

FACTSHEET

TITLE: SPECIAL PERMIT NO. 2022B, an amendment to the Pine Lake Heights Planned Service Commercial special permit, requested by Airpark Holdings V, LLC, to add approximately 44,875 sq. ft. of commercial uses, with a request to modify the sign regulations, on property generally located at the southeast corner of South 27th Street and Grainger Parkway.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 10/10/07
Administrative Action: 10/10/07

RECOMMENDATION: Conditional Approval, with amendments (7-0: Taylor, Sunderman, Esseks, Larson, Gaylor-Baird, Francis and Cornelius voting 'yes'; Carroll and Mobile absent).

STAFF RECOMMENDATION: Conditional Approval

ASSOCIATES REQUESTS: Change of Zone No. 07053 (07-163).

FINDINGS OF FACT:

1. This application was heard before the Planning Commission in conjunction with the associated Change of Zone No. 07053 from O-3 Office Park to H-4 General Commercial.
2. Approval of this amendment to the Pine Lake Heights Planned Service Special Permit would add 44,875 sq. ft. of commercial uses, for a total of 77,075 sq. ft. north of Jamie Lane, and a total of 188,300 sq. ft. of commercial square footage in the entire special permit. This amendment also seeks to modify the sign regulations to allow three on-premises ground signs and two "vertical" signs of 150 sq. ft. and 200 sq. ft., respectively; and to allow one ground sign larger than 50 sq. ft. in the front yard setback.
3. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.4-6, concluding that the proposed change of zone and the amendment to the associated Planned Service Commercial special permit are in conformance with the Comprehensive Plan, the Zoning Ordinance and the City of Lincoln Design Standards. The staff presentation is found on p.9.
4. The applicant's testimony is found on p.9-11. Testimony in support on behalf of the Grainger O'Shea Neighborhood Association is found on p.11-12.
5. The additional information submitted by the applicant and the proposed amendments to the conditions of approval are found on p.34-45. The definition of the "vertical" sign is found on p.10 of the Minutes and p.43. The proposed amendments to the conditions of approval limit the commercial uses as agreed upon with the neighborhood association.
6. There was no testimony in opposition.
7. On October 10, 2007, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend conditional approval, with the amendments as requested by the applicant (Carroll and Moline absent). See Minutes, p.12-13.
8. On October 10, 2007, the Planning Commission also voted 7-0 to recommend approval of the associated Change of Zone request.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: October 15, 2007

REVIEWED BY: _____

DATE: October 15, 2007

REFERENCE NUMBER: FS\CC\2007\SP.2022B+

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for OCTOBER 10, 2007 PLANNING COMMISSION MEETING

****As Revised and Recommended for Conditional Approval
by Planning Commission: October 10, 2007****

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

PROJECT #: **Change of Zone No. 07053**
Special Permit No. 2022B

PROPOSAL: Change of zone from O-3 to H-4 zoning with an amendment to expand the existing special permit for Planned Service Commercial.

LOCATION: Southeast corner of S. 27th Street and Grainger Parkway

LAND AREA: Special Permit 2022B is 29.63 acres more or less
Change of Zone 07053 is 3.29 Acres

EXISTING ZONING: H-4 General Commercial District
O-3 Office Park District

CONCLUSION: This amendment to the existing special permit and the change of zone from O-3 to H-4 are in conformance with the Lincoln Comprehensive Plan, Zoning Ordinance, and Design Standards and the waivers are acceptable.

RECOMMENDATION:

Special Permit 2022B

Conditional Approval

Waivers/modifications:

Conditional Approval

27.69.047 waive the sign restrictions in the H-4 zoning district and substitute a sign plan to be approved with the special permit.

Change of Zone 07053

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See Attached

EXISTING LAND USE: The land in the change of zone is undeveloped as well as some of the land included in the special permit. There is some retail, an auto dealership, a car wash, and a restaurant already existing on the part of the special permit south of Jamie Lane.

SURROUNDING LAND USE AND ZONING:

North:	R-3 Residential	Single Family
South:	B-2 Planned Neighborhood Business	Partially Developed
East:	R-4 Residential	Attached Single Family
West:	B-2 Planned Neighborhood Business	Vacant
	R-4 Residential	Multiple Family

HISTORY:

- August 2, 2007** Approved administrative amendment 07078 to revise the layout and use of Lot 1 Block 2 to allow for either auto sales or a restaurant.
- October 17, 2005** Approved amendment SP2022B to special permit 2022 to allow additional ground sign in the required front yard.
- November 3, 2003** Approved a change of zone 3408 from O-3 and B-2 to H-4 and a special permit 2022 and use permit 134A to reduce the floor area in the O-3 from 316,450 to 45,000 square feet, and approved a special permit for planned service commercial in H-4 for up to 172,650 square feet of commercial floor area.
- July 14, 2003** A Comprehensive Plan Amendment 03014 approved by the City Council on and by the County Board on July 15, 2003 locating a community commercial center at the intersection of South 27th Street and Yankee Hill Road.
- April 5, 2002** Approved use permit 134 allowing 316,450 square feet of commercial and office floor area.
- April 5, 2002.** Approved preliminary plat 00029 of Pine Lake Heights South 4th Addition and change of zone 3298. The preliminary plat included commercial centers near the intersections of both South 27th Street and Yankee Hill Road, and South 40th Street and Yankee Hill Road, and R-3 and R-4 areas for residential development. The change of zone revised the zoning pattern previously approved with CZ#3105.
- February 3, 1999** Approved annexation 98005 approximately 450 acres of land southwest of the intersection of South 27th Street and Yankee Hill. An annexation agreement was also approved and subsequently amended September 1, 2000.
- February, 1999** Approved change zone 3105 on this site from AG to R-3, R-4, B-2 and O-3.
- February, 1999** Approved comprehensive plan amendment 94-31 the S1/S2 Sub-area Plan.

COMPREHENSIVE PLAN SPECIFICATIONS:

This site is designated for commercial land uses on the Land Use Plan (19)

Many activities of daily living should occur within walking distance. Neighborhoods should include homes, stores, workplaces, schools and places to recreate. Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents. (10)

General Principles for all Commercial and Industrial Uses - Commercial and industrial districts in Lancaster County shall be located: (35)

- within the City of Lincoln or incorporated villages;
- outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning);
- where urban services and infrastructure are available or planned for in the near term
- in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan;
- in areas compatible with existing or planned residential uses;
- in areas accessible by various modes of transportation (i.e. automobile, transit and pedestrian).

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. (45)

UTILITIES: All utilities are available to serve this project

TRAFFIC ANALYSIS: The site has three driveways to Grainger Parkway which is a full-turning movement intersection at South 27th Street. There is also access to South 30th Street which is a full-turning movement intersection at Yankee Hill Road. There is direct access to South 27th Street and Yankee Hill Road at both Jamie Lane and Williamson Drive, both of which are limited to right-in and right-out turning movements. Internal access is provided by a private roadway and a public access easement across all drives and parking stalls.

AESTHETIC CONSIDERATIONS: The applicant provided the Planning Department as well as the neighbors elevations of buildings that will be attractive from all four sides. These buildings do not have air-conditioning units and blank walls facing streets. All of the new buildings in the special permit are proposed to have the same or similar design elements. (See attached elevations)

ALTERNATIVE USES: Keep the O-3 Office District with limited uses per the O-3 zoning district

ANALYSIS:

1. Currently the southeast corner of S. 27th Street and Grainger Parkway is zoned part H-4 General Commercial District with a special permit for Planned Service Commercial and part O-3 Office Park District with a use permit. This application proposes to change the O-3 Office Park District to H-4 General Commercial and extend the existing Planned Service Commercial special permit to cover the area currently zoned O-3.
2. The current approved use permit and Special permit allows for a drive thru bank, retail, office uses and a restaurant totaling 77,575 square feet north of Jamie Lane. With the elimination of the O-3 and expansion of the H-4 the new total commercial square footage north of Jamie

Lane is 77,075. The total allowed commercial square footage for the entire special permit is 188,300. (See notes 10 and 20 on the site plan).

3. Due to the elimination of a drive thru bank in the O-3 district, the traffic generated by the proposed uses is less than what is generated by the current approved plan. (See attached table)
4. The applicant is showing a pedestrian crossing from the development to the neighborhood to the north to provide for better pedestrian circulation. The developer has expressed to both neighbors and Planning Staff that the intent of this development is to serve the surrounding neighborhoods and in doing so the development will be walkable and pedestrian oriented. Design elements that increase walkability include: internal parking, buildings that have windows and entrances facing sidewalks, pedestrian crossings, sidewalk connectivity, plazas, pavilions and other gathering places. Because this is designed to be a pedestrian environment staff is recommending that no drive-thrus be allowed in the part of the special permit north of Jamie Lane.
5. On September 11, 2007 representatives of the developer met with the neighborhood and presented the sight plan, elevations and some intended uses for the project and asked for any suggestions, comments or concerns on the proposal. The neighborhood representatives were in general support of the site plan and elevations they were shown. The buildings are proposed to be attractive from all 4 sides and the development will be pedestrian oriented with pedestrian connections to the neighborhood. The developer's representatives met again with the neighborhood representatives on September 25, 2007 to discuss use restrictions. At the time of writing this report all the proposed restrictions are not known to staff. At the first meeting the developers representatives agreed to the following: (See attached letter)
 - a. Prohibit carwashes, drive-thrus, bars and 24 hour establishments on Lots 2-5 Block 2 on the site plan.
 - b. The developer will abide by the O-3 requirements for wall signage for the property abutting Grainger Parkway.
 - c. The parking lot lighting will comply with the City of Lincoln Design Standards.
 - d. The developer's representatives agreed to consider and respond to any additional restrictions the neighbors might request on various uses permitted under the special permit for Planned Service Commercial.
6. Planning Staff received a letter of support for the project from a neighbor on September 12, 2007. (See attached letter)
7. The applicant has submitted a sign plan in lieu of asking for specific waivers to the sign ordinance. The sign package is intended to be comprehensive and specific as to the size, location and lighting of the sign for all signs in the special permit north of Jamie Lane. Before the special permit can be approved, the sign plan will need to show the setbacks, lot lines, sight triangles, internal and external lighting and all existing signs. In addition, the sign plan should provide a definition of a vertical sign and a picture of the proposed vertical sign, since one is not provided in the Lincoln Zoning Ordinance. The applicant is asking for the following modifications:

