

## **FACTSHEET**

**TITLE: SPECIAL PERMIT NO. 1908**, requested by Olsson Associates on behalf of Anderson Ford, to allow the storage of vehicles for sale where parking is permitted in the front yard and rear yard, including a request to waive design standards to allow storage of vehicles for sale on raised islands, on property generally located at No. 27<sup>th</sup> Street and Wildcat Drive.

**STAFF RECOMMENDATION:** Conditional Approval; however, **denial** of the waiver of design standards.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 05/02/01  
Administrative Action: 05/02/01

**RECOMMENDATION:** Conditional Approval, with amendment to Condition #1.1.6, approving the waiver of design standards (9-0: Bayer, Carlson, Duvall, Krieser, Newman, Schwinn, Hunter, Steward and Taylor voting 'yes').

### **FINDINGS OF FACT:**

1. The Planning staff recommendation of conditional approval, but **denying** the waiver of design standards, is based upon the "Analysis" as set forth on p.3-4, concluding that the parcel is highly visible from the I-80 and N. 27<sup>th</sup> Street entryway. The applicant could provide parking in the front and rear yards by right. The applicant has agreed to provide additional landscaping along the I-80 frontage and to provide a 15' landscaped front yard along Wildcat Drive. The applicant has further agreed to provide a coordinated landscape scheme for the area that would enhance the corridor. However, allowing vehicles to be displayed on raised platforms in the required yards will not enhance the corridor. The conditions of approval are found on p.5-6.
2. The applicant's testimony is found on p.7-8, including requests to delete Condition #1.1.6, Condition #1.1.7 and Condition #1.1.8.
3. There was no testimony in opposition.
4. The staff response to the proposed amendments to the conditions of approval is found on p.8-9. The staff disagrees with the deletion of Conditions #1.1.6, #1.1.7 and #1.1.8.
5. The applicant's response is found on p.9-10.
6. There was considerable discussion about the detention cell and parking used cars adjacent to the outlet containing a wetland (Condition #1.1.8), and about the "vehicle display pads" (Condition #1.1.6). See Minutes, p.8-10.
7. The main motion of conditional approval included amendment to Condition #1.1.6: "No vehicle display pad may exist that is higher than six inches and not of concrete materials, to the satisfaction of the Planning Department." This approves the waiver of design standards.
8. There was not a motion to delete Condition #1.1.7
9. A motion to delete Condition #1.1.8 failed 4-5 (Duvall, Schwinn, Krieser and Bayer voting 'yes'; Taylor, Newman, Carlson, Steward and Hunter voting 'no').
10. On May 2, 2001, the Planning Commission voted 9-0 to agree with the staff recommendation of conditional approval, with amendment to Condition #1.1.6, which approves the waiver of design standards.
11. The Site Specific conditions of approval required to be completed prior to scheduling this application on the Council agenda have been submitted by the applicant and approved by the reviewing departments.

**FACTSHEET PREPARED BY:** Jean L. Walker

**REVIEWED BY:** \_\_\_\_\_

**REFERENCE NUMBER:** FS\CC\FSSP1908

**DATE:** May 14, 2001

**DATE:** May 14, 2001

## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

**P.A.S.:** Special Permit #1908

**DATE:** April 17, 2001

**\*\*As Revised by Planning Commission 05/02/01\*\***

**PROPOSAL:** Scott Osterhaus, on behalf of Anderson Ford, has requested a Special Permit to allow the storage of vehicles for sale where parking is permitted in the front yard and rear yards, and has requested a waiver of design standards to allow storage of vehicles for sale on raised islands on property generally located at N. 27<sup>th</sup> Street and Wildcat Drive.

### **GENERAL INFORMATION:**

**APPLICANT:** Scott Osterhaus  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508  
(402) 474-6311

**CONTACT:** Same

**LOCATION:** N. 27<sup>th</sup> Street and Wildcat Drive

**LEGAL DESCRIPTION:** Lot 1, Block 1, High Pointe North Commercial Park 3<sup>rd</sup> Addition located in the NE 1/4 of Section 36, T11N, R6E, Lincoln, Lancaster County, Nebraska.

**SIZE:** 9 acres more or less

**EXISTING ZONING:** H-3 Highway Commercial

**EXISTING LAND USE:** Auto dealership under development

**SURROUNDING LAND USE AND ZONING:** Zoned H-3 Highway Commercial to the north with wetlands. Zoned H-3 Highway commercial to the east, south and west with highway commercial uses and land under development. Zoned AG Agricultural north of I-80 with agricultural uses.

**COMPREHENSIVE PLAN SPECIFICATIONS:** Shown as Commercial in the 1994 Lincoln-Lancaster County Comprehensive Plan. The following goals are pertinent to the proposed Special Permit:

- Identify, protect and enhance features which give Lincoln and Lancaster County its distinctive character, image, sense of purpose and means of orientation through urban design and historic preservation.
- Protect and improve important vistas and entryways to the city.

**HISTORY:** **September 1997** Change of Zone #3068 changed the zoning from AG Agricultural and R-3 Residential to H-3 Highway Commercial and Annexation #97011 annexed the area into the City.

