



THE NORTH-SOUTH
BOUNDARY ON THE WEST
SIDE OF LOT 6, BLOCK 2



LOOKING EAST ACROSS
LOT 2 BLOCK 2
FROM FRONTIER ROAD.



Stevens Ridge Rd
would go thru
these trees at a rd
angle to the woods,
LOT 1 Block 1

ITEM NO. 5.4a,b,c: CHANGE OF ZONE #3238
CHANGE OF ZONE #3239

SEACREST & KALKOWSKI, P.C.

1111 LINCOLN MALL, SUITE 350
LINCOLN, NEBRASKA 68508-3905

TELEPHONE (402) 435-6000
FACSIMILE (402) 435-6100
E-MAIL: sk@sklaw.inetnebr.com

PREL. PLAT #00001
(p.151 - Cont'd Public Hearing - 10/18/00)

KENT SEACREST
DANAY KALKOWSKI

October 13, 2000

Kathleen Sellman, Director
555 South 10th Street
Lincoln, NE 68508

RE: Change of Zone 3238, Change of Zone 3239 and Preliminary Plat 00001
Hawkswood Estates

Dear Kathleen:

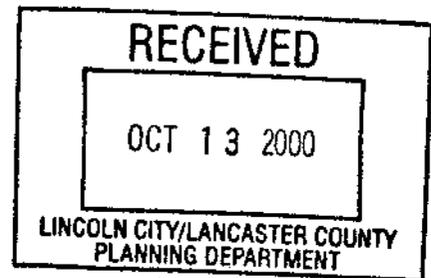
We have been advised by the Planning Department that our request to add a cul-de-sac on South 68th Street requires our office to resubmit our Preliminary Plat showing the cul-de-sac. In the next week we will be resubmitting the Preliminary Plat for staff review and comments. Therefore, we ask that you withdraw Change of Zone 3239 and put Change of Zone 3238 and Preliminary Plat 00001 on pending until our revised Preliminary Plat can be scheduled for public hearing.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to call our office.

Sincerely,

KENT SEACREST
For the Firm

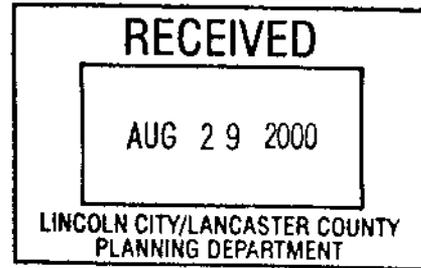
cc: Jack Lynch
Diane Oldfather



Southfork Estates Homeowners Association

August 28, 2000

Kathleen A. Sellman
Lincoln-Lancaster County Planning Department
555 South 10th Street
Lincoln, Nebraska 68508



Re: Hawkswood Estates, Change of Zone #3238, #3239, Preliminary Plat #00001

Dear Ms. Sellman,

1994 Comprehensive Plan:

Future Urban Residential Needs and Plans

Goal #1 Provide an environment for each neighborhood that promotes the safety and well being of the residents and provides a sense of community.

The Southfork Estates Homeowners Association wishes to voice our general support of the Hawkswood Estates plan, however the proposal to extend South 68th Street north to connect with Stevens Ridge Road is opposed by 100% of the homeowners in Southfork because of safety concerns.

For the past 12 years Southfork Estates has worked together as a very close knit Neighborhood. The subdivision was developed as a self-governing "community" outside the City of Lincoln. Our community has dealt with a failing private sewer system, a private water system with our own wells, our own local street lighting district, our private 3 acre lake, and maintenance of our subdivisions streets. We have also existed very well with Southfork Boulevard as our only entry/exit to the subdivision. We feel strongly that if South 68th Street is extended north to Stevens Ridge Road, the 1994 Comprehensive plan's primary goal for residential needs and plans would be ignored.

