City Council Introduction: **Monday**, August 6, 2007
Public Hearing: **Monday**, August 13, 2007, at **1:30** p.m. Bill No. 07-122

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 07018, GLYNOAKS PLAZA PLANNED UNIT DEVELOPMENT,** requested by Hampton Enterprises, for a change of zone from AG Agricultural District to R-3 Residential District, on 32.9 acres generally located at S. 84th Streets and Glynoaks Drive; for a Planned Unit Development District designation of said property; and for approval of a development plan which proposes modifications to the Zoning Ordinance and Land Subdivision Ordinance to allow approximately 78 dwelling units and approximately 258,000 square feet of office and commercial floor area in the underlying R-3 zoned area.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 05/23/07; 06/20/07; 07/18/07
Administrative Action: 07/18/07

RECOMMENDATION: Conditional Approval, with amendments (8-0: Strand, Taylor, Sunderman, Carroll, Larson, Krieser, Cornelius and Carlson voting 'yes'; Esseks absent).

STAFF RECOMMENDATION: Conditional Approval.

FINDINGS OF FACT:

1. This is a request for a R-3 Planned Unit Development (PUD) which includes a residential component and a commercial component. The residential component includes 78 dwelling units in both attached single-family and townhouse structures on approximately 9.5 acres. The commercial component includes up to 258,000 sq. ft. of floor area, the intent being to allow the same uses as the B-2 zoning district including residential, office and commercial as permitted uses. Multiple adjustments to the zoning and subdivision ordinances and design standards are requested to create a "New Urbanism" development that includes a town center and significant green space resulting from the preservation of the Antelope Creek corridor.

2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.5-6, concluding that there are revisions to be made to comply with applicable design standards. If those revisions are made to the satisfaction of the City staff, the staff finds the proposal to be in conformance with the requirements of the Zoning and Subdivision Ordinances and that it is an appropriate use of land at this location.

3. The staff presentation is found on p.14-15. Revised comments by Public Works & Utilities were submitted on July 18, 2007 (p.47-49). The applicant will need to comply with these revised comments pursuant to Condition #3.2 of the staff report (p.12).

4. The applicant's presentation is found on p.15-16, including proposed amendments to Condition #1 to allow residential uses in the commercial area, and Condition #3.1.19 to allow for limited drive-through facilities, and to delete Condition #3.1.22 to allow the south access onto South 84th Street as shown on the site plan (See, p.55). Additional information submitted by the applicant is found on p.50-54.

5. Dennis Bartels of Public Works and Utilities testified in opposition to the deletion of Condition #3.1.22 (p.16-17). Staff agreed with the proposed amendments to Condition #1 and #3.1.19, with the addition of "by administrative amendment" in Condition #3.1.19.

6. There was no other testimony in opposition. The record consists of a letter of concern from Ross Wunderlich (p.57-58).

7. On July 18, 2007, the Planning Commission voted 8-0 to recommend conditional approval, with the amendments as requested by the applicant (Esseks absent)

FACTSHEET PREPARED BY: Jean L. Walker **DATE**: July 31, 2007
REVIEWED BY:_____ **DATE**: July 31, 2007
REFERENCE NUMBER: FS\CC\2007\CZ.07018 PUD

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for July 18, 2007 PLANNING COMMISSION MEETING

-REVISED REPORT-

****AS REVISED AND RECOMMENDED FOR CONDITIONAL APPROVAL BY PLANNING COMMISSION: July 18, 2007***

PROJECT #: Change of Zone No. 07018 - Glynoaks Plaza

PROPOSAL: From AG and R-3 to R-3 PUD

LOCATION: South 84th and Glynoaks Drive

LAND AREA: Approximately 32.94 acres

EXISTING ZONING: Ag Agriculture and R-3 Residential

CONCLUSION: The development requires several adjustments to the applicable regulations to accomplish the proposed layout which contains several elements of 'New Urbanism', a style of development that is encouraged by the Comprehensive Plan. There are several conditions of approval required to comply with applicable Design Standards, however with those revisions made to the satisfaction of City staff this request complies with the requirements of the Zoning and Subdivision Ordinances and is an appropriate use of land at this location.

RECOMMENDATION:		Conditional Approval
Waivers:	1. Front, side and rear setbacks to 0'	Approval
	2. Minimum lot area to 1,500 sq.ft.	Approval
	3. Minimum lot width to 20'	Approval
	4. Maximum height to 45' in residential area and to 50' in commercial	Approval
	5. Size, type and location of residential area signs	Approval
	6. Size, type and location of commercial area signs	Approval
	7. Parking to 1 space per 600 sq.ft. of floor area	Approval
	8. Parking on same lot as use	Approval
	9. Occupy required parking for outdoor sales	Approval
	10. Size, type and location of street trees	Approval
	11. Lots without frontage to a public street or private roadway	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached legal description.

EXISTING LAND USE: Vacant, temporary equipment storage.

SURROUNDING LAND USE AND ZONING:

North:	Residential	R-3
South:	Residential	R-3
East:	Residential, Golf Course	AG, R-3
West:	Residential, Open Space	R-3

HISTORY:

June 20, 2007 - The Planning Commission granted a second four-week delay until July 18, 2007. The first delay allowed the applicant time to prepare a revised traffic study and grading and drainage plan, and to address other issues noted during the review. The second delay allowed the applicant time to submit a revised drainage summary. Public Works/Watershed Management's review of the revised drainage information was not available in time to be included with this report, but will be provided to the Planning Commission when complete.

SP#1313 - Approved March 27, 1989, a special permit authorizing temporary storage of construction equipment.

COMPREHENSIVE PLAN SPECIFICATIONS:

Pg 16 - The Future Land Use map designates open space, residential, and commercial land uses for this site.

Pg 41 - Existing and Proposed Commerce Centers - A neighborhood center is designated in the vicinity of this site.

Pg 45 - Business and Commerce - Neighborhood Center

Center Size - Neighborhood Centers typically range in size from 50,000 to 150,000 square feet of commercial space, with those meeting the incentive criteria having up to 225,000 square feet. Existing centers may vary in size from 50,000 to 225,000 square feet.

Description - Neighborhood centers provide services and retail goods oriented to the neighborhood level, with significant pedestrian orientation and access. A typical center will have numerous smaller shops and offices and may include one or two anchor stores. In general, an anchor store should occupy about a third to half of the total space. In centers meeting the incentive criteria, anchor store(s) may be larger noting that the goals of a Neighborhood Centers are to be diverse and not simply one store. Examples include such as Lenox Village at S. 70th and Pioneers Boulevard, and Coddington Park Center at West A and Coddington. These smaller centers will not include manufacturing uses.

Criteria - Neighborhood Centers are not sited in advance on the land use plan. Neighborhood Centers should generally not develop at corners of intersections of two arterial streets due to limited pedestrian accessibility and impact on the intersection – locations 1/4 to ½ mile from major intersections are encouraged, particularly if there is to be more than one commercial center within a square mile of urban residential use. There may be circumstances due to topography or other factors where centers at the intersection may be the only alternative. When a square mile of urban use contains

a Community or Regional Center, and that center includes many of the uses found in a neighborhood center, then only one neighborhood center would be approved within that square mile.

Pg 55 - The Greenprint Challenge Implementation Principles - Seek early identification of areas to be preserved – While planning for future growth is integral to this Comprehensive Plan, it is equally important that environmental resource features be accorded similar attention. The community should invest planning resources into the early identification of those areas most valued as part of the Greenprint Challenge. This principle supports the notion of "getting ahead of the game" by knowing what resources are most valued, where they are located, and what actions should be made within the broader planning process to secure their future for the community.

Provide biological interconnection – Plants and animals do not exist in isolation. They interact with each other and reside within an integrated habitat. Implementation of the Comprehensive Plan needs to respect biological connections that exist today and provide responsive means for maintaining those associations.

Make "green space" an integral part of all environments – "Green space" can come in a wide variety of forms. The policies of the Comprehensive Plan should strive to incorporate such uses in the full range of urban and rural landscapes.

Prevent the creation of a "wall-to-wall city" through the use of green space partitions – As cities and villages expand, establishing corridors and districts of green should be part of the growth process. This often requires the advance delineation of these areas and the means for securing their on going maintenance.

Pg 66 - Guiding Principles for New Neighborhoods - The guiding principles for new neighborhoods are a combination of principles found in this section in addition to the principles for all other sections within the plan, such as Business and Commerce and Mobility and Transportation. A neighborhood is more than housing –
great neighborhoods combine all the elements of parks, education, commercial areas, the environment and housing together in one place. The image is an example of how the principles might work together in a neighborhood, including the following principles:
1. Encourage a mix of housing types, single family, townhomes, apartments, elderly housing all within one area;
2. Similar housing types face each other: single family faces single family, change to different use at rear of lot;
3. Parks and open space within walking distance of all residences;
4. Multi-family and elderly housing nearest to commercial area;
5. Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads;
6. Public uses (elementary schools, churches) as centers of neighborhood – shared facilities (city parks & school sites);
7. Encourage shopping and employment uses to be at within the neighborhoods and within walking distance to most residences (which may also serve as locations for transit stops.)

Pg 89 - Pedestrians - Walking is an essential part of our daily activities, whether it be trips to work, shop, or play. Often pedestrian facilities are overlooked or merely added onto street improvement projects. However, to preserve and enhance the quality of life for Lincoln, consistent maintenance of the existing pedestrian system and additional facilities are needed.

UTILITIES: Sewer and water are available in the area and can be extended to serve this development.

TOPOGRAPHY: The site is generally sloping from South 84th Street down to Antelope Creek, which flows along the west edge of the development.

TRAFFIC ANALYSIS: This development extends Glynoaks Drive to South 84th Street, and lines up with Augusta Drive to the east. The intersection is located at approximately the ½ mile point between arterial street intersections on South 84th Street. A second access point to South 84th Street is shown approximately 700' south of this, limited to right-in, right-out access. Due to proximity to the Glynoaks intersection and to maintain one-quarter mile access point spacing, Public Works is requesting it be removed because adequate justification demonstrating the need for it has not been provided.

Access internal to the site is provided by Glynoaks Drive which is a public street. All other streets shown on the site plan are private roadways.

ENVIRONMENTAL CONCERNS: Preservation and protection of the Antelope Creek corridor.

ANALYSIS:

1. This is a request for an R-3 Planned Unit Development (PUD) with adjustments to the applicable requirements from the Zoning and Subdivision Ordinances, and Design Standards.

2. The PUD includes a residential component and a commercial component. The residential component includes 78 dwelling units in both attached single-family and townhouse structures on approximately 9.5 acres of land. The individual lots are surrounded by a common outlot that is used for both access and open space. The lots range in area from approximately 1,400 square feet to 3,500 square feet. Garages will be accessed from the rear via alleys.

3. The commercial component includes up to 258,000 square feet of floor area. While the notes indicate B-4 zoning, the intent is to allow the same uses as the B-2 zoning district including residential, office, and commercial as permitted uses. Industrial uses, drive-through facilities and service stations are prohibited. Staff is recommending the note be revised to state B-2, and also make it clear that the list of prohibited uses includes all industrial uses, drive-through facilities (banks and fast food), and convenience stores with gas pumps, except Lot 2, Block 4 where a drive-through facility associated with a bank would be allowed.

4. The detail of the PUD development plan exists in notes on Sheets 1 and 5 the plan set. It states that the requirements of the R-3 zoning district apply to the residential area, and intends that the requirements of the B-2 zoning district apply to the commercial area, except as adjusted by the notes and the site plan.

5. Multiple adjustments are requested to create a 'New Urbanism' development that includes a town center reminiscent of Havelock or University Place, a high-density, single-family neighborhood, and significant green space resulting from the preservation of the Antelope Creek corridor.

6. The requested adjustments to setbacks and lot area requirements allow dwellings in the residential area to be built to lot lines, with lots surrounded by open space that will be commonly maintained for the use of the residents. Common open space is also shown in centrally located 'commons' and 'play' areas that are for the use of the residents as well.

7. The setback adjustments also allow the buildings in the commercial area to be built to lot lines so the buildings can be moved closer to Glynoaks Drive. An adjustment to allow the B-3 parking requirement of one space per 600 square feet of floor area is also requested. This is the same standard for Havelock, University Place and College View. At 1/600, 430 spaces would be required for the 258,000 square feet of floor area shown. 490 spaces in parking lots are shown on the site plan, with an additional 83 parking spaces along the

private roadways and 23 parking spaces along public streets. The elements of the plan which include moving buildings closer to the street, on-street parking, bike trail connections, mixed-uses, and pedestrian connections between the commercial and residential combine to help create a more pedestrian-oriented development and justify the reduced parking standard. Also, all parking areas will be shared, and the mix of uses allowed means a portion of the parking demand will be nonconcurrent. That is, not all users will have peak parking demand at the same time. A reduced parking requirement also results in less hard surfacing, and hopefully the trail connections and proximity to the adjacent neighborhood will encourage walking.

8. The 102-page revised traffic study was submitted to Public Works on June 1st, and allowed limited time for review prior to the June 20, 2007 hearing. The review comments that are provided include the condition that the traffic study and street system be revised to the satisfaction of Public Works if the application is approved. It should be noted that those revisions may result in changes to the site plan, and that while the specific changes may not be listed in this report as conditions of approval, they are required to be made as part of the traffic study revisions.

9. Public Works' review of the revised traffic study reiterates their opposition to the south access point at South 84th Street, located approximately 700' south of Glynoaks Drive, and is recommending it be removed unless it can be justified.

10. An adjustment to the Design Standards for street trees is requested. It applies to the commercial area where smaller trees, irregularly spaced may be more appropriate to allow buildings closer to the street. The request is appropriate provided the final street tree plan is approved by Parks and Recreation.

11. A revised drainage summary has been submitted since the June 20, 2007 hearing in response to the attached review comments from Public Works/Watershed Management. Public Work's review comments of the revised information were not complete and could not be included with this report, but will be forwarded to the Planning Commission when available. Because the review was not complete and comments cannot be anticipated, a condition of approval which requires the plans to be revised to the satisfaction of Public Works is included in this report.

12. There are several required corrections and revisions noted by staff. They are not discussed individually but are included in the recommended conditions of approval.

CONDITIONS OF APPROVAL:

Site Specific:

1. This approval permits 78 dwelling units, but does not restrict the number of residential units in the commercial area, and 258,000 square feet of commercial floor area with adjustments to front, side, and rear yards; maximum height to 45' in residential area and to 50' in commercial area; size, type and location of residential area signs; size, type and location of commercial area signs; reduced parking to 1 space per 600 sq.ft. of floor area for nonresidential uses; to not require parking on same lot as use; to occupy required off-street

parking for outdoor sales; to the size, type and location of street trees; and to lots without frontage to a public street or private roadway. **(**Per Planning Commission, at the request of the applicant, 7/18/07**)**

2. Final plat(s) is/are approved by the City.

If any final plat on all or a portion of the approved planned unit development is submitted five (5) years or more after the approval of the planned unit development, the city may require that a new planned unit development be submitted, pursuant to all the provisions of section 26.31.015. A new planned unit development may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the planned unit development as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, the public streets, private roadway improvements, sidewalks, public sanitary sewer system, public water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

Permittee agrees:

to complete the street paving of public streets shown on the final plat within two (2) years following the approval of the final plat.

to complete the paving of private roadway shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of sidewalks along both sides of the streets and private roadways as shown on the final plat within four (4) years following the approval of the final plat.

to complete the installation of sidewalks along South 84th Street as shown on the final plat within two (2) years following the approval of this final plat.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

to complete the installation of public street lights within two (2) years following the approval of the final plat.

to complete the installation of private street lights within two (2) years following the approval of the final plat.

to complete the planting of the street trees within this plat within four (4) years following the approval of the final plat.

to complete the planting of the landscape screen within this plat within two (2) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to complete the public and private improvements shown on the Planned Unit Development.

to maintain the outlots and private improvements on a permanent and continuous basis.

to keep taxes and special assessments on the outlots from becoming delinquent.

to maintain the plants in the medians and islands on a permanent and continuous basis.

to continuously and regularly maintain the street trees along the private roadways and landscape screens.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

to retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Owner(s) may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:

(1) Owner shall not be relieved of Owner's maintenance obligation for each specific private improvement until a register professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.

(2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to submit to the lot buyers and home builders a copy of the soil analysis.

to pay all design, engineering, labor, material, inspection, and other improvement costs.

to relinquish the right of direct vehicular access to South 84th Street except as shown.

General:

3. Upon approval of the planned unit development by the City Council, the developer shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 5 copies with all required revisions and documents as listed below before receiving building permits or before a final plat is approved.

3.1 Revise the plans as follows:

3.1.1 Provide the correct legal description on Sheet 1 of 10.

3.1.2 Delete the words "the vicinity of" from General Note #5.

3.1.3 Change "discontinued" to "rescinded" in General Note #11.

3.1.4 Revise General Note #13 to state "Eaves may project over building envelopes, but not lot lines. Awnings and canopies may project into the

right-of-way, however no posts or support structures affixed to the ground for awnings or canopies may be built in the right-of-way.

3.1.6 Revise General Note #14 to state “Street trees along Glynoaks Drive in the town square may vary from street tree design standards as appropriate, but must be shown and approved by the Parks and Recreation Department at the time of final plat.

3.1.7 Combine General Notes #8 and #11.

3.1.8 Delete Miscellaneous Note #3 on Sheet 3 of 10.

3.1.9 The surveyor’s certificate must be signed.

3.1.10 Show the 20' setback at the perimeter of the PUD boundary for the commercial area.

3.1.11 Show the setback between lots and the north and east PUD boundary lines in the residential area.

3.1.12 Revise the sign restrictions in the residential area on Sheet 5 of 10 to state “Developer may construct two ground signs 50 s.f. in area at each entrance to the residential area. Exceptions to the R-3 sign requirements regarding size, location, material and height may be approved by the Planning Director by administrative amendment.

3.1.13 Revise the parking requirements in the residential area on Sheet 5 of 10 to state “Required parking may be located on a different lot with access easements granted to provide access.

3.1.14 Delete “The residential zone on-street parking cannot count toward any required parking” from the parking requirements in the residential area on Sheet 5 of 10.

3.1.15 Revise the landscaping requirements in the residential area on Sheet 5 of 10 to state “A 75% screen at least 8' in height at maturity consisting of coniferous trees and deciduous shrubs will be planted along the north boundary of the PUD.

3.1.16 Revise the sign restrictions in the commercial area on Sheet 5 of 10 to state “Signs per the B-2 zoning district are allowed and are not required to be shown on this plan but at the time of sign permits. Pole signs are prohibited”

3.1.17 Delete the statements from the sign restrictions in the commercial area on Sheet 5 of 10 that say “Pole signs and monument signs are prohibited”, and “Maximum pedestrian sign size is 8 s.f. Canopy and projecting signs may be adjusted by the Planning Director.”

3.1.18 Revise the sign restrictions in the commercial area on Sheet 5 of 10 to state "The size and location of canopy, pedestrian and marquee signs, including projections into the public right-of-way, may be adjusted by the Planning Director by administrative amendment.

