City Council Introduction: **Monday**, October 3, 2011
Public Hearing: **Monday**, October 10, 2011, at **3:00** p.m.

Bill No. 11-155

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 11031,** from B-1 Local Business District and R-3 Residential District to R-5 Residential District, requested by Olderbak Georgetown/Willows, LLC, on property generally located at South 70th Street and Van Dorn Street.

STAFF RECOMMENDATION: Approval.

ASSOCIATED REQUEST: Special Permit No. 459A, amendment to the Georgetown Apartments Community Unit Plan (11R-244).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 09/07/11 and 09/21/11
Administrative Action: 09/21/11

RECOMMENDATION: Approval, as revised (8-0: Gaylor Baird, Cornelius, Esseks, Francis, Larson, Lust, Partington, and Sunderman voting 'yes'; Taylor absent).

FINDINGS:

1. This proposed change of zone and the associated amendment to the Georgetown Apartments Community Unit Plan were heard at the same time before the Planning Commission.

2. This is a proposal to change the zoning from B-1 Local Business and R-3 Residential to R-5 Residential on approximately 5.09 acres, more or less, located northeast of the intersection of South 70th Street and Van Dorn Street to allow for an internal expansion of the Georgetown Apartments Community Unit Plan, including a 36-unit apartment building at the northeast corner of the apartment complex. The original application also included a change of zone from R-1 to R-4 on 0.97 acres, more or less, in the northeast corner of the project site; however, the applicant revised the change of zone request to delete this area during the continued public hearing on September 21, 2011.

3. The staff recommendation of approval is based upon the "Analysis" as set forth on p.3-4, concluding that the zoning pattern on the site pre-dates the special permit for the existing apartment complex and is outdated as the existing B-1 zoning over a portion of the site is no longer appropriate. This request both updates the zoning over the site to reflect the current use, and allows for a more efficient use of the property while still retaining the special permit for the community unit plan. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan. The staff presentation is found on p.7-8.

4. On September 7, 2011, the applicant requested a two-week deferral to readvertise the parking waiver request on the associated special permit and to work with the neighbors.

5. Testimony in opposition on behalf of the Carriage Park Neighborhood Association on September 7, 2011, is found on p.6-7 (Also see letter in opposition, p.14).

6. The applicant's testimony on September 21, 2011, is found on p.8-9. In working with the Carriage Park neighbors, the applicant revised the change of zone request by deleting the R-1 to R-4 area because it was determined that the proposed development could be accomplished without the R-4 zoning (See Minutes, p.8, and p.15-16).

7. Testimony on behalf of the Carriage Park Neighborhood Association now in support is found on p.9.

8. On September 21, 2011, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval, as revised, deleting the R-1 to R-4 change of zone request (Taylor absent).

9. On September 21, 2011, the Planning Commission also voted 8-0 to recommend conditional approval of the associated Special Permit No. 459A, with conditions, as amended (Bill #11R-244).

FACTSHEET PREPARED BY: Jean L. Preister **DATE**: September 27, 2011
REVIEWED BY:_____ **DATE**: September 27, 2011
REFERENCE NUMBER: Q:\FS\CC\2011\CZ11031+

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for September 7, 2011 PLANNING COMMISSION MEETING

<u>As Revised and Recommended for Approval by Planning Commission: 9/21/11**</u>**

<u>PROJECT #:</u> Change of Zone No. 11031 - Georgetown Apartments

<u>PROPOSAL:</u> Change the zoning from B-1 Local Business and R-3 Residential to R-5 Residential~~, and from R-1 Residential to R-4 Residential~~ **(**As revised by the applicant: 9/21/11**)**

LOCATION: Northeast of the intersection of South 70th Van Dorn Streets

LAND AREA: B-1 and R-3 to R-5 - Approximately 5.09 acres
~~R-1 to R-4 - Approximately 0.97 acres~~

EXISTING ZONING: R-1 Residential, R-3 Residential, and B-1 Local Business

CONCLUSION: The zoning pattern on the site pre-dates the special permit for the existing apartment complex and is outdated, as the existing B-1 zoning over a portion of the site is no longer appropriate. This request both updates the zoning over the site to reflect the current use, and allows for a more efficient use of the property while still retaining the special permit for the community unit plan. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan.

