

FACTSHEET

TITLE: CHANGE OF ZONE NO. 10014, Northwoods Plaza Planned Unit Development, requested by Don Linscott, on property generally located at North 84th Street and Holdrege Street.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 06/16/10
Administrative Action: 06/16/10

STAFF RECOMMENDATION: Conditional Approval.

RECOMMENDATION: Conditional Approval, with amendments (9-0: Gaylor Baird, Cornelius, Esseks, Francis, Larson, Lust, Partington, Sunderman and Taylor voting 'yes').

FINDINGS OF FACT:

1. This is a request for a change of zone from B-2 (use permit) to B-2 Planned Unit Development over approximately 19.42 acres, more or less, to allow additional flexibility for residential uses and for building height. The applicant would like the flexibility to construct residential units (80 multi-family units or 120 retirement/elderly housing units or 120 domiciliary care units) in the southern portion of the property (Lots 7 and 8). The B-2 district only allows residential uses above the first floor of all buildings. The applicant would retain the option to construct up to 66,000 square feet of commercial space in lieu of residential development.
2. This applicant is also requesting a waiver to increase the maximum height from 40 feet to 55 feet on Lots 6, 7, 8 and 10, which are the four vacant lots which have not yet been developed. The waiver is being requested in order to provide for three-story buildings with pitched roof.
3. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.4-5, concluding that changing the B-2 use permit into a Planned Unit Development will allow for flexibility in uses. Apartments are allowed only above the first floor in the B-2 district, but the PUD will allow first floor residential. The mixed uses of residential, retail and office are encouraged in the Comprehensive Plan. With a 50' setback along the southern boundary that maintains the existing tree mass, the proposed uses and increase in height should have minimal impact on the surrounding neighbors. The staff presentation is found on p.9-10.
4. The applicant's testimony is found on p.10-13, and the proposed amendments to the conditions of approval requested by the applicant are found on p.9 and p.19.
5. There was no testimony in opposition; however, the record consists of one e-mail requesting that Lots 6 and 10 not be used for elderly or retirement housing or domiciliary care facilities (p.20); and one e-mail with concerns about traffic, home values and safety (p.22), which was not received in time for submittal to the Planning Commission.
6. The proposed amendments to the conditions of approval generated considerable discussion and for purposes of clarity and agreement between the applicant and the staff, the conditions were amended as set forth on Exhibit A on p.21.
7. On June 16, 2010, the Planning Commission voted 9-0 to approve the staff recommendation of conditional approval, with the amendments proposed by the applicant, as revised by staff during the public hearing and as set forth on p.13.

FACTSHEET PREPARED BY: Jean L. Preister

DATE: June 21, 2010

REVIEWED BY: _____

DATE: June 21, 2010

REFERENCE NUMBER: FS\CC\2010\CZ.10014 PUD

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for JUNE 16, 2010 PLANNING COMMISSION MEETING

****As Revised and Recommended for Conditional Approval by Planning Commission on June 16, 2010****

PROJECT #: Change of Zone No.10014 Northwoods Plaza Planned Unit Development (PUD)

PROPOSAL: From B-2, Planned Neighborhood Business to B-2 PUD

LOCATION: N. 84th St. and Holdrege St.

LAND AREA: 19.42 acres, more or less

EXISTING ZONING: B-2, Planned Neighborhood Business

WAIVER /MODIFICATION REQUEST: Increase the maximum height from 40 feet to 55 feet.

CONCLUSION: Changing the B-2 use permit into a Planned Unit Development will allow for flexibility in uses. Apartments, above the first floor, are allowed in the B-2 district. The PUD will allow first floor residential. The mix use of residential, retail and office is encouraged in the 2030 Comprehensive Plan. With a 50 feet setback along the south boundary that maintains the existing tree mass, the proposed uses and increase in height should have minimal impact on the surrounding neighbors.

RECOMMENDATION:

Change of Zone	Conditional approval
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Waivers:

Increase maximum height to 55 feet	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 5, 10, 11, 16, and 17, Northwoods Plaza Addition; Lots 1-4, Northwoods Plaza 1st Addition; and Lots 1-7 and Outlot A, Northwoods Plaza 2nd Addition, all located in the NE 1/4 of Section 22-10-7, Lancaster County, Nebraska.

EXISTING LAND USE: Commercial, office and restaurants.

SURROUNDING LAND USE AND ZONING:

North: B-2 Planned Neighborhood Business District; commercial uses and a service station.
R-5 Residential District; townhouses
South: R-3 Residential District; detached single-family dwellings
RT Residential Transition; office
East: O-3 Office Park District; restaurant and bank
R-3 Residential District; attached single-family dwellings
West: R-3 Residential District; outlot reserved for open space and single family dwellings

HISTORY:

December 2, 1996 Change of Zone #2943 to change the zoning from AG to B-2 was approved by the City Council.

February 2, 1998 Use Permit #105 and Preliminary Plat #97020 for Northwoods Plaza for 166,900 square feet was approved by the City Council.

March 25, 2009 Use Permit #105A to increase the approved square feet to 211,900 was approved by the Planning Commission.

COMPREHENSIVE PLAN SPECIFICATIONS:

This area is identified as “Commercial” in the Comprehensive Plan Future Land Use map. (p. 19)

Commercial: Areas of retail, office and service uses. Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices, to warehouses, to more intensive uses such as gas stations, restaurants, grocery stores or automobile repair. Each area designated as commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan. (p. 16)

This area is identified as an “Existing Neighborhood Center”. (p. 41)

Existing Neighborhood Centers may vary in size from 50,000 sq. ft. to 225,000 sq. ft. (p. 45)

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. (p. 45)

Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood.(p. 65)

Encourage the development, maintenance and preservation of safe and decent affordable and special needs housing for ownership and rental by low and moderate-income households. (p. 65)

Holdrege Street is classified as an “Urban Minor Arterial”. (p. 102)

N. 84th Street is classified as an “Urban Principal Arterial”. (p. 102)

UTILITIES: All utilities are existing.