3.1.19 Revise the use restrictions in the commercial area on Sheet 5 of 10 to state "No use permit shall be required for the commercial area. All uses permitted in the commercial area shall be those uses allowed in the B-2 district including residential on any level and outdoor weekend sales, except all industrial uses, drive-through facilities, service stations and convenience stores with gas pumps are prohibited, with the exception of Lot 2, Block 4 where a drive-thru facility associated with a bank is allowed, and coffee shops or banks with drive-through facilities located in the parking lots at the rear of the buildings facing Glynoaks Drive approved by administrative amendment are permitted. Outdoor sound amplification shall not be permitted between 10:00 p.m. and 8:00 a.m. Exterior lighting facing residential areas shall use cutoff fixtures, except parking lot lighting which shall comply with the applicable Design Standards. In other areas lighting shall otherwise comply with the applicable Design Standards." **(**Per Planning Commission, at the request of the applicant, 07/18/07**)**

3.1.20 Revise the parking requirements in the commercial area on Sheet 5 of 10 to state "Shared/Joint parking is provided in the commercial area. The off-street parking requirement is one parking space per 600 square feet of floor area. Weekend outdoor sales events can occupy up to 40 parking spaces in parking lots located south of Glynoaks Drive at any one time."

3.1.21 Revise the landscaping requirements in the commercial area on Sheet 5 of 10 to state "Street trees in are not shown but shall be submitted at the time of final plat with adjustments to vary the size, spacing and location approved by the Parks and Recreation Department."

~~3.1.22 The south access onto South 84th Street deleted.~~ **(**Per Planning Commission, at the request of the applicant, 07/18/07**)**

3.1.23 A 250'-long separate southbound right-turn lane at Glynoaks Drive.

3.1.24 Revised street names approved by Emergency Communications and Building and Safety.

3.1.25 Show and label the approximate location of the underground natural gas pipeline in South 84th Street.

3.1.26 Other minor changes to the notes to the satisfaction of the Planning Department.

3.1.27 Change the B-4 zoning designation to B-2 wherever it occurs.

3.1.28 Add a general note that indicates total amount of approved floor area and number of approved dwelling units.

3.2 Grading, drainage and utility plans revised to the satisfaction of Public Works Engineering Services and Watershed Management.

3.3 The traffic study revised to the satisfaction of Public Works.

3.4 Add utility easements to the satisfaction of L.E.S.

3.5 The construction plans comply with the approved plans.

3.6 Final plat(s) is/are approved by the City.

Standard:

4. The following conditions are applicable to all requests:

4.1 Before occupying the dwelling units and buildings all development and construction is to comply 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 plan unit development 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 ordinance's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 60 days following the approval of the change of zone, provided, however, said 60-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the ordinance approving the change of zone and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

4.6. The use allowed by Special Permit #1313 is hereby incorporated and allowed as part of this planned unit development, and Special Permit #1313 is hereby rescinded.

Prepared by:
Brian Will
441-6362, bwill@lincoln.ne.gov
Planner
July 10, 2007

OWNER: Hampton Enterprises
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402.489.8858

APPLICANT/ CONTACT: Gus Ponstingl
REGA Engineering
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CHANGE OF ZONE NO. 07018,
GLYNOAKS PLAZA PLANNED UNIT DEVELOPMENT

PUBLIC HEARING BEFORE PLANNING COMMISSION: May 23, 2007

Members present: Strand, Cornelius, Taylor, Carroll, Krieser, Esseks, Sunderman and Carlson; Larson absent.

The Clerk announced that the applicant has submitted a written request for four-week deferral.

Carroll moved to defer, with continued public hearing and action scheduled for June 20, 2007, seconded by Strand and carried 8-0: Strand, Cornelius, Taylor, Carroll, Krieser, Esseks, Sunderman and Carlson voting 'yes'; Larson absent.

There was no public testimony.

REQUEST FOR DEFERRAL: June 20, 2007

Members present: Krieser, Carroll, Sunderman, Taylor, Cornelius, Esseks, Larson and Carlson; Strand absent.

The Clerk announced that the applicant has requested an additional four-week deferral.

Carroll moved to defer, with continued public hearing and action scheduled for July 18, 2007, seconded by Cornelius and carried 8-0: Krieser, Carroll, Sunderman, Taylor, Cornelius, Esseks, Larson and Carlson voting 'yes'; Strand absent.

There was no public testimony.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION: July 18, 2007

Members present: Cornelius, Larson, Sunderman, Taylor, Krieser, Strand, Carroll and Carlson; Esseks absent.

Staff recommendation: Conditional approval.

Ex Parte Communications: None.

Additional information for the record: **Brian Will of Planning staff** submitted comments from Ben Higgins, Public Works & Utilities, dated July 14, 2007. There had been a previous review included in the packet. Subsequently, the applicant submitted additional information and these comments are now part of the record on the additional information. The conditions of approval anticipated the additional comments, so there is no need to change the conditions of approval.

Staff presentation: **Brian Will of Planning staff** presented this proposal for change of zone to R-3 PUD, specifically requesting a change of zone to allow up to 78 dwelling units in the residential area and 258,000 sq. ft. of floor area in a commercial area allowing commercial, office and residential uses.

Will advised that the Land Use Plan designates this area as neighborhood commercial surrounded by urban density residential. Public sewer and water are available to serve the site. The streets internal to the development are combination of public and private. The extension of Glynoaks Drive to 84th Street would be a public street. The other streets shown on the site plan would be private streets.

As a PUD, staff considers the innovative design and being such, this proposal does require several adjustments to both the zoning and subdivision ordinance. These waivers are listed on page 161 of the agenda and staff is supportive of the waivers being requested and is encouraging this type of development.

Will believes that the applicant will be requesting the deletion of the requirement to remove the south access point onto South 84th Street.

Proponents

1. Gill Peace, BVH Architects, 440 No 8th Street, testified in support on behalf of the applicant, Hampton Enterprises, and described the design principles. There are four components to this proposal:

1) The commercial area will be a mixed-use urban village concept that is very pedestrian friendly. There will be on-street parking to slow traffic and to create an atmosphere where individual retail establishments are conducive to a neighborhood center, which is the main focus of this project.

2) To the north of the commercial area is a large transmission line for overhead power and that is a no-build area and serves as a natural transition from the commercial to the medium density housing – townhouses and row houses. The residential area has alleys that wrap around the back side of all of the residences, which allows a neighborhood friendly street to pass in front of all of the houses with a sidewalk adjacent to the front of all the residences.

3) There is a green strip along the west edge of the property which is currently in the floodplain and is intended to be left natural as a green space linear park. Along the west edge is a city bike trail adjacent to Antelope Creek. As part of the pedestrian friendly orientation the project invites people to use the bike path to enter the site at two locations. There is intensive landscaping currently in place and additional landscaping is planned for the green linear park along the creek. There are also two existing ponds along the linear green space.

4) Continued use of the existing shop that Hampton currently has on the site. It is currently used as a tree farm with a construction shop located at the south end. It is heavily screened from 84th Street. The site plan shows the future elimination of that shop at a time when it could be relocated to another area. The project will be phased with an office use sometime

in the future for a 20,000 sq. ft. footprint with potentially three floors, allowing up to 60,000 sq. ft. of dedicated office use at the south end of the project. The proposed Lindberg Drive would connect to 84th at the south end.

2. Dan Rosenthal, REGA Engineering Group, also testified in support on behalf of the applicant. He submitted proposed amendments to the conditions of approval:

1. add the following text: "This approval permits 78 residential units in the residential area but does not restrict the number of residential units in commercial area, and permits 258,000 square feet of commercial floor area....".

3.1.19 add the following text: "and permitted are coffee shop or bank drive-through's that are located only at the parking lots north or south of Glynoaks Drive."

3.1.22 Delete

With regard to the requirement to delete the Lindberg access at 84th Street, Rosenthal advised that the traffic study shows that there will not be any adverse effects to 84th Street traffic with this access. There will be a deceleration lane off 84th Street into the site. The applicant believes that this access will enhance the traffic flow and will help alleviate any concerns of traffic congestion.
Rosenthal advised that the applicant has been working with Watershed Management to resolve any issues or concerns about the drainage.

3. Bob Caldwell, Hampton Enterprises, also testified in support. The first hurdle was the traffic study to make sure there were no detrimental effects either to Glynoaks or to 84th Street, and the traffic study did not identify any. Secondly, apart from regulatory requirements, the applicant believes that a 60,000 sq. ft. user on the bottom part of that site is typically corporate offices. For a corporate office to have upwards of 200-300 employees leaving at peak hours and moving back up to the pedestrian friendly Glynoaks Drive does not make marketability sense. Would you want those people coming back and traveling directly through the neighborhood center, like downtown, Havelock or University Place? All of the applicant's experts take the position that the Lindberg access to 84th Street enhances Glynoaks with no detrimental impact on 84th Street. They just will not find a 60,000 sq. ft. user that will want their building at the end of a dead-end.

Larson confirmed with the applicant that the garages for the residences will all be on the alley side.

Carlson noted that the applicant is proposing a deceleration lane prior to the right-in right-out. Will you be dedicating right-of-way to create that? Caldwell stated "yes". The applicant wants the least amount of impact on both of those intersections.

<u>Opposition</u>

1. Dennis Bartels of Public Works testified in opposition to deleting Condition #3.1.22. Public Works asked the applicant to provide justification for this access or remove it, and the applicant never provided justification for it. Public Works wrote reports on this project and never did receive any justification. In the Comprehensive Plan, 84th Street is the only principal arterial that is four-laned across town, and the only principal arterial in the Comprehensive Plan street map. The

design standards that were adopted by the Planning Commission and City Council provide that on arterial streets, the ideal street spacing is ½ mile. Along this area, there is roughly 1/4 mile spacing on nearly all of 84th Street. Every driveway is a potential safety problem. The more points of conflict you add on the road, there is an increment of safety and capacity that you take away. The cumulative effect of adding driveways on arterials deteriorates the capacity. 84th Street serves as the east bypass for Lincoln so we want to preserve the capacity to move traffic across town. More access points along 84th Street continues to degrade 84th Street. The traffic study showed the peak hour turning movement from that driveway to be 58 cars. That is less than the number making left turns out of that intersection.

In addition, Bartels advised that this project would justify a signal, and from a safety aspect, it is better to put the access at a signalized intersection rather than an uncontrolled intersection.

Bartels indicated that Augusta Drive is approximately the ½-mile point between Pioneers Boulevard and Old Cheney Road. There is one more full access intersection south of there. He believes there are three median openings between Pioneers Boulevard and Old Cheney Road.

Strand believes that there are four or five access between Augusta and Pioneers. Bartels stated that there is one access into Pioneer Greens and one into the redevelopment of an acreage type subdivision. There are at least two driveways into the single family acreage type residences that exist. The first one north of Augusta is a private roadway because there was no other access. Then there is Mandarin and further north there is one into Pioneer Greens. There are five driveways between Augusta Drive and Pioneers on the east side. The two driveways into the acreages will eventually be removed because there are stub streets both north and south.

Strand asked staff to respond to the other two amendments proposed by the applicant. Will indicated that he has talked with the applicant and he believes the intent is the same in Condition #1.

With regard to 3.1.19, Will stated that the language is sort of vague and suggested that if the Planning Commission were leaning this way, these uses potentially could be permitted, but only after review and approval by an administrative amendment by the Planning Director. Because we have a specific prohibition in the notes on some uses, we probably want some language like this to leave that door open to come in and ask for an administrative amendment.

Carroll pointed out that since this is mixed-used, the development will have residential above commercial. Will indicated that to be the reason he did not think the amendment to Condition #3.1.19 was necessary. He believes it is covered but he also does not have a problem with the proposed amendment.

Carlson asked whether the traffic is a positive or negative impact. Bartels acknowledged that there is no detrimental effect to Glynoaks in eliminating the driveway as recommended by staff. In his opinion, there would be an incremental benefit to 84th Street in eliminating the driveway. The applicant has not offered anything for justification.

If they find a user for the 60,000 sq. ft. building, Strand wondered whether it would be a positive impact to have a separate driveway in and out versus finding a tenant for 60,000 sq. ft. Bartels responded that he is not in marketing.

Response by the Applicant

Caldwell clarified that the applicant did submit two letters from their traffic engineer in an attempt to prove a negative impact without the southern access to 84th Street. It is the applicant's position that it would be a beneficial positive impact for Glynoaks Drive with the right-in right-out at the south end of the development. The traffic study did not show any detrimental impact by the fact that there would be a deceleration lane, with no median break and right-in right-out. There are no facts to show that it creates a detrimental impact. The traffic study didn't show any of those things. There does not appear to be any great public policy reason that shows it would be detrimental to 84th Street. We see entrances and exits all the way up the other side of 84th Street. Here we would have a deceleration lane which those do not.

The second issue is the marketability. There is not a 40,000 to 60,000 sq. ft. user that is going to accept being on a dead-end street where the employees have to travel through a pedestrian business district to get back out onto 84th Street. Their employees should not be driving through a pedestrian friendly new urban village. The traffic study and engineering has shown that it does not pose a detrimental impact, but rather a positive impact for Glynoaks.

Larson wondered about a merge lane on the right-out in addition to the deceleration lane. Caldwell stated that not to be a recommendation from the staff but the developer would agree to do that.

ACTION BY PLANNING COMMISSION: July 18, 2007

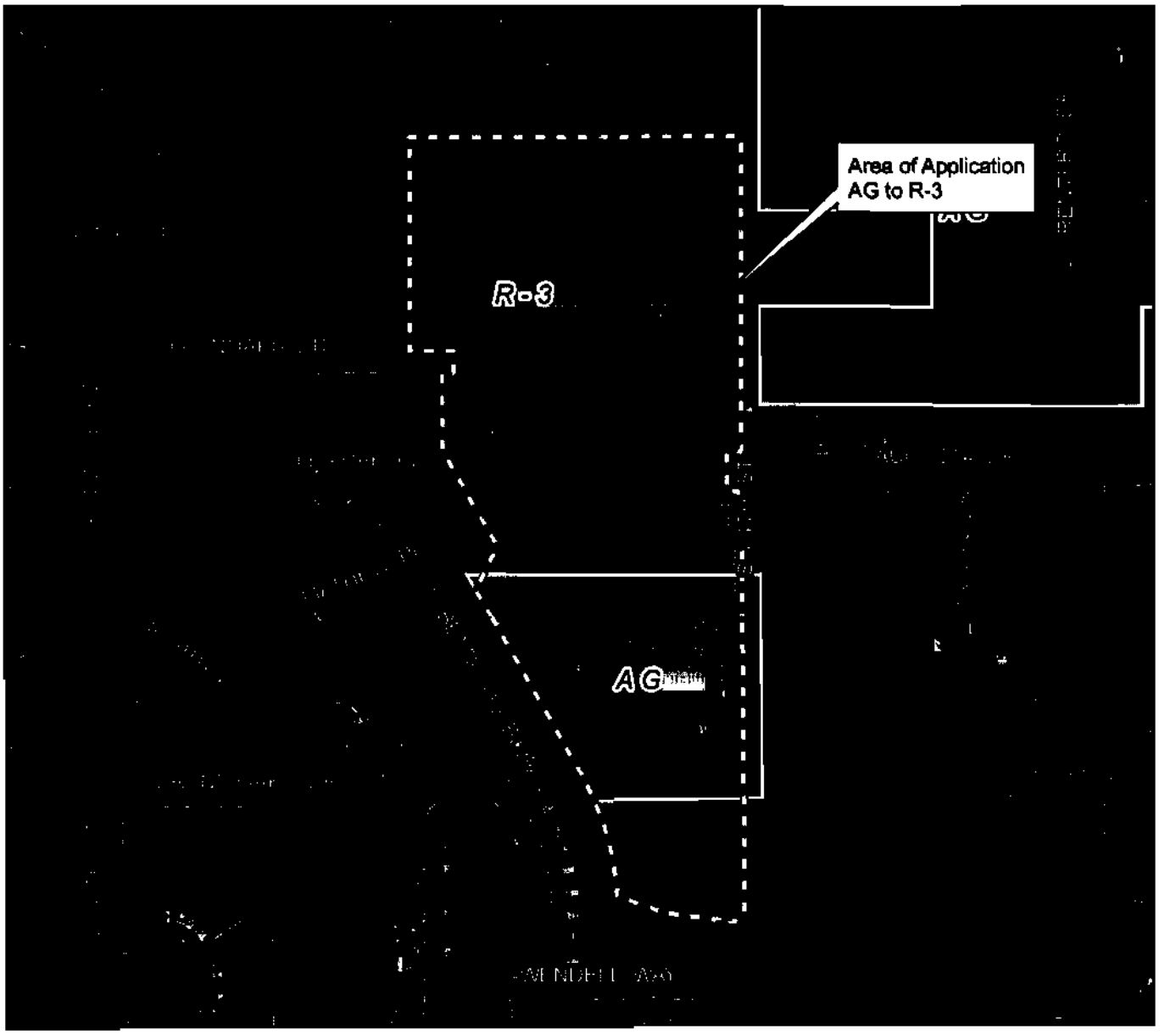
Strand moved to approve the staff recommendation of conditional approval, with the amendments requested by the applicant, with the addition of "by administrative amendment" to Condition #3.1.19, seconded by Larson.

Strand pointed out that there are not a lot of accesses along 84th Street on the west side between Pioneers Boulevard and Old Cheney Road, and in the marketability side of things, having that driveway in and out would attract a good user for a building that we could not otherwise attract.

Carroll agreed. If you put a user there with 200-300 jobs, you want access to the south and not drag them through the mixed use at the northern part of the site. This project is well designed and he thinks it would be a great addition to Lincoln. The access to the south is important to the site.

Larson agreed. If they had to go up to Glynoaks to exit, they would be turning both right and left and he does not believe this would be good for that intersection.

Motion for conditional approval, with amendments, carried 8-0: Cornelius, Larson, Sunderman, Taylor, Krieser, Strand, Carroll and Carlson voting 'yes'; Esseks absent. This is a recommendation to the City Council.