RECOMMENDATION:	APPROVAL

<u>GENERAL INFORMATION:</u>

LEGAL DESCRIPTION: To change the zoning <u>for that portion of Lot 7, Strain's Acres zoned R-3 to R-5; and to change the zoning</u> for those portion~~s~~ of Lots 6 and 7, Strain's Acres and vacated Drury Lane zoned ~~R-1 to R-4 to change the zoning for that portion of Lot 7, Strain's Acres zoned R-3 to R-5; and to change the zoning for those portions of Lots 6 and 7 Strain's Acres and vacated Drury Lane zoned~~ B-1 to R-5, except Strain's Acres Lot 6, N145' S320' W175' except west part for road being 8.67' on the north and 10.62' on the south; and Strain's Acres, Lots 6 and 7, southwest part (being 175' on the north and except west 10.62' for street) parcel further described in instrument #1990-2065; all part of County Assessor parcel 17-34-317-003-000. **(**As revised by the applicant on 9/21/11**)**

EXISTING LAND USE: Apartments

SURROUNDING LAND USE AND ZONING:

North:	Single-family, Apartments	R-1, R-4
South:	Commercial	B-1, B-2
East:	Assisted Living Facility	R-4
West:	Commercial	B-1

HISTORY:

May 1969 - Special Permit #459 was approved for up to 115 multiple family dwelling units.

ASSOCIATED REQUESTS:

Special Permit #459A - Georgetown Apartments Community Unit Plan (CUP)

COMPREHENSIVE PLAN SPECIFICATIONS:

Page 3 - While sufficient developable land is designated in the Plan to accommodate an overall city-wide density comparable to the current figure, the community should strive to maximize efficiency in development.

Page 16 - Urban Residential: Multi-family and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre.

Page 17 - This site is designated as Commercial and Residential-Urban Density in the Land Use Plan.

Page 68 - Encourage a mix of housing types, including single family, duplex, attached single family units, apartments, and elderly housing all within one area. Encourage multifamily near commercial areas.

Page 148 - Greater Development Efficiency: Maximize the community's investment in infrastructure through greater efficiency in residential and commercial development. Particularly in new development, an increase in the amount of commercial floor area and residential population, compared to typical suburban patterns, will decrease the amount of infrastructure necessary overall in the community.

ANALYSIS:

1. This is a request to change the zoning from B-1 and R-3 to R-5, and from R-1 to R-4 to allow for an internal expansion of the Georgetown Apartment complex. The split-zoning pattern over the site existed prior to the special permit for the CUP approved in 1969. That special permit approved 115 dwelling units over the approximately 7.2 acre site.

2. The applicant is seeking to build a 36-unit apartment building at the northeast corner of the complex where a parking is lot now located, and exceeds the number of units authorized by the CUP.

3. Density within a CUP is regulated by the City of Lincoln Design Standards (Chapter 3.35). It specifies the number of dwelling units allowed on a per acre basis for the AG through R-6 zoning districts (the only districts where CUP's are allowed), and the number varies by district. For example, 6.96 units per acre are allowed in the R-3 district, but 29.04 units per acre are allowed in the R-5. As CUP's are only allowed in the AG through R-6 zoning

districts, it is not possible to calculate the permissible density for this apartment complex with a part of it zoned B-1 using today's requirements.

4. This request seeks to change the zoning for those portions zoned B-1 and R-3 to R-5 (a zoning district which allows apartments as a permitted use, i.e no special permit for a CUP required), and to re-zone the area at the northeast corner of the site from R-1 to R-4.

   Done this way, a majority of the site will be zoned R-5 and will allow for adequate density to accommodate the proposed expansion. The R-5 also serves as an appropriate transition from the remaining B-1 zoning at the intersection of South 70th and Van Dorn Street to the R-4 zoning and assisted living facility adjacent to the east.