ANALYSIS:

1. This request is to change the zoning from B-2 to B-2 Planned Unit Development (PUD). The PUD will allow for uses such as multiple family, domiciliary care, elderly housing and health care facilities that are not allowed by right in the B-2 district. The residential component of the PUD could include either 80 multi-family units or 120 retirement/elderly housing units or 120 domiciliary care units. The purpose of the PUD is to allow mixed uses and flexibility in the regulations of the zoning district.
2. The applicant is requesting that the maximum height be changed from 40 feet to 55 feet on four vacant lots (identified as Lots 6,7,8, & 10 on the site plan). The waiver is being requested in order to provide for three-story buildings with pitched roof.
3. Approval of the increase to height could result in taller buildings being located closer to the residential to the south. The site plan does show a 50' setback along the southern boundary as required by the B-2 District. Planning proposes that for buildings that exceed 50 feet in height on Lots 7 & 8 that the setback increase one foot for every foot the building exceeds 50 feet along the southern boundary to mitigate the increased height.
4. The majority of the site remains unchanged. The major change to the site plan is that Lot 7 & 8, located at the southern end of the site, allow multi-family or elderly housing or domiciliary care or 66,000 sq. ft. of commercial use. Previously the two lots were approved for 66,000 sq. ft. of commercial use.
5. The B-2 district does allow residential above the first story of a building, provided the first story shall be used for a nondwelling use permitted in the district. The applicant is proposing the PUD to allow first floor residential. Lot 7 & 8, which are the only lots that would allow residential, have poor visibility to N. 84th St and Holdrege St. making these lots less desirable for commercial use.
6. The development is currently about 50% built out. Existing uses include a gas station/convenience store, restaurants, day care and office. Approved uses not built include a hotel, office and retail.
7. City design standards requires there be screening between commercial and residential. The requirement is a 60% screen along the entire length of the property line and from the ground to 10 feet above the ground. This screening would apply to the south and west boundary of the PUD. The west boundary has a substantial stand of mature trees that meets this requirement. The south boundary also has a substantial number of evergreen trees. These trees should not be removed with any further development.
8. The site plan shows a 50 feet setback along the southern boundary that abuts the single family dwellings. This setback is for green space. No development, including parking lots and driving aisles, shall take place in this setback. The applicant has agreed to plant additional trees within the setback.

This approval permits:

- A. 176,900 sq. ft. of commercial floor area without the hotel or
- B. 163,900 sq. ft. of commercial floor area and a 86 room hotel
- C. 80 multi-family units or 120 retirement/elderly housing units or 120 domiciliary care units instead of 66,000 sq. ft. commercial space and
- D. A waiver to increase the maximum height to 55 feet on Lots 6,7,8 & 10 as identified on the site plan.

CONDITIONS OF APPROVAL:

Site Specific Conditions:

1. Before a final plat is approved 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 upon approval of the planned unit development by the City Council.
 - 1.1 Delete General Notes: 2,4,10,11,14,15,16,19,20,28,31,32,33,34, and 37. These notes are not needed. They either refer to requirements that have been built or are covered through the City design Standards.
 - 1.2 Delete Site Specific Notes: 2,3,4,5,and 7. The requirements in these notes are covered by the City Design Standards.
 - 1.3 Revise Site Specific Note #6 to read; "Land Uses: All the permitted uses of the B-2 zoning district are allowed. All the conditional uses remain the same except that the conditions on dwellings don't apply and the conditions for alcohol sales are as modified elsewhere in the notes. In addition, elderly or retirement housing, domiciliary care facilities, and health care facilities are allowed by right."
 - 1.4 Revise the Land Use table to show the 55' height for only Lots 6,7,8 & 10. Add an asterisk to the lots that are allowed a 55' height and a note at the bottom of the table that "**Buildings on Lots 6, 7, 8 and 10 are permitted to be over 40 feet in height to a maximum of 55 feet in height, provided that (a) the eave height is a maximum of 45 feet, and (b) that it is a pitched or gabled roof." (**Per Planning Commission and agreed upon by the applicant and staff, 6/16/10**)
 - 1.5. Add to General Note #26 that the distance criteria to residential for alcohol sales does not apply to any dwelling units built within the boundaries of the PUD.
 - 1.6 Delete "we are requesting that" in Note #24 under General Notes.
 - 1.7 Show a building envelope for Lots 7 & 8.
 - 1.8 Change the lot lines for Lot 7 & 8 to match the other lot lines in the PUD.

- 1.9 Renumber the lots. There is no Lot 11 shown.
- 1.10 Clarify the location of the pedestrian easement by Lot 14.
- 1.11 Remove the notes on the site plan pertaining to the sanitary sewer. The sewer lines are not shown on the plan.
- 1.12 Label and dimension the easement in Lot 7.
- 1.13 Revise the Land Use Table total to show;
 - 176,900 sq. ft. ~~with Lot 6 being commercial without hotel~~
 - 211,000 sq. ft. ~~with Lot 6 being a 86-room hotel~~
 - 163,900 sq. ft. of commercial floor area and an 86-room hotel

(Per Planning Commission and agreed upon by the applicant and staff, 6/16/10**)**
- 1.14 Add a note stating that multi-family residential shall provide one parking stalls per dwelling unit. Parking for elderly or retirement housing, domiciliary care facilities, health care facilities and hotels will conform to Chapter 27.67.
- 1.15 Dimension the lot lines/building envelope for Lot 10 and Lot 6.
- 1.16 Add a note stating that “The open space requirements of the B-2 zoning district for residential use do not apply due to the green space within the development”
- 1.17 Add a note sating that the existing trees along the southern boundary shall remain and that the 50' setback shall remain as open, green space. No buildings, driving aisles, or parking are permitted in the setback. The developer shall provide additional evergreen trees in the 50 foot setback adjacent to the five eastern-most single family lots. These trees shall include larger trees relocated from Lot 10 on the site plan or newly planted trees. Prior to granting a building permit on Lot 7 or Lot 10, the trees are required to be planted in the 50 foot setback. **(**Per Planning Commission and agreed upon by the applicant and staff, 6/16/10**)**
- 1.18 Add a note stating, “For buildings exceeding 50 feet in height on lots 7 & 8 the set back along the southern boundary shall increase one foot for every foot in height the building exceeds 50 feet in height.”
- 1.19 Show the pond area as Outlot B. Add a note that Outlot B is for open/green space.
- 1.20 Add a note stating “Any hotel building and required parking shall be setback 150 feet from the southern boundary of the PUD.”
- 1.21 No apartments, elderly or retirement housing or assisted living units are permitted on Lot 6 and Lot 10. **(**Per Planning Commission and agreed upon by the applicant and staff, 6/16/10**)**

2. Before receiving building permits, the developer shall provide the following documents to the Planning Department:
 - 2.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the planned unit development has been recorded.
3. Prior to the issuance of a building permit:
 - 3.1. The construction plans must substantially comply with the approved plans.

Standard Conditions:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units/buildings all development and construction shall substantially 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 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.
 - 4.4 The terms, conditions, and requirements of the ordinance shall run with the land and be binding upon the permittee, its successors and assigns.
 - 4.5 The Developer 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 site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in full force and effect unless specifically amended by this ordinance.

Prepared by:

Tom Cajka
Planner

DATE: June 8, 2010

APPLICANT: Don Linscott
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Lincoln, NE 68503
(402) 467-1234

OWNER: Hoog Gebouw LLC
300 N. 44th St. Suite 100
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(402) 467-1234

CONTACT: Pamela Dingman
Engineering Design Consultants
1021 "D" St.
Lincoln, NE 68502
(402) 438-4014

CHANGE OF ZONE NO. 10014, NORTHWOODS PLAZA PLANNED UNIT DEVELOPMENT

PUBLIC HEARING BEFORE PLANNING COMMISSION:

June 16, 2010

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

Ex Parte Communications: None.

