

FACTSHEET

TITLE: **PRE-EXISTING USE PERMIT NO. 3AB**, requested by Westfield Shoppingtown, to amend the permitted signage on property located at 6100 "O" Street, including replacing and moving wall signs, interior directional signs and perimeter signs.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 4/16/03
Administrative Action: 04/16/03

STAFF RECOMMENDATION: Conditional approval.

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

FINDINGS OF FACT:

1. This amendment reflects the overall sign package previously approved by the Planning Commission and the City Council, upon reconsideration. However, the sign package was vetoed by former Mayor Don Wesely due to the 250 sq. ft., 50 ft. high, pole sign. This amendment does **not** include the pole sign. This amendment requests to replace and move wall signs, interior directional signs and perimeter signs.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.4, concluding that signs 1C, 1D and 1E are adjustments of approved ground signs and should be approved, and that Signs 1A and 1B (28 sq. ft. ground signs) may be appropriate east entrance signs if located on the property, outside the sight triangles and no more than 25' into the front yard setback.
3. On April 16, 2003, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
4. On April 16, 2003, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend conditional approval, as set forth in the staff report dated March 31, 2003. The conditions of approval are found on p.4-5.
5. The Site Specific conditions of approval required to be completed prior to scheduling this application on the City Council agenda have been satisfied, and the revised site plans are attached (p.10-13).

FACTSHEET PREPARED BY: Jean L. Walker

DATE: August 4, 2003

REVIEWED BY: _____

DATE: August 4, 2003

REFERENCE NUMBER: FS\CC\2003\PEUP.3AB

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S. Pre-Existing Use Permit #3AB:

DATE: March 31, 2003

Scheduled Planning Commission hearing

April 16, 2003

PROPOSAL: Mark Hunzeker for Westfield Shoppingtown has initiated a request to amend the permitted signs.

LAND AREA: 76.22 acres for the Gateway tract.

CONCLUSION:

a) This reflects the overall sign package previously approved by Planning Commission and the first round of the City Council. The reconsidered sign package approved by Council included a large 250 square foot, 50 foot high pole sign. Such a large pole sign resulted in the Mayoral veto of PEUP #3AA. This request does not include the large pole sign that was an issue and cause of the veto.

b) Signs 1C, 1D, and 1E are adjustments of approved ground signs and should be approved.

c) Sign 1A and 1B, 28 square foot ground signs, may be appropriate east entrance signs if located on the property, outside the sight triangles and no more than 25' (½ the distance) into the front yard setback.

| | |
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| <u>RECOMMENDATION:</u> | Conditional Approval |
|-------------------------------|----------------------|

GENERAL INFORMATION:

LEGAL DESCRIPTION: A portion of Lot 233, Lots 213,214, 232, and 257 Irregular Tracts and Lot 2 Gateway Terrace, all located in the south half of Section 21, Township 10 North, Range 7 East of the Sixth Principle Meridian, Lincoln, Lancaster County, Nebraska, further described in the attached legal descriptions.

LOCATION: Westfield Shoppingtown - Gateway, 6100 'O' Street

EXISTING ZONING: B-5 Planned Regional Business

EXISTING LAND USE: Shopping Center

SURROUNDING LAND USE AND ZONING:

North: Industrial and residential, zoned I-1, R-5 and R-6

South: Commercial uses, Lincoln Public Schools office and Elderly housing, zoned B-1, R-2, O-2 and R-6.

East: East Park Shopping Center, zoned B-5

West: Office and Commercial uses, zoned B-5 and H-2

ASSOCIATED APPLICATIONS: none

HISTORY: "Gateway" was zoned "G" Local Business and A-2 Residential in **1953**. The original Gateway mall was completed in **1959**. In **1968** the balance of R-2 zoning was changed to "G" and "G-1" Planned Commercial. During the **1979** zoning update, this area was converted to "B-5" Planned Regional Business and designated as Pre-Existing Use Permit #3. Numerous amendments have been made since that date. PEUP #3AA had a partial recommendation of approval by Planning Commission on **October 30, 2002**. It was partially approved by City Council on January 27, 2003. PEUP #3AA was reconsidered and approved in total by the City Council on February 3, 2003, including a large sign on "O" Street. PEUP #3AA was vetoed by the Mayor on **February 11, 2003**.

COMPREHENSIVE PLAN SPECIFICATIONS: This is shown as Commercial on the Lincoln/Lancaster County Land Use Plan, page F25. The Plan notes;

Regional Centers typically include a unique blend of commercial and other compatible land uses. Within this type of center, one may find retail shopping, restaurants, entertainment complexes, cultural and artistic institutions, offices, personal and business service facilities, and public institutions and governmental functions. The scale of such centers can offer a sense of place with a unique character or cohesive theme.

Many Regional Centers are large scale retailing centers that include a mall with several department store anchors and numerous small shops, as well as adjacent commercial development with stand-alone restaurants and stores, such as Westfield Shoppingtown Gateway or SouthPointe Pavilions. pg F 43

Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented pg F49

Commercial and industrial districts in Lancaster County shall be located:

- so that they enhance entryways or public way corridors, when developing adjacent to these corridors
pg F 37

UTILITIES: All present.

TOPOGRAPHY: Drainage is toward Dead Mans Run to the north.

TRAFFIC ANALYSIS: "O" street is under reconstruction to a six lane facility. The Owner has some off-site responsibilities for this project, as agreed to in Resolution A-73294. Cotner Blvd and N. 66th Street also abut the site.

PUBLIC SERVICE: Full City services.

REGIONAL ISSUES: Signs and City/Corridor image.

ENVIRONMENTAL CONCERNS: None

AESTHETIC CONSIDERATIONS: Visual Image

ALTERNATIVE USES: Signs per the code and previously approved.

ANALYSIS:

1. This request of Westfield Shoppingtown-Gateway includes replacing and moving wall signs, interior directional signs and perimeter signs.
2. Signs 1C, 1D, and 1E are reposition/relocating 28 square foot each, which comply with the ordinance and could be approved by Administrative Amendment.
3. Signs 1A and 1B on 66th street exceed the limit of one sign abutting the perimeter provision and would require Council approval. Both signs are in the 50' front yard setback and would not be allowed without Council approval. An entrance ground sign at each entryway would seem appropriate and none obtrusive at this location. A location in the front yard is required do to the existing building locations ans visibility issues.
6. A continuing and successful effort is and has been made by the City to reduce the sign clutter on "O" Street.

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 Dimensioned approved sign locations, outside of sight triangles.
 - 1.1.2 Adjustment to sign 1A to be on-premises and removal of sign 4A and revision of sign size and locations to meet zoning code.
2. All terms and conditions of Pre-Existing Use Permit 3 shall apply unless specifically approved by this amendment.
3. This approval permits a revised sign plan for Pre-Existing Use Permit 3, Westfield Shoppingtown - Gateway.

General:

4. Before receiving building permits:
 - 4.1 The construction plans shall comply with the approved plans.
 - 4.2 The Permitted shall have submitted a revised final plan including 5 copies and the plans are acceptable.