- a. Three on-premises ground signs and two vertical signs identifying the name of the H-4 commercial area or primary activity. Only two, one on each public street, is allowed by code.
 - b. Such sign shall not exceed 100 square feet in area per the Zoning Ordinance. The two proposed vertical signs are 150 square feet and 200 square feet respectively.
 - c. One commercial area sign (ground sign) is shown in the front yard setback and is larger than 50 square feet and less than 25 feet from the front lot line.
 - d. All wall signs for Lots 2 thru 8 Block 2 will be in accordance with the O-3 zoning district per Section 27.69.044 “ The total sign area of such signs per building facade shall not exceed an area equivalent to ten percent coverage of the wall face or a total of 250 square feet, whichever is lesser, except that no more than an area equivalent to ten percent coverage of the wall face or a total of 150 square feet, whichever is lesser, may be used for any single tenant. Where the wall sign is within 500 feet of and facing a residential district, the sign shall not be illuminated.”
8. Lot 8 Block 2 is a lot without street frontage which does not meet the requirement of the subdivision ordinance that all lots have access to a public street or private roadway. The applicant must either combine Lots 7 and 8 into one lot or come back with a waiver to the Subdivision Ordinance before final platting the lots.

CONDITIONS OF APPROVAL: SP2022B

Site Specific Conditions:

1. This approval permits the expansion of the existing Planned Service Commercial special permit # 2022A and an additional 44,875 square feet of commercial uses and a sign plan that waives the sign regulations in Section 27.69.047 of the Zoning Ordinance.
2. The City Council approves associated request:
 - 2.1 Change of Zone # 07053
 - 2.2 Special Permit # 2022B

General Conditions:

3. Upon approval of the Special Permit 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:
 - 3.1 Add to the General Notes, "Signs north of Jamie Lane shall comply with the sign plan submitted with SP2022B."
 - 3.2 Show the correct legal description of the special permit on the site plan.
 - 3.3 Make revisions per LES memo dated September 20 2007.

- 3.4 Make revisions per Public Works memo dated September 27, 2007.
- 3.5 Add the following to the sign plan:
- 3.5.1 lot lines
 - 3.5.2 all existing signs
 - 3.5.3 sight triangles
 - 3.5.4 distance from the lot line to ground sign 1
 - 3.5.5 definition of "vertical sign"
 - 3.5.6 Add a note stating minor shifts in location or size of signs may be approved administratively.
- 3.6 Add a note stating all uses are permitted on Lots 2 through 5, Block 2, as shown on the site plan (former O-3 area) per the Planned Service Commercial special permit, except car washes; drive-thru facilities; bars; retail establishments open twenty-four hours per day; automobile, motorcycle, and four-wheel truck sales; warehouses; mini-warehouses; wholesale and distribution centers; ambulance services; hospitals and clinics for animals; contractors' office and storage; service stations; food storage lockers; automobile repairs, including vehicle body repair shops; broadcast towers; indoor kennels; outdoor exercise area associated with an indoor animal hospital or indoor kennel; automobile/truck wash facility; and motels and hotels. Add a note stating all uses are permitted on Lots 1 and 6 through 8, Block 2, (north of Jamie Lane) per the Planned Service Commercial special permit except drive-thrus commercial storage or sale of farm implements and products used for agriculture, but not including fertilizer, or toxic or flammable agricultural chemicals, warehouses, mini-warehouses, and food storage lockers. ~~Add any additional use restrictions agreed upon between the neighborhood and the developer.~~
(Per Planning Commission, as requested by the applicant: 10/10/07**)**
- 3.7 Add a note stating that the building and sign elevations will generally conform with the overall scale, massing, architectural style and four-side building treatment as represented on the attached elevations, unless the Planning Director agrees otherwise in writing. **(**Per Planning Commission, as requested by the applicant: 10/10/07**)**
- 3.8 The construction plans comply with the approved site plans. **(**Per Planning Commission, as requested by the applicant: 10/10/07**)**
- 3.9 The required easements as shown on the site plan are recorded with the Register of Deeds.
- 3.10 Combine Lots 7 and 8 into one lot.

Standard Conditions:

4. The following conditions are applicable to all requests:
- 4.1 Before occupying buildings all development and construction is to comply with the approved plans.

- 4.2 All privately-owned improvements, including landscaping are to be permanently maintained by the owner.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 60 days following the approval of the special permit, provided, however, said 60-day period may be extended up to six months by administrative amendment. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.
 - 5.1 Use permits 134 and 134A are void and superceded by the adoption of this special permit and change of zone.

Prepared by

Christy Eichorn
Planner
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September 26, 2007

APPLICANT: Airpark Holdings V, LLC
P.O. Box 13311
Scottsdale, AZ 85267

OWNER: Ridge Development Co. & Southview Inc.
2001 Pine Lake Rd., Suite 100
Lincoln, Ne 68542

CONTACT: Danay Kalkowski
Seacrest & Kalkowski, PC, LLO
1111 Lincoln Mall, Suite 350
Lincoln, NE 68508

**CHANGE OF ZONE NO. 07053
FROM O-3 OFFICE PARK TO H-4 GENERAL COMMERCIAL
and
SPECIAL PERMIT NO. 2022B**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 10, 2007

Members present: Cornelius, Taylor, Larson, Gaylor-Baird, Esseks, Francis and Sunderman; Carroll and Moline absent.

Ex Parte Communications: None.

Staff recommendation: Approval of the change of zone and conditional approval of the special permit amendment.

Staff presentation: **Christy Eichorn of Planning staff** presented the proposal. All of the area to the south is currently zoned H-4. The area to which the changes are being made is the area just north of Jamie Lane. The Planned Service Commercial is a special permit created to allow the flexible arrangement of lots, blocks and buildings in exchange for restricted uses and site planning. A Planned Service Commercial special permit is only allowed the uses specifically set forth in the special permit.

The applicant is requesting a modification to the sign regulations, requesting three ground signs, one on each of the public streets and one in the front yard setback and over 50 sq. ft.. The applicant has also talked about two vertical signs, to which there is no definition in the ordinance. The applicant has agreed that the wall signs in the current O-3 zoned area becoming H-4 will be restricted to that which is allowed in O-3.

Staff believes this project is in conformance with the Comprehensive Plan and provides for a significant amount of pedestrian orientation and access.

Eichorn advised that the applicant did have a neighborhood meeting on September 11th. At that meeting, the applicant agreed to put some use restrictions on this special permit, which will be submitted by the applicant.

Proponents

1. Kent Seacrest appeared on behalf of **Airpark Holdings V, LLC**, the applicant. This project started out with the client wanting to build two quality retail buildings. When it became a possibility that there could be a used car lot or pre-owned car lot to the south, the applicant pursued purchasing the property to the south because they did not want a car lot as a neighbor to their development. Seacrest submitted exhibits showing the existing special permit and the proposed amendment. The difference is less buildings, less drive-thru's, less pm trips (93% reduction), better layout, more walkability, more pedestrian friendly, attractive siding on all four sides of the building, better connection to the neighborhood and better landscaping.

2. Dan Grasso of Sinclair-Hille, the architects, showed images of the proposed buildings on the corner of 27th & Grainger. The first goal was to break down the scale of the buildings so that they would fit in with the neighborhood. The intent is for the buildings to appear more of a collection of small buildings as opposed to one large box.

The second goal was the issue about four-sided buildings – there being no perceivable service side or back sides of the building. There will be quality architecture on all four sides of the buildings.

Other amenities are being provided toward the pedestrian friendly nature of this development to encourage outdoor seating, shade, etc. The desire is for the neighborhood to be able to use this development and its environment.

Grasso spoke to the issue of the three ground signs and two vertical signs being requested. He provided an image of the proposed vertical sign, being four-sided with vertical text, basically a cross between a pole sign and a ground sign. He also provided a definition for vertical sign:

A four sided development sign with vertical text that does not exceed an overall height of 30'0". The sign components shall consist of:

- BASE** - Sign base not to exceed 8'6" in height, and 4'0" in width.
- SHAFT** - Four sided sign with vertical sign text not to exceed a total sign area of 200 sq. ft.
 - The height to width ratio of the shaft shall be a max. of 7:1 (height:width).
 - The shaft shall not exceed an overall height of 17'4" from the top of base to the bottom of capital.
- CAPITAL** - Architectural feature that does not exceed 3'0" in height and 10'0" in width.

Esseks requested an explanation of the ground signs that do not meet the design standards. Eichorn explained that the applicant is showing one more sign than would be allowed, all being 100 sq. ft. (which is only allowed to be 50 sq. ft.), in the front yard. One of the signs is larger than would be allowed. Seacrest suggested that the real consideration was the vertical signs and the nature of the development. The vertical signs are impressive enough to draw attention. Seacrest also suggested that they have located the signs closer to the street to discourage additional wall signage, but yet have the wall signs be more in scale with the characteristics of the building. The vertical signs would be maximum of 30'.