Staff recommendation: Conditional approval.

Staff presentation: **Tom Cajka of Planning staff** submitted a letter from the applicant requesting to modify Condition ##1.4, 1.17 and 1.13 (to which staff agrees) as follows:

- 1.4 Revise the Land Use table to show the 55' height for only Lots 6,7,8 & 10. Add an asterisk to the lots that are allowed a 55' height and a note at the bottom of the table that “*Buildings on Lots 6, 7, 8 and 10 are permitted to be over 40 feet in height to a maximum of 55 feet in height, provided that (a) the eave height is a maximum of 45 feet, and (b) that it is a pitched or gabled roof. Residential uses are only an option for Lots 7 and 8.”

- 1.13 Revise the Land Use Table total to show;
176,900 sq. ft. with Lot 6 being commercial without hotel
~~211,000 sq. ft. with Lot 6 being a 86 room hotel~~
163,900 sq. ft. of commercial floor area and an 86-room hotel

- 1.17 Add a note stating that the existing trees along the southern boundary shall remain and that the 50' setback shall remain as open, green space. No buildings, driving aisles, or parking are permitted in the setback. The developer shall provide additional evergreen trees in the 50 foot setback adjacent to the five eastern-most single family lots. These trees shall include larger trees relocated from Lot 10 on the site plan or newly planted trees. Prior to granting a building permit on Lot 7 or Lot 10, the trees are required to be planted in the 50 foot setback.

Cajka explained that these amendments are being requested for clarification in response to the neighbors wanting some additional qualifications on the area where the development exceeds the height for the district and to be sure that there is some open space maintained.

Cajka presented the proposal for a change of zone from B-2 use permit to B-2 planned unit development (PUD) in order for the developer to have some flexibility in the type of uses that are allowed. The biggest change is that the PUD will allow residential development, i.e. either 80 multi-family dwelling units or up to 120 elderly housing, assisted living or domiciliary care type units. They need the PUD in order to do the residential because the base zoning of B-2 only allows

residential above the first floor and the first floor has to be non-residential. To do stand alone residential, they need the PUD. The PUD does not restrict the development to residential but gives an option for commercial or office, if desired.

Cajka pointed out that the area for the possible future residential use is along Lot 7 and Lot 8. There is a 50' buffer open space which would remain as open space with no buildings, no driving aisles, no parking lots, etc. There is already a mature growth of trees in this area and the developer has agreed to add more screening along the southern boundary.

Cajka pointed out that approximately one-half of the site is already built out. The vacant lots are 6, 7, 8 and 10, and those four lots are the lots for which the height waiver is being requested.

Francis inquired about the elevation of the back yards of the residential on Rainy Road versus the 55' building height; in other words, what the residents might see. Cajka deferred to the developer.

Gaylor Baird inquired whether the staff is comfortable with the proposed revisions to the conditions of approval. Cajka stated that the staff is in agreement because the amendments provide further clarification. The allowed commercial is 176,900 sq. ft. if they do not build the hotel. The allowed commercial is 163,900 sq. ft. with the hotel.

Proponents

1. Pam Dingman of Engineering Design Consultants, 1021 D Street, appeared on behalf of the applicant requesting this zoning change for a B-2 PUD. The developer did meet with the residential neighbors twice, and her clients would agree to add language for stating that there would not be elderly care facilities or retirement facilities on either Lot 6 or Lot 10.

2. Dave Johnson of Studio 951 Architects, 800 P Street, testified as the architect and as one of the owners of this development. With regard to the elevations, Johnson explained that the first five or six lots are walkout lots, the last five being daylight and ranch style. By the pond, the finished floor of the houses are about even with the property. As you start going up the hill, the property stays relatively flat and the lots start going up the hill.

They have met with the neighborhood 6-7 times over the last three years in developing different ideas for this development. At one point when they were considering the hotel development, they did a cross-section study showing the spot elevations as to the finished floors of those houses in order to show the relation to the hotel building. There are two rows of very mature pine trees. The reason there is only one row on the last four lots is because the existing use permit shows a drive at that location. The developer has agreed to not have any buildings, parking or drives in that 50' space. At the time of the development of the hotel, another row of trees will be added in that easterly four-lot area. Eventually, they will be relocating some plantings or will secure new trees to meet the recommendation.

Johnson acknowledged the request to exceed the height allowed for the district. He explained that this development creates a prairie style feel with some low pitched roofs, and they would like to continue that look but it is difficult to get any density with the three-story building with a pitched roof at 40'. He believes that architecturally, the additional height will allow them to continue the prairie style feel with the increased height to 55', i.e. the eave height at 45' and maximum built height at 55'.

Esseks noted that the south end of the property seems quite low and this will be adding impervious surfaces. How will you deal with the runoff? Dingman stated that there was a drainage study done at the time of the use permit. It currently drains to an existing pond located in the southwest corner and then out into the creek. The drainage study was approved by the City back in 1997 when the original Northwoods development use permit was submitted. It has been determined that the total amount of impervious surface is not being significantly increased from what was previously commercial/office.

There was no testimony in opposition.

Staff questions

Taylor asked for clarification of the request. Cajka explained that this proposal requests a PUD because they are not sure what they are actually going to develop. They want the option for elderly housing, commercial office, etc. The hotel is only allowed on Lot 10. The hotel use is not considered residential – it is commercial. The request to exceed the height limitation to 55' is only for Lots 6, 7, 8 and 10. The only area that is not built at this time is the four lots – the hotel and three lots.

Upon further discussion it was noted that the Lot referred to in the revised Condition #1.13 should be Lot 10 as opposed to Lot 6. The hotel was originally shown on Lot 6 and is now proposed for Lot 10.

Dingman then approached and stated that her client understood that they could have the hotel use on either Lot 10 or Lot 6 with the PUD overlay. Cajka explained that there was an administrative amendment done last year that relocated the hotel from Lot 6 to Lot 10. He was not aware they were wanting the flexibility for the hotel on Lot 6 or Lot 10.

Dingman then indicated that the developer would accept only Lot 10 for the hotel with the requirement of 150' away from the southern property line. Lot 6 would then be only commercial.

Esseks does not understand why we would prohibit the hotel use on Lot 6 if there is no significant public purpose to be achieved by doing so. Lot 6 is right on Holdrege, and from a commercial point of view, he believes a hotel would be good there. Johnson indicated that the developer would like the flexibility, but in further discussions with a couple of hotel chains, they indicated that Lot 10 would be the place where they would want to locate a hotel. Suburban hotels like to be off the main streets. Johnson agreed to the hotel only being allowed on Lot 10. The developer agreed to the 150' spacing from the hotel use because Lot 10 would make it closer to the neighbors' houses than Lot 6.