STANDARD CONDITIONS:

5. The following conditions are applicable to all requests:
 - 5.1 All development and construction shall be completed in compliance with the approved plans.
 - 5.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established association approved by the City Attorney.
 - 5.3 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.
 - 5.4 This resolution's terms, conditions, and requirements bind and obligate the permitted, its successors and assigns.
 - 5.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
6. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Michael DeKalb, AICP
Planner

APPLICANT: Westfield Shoppingtown Gateway
6100 "O" Street
Lincoln, NE 68505
(402) 464-9454

OWNER: Westfield Shoppingtown/ WEA Gateway LLC.
6100 "O" Street
Lincoln, NE 68505
(402) 464-9454

CONTACT: Mark Hunzeker
Pierson, Fitchett, Hunzeker, Blake & Katt
1045 Lincoln Mall, Suite 200
Lincoln, NE 68509
(402) 476-7621

PRE-EXISTING USE PERMIT NO. 3AB

CONSENT AGENDA

PUBLIC HEARING AND ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

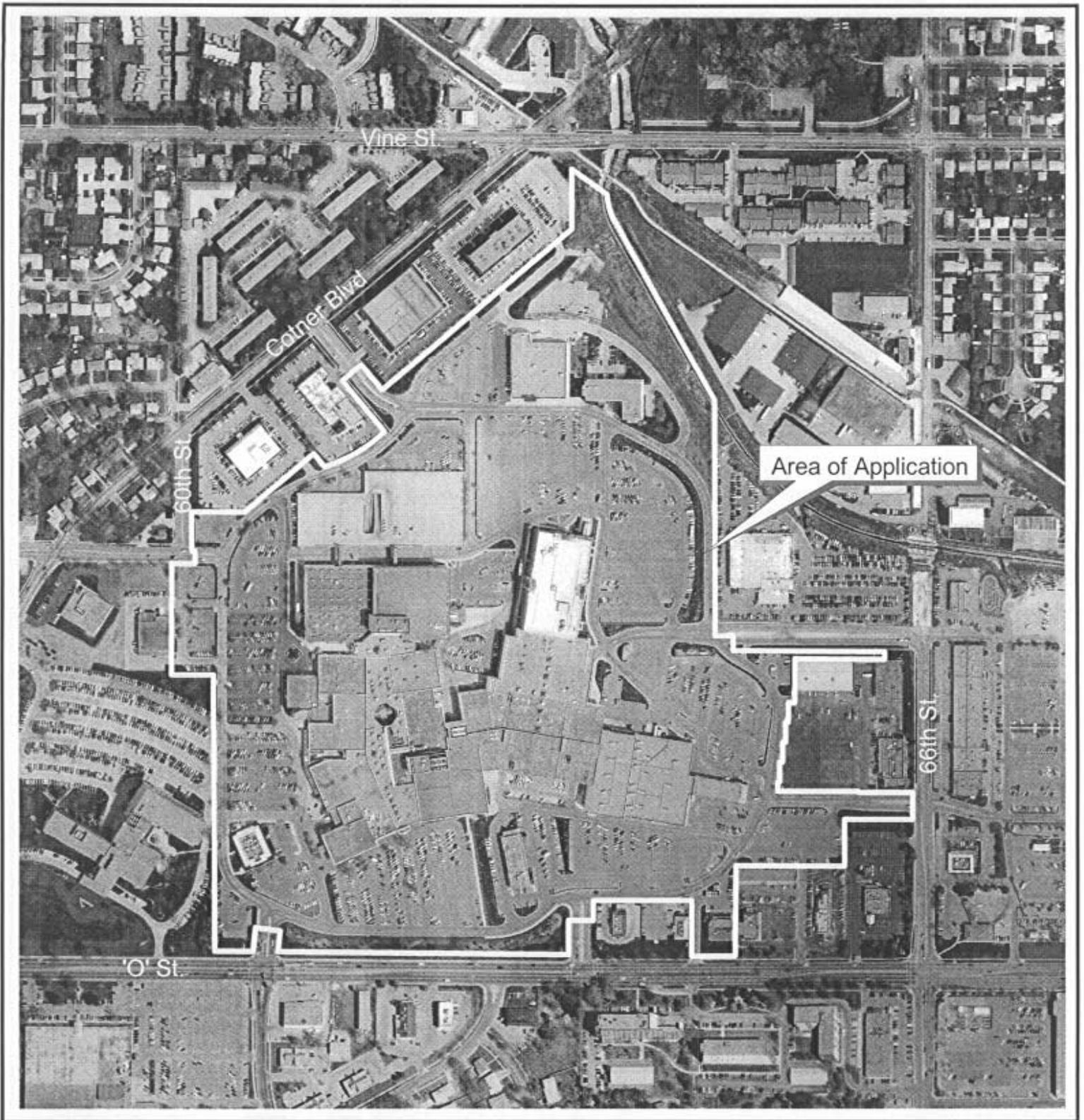
April 16, 2003

Members present: Larson, Carlson, Bills-Strand, Duvall, Newman, Steward and Schwinn; Krieser and Taylor absent.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 3402; PRE-EXISTING USE PERMIT NO. 3AB; FINAL PLAT NO. 03000, SUNSHINE HILLS ADDITION; and FINAL PLAT NO. 03005, LEE'S PLACE 5TH ADDITION.**

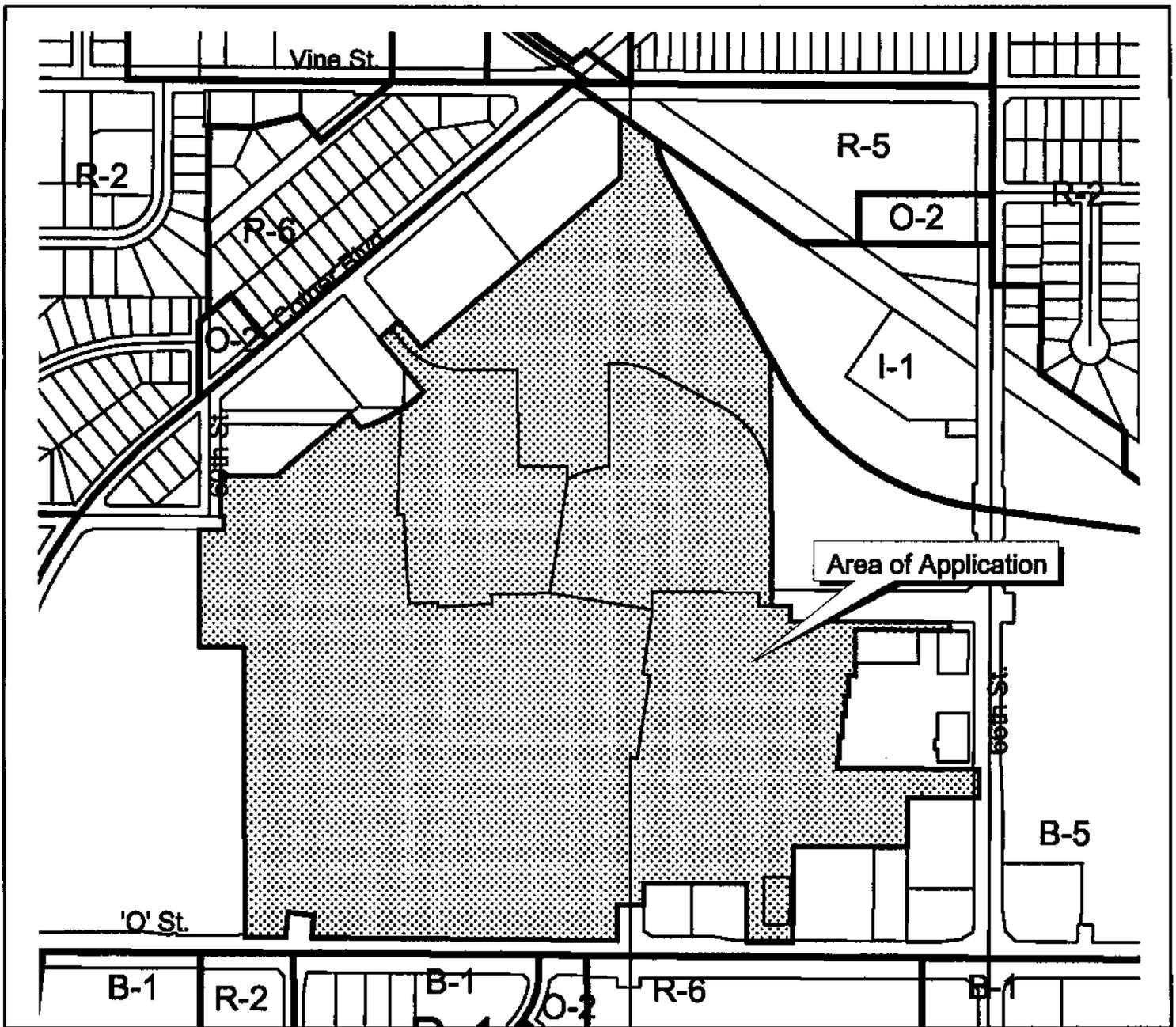
Steward moved to approve the Consent Agenda, seconded by Larson and carried 7-0: Carlson, Duvall, Larson, Newman, Schwinn, Steward and Bills-Strand voting 'yes'; Krieser and Taylor absent.