Change of Zone #07018
Glynoaks Plaza PUD
S 84th St& Glynoaks Dr

2005 aerial

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

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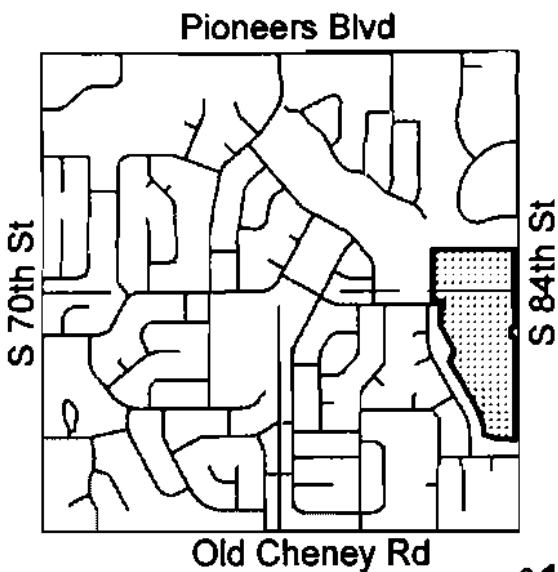
One Square Mile
Sec. 10 T09N R07E

N

Zoning Jurisdiction Lines

City Limit Jurisdiction



LEGAL DESCRIPTION

A Legal Description of Outlot C and Lot 24 of Block 4 of Corrected Plat of Heartland Homes East 4th Addition except that part deeded to the City of Lincoln, Nebraska, Warranty Deed recorded July 7, 2004 as Instrument Number 2004-45155 in the records of Lancaster County, Nebraska and Lot 65 Irregular Tract located in the East half of Section 10, Township 9 North, Range ~~8~~ 7 East of the 6th P.M., Lancaster County, Nebraska being more particularly described as follows:

Referring to the Southeast Corner of Outlot C, Block 4, Corrected Plat of Heartland Homes East 4th Addition being on the West Right of Way of South 84th Street and the Point of Beginning; Thence N89°44'28"W, on the South line of said Outlot C of the Corrected Plat of Heartland Homes East 4th Addition and said West Right of Way of South 84th Street a distance of 10.00 feet, to a point on the South line of said Outlot C and the Northeast corner of Lot 23 of said Corrected Plat of Heartland Homes East 4th Addition and said West Right of Way of 84th Street; Thence N83°08'13"W, along the South line of said Outlot C and the North line of said Lot 23 of Corrected Plat of Heartland Homes East 4th Addition, a distance of 201.87 feet, to a point on the South line of said Outlot C and the Northeast corner of Lot 22 of said Corrected Plat of Heartland Homes East 4th Addition; Thence N71°43'57"W, along the South line of said Outlot C and the North line of said Lot 22 of Corrected Plat of Heartland Homes East 4th Addition, a distance of 148.48 feet, to the Southwest corner of said Outlot C and the Southeast corner of Lot 18 of said Corrected Plat of Heartland Homes East 4th Addition; Thence N05°55'25"W, along the West line of said Outlot C and the East line of said Lot 18 of Corrected Plat of Heartland Homes East 4th Addition, a distance of 71.43 feet, to a point on the West line of said Outlot C and the Southeast corner of Lot 17 of said Corrected Plat of Heartland Homes East 4th Addition; Thence N11°22'54"W, along the West line of said Outlot C and the East line of said Lot 17 of Corrected Plat of Heartland Homes East 4th Addition, a distance of 71.43 feet, to a point on the West line of said Outlot C and the Southeast corner of Lot 16 of said Corrected Plat of Heartland Homes East 4th Addition; Thence N16°40'16"W, along the West line of said Outlot C and the East line of said Lot 16 of Corrected Plat of Heartland Homes East 4th Addition, a distance of 71.43 feet, to a point on the West line of said Outlot C and the Southeast corner of Lot 15 of said Corrected Plat of Heartland Homes East 4th Addition; Thence N22°18'19"W, along the West line of said Outlot C and the East line of said Lot 15 of Corrected Plat of Heartland Homes East 4th Addition, a distance of 58.19 feet, to a point on the West line of said Outlot C and the Southeast corner of Lot 14 of said Corrected Plat of Heartland Homes East 4th Addition; Thence N27°50'59"W, along the West line of said Outlot C and the East line of said Lot 14 of Corrected Plat of Heartland Homes East 4th Addition, a distance of 70.18 feet, to a point on the West line of said Outlot C and the Southeast corner of Lot 13 of said Corrected Plat of Heartland Homes East 4th Addition; Thence N30°00'06"W, along the West line of said Outlot C and the East line of Lots 5 thru 14 of said Corrected Plat of Heartland Homes East 4th Addition, a distance of 560.05 feet, to a point on the West line of said Outlot C and on the South line of Outlot A and the Northeast corner of Lot 5 of said Corrected Plat of Heartland Homes East 4th Addition; Thence N29°46'13"E, along the West line of said Outlot C and the East line of said Outlot A of Corrected Plat of Heartland Homes East 4th Addition, a distance of 130.03 feet, to a point on the West line of said Outlot C and the East line said Outlot A of Corrected Plat of Heartland Homes East 4th Addition, a distance of 300.00 feet, to a point on the West line of said Outlot C and the East line said Outlot A of Corrected Plat of Heartland Homes East 4th Addition; Thence N00°08'24"W, along the West line of said Outlot C and the East line said Outlot A of Corrected Plat of Heartland Homes East 4th Addition, a distance of 212.00 feet, to a point on the West line of said Outlot C and the East line said Outlot A of Corrected Plat of Heartland Homes East 4th Addition and on the South Right of Way of Glynooks Drive; Thence S89°50'20"E, along the West line of said Outlot C of Corrected Plat of Heartland Homes East 4th Addition and said South Right of Way of Glynooks Drive, a distance of 30.00 feet, to a point on the West line of said Outlot C of Corrected Plat of Heartland Homes East 4th Addition and said East Right of Way of Glynooks Drive; Thence N00°01'02"W, along the West line of said Outlot C of Corrected Plat of Heartland Homes East 4th Addition and East Right of Way of said Glynooks Drive, a distance of 60.00 feet, to a point on the West line of said Outlot C of Corrected Plat of Heartland Homes East 4th Addition and North Right of Way of said Glynooks Drive; Thence N89°50'20"W, along the West line of said Outlot C of Corrected Plat of Heartland Homes East 4th Addition and said North Right of Way of Glynooks Drive, a distance of 121.05 feet, to a point on the West line of said Outlot C of Corrected Plat of Heartland Homes East 4th Addition and said North Right of Way of Glynooks Drive and the Southeast corner of Phares City Park, Lincoln, Nebraska; Thence N00°05'15"E, along the West line of said Outlot C of Corrected Plat of Heartland Homes East 4th Addition and the East line of said Phares City Park, Lincoln, Nebraska, a distance of 119.21 feet, to the Northeast corner of said Outlot C of Corrected Plat of Heartland Homes East 4th Addition and the Southwest corner of Outlot A of Antelope Creek 1st Addition, located in the Northeast Quarter of Section 10, Township 9 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska; Thence N89°56'42"E, along the North line of said Outlot C of Corrected Plat of Heartland Homes East 4th Addition and the South line of said Outlot A of Antelope Creek 1st Addition, a distance of 6.74 feet, to a point on said North line of Outlot C of Corrected Plat of Heartland Homes East 4th Addition and the Southeast corner of said Outlot A of Antelope Creek 1st Addition and the Southwest corner of Lot 65 Irregular Tract, located in the Northeast Quarter of Section 10, Township 9 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska; Thence N00°10'45"W, along the West line of said Lot 65 Irregular Tract and the East line of said Outlot A of Antelope Creek 1st Addition, a distance of 456.23 feet, to the Northwest corner of said Lot 65 Irregular Tract and to a point on the East line of said Outlot A of Antelope Creek 1st Addition and the Southwest corner of Mandarin Court Subdivision, located in the Northeast Quarter of Section 10, Township 9 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska; Thence N89°54'32"E, along the North line of said Lot 65 Irregular Tract and South line of said Mandarin Court Subdivision and Pioneer Heights Subdivision located in the Northeast Quarter of Section 10, Township 9 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska a distance of 902.92 feet, to the Northeast corner of said Lot 65 Irregular Tract and the Southeast corner of said Pioneer Heights Subdivision and said West Right of Way of South 84th Street; Thence S00°12'59"E, along the East line of said Lot 65 Irregular Tract and the East line of said Corrected Plat of Heartland Homes East 4th Addition and said West Right of Way of South 84th Street for the next Nine (9) courses, a distance of 458.54 feet; Thence S00°12'52"E, a distance of 142.09 feet; Thence S07°24'52"W, a distance of 94.28 feet; Thence S00°12'52"E, a distance of 147.60 feet; Thence S89°47'08"W, a distance of 27.46 feet; Thence S00°12'52"E, a distance of 100.00 feet; Thence N89°47'08"E, a distance of 28.00 feet; Thence S22°00'57"E, a distance of 32.31 feet; Thence S00°12'52"E, a distance of 316.66 feet; Thence S09°22'32"W, a distance of 75.05 feet; Thence S00°12'52"E, a distance of 171.30 feet; Thence N89°47'08"E, a distance of 12.50 feet; Thence S00°12'52"E, a distance of 231.43 feet; Thence S00°13'14"E, a distance of 335.01 feet to the Point of Beginning. Said tract contains 32.94 acres, subject to easements and restrictions of record.

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REGA
ENGINEERING GROUP, INC.

July 2, 2007

Mr. Marvin Krout
City of Lincoln
555 South 10th St.
Suite 213
Lincoln, NE 68508

RE: Resubmittal of Glynoaks Plaza Planned Unit Development

Dear Marvin,

On behalf of Hampton Enterprises, we are resubmitting Glynoaks Plaza Planned Unit Development Drainage Study with the changes and additional information requested by Watershed Management:

Included with this submittal:

Drainage Summary Document	3 copies
CLOMR Application	3 copies
Glynoaks Plaza Box Culvert at Antelope Creek Construction Document	3 copies
Overflow Concrete Swale Construction Document	3 copies
Pond Maintenance Plan	3 copies
Letter of Neighbors affecting by Flood Plain	3 copies
100 Year Flood Plain Map	3 copies

Note: 1 set of submittal information was delivered to Ben Higgins to expedite the review and bring him up to speed. If you have any questions, please call me at 484-7342.

Sincerely,

August Ponstingl
Land Development Planner

CC: Bob Caldwell, Joe Hampton, Gill Peace, Dan Worth, Tom Catlett, Dan Rosenthal

JUL 2 2007

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REGA
ENGINEERING GROUP, INC.

June 26, 2007

Dear Planning Commissioners,

On behalf of Hampton Enterprises, Inc., we are excited to present Glynoaks Plaza Planned Unit Development. Glynoaks Plaza is a new mixed-use development that will include wide open green spaces, warm and attractive residential town homes, a Commons Square, a large play area, and a new urban commercial area. Please review the attached site plan and two section views thru the site.

Here are just a few of the Development Highlights:

1. The scenic Antelope Creek will be kept in pristine condition with many improvements to water quality and landscaping.

2. Natural and Planned Ponds and Water features will accent Antelope Creek and provide flood plain control. The existing wetlands will be protected, with no significant loss of wetlands allowed. The two existing ponds which silted in will be restored to their former condition and additional improvements are planned making them attractive and relaxing natural places.

3. The Floodplain will not be raised as a result of the various improvements. This is due to our strict No Net Rise policy. Any addition of fill in the flood plain will be offset with the same amount of fill being removed.

4. Stringent Water Quality designs are planned so that storm water run off from Glynoaks Plaza will be naturally clean. Innovative design features include: filtration basins, rain gardens, vegetative biospheres, extended wet and dry basins and wetland restoration.

5. Walking paths will connect the neighborhood with Public Bike trails.

6. Landscaping features planned are: waterways with resilient natural species, beautiful flowering planting beds, entranceways with the accent shrubs, colorful flowers and trees, and inviting tree-lined boulevards, with tall over canopy shade trees.

7. Elegant new town homes will be constructed with attractive facades.

8. Traditional Neighborhood Principles were used throughout the layout of the Development. You will feel the small town atmosphere of Glynoaks Plaza with its Pedestrian friendly environment, walking trails, on-street parking, the snug commercial spaces with outdoor dining, and the common space full of neighborhood activity.

9. The Town Center will provide the community a place to gather and bring old and young alike together.

10. And last but not least, traffic has been extensively studied to maintain the quiet nature of the adjacent neighborhoods. No significant increase in traffic is anticipated for the Family Heights Neighborhood, or for HiMark Estates Neighborhood and Golf Course. According to the traffic study, the proposed Right In and Right Out Lane at Lindberg Street and S. 84th Street would have negligible impacts to the safety, operation and capacity of this intersection. The proposed entrance is located 673' south of Augusta and 1566' feet north of Old Cheney Road giving adequate distance between intersections. The proposed access is right in and right out with no median break required to eliminate risky left turns. A dedicated south bound right turn lane is proposed to avoid potential rear end collisions. The longest queues resulting from time operation of the signal at Old Cheney road are 166 feet long and will not block this entrance. Potential clients have already requested this entrance to make access commercially reasonable. We are submitting an amendment to have the condition eliminating this access to be removed. We request your approval of this access point.

We'd like to answer any question you might have, you can call me, at 484-7342 or send your comments or questions to Gus@REGAengineering.com. Please let us know what you think.

Sincerely,
The Development Team (Hampton Enterprises, BVH Architects, and REGA Engineering)

REGA ENGINEERING GROUP INC. • 4827 PIONEERS BLVD • LINCOLN, NE 68506 • PHONE 402.484.REGA(7342) • FAX 402.484.7344

REGA
ENGINEERING GROUP, INC.

For
Brian Will

May 22, 2007

RECEIVED
MAY 25 2007
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

Mr. Marvin Krout
City of Lincoln
555 South 10th St.
Suite 213
Lincoln, NE 68508

RE: Resubmittal of Glynoaks Plaza Planned Unit Development

Dear Marvin,

On behalf of Hampton Enterprises, we are resubmitting Glynoaks Plaza Planned Unit Development with changes based on comments received dated from the end of April, 2007, and more specifically addressed below:

Sanitary Sewer
(1.1) All lots are now tappable to sewer lines. The plans have been revised to show all proposed lots with frontage to tappable sewer mains, especially Lot 2, Block 4; which now has a sewer line adjacent to the lot, which required a new manhole along S. 84th Street near Joseph Street (please note Joseph Street has been renamed Lindberg Street.

Water Main
(2.1) The Water mains have been revised to the satisfaction of the Water Department. The water mains are 3.5' outside of the back of curb along Glynoaks Drive and 3.5' off the back of curb for the private Lindberg Street with a 15' easement being added to the plat in accordance with Water Department policy. We are also reviving the south water main along the private Lindberg Street to a Fire Hydrant near the office building in lot 2 Block 4.

(2.2) All lots are now tappable to water mains. The plans have been revised to show all proposed lots with frontage to tappable water mains, especially Lot 2, Block 4; which now has a water line adjacent to the lot, which required an extension of the water main from Glynoaks Drive and Lindberg Street (please note Joseph Street was renamed Lindberg Street.)

Grading/Drainage
(3.1) Comments from Watershed management are addressed below.

1. Overland flow and overland runoff from pervious surfaces to ponds have been reduced
2. The various distances to curb inlets has been reviewed and additional inlets have been addad. Please see the plan for the drainage basins that feed these inlets. Our previous drainage calculations didn't show excessive water elevations in street gutters, but an effort has been made to keep intersections free of water crossing the valley gutters.
3. The alley drainage system now includes several area inlets at sump conditions. The drainage system also was modified to reflect a valley in the center of alley to deflect water toward the center where the area inlets pick the water up and a drainage culvert drains to the ponds. Substantial modifications to the grading plan along the northwest corner has changed the drainage flows and locations of the inlets.
4. No details are provided for pond outlet structures because there are no specialized structures. All outlet structures are simple culverts, included is a list of the structures and the performance of each.
5. 100 year storm limits and elevetions (especially swales 3 -4) has been included. Swale 3 from the previous submittal was eliminated because it was no longer necessary due to changes in the grading plan.
6. The elevations of houses have been corrected.
7. The side slopes are a maximum of 3:1 for all ponds.
8. A satisfactory arrangement will be arranged for the maintenance of the ponds.
9. No delineation, H&H report or other floodplain information for Antelope Creek, general note 4 states information regarding CLOMR submittal. Floodplain information has been submitted and is being reviewed by the Watershed management.
10. The CLOMR will be submitted to the City of Lincoln prior to be submitted to FEMA.

(3.2) A schematic drawing of the node connections is provided. Information is provided showing calculating time of concentration and curve numbers for the basins used in the detention model.

1707 PIONEERS BLVD. LINCOLN, NE 68506 PHONE 402.484.REGA(7342) FAX 402.484.7344

REGA
ENGINEERING GROUP, INC.

(3.3) Information is provided for the offsite drainage for Antelope Creek under 84th Street. There were some additional flows from the Storm sewer under S. 84th St. that were not taken into account but that have now been included in the Q. This additional flow would enter Swale 2. The 100 year storm depth is 3.95', which is adequately handled by Swale 2.

(3.4) Cross sections are provided for swales.

Streets/Paving

(4.1) The following are responses to the comments from the traffic department concerning the traffic study.

1. Figure 3 now includes existing length of all turn lanes.
2. The PM Pass-By Trip percentage identified in Table 2 have been adjusted and resubmitted to the City Traffic Department.
3. All access points degrade traffic flow to some degree, and while we want traffic flowing at maximum rates along S. 84th Street, reasonable amounts of degradation are necessary at times to foster growth. This Right In and Right Out is justified because it offers the minimal degradation any intersection can offer, while still fostering growth.
4. A separate southbound right turn lane on 84th Street at Augusta is designed and the length of this turn lane is a minimum of 250'.
5. At the signalized intersection a separate southbound right turn lane with minimum of 250' in length is included.
6. The evaluation of Glynoaks at 75th Street was requested by the City of Lincoln Traffic Engineer.
7. No comment necessary.
8. The signal timing at the major intersections have been revised and resubmitted to the city of Lincoln for review.

(4.2) A site distance diagram is provided for the Glynoaks/Lindberg intersection. No revisions are needed to ensure that the required site distance.

(4.3) Public and private streets are clearly identified. Joseph Street/Lane/Road is not intended to be public, it is also renamed Lindberg Street..

(4.4) Public Works approves the general concept of the paving geometry for the intersection of Glynoaks Drive and 84th Street. However, prior to this plat going to City Council a final geometric configuration will have to be provided to the satisfaction of Public Works. The final design will have to provide for all storage lengths indicated in the final traffic study.

Included with this submittal:

Planned Unit Development Sheets 1-10	3 copies
~~Revised Traffic Study~~	~~3 copies~~
Revised Drainage Study	3 copies
Schematic Drawing of the Node Connections	
Calculations for Time of Concentration	
Curve Numbers	
Offsite Drainage for Culvert under 84th Street	

Sincerely,

August Ponstingl
Land Development Planner

CC: Bob Caldwell, Joe Hampton, Gill Peace, Dan Worth, Tom Catlett, Dan Rosenthal

REGA ENGINEERING GROUP INC. • 4827 PIONEERS BLVD. • LINCOLN, NE 68506 • PHONE 402.484.REGA(7342) • FAX 402.484.7344

REGA ENGINEERING GROUP, INC.

March 15, 2007

Mr. Marvin Krout
City of Lincoln
555 South 10th St.
Suite 213
Lincoln, NE 68508

RE: Submittal of Glynoaks Plaza Planned Unit Development

Dear Marvin,

On behalf of Hampton Enterprises, Inc., we are excited to submit Glynoaks Plaza Planned Unit Development (we are requesting waiving the Preliminary Plat). Glynoaks Plaza, consists of Outlot C and Lot 24 of Block 4 of Corrected Plat of Heartland Homes East 4th Addition except that part deeded to the City of Lincoln, and Lot 65 Irregular Tract located in the East half of Section 10, Township 9 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska. Glynoaks contains 32.94 acres.

This Subdivision is divided into two zones: a residential zone consisting of 67 townhome units, a Commons Square, a play area, alleys which server rear loaded garages for the townhomes, and a Commercial Zone consisting of 9 mixed use buildings with up to 258,000 total square feet. The commercial zone will have a Town Center and connect to the rest of the development via walking paths. This New Urban development will emphasis green development.