**October 1999** Preliminary Plat #98030, High Pointe North Commercial Center was approved by City Council.

**April 2000** Preliminary Plat #99026, High Pointe North Commercial Center 1<sup>st</sup> Addition was approved by City Council.

**SPECIFIC INFORMATION:**

**UTILITIES:** Available

**TOPOGRAPHY:** Sloping to the northeast

**ENVIRONMENTAL CONCERNS:** Increased runoff of storm water and pollutants into the wetland north of the property.

**AESTHETIC CONSIDERATIONS:** The I-80 and N. 27<sup>th</sup> Street entryway corridor.

**ANALYSIS:**

1. This is a request for a Special Permit to allow the storage of vehicles for sale and resale in the front yard along Wildcat Drive and in the rear yard along the wetland.
2. Section 27.63.700 of the Zoning Ordinance provides that a Special Permit may be granted to allow the storage of vehicles for sale in the front and rear yards if the area conforms with the parking lot design standards, unless specifically adjusted or waived by the City Council.
3. The H-3 zoning district has a 30 foot setback in both the front and rear yards. However, parking is allowed in both.
4. The proposed site plan shows a 15 foot landscaped front yard along Wildcat Drive. The proposed parking/display area is within the back 15 feet of the 30' front yard setback along Wildcat Drive.
5. A rear yard varying between 5 and 8 feet is shown. Most of the yard is planted with shrubbery. A 30' buffer strip planted with native grasses is beyond this lot and within the outlot to the north to provide a buffer to the wetlands.
6. The application letter stated that permission to display vehicles for sale was requested in the N. 27<sup>th</sup> Street front yard, as well. However, all of the display area is shown outside of the front yard setback along N. 27<sup>th</sup> Street.

7. The applicant has requested a waiver of the parking lot design standards to allow vehicles to be displayed on “vehicle display pads” in the front yard along Wildcat Drive.
8. The applicant has not provided an elevation or details of the proposed “vehicle display pads”. It is not clear if the applicant proposes to park cars on a raised concrete island, or on a raised display structure.
9. The applicant has shown landscaping in the required 30' front yard along the I-80 frontage. This area is shown as a landscaped area with shrubs and street trees. While the proposed landscaping exceeds what was shown on the approved Preliminary Plat, the materials and location do not match the landscaping shown on the approved Preliminary Plat.
10. Additional trees are shown along the west side yard property line.
11. The landscape plan does not provide the design spread and height of the plant material, and does not provide screening calculations. The applicant will need to demonstrate on the plan that the screening meets design standards.
12. The applicant has indicated that he is working with a Landscape Architect to prepare a coordinated landscape design for the front yard area generally located along Wildcat Drive, Whitehead Drive and Telluride Drive. He has verbally indicated a willingness to provide coordinated landscape design standards for the area prior to City Council approval of this plan.
13. The Public Works and Health Departments had no objections to the proposal.
14. The Parks and Recreation Department suggested substitutions for some of the proposed trees.
15. This special permit does not apply to internal parking or landscaping. All internal parking and landscaping will be required to meet applicable design standards.

**STAFF CONCLUSION:** This parcel is highly visible from the I-80 and N. 27<sup>th</sup> Street entryway. The applicant could provide parking in the front and rear yards by right. The applicant has agreed to provide additional landscaping along the I-80 frontage and to provide a 15' landscaped front yard along Wildcat Drive.. The applicant has further agreed to provide a coordinated landscape scheme for the area that would enhance the corridor. However, allowing vehicles to be displayed on raised platforms in the required yards will not enhance the corridor.

**STAFF RECOMMENDATION:** Conditional approval of the Special Permit to allow the storage of vehicles for sale in the front yard along Wildcat Drive and in the rear yard.

~~Denial~~ Approval of the waiver to allow vehicles to be displayed on raised platforms. (\*\*Per Planning Commission 05/02/01\*\*)

**CONDITIONS:**

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 A landscape plan that is consistent with the approved Preliminary Plat.
  - 1.1.2 The design height and design spread of the plant materials and the screening calculations, and landscaping meeting the parking lot design standards, including any parking allowed on vehicle display pads.
  - 1.1.3 Provide a coordinated landscape scheme for the area prepared by a Landscape Architect.
  - 1.1.4 Revise the plant materials to the satisfaction of the Parks and Recreation Department.
  - 1.1.5 Revise the placement of the street trees to the satisfaction of the Parks and Recreation Department.
  - 1.1.6 ~~Remove the "vehicle display pad" designation from the site plan.~~ No vehicle display pad may exist that is higher than six inches and not of concrete materials, to the satisfaction of the Planning Department. (\*\*Per Planning Commission 05/02/01\*\*)
  - 1.1.7 Add a note to the plans to indicate that neither the hood or trunk of a car can be left open on the vehicles displayed for sale or resale in the front or rear yard except when the vehicle is inspected by a customer or being serviced.
  - 1.1.8 Add a note to the plans indicating that used cars will not be displayed in the rear yard area adjacent to the outlot containing a wetland.