Cajka then stated that Planning would not object to the option of having the hotel on Lot 6 or Lot 10.

Response by the Applicant

Dingman clarified that the developer did agree with the neighbors that they would not put a hotel use within 150' of the southern boundary; thus the hotel could not be allowed on Lots 7 or 8.

Upon further discussion, Dingman explained that the intent of the proposed amendment to Condition #1.4 is to limit someone from getting a four-story building with a flat roof, which is why the developer has called out the maximum eave height of 45', limiting the building to the three stories.

Lust stated that she understands the height request for Lot 6 and Lot 10 where there might be a hotel, but if Lots 7 and 8 are put aside for residential uses, are we talking about a three-story house? Dingman explained that they are talking about a 3-story apartment building or 3-story elderly care building or retirement facility. If you wanted to build a 40' building with a flat roof, you could still do that, but if you want to go higher, that is where the 55' comes in with the limitation on the eaves (for residential or hotel).

The amendment to Condition #1.4 attempts to clarify that they would not put residential uses on Lots 6 and 10.

Lust noted that the e-mail from Jennifer Strand suggests that there be no retirement or domiciliary facilities on Lots 6 and 10, but she does not see that in the conditions of approval.

Sunderman then suggested deleting, "Residential uses are only an option for Lots 7 and 8." from Condition #1.4, and adding a new condition #1.21 that says Lots 6 and 10 are to be commercial only—no residential. Dingman agreed.

Johnson then requested that the Commission be careful with this wording because the Building & Safety Department would consider a hotel as a residential use in issuing a building permit, even though a hotel is a commercial use in the zoning code.

Esseks confirmed that the only commitment the developer has made to the neighbors to the south is to not have the hotel on Lots 7 and 8. Dingman clarified that the client has made two commitments to the neighbors: Not to have a hotel along the southern 150', and not to have retirement, elderly care or domiciliary care on Lots 6 and 10. Esseks suggested that otherwise we are imposing restrictions that seem to have no purpose.

Cornelius observed that the proposed amendments have now become complicated enough that he will move to defer for two weeks to clarify the amendments.

Taylor asked staff to clarify how the conditions should read. Cajka suggested that the bottom line is that Lots 7 and 8 can be used for commercial, office, multi-family, domiciliary care, assisted living, elderly housing, nursing home, etc. Lots 6 and 10 can be used for commercial, office or hotel – no residential. As far as the zoning ordinance is concerned, the hotel is not a residential use. He does not believe this would be a problem at Building & Safety. It would be in compliance with the use permit, which shows it as a hotel.

Cajka further explained that Jennifer Strand's client was concerned about there being residential uses on Lots 6 and 10. So if we put a note that says residential uses are only an option on Lots 7 and 8, then they cannot do residential on Lots 6 and 10. Dingman believes that Jennifer Strand represents The Legends.

Steve Henrichsen of the Planning staff then approached and submitted suggested amendments to the applicant's requested amendments to the conditions of approval as follows:

- 1.4 Revise the Land Use table to show the 55' height for only Lots 6,7,8 & 10. Add an asterisk to the lots that are allowed a 55' height and a note at the bottom of the table that “*Buildings on Lots 6, 7, 8 and 10 are permitted to be over 40 feet in height to a maximum of 55 feet in height, provided that (a) the eave height is a maximum of 45 feet, and (b) that it is a pitched or gabled roof.” Residential uses are only an option for Lots 7 and 8”.
- 1.13 Revise the Land Use Table total to show;
176,900 sq. ft. with Lot 6 being commercial without hotel
211,000 sq. ft. with Lot 6 being a 86-room hotel
163,900 sq. ft. of commercial floor area and an 86-room hotel
- 1.17 Add a note stating that the existing trees along the southern boundary shall remain and that the 50' setback shall remain as open, green space. No buildings, driving aisles, or parking are permitted in the setback. The developer shall provide additional evergreen trees in the 50 foot setback adjacent to the five eastern-most single family lots. These trees shall include larger trees relocated from Lot 10 on the site plan or newly planted trees. Prior to granting a building permit on Lot 7 or Lot 10, the trees are required to be planted in the 50 foot setback.
- 1.21 No apartments, elderly or retirement housing or assisted living units are permitted on Lot 6 and Lot 10.

Henrichsen explained that there is already a table and notes on the plan; there are already notes that say they can do residential on Lots 7 and 8, so there is no reason to repeat that here.

Esseks commented that the Commission is trying to honor the commitments which the applicants have made to the neighbors, and after they have taken a deep breath and looked at this and it's all right, he is ready to vote.

Dave Johnson indicated that the applicant is in agreement with the amendments as suggested by Henrichsen. These amendments comply with the intent of what the developer has agreed upon with the neighbors and with what the developer wishes to do with the project.

ACTION BY PLANNING COMMISSION:

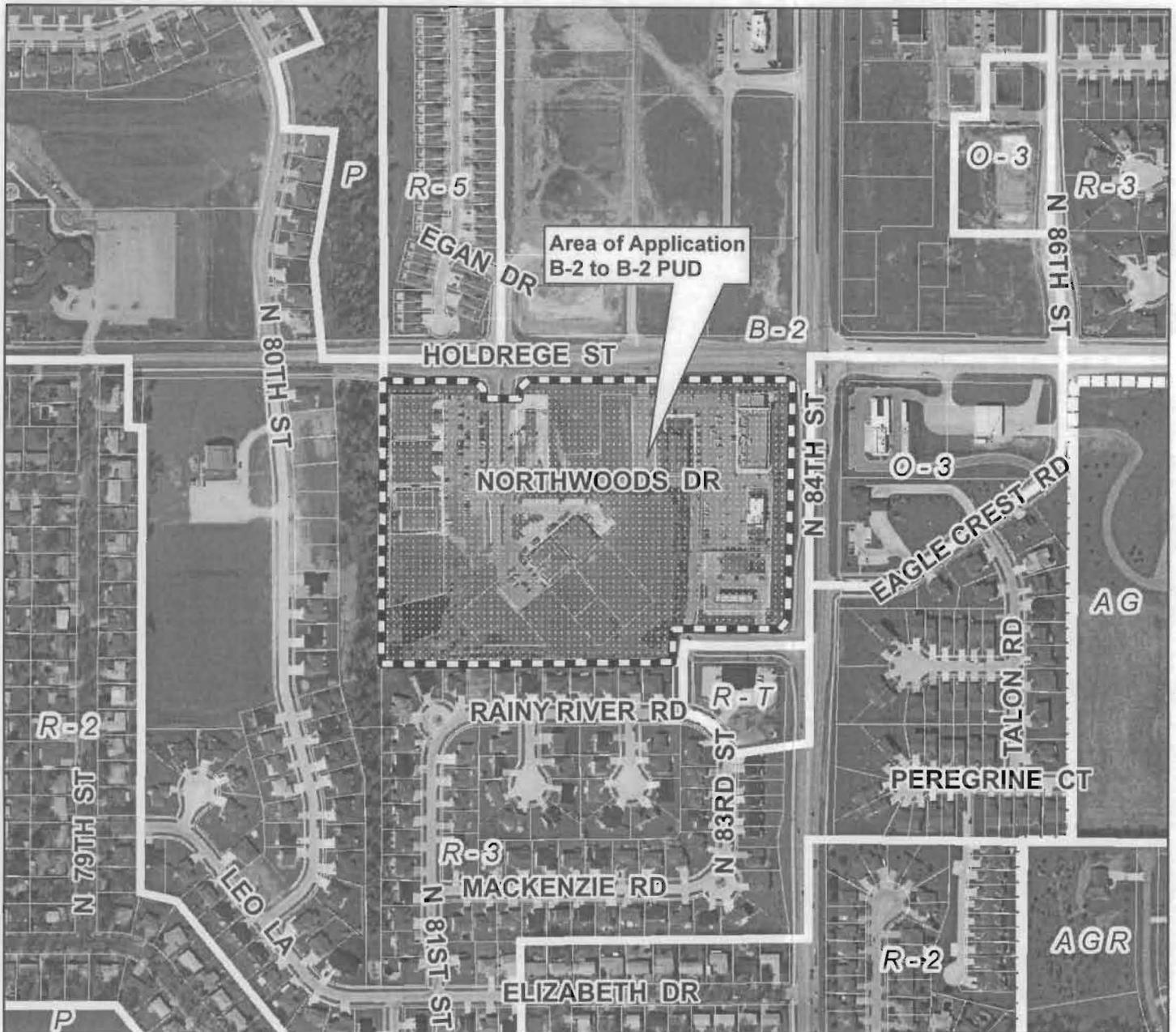
June 16, 2010

Cornelius moved to approve the staff recommendation of conditional approval, with the amendments requested by the applicant, as amended by staff, seconded by Taylor.

Gaylor Baird commented that despite the amount of clarifying done today, she wanted to commend the applicant on their efforts to work with the neighbors and meet many different interested parties' concerns to come up with a solution. It is nice when these things are worked out before the meeting and the Commissioners are grateful for that effort.

Francis stated that it is a lovely subdivision and she hopes to see other beautiful buildings there.

Motion for conditional approval, as amended, carried 9-0: Gaylor Baird, Cornelius, Esseks, Francis, Larson, Lust, Partington, Taylor and Sunderman voting 'yes'. This is a recommendation to the City Council.



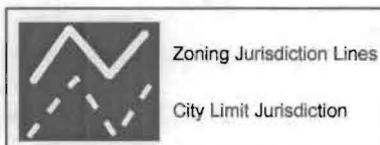
**Change of Zone #10014
Northwoods Plaza PUD
N 84th & Holdrege St**

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-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-6 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. 22 T10N R07E



NORTHWOODS PLANNED UNIT DEVELOPMENT

ENGINEER
ENGINEERING DESIGN CONSULTANTS
1017 17TH STREET
LINCOLN, NE 68502
PHONE: (402) 438-4014

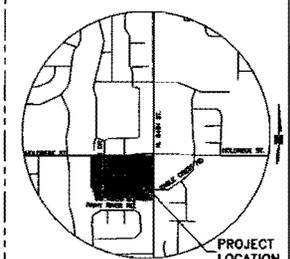
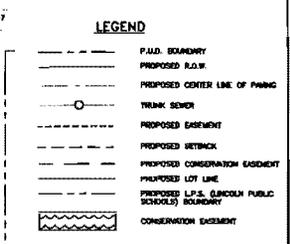
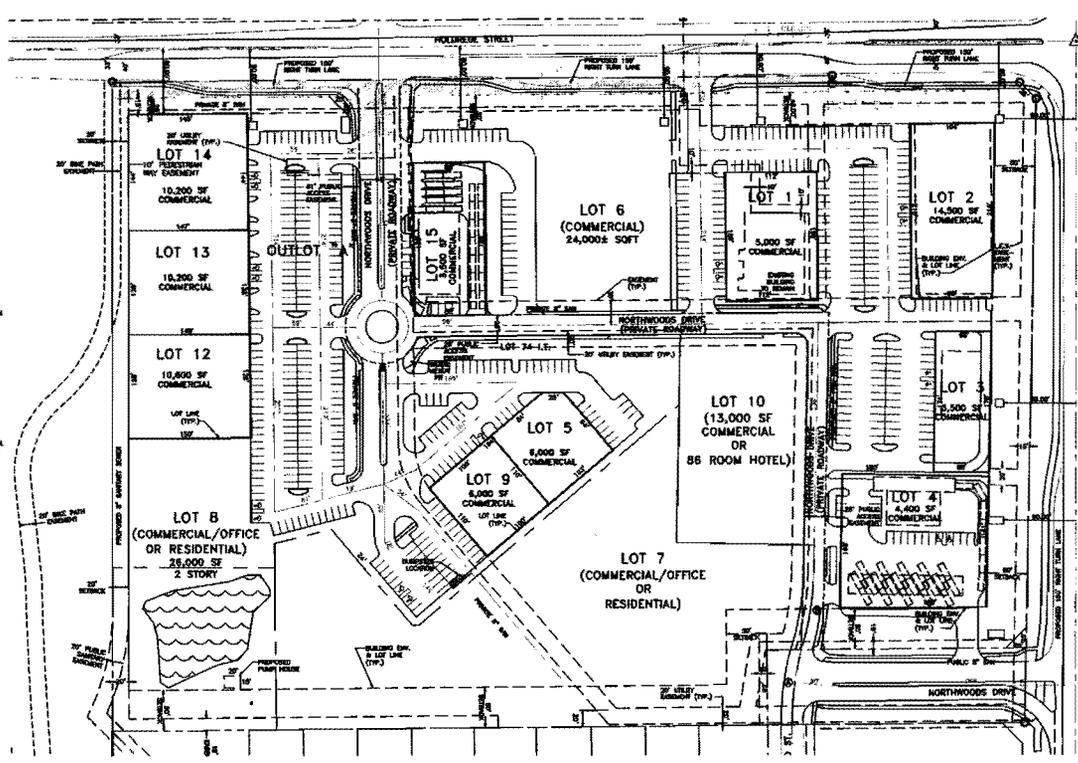
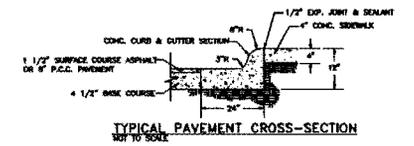
OWNER
NORTHWOODS LLC
4425 14TH STREET, SUITE 100
LINCOLN, NE 68502
PHONE: (402) 467-1254