Note: This is final action on Sunshine Hills Addition Final Plat No. 03000 and Lee's Place 5th Addition Final Plat No. 03005, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



**Pre-existing Use Permit #3AB
Westfield Shoppingtown
Cotner Blvd. & 'O' St.**



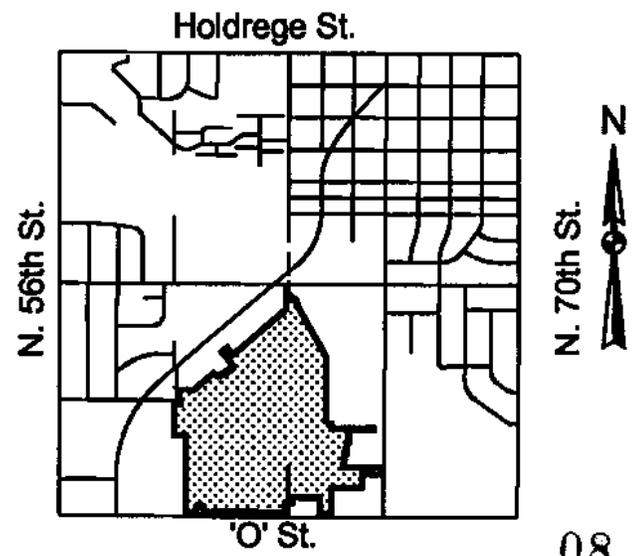
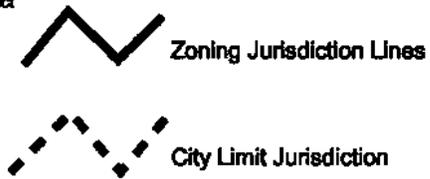


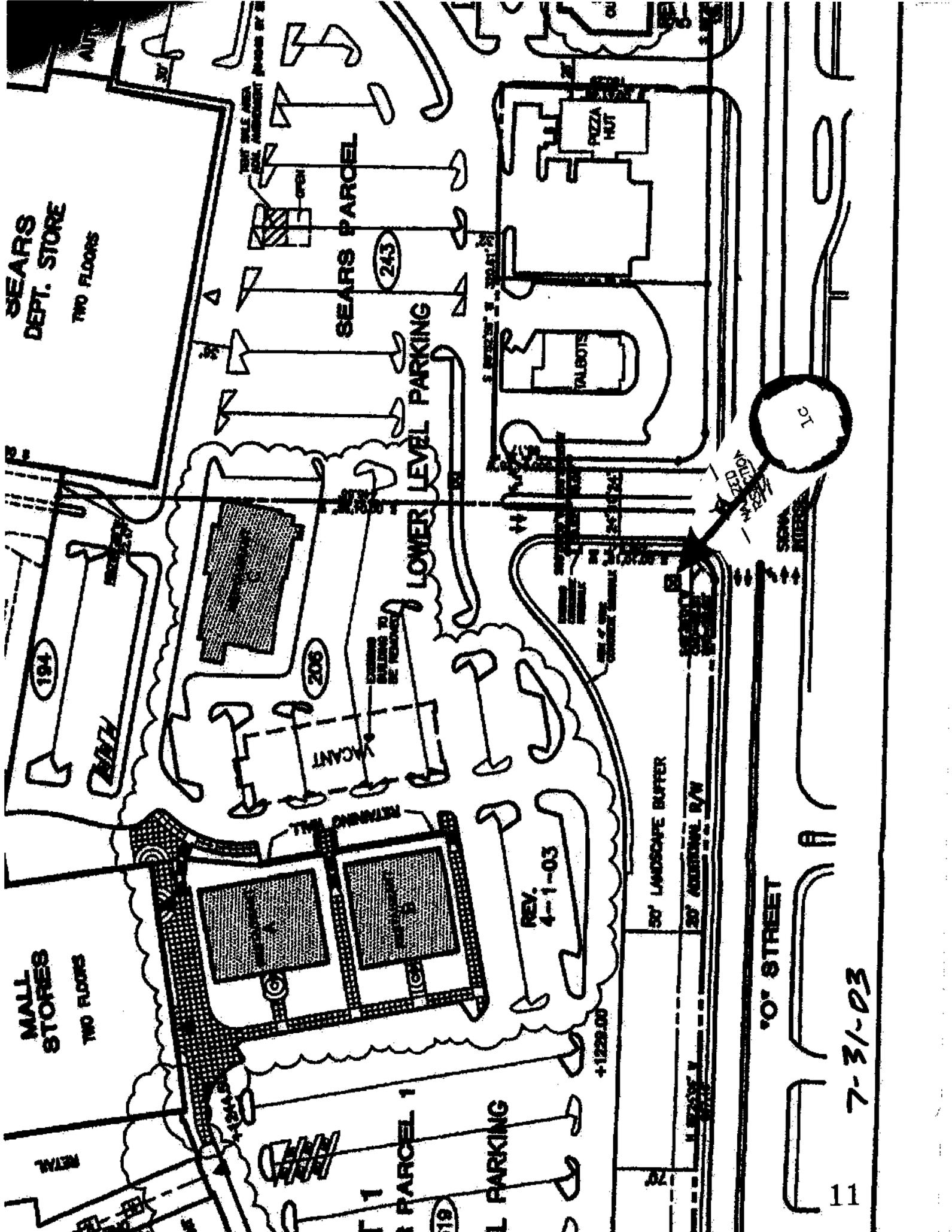
Pre-existing Use Permit #3AB
Westfield Shoppingtown
Cotner Blvd. & 'O' St.