Southfork Estates feels that if another entry/exit were allowed to the north we would experience a dramatic increase in traffic, with an equally dramatic decrease in safety. The traffic increase would come not only from Hawkswood Estates homeowners and the increasing development north of Old Cheney Road, but also from drivers wishing to bypass the busy intersection of 70th and Old Cheney. As the triangular Livingston property bounded by South 70th, Pine Lake Road and Hiway 2 is commercialized with a proposed high traffic Home Depot, large grocery store, fast food outlets or other commercial use, our area would quickly become the short cut for motorists from the north, northwest and west. Home Depot estimates that the development of the Livingston property will add an additional 4000 vehicles per day to our area streets. Some of these vehicles will want to avoid the congestion of South 70th Street by cutting through the area neighborhoods.

Southfork Estates was developed as a rural neighborhood with streets not designed for heavy traffic. We have no curbs, no sidewalks, open drainage ways adjacent to the street, and inadequate street lighting. Because of the lack of sidewalks we use our streets as our bike trail, jogging track, roller rink, and walking path. It is where we teach our children how to ride a bike, and quite often the street is our neighborhood meeting place. Through traffic means more cars and trucks moving faster through the neighborhood, which puts our safety, and our children's safety, at risk. The neighborhood also fears there would be an increase in crime and a dramatic change in the character of the subdivision.

Southfork Estates has been assured by several of the owners of Hawkswood Estates and by Jack Lynch of Olsson Associates that they have no interest and no desire in extending South 68th Street from Northfork Drive into their subdivision. Hawkswood Estates has planned two other locations for entry/exit, north to Old Cheney and east to South 70th Street. This should be more than adequate for the limited number of homes planned for this development. For the safety of the children and families in both Southfork Estates and Hawkswood Estates, the Hawkswood Estates applications must be changed to delete the South 68th extension through to Stevens Ridge Road. This will maintain the 1994 Comprehensive Plan goal which "promotes the safety and well being of the residents" of Southfork Estates and Hawkswood Estates.

In summary, Southfork Estates Homeowners Association and all of the residents of Southfork Estates oppose change of zone #3238, change of zone #3239 and preliminary plot #00001 of Hawkswood Estates as they are now written.

Sincerely,

The homeowners of Southfork Estates.
List attached.

cc: Jack Lynch, Olsson Associates
Russell Bayer, Chair, City-County Planning Commission
City Council Members: Coleen Seng, Jon Camp, Jonathan Cook, Annette
McRoy, Jeff Fortenberry, Cindy Johnson, Jerry Shoecraft
Don Wesely, Mayor

Southfork Estates Homeowners Association

August 28, 2000

Kathleen A. Sellman
Lincoln-Lancaster County Planning Department
555 South 10th Street
Lincoln, Nebraska 68510

The following homeowners in Southfork Estates are signatorys and support the Southfork Estates Homeowners Association position on opposing the extension of South 68th Street in any manner.

<i>Homeowner</i>	<i>Address</i>
Jim Abel	6101 South 68 Street
Mary Abel	6101 South 68 Street
Kali Ayala, MD	6731 Southfork Circle
Madhu Ayala	6731 Southfork Circle
Kelly Baker	6710 Southfork Circle
Chris Baker	6710 Southfork Circle
Sean Barry, MD	6801 Northfork Drive
Stephanie Barry, MD	6801 Northfork Drive
Nick Birkel	6800 Southfork Circle
Cherie Birkel	6800 Southfork Circle
Jeff Cirillo	6300 South 69 Street
Suat Cirillo	6300 South 69 Street
Bob Cirone	6810 Northfork Drive
Sharon Cirone	6810 Northfork Drive
Richard Crusinberry, MD	6201 South 69 Street
Laurel Crusinberry, MD	6201 South 69 Street
Ron Hachiya, MD	6820 Northfork Drive
Deb Hachiya	6820 Northfork Drive
Greg Heidrick, MD	6720 Southfork Circle
Mary Heidrick	6720 Southfork Circle
Allen Johnson	6711 Northfork Drive
Charlene Johnson	6711 Northfork Drive
David Jones	6711 Southfork Circle