Seacrest also advised that the applicant did have a good neighborhood meeting where they invited 350 individuals with 17 in attendance. Overall, the comments were positive with some concerns about uses, landscaping, lighting, screening dumpsters, etc. The motion to amend submitted by the applicant restricts certain land uses on the O-3. The proposed amendment to Condition #3.7 is to better clarify how the buildings will generally conform to the images shown:

- 3.6 Add a note stating all uses are permitted on Lots 2 through 5, Block 2, as shown on the site plan (former O-3 area) per the Planned Service Commercial special permit, except car washes; drive-thru facilities; bars; retail establishments open twenty-four hours per day; automobile, motorcycle, and four-wheel truck sales; warehouses; mini-warehouses; wholesale and distribution centers; ambulance services; hospitals and clinics for animals; contractors' office and storage; service stations; food storage lockers; automobile repairs, including vehicle body repair shops; broadcast towers; indoor kennels; outdoor exercise area associated with an indoor animal hospital or indoor kennel; automobile/truck wash facility; and motels and hotels. Add a note stating all uses are permitted on Lots 1 and 6 through 8, Block 2, (north of Jamie Lane) per the Planned Service Commercial special permit except ~~drive-thrus~~ commercial storage or sale of farm implements and products used for agriculture, but not including fertilizer, or toxic or flammable agricultural chemicals, warehouses, mini-warehouses, and food storage lockers. ~~Add any additional use restrictions agreed upon between the neighborhood and the developer.~~
- 3.7 Add a note stating that the building and sign elevations will generally conform with the overall scale, massing, architectural style and four-side building treatment as represented on the attached elevations, unless the Planning Director agrees otherwise in writing.
- 3.8 The construction plans comply with the approved site plans.

Seacrest believes that the neighbors and staff appear to be in agreement with the motion to amend. The applicant also met again with the directors of the neighborhood association.

Cornelius asked for further clarification of the waiver of the unusual ground sign. Is the idea to provide some sort of compensation for the O-3 style wall signs by providing the larger, more prominent signage away from the building? Seacrest pointed out that H-4 allows pole signs, and this neighborhood does not deserve or want that. This location has some pretty fast arterial streets, so the applicant is attempting to figure out how to not do a pole sign. No one will see the ground sign if it is brought into the development. The proposed vertical sign is a "new model for Lincoln" to provide the balance.

It was clarified that the vertical signs are internal to the development. One ground sign is on the corner of 27th & Grainger and the other two ground signs are internal. Seacrest suggested that this avoids the signage that you are used to seeing right on the street. The larger ground sign is labeled #1 on the site plan at 27th & Grainger. Normally, that is where a pole sign could be located.

Support

1. Todd Beam, 7925 S. 36th Street, current Treasurer of the Grainger O'Shea Homeowners Association, testified in support. He acknowledged that the association has had some rather significant and lengthy discussions with the representatives of this project. The applicant actually approached the association board and they have been very good about including the board in discussions. They met as a board with DaNay Kalkowski and had significant discussions about this project. The applicant has gone to some pretty significant lengths to contact the association membership and they held a neighborhood meeting. After that neighborhood meeting, the board

met again with the applicant and further discussed the project. The association has looked very carefully at the sign package. Beam urged that the Planning Commission approve this project. The neighborhood believes that they have a good idea of what this developer is trying to do and Beam believes the applicant has met the neighborhood's concerns.

There was no testimony in opposition.

Eichorn clarified the sign modification. The applicant is allowed to have two ground signs of 100 sq. ft. along each of the public streets. The ground sign at 27th & Grainger sits in the front yard setback. It would normally be allowed to be 50 sq. ft., but they are requesting 100 sq. ft. The waivers are mostly related to the ground sign being in the front yard and more than 50 sq. ft., and there being one additional ground sign.

Cornelius clarified that the change of zone allows the signage that would be allowed in H-4, but the applicant has agreed to limit their signage to the O-3 requirements. Eichorn responded that the applicant has agreed to limit the wall signs along the current O-3 property – the wall signs in the new H-4 area will conform with the O-3 zoning district so that they will not be as obtrusive on the neighborhood as those allowed in H-4.

Eichorn further pointed out that these are the only signs that will be permitted unless they submit an amendment to the sign package.

CHANGE OF ZONE NO. 07053

ACTION BY PLANNING COMMISSION:

October 10, 2007

Taylor moved approval, seconded by Francis.

Esseks extended his personal congratulations to Mr. Seacrest and his colleagues in developing a project in such close and crucial consultation with the neighborhood.

Motion for approval carried 7-0: Cornelius, Taylor, Larson, Gaylor-Baird, Esseks, Francis and Sunderman voting 'yes'; Carroll and Moline absent. This is a recommendation to the City Council.

SPECIAL PERMIT NO. 2022B

ACTION BY PLANNING COMMISSION:

October 10, 2007

Taylor moved approval of staff recommendation of conditional approval, with the amendments requested by the applicant, seconded by Francis.

Taylor believes that this will be a great project.

Sunderman stated that he is excited to see the buildings be built and how they will all fit together.

Motion for conditional approval, with amendments, carried 7-0: Cornelius, Taylor, Larson, Gaylor-Baird, Esseks, Francis and Sunderman voting 'yes'; Carroll and Moline absent. This is a recommendation to the City Council.



**Special Permit #2022B
S 27th St & Yankee Hill Rd**

2005 aerial

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 19 T09N R07E



LEGAL DESCRIPTION

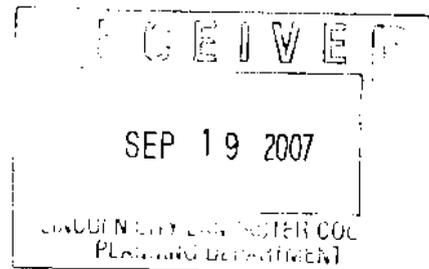
Pine Lake Heights – Amendment to Special Permit #2022A

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOTS 3 THROUGH 7 AND OUTLOT A, PINE LAKE HEIGHTS SOUTH 9TH ADDITION; LOTS 1 AND 2, PINE LAKE HEIGHTS SOUTH 12TH ADDITION; AND LOTS 1 AND 2, PINE LAKE HEIGHTS SOUTH 13TH ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF GRAINGER PARKWAY RIGHT OF WAY AND THE EAST LINE OF SOUTH 27TH STREET RIGHT OF WAY, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 57 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF GRAINGER PARKWAY RIGHT OF WAY, A DISTANCE OF 302.00 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 241.00 FEET, ARC LENGTH OF 226.05 FEET, DELTA ANGLE OF 53 DEGREES 44 MINUTES 27 SECONDS, A CHORD BEARING OF SOUTH 63 DEGREES 09 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF GRAINGER PARKWAY RIGHT OF WAY, AND A CHORD LENGTH OF 217.85 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 859.00 FEET, ARC LENGTH OF 43.53 FEET, DELTA ANGLE OF 02 DEGREES 54 MINUTES 12 SECONDS, A CHORD BEARING OF SOUTH 37 DEGREES 44 MINUTES 47 SECONDS EAST ALONG THE SOUTH LINE OF GRAINGER PARKWAY RIGHT OF WAY, AND A CHORD LENGTH OF 43.52 FEET TO A POINT, THENCE NORTH 50 DEGREES 48 MINUTES 07 SECONDS EAST ALONG THE SOUTH LINE OF GRAINGER PARKWAY RIGHT OF WAY, A DISTANCE OF 11.00 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 840.20 FEET, ARC LENGTH OF 551.78 FEET, DELTA ANGLE OF 37 DEGREES 37 MINUTES 40 SECONDS, A CHORD BEARING OF SOUTH 59 DEGREES 29 MINUTES 59 SECONDS EAST ALONG THE SOUTH LINE OF GRAINGER PARKWAY RIGHT OF WAY, AND A CHORD LENGTH OF 541.92 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 833.00 FEET, ARC LENGTH OF 163.58 FEET, DELTA ANGLE OF 11 DEGREES 15 MINUTES 06 SECONDS, A CHORD BEARING OF SOUTH 82 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF GRAINGER PARKWAY RIGHT OF WAY, AND A CHORD LENGTH OF 163.32 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF GRAINGER PARKWAY RIGHT OF WAY AND THE WEST LINE OF SOUTH 30TH STREET RIGHT OF WAY, THENCE SOUTH 00 DEGREES 19 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SOUTH 30TH STREET RIGHT OF WAY, A DISTANCE OF 383.62 FEET TO A

POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 5033.00 FEET, ARC LENGTH OF 49.45 FEET, DELTA ANGLE OF 00 DEGREES 33 MINUTES 46 SECONDS, A CHORD BEARING OF SOUTH 00 DEGREES 36 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SOUTH 30TH STREET RIGHT OF WAY, AND A CHORD LENGTH OF 49.45 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 5484.00 FEET, ARC LENGTH OF 31.51 FEET, DELTA ANGLE OF 00 DEGREES 19 MINUTES 45 SECONDS, A CHORD BEARING OF SOUTH 01 DEGREES 12 MINUTES 49 SECONDS WEST ALONG THE WEST LINE OF SOUTH 30TH STREET RIGHT OF WAY, AND A CHORD LENGTH OF 31.51 FEET TO A POINT, THENCE SOUTH 01 DEGREES 02 MINUTES 56 SECONDS WEST ALONG THE WEST LINE OF SOUTH 30TH STREET RIGHT OF WAY, A DISTANCE OF 118.82 FEET TO A POINT, THENCE SOUTH 01 DEGREES 14 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SOUTH 30TH STREET RIGHT OF WAY, A DISTANCE OF 279.70 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE SOUTH 30TH STREET RIGHT OF WAY AND THE NORTH LINE OF YANKEE HILL ROAD RIGHT OF WAY, THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF YANKEE HILL ROAD RIGHT OF WAY, SAID LINE BEING 60.00 FEET NORTH OF AND PARALLEL WITH THE SAID SOUTHWEST QUARTER, A DISTANCE OF 1,140.72 FEET TO A POINT OF DEFLECTION AT THE NORTH LINE OF YANKEE HILL ROAD RIGHT OF WAY, THENCE NORTH 45 DEGREES 38 MINUTES 19 SECONDS WEST, A DISTANCE OF 34.98 FEET TO A POINT OF DEFLECTION AT THE EAST LINE OF SOUTH 27TH STREET RIGHT OF WAY, THENCE NORTH 00 DEGREES 02 MINUTES 08 SECONDS WEST ALONG THE EAST LINE SOUTH 27TH STREET RIGHT OF WAY, SAID LINE BEING 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,285.44 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,290,626.03 SQUARE FEET OR 29.63 ACRES, MORE OR LESS.

September 19, 2007
F:\Projects\007-1368\Documents\LEGAL DESCRIPTION.doc



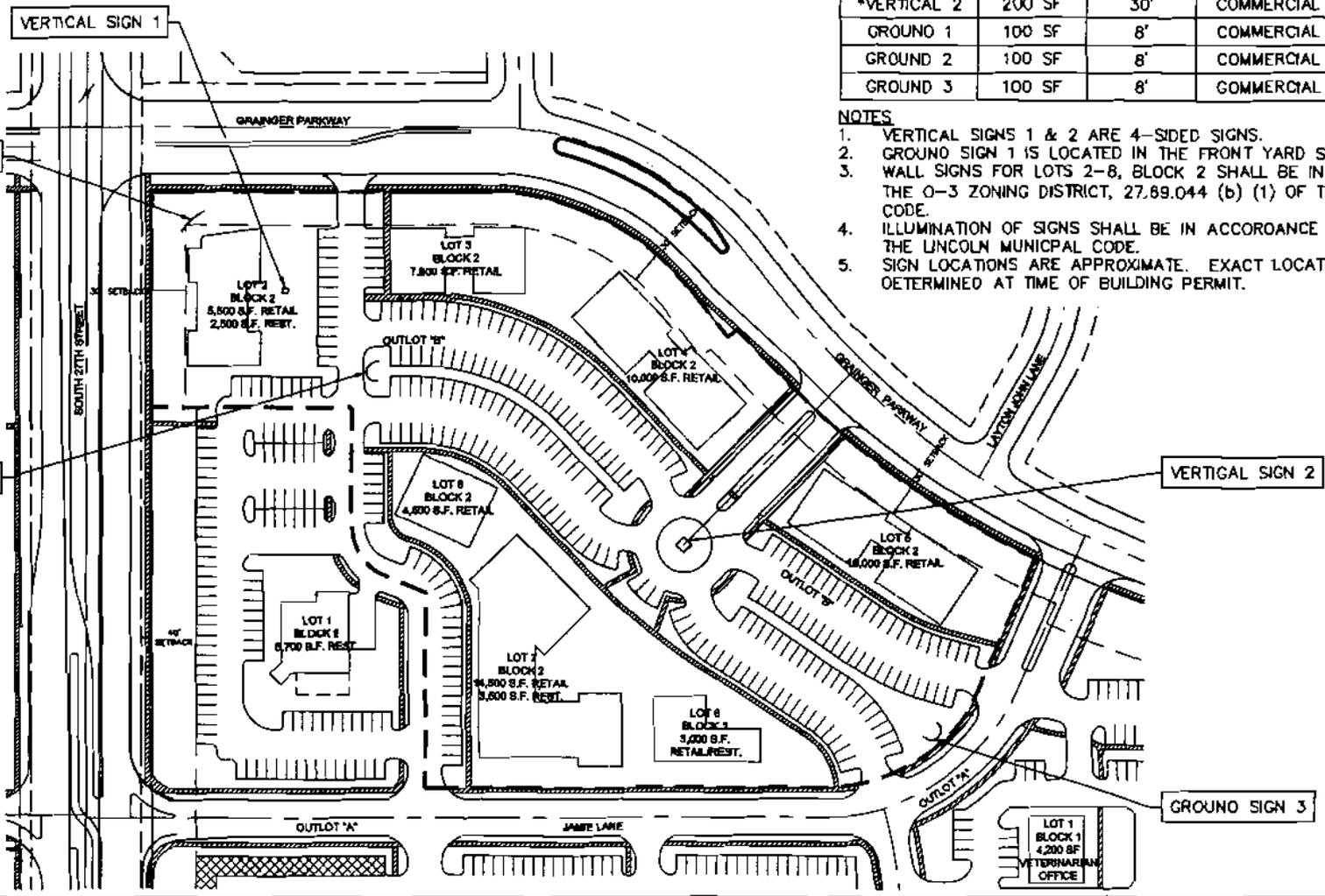
DEVELOPMENT SIGNS

SIGN	SF	HEIGHT	DESCRIPTION
*VERTICAL 1	150 SF	30'	COMMERCIAL AREA IDENTIFICATION
*VERTICAL 2	200 SF	30'	COMMERCIAL AREA IDENTIFICATION
GROUND 1	100 SF	8'	COMMERCIAL AREA IDENTIFICATION
GROUND 2	100 SF	8'	COMMERCIAL AREA IDENTIFICATION
GROUND 3	100 SF	8'	COMMERCIAL AREA IDENTIFICATION

NOTES

1. VERTICAL SIGNS 1 & 2 ARE 4-SIDED SIGNS.
2. GROUND SIGN 1 IS LOCATED IN THE FRONT YARD SETBACK.
3. WALL SIGNS FOR LOTS 2-8, BLOCK 2 SHALL BE IN ACCORDANCE WITH THE O-3 ZONING DISTRICT, 27.89.044 (b) (1) OF THE LINCOLN MUNICIPAL CODE.
4. ILLUMINATION OF SIGNS SHALL BE IN ACCORDANCE WITH 27.69.030 OF THE LINCOLN MUNICIPAL CODE.
5. SIGN LOCATIONS ARE APPROXIMATE. EXACT LOCATIONS OF SIGNS WILL BE DETERMINED AT TIME OF BUILDING PERMIT.

DWG: F:\Projects\007-1368\Exhibits\071368_SIGN.dwg USER: kriens
 DATE: Sep 12, 2007 2:57pm XREFS: 071368_base 071368_base



PROJECT NO: 007-1368
 DRAWN BY: KAR
 DATE: 9/12/07

SIGN PACKAGE

MOLSSON ASSOCIATES
 1111 Lincoln Ave., Suite 111
 P.O. Box 64809
 Lincoln, NE 68501-4008
 TEL: 402.474.8911 FAX: 402.474.8106

EXHIBIT
 1

Pine Lake Heights South / Stone Ridge
PM Trip Cap Analysis

6/27/2007

27th to 30th Street in Pine Lake Heights South

Land Use	Square Footage	Trip Rate	Trip Count	Mixed Use Reduction	Total Trip Count
<i>Committed Uses:</i>					
Automobile Sales	71,300	2.8	200	15	170
Automobile Care center	11,000	3.38	37	15	32
Self Service Car Wash	6 stalls	5.79	35	15	30
Mexican Restaurant	6,700	10.66	73	15	62
Vet Clinic	4,200	2.59	11	15	9
Jamie Lane Strip(Rest)	5,000	10.66	54	15	48
Jamie Lane Strip(Retail)	23,600	2.59	61	15	52
			Total		400

Offsite agreement for Pine Lake Heights South
 Maximum PM trips: **2442**

Proposed and current uses:
2338

Land Use	Square Footage	Trip Rate	Trip Count	Mixed Use Reduction	Total Trip Count
<i>Air Park Holdings Property</i>					
High Turn over Restaurant	6,400	10.66	91	15	78
General Office	35,000	1.49	52	15	44
Specialty Retail	15,000	2.59	39	15	33
Fast Food Restaurant	2,600	33.48	87	15	74
Drive in Bank	3 stalls	63.33	180	15	181
			Total		390
<i>Remaining Uses:</i>					
High Turn over Restaurant	3,000	10.66	33	15	28
General Office	0	1.49	0	15	0
Specialty Retail	20,100	2.59	52	15	44
Fast Food Restaurant	5,400	33.48	181	15	154
Drive in Bank	0	63.33	0	15	0
			Total		228

Land Use	Square Footage	Trip Rate	Trip Count	Mixed Use Reduction	Total Trip Count
<i>Air Park Alternative Uses:</i>					
High Turn over Restaurant	8,400	10.66	91	15	78
General Office	0	1.49	0	15	0
Specialty Retail	50,000	2.59	130	15	110
Fast Food Restaurant	2,600	33.48	87	15	74
Drive in Bank	0	63.33	0	15	0
			Total		282