   Retaining R-4 zoning along the northern tier of the site however requires the special permit for the CUP to remain in effect over the entire site (apartments are only allowed in R-4 as part of special permit). With the permit in effect, surrounding properties will be required to be notified of any significant changes, such as this one.

5. This request is associated with Special Permit #459A, an amendment to the original special permit for the Georgetown Apartments. Approval of that amendment is dependent upon the approval of this request by the City Council.

6. The site is adjacent to commercial to the southwest (zoned B-1), apartments and an outlot for common open space associated with the single-family development to the north (zoned R-4 and R-1 respectively), and an assisted living facility to the east. Apartments and the requested zoning at this location serve as an appropriate transition from the commercial area near the intersection of South 70th and Van Dorn Streets and the other existing uses and zoning to the north and east.

7. This request allows for more efficient use of the site, is compatible with the surrounding zoning pattern and land uses, and is consistent with the goals of the Comprehensive Plan.

Prepared by:

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

August 23, 2011

APPLICANT/
CONTACT: Jim Hutchinson
Hutchinson Architects
4535 Normal Blvd Ste 257
Lincoln, NE 68522
402-421-1502

OWNER: Olderbak Georgetown/Willows, LLC
2601 West L Street Ste A
Lincoln, NE 68522
402-742-9148

CHANGE OF ZONE NO. 11031
and
SPECIAL PERMIT NO. 459A,
AN AMENDMENT TO THE GEORGETOWN APARTMENTS

REQUEST FOR DEFERRAL: September 7, 2011

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

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

These two applications were removed from the Consent Agenda and called under Requests for Deferral due to a request from the applicant to defer the public hearing for two weeks in order to advertise a waiver request on the special permit amendment.

Motion to defer made by Francis, with continued public hearing and action scheduled for Wednesday, September 21, 2011, seconded by Esseks and carried 9-0: Taylor, Partington, Francis, Larson, Gaylor Baird, Sunderman, Esseks, Lust and Cornelius voting 'yes'.

The applicant did not make a presentation.

Opposition

1. Robert Hunt, 7129 Shamrock, appeared in opposition on behalf of the **Carriage Park Neighborhood Association,** which borders the Georgetown Apartment complex. Carriage Park is R-1 zoning. The property upon which the new apartment building is being requested is currently R-1 zoning. Hunt pointed out that the R-1 zoning that exists on the Georgetown property has been intended as a buffer zone for 35 years. If the Georgetown group is allowed to rezone to R-4, then the Carriage Park residents have lost that buffer between the Georgetown community and the Carriage Park Neighborhood Association.

Hunt advised that the Board of Directors of the Carriage Park Neighborhood Association has met and wishes to go on record opposing the rezoning from R-1 to R-4 adjacent to Carriage Park. The property was originally designed R-1 to serve as a buffer between Carriage Park and the Georgetown complex. Rezoning to R-4 would have a negative impact on homeowners to the north in terms of real estate property values and the enjoyment of their homes. These homes are going to be seriously affected by parking, by auto engines, noises, parties at the apartment complex and headlights bearing on the homes. These homes are now protected by a very nice area of grass and a slope down to the complex.

Hunt suggested that If the rezoning is approved, the Carriage Park Neighborhood Association would recommend that a 24-unit 2-story building be allowed rather than the 36-unit 3-story building. This is a very large building, 200 feet long. The other five buildings in the apartment complex are much smaller and the proposed 3-story building would be a very large intrusion. The aesthetics would be

more acceptable to the residents adjacent to the proposed building if it were a 2-story building. The Carriage Park residents are primarily elderly people over 60 years of age.

Hunt also suggested that the Carriage Park Board of Directors would request that the entire east end be green space and free of parking spaces, and that at least the north half on the west end be designed as green space also, giving relief to the residents north of the building. Hunt pointed out that the applicants agreed in a community meeting to provide green space on the east side of the building.

In addition, if this rezoning is approved, the Carriage Park Neighborhood Association requests that trees or other acceptable vegetation be planted between the apartment building and Carriage Park to maintain the view enjoyed by the residents north of the property. Carriage Park would also want to be apprised of the type of trees and vegetation with the right to veto certain types if deemed unacceptable.