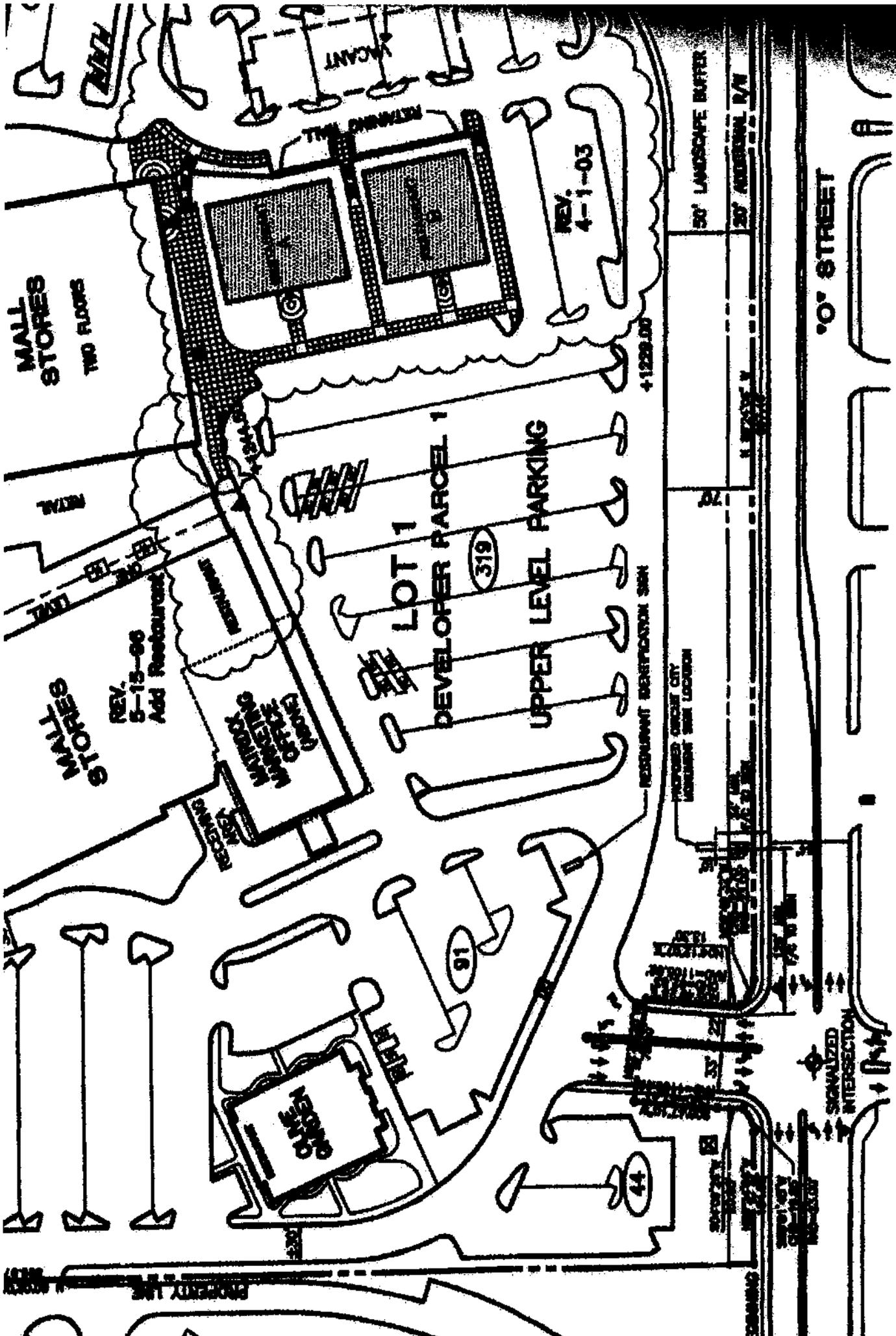
Zoning:

- 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 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

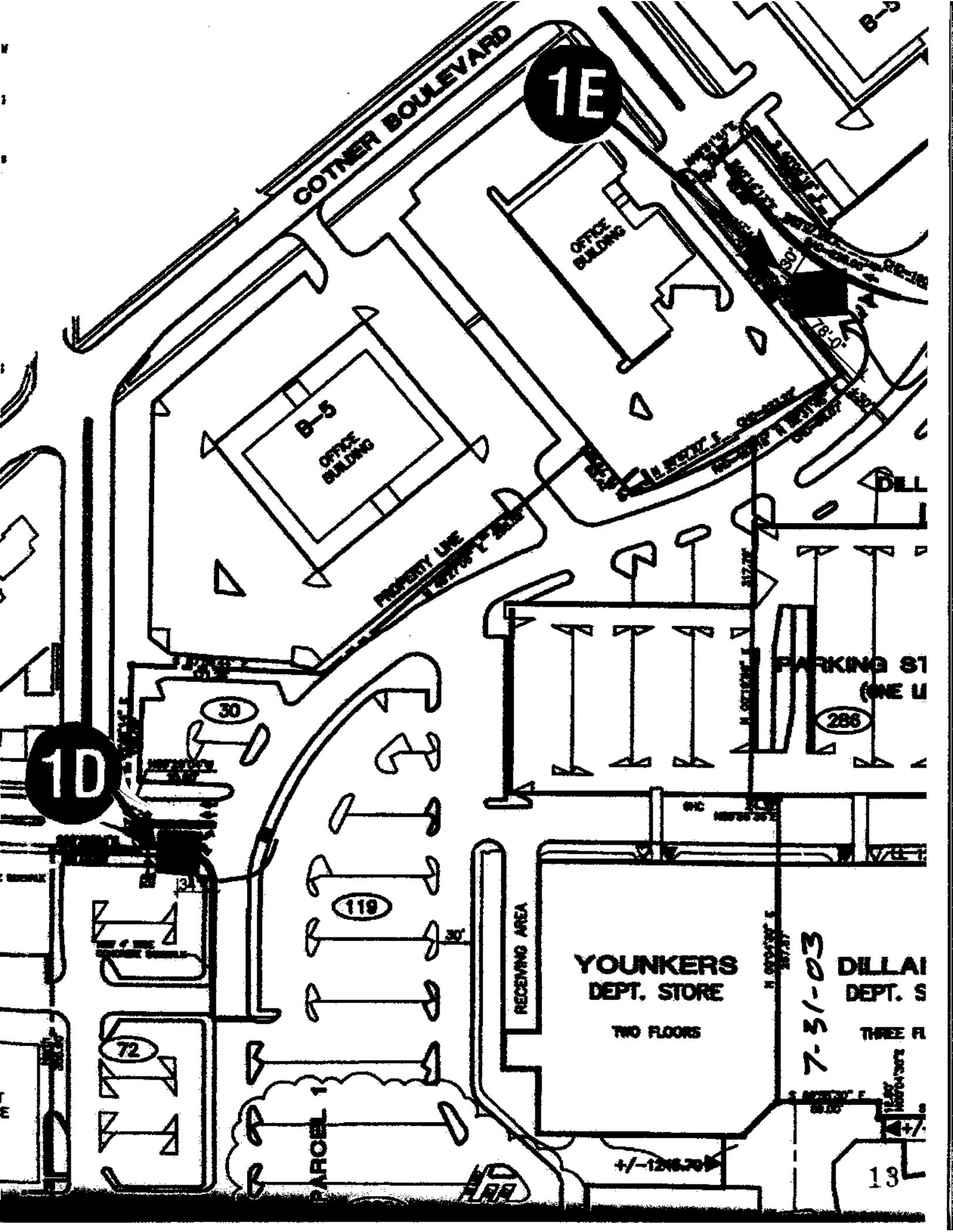
One Square Mile
 Sec. 21 T10N R7E







7-31-03



COTNER BOULEVARD

1E

OFFICE BUILDING

B-5 OFFICE BUILDING

PROPERTY LINE
12' 0" 0.00

PARKING ST (ONE L)