2. This approval permits the storage of vehicles for sale or resale within the rear yard and within the Wildcat Drive front yard, as shown on the approved site plan. If the use of the premises is changed from vehicle sales, this special permit shall not be considered an adjustment or waiver of the standards for a parking lot, nor shall the area be considered a non-conforming parking lot.
3. The City Council approves a waiver of the parking lot design standards to allow vehicles to be displayed on "vehicle display pads" in the front yard along Wildcat Drive. The display pads shall be no higher than six inches and of concrete material. (\*\*Per Planning Commission 05/02/01\*\*)

General:

34. Before receiving building permits:

34.1 The construction plans shall comply with the approved plans.

STANDARD CONDITIONS:

45. The following conditions are applicable to all requests:

- 45.1 Before storing vehicles for sale or resale in the front or rear yard, all development and construction shall have been completed in compliance with the approved plans.
- 45.2 All privately-owned improvements shall be permanently maintained by the owner.
- 45.3 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.
- 45.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 45.5 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

# SPECIAL PERMIT NO. 1908

## PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 2, 2001

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

Planning staff recommendation: Conditional approval, but denial of the waiver to allow vehicles to be displayed on raised platforms.

### Proponents

1. **Rob Otte** appeared on behalf of **Anderson Ford**, the applicant. This application is for the new Anderson Ford being developed at the corner of I-80 and No. 27<sup>th</sup> Street. The application asks for storage of vehicles for sale in a parking area. The ordinance requires a special permit if you are going to place inventory in the front yard, and Otte believes that the Commission routinely looks at those special permits for car dealers. This same area could be used for customer parking or for driveway lanes, etc.

Otte went on to state that in developing the whole High Pointe area, the developer has enhanced the landscaping from what would have been originally required. They have discussed enhanced landscaping with the staff for the purposes of allowing this special permit. Along the I-80 corridor, the developer has been sensitive to what might happen and has agreed to reduce the encroachment into the 30' setback so that there will be 30' of green space and they have pulled the building line back. Kim Todd did the enhanced landscape plan for High Pointe. Otte stated that a lot of the inconsistencies in the staff report are dealt with in Kim Todd's plan. Otte then displayed the landscape plan. The developer has been sensitive to the wetland area to the north.

Otte further clarified that this application pertains to the setbacks along the front of the building (on Wildcat Drive). The developer has agreed to increased landscaping and agrees with the conditions of approval in the staff report, with the following exceptions:

Condition #1.1.6 requires that the "vehicle display pad" designation be removed from the site plan. Otte acknowledged that this condition may have come about due to an inadequate explanation of what the applicant is attempting to do. The display pads are only raised 6 inches—they are not "built-up" display pads. There are a couple of areas along Wildcat Drive where there are display pads with angle parking. It will only be a 6 inch high curb. Otte requested that Condition #1.1.6 be deleted.

Condition #1.1.7 requires that a note be added to indicate that neither the hood or trunk of a car can be left open on the vehicles displayed....in the front or rear yard except when the vehicle is inspected by a customer or being serviced. Otte appreciates that no one likes a junky site but Otte urged that we need to leave it to the automobile dealers to do the marketing as they see fit. When the city is catering to and has asked the big dealers to set up in these areas, it makes sense to leave their business alone knowing that they will do it tastefully. Roger Anderson will have more than 8 million dollars in this site and he is not going to do something distasteful. Otte requested that Condition #1.1.7 be deleted.

Condition #1.1.8 requires that a note be added indicating that used cars will not be displayed in the rear yard area adjacent to the outlot containing a wetland. This developer has spent lots of time and money to be sensitive to the environmental issues. Otte suggested that there is no data that says that parking these cars 50 feet closer or not is going to make any difference whatsoever, especially when you consider the types and kinds of cars that will be on this lot—Anderson Ford will not be displaying old leaky, junky cars. This is a new car auto dealership. Otte requested that Condition #1.1.8 be deleted.

With regard to Condition #1.1.8, Otte further noted that the developer has worked with the staff to say that they will provide a 15' strip as green space if they can park the inventory back behind that. We could have put employee parking or driving lanes right up to that property line. This applicant wants the inventory to be along the front yard and he is happy to add some landscape and screening.

Steward inquired whether the applicant has installed or intends to install any special stormwater protection device for the wetland. Otte responded that there is a detention cell before the water enters the wetlands area. Scott Osterhaus, Olsson Associates, explained that the preliminary plat showed a detention structure to the east and north of the Anderson building for all of the drainage from the Anderson lot. It was developed as a stormwater detention cell. This detention cell will clean up the water before it gets into the wetland area. Steward wondered how oil and residue from the automobiles would be separated. Osterhaus stated that as the water gets into the cell, the cell will fill up with water and the residue will settle to the top. The pure water would be at the bottom, where there is a drain outlet from the cell. Over time, that will drain down and the residue remains in the bottom of the cell after the water level drops.

There was no testimony in opposition.

Jennifer Dam of Planning staff stated that the staff would disagree with the requests to delete Conditions #1.1.6, #1.1.7 and #1.1.8. With regard to the waiver of parking lot design standards to allow the vehicle display pads, Dam explained that the special permit was designed to allow cars to be displayed in areas where parking would be allowed. The staff has not received anything from the applicant on the details of the vehicle display pad. We don't know what it will look like. Without justification for the request, the staff continues to recommend denial of this waiver.