We request a Planned Unit Development. A table outlining the various zoning regulatory parameters is shown on sheet 5 of the submittal. Also General Notes on Sheet 1 outline special conditions. In summary, two distinct zones are requested in order differentiate between the Commercial Zone end the Residential Zone. The boundary lies between the Commons Alley and the North Parking Outlot J (see the cover sheet zoning map). The northern portion of the site will be known as the Residential Zone and the southern portion will be the Commercial Zone.

Utilities Summary: In brief, an existing sanitary sewer thru the site will provide service to the southern commercial buildings, and two proposed sanitary lines will service the residential units as well as commercial buildings north of Glynoaks Drive. Drainage will occur mostly along natural swales that existed on the property. Addition swales and a minimal storm system will carry storm water to a series of 4 detention cells. Antelope Creek has natural wetland characteristics and will not be disturbed except at access crossings. Also there are two ponds on site that hava silted in with the construction of S. 84th Street and other nearby developments. These ponds will be delineated and a mitigation plan submitted to the U.S. Army Corps for approval. If you have any questions please lat me know.

A full access with signal is requested and warranted for Glynoaks and Auguste Drive at S. 84th St. A right in and right out access for Joseph Street at S. 84th Street is also warranted according to the traffic study done for this development. A future Office Building will add to the traffic volumes to the south. The Developer also requests that the traffic light is funded by Impact Fees from this developm

Included with this submittal:

Planned Unit Development Sheets 1-10	12 copies
Color Site Plan Drawing	12 copies
Change of Zone Application	
Fees:	$500 + $25/residential units x 67 units = $2,175 Fee
Traffic Study	3 copies
Drainage Study	3 copies

Sincerely,

August Ponstingl
Land Development Planner

025

CC: Bob Caldwell, Joe Hampton, Gill Peace, Dan Worth, Tom Cattett, Dan Rosenthal

working title

Glynoaks plaza

concept A

1) Site Plan

REGA ENGINEERING GROUP, INC.

Proposed

Submit Planned Unit Development for 33 acre site

Proposed Uses:

1. Neighborhood Retail/Commercial District
   1,2 and 3 new buildings w/ total footprint of approx. 85,000 sf and potential total size of 100,000 sf
2. Medium Density Attached Housing
   Attached townhouses w/ parking across from alley/driveway behind. 2 to 4 units units w/ optional sleeping loft. Approx 75 potential dwelling units.
3. Linear Green Space
   Passive green space along existing drainage path w/ walking/biking trails and proposed cart path
4. Commercial Construction Staging "Shop"
   Maintain use of existing shop in south end of site.

GLYNOAKS PLAZA
PLANNED UNIT DEVELOPMENT
LINCOLN, NEBRASKA

GENERAL NOTES

1. THE PROPERTY INCLUDED WITHIN THE LIMITS OF THE PLANNED UNIT DEVELOPMENT CONSIST OF 32.94 ACRES.
2. THE REQUIREMENTS OF LINCOLN MUNICIPAL CODE APPLY EXCEPT AS SPECIFICALLY MODIFIED BY THIS PUD. DEVELOPMENT PLAN AS CONTAINED ON THE SITE PLAN, GENERAL AND SITE NOTES AND IN THE COMMERCIAL AND RESIDENTIAL AREA TABLES ON SHEET 5.
3. EXISTING WETLANDS WILL NOT BE DISTURBED. EXCEPT AS NECESSARY FOR STREET AND TERRITORY CROSSING. ANY RECENTLY SUITED IN PONDS WILL BE DELINEATED AND A MITIGATION PLAN FORMULATED AND SUBMITTED TO THE U.S. ARMY CORPS. GUTTERS + WATERWALLS WILL BE RESTORED PRIOR TO FORMAL PUD.
4. THE EXISTING CBC FROM ELDER PLAN DATE NOT MATCH THE DRAWING, AND A CMA WILL BE SUBMITTED TO FEMA TO CORRECT THE LOCATION. THIS WORK WILL BE DONE IN CONJUNCTION WITH DESIGNING THE NEW CULVERT UNDER SUNDANCE DRIVE AND ADDITIONAL A AND NOT MADE IN THE CBC PART PLAN PLAN.
5. A PUBLIC ACCESS EASEMENT WILL BE GRANTED OVER OUTLOTS C, D, E, F, G & H. THE OUTLOTS WILL BE PRESERVED AS OPEN SPACE EXCEPT FOR THE TRAIL SHOWN ON THE SITE PLAN AND FOR A COMMUNITY FACILITY SUCH AS A GAZEBO OR BENCH. THE SPECIFIC LOCATION OF THE COMMUNITY FACILITY WILL NOT BE SHOWN ON THE SITE PLAN PROVIDED IT IS LOCATED IN THE VICINITY OF OUTLOT H.
6. THE OUTLOT DESIGNATED AS A COMMUNITY SPACE WILL BE GRANTED WITH A PUBLIC ACCESS & USE EASEMENT TO THE PUBLIC. A FUTURE GAZEBO, BENCH SHALL OR OTHER COMMUNITY BUILDING MAY BE CONSTRUCTED WITHIN THE COMMUNITY SPACE WITHOUT NEED FOR AN AMENDMENT TO THE P.U.D. NOR WILL THE USE OF SPACE OF COMMUNITY USE BE LIMITED BY ANY EXISTING LANDSCAPING ZONING.
7. REQUIRED LANDSCAPING, SCREENING, AND STREET TREES TO BE SHOWN AT TIME OF EITHER BUILDING PERMIT OF FINAL PLAT AS APPROPRIATE AND IN COMPLIANCE WITH THE REQUIREMENTS OF LINCOLN MUNICIPAL CODE AND ZONING TOMORROW.
8. THE EXISTING SHOP AND SURROUNDING SPACE OUTLINED ON THE DRAWING AS SHOP BOUNDARY IS ALLOWED TO CONTINUE ITS PRESENT USED (UNIT) A FUTURE OFFICE BUILDING (SHOP INCLUDING PARKING OF FARMING EQUIPMENT) IS CONSTRUCTED ON LOT 2, BLOCK 4.
9. IT CAPPARES SHALL BE ONLY LOCATED OFF THE ALLEY OUTLOT.
10. ACCESS TO A PUBLIC STREET ON PRIVATE EASEMENT IS ALLOWED FOR LOTS 4, 13, 14, 15, 16 BLOCK 1.
11. SPECIAL PERMIT PRIOR FOR THE TEMPORARY STORAGE OF CONSTRUCTION EQUIPMENT WILL BE DISCONTINUED AT THE TIME OF THE PUD, BUT THE CURRENT USE WILL BE ALLOWED TO CONTINUE IN THE AREA MARKED BY THE SHOP BOUNDARY AS SHOWN ON THE DRAWING. LOTS 1, BLOCK 4 IS DEVELOPED CONSISTENT WITH THIS PUD.
12. COMMERCIAL BUILDINGS ALONG BOTH ST. SHALL HAVE A FINISHED STONE FRONT APPEARANCE WITH SUN SLIDES.
13. DECKS AND OPENING BEYOND THE LOT LINES, THE POSTS FOR AWNINGS OR LANDPICS, ARE TO BE BUILT ON THE P.U.D.
14. STREET TREES ALONG BOTH STREETS AND TOWN SQUARE WILL VARY FROM EXISTING STREET TREE REQUIREMENTS BUT WILL HAVE APPROVAL OF THE CITY OF LINCOLN PARKS AND REC DEPT.
15. THE PROPOSED STORM SEWER SHALL BE PUBLIC AND CONSTRUCTED WITH AN EXECUTIVE ORDER.
16. THE EXISTING SANITARY SEWER MAIN SHALL REMAIN. THE PROPOSED SANITARY SEWER SHALL BE PUBLIC AND CONSTRUCTED WITH AN EXECUTIVE ORDER.
17. THE PROPOSED WATER MAIN SHALL BE PUBLIC AND CONSTRUCTED WITH AN EXECUTIVE ORDER.
18. ALL STREET LIGHTING LOCATED ALONG THE PUBLIC STREETS SHALL BE INSTALLED BY THE CITY OF LINCOLN.

VICINITY MAP

NO SCALE

NORTH

ENGINEER'S CERTIFICATE

[illegible]

LEGAL DESCRIPTION

A Legal Description of Outlot C and Lot 24 of Block 4 of Consolidated Plat of Heartland Homes East 4th Addition except that part deeded to the City of Lincoln, Nebraska, Warranty Deed recorded Jan. 7, 2004 as Instrument Number 2004-145-20 in the records of Lancaster County, Nebraska and Lot 25 irregular tract located in the East half of Section 16, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, being more particularly described as follows:

Beginning at the Northeast Corner of Outlot C, Block 4, Consolidated Plat of Heartland Homes East 4th Addition being on the West Right of Way of South 84th Street and the point of Beginning. Thence N89°44'24"W on the South line of said Outlot C of the Consolidated Plat of Heartland Homes East 4th Addition and said West Right of Way of South 84th Street a distance of 73.04 feet, to a point on the South line of said Outlot C and the Northwest corner of Lot 23 of said Consolidated Plat of Heartland Homes East 4th Addition. Thence N87°08'12"W along the South line of said Outlot C and the North line of said Lot 23 of Consolidated Plat of Heartland Homes East 4th Addition a distance of 201.67 feet, to a point on the South line of said Outlot C and the Northwest corner of Lot 22 of said Consolidated Plat of Heartland Homes East 4th Addition. Thence N71°42'37"W along the South line of said Outlot C and the North line of said Lot 22 of Consolidated Plat of Heartland Homes East 4th Addition, a distance of 148.48 feet, to the Southeast corner of said Outlot C, and the Southwest corner of Lot 18 of said Consolidated Plat of Heartland Homes East 4th Addition. Thence N00°33'16"W along the West line of said Outlot C and the East line of said Lot 18 of Consolidated Plat of Heartland Homes East 4th Addition, a distance of 71.43 feet, to a point on the West line of said Outlot C and the Southeast corner of Lot 17 of said Consolidated Plat of Heartland Homes East 4th Addition. Thence N-1°22'54"W along the West line of said Outlot C and the East line of said Lot 17 of Consolidated Plat of Heartland Homes East 4th Addition, a distance of 11.93 feet, to a point on the West line of said Outlot C and the Southeast corner of Lot 16 of said Consolidated Plat of Heartland Homes East 4th Addition. Thence N18°00'15"W along the West line of said Outlot C along the East line of said Lot 16 of Consolidated Plat of Heartland Homes East 4th Addition, a distance of 71.52 feet, to a point on the West line of said Outlot C and the Southeast corner of Lot 15 of said Consolidated Plat of Heartland Homes East 4th Addition. Thence N22°18'14"W along the West line of said Outlot C and the East line of said Lot 15 of Consolidated Plat of Heartland Homes East 4th Addition, a distance of 38.76 feet, to a point on the West line of said Outlot C and the Southeast corner of Lot 14 of said Consolidated Plat of Heartland Homes East 4th Addition. Thence N17°50'58"W along the West line of said Outlot C and the East line of said Lot 14 of Consolidated Plat of Heartland Homes East 4th Addition, a distance of 30.18 feet, to a point on the West line of said Outlot C and the Southeast corner of Lot 13 of said Consolidated Plat of Heartland Homes East 4th Addition. Thence N00°00'06"W along the West line of said Outlot C and the East line of said Lot 13 of Consolidated Plat of Heartland Homes East 4th Addition, a distance of 100.00 feet, to a point on the West line of said Outlot C, and on the South line of Outlot A and the Northeast corner of Lot 2 of said Consolidated Plat of Heartland Homes East 4th Addition. Thence N00°46'17"E along the West line of said Outlot C and the East line of said Outlot A of Consolidated Plat of Heartland Homes East 4th Addition, a distance of 130.00 feet, to a point on the West line of said Outlot C and the East line of said Outlot A of Consolidated Plat of Heartland Homes East 4th Addition. Thence N01°21'17"E along the West line of said Outlot C and said East line of said Outlot A of Consolidated Plat of Heartland Homes East 4th Addition, a distance of 100.00 feet, to a point on the West line of said Outlot C and the East line of said Outlot A of Consolidated Plat of Heartland Homes East 4th Addition and on the South Right of Way of Sundance Drive, Thence N88°51'02"W along the West line of said Outlot C and the South Right of Way of Sundance Drive, a distance of 15.01 feet, to a point on the West line of said Outlot C of Consolidated Plat of Heartland Homes East 4th Addition and said South Right of Way of Sundance Drive. Thence N00°51'02"W along the West line of said Outlot C of Consolidated Plat of Heartland Homes East 4th Addition and said East Right of Way of Sundance Drive, a distance of 80.00 feet, to a point on the West line of said Outlot C of Consolidated Plat of Heartland Homes East 4th Addition and said North Right of Way of Sundance Drive. Thence N88°51'02"W along the West line of said Outlot C of Consolidated Plat of Heartland Homes East 4th Addition and said North Right of Way of Sundance Drive, a distance of 131.00 feet, to a point on the West line of said Outlot C of Consolidated Plat of Heartland Homes East 4th Addition and said North Right of Way of Sundance Drive and the Southeast corner of Phase One Park, Lincoln, Nebraska. Thence N00°00'15"E along the West line of said Outlot C of Consolidated Plat of Heartland Homes East 4th Addition and the East line of said Phase One Park, Lincoln, Nebraska a distance of 1,021.00 feet, to the Northeast corner of said Outlot C of Consolidated Plat of Heartland Homes East 4th Addition and the Southwest corner of Outlot A of Antelope Creek 1st Addition and the Southeast corner of Lot 25 irregular tract located in the Northeast Quarter of Section 16, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska. Thence N88°34'42"E along the North line of said Lot 25 irregular tract and the South line of said Antelope Creek 1st Addition and Thomas Heights Subdivision located in the Northeast Quarter of Section 16, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska a distance of 1,000.00 feet, to the Northeast corner of said Lot 25 irregular tract and the Southeast corner of said Thomas Heights Subdivision and said West Right of Way of South 84th Street. Thence S00°17'53"E along the East line of said Lot 25 irregular tract and the East line of said Consolidated Plat of Heartland Homes East 4th Addition and said West Right of Way of South 84th Street for the next nine (9) courses, a distance of 618.50 feet. Thence S00°17'53"E, a distance of 140.00 feet. Thence S01°06'53"W, a distance of 44.28 feet. Thence S00°17'53"E, a distance of 147.00 feet. Thence S89°42'08"W, a distance of 17.00 feet. Thence S00°17'53"E, a distance of 146.00 feet. Thence N89°42'08"E, a distance of 28.00 feet. Thence S00°00'53"E, a distance of 32.0 feet. Thence N00°17'53"E, a distance of 119.48 feet. Thence S89°00'00"W, a distance of 15.00 feet. Thence S00°17'53"E, a distance of 171.30 feet. Thence N89°42'08"E, a distance of 1.00 feet. Thence S00°17'53"E, a distance of 137.00 feet. Thence S00°17'53"E, a distance of 100.00 feet, to the Point of Beginning.

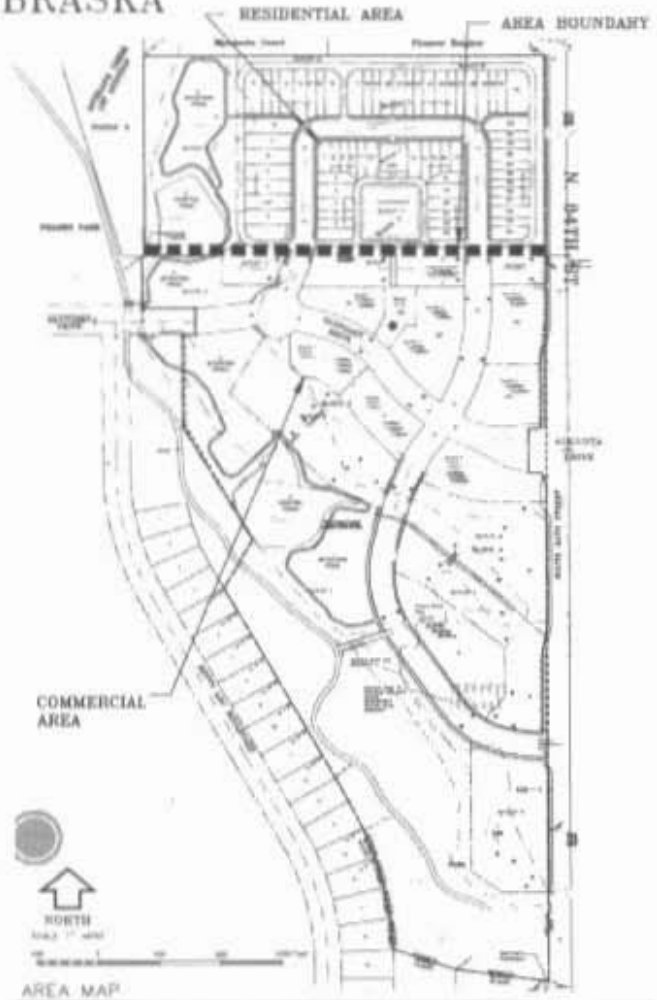
Tract which contains 32.94 acres, subject to easements and restrictions of record.

