

FACTSHEET

TITLE: CHANGE OF ZONE NO. 2751B, an amendment to the VAN DORN ACRES PLANNED UNIT DEVELOPMENT, requested by SFI Partnership, on property generally located at S. 84th Street and Van Dorn Street.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 04/09/08
Administrative Action: 04/09/08

STAFF RECOMMENDATION: Conditional Approval

RECOMMENDATION: Conditional Approval (8-0: Gaylor Baird, Carroll, Cornelius, Esseks, Francis, Larson, Sunderman and Taylor voting 'yes').

FINDINGS OF FACT:

1. The purpose of this proposed amendment to the Van Dorn Acres PUD is to amend the sign regulations for the commercial portion of the PUD to allow an additional ground sign and a free-standing menu board on Lot 2, Crown Pointe Estates 6th Addition, specifically:
 - A. To adjust sign requirements to allow the signs as permitted in the B-2 zoning district;
 - B. To adjust the sign requirements to allow a sign where the frontage is less than 300'; and
 - C. To allow a menu board in a residential zoning district.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.4-6, concluding that the subject commercial center was designed to be an integral component of the larger PUD that created it, and functions similar to other newer neighborhood centers located in the B-2 zoning district. Allowing signs per the B-2 district in the commercial area is appropriate and will not negatively affect the surrounding neighborhood.
3. On April 9, 2008, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
4. On April 9, 2008, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend conditional approval. The conditions of approval are found on p.6-7.

FACTSHEET PREPARED BY: Jean L. Preister

DATE: April 14, 2008

REVIEWED BY: _____

DATE: April 14, 2008

REFERENCE NUMBER: FS\CC\2008\CZ.2751B PUD

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for April 9, 2008 PLANNING COMMISSION MEETING

- P.A.S.:** Change of Zone 2751B
Amendment to Van Dorn Acres PUD
- PROPOSAL:** To permit the signs allowed per the B-2 district in the commercial portion of the PUD with adjustments.
- LOCATION:** Southwest corner of 84th and Van Dorn Streets.
- WAIVERS:**
1. To reduce the minimum frontage requirement for a ground sign from 300' to 245'.
 2. To allow menu boards in a residential zoning district.
- CONCLUSION:** The subject commercial center was designed to be an integral component of the larger PUD that created it, and functions similar to other newer neighborhood centers located in the B-2 zoning district. Allowing signs per the B-2 district in the commercial area is appropriate and will not negatively affect the surrounding neighborhood.

RECOMMENDATION:	
CZ#2751B	Conditional Approval
Waivers:	
1. To reduce the minimum frontage requirement for a ground sign from 300' to 245'.	Approval
2. To allow menu boards in a residential zoning district.	Approval

GENERAL INFORMATION:

- LEGAL DESCRIPTION:** Lot 2, Crown Pointe Estates 6th Addition, Lincoln, Lancaster County, Nebraska.
- EXISTING ZONING:** R-3 Residential
- EXISTING LAND USE:** Commercial

SURROUNDING LAND USE AND ZONING:

North:	Apartments	R-3 Residential
South:	Church	R-3 Residential
East:	Golf course	AGR Agricultural Residential
	Office building	O-3 Office Park
West:	Apartments	R-3 Residential

HISTORY:

- Dec 2007 Administrative Amendment #07082 was approved revising the lighting plan for the PUD.
- Dec 2003 Change of Zone #2751A was approved allowing an increase from 96 to 210 multiple-family dwelling units, and increased the allowed commercial floor area from 10,000 to 33,000 square feet.
- Jun 2002 Administrative Amendment #02042 approved a revision to the lot layout along a portion of South 81st Street.
- Aug 2000 Administrative Amendment #00058 approved a revision to several duplex lot layouts along East Pointe Road and South 83rd Street.
- Apr 1998 Administrative Amendment #98020 approved the addition of an irrigation well pump house in the northwest corner of the PUD.
- Nov 1997 Administrative Amendment #97082 approved eliminating several lots and converting other lots from single-family to single-family/two-family lots.
- Apr 1996 Administrative Amendment #96021 approved converting several lots from single-family to single-family/two-family.
- Apr 1996 Administrative Amendment #96016 withdrawn.
- Jul 1994 Administrative Amendment #94026 approved removing the “duplex” notation from Lots 14 through 21, Block 4 and lots 1 through 7, Block 9. These lots back onto the apartment and church properties.
- Mar 1994 Administrative Amendment #94008 approved several changes and corrections to sheets 1, 3, 4, and 5.
- Feb 1994 Administrative Amendment #94001 approved several changes and corrections to sheet 1 and added sheet 2.
- Sep 1993 Final Planned Unit Development/Change of Zone 2751 approved Van Dorn Acres PUD, consisting of 232 single-family dwelling units, 118 two-family dwelling units on 85 duplex lots, and 96 multiple-family dwelling units in 4-24 unit buildings, for a total of 446 dwelling units.

- Mar 1993 Preliminary Planned Unit Development/Change of Zone 2751 approved Van Dorn Acres PUD for 316 single- and two-family lots, 2 multiple-family lots, 2 commercial lots, 1 school site, and 5 outlots.
- May 1979 The zoning update changed the zoning from A-1 Single-Family Dwelling to R-3 Residential.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page 17 - The Future Land Use Map of the Comprehensive Plan Land Use Map designates urban density residential land uses land uses.

Page 48 - Buildings and land uses at the edge of the center should be compatible with adjacent residential uses. Examples of compatible land uses include offices or child care centers. Buildings should be compatible in terms of height, building materials and setback. Small compatible commercial buildings at the edge could include retail or service uses. Buildings with more intrusive uses should have greater setbacks, screening requirements and be built of more compatible materials.

-Maintain and encourage retail establishments and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods.

-Expansion of existing commercial and industrial uses should not encroach on existing neighborhoods and must be screened from residential areas.

AESTHETIC CONSIDERATIONS:

1. The site is adjacent to apartments to both the north and west which are part of the same PUD, and is across the street from a church south of the site. The intensity of the PUD's commercial component must respect these existing uses and maintain compatibility as the center continues to develop.

ANALYSIS:

1. The entire PUD, which includes single-family, two-family, multiple-family dwellings and 33,000 square feet of commercial floor area, is zoned R-3. Lincoln Municipal Code (LMC) Section 27.69.340 specifies the sign requirements for nonresidential uses unless otherwise adjusted by the PUD.
2. This request has three parts: 1 - To adjust sign requirements to allow those signs as permitted in the B-2 zoning district; 2 - To adjust the sign requirements to allow a sign where the frontage is less than 300'; 3 - Allow a menu board in a residential zoning district.
3. A comparison of the signs allowed for nonresidential uses in this PUD versus those allowed in the B-2 zoning district (in summary) is as follows:

R-3 PUD

1. One illuminated wall sign per business is permitted. If the floor area is 2,000 square feet or less, the sign shall be a maximum of 20 square feet. For a business with a floor area of over 2,000 square feet, one square foot of sign area per 100 square feet of floor area (maximum of fifty square feet) is permitted.

2. One illuminated ground sign per building not exceeding fifty square feet in area and six feet in height is permitted. Such sign shall be located from the front lot line at least one-half of the required setback distance.