In summary, Hunt urged that this proposed development is quite an intrusion on the Carriage Park community. Looking at this as a community issue, Hunt believes there is adequate opportunity for Georgetown to renovate their current 5 buildings without adding an enormous 200' building on the R-1 zoning that is a buffer for the Carriage Park community.

These applications will have continued public hearing and action on September 21, 2011.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION: September 21, 2011

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

There were no ex parte communications disclosed.

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

Staff presentation: **Brian Will of Planning staff** explained that these items were delayed two weeks ago at the request of the applicant to allow time to meet with the neighbors, and he believes they have reached agreement.

Will explained that the zoning pattern on this property is a combination of B-1 commercial zoning and R-3, R-4 and R-1 Residential. It has this fractured zoning pattern that is not terribly conducive to the apartment complex nor figuring out whether more units are allowed. The design standards contemplate and specify a certain density. The B-1 zoning does not allow us to do that. Therefore, we have recommended the zoning change because there was no way to calculate density based on today's standards with the B-1 zoning. Therefore, it is staff's position that the existing apartment complex makes sense under the R-5 over a majority of the site, and then change the zoning on the R-1 tract at the northeast corner to R-4. The R-5 is consistent with apartments; it gives them the density they need, both for the existing complex and for some additional units. Leaving the R-4

along the north requires that the CUP special permit stays in place. Maintaining the special permit community unit plan would give some benefit to the property owners to the north knowing that any major amendments down the road would result in a public hearing.

Will further explained that the amendment to the CUP proposes to add one 36-unit apartment building at the northeast corner of the property where there is currently a parking lot. Associated with that request is the waiver to parking. Staff's rationale in approving this waiver is that if this site were entirely zoned R-5, the parking would be 1.75 spaces per dwelling unit. With the CUP on the site, the parking is 2 spaces per dwelling unit. A CUP typically anticipates a mix of housing types with a higher parking demand. This proposal is purely apartments without the higher demand for parking. Therefore, staff believes the parking waiver is appropriate.

Proponents

1. Alan Schmidt, Hutchinson Architects, appeared on behalf of the owners of **Georgetown Apartments.** The applicant had recently purchased the apartments and is revitalizing the whole apartment complex, updating the exterior and interior of the units, repaving all of the drives and dressing up the approaches from the streets. In the process, the applicant would like to maximize the potential of the complex by adding the 36-unit building.

The applicant met with the neighborhood, which had valid concerns about the impact on their residents to the north, including noise and lights from automobiles, etc. The original proposal did have parking lots on either side of the proposed building which abutted the residents to the north. After meeting with the neighbors, the applicant has come up with some changes and would like to amend both the change of zone and the special permit applications.

Relating to the change of zone, it has been determined that the existing R-1 portion of the property being requested to change to R-4 can remain R-1. Therefore, the applicant is revising the change of zone application by deleting the request from R-1 to R-4. The original total density allowed up to 160 units. This proposal requested 151 units, so leaving the R-1 zoned area alone still allows the proposed 151 units.

Schmidt also stated that the other concerns of the neighborhood were some screening and sound control from the parking lot. Schmidt proposed to amend the site specific conditions of approval on the special permit as follows:

1.2.2 Per Exhibit A for the new 36-unit apartment building in the northeast corner of the site, reflect the placement of the building, adjacent parking, surrounding landscaping and placement of trees and accompanying vegetation. Identify all plant material and provide all typical landscape plan information.

1.2.3 That the land directly to the east of the new apartment building will be landscaped and maintained as a green space with grass, trees and other vegetation forming a buffer zone between the Georgetown Apartments and the property to the north.

1.2.4 That an opaque 6 foot privacy fence will be built generally along the north boundary of the special permit.

1.2.5 That the 30 foot setback between the new building and the property to the north will be planted with additional trees and other appropriate vegetation beyond the minimum design standards, to create a suitable screen between 6 and 15 feet above the adjacent ground elevation between the new apartment building and the homes to the north.

Relocating the building will create a larger green space to the east side of the building. They have reached agreement with the neighbors to add an opaque fence along the north property line in a style, color and type of fence to which the neighbors agree. There will also be additional landscaping and screening along the north 30' rear yard.