Phil Jossi	6801 Southfork Circle
Jane Jossi	6801 Southfork Circle
Larry Lockhart	6800 Northfork Drive
Barb Lockhart	6800 Northfork Drive
Greg MacLean	6310 South 69 Street
Nancy MacLean	6310 South 69 Street
Patrick McCulla, DDS	6700 Northfork Circle
Lisa McCulla	6700 Northfork Circle
Greg Nielsen	6701 Northfork Circle
Jeanine Nielsen	6701 Northfork Circle
Matthias Okoye, MD	6821 Southfork Circle
Cordelia Okoye	6821 Southfork Circle
Mark Pieloch	6200 South 69 Street
Teresa Pieloch	6200 South 69 Street
Dave Van Horn	6701 Southfork Circle
Karen Van Horn	6701 Southfork Circle
Brian Washington	6700 Southfork Circle
Debbie Washington	6700 Southfork Circle
Cheryl Wiggins	6811 Southfork Circle

IN SUPPORT
SUBMITTED AT CONT'D PUBLIC HEARING
BEFORE PLANNING COMMISSION: 10/04/00

CHANGE OF ZONE NO. 3238 and 3239
PREL. PLAT NO. 00001 - HAWKSWOOD ESTATES

(ITEM NO. 5.4a,b,c: P.151 - Cont'd Public Hrg - 10/18/00)

October 2, 2000

**Barbara J. Hopkins, Chair
City-County Planning Commission
555 South 10th Street
Lincoln, Nebraska 68508**

Dear Madam Chair:

Re: Hawkswood Estates

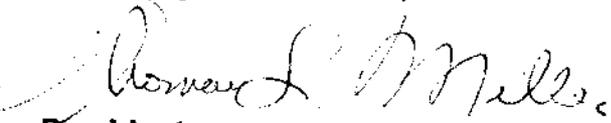
The Pheasant Ridge Association Inc., and its property owners, immediately to the north of the proposed Hawkswood Estates across Old Cheney Road, hereby express their support for the approval of the Preliminary plat .

The property owners and members of the Pheasant Ridge Association were notified of and shown the layout of the proposal. Based on the information presented to us we believe the Plat should be approved.

Sincerely,

Pheasant Ridge Association, Inc.

By


President

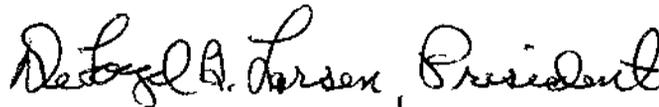
Planning Committee, Chairperson
555 South 10th Street
Lincoln, Nebraska

February 18, 2001

The Edenton Homeowners Association (consisting of 72 Townhomes and 150 Single Family Homes in the area east of 70th street and south of Glynoaks Drive and north of Old Cheney Road) Board of Directors have voted to approve the Hawkswood Estates Development Plan. This approval includes the proposed Old Cheney Road access at the intersection across from Pheasant Run Lane. We support this access rather than an access across from Hickory Crest Road. The Edenton Board of Directors also favors 68th street ending as a culdesac in this development and not extending through to Stevens Ridge Road.

In addition the Edenton Board of Directors are strongly opposed to any Commercial Development of the Fairchild property in the area of South 70th Street and Old Cheney Road.

Respectively,



Edenton Homeowners Association
Board of Directors

Board of Directors:

Kuno Smits	Lynn Murman
Dayle Williamson	Dennis Rader
John Cedarberg	William Reinsch
Richard Dam	Robert Sittig

**EDENTON SOUTH HOMEOWNERS ASSOCIATION
P.O. BOX 67084
LINCOLN, NE 68506**

February 19, 2001

Planning Commission Chair
555 S. 10th Street
Lincoln, NE 68508

Dear Planning Commission Chair:

Edenton South subdivision is located directly across 70th Street from the Fairchild Tract of land at the intersection of Old Chaney and 70th Street. This letter is to confirm that the majority of the Board members of the Edenton South Homeowners Association (ESHA) support the Hawkswood Estate proposal. In particular their plan to have their rural route road running from Stevenson's Ridge Road and having the outlet at Pheasant Run. We feel that this may help to eliminate some of the current traffic congestion at the Hickory Crest Street's intersection with Old Chaney. We are also strongly opposed to any commercial development of the Fairchild Tract. We hope you will support the Hawkswood proposal and wish to make it know for the record that the ESHA supports its.