B-2

1. On-premises wall signs and on-premises projecting signs are permitted. The total sign area of such signs shall not exceed an area equivalent to 30 percent of the wall face, or a total of 500 square feet, whichever is lesser.
2. One pedestrian marquee sign per entrance not exceeding one foot in height and six square feet in area is allowed.
3. One on-premises pole sign or one on-premises ground sign shall be permitted. Such sign shall not exceed 100 square feet in area and shall be permitted adjacent to each public street abutting the perimeter of any B-2 district; provided that said street frontage extends for at least 300 feet. Said signs shall be permitted in the required front yard, and a pole sign shall have a maximum height of 25 feet, and a ground sign shall have a maximum height of eight feet.
4. One on-premises ground sign for each free-standing pad site building is allowed. Such sign shall not exceed 50 square feet in area and eight feet in height.
4. LMC Section 27.69.240 allows “ In any commercial district, two on-premises ground signs each not to exceed 45 square feet in area or one on-premises ground sign not to exceed 50 square feet in area functioning as menu boards.” Because this PUD is zoned R-3, menu boards are not allowed.
5. As part of the PUD approval process, the sign requirements can be adjusted by the City Council. In this case, the owner did not know what tenants would occupy the commercial buildings so no adjustments were sought with the original plans. As the center is developing, the developer has a better understanding of the tenants and their sign requirements and finds that the signs currently allowed in the PUD are not adequate, but that the signs allowed in the B-2 zoning district would be.
6. Evaluation of the three parts of the request:
 1. Allow signs per the B-2 zoning district - The commercial component of the Van Dorn Acres PUD was designed to be a compatible component of the larger development. In that sense, it functions similar to other B-2 commercial centers around the city regarding its operating characteristics and allowed uses. To be allowed to have the same signs as the other B-2 centers is appropriate.
 2. Reduce the required frontage for a ground sign from 300' to 245' - The B-2 sign regulations allow one ground sign per street frontage where the street frontage is at least 300'. The platted measurement of the commercial lot's frontage along Rockledge Road is actually 260', not 245', and is 40' below the minimum frontage requirement. A sign along the Rockledge Road frontage will provide better visibility for the center and give better advance notice to the vehicles on both Rockledge Road and South 84th Street. The closest uses, being the apartments to the west and the

open space associated with the church to the south across Rockledge Road, should not be impacted significantly by a sign in this area.

3. Menu boards are allowed in any commercial zoning district. However, while this PUD allows commercial uses as part of the overall development, it is zoned R-3. As a result, menu boards are not allowed. The intent of this code provision is to allow a limited number of menu boards in conjunction with commercial developments, acknowledging that there typically will be some demand for drive through facilities in any given center. Allowing menu boards as part of the signs in this center is appropriate and consistent with similar developments.
7. The B-2 sign requirements allow either ground or pole signs. Ground signs are considered to be less obtrusive and more aesthetically pleasing. Staff recommends that the B-2 signs be allowed for this development, but with the condition that pole signs be prohibited.

CONDITIONS:

Site Specific:

1. This approval adjusts the sign requirements in the commercial area to allow signs per the B-2 zoning district, to adjust the minimum frontage for a ground sign from 300' to 260', and to allow menu boards.

General:

2. 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 sign permits.
 - 2.1 Revise the site plan Sheet 1 of 8 to include the following revisions:
 - 2.1.1 Revise General Note #12 to include the following sentence: "Pole signs are not allowed."
 - 2.1.2 Revise the frontage measurement in Waiver #4 to state "...from 300' to 260'..."
 - 2.2 The construction plans substantially comply with the approved plans.

Standard:

3. The following conditions are applicable to all requests:
 - 3.1 Before erecting the signs their development and construction is to substantially comply with the approved plans.
 - 3.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.

- 3.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
 - 3.4 This ordinance's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.5 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. The site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in force unless specifically amended by this ordinance.

Prepared by:

Brian Will
441-6362, bwill@lincoln.ne.gov
Planner
March 26, 2008

Applicant: Slosburg Company
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Omaha, NE 68114
402.391.7900

Owner: SFI Partnership
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Contact: JD Burt
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402.391.7900

CHANGE OF ZONE NO. 2751B

Amendment to the Van Dorn Acres Planned Unit Development

CONSENT AGENDA **PUBLIC HEARING & ADMINISTRATIVE ACTION** **BEFORE PLANNING COMMISSION:**

April 9, 2008

Members present: Gaylor Baird, Carroll, Cornelius, Esseks, Francis, Larson, Sunderman and Taylor.

The Consent Agenda consisted of the following items: **COMPREHENSIVE PLAN CONFORMANCE NO. 08003, COMPREHENSIVE PLAN CONFORMANCE NO. 08004, CHANGE OF ZONE NO. 2751B and CHANGE OF ZONE NO. 08011.**

Ex Parte Communications: None

Item No. 1.2, Comprehensive Plan Conformance No. 08004, was removed from the Consent Agenda and scheduled for separate public hearing.