286

1D

30

119

YOUNKERS DEPT. STORE

TWO FLOORS

DILLAI DEPT. S

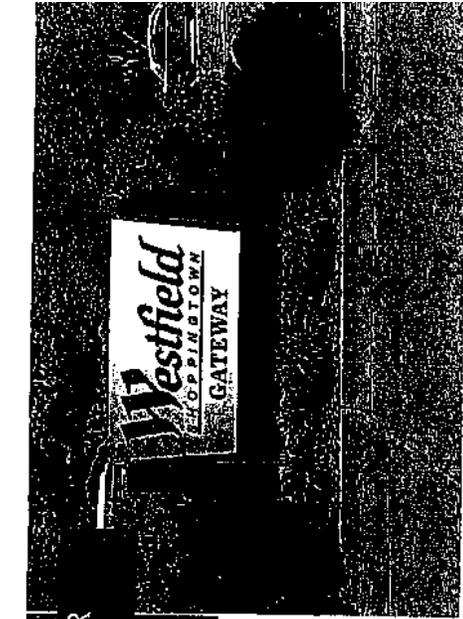
THREE FL

7-31-03

PARCEL 1

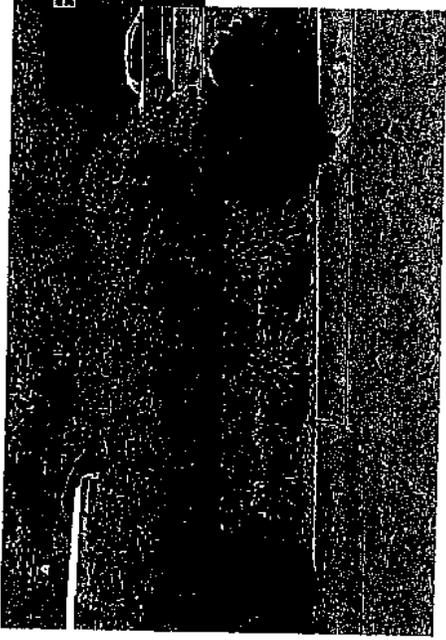
+/- 1216.70

13



AFTER

4000 Westfield Springs
 4000 Westfield Springs
 4000 Westfield Springs



BEFORE

4000 Westfield Springs
 4000 Westfield Springs
 4000 Westfield Springs

1 ABCODE

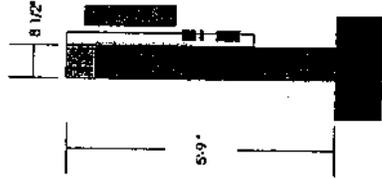
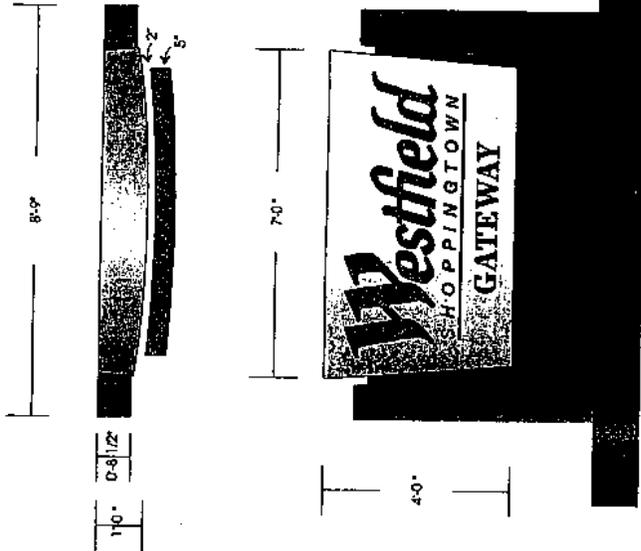
NOTE REFER TO SITE PLAN FOR LOCATIONS.
 REFER TO PG 4 FOR MONUMENT SIGN SPECIFICATIONS.



RECEIVED
 MAR 20 2003
 LAND USE
 PLANNING

12-17-02

1 ABCDE



OUTER SUPPORT COVERS: FABRICATED ALUMINUM, PAINTED GRAY (M. MP#2409089973 SAUN (A)CO RT 296).

REVEAL / BASE CENTER SECTION: FABRICATED ALUMINUM (PAINTED IN DK. GRAY MAP 134) IN WHITE (A)CO 493-H4).

NOTE: SIGN MANUFACTURER TO VERIFY ALL DIMENSIONS & CONDITIONS (N/A DETAILED, FOLLOW-UP SURVEY PRIOR TO COMMENCEMENT OF MANUFACTURING.

CABINET: FABRICATED ALUMINUM W/ 125 FACES & 050 FILLER. PAINTED (M. BRUSHED ALUMI MAP 41-342 W/ CLEAR COAT SATIN FINISH). ALL FACE SEAMS 1/8" ANGLE TO BE BUTT SEAMS. FILLER, SANDWICHED & BACKED W/ ALUMI. ANGLE. REVEAL TO BE PAINTED (M. GRAY) MP#2409089973 (A)CO RT 296).

NOTE: THESE SIGNS TO HAVE FINISHED BACKS DUE TO VISIBILITY.
 COP: "WESTFIELD": ROUTE OUT FACE FOR 1" THICK WHITE 7328 PLEXIGLASS WITH LT TOM RED 3630-43 TRANSLUCENT VINYL APPLIED TO FACE. INTERNALLY ILLUMINATED BY 51 CLEAR RED NEON 1 1/2".
 "SHOPPING TOWN" & "MAIN PLACE": ROUTE OUT FACE FOR 1/2" THICK BLACK 2025 PLEX PUSH-INU WITH WHITE 7328 PLEX BEHIND. INTERNALLY ILLUMINATED BY H.O. ROOMA FL LAMPS.

NOTES:

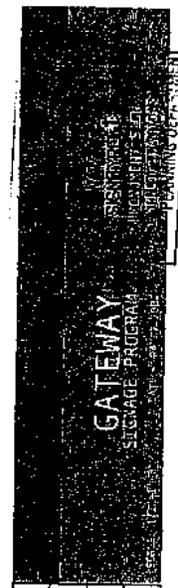
ALL PROPOSED WORK IS SUBJECT TO APPROVAL FROM ALL GOVERNING AGENCIES, I.E. CITY, ETC. ALSO, ALL WORK IS SUBJECT TO ENGINEERING VERIFICATION THAT EXISTING CONDITIONS ARE ADEQUATE TO SUPPORT THE PROPOSED NEW SIGNAGE.

PRIMARY ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS. PRIOR TO SIGN INSTALLATION, 120 VOLT TO WITHIN 6FT. OF SIGN LOCATION, MUST BE ADEQUATE AND ACCESSIBLE FOR HOOK-UP TO SIGN.

ENGINEERING TO VERIFY THAT EXISTING CONDITIONS ARE ADEQUATE TO SUPPORT PROPOSED NEW OR ADDED SIGNAGE.

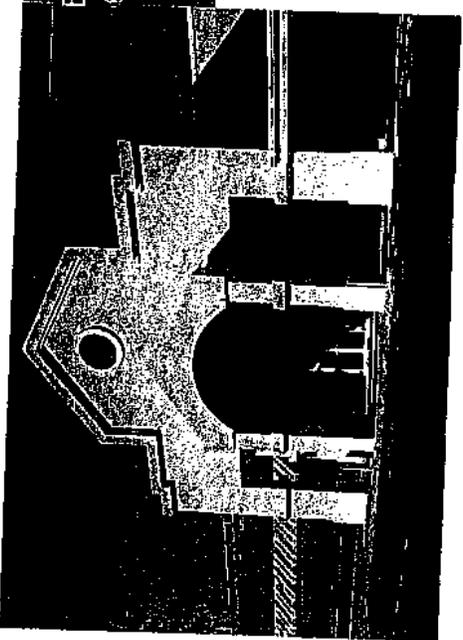
NOTE: REFER TO SITE PLAN FOR LOCATIONS.

| | |
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| ADDRESS | |
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| | |