If anyone should have any questions about our support of your proposal, feel free to direct them to me. I can be reached by phone at 402-483-7898 or by e-mail at MJS4835665@aol.com.

Best wishes,



Marc J. Schniederjans, President
Edenton South Homeowners Association

Southfork Homeowners Association

February 20, 2001

Planning Commission
Lincoln, Nebraska

The Southfork Homeowner's Association is supporting the development proposed for the Hawkswood Neighborhood. Specifically, we support the plan for 68th Street to be made a Cul-de-sac. This plan will help retain the quiet nature of our neighborhood. This is extremely important to us.

Additionally, we believe that the rest of the development as proposed will blend in well with the other adjacent neighborhoods. This includes Pinecrest being developed into a Cul-de-sac and Pheasant Run connecting to Old Cheney Road. We also support the Fairchild land being developed as non-commercial.

Thank you for your attention to Neighborhood Associations and our investment in our community.

Sincerely,



Christena Baker
President

**Arthur I. Zygielbaum
6601 Pinecrest Dr.
Lincoln, NE 68516**

February 20, 2001

City of Lincoln Planning Commission

Ref: February 21, 2001, Agenda Item: 4.1b Preliminary Plat No. 00001, Hawkswood Estates

We live at 6601 Pinecrest Drive in Sheldon Heights. Our property abuts the area being considered for rezoning. We are writing in strong support of the planned change. In addition we wish to comment on issues of street routing and use of property.

As demonstrated by my helping the City develop a strong Beale Slough Master Plan and my current membership on the Comprehensive Plan Committee, I am strongly committed to Lincoln as my home.

The citizens of Lincoln have faith that their City government will insure their quality of life. Lincoln has an obligation to maintain their expectations of community and environment. Expansion must not be done at the untoward expense of the warm character of the older parts of town. Nor must it be done at the undue expense of those of us who settled into newly annexed low-density areas.

Overall, we strongly support the modified R-1 zoning for the affected area. In fact, we expect to pursue a similar zoning change for the Sheldon Heights area with our neighbors. This change protects and maintains the rural environment that we sought when we purchased our house three years ago. It allows us to continue the life-style that helped bring us to Lincoln.

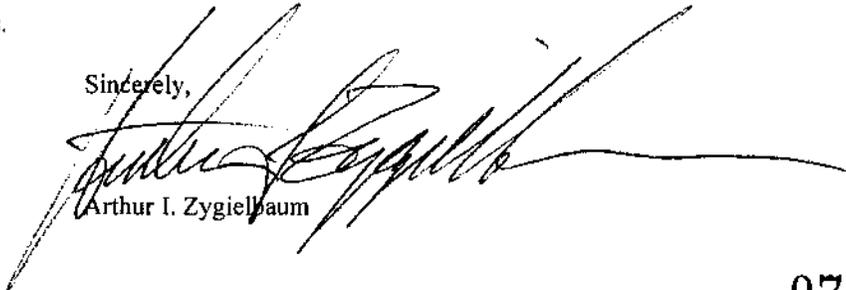
We understand that Planning Department staff disagrees with some of the provisions of the proposed change. With due respect to their talent and dedication, we ask that the proposed Hawkswood estate plan be adopted intact. In particular, the quality of the life we have come to expect would be severely compromised if Pinecrest is not platted as shown. We are willing to accept parking restrictions to only one side of the street, as requested by the fire department. We believe that the cul-de-sac arrangement will serve the area's low density housing well and will not adversely impact our neighbors or us.