Taylor moved to approve the remaining Consent Agenda, seconded by Larson and carried 8-0: Gaylor Baird, Carroll, Cornelius, Esseks, Francis, Larson, Sunderman and Taylor voting 'yes'.



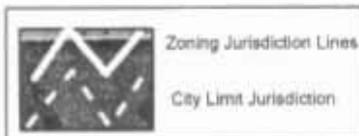
**Change of Zone #2751B
S 84th St & Van Dorn St**

2007 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-7 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. 3 T09N R07E



SLOSBURG

REAL PROPERTY

March 12, 2008

Brian Will
Lincoln Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: Amendment to Van Dorn Acres Planned Unit Development
Change of Zone #2751A
84th and Van Dorn Streets

MAR 12 2008

Brian,

The following is offered regarding the Rockledge Square Shopping Center located at the northwest corner of 84th Street and Rockledge Road. The purpose of this correspondence is to supplement the attached application to amend the Van Dorn Acres Planned Unit Development Change of Zone #2751A (PUD) to modify signing regulations on the commercial portion of the PUD.

The approved PUD includes language that states: "All permitted signs will comply with size and height requirements of Chapter 27.69 LMC. Details of all signs, including type, location, height and size will be submitted separately for review with building and sign permits. All signs are to be located outside of all applicable critical sight triangles and need not be shown on the plan."

Since the PUD is zoned R-3, signage for the retail component of the Rockledge development is limited to one sign per business with a maximum of 20 square feet unless individual businesses have in excess of 2,000 square feet. Additional signage is then allowed at a ratio of 1 square foot of sign per 100 square feet of floor area.

Implementation of the R-3 regulations with the existing building could result in individual signs for each of the potential sixteen (16) tenant bays with a total sign area of approximately 326 square feet. Since the regulations limit each business to one (1) sign, the south bay of the existing building and future tenant of the pad site would not be allowed to install a wall mounted menu board or additional signage for the drive-through facilities, even though these drive-through facilities were approved with the PUD. The sign code also prohibits free-standing menu boards in residential zoning districts.

When Rockledge Square is visually compared to other neighborhood shopping centers, similarities are found, including locations at or near the intersection of two major streets, multiple tenants and shared parking. The main difference between Rockledge Square and the other neighborhood centers lies in the property's zoning. The other centers are typically zoned B-2 while Rockledge Square is zoned R-3 PUD. In the case of Rockledge Square, the signage allowed with the present R-3 PUD restricts the existing building to approximately 65% of the 500 square feet of signage that would be allowed if the property were zoned B-2.

Review of the R-3 and PUD sign code shows that ground signs are not allowed. Since Rockledge Square is similar to other B-2 neighborhood centers and has frontage along 84th Street, a four-lane median divided major arterial and Rockledge Road, a collector street absent of residences, ground signs are requested to identify the shopping center along both frontages. A waiver of the B-2 zoning district sign code's minimum 300' frontage is needed to install a ground sign on Rockledge Road due to the property's frontage of approximately 245'.

SLOSBURG

REAL PROPERTY

This amendment proposes the following changes to the commercial portion (Lot 23) of the approved plan:

1. Revised language stating: **“ALL PERMITTED SIGNS WILL COMPLY WITH SIZE AND HEIGHT REQUIREMENTS OF CHAPTER 27.69 LMC. SIGNS LOCATED IN LOT 23 SHALL COMPLY WITH SIGN REQUIREMENTS FOR THE B-2 ZONING DISTRICT. DETAILS OF ALL SIGNS, INCLUDING TYPE, LOCATION, HEIGHT AND SIZE WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH BUILDING AND SIGN PERMITS. ALL SIGNS ARE TO BE LOCATED OUTSIDE OF ALL APPLICABLE CRITICAL SIGHT TRIANGLES AND NEED NOT BE SHOWN ON THE PLAN.**
2. A waiver of Section 27.69.046 LMC, Permitted Signs; B-2 Zoning District, to reduce the minimum frontage requirement from 300' to 245' to allow installation of a ground sign along Rockledge Road.
3. A waiver of Section 27.69.240 LMC, Other Permitted Signs; Nonresidential; Menu Boards, to allow installation of free-standing signs for drive-through facilities if used as menu boards on property located within a residential zoning district.