DEVELOPER

[illegible]

ENGINEER

[illegible]



AREA MAP

SHEET INDEX

1. COVER SHEET
2. TOPOGRAPHIC SITE PLAN
3. TOPOGRAPHIC SITE PLAN
4. SITE PLAN
5. SITE PLAN
6. GRADING PLAN
7. DRAINAGE PLAN
8. PAVING PROFILES
9. PAVING PROFILES
10. UTILITY PLAN

ISSUED FOR	DATE	BY
PUD SUBMITTAL	3/5/2007	AJF

PROJECT

DRAWN

NO	DESCRIPTION	DATE	BY

REVISIONS

REGA

[illegible]

- ENGINEERING
- PLANNING
- LAND SURVEYING

GLYNOAKS PLAZA
PLANNED UNIT DEVELOPMENT
COVER SHEET

DATE: 3/5/2007

DESIGNED BY: AJF

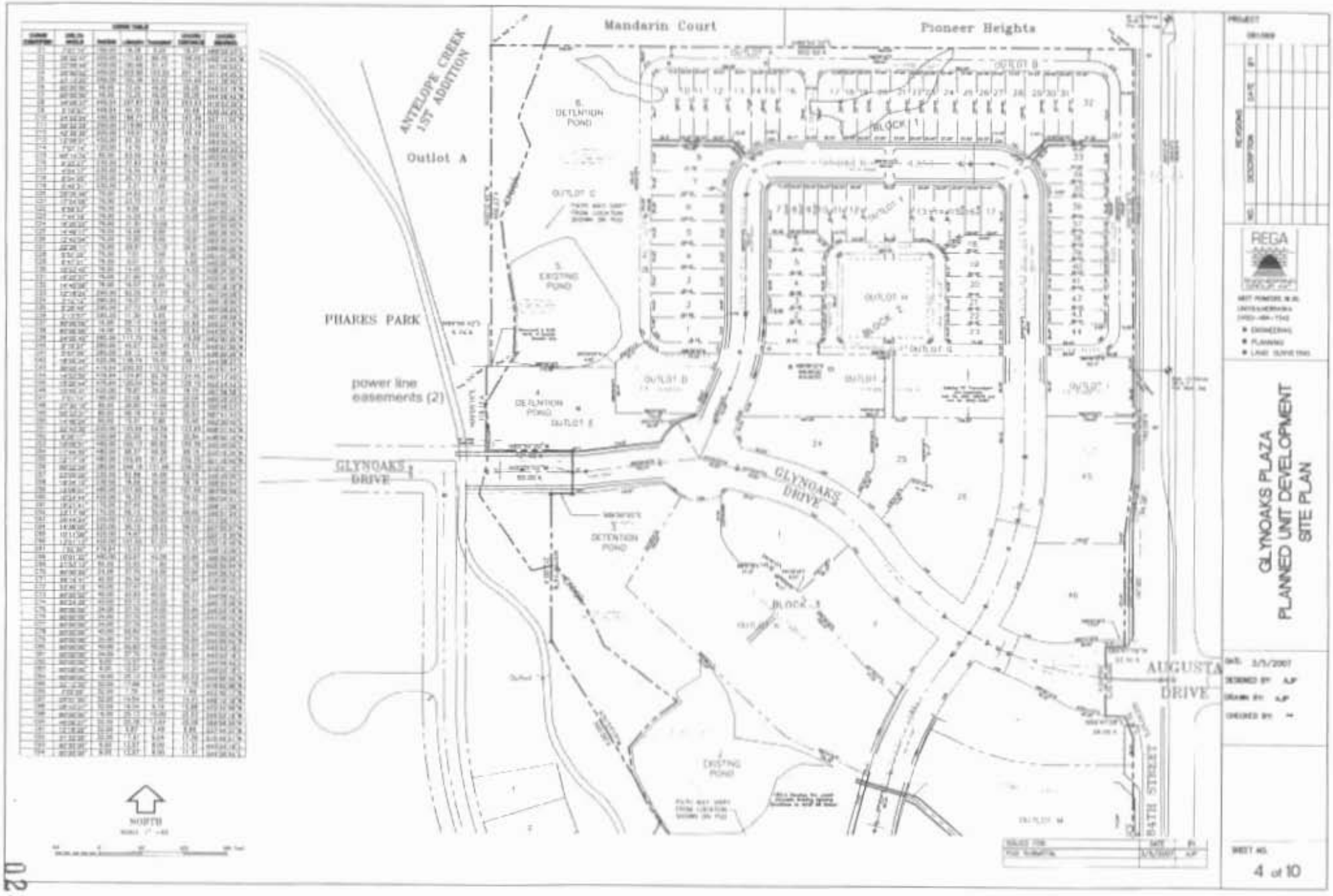
DRAWN BY: AJF

CHECKED BY: **

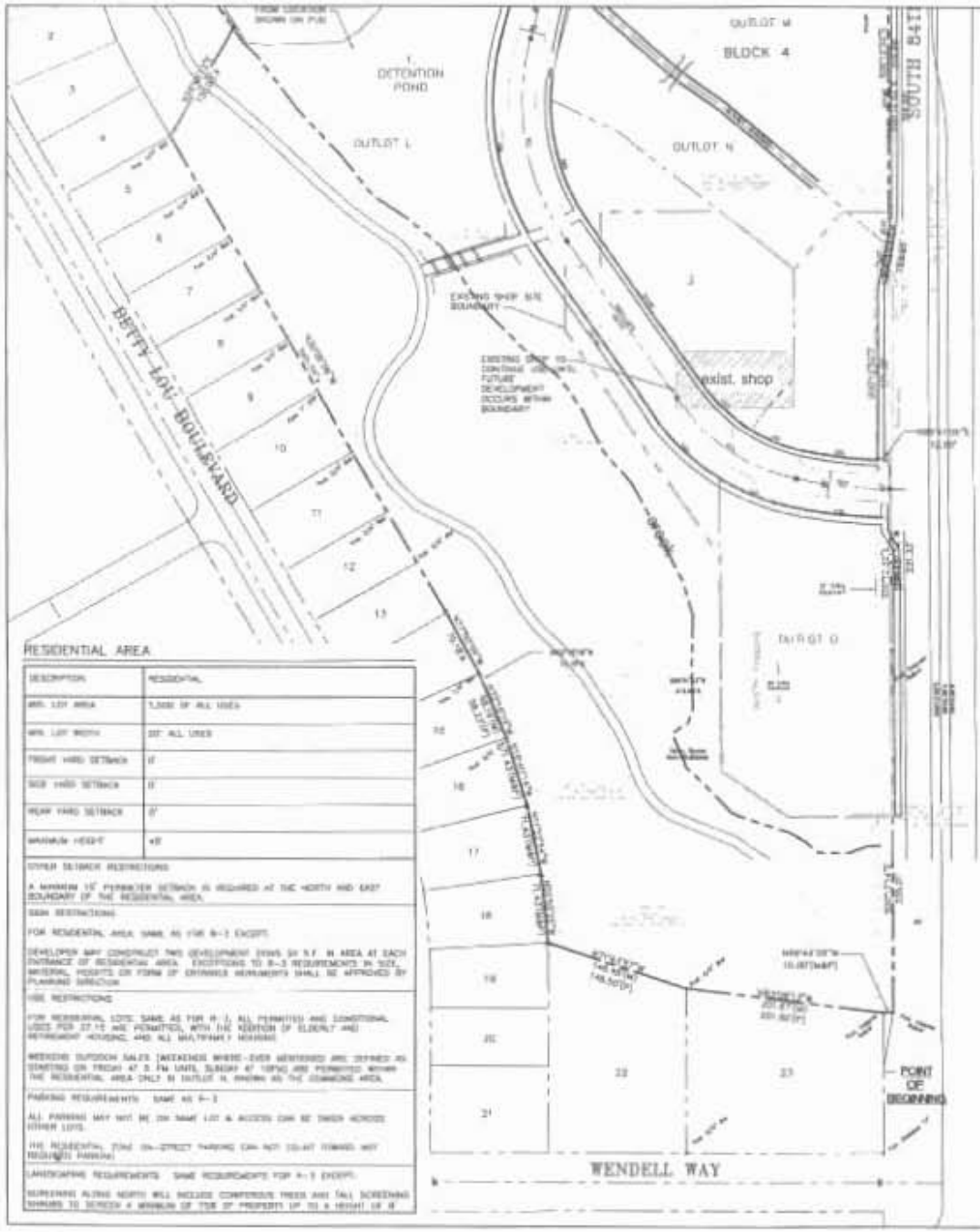
SHEET NO.

1 of 10

027


Mandarin Court
Pioneer Heights
ANTELOPE CREEK 1ST ADDITION
Outlot A
PHARES PARK
power line easements (2)
GLYNOAKS DRIVE
AUGUSTA DRIVE
84TH STREET
BLOCK 1
BLOCK 3
DETENTION POND
EXISTING POND
OUTLOT B
OUTLOT C
OUTLOT E
OUTLOT H
OUTLOT M
NORTH
REGA
GLYNOAKS PLAZA
PLANNED UNIT DEVELOPMENT
SITE PLAN
SHEET NO.
4 of 10

028



RESIDENTIAL AREA

DESCRIPTION	RESIDENTIAL
MIN. LOT AREA	7,000 SF ALL USES
MIN. LOT WIDTH	50' ALL USES
FRONT YARD SETBACK	0'
SIDE YARD SETBACK	0'
REAR YARD SETBACK	0'
MAXIMUM HEIGHT	45'

OTHER SETBACK RESTRICTIONS

A MINIMUM 15' PERIMETER SETBACK IS REQUIRED AT THE NORTH AND EAST BOUNDARY OF THE RESIDENTIAL AREA.

SIGN RESTRICTIONS

FOR RESIDENTIAL AREA SAME AS FOR B-2 EXCEPT:

DEVELOPER MAY CONSTRUCT TWO DEVELOPMENT SIGNS 50 S.F. IN AREA AT EACH ENTRANCE OF RESIDENTIAL AREA. EXCEPTIONS TO B-2 REQUIREMENTS IN SIZE, MATERIAL, HEIGHTS OR FORM OF ENTRANCE MONUMENTS SHALL BE APPROVED BY PLANNING DIRECTOR.

USE RESTRICTIONS

FOR RESIDENTIAL LOTS: SAME AS FOR R-2. ALL PERMITTED AND CONDITIONAL USES PER 27.15 ARE PERMITTED, WITH THE EXCEPTION OF ELDERLY AND RETIREMENT HOUSING, AND ALL MULTIFAMILY HOUSING.

WEEKEND OUTDOOR SALES (WEEKENDS WHERE EVER MENTIONED ARE DEFINED AS STARTING ON FRIDAY AT 5 PM UNTIL SUNDAY AT 10PM) ARE PERMITTED WITHIN THE RESIDENTIAL AREA ONLY IN OUTLOT N, SHOWN AS THE COMMERCE AREA.

PARKING REQUIREMENTS: SAME AS R-2

ALL PARKING MAY NOT BE ON SAME LOT & ACCESS CAN BE TAKEN ACROSS OTHER LOTS.

THE RESIDENTIAL ZONE ON-STREET PARKING CAN NOT COUNT TOWARD ANY REQUIRED PARKING.

LANDSCAPING REQUIREMENTS: SAME REQUIREMENTS FOR R-2 EXCEPT:

SUPERIMPOSE ALONG NORTH WILL INCLUDE COMPATIBLE TREES AND TALL SCREENING SHRUBS TO SCREEN A MINIMUM OF TEN 20' PROPERTIES UP TO A HEIGHT OF 8'.

LOT AREA TABLE

BLOCK 1

LOT 1	3,631.00 sq.ft. ±	0.08 acres ±
LOT 2	3,360.70 sq.ft. ±	0.08 acres ±
LOT 3	3,360.70 sq.ft. ±	0.08 acres ±
LOT 4	3,360.70 sq.ft. ±	0.08 acres ±
LOT 5	3,360.70 sq.ft. ±	0.08 acres ±
LOT 6	3,663.83 sq.ft. ±	0.08 acres ±
LOT 7	3,154.38 sq.ft. ±	0.08 acres ±
LOT 8	4,048.83 sq.ft. ±	0.09 acres ±
LOT 9	3,663.07 sq.ft. ±	0.08 acres ±
LOT 10	3,643.34 sq.ft. ±	0.04 acres ±
LOT 11	3,643.34 sq.ft. ±	0.04 acres ±
LOT 12	3,139.07 sq.ft. ±	0.07 acres ±
LOT 13	3,401.23 sq.ft. ±	0.07 acres ±
LOT 14	3,199.18 sq.ft. ±	0.05 acres ±
LOT 15	3,576.87 sq.ft. ±	0.04 acres ±
LOT 16	3,576.87 sq.ft. ±	0.08 acres ±
LOT 17	3,360.80 sq.ft. ±	0.08 acres ±
LOT 18	3,360.87 sq.ft. ±	0.04 acres ±
LOT 19	3,360.87 sq.ft. ±	0.04 acres ±
LOT 20	3,360.17 sq.ft. ±	0.08 acres ±
LOT 21	3,360.17 sq.ft. ±	0.08 acres ±
LOT 22	3,360.87 sq.ft. ±	0.04 acres ±
LOT 23	3,360.87 sq.ft. ±	0.04 acres ±
LOT 24	3,513.87 sq.ft. ±	0.08 acres ±
LOT 25	3,514.06 sq.ft. ±	0.08 acres ±
LOT 26	3,360.87 sq.ft. ±	0.04 acres ±
LOT 27	3,511.77 sq.ft. ±	0.04 acres ±
LOT 28	1,977.05 sq.ft. ±	0.05 acres ±
LOT 29	3,060.05 sq.ft. ±	0.07 acres ±
LOT 30	1,858.14 sq.ft. ±	0.04 acres ±
LOT 31	1,854.84 sq.ft. ±	0.04 acres ±
LOT 32	4,683.03 sq.ft. ±	0.11 acres ±
LOT 33	3,200.87 sq.ft. ±	0.07 acres ±
LOT 34	1,844.70 sq.ft. ±	0.04 acres ±
LOT 35	1,726.00 sq.ft. ±	0.04 acres ±
LOT 36	2,447.03 sq.ft. ±	0.06 acres ±
LOT 37	1,898.80 sq.ft. ±	0.04 acres ±
LOT 38	1,723.78 sq.ft. ±	0.03 acres ±
LOT 39	1,723.78 sq.ft. ±	0.03 acres ±
LOT 40	1,723.78 sq.ft. ±	0.03 acres ±
LOT 41	1,836.37 sq.ft. ±	0.04 acres ±
LOT 42	2,740.80 sq.ft. ±	0.06 acres ±
LOT 43	1,723.78 sq.ft. ±	0.03 acres ±
LOT 44	2,043.06 sq.ft. ±	0.04 acres ±
LOT 45	22,208.47 sq.ft. ±	0.51 acres ±
LOT 46	20,802.42 sq.ft. ±	0.47 acres ±

BLOCK 2

LOT 1	3,298.19 sq.ft. ±	0.05 acres ±
LOT 2	1,542.58 sq.ft. ±	0.03 acres ±
LOT 3	1,541.73 sq.ft. ±	0.03 acres ±
LOT 4	1,314.98 sq.ft. ±	0.03 acres ±
LOT 5	1,755.84 sq.ft. ±	0.04 acres ±
LOT 6	2,083.33 sq.ft. ±	0.04 acres ±
LOT 7	1,514.13 sq.ft. ±	0.04 acres ±
LOT 8	1,439.41 sq.ft. ±	0.03 acres ±
LOT 9	1,439.40 sq.ft. ±	0.03 acres ±
LOT 10	1,440.18 sq.ft. ±	0.03 acres ±
LOT 11	1,646.14 sq.ft. ±	0.03 acres ±
LOT 12	2,184.98 sq.ft. ±	0.05 acres ±
LOT 13	2,348.81 sq.ft. ±	0.05 acres ±
LOT 14	1,575.81 sq.ft. ±	0.04 acres ±
LOT 15	1,737.03 sq.ft. ±	0.03 acres ±
LOT 16	1,583.31 sq.ft. ±	0.03 acres ±
LOT 17	2,398.57 sq.ft. ±	0.05 acres ±
LOT 18	1,811.74 sq.ft. ±	0.04 acres ±
LOT 19	2,780.06 sq.ft. ±	0.06 acres ±
LOT 20	2,338.26 sq.ft. ±	0.05 acres ±
LOT 21	1,646.30 sq.ft. ±	0.03 acres ±
LOT 22	1,646.30 sq.ft. ±	0.03 acres ±
LOT 23	2,296.27 sq.ft. ±	0.05 acres ±
LOT 24	13,986.87 sq.ft. ±	0.32 acres ±
LOT 25	8,600.02 sq.ft. ±	0.20 acres ±
LOT 26	28,796.34 sq.ft. ±	0.66 acres ±

LOT AREA TABLE

BLOCK 3

LOT 1	19,300.87 sq.ft. ±	0.30 acres ±
LOT 2	18,708.83 sq.ft. ±	0.42 acres ±

LOT AREA TABLE

BLOCK 4

LOT 1	20,118.45 sq.ft. ±	0.47 acres ±
LOT 2	38,800.80 sq.ft. ±	0.84 acres ±

LOT AREA TABLE

OUTLOTS

OUTLOT A	20,469.89 sq.ft. ±	0.47 acres ±
OUTLOT B	32,136.87 sq.ft. ±	0.87 acres ±
OUTLOT C	84,831.38 sq.ft. ±	2.17 acres ±
OUTLOT D	13,680.60 sq.ft. ±	0.36 acres ±
OUTLOT E	31,843.59 sq.ft. ±	0.87 acres ±
OUTLOT F	3,336.51 sq.ft. ±	0.10 acres ±
OUTLOT G	38,377.37 sq.ft. ±	0.87 acres ±
OUTLOT H	11,367.58 sq.ft. ±	0.30 acres ±
OUTLOT I	50,013.83 sq.ft. ±	1.24 acres ±
OUTLOT J	35,376.28 sq.ft. ±	0.72 acres ±
OUTLOT K	64,367.83 sq.ft. ±	1.47 acres ±
OUTLOT L	501,848.60 sq.ft. ±	9.73 acres ±
OUTLOT M	56,811.38 sq.ft. ±	1.31 acres ±
OUTLOT N	49,943.61 sq.ft. ±	1.14 acres ±
OUTLOT O	33,447.23 sq.ft. ±	1.33 acres ±

COMMERCIAL AREA

DESCRIPTION	COMMERCIAL
MINIMUM LOT AREA	0 SF
MINIMUM LOT WIDTH	0'
FRONT YARD SETBACK	0'
SIDE YARD SETBACK	0'
REAR YARD SETBACK	0'
MAXIMUM HEIGHT	50'

OTHER SETBACKS

A MINIMUM 20' PERIMETER SETBACK IS REQUIRED AT THE BOUNDARY OF THE PUD.

SIGN RESTRICTIONS

FOR COMMERCIAL LOTS, SAME AS FOR B-2.

DEVELOPER MAY CONSTRUCT TWO DEVELOPMENT SIGNS 50 S.F. IN AREA AT EACH ENTRANCE OF COMMERCIAL AREA. EXCEPTIONS TO B-2 REQUIREMENTS IN SIZE, MATERIAL, HEIGHTS OR FORM OF ENTRANCE MONUMENTS SHALL BE APPROVED BY PLANNING DIRECTOR.

PEDESTRIAN & WAREHOUSE SIGNS MAY BE ADJUSTED BY PLANNING DIRECTOR.

POLE SIGNS AND MONUMENT SIGNS ARE PROHIBITED.

MAXIMUM PEDESTRIAN SIGN SIZE IS 8 SF. CANOPY AND PROJECTING SIGNS MAY BE ADJUSTED BY PLANNING DIRECTOR.

USE RESTRICTIONS

FOR COMMERCIAL LOTS: ALL USES PERMITTED WITHIN THE B-4 DISTRICT SHALL BE PERMITTED BY RIGHT WITHIN THE COMMERCIAL AREA, EXCEPT THE FOLLOWING USES ARE PROHIBITED: ALL INDUSTRIAL USES, ALL DRIVE THRU BUSINESSES AND SERVICE STATIONS.

THE FOLLOWING USES ARE PERMITTED BY RIGHT: ANY RESIDENTIAL USE ON ANY LEVEL AND OUTDOOR WEEKEND SALES.

NO USE PERMIT SHALL BE REQUIRED FOR COMMERCIAL ZONE.

EXTERIOR DOORS SHALL BE PERMITTED BY RIGHT ON ANY SIDE WITHOUT RESTRICTION.

OUTDOOR ACTIVITIES USING SOUND AMPLIFICATION EQUIPMENT SHALL NOT BE PERMITTED AFTER 10PM.

EXTERIOR LIGHTING SHALL BE SCREENED AND NOT VISIBLE TO RESIDENTIAL ZONE.

PARKING REQUIREMENTS

PARKING REQUIREMENTS ARE THE FOLLOWING:

ALL USES SHALL REQUIRE 1 STALL PER 300 SF.

WEEKEND OUTDOOR SALES EVENTS WILL BE ALLOWED IN THE PARKING LOTS SOUTH OF SUPERIOR DRIVE AND MAY OCCUPY UP TO 40 REQUIRED PARKING STALLS.

SHARED/JOINT PARKING IS PROVIDED IN THE COMMERCIAL ZONE. FOR THE COMMERCIAL ZONE, REQUIRED PARKING IS REDUCED IN AN AMOUNT EQUAL TO THE NUMBER OF ON-STREET PARKING SPACES PROVIDED.