We likewise lend our support to other specifics of the proposed plan. We do not believe it in the interests of the community to extend 68th Street north. Rather it should remain as a cul-de-sac. Further, to avoid potential traffic problems, noise, and accident hazards we are strongly support the Pheasant Run Lane northern access to Hawkswood Estates rather than the suggested access at Hickory Crest Road.

Finally, we wish to protest any action that would place the property on the southwest corner of 70th Street and Old Cheney into commercial use. Given the new development at 70th and Highway 2 as well as the commercial activity at Old Cheney and Highway 2, the community need for local services has been appropriately accommodated.

Thank you for considering our views.

Sincerely,


Arthur I. Zygielbaum

SUBMITTED AT CONTINUED PUBLIC HEARING
BEFORE PLANNING COMMISSION:
3/21/01

James P. & Mary C. Abel
6101 S 68th St
Lincoln, NE 68516

CHANGE OF ZONE NO. 3238
PRELIMINARY PLAT NO. 000001
HAWKSWOOD ESTATES

March 21, 2001

Lincoln-Lancaster County Planning Commission
County-City Building
555 South 10th Street
Lincoln, NE 68508

Ladies & Gentlemen:

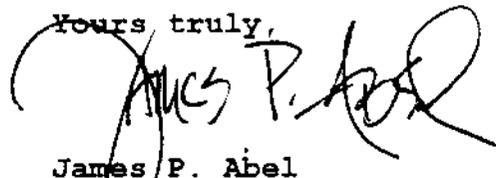
I would like to express the opposition of my wife Mary and I to the extension of 68th Street north from its present terminus in Southfork to Stevens Ridge Road. I am confident that virtually all of our neighbors in Southfork, as well as those who live in the Hawkwood neighborhood, are equally opposed.

The extension of 68th Street would obviously lead to increased traffic through Southfork. Southfork was not within the city of Lincoln when it was built, when its streets were established, and the street lighting installed. Streets are not built to city standards. The lighting is not what the city would presently require, and there are no sidewalks. Virtually all pedestrian traffic utilizes the street system, and the vast majority of auto traffic is comprised of Southfork residents who are alert to pedestrian activity and the large number of children in the area.

If 68th Street is extended, I believe all of the traffic patterns would change. I believe this would constitute a significant threat to neighborhood safety, as non-resident drivers might well be unaware of pedestrian patterns. The character of Southfork would change, from a self-contained, quiet residential enclave to a place on the way to someplace else. The quiet neighborhood, with neighbors seeing only neighbors, has contributed to no crime rate in the area. With increased traffic and increased awareness, all this could easily change.

There appears to be little reason for the extension of 68th Street. The area is adequately served for traffic needs. Lincoln has long resisted changing the residential character of neighborhoods, such as South 27th Street, merely to increase traffic flow. In my opinion, this is neither the time nor place to depart from that policy.

Yours truly,



James P. Abel

079

March 21, 2001

To members of the Planning Commission:

I am in favor of the Hawkswood Estates with a cul-de-sac at 68th Street. I am strongly opposed to extending 68th Street from Southfork to a future connection at Stevens Ridge Road.

Janice Goracke
Janice Goracke
5951 South 70
Lincoln, NE

CHANGE OF ZONE NO. 3238

~~PLAT NO. 00001~~ - Hawkswood Estates

6805 Old Cheney Rd.
Lincoln, NE 68516
November 22, 2000

Mr. Ray Hill
Lincoln/Lancaster Planning Dept.
555 So. 10th St.
Lincoln, NE 68508

Dear Ray:

We have just viewed the most recent Preliminary Plat Site Plan for Hawkswood Estates, dated 10/31/00.

Please be aware that we are not a part of that entity. Our names should not appear on their "Owners & Developers" list. Also, our property should have been deleted from their "Legal Description".

The Hawkswood Estates Preliminary Plat Site Plan also shows parts of our property being added to Lots 20 & 21 of Block 2. This was not with our knowledge & approval.

Please share this information with the Planning Commission.

Sincerely,

Jane C. Fairchild
Jane C. Fairchild