Support

1. Robert Hunt, UNL professor and resident of the **Carriage Park Neighborhood Association,** appeared on behalf of the Board of Directors of the Association and the homeowners. He stated that the neighbors have had a good relationship with the applicant, had several meetings and came to a good solution. The neighbors are in agreement with the site specific conditions of approval, as amended, and the neighbors will be involved in the details of the fencing and vegetation in the setback space.

The neighbors have entered into a written agreement with the owner, laying out the same conditions in more detail. Most importantly, that agreement provides that the Neighborhood Association shall have the right to approve any significant alterations and to modify those considered harmful to the Association.

Hunt stated that the Neighborhood Association is pleased that the building has been moved to the west, with a small park-like development to the east with various groups of trees to shield light from the homes. There will be vegetation/trees in the 30' setback to the north with a privacy fence all the way across the back of the building.

The Carriage Park Neighborhood is now in support of this proposal, as amended.

There was no testimony in opposition.

Esseks inquired whether the staff is in agreement with the amendments. Will stated that the staff is in agreement, except that the word “suitable” screen in Condition #1.2.5 should be changed to “at least a 75%” screen. The landscape plan that they are showing actually exceeds that and gets to the concerns of the neighbors.

Response by the Applicant

Schmidt pointed out that their original draft had 100% screening, which would be pretty much a solid wall, so it was revised. He understands and agrees that “suitable” should be changed to “at least a 75%” screen.

CHANGE OF ZONE NO. 11031
ACTION BY PLANNING COMMISSION: September 21, 2011

Lust moved approval, as amended, deleting the change of zone from R-1 to R-4, seconded by Gaylor Baird.

Lust commented that she really appreciates the way this development has come about. Mr. Hunt was here two weeks ago in opposition and the fact that we have a developer willing to work with the neighborhood, with the neighborhood association now in support, is wonderful and she encouraged more community cooperation in the future.

Cornelius agreed. It is good to have an application that started out somewhat contentious but over time evolved into what sounds like an improvement as well as an asset to the neighborhood.