37th to 40th Street in Pine Lake Heights South

Land Use	Square Footage	Trip Rate	Trip Count	Mixed Use Reduction	Total Trip Count
<i>Proposed Uses:</i>					
Free Standing Discount Store	174,000	5.06	880	15	748
High Turn over Restaurant	2,500	10.66	27	15	23
Fast Food Restaurant	8,000	33.48	301	15	258
Drive in Bank	3 stalls	63.33	190	15	181
Specialty Retail	30,000	2.59	78	15	68
Townhomes	129	0.52	67		67
			Total		1322

Stone Ridge Commercial

Land Use	Square Footage	Trip Rate	Trip Count	Mixed Use Reduction	Total Trip Count
Supermarket	75,000	11.51	863	15	734
High Turn over Restaurant	16,000	10.66	174	15	148
Specialty Retail	43,700	2.59	113	15	96
Fast Food Restaurant	3,000	33.48	100	15	85
Drive in Bank	4 stalls	63.33	253	15	215
			Total		1278

SEACREST & KALKOWSKI, PC, LLO

1111 LINCOLN MALL, SUITE 350
LINCOLN, NEBRASKA 68508-3910

TELEPHONE (402) 435-6000
FACSIMILE (402) 435-6100

KENT SEACREST
E-MAIL: kent@sk-law.com

DANAY KALKOWSKI
E-MAIL: danay@sk-law.com

September 12, 2007

HAND DELIVERY

Mr. Marvin Krout
Planning Department, City of Lincoln
County-City Building
555 So. 10th Street
Lincoln, NE 68508

RE: Change of Zone and Amendment to Special Permit No. 2022A
Southeast Corner of South 27th Street and Grainger Parkway

Dear Marvin:

Our office represents Airpark Holdings V, LLC ("Airpark Holdings") who has a contract interest in Lot 1, Pine Lake Heights South 13th Addition, Lincoln, Lancaster County, Nebraska, located at the southeast corner of South 27th Street and Grainger Parkway (the "Property"). The northern approximately 4.5 acres of the Property extending along the south side of Grainger Parkway is currently zoned O-3 Office Park District, and has an approved Use Permit showing a drive thru bank and office uses totaling 40,800 square feet. The remaining approximately 1.8 acres of the Property is zoned H-4 and has an approved Special Permit for planned service commercial which permits 26,000 square feet of retail and restaurant uses.

Airpark Holdings is requesting a change of zone which would change the O-3 zoning along the south side of Grainger Parkway to H-4, and an amendment to Special Permit No. 2022 which would extend the existing Special Permit for planned service commercial to include all of the Property. The amended Special Permit on the Property would include approximately 61,000 square feet of retail and restaurant uses. Due to the elimination of the drive thru bank on the corner of 27th Street and Grainger Parkway, the traffic generated by the proposed uses is less than what is generated by the current approved plan.

Airpark Holdings has been working with Sinclair Hille to design buildings for the Property that will be attractive from all four sides. In addition, they have worked to develop a site plan that is pedestrian friendly/walkable and incorporates neighborhood friendly uses.

Enclosed please find the following:

1. Application for Change of Zone and Exhibit

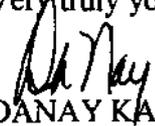
2. Application for Amendment to Special Permit 2022
3. Application Fees in the amount of \$1,480
4. 21 copies of the Cover Sheet and Site Plan (Sheets 1 and 2)
5. 9 copies of the Drainage and Grading Plan (Sheet 3)
6. 8½ x 11 copy of the Cover Sheet and Site Plan
7. 1 copy of the Sign Package
8. 1 copy of the Traffic Analysis
9. Ownership Certificate

Airpark Holdings is requesting a modification of L.M.C. Section 27.69.047 to permit the signage that is shown in the Sign Package included herein.

We met with Planning and Public Works on September 4, 2007 to discuss the proposed applications. In addition, we met with the directors of the Grainger O'Shea Homeowners Association on September 5, 2007, and mailed out invitations to the entire membership of the Grainger O'Shea Homeowners Association (391 addresses) for a neighborhood meeting on September 11, 2007. We had 17 neighbors attend the neighborhood meeting.

We look forward to working with the City on this project. Please contact me, Mark Palmer from Olsson Associates or Dan Grasso from Sinclair Hille if you have any questions or require any additional information.

Very truly yours,


DANAY KALKOWSKI
For the Firm

Enclosures

cc: Airpark Holdings V, LLC
Ridge Development Company
Southview, Inc.
Jon Camp
Grainger O'Shea Homeowners Association

SEACREST & KALKOWSKI, PC, LLO

1111 LINCOLN MALL, SUITE 350
LINCOLN, NEBRASKA 68508-3910

TELEPHONE (402) 435-6000
FACSIMILE (402) 435-6100

KENT SEACREST
E-MAIL: kent@sk-law.com

DANAY KALKOWSKI
E-MAIL: danay@sk-law.com

September 13, 2007

To: Neighboring Property Owners

RE: Additional Follow up Information

Dear Neighbors:

I wanted to get back to those of you who signed in at the neighborhood meeting that was held on Tuesday this week with some follow up information to questions that were presented at the meeting regarding the proposed submittal for approximately 6.3 acres located southeast of South 27th Street and Grainger Parkway. Enclosed please find copies of the Site Plan and Sign Package that were part of the Change of Zone and Special Permit submittal made to the City yesterday for the area.

We have confirmed that Airpark Holding V, LLC's agreement to restrict car washes, drive-thrus, bars and 24-hour establishments will apply to the area south of Grainger Parkway where the change of zone from O-3 to H-4 is being requested. This area is designated as Lots 2-5, Block 2 on the Site Plan. See Note 22 on the Site Plan. The remaining area is already zoned H-4 and the restrictions will not apply to this area.

With respect to wall signage on the buildings, Airpark Holdings has agreed that it will abide by the O-3 requirements for wall signage which would be applicable to the property along the south side of Grainger as it exists today. See Note 3 on the Sign Package. The enclosed Sign Package also contains specific information about the size, height and approximate location of the proposed signs.

As we indicated at the neighborhood meeting, the parking lot lighting will comply with the City of Lincoln design standards. As a practical matter, lighting that is not needed for safety purposes is typically shut down in a commercial center after businesses have closed. Since Airpark Holdings has agreed to no 24 hour uses along Grainger Parkway, it is likely there will be a reduction in the amount of parking lot lights that remain lit once businesses close.

Airpark Holdings is also prepared to consider and respond to the additional restrictions the neighbors may request on various uses permitted under a Special Permit for Planned Service Commercial once such information has been provided to us.

Thank you for your interest in this project. I hope the enclosed information is helpful. If you have additional questions, please feel free to give me a call.

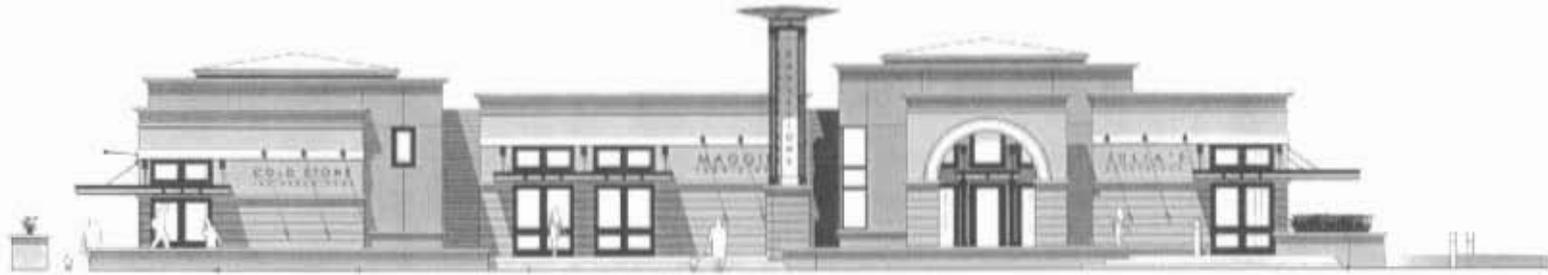
Very truly yours,


DANAY KALKOWSKI
For the Firm

Enclosure

cc: Airpark Holdings V, LLC
Christy Eichorn

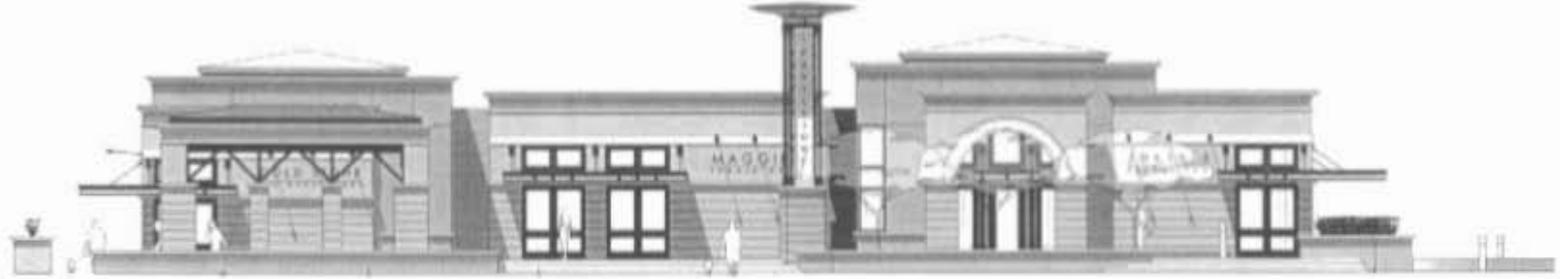
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EAST ELEVATION