MAR 20 2003
 WESTFIELD CITY WATER DEPARTMENT
 PLANNING DEPARTMENT

12-17-02

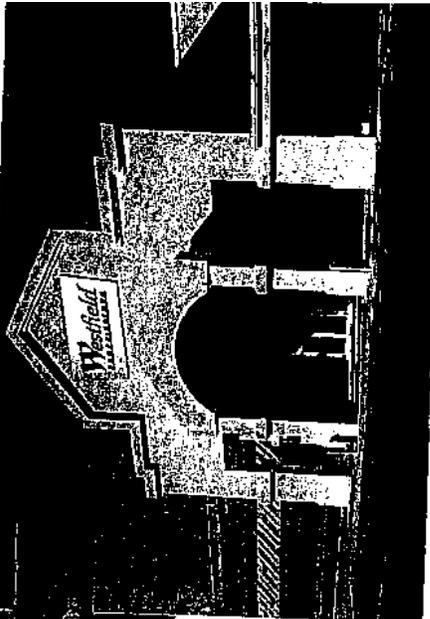


BEFORE

④ SHIELD ENTRY SIGN - LOCATION

AFTER

④ SHIELD ENTRY SIGN - TYPE B

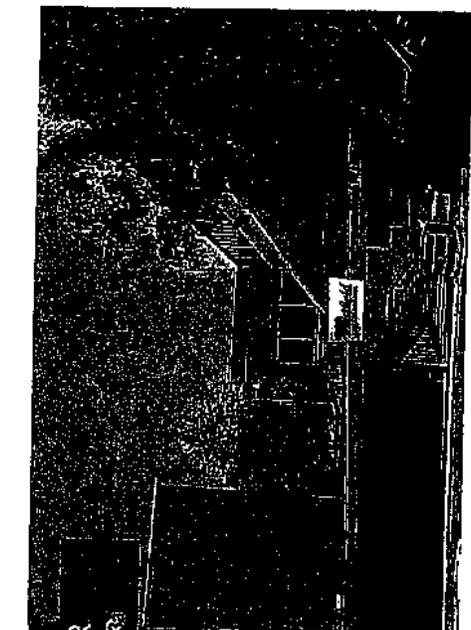


BEFORE

④ SHIELD ENTRY SIGN - LOCATION

AFTER

④ SHIELD ENTRY SIGN - TYPE B



RECEIVED
MAR 20 2006
CINCINNATI POLICE DEPARTMENT
PLANNING DEPARTMENT

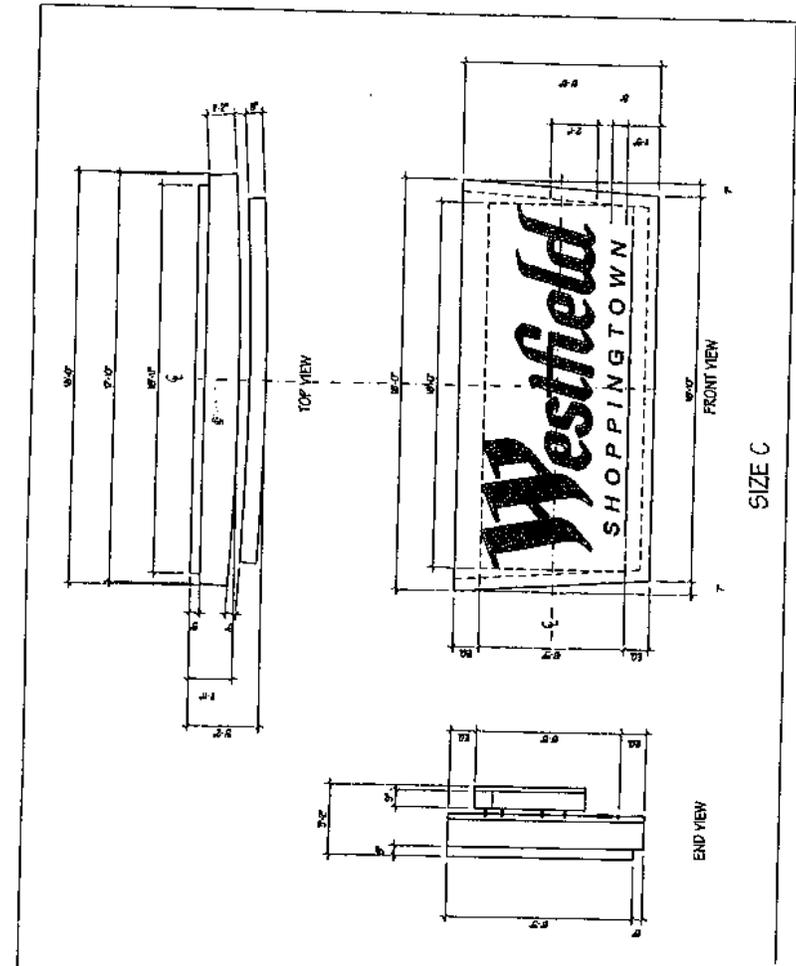
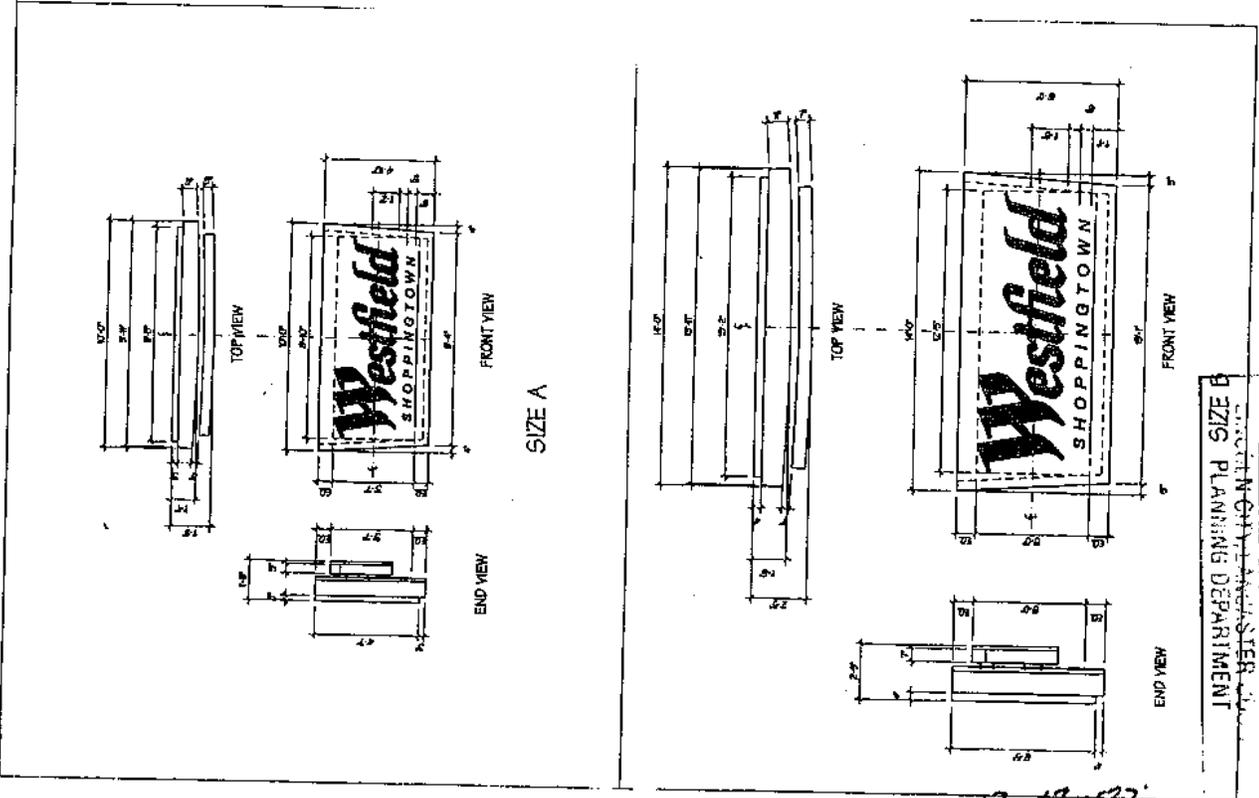
12-17-05

GATEWAY SIGNAGE PROPERTY

MAR 20 2003

PRELIM

17



MANUFACTURE & INSTALL NEW SIGN CABINET AS SHOWN.