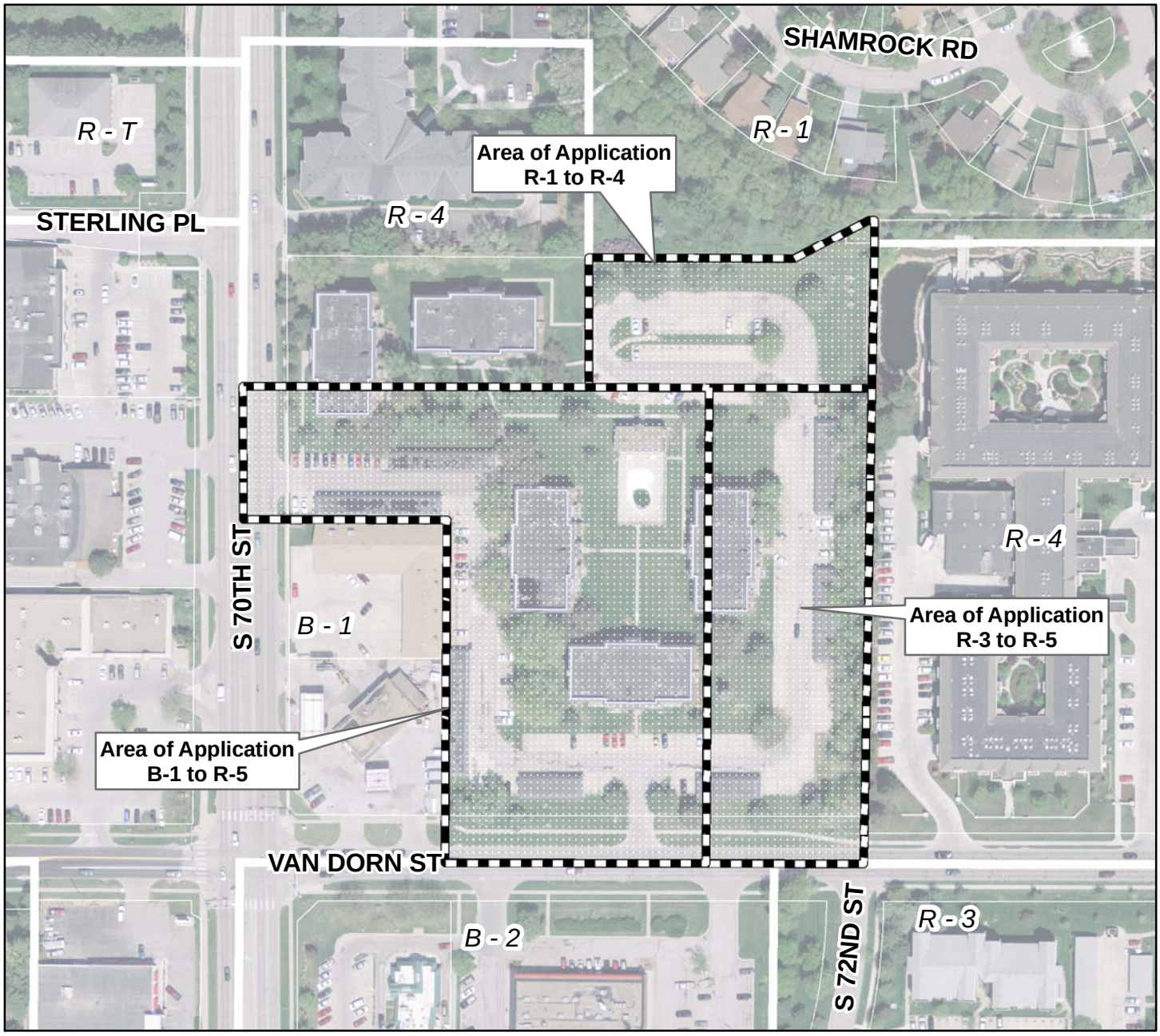
Motion for approval, as amended, carried 8-0: Esseks, Lust, Larson, Gaylor Baird, Sunderman, Partington, Francis and Cornelius voting 'yes'; Taylor absent. This is a recommendation to the City Council.

SPECIAL PERMIT NO. 459A
ACTION BY PLANNING COMMISSION: September 21, 2011

Lust moved to approve the staff recommendation of conditional approval, as amended by the applicant and further amended by staff, seconded by Francis.

Cornelius suggested that the Commission is likely to see more of this type of development in the future considering the content of LPlan 2040, and it is good to see cooperation between the developers and the neighbors.

Motion for conditional approval, as amended, carried 8-0: Esseks, Lust, Larson, Gaylor Baird, Sunderman, Partington, Francis and Cornelius voting 'yes'; Taylor absent. This is a recommendation to the City Council.



2010 aerial

Change of Zone #11031
S 70th & Van Dorn St

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

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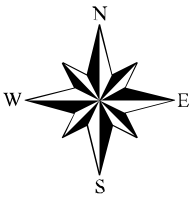
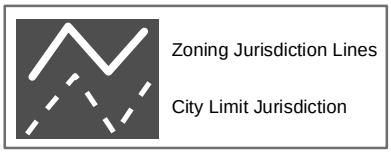
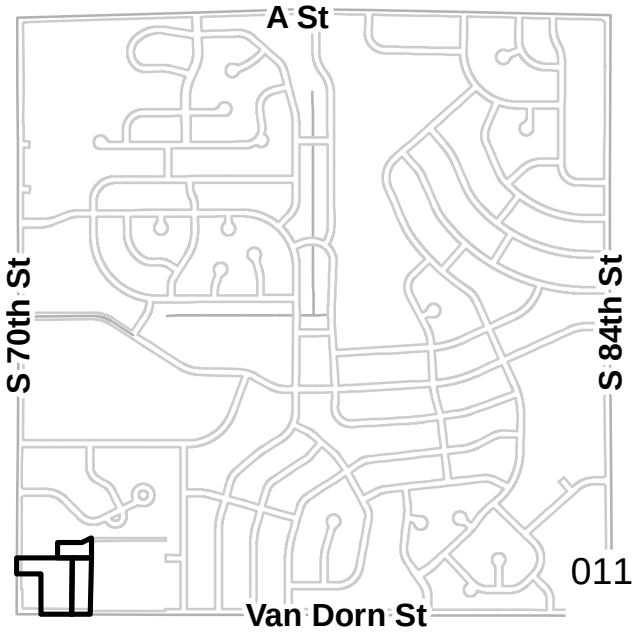