With regard to Condition #1.1.7 regarding the opening of the hood and trunk, Dam explained that this is a standard condition that has been added to all of the special permits for the display of vehicles for sale by special permit. She researched the previous special permits to make sure that this is consistent. There were two previously permitted with this condition. Signs and balloons are a sign issue; are not allowed under the sign ordinance; and are not applicable to this special permit.

With regard to the wetlands, Dam advised that Nicole Fleck-Tooze of the Public Works Department is comfortable with the wetlands issue. She would prefer new cars because of the concern about any waste that might drop from used cars. Used cars could be parked in an area that is outside of the required yard.



Steward suggested that Condition #1.1.6 could be amended such that the vehicle display pad could not be higher than six inches and integral to the concrete surfacing. Dam suggested that if the Commission so desires to make that amendment, then the staff recommendation needs to be amended accordingly to approve the waiver.

Taylor understands that nothing would be added to the 6" raised concrete pad. Dam could not answer that question because the specific information has not been submitted for review.

Steward asked staff to comment on the technicality of the detention system and whether or not it will adequately protect from oil, residue and toxics that would otherwise damage that wetlands area. Is it engineered appropriately? Buff Baker of Public Works did not specifically review this application, but there are no instances in recent history where we have been close to wetlands with used car storage and parking. He believes that if there is additional place on the site for the used cars it would be better not to take that chance.

### Response by the Applicant

Otte reiterated that maybe the applicant did not show enough specificity in the design of the vehicle display pads. He would accept 6" as part of the conditions. They are not interested in adding anything else.

With regard to the standard condition about hoods not being open, Otte appreciates that there are two other instances where this was made a condition, but both of those applied to Anderson Ford on "O" Street and on Cornhusker Hwy. Those are dramatically different than what we are talking about here. Otte urged that at some point we have to trust that someone who comes in with this kind of project will do what is right.

With regard to the wetlands, Otte stated that they could re-engineer this whole site to work around some small drops on the concrete, but there are drains all over this. We just don't think there is any empirical evidence that would suggest there is going to be any kind of problem, plus the applicant has the obligation to maintain the wetlands and the integrity of the wetlands. We will not put anything on the lot that is going to cause any problems to the wetlands.

Carlson asked whether there are specific drawings to detail the pads. Otte did not know how to detail it except to say that there is a pad that is a 6" raised pad because there is a light pole and an electrical panel there. There is a concrete asphalt pad there and all we are saying is that we are going to park a car on there. He is not sure anyone will notice the difference in car top height. Carlson thought they should have submitted a design to justify the waiver.

Bayer inquired whether the parking lot is engineered or sloped so all run-off will go to the internal drain system, or will some run off the property? Otte stated that all of it will go into the detention cell. Bayer then pondered the explosion of a radiator in the used care area--what way will the water go? Roger Anderson stated that he has never had a radiator blow up. He has been a new car dealer in Lincoln since 1993 and he does have two other dealerships. He deals in new vehicles and late model used vehicles. He buys a lot of program cars that might be one year old with 10,000 miles with new car warranties. We just don't deal in the 10-12-14 year old cars. As far as the drainage, Anderson has

been involved in the design and he assured that all of the drainage will go into the detention cell. If a radiator explodes, it will go into the drain system. Most of the used cars will be contained on the east side of the lot. It is continuously curved to run into the pond.

Carlson inquired whether the denial of a waiver by the Planning Commission requires a super-majority vote of the Council to override. Rick Peo of the City Law Department advised that it does not.

Public hearing was closed.

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

May 2, 2001

Steward moved to approve the Planning staff recommendation of conditional approval, with amendment to Condition #1.1.6 to read: "No vehicle display pad may exist that is higher than 6" and not of concrete material, to the satisfaction of the Planning Department", seconded by Duvall.

Carlson's preference would be to move the permit forward without the waiver; let them request the waiver at Council and bring in the appropriate design for the waiver request.