CABINET: FABRICATED ALUMINUM W/ .125 FACES & DR90-FILLERS. PNTD IM "BRUSHED ALUM" MAP AT 1/32 W/ CLEAR COAT SMTN FINISH. ALL FACE SEAMS, IF ANY, TO BE BUTT SEAMS. FILLED, SANDED & BACKED W/ ALUM. ANGLE.

REVEAL (BACK PORTION OF CABINET & MOUNTING HARDWARE) TO BE PNTD DK GRAY (M2/400927793 (ACC) 2/96) TO ENCLOSE TRANSFORMERS, BALLASTS, LAMPS AND ELECTRICAL WIRING.

"WESTFIELD" ALUM CHANNEL LITS W/ 5" DEEP RETURNS. RETURNS & TRIM CAP PNTD RED (ACC) 409-DA ACRYLIC POLYURETHANE SMTN FINISH. WHITE ACRYLIC FACES W/ 1/16" THK RED 300-43 TRANSLUCENT VINYL APPLIED TO FACE. INTERNAL ILLUMINATION BY DYT CLR RED NEON 15MM/300MA. PEG OUT LIT 4" W/ PINS PNTD WHITE. "SHOPPING TOWN" & "MALL NAME" ROUT OUT FACE FOR 1/2" THK BRONZE 2X12 PLY PUSH THROUGH W/ WHITE 7528 PLY BEHIND. INTERIOR ILLUMINATION BY H.O. 300MA FL LAMPS.

INSTALLATION BRACKETS & HARDWARE, METHOD OF ATTACHMENT - I.B.D. CONNECTION DETAILS TO BE ENGINEERED.

NOTES: SIGN MANUFACTURER TO VERIFY ALL DIMENSIONS & CONDITIONS (MA DETAILED, FOLLOW-UP SURVEY) PRIOR TO COMMENCEMENT OF MANUFACTURING.

PRIMARY ELECTRICAL SERVICE TO BE PROVIDED - BY OTHERS. PRIOR TO SIGN INSTALLATION, AT 120 VOLT, TO WITHIN 1 FT. OF SIGN LOCATION; MUST BE ADEQUATE AND ACCESSIBLE FOR HOOK-UP TO SIGN.

ALL PROPOSED WORK IS SUBJECT TO APPROVAL BY ALL GOVERNING AGENCIES, I.E. CITY, ETC. ALSO, ALL WORK IS SUBJECT TO ENGINEERING VERIFICATION THAT EXISTING CONDITIONS ARE ADEQUATE TO SUPPORT THE PROPOSED NEW SIGNAGE.

A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS.

NOTE: REFER TO SITE PLAN FOR LOCATIONS.

12-19-02

Legal Description

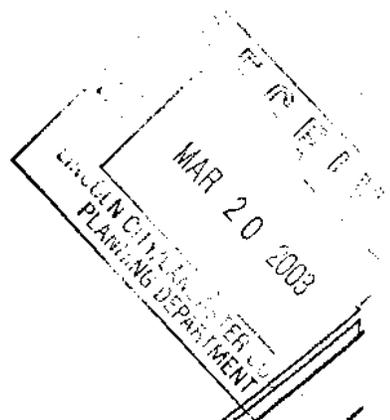
REMARKS

A tract of land composed of lot 257 I.T., Lot 214 I.T., Lot 213 I.T., and Lot 2 Gateway Terrace replat, all located in the S 1/2 of Section 21, Township 10 North, Range 7 East of the 6th. P.M. Lancaster County Nebraska, and is more particularly described as follows:

A TRACT OF LAND COMPOSED LOCATED IN THE SE 1/4 LANCASTER COUNTY NEBRASKA FOLLOWS:

COMMENCING FROM THE NW ASSUMED BEARING OF N 8 233 I.T. A DISTANCE (THENCE S.0°20'25"W. A DISTANCE OF 290.00', THENCE N.89°39'35"W. A DISTANCE OF 63.00', THENCE S.0°20'25"W. A DISTANCE OF 9.00', THEN N.89°39'35"W. A DISTANCE OF 63.00', THENCE W. S.0°20'25"W. A DISTANCE OF 261.00', THENCE S. 8.89°39'35"E. A DISTANCE SAID LOT 233 I.T., THEN LOT 233 I.T. A DISTANCE THENCE N.89°42'15"W AL DISTANCE OF 219.00' TO S.0°22'05"W. ALONG THE OF 150.06' TO THE NE CO ALONG THE NORTH LINE OF THE NW CORNER OF SAID I WEST LINE OF SAID LOT 1 THE NORTH ROW LINE OF SAID NORTH ROW LINE OF SAID N.0°41'48"E. A DISTANCE OF 320.81', THENCE S.0 CORNER OF CONTROLLED A NORTH LINE OF SAID CONT WEST LINE OF SAID LOT WEST LINE OF SAID LOT S.80°55'35"E. ALONG THE OF 22.47', THENCE N.9°0 I.T. A DISTANCE OF 258 LINE OF SAID LOT 233 I.T ALONG THE ALONG THE WEST 236.12', THENCE S.89°39' 10283 A DISTANCE OF 64. STREET, THENCE S.0°20'3 STREET A DISTANCE OF 66 LOT 233 I.T., THENCE S.81 233 I.T. A DISTANCE OF TRACT CONTAINS A CALCULA