One Square Mile
Sec. 34 T10N R07E





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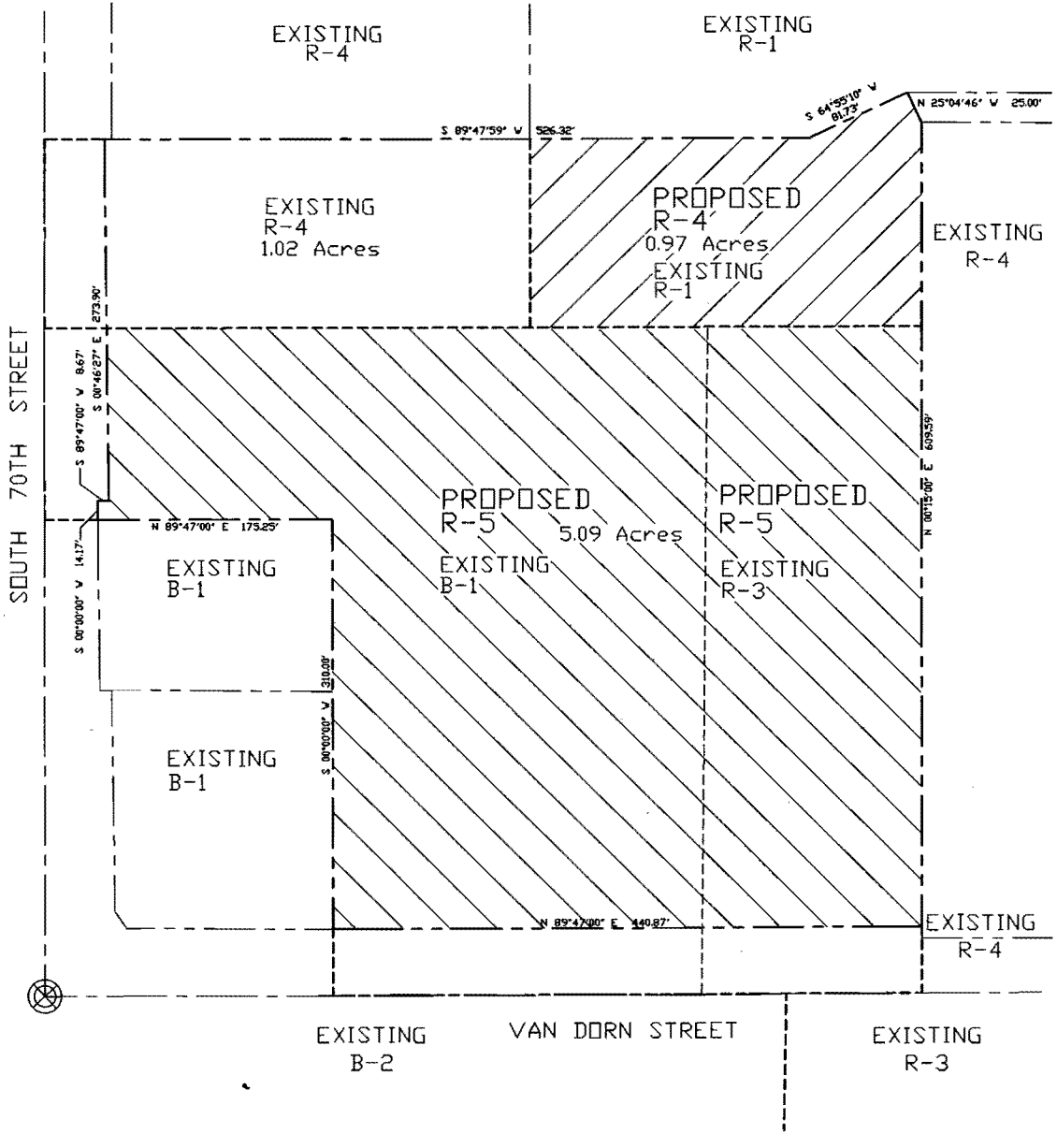
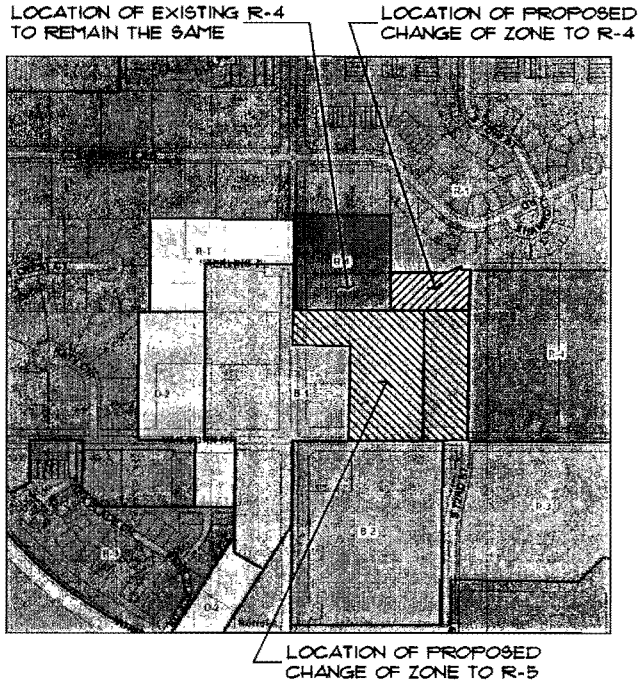