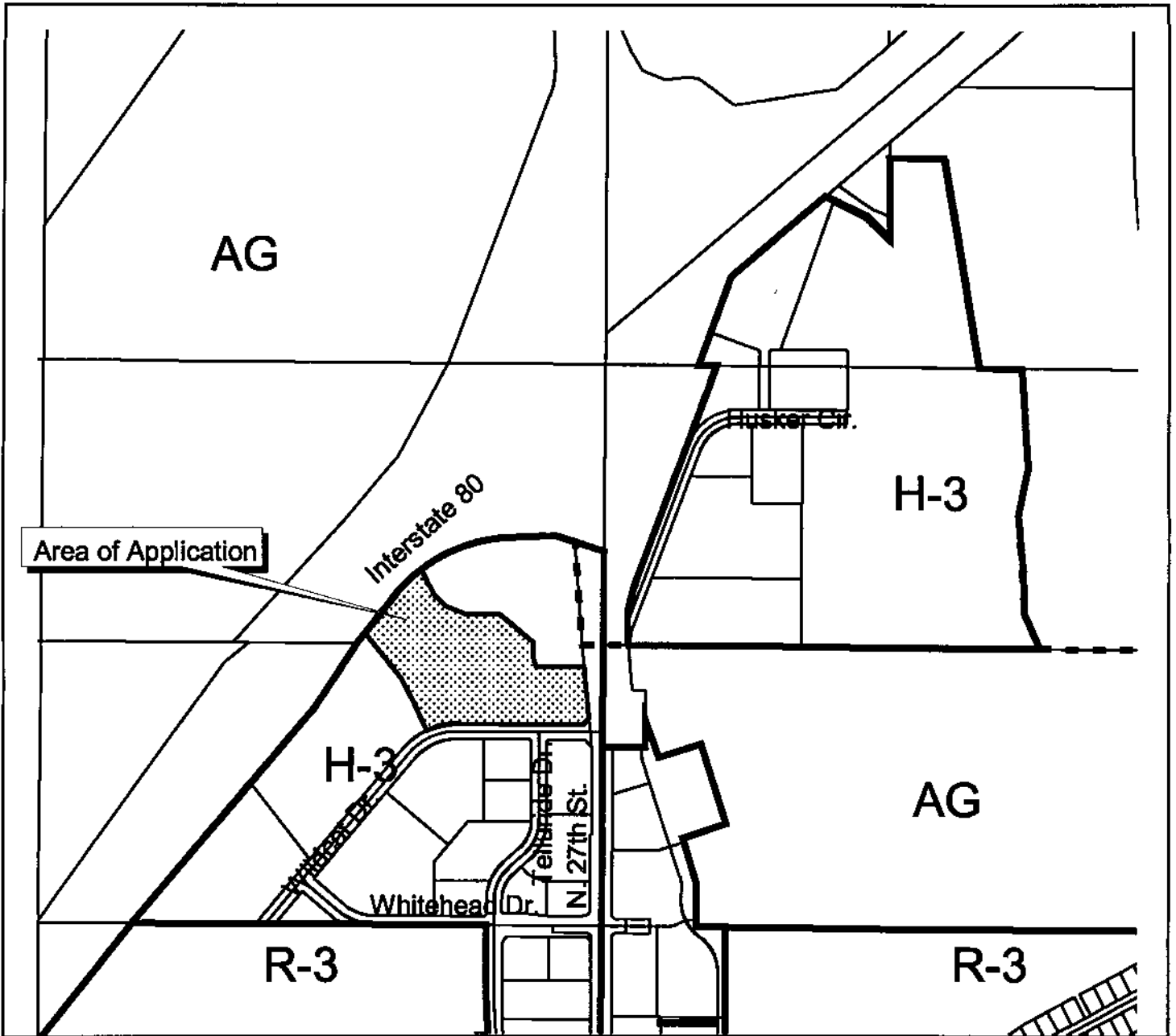
Schwinn moved to amend to delete Condition #1.1.8, seconded by Duvall. Schwinn commented that in looking at the operation that Anderson runs now and the drainage issue, he does not think it is the Planning Commission's position to decide where they are going to put the new and used cars. You never know how much they have at one time. He does not think it is appropriate.

Steward stated that he will vote against the amendment. He does not think we've ever approved a car lot operation adjacent to a wetland. This is for the better good and protection of the wetland. He does not disagree that Anderson runs an exquisite operation, but Anderson has the capability of selling this and we have no guarantee that it will stay in the hands of any one particular owner as long as these wetlands are there, and they should be there forever.

Bayer stated that he will support the amendment. No matter where the cars are parked on the lot, the drainage could still get into the wetlands. The issue is whether the detention is adequate and it sounds like it is.

Motion to delete Condition #1.1.8 failed 4-5: Duvall, Schwinn, Krieser and Bayer voting 'yes'; Taylor, Newman, Carlson, Steward and Hunter voting 'no'.

Motion for conditional approval, with amendment to Condition #1.1.6, carried 9-0: Duvall, Taylor, Newman, Carlson, Schwinn, Steward, Krieser, Hunter and Bayer voting 'yes'.

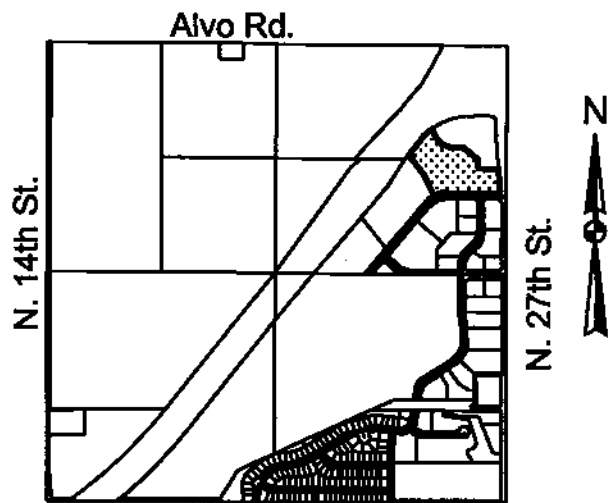
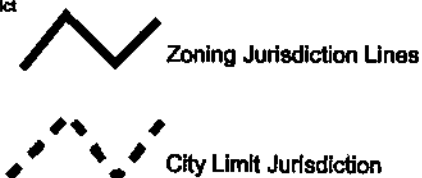


## Special Permit #1908 N. 27th & Wild Cat Drive

### Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation 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 General 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