27G - THE PAVILLIONS

0



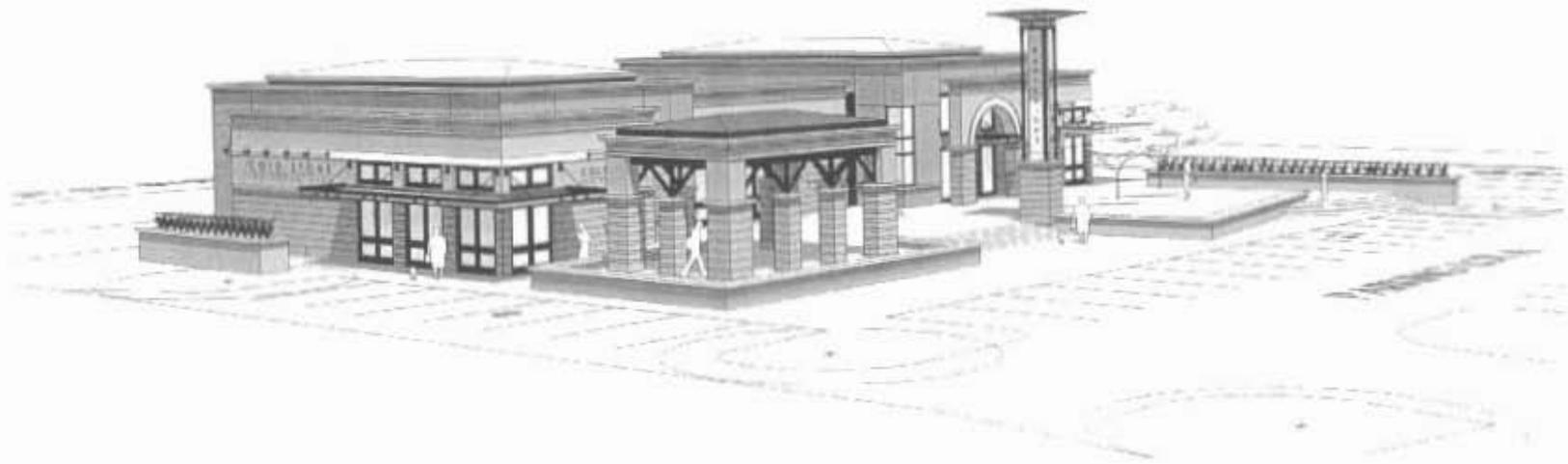
EAST ELEVATION

27G - THE PAVILLIONS



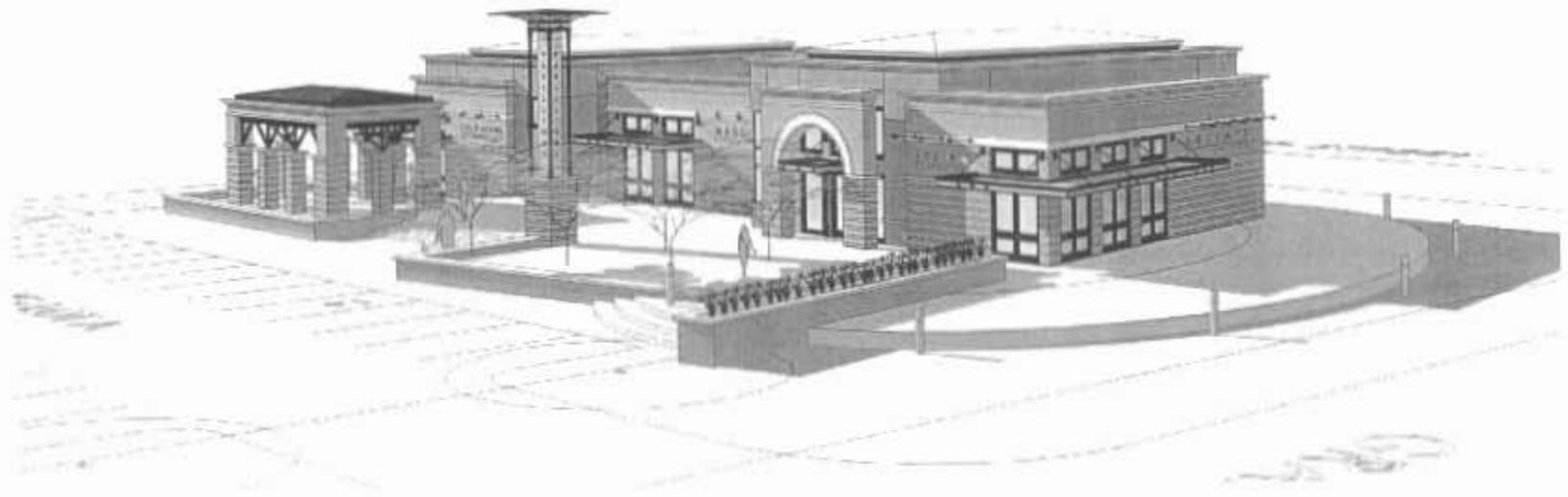
WEST ELEVATION

270 - THE PAVILLIONS



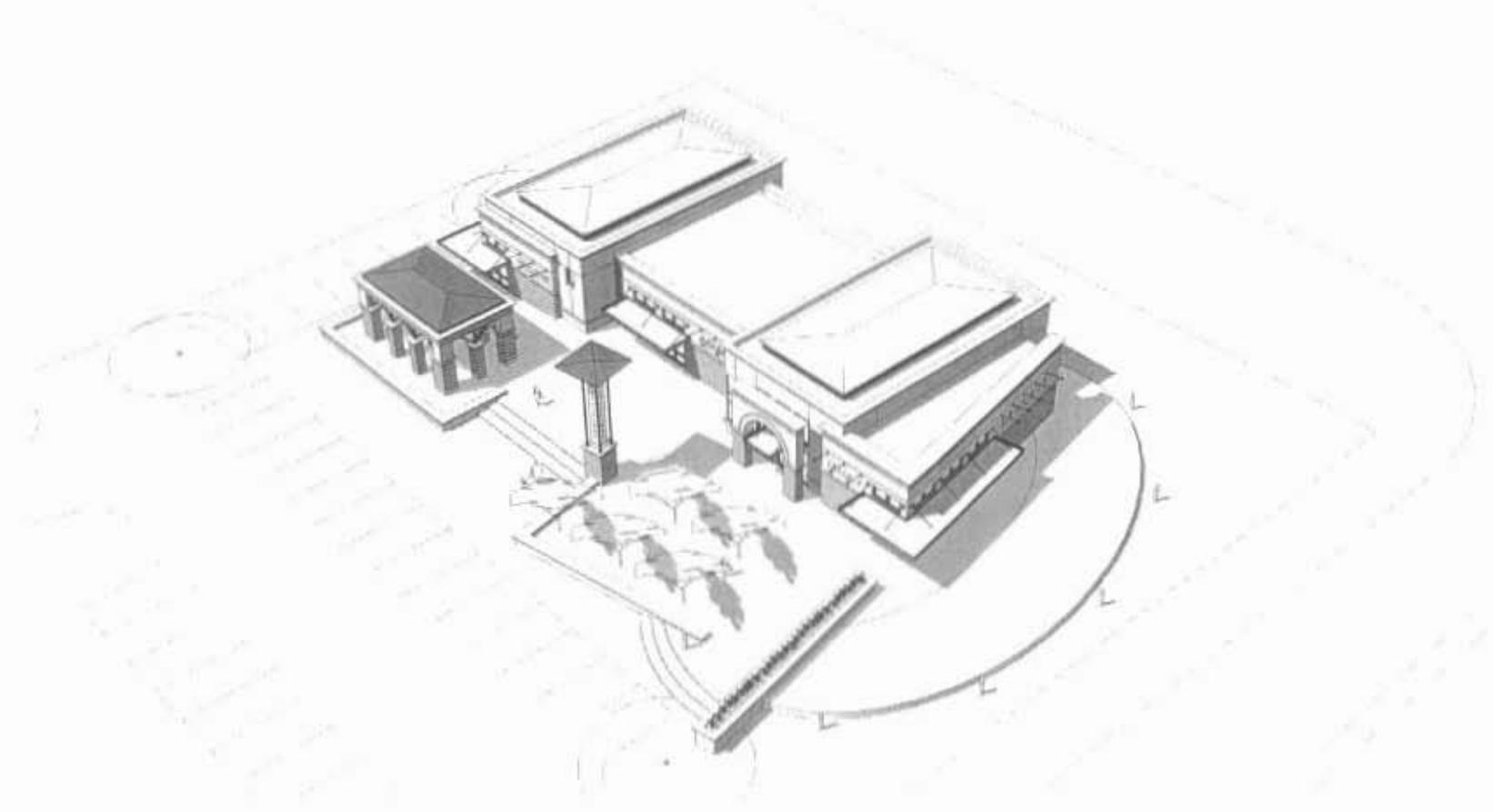
SOUTHEAST PERSPECTIVE

27G - THE PAVILLIONS



NORTHEAST PERSPECTIVE

27G - THE PAVILLIONS



AERIAL PERSPECTIVE

27G - THE PAVILLIONS



"Stan Vala"
<svala@neb.rr.com>
09/12/2007 07:08 AM

To <ceichom@lincoln.ne.gov>
cc
bcc

Subject Development at 27th and Grainger Parkway

Christy,

Please include a notation regarding our support for the development, as presented at the meeting on September 11, 2007. We live at 2824 O'Hanlon Dr and have vistas into the proposed area when looking south and west from our front door. The entire development is less than ¼ mile from our house.

