECEIVED
FEB - 1 2001
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

Karen Griffin	President
Karin Kotschwar	Vice President
Terry Schwimmer	Treasurer
Jeanette Fangmeyer	Secretary
Jeff Schwebke	Editor