It is not our intent to alter the property's underlying zoning of R-3, only to amend the PUD to allow wall signs and ground signs to be approved with the signage requirements of the B-2 zoning district. This would allow tenants in the Rockledge Square Shopping Center to be competitive with other area merchants that are located in similar neighborhood shopping centers.

We would appreciate your support of this amendment since the proposed changes do not appear to adversely affect the surrounding non-residential property to the South and East (vacant church property/detention cell and insurance company campus, respectively) or our own apartments to the North and West that are separated by a significant retaining wall.

Thank you in advance for your favorable consideration.

Sincerely,



JD Burt
Project Manager

MAR 24 2008

Van Dom Acres PUD
Change of Zone #2751A
84th and Van Dom Streets

Waivers to Title 27 of the Lincoln Municipal Code:

1. A waiver of Section 27.69.046 LMC, Permitted Signs; B-2 Zoning District, to reduce the minimum frontage requirement from 300' to 245' to allow installation of a ground sign along Rockledge Road.
2. A waiver of Section 27.69.240 LMC, Other Permitted Signs; Nonresidential; Menu Boards, to allow installation of free-standing signs for drive-through facilities if used as menu boards on property located within a residential zoning district.

GENERAL NOTES (ADDITIONAL TEXT IS UNDERLINED>

1. WATER AND SEWER SHALL BE CITY OF LINCOLN STANDARDS INCLUDING 2' VERTICAL AND 10' HORIZONTAL SEPARATION. MINIMUM COVER OVER WATER LINES SHALL BE 5'. WATER LINES SHALL PASS OVER SEWER LINES.
2. UTILITY EASEMENTS OVER LOT 1 IN BLOCK 2 SHALL BE GRANTED AT SUCH TIME AS THE SCHOOL PROPERTY IS DEVELOPED. OUTLOT 'A', BLOCK 1 SHALL HAVE BLANKET EASEMENTS OVER THEM EXCEPT FOR THE BUILDING ENVELOPES. SPECIFIC EASEMENTS WILL BE DEDICATED OVER LOTS 22 AND 23, BLOCK 4 BY LEGAL DESCRIPTION WHEN DEVELOPED. ALL OTHER UTILITY EASEMENTS FOR ELECTRICAL DISTRIBUTION, TELEPHONE, CABLE AND GAS MAINS ARE GRANTED AS SHOWN. SPECIFIC EASEMENTS REQUESTED BY L.E.S. TO PROVIDE SECONDARY SERVICE IN CONNECTION WITH EACH STRUCTURE SHALL BE PROVIDED.
3. DIRECT VEHICULAR ACCESS TO VAN DORN STREET IS RELINQUISHED EXCEPT AT THE INTERSECTION OF SOUTH 79TH STREET AND THE APARTMENT ACCESS LOCATED IN LINE WITH SOUTH 82ND STREET. DIRECT VEHICULAR ACCESS TO SOUTH 84TH STREET IS RELINQUISHED EXCEPT AT THE INTERSECTIONS OF ROCKLEDGE ROAD AND EAST POINTE ROAD AND THE ACCESS TO THE COMMERCIAL AREA.
4. PUBLIC STREETS SHALL BE BUILT TO CITY OF LINCOLN STANDARDS. STREETS SHALL HAVE AN APPROVED CROSS-SECTION A MINIMUM OF 6" THICK PORTLAND CEMENT CONCRETE; 5" THICK PORTLAND CEMENT CONCRETE BASE WITH A 2 1/2" THICK ASPHALTIC CONCRETE SURFACE COURSE; OR 6" THICK ASPHALTIC CONCRETE.
5. PRIVATE ROADWAYS SHALL BE BUILT TO CITY OF LINCOLN STANDARDS. ROADWAYS SHALL BE 33' OR 27' WIDE (SEE PLANS) WITH A FIVE INCH (5") CROWN AND SIX INCH (6") CONCRETE CURB. ROADWAYS SHALL HAVE AN APPROVED CROSS-SECTION, 6" THICK PORTLAND CEMENT CONCRETE, 5" THICK PORTLAND CEMENT CONCRETE BASE WITH A 2 1/2" THICK ASPHALTIC CONCRETE SURFACE COURSE OR 6" THICK ASPHALTIC CONCRETE, OR APPROVED EQUAL.