Total Site Area ±76.22



Commencing from the southwest corner of said Lot 257 I.T., said point also being the true point of beginning; thence, on an assumed bearing of N 00°02'06" E along the west line of said Lot 257 I.T. a distance of 899.97 feet; thence, N 89°27'29" W along the west line of said lot 257 I.T., a distance of 178.58 feet; thence, N 00°00'00" W along the west line of said lot 257 I.T., a distance of 355.60 feet to the northeast corner of lot 256 I.T., said point also being on the south right-of-way line of "R" Street; thence, S 89°29'04" E along the south line of said "R" Street right-of-way a distance of 75.00 feet to the southeast corner of said "R" Street right-of-way; thence, N 01°48'14" E along the east line of said "R" Street right-of-way; thence, of 40.00 feet to the northwest corner of said lot 257 I.T., thence, N 89°29'04" W along the south line of said Lot 2 Gateway Terrace replat a distance of 10.00 feet to the southwest corner of said Lot 2, said point also being on the east line of North 60th Street right-of-way, thence, N 01°48'14" E along the east right-of-way line of said North 60th Street a distance of 125.03 feet to the southwest corner of Lot 4 Gateway Terrace, thence, S 87°59'44 E along the south line of said Lot 4 a distance of 171.26 feet to the south corner of said Lot 4; thence, N 48°27'06" E along the southeast line of said Lot 4 a distance of 298.52 feet to the northwest corner of outlot "B" Gateway Terrace replat; thence, S 39°47'10" E along the southwest line of said outlot "B"; thence, on a curve to the left whose radius is 477.28 feet, a central angle of 25°56'43", an arc distance of 225.14 feet and a chord bearing of N 59°57'27" E to the east corner of outlot "A" Gateway Terrace replat; thence, N 40°07'36" W along the east line of said outlot "A" and Lot 2 Gateway Terrace a distance of 212.79 feet to the southeast corner of 62nd Street right-of-way; thence, N 49°51'41" E along the southeast line of said 62nd Street right-of-way a distance of 79.89 feet to the southeast corner of said 62nd Street right-of-way; thence, S 40°06'18" E along the southwest line of Lot 1 Gateway Terrace a distance of 104.99 feet to the southwest corner of said Lot 1; thence, N 49°59'30" E along the south line of said Lot 1 and Lot 1 Gateway Terrace replat a distance of 797.25 feet to the southeast corner of said Lot 1 Gateway Terrace replat; thence, N 00°04'25" E along the east line of said Lot 1 a distance of 188.17 feet to a point on the south line of the Missouri Pacific R.R. right-of-way; thence, S 54°58'27" E along the south line of said Missouri Pacific R.R. right-of-way a distance of 121.36 feet to the northeast corner of said Lot 213 I.T.; thence, on a curve to the left whose radius is 193.73 feet a central angle of 32°58'09", an arc distance of 111.48 feet and a chord bearing of S 13°30'57" E; thence, S 39°00'01" E along the east line of said Lot 213 I.T. a distance of 680.07 feet to the east corner of said Lot 213 I.T., thence, S 00°22'16" W along the east line of said Lot 213 I.T. a distance of 678.02 feet to the southeast corner of said Lot 213 I.T., said point also being on the north right-of-way line of "Q" Street; thence, N 89°39'35" W along the north right-of-way line of "Q" Street a distance of 368.00 feet to the northwest corner of said "Q" Street right-of-way; thence, S 00°20'39" W along the west line of said "Q" Street right-of-way a distance of 27.97 feet to the northeast corner of Lot 232 I.T., thence, N 89°39'35" W along the north line of said Lot 232 I.T. a distance of 64.62 feet to the northwest corner of said Lot 232 I.T., said point also being on the east line of said Lot 257 I.T.; thence, S 00°04'25" W along the east line of said Lot 257 I.T.; thence, of 226.12 feet to the northwest corner of said Lot 214 I.T.; thence, S 80°55'35" E along the north line of said Lot 214 I.T. a distance of 63.34 feet to the northeast corner of said Lot 214 I.T.; thence, S 09°04'30" W along the east line of said Lot 214 I.T. a distance of 258.00 feet to the southeast corner of said Lot 214 I.T.; thence, N 80°55'35" W along the south line of said Lot 214 I.T. a distance of 22.47 feet to the southwest corner of said Lot 214 I.T. said point also being on the east line of said Lot 257 I.T.; thence, S 00°04'25" W along the east line of said Lot 257 I.T. a distance of 445.55 feet to a point on the north line of the east right-of-way stub; thence, S 89°53'39" W along the north line of said right-of-way stub a distance of 39.82 feet; thence, S 09°10'18" W along the west line of said stub, a distance of 105.54 feet; thence, on a curve to the right, whose radius is 23.00 feet, a central angle of 89°55'45" an arc distance of 36.10 feet and a chord bearing of S 45°38'01" W; thence, N 89°24'06" W along the north right-of-way line of "P" Street a distance of 897.46 feet; thence, on a curve to the right whose radius is 23.00 feet, a central angle of 59°09'08", an arc distance of 23.75 feet and a chord bearing of N 59°49'32" W; thence, N 04°12'07" E along the west right-of-way stub a distance of 13.30 feet; thence, on a curve to the right whose radius is 1105.92 feet, a central angle of 03°14'42", an arc distance of 62.64 feet and a chord bearing of N 05°49'28" E to the northeast corner of said right-of-way stub; thence, N 82°35'20" W along the north line of said right-of-way stub a distance of 79.90 feet; thence, on a curve to the left whose radius is 1185.92 feet a central angle of 03°15'28" an arc distance of 67.43 feet and a chord bearing of S 05°47'10" W along the west line of said right-of-way stub; thence, S 04°09'26" W along the west line of said right-of-way stub a distance of 20.65 feet; thence, on a curve to the right, whose radius is 23.00 feet a central angle of 51°08'17", an arc distance of 20.53 feet and a chord bearing of S 65°01'45" W to a point on the north right-of-way line of said "Q" Street; thence, N 89°24'06" W along the north line of said "Q" Street right-of-way a distance of 104.92 feet TO THE TRUE POINT OF BEGINNING.

Said tract contains a calculated area of 62.35 acres more or less.

| DEVELOPMENT | |
|----------------|-----------------|
| Area | "Floor Area" |
| City Code | With Exclusions |
| 27,599 | 26,685 |
| 107,556 | 86,369 |
| 4,585 | 30,961 |
| 53,559 | 57,783 |
| 53,258 | 52,375 |
| 11,431 | 3,848 |
| 298,988 | 258,421 |

| | |
|----------------|----------------|
| 105,640 | 105,640 |
| 8,510 | 8,510 |
| 98,136 | 98,136 |
| 147,482 | 147,482 |
| 111,264 | 111,264 |
| 4,050 | 4,050 |
| 35,129 | 35,129 |
| 510,211 | 510,211 |
| 50,779 | 38,621 |
| 57,671 | 57,671 |
| 15,914 | 15,914 |
| 7,262 | 7,262 |
| 41,625 | 119,467 |
| 50,877 | 685,833 |
| 869,978 | 807,253 |
| 73,585 | 73,585 |
| 7,262 | 7,262 |

| DEVELOPMENT | |
|------------------|---------|
| Area | GLA |
| City Code | |
| 599 | 26,685 |
| 455 | 89,257 |
| 271 | 41,678 |
| 032 | 57,897 |
| 190 | 52,469 |
| 794 | 20,961 |
| 325 | 20,876 |
| 166 | 308,823 |
| 540 | 105,640 |
| 300 | 9,000 |
| 138 | 98,136 |
| 482 | 147,482 |
| 164 | 111,264 |
| 450 | 4,050 |
| 458 | 124,856 |
| 28 | 600,228 |
| 39 | 32,139 |
| 71 | 57,671 |
| 14 | 15,914 |
| 30 | 9,100 |
| 39 | 4,109 |
| 32 | 6,752 |
| 35 | 127,685 |
| 1,037,038 | |

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March 13, 2003

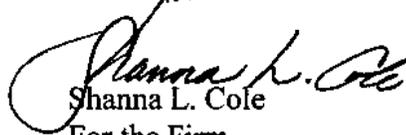
Tom Cajka
Planning Dept.
555 S. 10th Street
Lincoln, NE 68508

Re: Zoning application for signage in front of Westfield Shopping Town Gateway

Dear Mr. Cajka:

Enclosed is the Zoning Application to change the signs and the location of those signs in front of Westfield Shopping Town Gateway. This application mirrors the application previously submitted except for the exclusion of sign 4A. As you are aware, there are two entrances to Westfield from "O" Street. Sign 4A was to stand at the east entrance and a smaller monument sign was to stand at the west entrance. We are now requesting that a small monument sign be placed at the east entrance where sign 4A would have stood. At this time we are not requesting approval for a sign for the west entrance to Westfield from "O" Street. We are simply requesting that the location and size of the other signage be submitted for approval. Please contact Mark Hunzeker of this office if you have any questions or concerns.

Sincerely,


Shanna L. Cole
For the Firm

SLC:la
Enclosure

(G:\WPData\MH\Westfield Corp\Cejka 3-13-3.ltr.wpd)