Thank you,
Stan and Nancy Vala

INTER-DEPARTMENT COMMUNICATION



DATE: September 20, 2007
TO: Christy Eichorn, City Planning
FROM: Sharon Theobald (Ext. 7640) *ST*
SUBJECT: DEDICATED EASEMENTS **CZ #07053 & SP #2022B**
DN #80S-33E

Attached is the Site Plan for Pine Lake Heights South 4th Addition.

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, Time Warner Cable, and the Lincoln Electric System will require blanket utility easements, excluding building envelopes, over the entire development.

Also, please denote the LES transmission line corridor & width along the south & west lines of the Subdivision Plat.

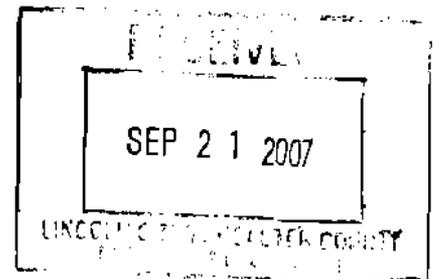
Please add, as a stipulation, the following:

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



Status of Review: Approved

09/17/2007 2:58:16 PM

Reviewed By Health Department

ANY

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

TO: Christy Eichorn, DATE: September 17, 2007

DEPARTMENT: Planning, FROM: Chris Schroeder

ATTENTION: DEPARTMENT: Health

CARBONS TO: EH File, SUBJECT: Pine Lake Heights
EH Administration, SP #2022B CZ #07053

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the change of zone and special permit applications with the following noted:

Relative to the close proximity of residential zoning and the possible exposure to hazardous materials, the LLCHD has concerns regarding the following permitted uses within the H-4 zoning district: Commercial storage or sale of farm implements and products used for agriculture, but not including fertilizer, or toxic or flammable agricultural chemicals, Warehouses, Mini-warehouses, and Food storage lockers (anhydrous ammonia).

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

Status of Review: FYI

09/19/2007 4:06:24 PM

Reviewed By Fire Department

ANY

Comments: The only issue is the lack for fire facilities in the area that does not allow us to provide the timely response to emergencies that our citizens expect.

Memorandum

To: Brian Will, Planning Department

From: Chad Blahak, Public Works and Utilities

Subject: Pine Lake Heights South 4th Commercial sp2022B and cz07053

Date: September 27, 2007

cc:

Engineering Services has reviewed the submitted plans for amendment to the Pine lake Heights South 4th Addition Commercial special permit, located on the southeast corner of 27th and Grainger Parkway and has the following comments:

- There is an existing 36" public storm sewer and 8" sanitary sewer shown to be underneath proposed buildings in Lot 4 Block 2. Either revise the building layout such that the buildings do not encroach on the easements or show the proposed utility relocations.
- The proposed water main stub going north from Jamie Lane is not satisfactory as a public facility. Public water mains need to be located adjacent to a public or private street adjacent to the curb. Locating the public main under the proposed parking is unsatisfactory.
- There is a low point in Grainger Parkway just west of Layton John Lane. The major storm overflow path for the this low point needs to be shown on the plans.
- Revised traffic calculations need to be provided with this submittal showing that the changes in use do not increase traffic volumes over the originally approved use permit.
- A waiver needs to be requested for Lot 8 Block 2 to not require frontage to a public or private street.



EAST ELEVATION

EFG - THE PAVILLIONS



WALL ELEVATION

270 - THE PAVILLONS

4
037



WEST ELEVATION

270 - THE PAVILLIONS

5
038



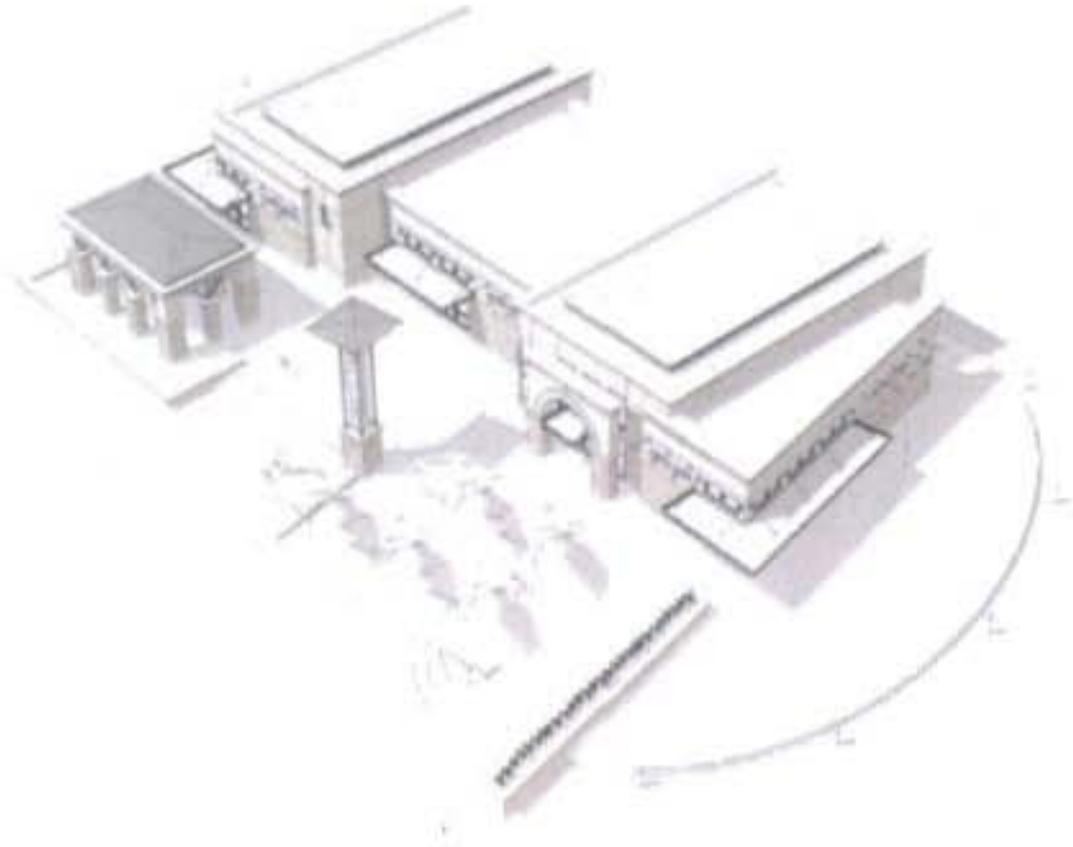
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NORTHEAST PERSPECTIVE

FIG - THE PAVILLION



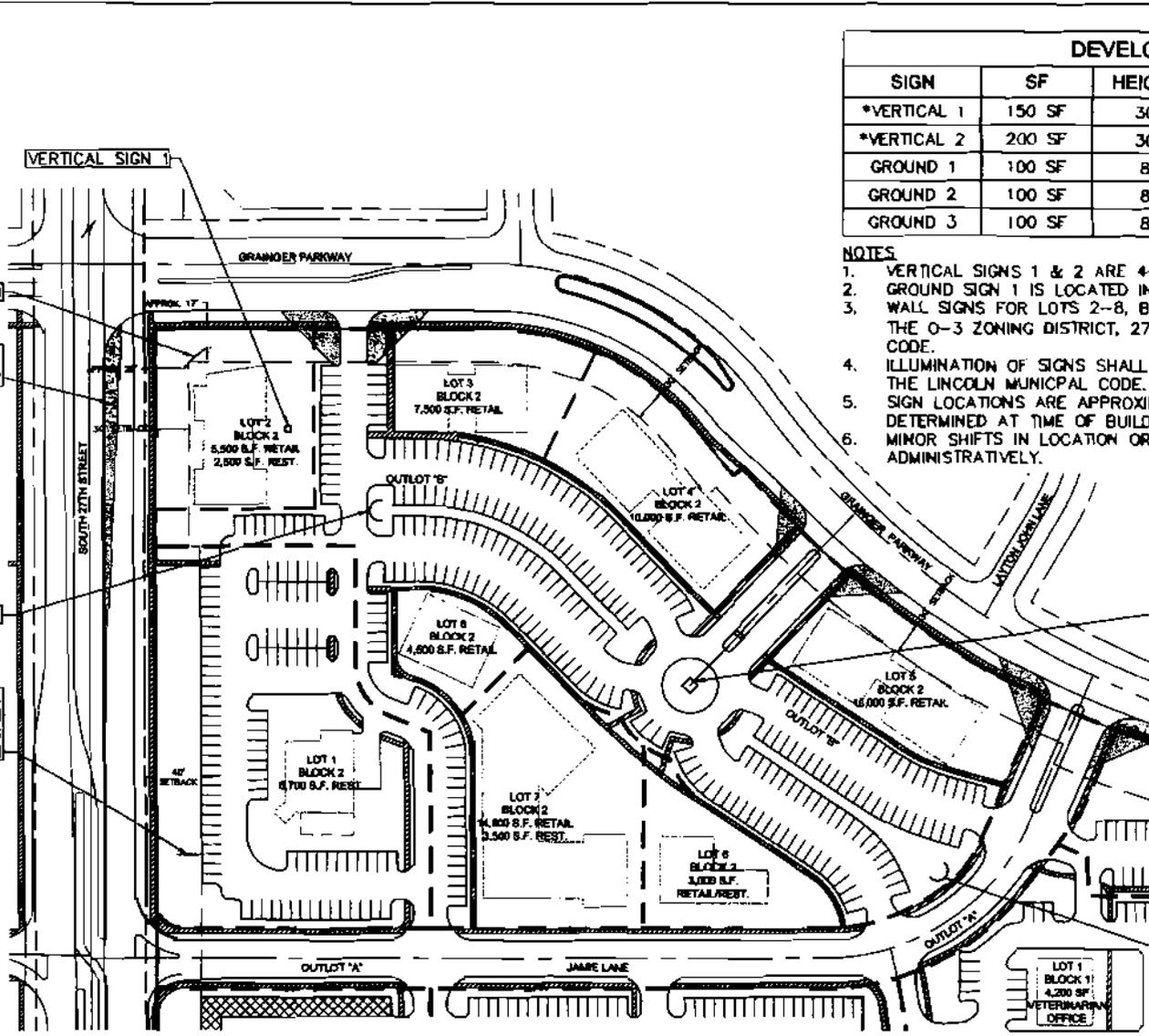
NORTHEAST PERSPECTIVE

EPD - THE PAVILLIONS



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 USER: krlens
 XREFS: 071368_abase 071368_pbase