6. PRIVATE DRIVEWAYS SHALL BE BUILT TO CITY OF LINCOLN STANDARDS. SINGLE FAMILY AND DUPLEX LOT DRIVEWAYS SHALL HAVE AN APPROVED CROSS-SECTION, 5" THICK CLASS 'A' PORTLAND CEMENT CONCRETE FROM THE ROADWAY EDGE TO THE PROPERTY LINE WITH THE REMAINDER TO BE 4" THICK CLASS 'A' PORTLAND CEMENT CONCRETE. ALL OTHER DRIVEWAYS SHALL HAVE AN APPROVED CROSS-SECTION A MINIMUM OF 5" THICK CLASS 'A' PORTLAND CEMENT CONCRETE OR 4" THICK CRUSHED ROCK BASE WITH A 3" ASPHALT SURFACE COURSE, OR APPROVED EQUAL.
7. PARKING LOTS SHALL BE BUILT TO CITY OF LINCOLN STANDARDS. PARKING LOTS SHALL HAVE AN APPROVED CROSS-SECTION A MINIMUM OF 6" THICK ASPHALT, 4" THICK CRUSHED ROCK BASE WITH A 3" ASPHALT SURFACE COURSE OR APPROVED EQUAL.
8. SIDEWALKS SHALL BE 4' WIDE (OR 6' WIDE WHERE INDICATED), 4" THICK CONCRETE AND SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL PUBLIC AND PRIVATE ROADWAYS AND ALONG THE ADJOINING SIDES OF VAN DORN STREET, ROCKLEDGE ROAD AND SOUTH 84TH STREET AND AS SHOWN. HANDICAPPED RAMPS SHALL BE PROVIDED AT THE INTERSECTIONS OF SIDEWALKS AND ROADWAYS AND AT HANDICAPPED STALLS.
9. THE DEVELOPER RESERVES THE RIGHT TO LOCATE BUILDINGS ANYWHERE WITHIN THE DESIGNATED BUILDING ENVELOPES, PROVIDED BUILDING SEPARATIONS ARE MET IN ACCORDANCE WITH LINCOLN MUNICIPAL CODE 27.11.140. WHERE NO ENVELOPES ON LOTS ARE SHOWN, BUILDINGS SHALL BE LOCATED WITHIN THE MINIMUM REQUIRED SETBACKS AS PER R-3 ZONING REGULATIONS (SEE SHEET 2 OF 8 FOR SETBACK DETAILS).
10. THE DEVELOPER AGREES TO MAINTAIN YARDS, PLANT MATERIAL, TREES SHRUBS AND OTHER LANDSCAPE FEATURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LINCOLN. EXISTING TREES SHALL BE PROTECTED DURING DEVELOPMENT AND CONSTRUCTION EXCEPT WHERE BUILDABLE AREAS AND ROADWAYS EXIST.
11. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION, DURING AND AFTER LAND PREPARATION.
12. ALL PERMITTED SIGNS WILL COMPLY WITH SIZE AND HEIGHT REQUIREMENTS OF CHAPTER 27.69 LMC. SIGNS LOCATED IN LOT 23 SHALL COMPLY WITH SIGN REQUIREMENTS FOR THE B-2 ZONING DISTRICT. DETAILS OF ALL SIGNS, INCLUDING TYPE, LOCATION, HEIGHT AND SIZE WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH BUILDING AND SIGN PERMITS. ALL SIGNS ARE TO BE LOCATED OUTSIDE OF ALL APPLICABLE CRITICAL SIGHT TRIANGLES AND NEED NOT BE SHOWN ON THE PLAN.
13. THERE ARE NO EXISTING BUILDINGS ON LOTS 22 AND 23, BLOCK 4.
14. OUTLOTS SHALL BE USED FOR UNDEVELOPED OPEN SPACE AND DRAINAGE AREAS.
15. LOT NUMBERS WITH A "d" SUFFIX INDICATES LOTS THAT SHALL BE DEVELOPED WITH DUPLEX UNITS. INDIVIDUAL PAIRED DUPLEX LOTS ARE IDENTIFIED WITH ■■■.
16. THE DEVELOPER SHALL COMPLY WITH PROVISIONS OF THE LAND SUBDIVISION ORDINANCE REGARDING LAND PREPARATION AND ORNAMENTAL STREET LIGHTING.
17. 22' OF PARKING SPACE SHALL BE PROVIDED BETWEEN THE SIDEWALKS ALONG PRIVATE ROADWAYS AND THE DOOR OF EACH GARAGE.