DEVELOPER
GRUBB & ELLIS/PACIFIC REALTY
200 N 4TH ST., STE. 100
LINCOLN, NE 68502
402-467-1254



GENERAL NOTES

- SEWER MAIN AND WATER LINES TO BE 12" PIPE AND 8" DIA. RESPECTIVELY UNLESS OTHERWISE SHOWN TO BE AS SHOWN ON LAYOUT SPECIFICATIONS.
- CONCRETE LIGHTING SHALL BE IN ACCORDANCE WITH I.E.S.
- ALL PAVEMENT TO BE 2" UNLESS OTHERWISE NOTED.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR STREET CONTROL AND SEWERAGE/TRENCHING AND AFTER LAND PREPARATION AND FURNISH TO LIGHT A SYSTEMS MAINTENANCE CONTRACT FOR THE MAINTENANCE OF THE SYSTEMS IS DONE.
- PUBLIC WATER MAINS WILL BE IN THE PRIVATE RIGHT-OF-WAY.
- THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF LINCOLN STANDARDS.
- SEWER MAINS WILL BE CONSTRUCTED ALONG THE SOUTH SIDE OF HOLLADAY STREET, THE WEST SIDE OF 14TH STREET, AND BOTH SIDES OF NORTHWOODS DRIVE. THE SEWER MAINS OF THE CITY OF LINCOLN TO THE NORTH AND CITY OF BETH STREET TO SOUTH STREET. THE SEWER MAINS OF NORTHWOODS DRIVE WILL HAVE SEWERAGE ADJACENT TO THE CURB OR CONCRETE. THROUGHOUT THE DEVELOPMENT SHALL BE CONSTRUCTED TO MEET THE CITY OF LINCOLN DESIGN STANDARDS FOR CONCRETE CURBS IN COMMERCIAL AND INDUSTRIAL AREAS.
- ALL TRENCHES ALONG CURBS ARE CHORD STRAIGHT.
- STREET VEHICULAR ACCESS TO HOLLADAY ST. AND 14TH ST. SHALL BE MAINTAINED EXCEPT AS SHOWN ON THIS PLAN.
- ALL SIDEWALKS AND PARKING SPACES TO BE BUILT TO CITY OF LINCOLN STANDARDS.
- ALL SIDEWALKS TO BE BUILT 4' MIN. WIDE.
- ALL TRENCHES SHALL BE 24" MIN. TYPICAL UNLESS OTHERWISE NOTED.
- LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 1/8".
- THE APPLICANT SHALL COMPLY WITH ENVIRONMENTAL PERFORMANCE STANDARDS OF THE CITY OF LINCOLN.
- THE DEVELOPER AGREES TO COMPLY WITH DESIGN STANDARDS OF THE CITY OF LINCOLN FOR STORM WATER DETENTION.
- ALL CORNER PARKING SPACES SHALL BE IN COMPLIANCE WITH THE AGREEMENT WITH NEIGHBORS. ALL SIDEWALKS ARE TO CITY OF LINCOLN STANDARDS.
- ACT. FEDERAL RESTRICTIONS, 36 U.S.C. 144-146 AND REGULATIONS.
- ALL ROAD IMPROVEMENTS ARE TO BE TO THE BACK OF CURB.
- ALL IMPROVEMENTS ALONG WITH SIDEWALKS AND ALONG THE PERIMETER OF ALL PARKING AREAS WILL BE BUILT TO CITY OF LINCOLN STANDARDS.
- ALL STREET IMPROVEMENTS ARE AT 80' UNLESS OTHERWISE NOTED.
- A PUBLIC ACCESS EXCEPT OVER INTERFERING CURBS AND A COMMON ACCESS EXCEPT OVER ALL IMPROVEMENTS AND PARKING SPACES AS SUCH IMPROVEMENTS AND PARKING SPACES IS HEREBY DENIED.
- DETAILS OF ALL ADDITIONAL SIGNS, INCLUDING TYPE, LOCATION, HEIGHT AND SIZE, WILL BE DETERMINED SEPARATELY FOR REVIEW WITHIN THE BUILDING MANAGER'S OFFICE OF THE PERMIT AND BUILDING DEPARTMENT. THEY WILL BE OBSERVED IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.
- ALL LANDSCAPING, INCLUDING EXISTING TREES, WILL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND APPLICABLE SET BACKS.
- WE ARE REQUESTING THAT LOTS NOT BE REDUCED TO ADJACENT OR FRONT OF PUBLIC STREETS OR PARKING AREAS.
- THE THIRD SETBACKS REGARDING STRUCTURAL WALLS ONLY AND DOES NOT RESTRICT OVERHANG, PORCH, DECK, SCREEN, PORCH, ETC., FROM PROTRUDING INTO THE SETBACKS.
- THE SALE OF ALCOHOL BEVERAGES FOR CONSUMPTION OFF PREMISES AND ON PREMISES IS PERMITTED TO LONG AS THE LOCATION, DESIGN OF COOLING AND STAIRWAYS ARE MET.
- ALL EXIST. CURBS AND OTHER BUILDING PROJECTIONS MAY EXTEND OVER THE BUILDING DEVELOPER'S LINES BUT NOT LOT LINES.
- EXIST. UTILITY LINES 12" MIN. SIZE OF TONES OR 4" X 4" BUT SMALLER CAN BE USED, NO PAVING BEHIND THE FEET OF THE TONES. MULTIPLE TONES MAY BE UP TO ONE TON. HOWEVER, TOTAL NUMBER OF TONES USED AS ONE TON MAY NOT COVER MINIMUM NUMBER OF PARKING SPACES REQUIRED BY LINCOLN DESIGN STANDARDS.
- BUILDING DEVELOPER'S SHALL BE LOCATED AT A MINIMUM OF 20' FROM A PRIVATE BOUNDARY.
- THE DEVELOPER AGREES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING DEVELOPER'S SHOWN ON EACH LOT.
- THE PLAN FOR THE RESTAURANT WILL BE REVIEWED BY THE LINCOLN LANCASTER COUNTY HEALTH DEPARTMENT PRIOR TO RECEIVING BUILDING PERMITS.
- CONSTRUCTION OF EXISTING IMPROVEMENTS AND PROPOSED STREETS TO ADJUST THESE STREETS WILL BE DONE UNDER THIS USE PERMIT IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS. ALL DEVELOPMENT UNDER THIS USE PERMIT WILL COMPLY WITH THE ENVIRONMENTAL PERFORMANCE STANDARDS FOR THE DISTRICT.
- THE EXISTING TRAFFIC SYSTEM WILL BE MAINTAINED BY A LICENSED PUMP, OPERATED AND MAINTAINED BY THE CITY OF LINCOLN. THE CITY OF LINCOLN WILL BE RESPONSIBLE FOR THE TRAFFIC SIGNALS AND THE EXISTING TRAFFIC SIGNALS WILL BE MAINTAINED BY THE CITY OF LINCOLN. THE CITY OF LINCOLN WILL BE RESPONSIBLE FOR THE TRAFFIC SIGNALS AND THE EXISTING TRAFFIC SIGNALS WILL BE MAINTAINED BY THE CITY OF LINCOLN.
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- NO POLE SIGNS WILL BE CONSTRUCTED ON THE PROPERTY. SIGNS MUST BE SHOWN ON THIS SITE PLAN, BUT NEED NOT BE IN COMPLIANCE WITH THE CITY OF LINCOLN ZONING ORDINANCE, AND MUST BE APPROVED BY BUILDING AND SAFETY DEPARTMENT PRIOR TO INSTALLATION.
- THE USE OF BUILDING PERMITS FOR THE LOCATION OF SIGNS ASSOCIATED WITH THE OUTDOOR SHALL BE SHOWN AS WELL AS THE REQUIRED AMOUNT OF PARKING.