FLOOR AREAS SHOWN ARE APPROXIMATE AND MAY VARY AT THE TIME OF BUILDING PERMITS. THE TOTAL BUILDABLE FLOOR AREA IS ONLY LIMITED BY TOTAL REQUIRED PARKING IN THE COMMERCIAL ZONE. AN INCREASE IN THE TOTAL FLOOR AREA SHOWN OF UP TO 10% MAY BE APPROVED BY THE PLANNING DIRECTOR BY ADMINISTRATIVE AMENDMENT. THE PUD ALLOWS UP TO 224,000 FLOOR AREA IN COMMERCIAL ZONE.

LANDSCAPING REQUIREMENTS: SHALL BE THE SAME AS THE B-2 ZONE.

TRIANGULARE STREET TREES AND LANDSCAPING SHALL BE SUBMITTED AND APPROVED BY PARKS AND RECREATION SEPARATELY, BUT SHALL BE ALLOWED TO VARY IN DISTANCE AND DENSITY FROM B-2 ZONE.

INSETS
SCALE: 1" = 60'

ISSUED FOR:	DATE:	BY:
PUD SUBMITTAL	3/5/2007	AJP

PROJECT
061069

REVISIONS			
NO.	DESCRIPTION	DATE	BY

REGA
REGA DESIGN GROUP, INC.
8601 PINKERT & VIC
OMAHA, NEBRASKA
(402) 499-7343
- ENGINEERING
- PLANNING
- LAND SURVEYING

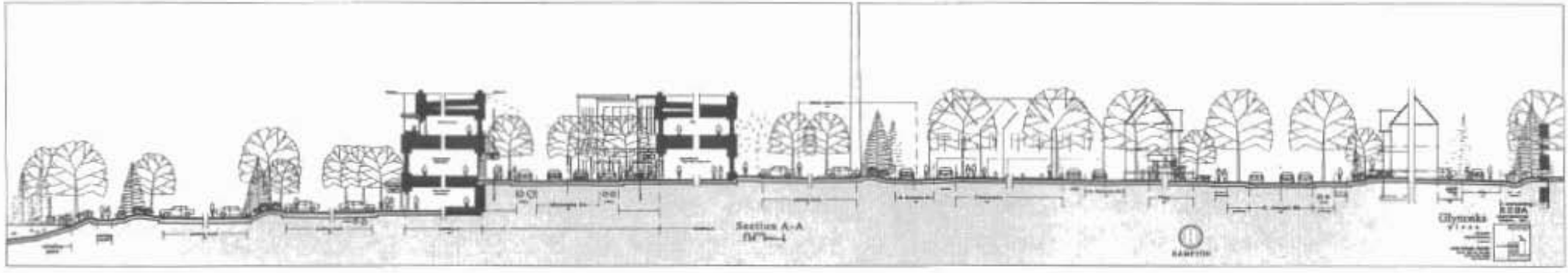
GLYNOAKS PLAZA
PLANNED UNIT DEVELOPMENT
SITE PLAN

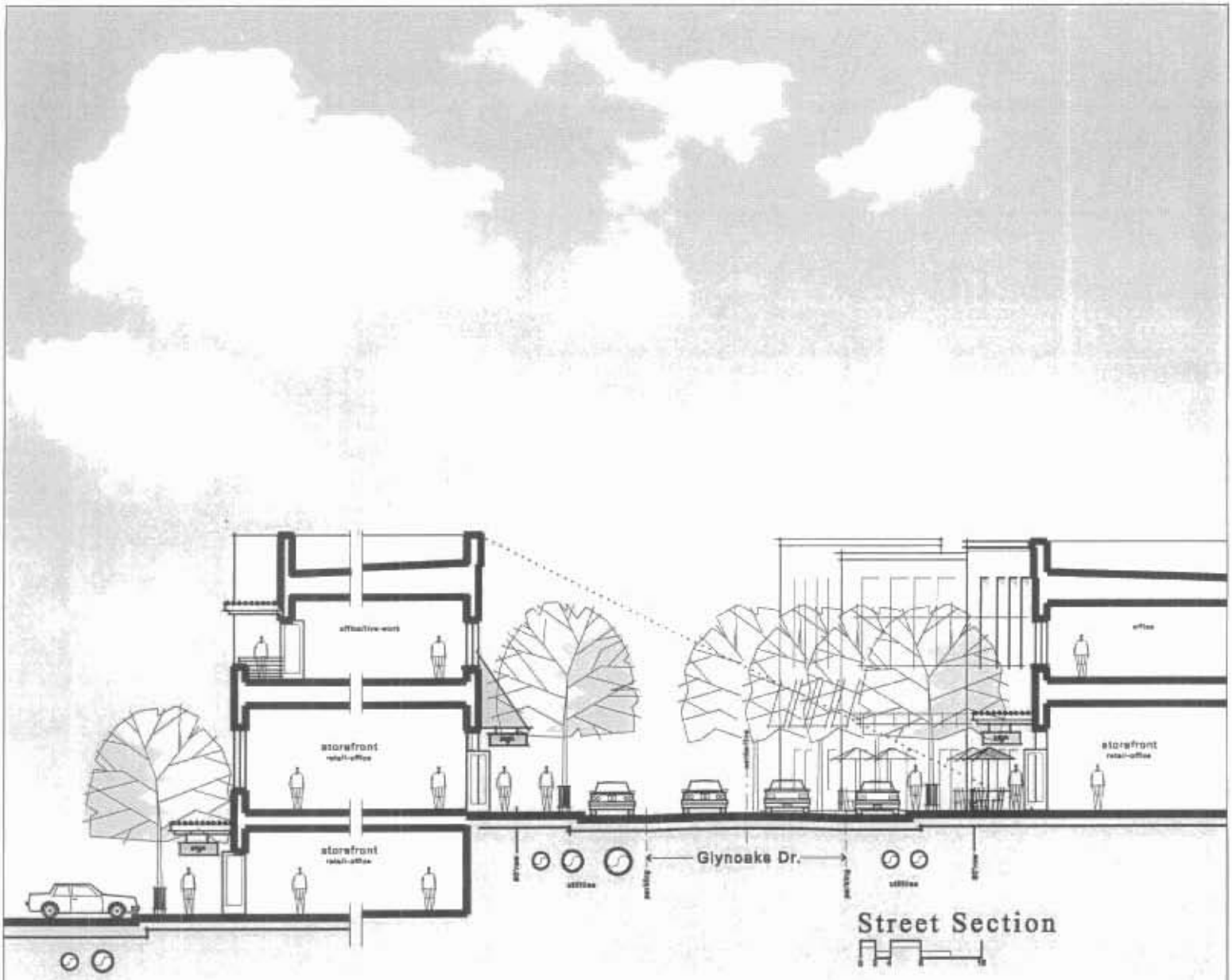
DATE: 3/5/2007
DESIGNED BY: AJP
DRAWN BY: AJP
CHECKED BY: **

SHEET NO.
5 of 10

029

Section B-B
Glynnwks


Section A-A
Glynnwks



HAMPTON

Glynoaks plaza

REGA ENGINEERING GROUP, INC.

GENERAL NOTES

1. THE PROPERTY INCLUDED WITHIN THIS LIMITS OF THE PLANNED UNIT DEVELOPMENT CONSIST OF 32.94 ACRES.
2. THE REQUIREMENTS OF LINCOLN MUNICIPAL CODE APPLY EXCEPT AS SPECIFICALLY AMENDED BY THIS PUD'S DEVELOPMENT PLAN AS CONTAINED ON THE SITE PLAN, GENERAL AND SITE NOTES AND IN THE COMMERCIAL AND RESIDENTIAL ZONING TABLES ON SHEET 5.
3. EXISTING WETLANDS WILL NOT BE DISTURBED, EXCEPT AS NECESSARY FOR STREET AND PEDESTRIAN CROSSINGS. TWO RECENTLY SILTED IN PONDS WILL BE DELINEATED AND A MITIGATION PLAN FORMULATED AND SUBMITTED TO THE U.S. ARMY CORPS OUTLINING A MAINTENANCE PLAN TO RESTORE PONDS TO FORMER STATE.
4. THE EXISTING 100 YEAR FLOOD PLAIN DOES NOT MATCH THE CHANNEL AND A LOMR WILL BE SUBMITTED TO FEMA TO CORRECT THE LOCATION. THIS WORK WILL BE DONE IN CONJUNCTION WITH DESIGNING THE BOX CULVERT UNDER GLYNOAKS DRIVE AND VERIFYING A NO NET RISE IN THE 100 YEAR FLOOD PLAIN.
5. SEASONAL SALES EVENTS WILL BE ALLOWED IN THE PARKING LOTS AND MAY OCCUPY UP TO 25% OF THE TOTAL REQUIRED PARKING.
6. A PUBLIC ACCESS EASEMENT WILL BE GRANTED OVER OUTLOTS C, E, F, H & L. THE OUTLOTS WILL BE PRESERVED AS OPEN SPACE EXCEPT FOR THE TRAIL SHOWN ON THE SITE PLAN, AND FOR A COMMUNITY FACILITY SUCH AS A GAZEBO OR BAND SHELL. THE SPECIFIC LOCATION OF THE COMMUNITY FACILITY NEED NOT BE SHOWN ON THE SITE PLAN PROVIDED IT IS LOCATED IN THE VICINITY OF OUTLOT H.
7. THE OUTLOT DESIGNATED AS A COMMUNITY SPACE WILL BE GRANTED WITH A PUBLIC ACCESS & USE EASEMENT TO THE PUBLIC. A FUTURE GAZEBO, BAND SHELL, OR OTHER COMMUNITY BUILDING MAY BE CONSTRUCTED WITHIN THE COMMUNITY SPACE WITHOUT NEED FOR AN AMENDMENT TO THE P.U.D, NOR SHALL THE SIZE OR SETBACK OR COMMUNITY-USE BE LIMITED BY ANY EXISTING UNDERLYING ZONING.
8. REQUIRED LANDSCAPING, SCREENING AND STREET TREES TO BE SHOWN AT TIME OF EITHER BUILDING PERMIT OR FINAL PLAT AS APPROPRIATE, AND IN COMPLIANCE WITH THE REQUIREMENTS OF LINCOLN MUNICIPAL CODE AND DESIGN STANDARDS.
9. THE EXISTING SHOP AND SURROUNDING SPACE OUTLINED ON THE DRAWING AS SHOP BOUNDARY IS ALLOWED TO CONTINUE ITS PRESENT USES UNTIL A FUTURE OFFICE BUILDING (NOT INCLUDING PAVING OR PARKING DEVELOPMENT) IS CONSTRUCTED ON LOT 2, BLOCK 4.
10. SHARED/JOINT PARKING IS PROVIDED IN THE COMMERCIAL ZONE. FOR THE COMMERCIAL ZONE, REQUIRED PARKING IS REDUCED IN AN AMOUNT EQUAL TO THE NUMBER OF ON-STREET PARKING SPACES PROVIDED. THE RESIDENTIAL ZONE ON-STREET PARKING CAN NOT COUNT TOWARD COMMERCIAL REQUIRED PARKING.
11. SCREENING ALONG NORTH WILL INCLUDE CONIFEROUS TREES AND TALL SCREENING SHRUBS TO SCREEN A MINIMUM OF 75% OF PROPERTY UP TO A HEIGHT OF 8'.
12. FLOOR AREAS SHOWN ARE APPROXIMATE AND MAY VARY AT THE TIME OF BUILDING PERMITS. THE TOTAL BUILDABLE FLOOR AREA IS ONLY LIMITED BY TOTAL REQUIRED PARKING IN THE COMMERCIAL ZONE. (SEE COMMERCIAL ZONING TABLE FOR PARKING REQUIREMENTS.) AN INCREASE IN THE TOTAL FLOOR AREA SHOWN OF UP TO 15% MAY BE APPROVED BY THE PLANNING DIRECTOR BY ADMINISTRATIVE AMENDMENT. ACTUAL AND REQUIRED PARKING WILL BE CLEARLY IDENTIFIED AND TABULATED ON A MASTER PLAN SHEET. THE PUD ALLOWS UP TO 258,000 FLOOR AREA IN COMMERCIAL ZONE.
13. GARAGES SHALL BE BACK LOADED OFF THE ALLEY OUTLOT.
14. FRONTAGE TO A PUBLIC STREET OR PRIVATE ROADWAY IS WAIVED FOR LOTS 9-13, 29-32, BLOCK 2.
15. SPECIAL PERMIT #1313 FOR THE TEMPORARY STORAGE OF CONSTRUCTION EQUIPMENT WILL BE DISCONTINUED AT THE TIME OF THE PUD, BUT THE CURRENT USE WILL BE ALLOWED TO CONTINUE IN THE AREA MARKED BY THE SHOP BOUNDARY AS SHOWN ON THE DRAWING UNTIL LOT 2 BLOCK 4 IS DEVELOPED IS DEVELOPED CONSISTENT WITH THIS PUD.
16. COMMERCIAL BUILDINGS ALONG 84TH ST. SHALL HAVE A FINISHED STORE FRONT APPEARANCE WITH 20% GLASS.
17. EAVES, CANOPIES, AWNINGS, SIGNS AND OTHER BUILDING PROJECTIONS MAY EXTEND BEYOND THE BUILDING ENVELOPE, BUT NOT BEYOND LOT LINES.
18. STREET TREES ALONG GLYNOAKS STREET AT THE TOWN SQUARE WILL VARY FROM EXISTING STREET TREE REQUIREMENTS, BUT WILL HAVE APPROVAL OF THE CITY OF LINCOLN PARKS AND REC. DEPT.
19. THE PROPOSED STORM SEWER SHALL BE PUBLIC AND CONSTRUCTED WITH AN EXECUTIVE ORDER.
20. THE EXISTING SANITARY SEWER MAIN SHALL REMAIN. THE PROPOSED SANITARY SEWER SHALL BE PUBLIC AND CONSTRUCTED WITH AN EXECUTIVE ORDER.
21. THE PROPOSED WATER MAIN SHALL BE PUBLIC AND CONSTRUCTED WITH AN EXECUTIVE ORDER.
22. ALL STREET LIGHTING LOCATED ALONG THE PUBLIC STREETS SHALL BE INSTALLED BY THE CITY OF LINCOLN.

COMMERCIAL AREA

DESCRIPTION	COMMERCIAL
MINIMUM LOT AREA	0 SF
MINIMUM LOT WIDTH	0'
FRONT YARD SETBAC	0'
SIDE YARD SETBACK	0'
REAR YARD SETBACK	0'
MAXIMUM HEIGHT	50'

OTHER SETBACKS

A MINIMUM 20' PERIMETER SETBACK IS REQUIRED AT THE BOUNDARY OF THE PUD.

SIGN RESTRICTIONS

FOR COMMERCIAL LOTS: SAME AS FOR B-2.

DEVELOPER MAY CONSTRUCT TWO DEVELOPMENT SIGNS 50 S.F. IN AREA AT EACH ENTRANCE OF COMMERCIAL AREA. EXCEPTIONS TO B-2 REQUIREMENTS IN SIZE, MATERIAL, HEIGHTS OR FORM OF ENTRANCE MONUMENTS SHALL BE APPROVED BY PLANNING DIRECTOR.

PEDESTRIAN & MARQUEE SIGNS MAY BE ADJUSTED BY PLANNING DIRECTOR.

POLE SIGNS AND MONUMENT SIGNS ARE PROHIBITED

MAXIMUM PEDESTRIAN SIGN SIZE IS 8 SF. CANOPY AND PROJECTING SIGNS MAY BE ADJUSTED BY PLANNING DIRECTOR.

USE RESTRICTIONS

FOR COMMERCIAL LOTS: ALL USES PERMITTED WITHIN THE B-4 DISTRICT SHALL BE PERMITTED BY RIGHT WITHIN THE COMMERCIAL AREA, EXCEPT THE FOLLOWING USES ARE PROHIBITED: ALL INDUSTRIAL USES, ALL DRIVE THRU BUSINESSES AND SERVICE STATIONS.

THE FOLLOWING USES ARE PERMITTED BY RIGHT: ANY RESIDENTIAL USE ON ANY LEVEL AND OUTDOOR WEEKEND SALES.

NO USE PERMIT SHALL BE REQUIRED FOR COMMERCIAL ZONE.

EXTERIOR DOORS SHALL BE PERMITTED BY RIGHT ON ANY SIDE WITHOUT RESTRICTION.

OUTDOOR ACTIVITIES USING SOUND AMPLIFICATION EQUIPMENT SHALL NOT BE PERMITTED AFTER 10PM.

EXTERIOR LIGHTING SHALL BE SCREENED AND NOT VISIBLE TO RESIDENTIAL ZONE.

PARKING REQUIREMENTS:

PARKING REQUIREMENTS ARE THE FOLLOWING:

ALL USES SHALL REQUIRE 1 STALL PER 600 SF

WEEKEND OUTDOOR SALES EVENTS WILL BE ALLOWED IN THE PARKING LOTS SOUTH OF GLYNDAKS DRIVE AND MAY OCCUPY UP TO 40 REQUIRED PARKING STALLS.

SHARED/JOINT PARKING IS PROVIDED IN THE COMMERCIAL ZONE. FOR THE COMMERCIAL ZONE, REQUIRED PARKING IS REDUCED IN AN AMOUNT EQUAL TO THE NUMBER OF ON-STREET PARKING SPACES PROVIDED.

FLOOR AREAS SHOWN ARE APPROXIMATE AND MAY VARY AT THE TIME OF BUILDING PERMITS. THE TOTAL BUILDABLE FLOOR AREA IS ONLY LIMITED BY TOTAL REQUIRED PARKING IN THE COMMERCIAL ZONE. AN INCREASE IN THE TOTAL FLOOR AREA SHOWN OF UP TO 15% MAY BE APPROVED BY THE PLANNING DIRECTOR BY ADMINISTRATIVE AMENDMENT. THE PUD ALLOWS UP TO 258,000 FLOOR AREA IN COMMERCIAL ZONE.

LANDSCAPING REQUIREMENTS: SHALL BE THE SAME AS THE B-2 ZONE.

TOWNSQUARE STREET TREES AND LANDSCAPING SHALL BE SUBMITTED AND APPROVED BY PARKS AND RECREATION SEPARATELY, BUT SHALL BE ALLOWED TO VARY IN DISTANCE AND DENSITY FROM B-2 ZONE.

RESIDENTIAL AREA

DESCRIPTION	RESIDENTIAL
MIN. LOT AREA	1,500 SF ALL USES
MIN. LOT WIDTH	20' ALL USES
FRONT YARD SETBACK	0'
SIDE YARD SETBACK	0'
REAR YARD SETBACK	0'
MAXIMUM HEIGHT	45'

OTHER SETBACK RESTRICTIONS

A MINIMUM 15' PERIMETER SETBACK IS REQUIRED AT THE NORTH AND EAST BOUNDARY OF THE RESIDENTIAL AREA.

SIGN RESTRICTIONS

FOR RESIDENTIAL AREA: SAME AS FOR R-3 EXCEPT:

DEVELOPER MAY CONSTRUCT TWO DEVELOPMENT SIGNS 50 S.F. IN AREA AT EACH ENTRANCE OF RESIDENTIAL AREA. EXCEPTIONS TO R-3 REQUIREMENTS IN SIZE, MATERIAL, HEIGHTS OR FORM OF ENTRANCE MONUMENTS SHALL BE APPROVED BY PLANNING DIRECTOR.