ADDITIONAL GENERAL NOTES:

APPROVED ADMINISTRATIVELY BY THE CITY PRIOR TO INSTALLATION.

29. INTERNAL ROADS OF LOTS 22 & 23 ARE DESIGNATED AS PRIVATE DRIVEWAYS.

30. THREE STORY BUILDINGS SHALL BE SETBACK A MINIMUM OF 10 FEET FROM THE WEST PROPERTY LINE. TWO STORY BUILDINGS SHALL BE SETBACK A MINIMUM OF 35 FEET FROM THE WEST PROPERTY LINE. GARAGE BUILDINGS SHALL BE SETBACK A MINIMUM OF 25 FEET FROM THE WEST PROPERTY LINE.

31. IT IS ACKNOWLEDGED THAT ACCESS TO VAN DORN WILL BE BY LEFT AND RIGHT TURNS IN THE NEAR TERM, BUT WHEN VAN DORN STREET IS IMPROVED, A NEW MEDIAN WILL BE CONSTRUCTED THAT PROHIBITS LEFT TURN MOVEMENTS.

32. BUILDING ELEVATIONS AND MATERIALS SHALL BE IN CONFORMANCE WITH THE APPROVED ELEVATION DRAWINGS.

33. LIGHTING ALONG THE WEST DRIVE OF LOT 22 PARKING WILL BE PROVIDED BY LIGHT FIXTURES MOUNTED UNDER THE GARAGE EAVES AND BY POLE LIGHTS WITH SHIELDS TO PREVENT LIGHT FROM ENCRDACHING ON THE HOMES TO THE WEST OF LOT 22.

34. DUMPSTERS FOR LOTS 22 AND 23 SHALL BE PLACED IN NON-REQUIRED PARKING STALLS, AND THOSE ADJACENT TO THE WEST SHALL BE CONCEALED BY SCREENS.

35. A PEDESTRIAN EASEMENT IS HEREBY DEDICATED BETWEEN THE WEST LIMIT OF THE DEVELOPMENT AND VAN DORN STREET AND 84TH STREET ALONG AN UNSPECIFIED SIDEWALK CONNECTION, AS IT WILL EXIST FROM TIME TO TIME. PEDESTRIAN CROSSWALKS WILL BE PROVIDED ACROSS INTERIOR DRIVES WITHIN THE PEDESTRIAN EASEMENT.

WAIVERS:

1. ALLOW THE PLACEMENT AND USE OF A PRIVATE SANITARY EJECTOR PUMP TO ACCOMMODATE SANITARY SERVICE TO THE COMMERCIAL DEVELOPMENT AREA.
2. ALLOW BOTH PARKING STALLS ARRANGED IN A TANDEM CONFIGURATION TO BE CONSIDERED FOR THE PURPOSE OF SATISFYING PARKING REQUIREMENTS.
3. MAXIMUM BUILDING HEIGHT ON LOTS 22 AND 23 TO BE 36 FEET.
4. A WAIVER OF SECTION 27.69.046 LMC, PERMITTED SIGNS; B-2 ZONING DISTRICT, TO REDUCE THE MINIMUM FRONTAGE REQUIREMENT FROM 300' TO 245' TO ALLOW INSTALLATION OF A GROUND SIGN ALONG ROCKLEDGE ROAD.
5. A WAIVER OF SECTION 27.69.240, OTHER PERMITTED SIGNS; NONRESIDENTIAL; MENU BOARDS, TO ALLOW INSTALLATION OF FREE-STANDING SIGNS FOR DRIVE-THROUGH FACILITIES IF USED AS MENU BOARDS OR FOR THE IDENTIFICATION OF PRODUCTS AND/OR SERVICES ON PROPERTY LOCATED WITHIN A RESIDENTIAL ZONING DISTRICT.

AREA OF PLANNED UNIT DEVELOPMENT

ICE COMMERCIAL PORTION	154,035.85 S.F.	3.54 ACRES (1 LOT)
C SCHOOL (LOT 1, BLOCK 2)	1,135,159.68 S.F.	26.06 ACRES (1 LOT)
CH SITE (LOT 14, BLOCK 9)	304,029.09 S.F.	6.98 ACRES (1 LOT)
SPACE	306,516.21 S.F.	7.04 ACRES (2 OUTLOTS)
MENTAL AREA	4,795,609.97 S.F.	110.92 (306 LOTS, INCLUDES STREETS)
-OF-WAY TAKING	5,542.33 S.F.	0.13 ACRES (RIGHT-OF WAY)
TOTAL AREA	6,700,893.13 S.F.	153.88 ACRES (W/O VAN DORN ROW)

- LOTS 328
 - OUTLOTS 2

POSED DWELLING UNITS

SINGLE FAMILY DWELLINGS	228
APARTMENT BUILDINGS	210
DUPLEX LOTS (d)	4
INDIVIDUAL DUPLEX LOTS	94
TOTAL DWELLING UNITS	536

DEVELOPER

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 8540 CHAPARRAL CIRCLE
 LINCOLN, NEBRASKA 68520
 PHONE: 489-9511

MAR 12 2008

PREPARED BY

BLESSING & CHASE CONSULTING ENGINEERS
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 LINCOLN, NEBRASKA 68516
 PHONE: 489-5667

REVISED BY:

DESIGN ASSOCIATES OF LINCOLN, INC.
 1609 'N' STREET
 LINCOLN, NEBRASKA 68508
 PHONE: 402-474-3000

- Revised: Mar. 11, 2008
- Revised: Jul. 26, 2004
- Revised: Dec. 18, 2003
- Revised: Oct. 16, 2003
- Revised: Sept. 8, 2003
- Revised: June 26, 2003
- Revised: June 15, 2002
- Revised: May 21, 2002

ADDITIONAL REVISIONS:

GIBRALTAR CONSTRUCTION
 10040 REGENCY CIRCLE, SUITE 200
 OMAHA, NE 68114
 PHONE: 402-391-7900



**Review Comments for
Application #: CZ2751B
VAN DORN ACRES**

Comments as of: Wednesday, March 26, 2008

Status of Review: Complete

03/17/2008 1:10:09 PM

Reviewed By Building & Safety

NCSBJW

Comments: Brian, I reviewed the application for CZ2751B (2901 S. 84th St) It seems to address all the issues pertaining to signage needs for that development. I have no objections to the request for an amendment. -Mp

Status of Review: Routed

Reviewed By Planning Department

COUNTER

Comments:

Status of Review: Complete

Reviewed By Planning Department

BRIAN WILL

Comments:

Status of Review: Complete

03/20/2008 4:00:53 PM

Reviewed By Public Works - Development Services

SIETDQ

Comments: Memorandum (1)
[]

To: Brian Will, Planning Department
From: Charles W. Baker, Public Works and Utilities
Subject: Van Dorn Acres PUD Change of Zone #2751B
Date: March 20, 2008
cc: Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Van Dorn Acres PUD Change of Zone #2751B at 84th and Rockledge to modify the signage requirement. Public Works defers comments to Building and Safety and the Planning Department.

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