SITE SPECIFIC NOTES

- THE EXISTING ZONING IS B-2. THE PROPOSED ZONING IS PUD B-2.
- BUILDING SETBACK SHALL BE 15' FOR THE HEIGHT OF BUILDING TO A MAXIMUM 50'.
- THE BUILDING DEVELOPER SHALL BE CONSIDERED ALL THE AREA LOCATED WITHIN THE SETBACKS OF EACH LOT.
- REMEMBER LOT GRADING, UTILITIES, LANDSCAPE PLANS, PARKING LOT DESIGN, SIGN LOCATION, AND PEDESTRIAN CIRCULATION PLAN SHALL BE REVIEWED AT THE BUILDING PERMIT.
- LANDSCAPING MATERIAL SELECTIONS WITHIN EASEMENT CORRIDORS SHALL FOLLOW ESTABLISHED GUIDELINES TO MAINTAIN MINIMUM CLEARANCE FROM UTILITY FACILITIES.
- PEDESTRIAN CIRCULATION WILL COMPLY WITH CHAPTER 3.105 OF DESIGN STANDARDS FOR PEDESTRIAN CIRCULATION IN COMMERCIAL AND INDUSTRIAL AREAS.
- ALLOWABLE USES INCLUDE APARTMENTS, ELDERS OR RETIREMENT HOUSING, ASSISTED LIVING, INDEPENDENT LIVING, HEALTH CARE FACILITIES, AND THE STORE, OR CAMPING FACILITY, MEDICAL OFFICES, HOTEL, PUBLIC LIBRARIES, CONVENTS, NONPROFIT BUSINESSES, ORGANIZATIONS, PHILANTHROPIC INSTITUTIONS, GYMNASIUMS, SHOPS, AND LEASING ASSOCIATIONS, CREDIT UNIONS, AND FINANCE COMPANIES, GROCERY STORES, SHOE REPAIR SHOPS, BEAUTY SALONS, AND SHOE REPAIR SHOPS, FITNESS CENTERS, INCLUDING BUT NOT LIMITED TO BUSINESS OF COMMERCIAL SCHOOLS, CHILD DAY CARE, DAYCARE, CHURCH OF NEAR MOBILE, PHOTOGRAPHY STUDIO, VEHICLE SALES AND REPAIR SHOP, KEY SHOPS, AMBULANCE SERVICES, CLINIC (CLINIC, DENTAL, EDUCATIONAL, LINCOLN PROFESSIONAL, AND THESE NEIGHBORHOOD ORGANIZATIONS, ENTERTAINMENT, SPORTS, AND LOCATED, ENCLOSED COMMERCIAL RECREATIONAL FACILITIES, TAILOR SHOPS, SHOE REPAIR SHOPS, UNIFORM SHOPS, PRINTING AND PHOTOGRAPHY SHOPS.

B-2 PUD	LOT 14	LOT 13	FRONT YARD SETBACK	REAR YARD SETBACK	REAR YARD SETBACK	HEIGHT
FOR PERMITTED USES	0	0	0	0	0	50'

1 WHEN A SET OR REAR YARD SETBACK IS REDUCED OR ZERO, IT SHALL BE SETBACK AS CORRESPONDING WITH THE LANDSCAPE DESIGN STANDARDS ADOPTED BY THE CITY OF LINCOLN

PLANNED UNIT DEVELOPMENT LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOTS 1, 11, 19 AND 17, NORTHWOODS PLAZA ADJACENT LOT 10 NORTHWOODS PLAZA ADJACENT (NEW NORTHWOODS PLAZA) LOTS 1, 11, 19 AND 17, NORTHWOODS VALLEY COMPREHENSIVE LOTS 1, 2, 3, AND 4, NORTHWOODS PLAZA, BY ADJACENT OUTLOT "Y", LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16, NORTHWOODS PLAZA ADJACENT ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, T20N, R10E, S4E, PART OF THE 6TH P.L.M., CITY OF LINCOLN, LANCASTER COUNTY, STATE OF NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING ENVELOPE	ZONE	FLOOR AREA (S.F.)	USE	HEIGHT
1	B-2 PUD	5,000	COMMERCIAL/OFFICE	35
2	B-2 PUD	14,500	COMMERCIAL/OFFICE	35
3	B-2 PUD	3,500	COMMERCIAL/OFFICE	35
4	B-2 PUD	4,400	COMMERCIAL/OFFICE	35
5	B-2 PUD	5,000	COMMERCIAL/OFFICE	35
6	B-2 PUD	24,000	COMMERCIAL/OFFICE	35
7	B-2 PUD	40,880	COMMERCIAL/OFFICE OR RESIDENTIAL	35
8	B-2 PUD	28,000	COMMERCIAL/OFFICE OR RESIDENTIAL	35
9	B-2 PUD	5,000	COMMERCIAL/OFFICE	35
10	B-2 PUD	13,000	COMMERCIAL/OFFICE OR 88 ROOM HOTEL	35
11	B-2 PUD	10,000	COMMERCIAL/OFFICE	35
12	B-2 PUD	10,000	COMMERCIAL/OFFICE	35
13	B-2 PUD	10,000	COMMERCIAL/OFFICE	35
14	B-2 PUD	10,000	COMMERCIAL/OFFICE	35
15	B-2 PUD	3,500	COMMERCIAL/OFFICE	35
TOTAL S.F.		178,000 IF ALL LOTS ARE COMMERCIAL/OFFICE		

SURVEYOR'S CERTIFICATE

I, JEFF A. JOHNSON, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, CERTIFY THAT THE ABOVE SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LINCOLN CITY-LANCASTER COUNTY PLANNING COMMISSION APPROVAL

THE FOREGOING PRELIMINARY PLAN WAS APPROVED BY THE LINCOLN CITY-LANCASTER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

ATTEST: _____
CITY CLERK

THE FOREGOING P.U.D. WAS APPROVED BY THE CITY COUNCIL, RESOLUTION # _____ ON THE _____ DAY OF _____, 20____.