PROJECT NO: 007-1368
 DRAWN BY: KAR
 DATE: 9/12/07



DEVELOPMENT SIGNS			
SIGN	SF	HEIGHT	DESCRIPTION
*VERTICAL 1	150 SF	30'	COMMERCIAL AREA IDENTIFICATION
*VERTICAL 2	200 SF	30'	COMMERCIAL AREA IDENTIFICATION
GROUND 1	100 SF	8'	COMMERCIAL AREA IDENTIFICATION
GROUND 2	100 SF	8'	COMMERCIAL AREA IDENTIFICATION
GROUND 3	100 SF	8'	COMMERCIAL AREA IDENTIFICATION

- NOTES**
1. VERTICAL SIGNS 1 & 2 ARE 4-SIDED SIGNS.
 2. GROUND SIGN 1 IS LOCATED IN THE FRONT YARD SETBACK.
 3. WALL SIGNS FOR LOTS 2-8, BLOCK 2 SHALL BE IN ACCORDANCE WITH THE O-3 ZONING DISTRICT, 27.69.D44 (b) (1) OF THE LINCOLN MUNICIPAL CODE.
 4. ILLUMINATION OF SIGNS SHALL BE IN ACCORDANCE WITH 27.69.030 OF THE LINCOLN MUNICIPAL CODE.
 5. SIGN LOCATIONS ARE APPROXIMATE. EXACT LOCATIONS OF SIGNS WILL BE DETERMINED AT TIME OF BUILDING PERMIT.
 6. MINOR SHIFTS IN LOCATION OR SIZE OF SIGNS MAY BE APPROVED ADMINISTRATIVELY.

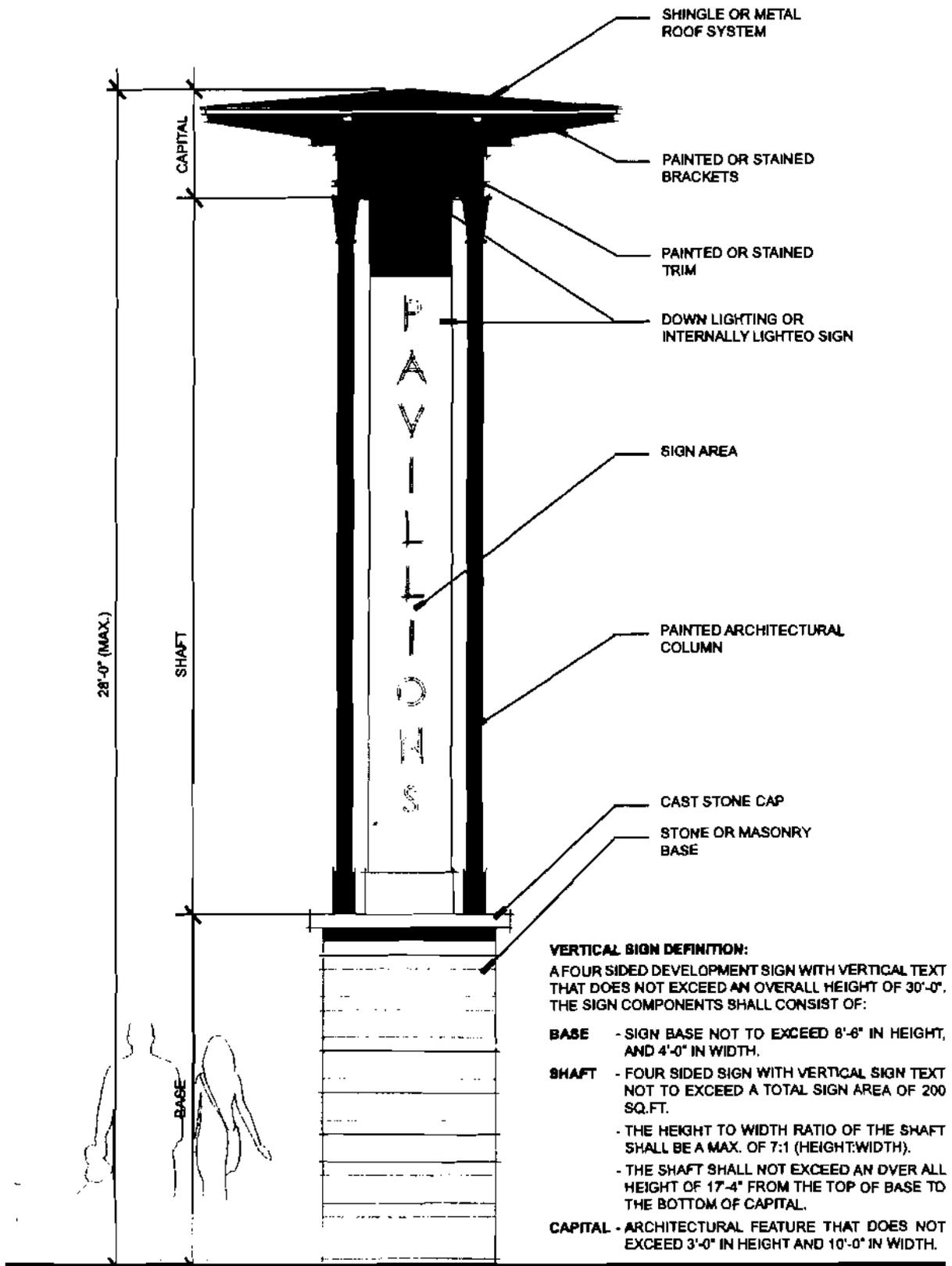


SIGN PACKAGE

MOLSSON ASSOCIATES
 1111 Lincoln Mall, Suite 111
 P.O. Box 54808
 Lincoln, NE 68501-4800
 TEL: 402.474.8311
 FAX: 402.474.5190

EXHIBIT
 1

9
 042



- VERTICAL SIGN DEFINITION:**
 A FOUR SIDED DEVELOPMENT SIGN WITH VERTICAL TEXT THAT DOES NOT EXCEED AN OVERALL HEIGHT OF 30'-0". THE SIGN COMPONENTS SHALL CONSIST OF:
- BASE** - SIGN BASE NOT TO EXCEED 8'-6" IN HEIGHT, AND 4'-0" IN WIDTH.
 - SHAFT** - FOUR SIDED SIGN WITH VERTICAL SIGN TEXT NOT TO EXCEED A TOTAL SIGN AREA OF 200 SQ.FT.
 - THE HEIGHT TO WIDTH RATIO OF THE SHAFT SHALL BE A MAX. OF 7:1 (HEIGHT:WIDTH).
 - THE SHAFT SHALL NOT EXCEED AN OVER ALL HEIGHT OF 17'-4" FROM THE TOP OF BASE TO THE BOTTOM OF CAPITAL.
 - CAPITAL** - ARCHITECTURAL FEATURE THAT DOES NOT EXCEED 3'-0" IN HEIGHT AND 10'-0" IN WIDTH.

MOTION TO AMEND

I hereby move to amend Special Permit 2022B and Change of Zone (southeast corner of S. 27th Street and Grainger Parkway) to read as follows:

Site Specific Conditions:

General Conditions:

3. Upon approval of the Special Permit 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 revision and documents as listed below before receiving a building permit:

- 3.6 Add a note stating all uses are permitted on Lot 2 through 5, Block 2 as shown on the site plan (former O-3 area) per the Planned Service Commercial special permit except car washes; drive-thru facilities; bars; retail establishments open twenty-four hours per day; automobile, motorcycle, and four-wheel truck sales; warehouses; mini-warehouses; wholesale and distribution centers; ambulance services; hospitals and clinics for animals; contractors' office and storage; service stations; food storage lockers; automobile repairs, including vehicle body repair shops; broadcast towers; indoor kennels; outdoor exercise area associated with an indoor animal hospital or indoor kennel; automobile/truck wash facility; and motel and hotels. Add a note stating all uses are permitted on Lots 1 and 6 through 8, Block 2 (north of Jamie Lane) per the Planned Service Commercial special permit except drive-thru commercial storage or sale of farm implements and products used for agriculture, but not including fertilizer, or toxic or flammable agricultural chemicals, Warehouses, Mini-warehouses, and food storage lockers. ~~Add any additional use restrictions agreed upon between the neighborhood and the developer.~~

- 3.7 Add a note stating that the building and sign elevations will generally conform with the overall scale, massing, architectural style and four-side building treatment as represented on the attached elevations, unless the Planning Director agrees otherwise in writing.
- 3.8 The construction plans comply with the approved site plans.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Requested by: SEACREST & KALKOWSKI, PC, LLO on behalf of Airpark Holdings V, LLC