USE RESTRICTIONS

FOR RESIDENTIAL LOTS: SAME AS FOR R-3, ALL PERMITTED AND CONDITIONAL USES PER 27.15 ARE PERMITTED, WITH THE ADDITION OF ELDERLY AND RETIREMENT HOUSING, AND ALL MULTIFAMILY HOUSING.

WEEKEND OUTDOOR SALES (WEEKENDS WHERE-EVER MENTIONED ARE DEFINED AS STARTING ON FRIDAY AT 5 PM UNTIL SUNDAY AT 10PM) ARE PERMITTED WITHIN THE RESIDENTIAL AREA ONLY IN OUTLOT H, KNOWN AS THE COMMONS AREA.

PARKING REQUIREMENTS: SAME AS R-3

ALL PARKING MAY NOT BE ON SAME LOT & ACCESS CAN BE TAKEN ACROSS OTHER LOTS.

THE RESIDENTIAL ZONE ON-STREET PARKING CAN NOT COUNT TOWARD ANY REQUIRED PARKING.

LANDSCAPING REQUIREMENTS: SAME REQUIREMENTS FOR R-3 EXCEPT:

SCREENING ALONG NORTH WILL INCLUDE CONIFEROUS TREES AND TALL SCREENING SHRUBS TO SCREEN A MINIMUM OF 75% OF PROPERTY UP TO A HEIGHT OF 8'.

Memorandum

To: Brian Will, Planning Department

From: Chad Blahak, Public Works and Utilities

Subject: Glynoaks Plaza PUD cz07020

Date: June 7, 2007

cc:

Engineering Services has reviewed the submitted plans for Glynoaks PUD, located west of South 84th Street at Augusta Drive, and has the following comments:

Sanitary Sewer - The following comments need to be addressed.

(1.1) The sanitary sewer stub intended to serve Lot 2 is not aeceptable. As proposed it would need to cross multiple existing large storm sewer culverts. The existing sanitary manhole the stub is proposed to tap into is in very close proximity to an existing 30" storm sewer making tapping the manhole without disturbing the storm sewer difficult at best. A sanitary sewer extension should be shown in Lindberg Street to serve Lot 2. This would allow more flexibility for the development of Lot 2, provide an aeceptable loeation for the sewer extension, and provide possible service for any possible future use along Lindberg Street.

(1.2) Lot 25 Block 2 does not appear to have frontage to a tappable sanitary sewer. If this lot is to be a buildable lot, the sewer needs to be revised to provide proper frontage.

Water Main - The water system is satisfactory. Specific valve and hydrant locations will be determined at the time of construction design through the Executive Order process.

Grading/Drainage - The following comments need to be addressed.

(3.1) All comments from Watershed Management listed in the June 5th email from Ben Higgins need to be addressed to their satisfaction.

(3.2) The drainage report is not satisfactory. A sehematic drawing of the node connections needs to be provided. Information needs to be provided showing assumptions used in calculating time of concentration and curve numbers for the basins assumed in the detention model.

(3.3) Information needs to be provided describing assumptions used for determining the offsite drainage for Antelope Creek under 84th Street.

(3.4) Cross sections for the proposed swales need to be shown as it is unclear what assumptions were made based on the swale information given in the drainage report.

Streets/Paving - The following comments need to be addressed.

(4.1) Public Works received the revised traffic study the morning of Friday June 1st allowing four business days to review the 102 page document. A full set of specific comments on the revised traffic study will not be completed by the time the planning report is written. If this project is to continue on to Planning Commission, a condition needs to be included generally stating that the traffic study and street system need to be revised to the satisfaction of Public Works. Specific issues can then be addressed prior to the Planning Commission hearing or Prior to the City Council hearing. It should be noted that revisions resulting from the specific comments may require revisions to the right of way widths and lot locations.

(4.2) It was suggested at the May 14th meeting that the traffic study include some level of analysis for the intersection of Glynoaks Drive and Lindberg Street to determine if stop control would be required for the north and south legs of the intersection. If stop control is warranted, required site distance is not met for the south bound approach. This analysis does not appear to be included. It appears that Glynoaks will have the dominant movements in the intersection and that stop control may be warranted. Unless information is provided showing that stop control is not warranted, the intersection should be revised to accommodate the appropriate required site distanee.

(4.3) Public and private streets need to be clearly identified. If Lindberg Street is intended to be public, the horizontal curves on the north end will need to be revised to meet public street standards.

(4.4) Given the high volume of through traffic on Glynoaks shown in the traffic study, left turn provisions need to be shown in the east and west bound approaches to the intersection of Glynoaks and Lindberg Street. Commercial streets are usually three lane sections with the center lane being a shared turn lane. The two lane section between Lindberg and the roundabout is acceptable as there are no driveways.

(4.5) Public Works does not approve the paving geometry for Glynoaks Drive from 84th Street to Lindberg Street. The geometry shown does not adequately provide the 200' of required storage shown in the traffic study for the left turn lane. Street geometry for this section of Glynoaks needs to be revised to the satisfaction of Public Works prior to scheduling for City Counell. This will likely affect right of way and lot dimensions in the area.

(4.6) Engineering Services requested traffic justification for the south private street intersection with 84th Street. As none was provided, Public Works continues to recommend that the access be eliminated.

General – 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 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 location, 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 eonnection 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.

Any waivers not specifically requested with this application are subject to subsequent review and approval from Public Works.

F:\FILES\SJECEB\PROJECTS\2007-03-001\WORD FILES\GLYNOAKSPLZA CZ07020-2.DOC

Benjamin J Higgins/Notes
06/05/2007 03:29 PM

To Brian J Will/Notes@Notes
cc Dennis D Bartels/Notes@Notes, Devin L Biesecker/Notes@Notes, Nicole Tooze/Notes@Notes
bcc
Subject Comments on Glynoaks Plaza

History: This message has been forwarded.

Brian

Watershed Management is requesting that the hydrologic and hyraulic report and the plans related to drainage be labeled as deficient and be sent back to the applicant for resubmittal at a later date, preferably under the signature of an engineer. This is being requested to the unclear and confusing nature of the study and plans. As examples based on a limited preliminary review:

- pre and post time of concentrations are the same for the SCS method
- post developement flows are lumped together and not explained
- pond data indicates that the 100 year event outflows are less than 6cfs
- swale number 2 has 690 cfs going through it at a depth of 1.25 feet (independent calculations show that a dept of 1.25 feet for the given configuration is ebout 200 cfs)
- there is no or insufficient information on the culvert below swale 2
- no floodplain information has been submitted to our division as of this date (there are significant floodplain issues on this site)
- the assumed floodplain delineation is on one sheet only and is not labeled
- no maintenance plan has been submitted
- no text is provided explaining any of the process or methodology

It's possible that theres a ready explanation for all the above items. However at this time our Division has a high uncomfort level with this submittal given our limited review at this time. Please contact me if any questions or concerns on these comments at my cell phone (430-9703) over the next few days as I am at a conference, and will be back in the office next Monday.

Thanks

Ben Higgins
Watershed Management
Public Works and Utilities
City of Lincoln, NE
(402) 441-7589

Review Comments for
Application #: CZ070183
GLYNOAKS PLAZA

Status of Review: Active
Reviewed By ANY
Comments:

Status of Review: Denied 03/19/2007 6:58:24 AM
Reviewed By 911 ANY
Comments: Joseph Ln, Rd and St are acceptable

All others need to be renamed. City Ordinance prohibits direction N, S, E, W to be used as the street name, assuming Alley is the proposed street type, which is not an approved type. Access and Alley are references to existing roadways found every where. Use of Alley or Access will without a doubt cause problems for emergency responders and 911 call takers.

Status of Review: Active
Reviewed By Alltel ANY
Comments:

Status of Review: Active
Reviewed By Building & Safety ANY
Comments:

Status of Review: Approved 03/23/2007 12:53:55 PM
Reviewed By Building & Safety BOB FIEDLER
Comments: approved

Status of Review: Complete 03/23/2007 1:53:33 PM
Reviewed By Fire Department ANY
Comments: We have no issues from the perspective of our department.

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Status of Review: Approved 03/27/2007 4:12:25 PM

Reviewed By Health Department ANY

Comments: LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION

□□ TO:□Brian Will□□□DATE:□□March 27, 2007
□□□□□□□□□□
DEPARTMENT:□Planning□□□FROM:□□Chris Schroeder
□□□□□□ □□□□
□ATTENTION:□□□□ □DEPARTMENT:□Health

CARBONS TO:□EH File□□□SUBJECT:□□Glynoaks Plaza PUD
□□□EH Administration□□□□CZ #07020
□□□□

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

□According to the LLCHD's Geographic Information System (GIS) records, a high pressure underground natural gas pipeline is located along the eastern edge of this proposed development approximately along the centerline for 84th Street. See the attached GIS map for the location of this underground pipeline. The LLCHD calculated a hazard area of approximately 174 feet on each side for this pipeline using the hazard area equation from report entitled, "A Model for Sizing High Consequence Areas Associated with Natural Gas Pipelines" prepared by Mark J. Stephens from C-FER Technologies. A hazard area or high consequence area is defined as the area within which the extent of property damage and the chance of serious or fatal injury would be expected to be significant in the event of a worst case scenario rupture failure.

□At this time, there are no current regulations that prohibit the location of occupied buildings within hazard areas. However, according to the final report submitted by the Planning Commission and Board of Health Joint Committee on Health and Land Use, recommended that, in new developments, developers should avoid the Hazard Area as much as possible. For example, homes and businesses should be located out of the area as much as possible. Redesigning a site to place yards, parking or garages in the Hazard Area is preferable to having residences or businesses located in this potentially harmful area. Active recreation areas which would regularly draw large groups of people, such as playgrounds and baseball/soccer fields should not be placed in the Hazard Area as well.

□Developers are responsible for all mosquito control issues during the building process and all outlots, green-spaces, and/or natural corridors subsequently controlled by the homeowners association for that subdivision would be responsible for vectors of zoonotic disease in those areas.

□The LLCHD advises that noise pollution can be an issue when locating commercial uses adjacent to residential zoning.

□Lincoln Municipal Code (LMC) 8.24 Noise Control Ordinance does address noise pollution by regulating source sound levels based upon the receiving land-use category or zoning. However, the LLCHD does have case history involving residential uses and abutting commercial uses in which the commercial source does comply with LMC 8.24, but the residential receptors still perceive the noise pollution as a nuisance. The LLCHD strongly advises the applicant to become with familiar with LMC 8.24. The LLCHD advises against locating loading docks, trash compactors, etc. adjacent to residential zoning. Therefore, creative site design should be utilized to

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locate potential sources of noise pollution as far as possible from residential zoning.

□All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

□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 ground cover will also be incorporated as necessary.

□The proposed development is located within the Firethorn Wellhead Protection Area. Best management practices (BMP) should be utilized to decrease the risk of groundwater contamination. For example, being conscientious regarding the use of lawn chemicals/ fertilizers and ensuring the proper the storage of chemicals and/or fuels.

Status of Review: Active

Reviewed By Lincoln Electric System ANY

Comments:

Status of Review: Active 04/23/2007 8:42:38 AM

Reviewed By Lincoln Police Department ANY

Comments: Mr. Will,

After reviewing the Glynoaks Plaza (CZ07020) the Lincoln Police Department has only one concern. The street names involving the Joseph Road/Joseph Lane/Joseph Street area are of concern. The one roadway with three differing, but similar names could cause problems for emergency personnel when responding to incidents. Often times, when individuals are in need of emergency assistance, they forget the name of the street they are on. The three similar, yet different street names could add to this confusion.

The Lincoln Police Department requests that the previously mentioned street names be reviewed, to allow the potential confusion to be eliminated.

Sergeant Don Scheinost, #798
Lincoln Police Department
Management Services
402.441.7215
lpd798@cjis.lincoln.ne.gov

Status of Review: Active

Reviewed By Natural Resources District Any

Comments:

041

Status of Review: Active 03/21/2007 1:46:34 PM

Reviewed By Nebraska Department of Roads ANY

Comments: Brian,
I have reviewed the zoning application for the Glynoaks Plaza Planned Unit Development and on behalf of Mark Ottemann, do not have any comments.
Thank you,

Audra Cotton
Project Development - Noise and Air
Nebraska Department of Roads
Phone: (402) 479-4696
Fax: (402) 479-3629

Status of Review: Approved 03/20/2007 11:33:11 AM

Reviewed By Parks & Recreation ANY

Comments: 1. Due to the proximity to Phares Park - the on site recreation plan is not required.

Status of Review: Routed

Reviewed By Planning Department COUNTER

Comments:

Status of Review: Active

Reviewed By Planning Department BRIAN WILL

Comments:

Status of Review: Complete

Reviewed By Planning Department RAY HILL

Comments:

Status of Review: Active

Reviewed By Public Utilities - Wastewater ANY

Comments:

042

Status of Review: Complete 04/30/2007 8:33:26 AM

Reviewed By Public Works - Development Services NCSBJW

Comments:

To: Brian Will, Planning Department
From: Chad Blahak, Public Works and Utilities
Subject: Glynoaks Plaza PUD cz07020
Date: April 27, 2007
cc:

Engineering Services has reviewed the submitted plans for Glynoaks PUD, located west of South 84th Street at Augusta Drive, and has the following comments:

Sanitary Sewer - The following comments need to be addressed.

(1.1) There are numerous lots shown on the plat that are not shown to have frontage to tappable sewer lines. The plans need to be revised to show all proposed lots with frontage to tappable size sewer mains.

Water Main - The following comments need to be addressed.

(2.1) The plans need to be revised to show the water mains in the standard location at 3.5' outside of the back of curb for all public and private streets in accordance with Water Department policy.

(2.2) There are numerous lots shown on the plat that are not shown to have frontage to tappable water mains. The plans need to be revised to show all proposed lots with frontage to tappable size water mains.

Grading/Drainage - The following comments need to be addressed.

(3.1) All comments from Watershed management need to be addressed to their satisfaction.

(3.2) The drainage report is not satisfactory. A schematic drawing of the node connections needs to be provided. Information needs to be provided showing assumptions used in calculating time of concentration and curve numbers for the basins assumed in the detention model.

(3.3) Information needs to be provided describing assumptions used for determining the offsite drainage for Antelope Creek under 84th Street. It appears that the flows assumed for Swale #2 are low.

(3.4) Cross sections for the proposed swales need to be shown as it is unclear what assumptions were made based on the swale information given in the drainage report.

Streets/Paving - The following comments need to be addressed.

(4.1) The traffic study is unsatisfactory. The following are comments from the traffic department concerning the traffic study will need to be addressed to the satisfaction of Public Works prior to this plat being scheduled for City Council:

1. Figure 3 which identifies the 2005 Lane Geometrics should include existing length of all turn lanes.

2. It appears that the PM Pass-By Trip percentege identified in Table 2 may need some adjustment. I question a 43% pass-by trip reduction for a High-Turnover (Sit Down) Restaurant or a 40% pass-by trip reduction for Specialty Retail. Although, the ITE Handbook does state the average pass-by trip reduction for this type of restaurant is 43% I think this number is excessive. Although I'm not sure what part this plays

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but, the studies in the handbook are somewhat dated and largely taken from the southeast part of the country. I personally would need to see local studies to support these proposed percentages. Suggested percentages might be in the range of 10-15% and 5-10% respectively.

3. Strictly from a traffic standpoint (vehicles assigned to this access location) the south access (RIRO) on 84th Street has virtually no value. All access points degrade traffic flow to some degree and with that in mind I would suggest we look at the elimination of this access location.

4. A separate southbound right turn lane on 84th Street at Augusta should be required. The length of this turn lane should be a minimum of 250'.

5. At a signalized intersection our policy is that all turn lanes be a minimum of 250' in length. This would be especially true on 84th Street. Reference to #1.

6. The evaluation of Glynoaks at 75th Street was appreciated but , the likelihood of us doing any type of improvement at this location is highly unlikely.

7. I assume we would need internal discussion regarding the cost, timing as it relates to build-out, and design of the recommended traffic signal on 84th Street at Augusta Drive.

8. It appears that many of the assumptions used in the signal timing section are inaccurate. Signal timing at the major intersections seem to favor the side streets and in some instances violate minimum pedestrian timings. Dual turns at major intersections and the timing of these improvements will bear some discussion.

(4.2) Required site distance is not provided for numerous intersections within the development that have on-street parking shown near the intersection. Revisions will need to be made to ensure that the required site distance is provided.

(4.3) Public and private streets need to be clearly identified. If Joseph Street/Lane/Road is intended to be public, the horizontal curves on the north end will need to be revised to meet public street standards.

(4.4) Public Works approves the general concept of the paving geometry for the intersection of Glynoaks Drive and 84th Street. However, prior to this plat going to City Council a final geometric configuration will have to be provided to the satisfaction of Public Works. The final design will have to provide for all storage lengths indicated in the final traffic study.

General – 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 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 location, 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 connection 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.

Any waivers not specifically requested with this application are subject to subsequent review and approval from Public Works.

044

Status of Review: Complete 04/30/2007 8:41:49 AM

Reviewed By Public Works - Development Services NCSBJW

Comments: We received a call from Brian Will regarding the water main in the on street parking areas instead of behind the curbs. If you are OK in principle with us placing the water main in the parking areas, please let Brian or myself know. Nick, I believe you and I had discussed the water main on the side street and how we could maintain this with the parking there if the main needed service. We could certainly barricade the parking areas and restrict parking if required.

Please respond as soon as you can since Brian is preparing his comments for the planning commission meeting.

Thanks,

Dan Rosenthal, P.E.
REGA Engineering Group, Inc.
4827 Pioneers Blvd., Suite A
Lincoln, NE 68506

Status of Review: Active

Reviewed By Public Works - Long Range Planning ANY

Comments:

Status of Review: Active

Reviewed By Public Works - Watershed Management ANY

Comments:

Status of Review: Active

Reviewed By School District ANY

Comments:

Status of Review: Active

Reviewed By US Post Office ANY

Comments:

045

INTER-DEPARTMENT COMMUNICATION

LES

DATE: March 26, 2007

TO: Brian Will, City Planning

FROM: Sharon Theobald (Ext. 7640)

SUBJECT: DEDICATED EASEMENTS **CZ #07020**
DN #50S-83E

Attached is the Planned Unit Development for Glynoaks Plaza.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

Windstream Nebraska, Inc., Time Warner Cable, and the Lincoln Electric System will not require any additional easements. However, please note the location of the 115kV transmission line easement, as Hi-Lited in red on the drawing.

Please add, as a stipulation, the following:

Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

Landscaping material selections within easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.

ST/nh
Attachment
c: Terry Wiebke
Easement File

CITY OF LINCOLN
NEBRASKA
MAYOR CHRIS BEUTLER
lincoln.ne.gov

PUBLIC WORKS AND UTILITIES DEPARTMENT

MEMORANDUM

Date: July 14, 2007

To: Brian Will, Planning

From: Ben Higgins, Public Works and Utilities

Subject: Review of Glynoaks Plaza Proposed Development

History:
- Comments on initial review made on 6/5/07 to Planning. No detailed review was made at that time as the information provided was insufficient.