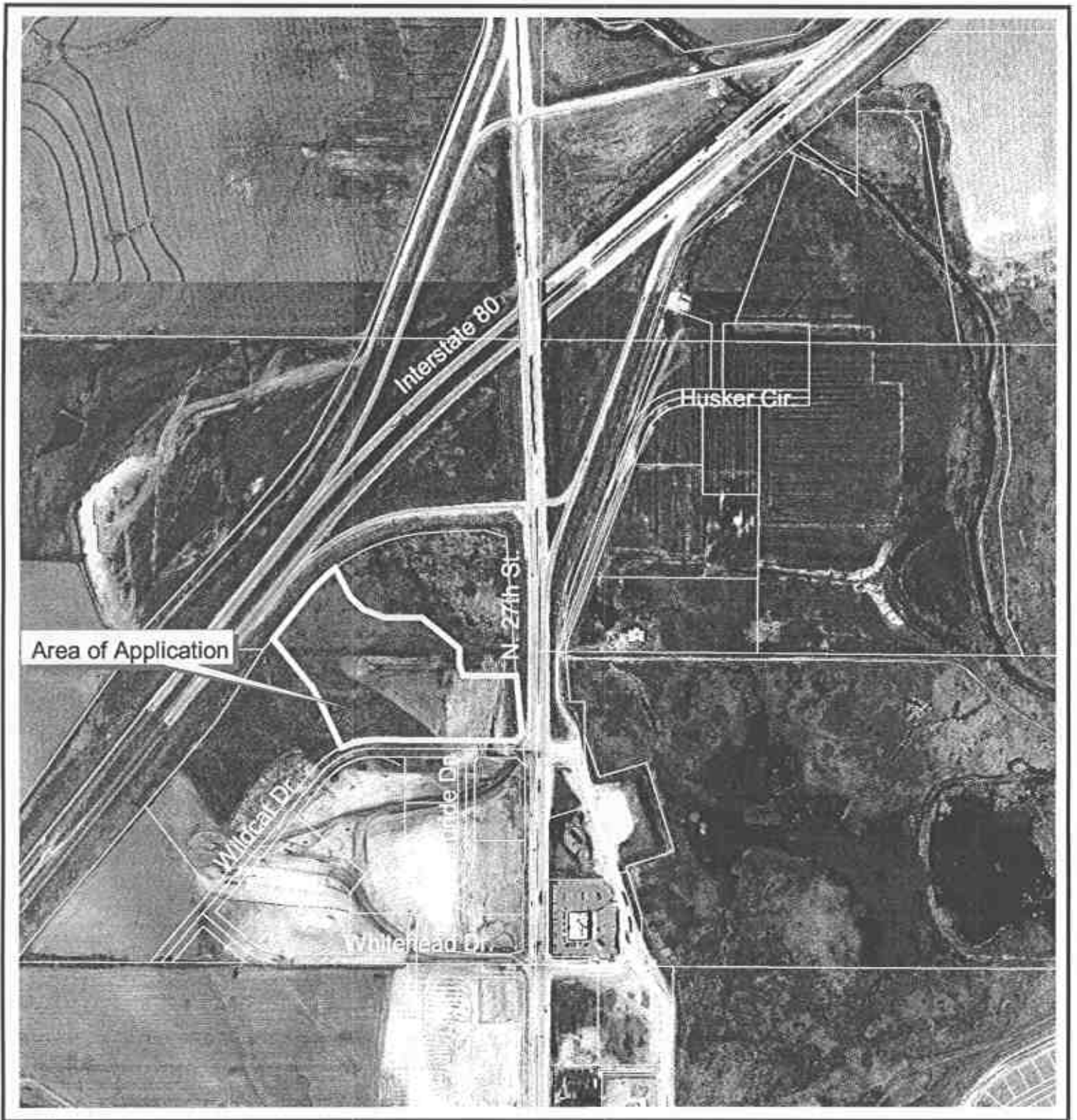
One Square Mile  
Sec. 36 T11N R6E



Fletcher Ave.

Sheet  
Date:

011



**Special Permit #1908  
N. 27th & Wild Cat Drive**



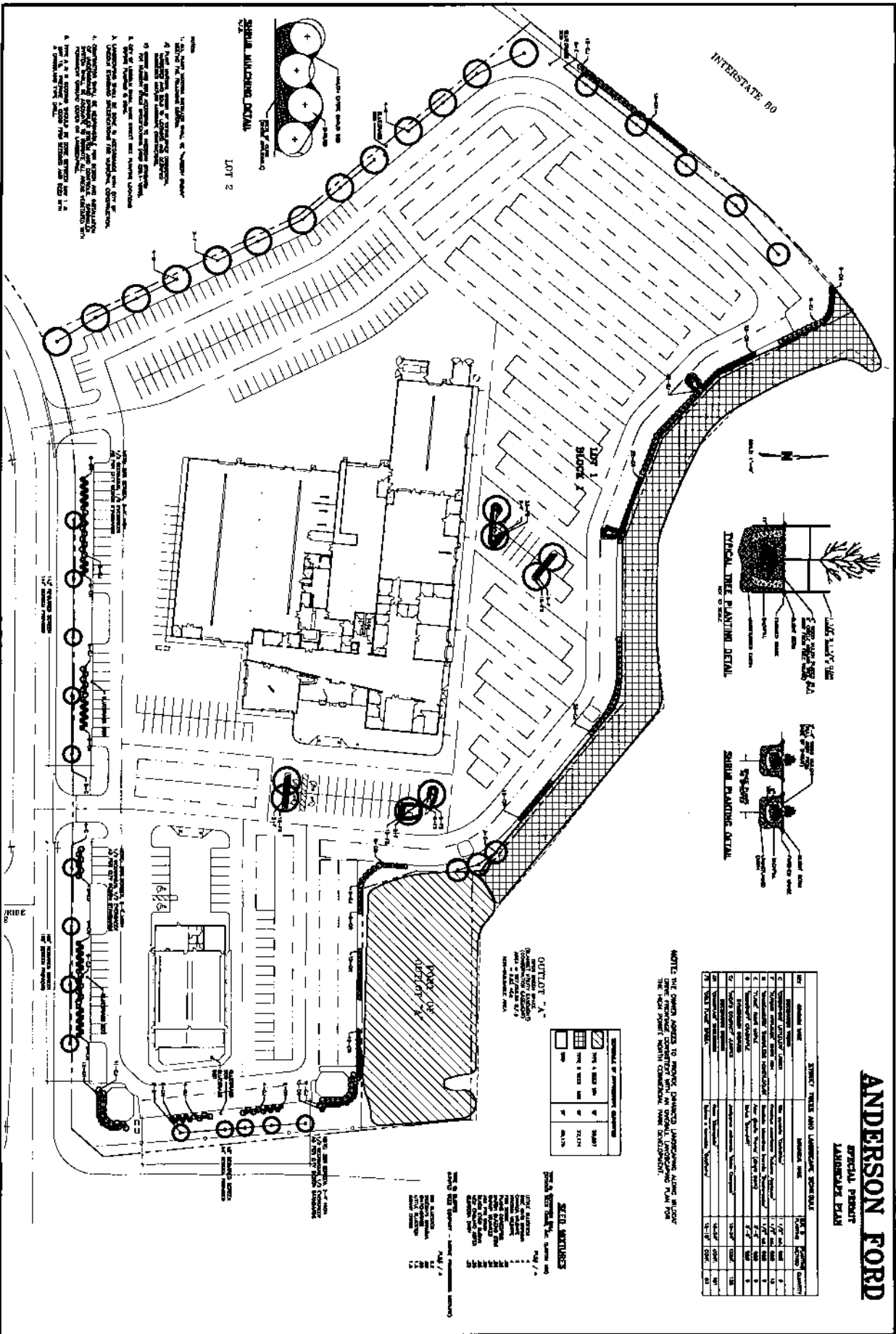
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Lincoln City - Lancaster County Planning Dept.

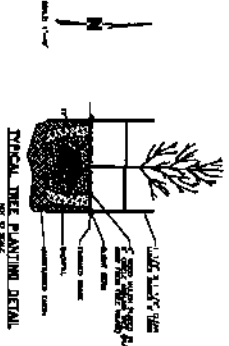




1. SEE NOTES FOR MATERIALS, FINISHES, AND CONSTRUCTION METHODS.
2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE NEBRASKA LANDSCAPE PERMIT REGULATIONS.
3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE NEBRASKA LANDSCAPE PERMIT REGULATIONS.
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10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE NEBRASKA LANDSCAPE PERMIT REGULATIONS.

LOT 2

INTERSTATE 80



SYMBOLS OF PLANTING EQUIVOCALITY			
Symbol	Plant Name	Plant Size	Plant Type
Symbol	Plant Name	Plant Size	Plant Type
Symbol	Plant Name	Plant Size	Plant Type
Symbol	Plant Name	Plant Size	Plant Type

OUTLET "A"  
 (SEE NOTE 10)  
 (SEE NOTE 11)  
 (SEE NOTE 12)  
 (SEE NOTE 13)  
 (SEE NOTE 14)

NOTE: THE OWNER AGREES TO PROVIDE FINANCED LANDSCAPING ALONG WITH THE NEW FORD NORTH COMMERCIAL HOME DEVELOPMENT.

NO.	QUANTITY	DESCRIPTION	UNIT	PRICE	TOTAL
1	1	PLANTING	SQ. FT.	100.00	100.00
2	1	PLANTING	SQ. FT.	100.00	100.00
3	1	PLANTING	SQ. FT.	100.00	100.00
4	1	PLANTING	SQ. FT.	100.00	100.00
5	1	PLANTING	SQ. FT.	100.00	100.00
6	1	PLANTING	SQ. FT.	100.00	100.00
7	1	PLANTING	SQ. FT.	100.00	100.00
8	1	PLANTING	SQ. FT.	100.00	100.00
9	1	PLANTING	SQ. FT.	100.00	100.00
10	1	PLANTING	SQ. FT.	100.00	100.00
11	1	PLANTING	SQ. FT.	100.00	100.00
12	1	PLANTING	SQ. FT.	100.00	100.00
13	1	PLANTING	SQ. FT.	100.00	100.00
14	1	PLANTING	SQ. FT.	100.00	100.00
15	1	PLANTING	SQ. FT.	100.00	100.00
16	1	PLANTING	SQ. FT.	100.00	100.00
17	1	PLANTING	SQ. FT.	100.00	100.00
18	1	PLANTING	SQ. FT.	100.00	100.00
19	1	PLANTING	SQ. FT.	100.00	100.00
20	1	PLANTING	SQ. FT.	100.00	100.00