ATTEST: _____
CITY CLERK

NORTHWOODS
LINCOLN, NEBRASKA
COVER SHEET

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SHEET
1 OF 1

016

DATE: 01/15/2010 11:58:58 AM USER: JAWG



Engineering Design Consultants

1021 D Street
Lincoln, NE 68502

Ph 402-438-4014
Fx 402-438-4026

June 1, 2010

HAND DELIVERED

Ms. Tom Cajka
Planning Department
555 South 10th Street
Lincoln, NE 68508

**RE: Northwoods
Change of Zone from B2 to B2 (PUD)
EDC Project No. 10018**

Dear Mr. Cajka:

A waiver of 27.31.090 (Height and Area Regulations for B-2) is requested on lots 6, 7, 8, and 10. This waiver is being requested in order to provide for a three-story building with pitched roofs.

If you have any questions or concerns, please contact me at 438-4014 or pdingman@edc-civil.com.

Sincerely,

ENGINEERING DESIGN CONSULTANTS, L.L.C.

Pamela L. Dingman, P.E.
CEO

cc: Mr. Don Linscott
Project File



June 16, 2010

Mr. Lynn Sunderman, Chair of Lincoln/Lancaster County Planning Commission
Planning Department
City-County Building
555 South 10th Street
Lincoln, NE 68508

Engineering Design Consultants

1021 D Street
Lincoln, NE 68502

Ph 402-438-4014
Fx 402-438-4026

RE: **Northwoods PUD**
EDC Project No. 10018

Dear Mr. Sunderman:

After meetings with the neighbors and City staff, Engineering Design Consultants, L.L.C., on behalf of its client, Hoog Gebouw, LLC, proposes the following amendments to the Staff Report:

1.4 Revise the Land Use table to show the 55' height for only Lots 6, 7, 8, & 10. Add an asterisk to the lots that are allowed a 55' height and a note at the bottom of the table that " * Buildings on Lots 6, 7, 8 and 10 are permitted to be over 40 feet in height to a maximum of 55 feet in height, provided that (a) the eave height is a maximum of 45 feet and (b) that it is a pitched or gabled roof. Residential uses are only an option for Lots 7 and 8."

1.17 Add a note stating that the existing trees along the southern boundary shall remain and that the 50' setback shall remain as open, green space. No buildings, driving aisles, or parking are permitted in the setback. The developer shall provide additional evergreen trees in the 50 foot setback adjacent to the five eastern most single family lots. These trees shall include larger trees relocated from Lot 10 on the site plan or newly planted trees. Prior to granting a building permit on Lot 7 or 10, the trees are required to be planted in the 50 foot setback.

These conditions, in addition to Condition 1.19 and 1.20, address the concerns of neighbors about the potential impact of this project.

In addition, we have worked out with staff the following amendment:

1.13 Revise the Land Use Table total to show:
176,900 sq. ft. with Lot 6 being commercial without hotel
~~211,000 sq. ft. with Lot 6 being a 86 room hotel~~
163,900 sq. ft. of commercial floor area and an 86 room hotel

After the Planning Department approves of the above changes, we will resubmit the plans with those changes for final approval. If you have any further questions, please contact me.

Sincerely,

ENGINEERING DESIGN CONSULTANTS, L.L.C.

Pamela L. Dingman, P.E.

Enclosures

cc: Mr. Tom Cajka
Mr. Don Linscott
Project File

Tom J. Cajka

From: Jennifer J. Strand [JSTRAND@woodsaitken.com]
Sent: Wednesday, June 16, 2010 10:04 AM
To: Tom J. Cajka
Cc: 'Pamela L. Dingman'; Don Linscott; 'diacove@aol.com'
Subject: Northwoods Plaza PUD

Tom,

Since our discussion this morning, I spoke with Don Linscott and he agreed to a friendly amendment that Lots 6 & 10 would not be used for "elderly or retirement housing or domiciliary care facilities." It is my understanding that Pam Dingman is sending a letter this morning incorporating some additional revisions requested by the City and will include this note as well.

Thanks, Jennifer.

Jennifer J. Strand



WOODS & AITKEN
L · L · P

www.woodsaitken.com

vCard | Biography

Direct Phone: (402) 437-8522

Denver | Lincoln | Omaha | Washington D.C.

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020



June 16, 2010

Mr. Lynn Sunderman, Chair of Lincoln/Lancaster County Planning Commission
Planning Department
City-County Building
555 South 10th Street
Lincoln, NE 68508

Engineering Design Consultants

1021 D Street
Lincoln, NE 68502

Ph 402-438-4014
Fx 402-438-4026

RE: **Northwoods PUD**
EDC Project No. 10018

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These conditions, in addition to Condition 1.19 and 1.20, address the concerns of neighbors about the potential impact of this project.

In addition, we have worked out with staff the following amendment:

1.13 Revise the Land Use Table total to show:
176,900 sq. ft. ~~with lot 9 being commercial without hotel~~
~~214,000 sq. ft. with lot 9 being 86 room hotel~~
163,900 sq. ft. of commercial floor area and ~~a~~ 86 room hotel

After the Planning Department approves of the above changes, we will resubmit the plans with those changes for final approval. If you have any further questions, please contact me.

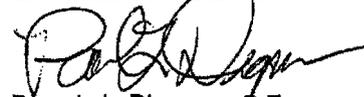
Sincerely,

*Add new condition
1,21 no*

apartments

ENGINEERING DESIGN CONSULTANTS, L.L.C.

*elderly or retirement housing or
assisted living units are permitted
on lots 6 and 10*


Pamela L. Dingman, P.E.

Enclosures

cc: Mr. Tom Cajka
Mr. Don Linscott
Project File

Exhibit A'

Jean Preister

From: Tom J. Cajka
Sent: Wednesday, June 16, 2010 2:19 PM
To: Jean Preister
Subject: FW: Northwoods Hotel

Would you add this to the council packet. This is for CZ #10014 Northwoods Plaza PUD

-----Original Message-----

From: mattjonas@windstream.net [mailto:mattjonas@windstream.net]
Sent: Wednesday, June 16, 2010 10:03 AM
To: Tom J. Cajka
Subject: Northwoods Hotel

My name is Matt Jonas 8230 Rainy River Road I want to voice some concerns about the proposed hotel

1 Traffic The traffic survey was done in 1997 since the the area has seen the traffic increase dramatically I feel this needs to be reevaluated with all the new development at 84th and Holdredge. Living in this area the traffic in and out of the neighborhood has increased in the last 5 years and to add hotel traffic would be overwhelming with no stop and yield signs I have scene lots of close calls.

2 Value of our homes now and for resale

3 Safety there are lots of children in the area. People coming and going all hours of the day.

I am not against development but I am against this type in a neighborhood setting.

Thank you. mattjonas@windstream.net