- Received Drainage Summary dated June 2007 and CLOMR application dated June 2007 on 7/2/07. Also received in a separate format from the summary and application was a maintenance plan (dated 7/27/07), eulvert and flow liner details (6/25/07 and 6/27/07 respectively, and a flood boundary map (6/22/07).

Comments:
CLOMR application:
1. Overall: Appears to be a mostly complete and adequate packet of information, however there appears to be some inconsistencies and contradictions, that although potentially minor need to be addressed prior to approval by the City.

2. Project Description pg 1, Hydrologic, last Paragraph, statement stating that the residential curve number is lower than agricultural curve number. Needs to be explained as this according to the Drainage Summary is not so (at least for the Glynoaks site).

3. Project Description pg 1, Hydrologic. MT-2 Form 2, pg 1 of 2 states that the hydrology is not revised, need to state this and reference the FEMA flow in the hydrologic section. The way it's stated it is not clear where the flow comes from.

4. Project Description, Hydraulics. Naming convention for different modeling applications is not clear or potentially is not consistently used. Not clear what models are being used for which applications. Need to provide and explanation and revise if necessary.

5. Project Description pg 4, Risk Assessment, statemcnt made rcgarding that the 100 year

elevation is lower or the same as existing. Elsewhere in the applieation it states it's higher at some loeations.

6. MT-2 Form 3, pg 2 of 10, low flow liner is ineluded on separate sheet. Need to inelude in applieation and inelude a larger overall map to elearly indieate projeet eomponents.

7. MT-2 Form, need to provide a Flood Elevation Data table that shows for each eross seetion the floodplain/floodway 100 year elevations for the different modeling applieations.

8. Inelude plan in CLOMR submittal elearly showing all eomponents (see #6 above) and existing and proposed 100 year floodplain/floodway limits (no need to show 500 year floodplain). The separate map is not elear on flood boundaries or project components.

9. Provide annotated FIRM map with proposed boundaries.

10. Provide explanation for increase in flood heights and reference letter to Family Heights HOA.

Drainage Summary:
11. Report is generally OK to follow and more eonsistent than previous information submittal. There are still missing items and inconsistencies.

12. Need a revised preliminary plat that provides updated information reflecting the drainage summary information. Especially need to show flood boundaries adequately on preliminary plat.

13. Existing conditions in the Summary need to adequately show and state off site drainages including off site characteristics such as 2, 10 and 100 year flow, drainage areas, map of off site areas, CN, etc.

14. Need overall map showing site area in relation to overall upstream drainage areas (don't need to show all of upstream Antelope Creek area, mainly interested in offsite drainage from the east).

15. Swale eapacity as noted on sheets 1 and 5 (subbasins A and E are ineorrect) when plugging in the numbers from those sheets. For example sheet 5 from those inputs is 1883 cfs and 19 ft/sec of swale velocity. Note: Only checked these two. Calculations need to be cheeked and corrected.

16. In the eonelusions for the Summary diseuss the 100 year event not the 10 year event (page 6).

17. Subbasin E needs to include offsite flows in calculations as do others where applicable. It appears from the calculations that the site is not increasing runoff. However calculations need to made with offsite drainages (actual conditions) included under existing and proposed conditions to check on increases in flooding and ponding elevations.

18. Minimum floor elevations and openings need to be based as applicable on floodplain

elevations and ponding conditions from actual flows (with offsite drainages). There needs to be a section in the Summary that discusses these issues

19. Need to also look at 100 year flow for the triple 48" culverts and show these on the preliminary plat with appropriate H&H information (e.g. 50 and 100 year upstream flood heights, flows, drainage area, velocities, etc).

20. Need to adequately address the high velocity in swale 2 (19 ft/sec).

21. Page 7 of the summary discusses localized increased runoff for proposed conditions. Please provide brief explanation.

22. Include a section in the Summary on minimum corridor requirements. If not required please state so (e.g. less than 150 acres drainage - including off site drainage).

23. Include section on sump drainages and overflow paths. The number of inlets for this site appear to be less than normal, provide gutter and inlet calculations to indicate that the inlets meet city drainage standards.

24. Inelude a section on the detention ponds giving appropriate characteristics of each including outlet type and elevations, side slopes, longitudinal slope, access, reference the maintenanee plan (and include maintenanee plan in the Summary), and type of pond (wet/dry).

25. Discuss in the Summary which design event is being used for the internal pipe system.

25. On page 3 of the Summary the eomposite CN for pre development basin A is 68. On Hydraulic Report page 1 (report 1) in Appendix B the CN is listed as 75. Also the Tc's are not the same. Correct or explain.

26. On page 3 of the summary the composite CN for post development basin A1- A6 ealculated from the numbers given is approximately 87. On Hydraulic Report page 3 (report 3) in Appendix B the CN is listed as 79. Correct or explain. Note these are the only two checked.

June 1, 2007

RECEIVED
JUN 12 2007
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

Mr. Bob Caldwell
Hampton Enterprises
1660 S 70th Street, Suite 203
Lincoln, NE 68506

RE Hampton Traffic Study

Dear Bob,

The right-in right-out access at Lindberg Street and S 84th Street is an existing intersection. In our opinion and based on our traffic study, maintaining this intersection would have negligible impacts to safety and operation and minimal impacts on capacity along S 84th Street.

The intersection is located 673 feet south of Augusta and 1566 feet north of Old Cheney Road giving adequate distance between intersections. The access is right-in right-out with no median break required. A dedicated southbound right turn lane is proposed to avoid potential rear end collisions.. The intersection operates for stop sign control condition for 2012 Build-Out at LOS A for AM peak and LOS B for PM peak which is non-engineering terms mean the delays are desirable at this intersection. The longest queues resulting from time operation of the signal at Old Cheney Road are 166 feet long and will not block this entrance.

In conclusion, maintaining the right-in right-out access at Lindberg Street and S 84th Street in our opinion would have negligible impact to the safety and operation and minimal impacts to capacity along S 84th Street. Compared to other similar intersections of this kind, the performance indicators are very good. I would recommend maintaining this access point.

Sincerely,

Sorin Juster, P.E., P.T.O.E.
Manager of Engineering Operations

July 12, 2007

Mr. Karl Fredrickson
City of Lincoln
555 South 10th Street, Suite 203
Lincoln, NE 68508

RE Hampton Traffic Study

Dear Karl,

The proposed right-in right-out lane at Lindberg Street and S. 84th Street in our conclusion would have beneficial impacts to the safety, operation and capacity of the intersection of S. 84th St. and Augusta. The addition of this intersection would redirect business traffic to Lindberg Street, thus reducing the turning movements at Augusta.

Sincerely,

Sorin Juster, P.E., P.T.O.E.
Manager of Engineering Operations

EHRHART GRIFFIN & ASSOCIATES • 3552 FARNAM STREET • OMAHA, NEBRASKA 68131 • 402-551-0831

REGA ENGINEERING GROUP INC.

RECEIVED
JUN 25 2007
LINCOLN CITY/LANCASTER COU..
PLANNING DEPARTMENT

June 26, 2007

Dear Planning Commissioners,

On behalf of Hampton Enterprises, Inc., we are excited to present Glynoaks Plaza Planned Unit Development. Glynoaks Plaza is a new mixed-use development that will include wide open green spaces, warm and attractive residential town homes, a Commons Square, a large play area, and a new urban commercial area. Please review the attached site plan and two section views thru the site.

Here are just a few of the Development Highlights:

1. The scenic Antelope Creek will be kept in pristine condition with many improvements to water quality and landscaping.

2. Natural and Planned Ponds and Water features will accent Antelope Creek and provide flood plain control. The existing wetlands will be protected, with no significant loss of wetlands allowed. The two existing ponds which silted in will be restored to their former condition and additional improvements are planned making them attractive and relaxing natural places.

3. The Floodplain will not be raised as a result of the various improvements. This is due to our strict No Net Rise policy. Any addition of fill in the flood plain will be offset with the same amount of fill being removed.

4. Stringent Water Quality designs are planned so that storm water run off from Glynoaks Plaza will be naturally clean. Innovative design features include: filtration basins, rain gardens, vegetative biospheres, extended wet and dry basins and wetland restoration.

5. Walking paths will connect the neighborhood with Public Bike trails.

6. Landscaping features planned are: waterways with resilient natural species, beautiful flowering planting beds, entranceways with the accent shrubs, colorful flowers and trees, and inviting tree-lined boulevards, with tall over canopy shade trees.

7. Elegant new town homes will be constructed with attractive facades.

8. Traditional Neighborhood Principles were used throughout the layout of the Development. You will feel the small town atmosphere of Glynoaks Plaza with its Pedestrian friendly environment, walking trails, on-street parking, the snug commercial spaces with outdoor dining, and the common space full of neighborhood activity.

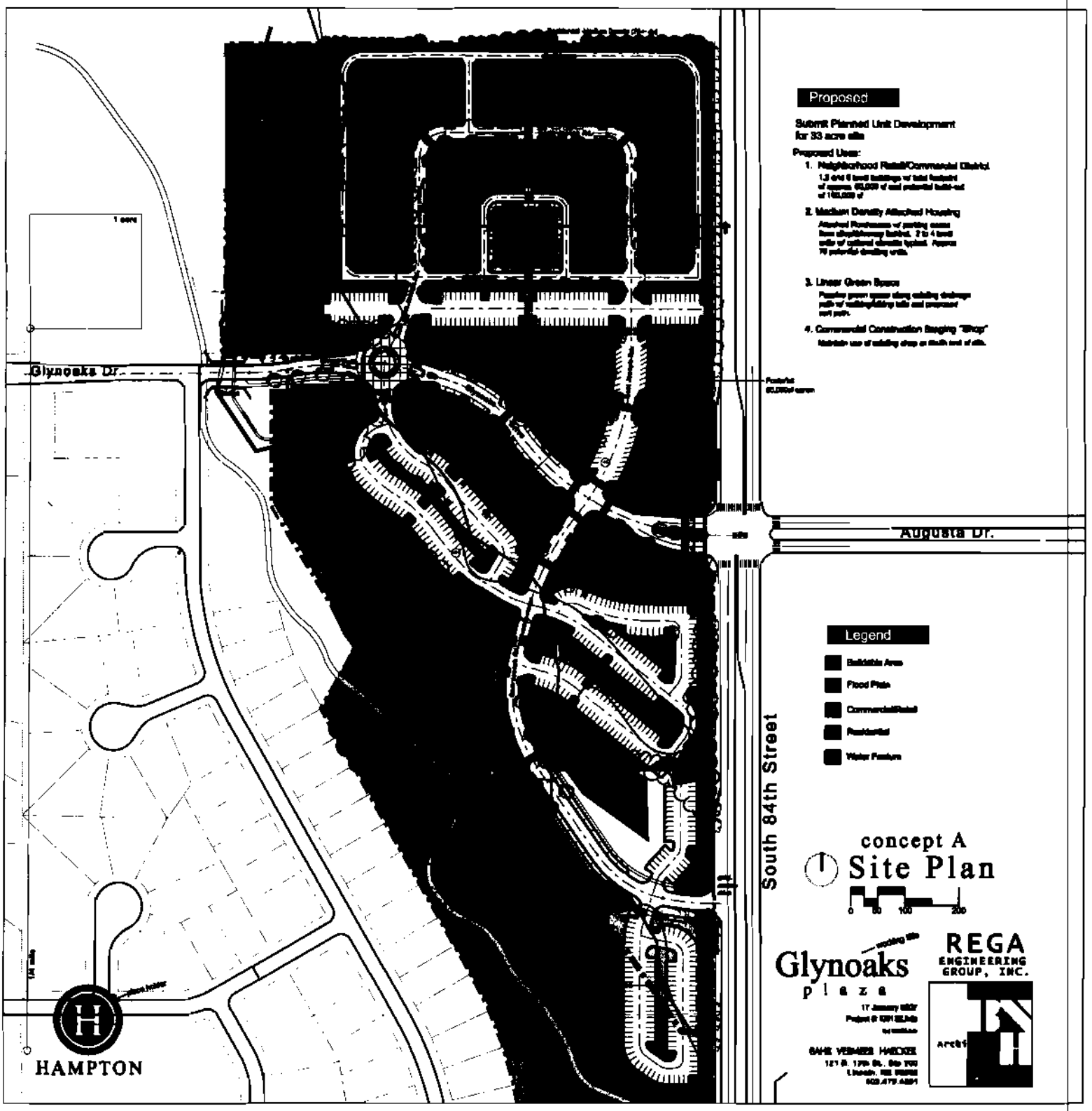
9. The Town Center will provide the community a place to gather and bring old and young alike together.

10. And last but not least, traffic has been extensively studied to maintain the quiet nature of the adjacent neighborhoods. No significant increase in traffic is anticipated for the Family Heights Neighborhood, or for HiMark Estates Neighborhood and Golf Course. According to the traffic study, the proposed Right In and Right Out Lane at Lindberg Street and S. 84th Street would have negligible impacts to the safety, operation and capacity of this intersection. The proposed entrance is located 673' south of Augusta and 1566' feet north of Old Cheney Road giving adequate distance between intersections. The proposed access is right in and right out with no median break required to eliminate risky left turns. A dedicated south bound right turn lane is proposed to avoid potential rear end collisions. The longest queues resulting from time operation of the signal at Old Cheney road are 166 feet long and will not block this entrance. Potential clients have already requested this entrance to make access commercially reasonable. We are submitting an amendment to have the condition eliminating this access to be removed. We request your approval of this access point.

We'd like to answer any question you might have, you can call me, at 484-7342 or send your comments or questions to Gus@REGAengineering.com. Please let us know what you think.

Sincerely,
The Development Team (Hampton Enterprises, BVH Architects, and REGA Engineering)

REGA ENGINEERING GROUP INC. • 4827 PIONEERS BLVD • LINCOLN, NE 68506 • PHONE 402.484.REGA(7342) • FAX 402.484.7344


Proposed
Submit Planned Unit Development
for 33 acre site
Proposed Uses:
1. Neighborhood Retail/Commercial District
2. Medium Density Attached Housing
3. Linear Green Space
4. Commercial Construction Staging "Shop"
Glynoaks Dr.
Augusta Dr.
South 84th Street
Legend
Buildable Area
Flood Plain
Commercial/Retail
Residential
Water Feature
concept A
Site Plan
0 50 100 200
Glynoaks
plaza
REGA
ENGINEERING
GROUP, INC.
HAMPTON

REGA ENGINEERING GROUP, INC.

SUBMITTED AT PUBLIC HEARING
BEFORE PLANNING COMMISSION: 7/18/07

CHANGE OF ZONE NO. 07018

July 17th, 2007

Deer Planning Commissioners,

On behalf of Hampton Enterprises, Inc., we respectfully propose a Motion to Amend the following conditions:

1. add the following text: This approval permits 78 residential units in the residential area but does not restrict the number of residential units in commercial area, and permits 258,000 square feet of commercial floor area...

3.1.19 add the following text: "and permitted are coffee shop or bank drive-through's that are located only at the perking lots north or south of Glynoaks Drive."

3.1.22 We request this item be deleted.

Thank you

Dan Rosenthal

055

REGA ENGINEERING GROUP INC. • 4827 PIONEERS BLVD • LINCOLN, NE 68506 • PHONE 402.484 REGA(7342) • FAX 402.484 7344

"Gus Postingl" <Gus@REGAEngineering.com>
05/16/2007 03:48 PM

To <JWalker@ci.lincoln.ne.us>, "Ross Wunderlich" <wunconsult@alltel.net>
cc <beckyjcast@neb.rr.com>, <dailycreekmusic@alltel.net>, "Jeff & Judy Hatcher" <hatcherfamily8@yahoo.com>, <plan@lincoln.ne.gov>, <MKrout@ci.lincoln.ne.us>,
bcc
Subject RE: Change of Zone 07018 South 84th Street and Glynoaks Drive

Jean: We have requested this project be postponed 2 weeks to resolve engineering issues, and will be now scheduled for June 6th if a resolution can be completed before that time.

We also want to let the neighbors know we are interesting in holding a review meeting to present them with the project and discuss the impacts it will have on them. It has come to our attention that our previous neighborhood meeting announcement did not get to the residents to the north, but we would like to meet with them next week. The neighbors will contacted very soon to determine the best time to do this.

Sincerely,
Gus Ponstingl
REGA Engineering

-----Original Message-----
From: JWalker@ci.lincoln.ne.us [mailto:JWalker@ci.lincoln.ne.us]
Sent: Wednesday, May 16, 2007 3:42 PM
To: Ross Wunderlich
Cc: beckyjcast@neb.rr.com; dailycreekmusic@alltel.net; Gus Postingl; Jeff & Judy Hatcher; plan@lincoln.ne.gov; MKrout@ci.lincoln.ne.us; RHill@ci.lincoln.ne.us; BWill@ci.lincoln.ne.us; DBartels@ci.lincoln.ne.us
Subject: Re: Change of Zone 07018 South 84th Street and Glynoaks Drive

Dear Mr. Wunderlich:

Thank you for submitting your comments, which have now become part of the record on this application. A copy will be submitted to each Planning Commission member for their consideration prior to the public hearing, which is scheduled for next Wednesday, May 23rd, beginning at 1:00 p.m.

I am also forwarding your comments and inquiry to the project planner in the Planning Department, Brian Will, and asking him to respond to the last paragraph of your comments. Please feel free to contact him at 441-6362 or bwill@lincoln.ne.gov, if you have further questions.

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

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365

"Ross Wunderlich"
<wunconsult@allte
l.net>

To

<gus@regaengineering.com>,
<plan@lincoln.ne.gov>

05/16/2007 12:25
PM

cc

<dailycreekmusic@alltel.net>,
"Jeff
& Judy Hatcher"
<hatcherfamily8@yahoo.com>,
<beckyjcast@neb.rr.com>

Subject

Change of Zone 07018 South 84th
Street and Glynoaks Drive

I received the letter dated May 11th notifying me of the proposed change of zone. It is interesting that I have not been invited to any information meetings by the developer or engineer ahead of this Planning Commission Public Hearing. My property is located directly north of the subject property. I have talked briefly with Joe Hampton in regards to allowing me access to replace my chain link fence along this property line, and I appreciate this access. The fence has been completed. But, we have not discussed what the plans are for this parcel of land. I am very pleased that additional tree screening appears to be planned for any of the gaps along the north end of this property. I hope that this screening work continues.

The major concerns I have are during construction. Blowing dirt/dust control when earthwork starts will be important as the winds are primarily out of the south in the summer. Further, I have concerns regarding "wandering" construction workers. Hopefully, my new 5' high chain link fence will discourage any "wandering" onto my property, but not all of the properties have fencing along this lot line.

I have heard through the rumor mill that town homes are planned for this property. An information meeting prior to the Public Hearing with all of the affected Mandarin Circle residents would be very beneficial. If you can email any PDF files with preliminary plat information, that would also be useful and help us understand the project.

Sincerely,

Ross Wunderlich
4825 Mandarin Circle
Lincoln, NE 68516
(h) 484-6967
(f) 484-8619
(c) 617-1205

No virus found in this outgoing message.
Checked by AVG Free Edition.
Version: 7.5.463 / Virus Database: 269.7.1/805 - Release Date: 5/15/2007
10:47 AM

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