# ANDERSON FORD

SPECIAL PERMIT  
 LANDSCAPE PLAN

CONSULTING ENGINEER  
 P. O. BOX 44444  
 LINCOLN, NE 68501  
 402-474-8111

ANDERSON FORD  
 SPECIAL PERMIT  
 LANDSCAPE PLAN

LINCOLN, NEBRASKA  
 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 separate set of plans for review 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 # DRF01031

Address

Job Description: HIGH POINTE NORTH COMMERCIAL P

Location: HIGH POINTE NORTH COMM

Special Permit: Y 1908

Preliminary Plat: N

Use Permit: N

CUP/PUD: N

Requested By: RAY HILL

Status of Review: Approved

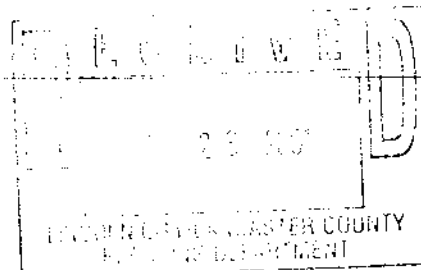
Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

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 Effective 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



SPIA08

# Memorandum

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**To:** Ray Hill, Planning  
**From:** Rachel Martin, Parks and Recreation  
**Date:** March 22, 2001  
**Re:** High Pointe North Commercial Park

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

- 1) Street trees on Wildcat Drive need to be located at least 5 feet north of proposed sidewalk to avoid lifting of pavement. This needs to be noted on the landscape plan.
- 2) Street trees on North 27<sup>th</sup> Street need to be planted on private property. This needs to be noted on the landscape plan.
- 3) 'Corinthian' Littleleaf Linden is acceptable substitute for Greenspire Linden on Wildcat Drive.
- 4) 'Snowdrift' Crab on North 27<sup>th</sup> Street needs to be changed to either 'Donald Wyman' Crab or 'Professor Sprenger' Crab for better disease/insect resistance.

Please phone me at 441-7936 with any questions.



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

**TO:** Ray Hill

**DATE:** 3/26/2001

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder

**ATTENTION:**

**DEPARTMENT:** Health

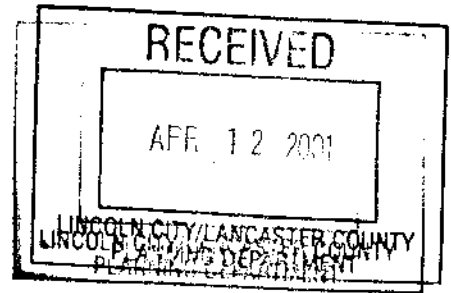
**CARBONS TO:** Leon F. Vinci, MPH  
EH File  
EH Administration

**SUBJECT:** High Pointe North  
Commercial Park  
SP #1908


The Lincoln-Lancaster County Health Department has reviewed the application for special permit number 1908 as has, at this time, not identified any potential negative public health impacts.

If you have any questions, please contact me at 441-6272.

# M e m o r a n d u m



**To:** Jennifer Dam, Planning Department

**From:**  Dennis Bartels, Public Works & Utilities

**Subject:** Revised Display Parking for Anderson Ford

**Date:** April 9, 2001

**cc:** Roger Figard, Nicole Fleck-Tooze

The revised plans for the Anderson Ford display parking at 27<sup>th</sup> and Wildcat are satisfactory to Public Works.



**OLSSON ASSOCIATES**  
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

5 April 2001

Ms. Jennifer Dam  
Planning Department  
555 South 10<sup>th</sup> Street, Room 213  
Lincoln, NE 68508

Re: High Pointe North Commercial Park  
Special Permit  
OA Project No. 2000-0142.04

Dear Jennifer:

Enclosed find the following documents for the above-mentioned project:

1. 8 copies of the Site Plan.
2. 8 copies of the Landscape Plan
3. Special Permit Application

On behalf of the Owner/Developer, Anderson Ford, Roger Anderson, we are requesting a special permit over Lot 1, Block 1, to allow storage of vehicles for sale and resale within the front yard setback to within 15-feet from the property line, in conjunction with Section 27.63.700 of the Lincoln Municipal Code, Zoning Requirements. This would include all the existing front yards along Wildcat Drive and 27<sup>th</sup> Street. Also we are requesting a waiver for parking lot design standards to allow parking of display vehicles on islands along Wildcat Drive front yard setback to within 15-feet from the property line.

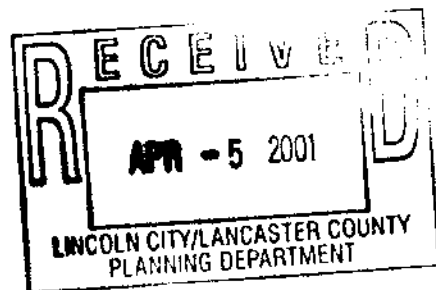
If you require further information or have any questions, please call.

Sincerely,

Scott Osterhaus

cc: Virgil Eihusen  
Roger Anderson  
Rob Otte

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