ZONING SITE PLAN
SCALE: 1" = 60'-0"



DESCRIPTION OF CHANGE OF ZONE REQUEST:

TO CHANGE THE ZONING FOR THOSE PORTIONS OF LOTS 6 AND 7, STRAIN'S ACRES ZONED R-1 TO R-4± TO CHANGE THE ZONING FOR THAT PORTION OF LOT 7, STRAIN'S ACRES ZONED R-3 TO R-5± AND TO CHANGE THE ZONING FOR THOSE PORTIONS OF LOTS 6 AND 7 STRAIN'S ACRES ZONED B-1 TO R-5, EXCEPT STRAIN'S ACRES, LOT 6, N145°S32'0"W175' EX W PT FOR RD BEING 8.67' ON N & 10.62' ON S, AND STRAIN'S ACRES, LOT 6-7, SW PT (BEING 175' ON N & EX W 10.62' FOR ST (PARCEL FURTHER DESCRIBED IN INST# 1990-2065).

HUTCHINSON ARCHITECTS

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SITE PLAN
CHANGE OF ZONE

JOB NO: 11-0223
DATE: 08-10-11
REVISED: 08-22-11

SHEET
C-1R1

DRAWN BY:

4535 Normal Blvd. Suite 257 Lincoln, NE 68506

HUTCHINSON ARCHITECTS

Phone: (402) 421-1502 Fax: (402) 421-7835

August 9, 2011

Planning Commission
555 South 10th Street, Room 213
Lincoln, NE 68508

SUBJECT: Proposed Change of Zone: Georgetown Apartments, 7110 Van Dorn St.

Dear Planning Commission and City Council Members,

On behalf of Olderbak Georgetown/Willows, LLC., Hutchinson Architects P.C. is requesting consideration and acceptance of the requested change of zone of the property located at 7110 Van Dorn St. (Lots 6 and 7, and vacated Drury Lane, Strain's Acres) from the current zones to R-4 and R-5 Zones as indicated on proposed plan.

Olderbak Georgetown/Willows, LLC. has recently acquired the above mentioned property, and are currently undergoing a revitalization project of the existing complex to modernize the living units and enhance the character of the Apartments.

The purpose for the proposed zoning change is to allow for expansion of the apartment complex with the addition of an additional apartment building with a potential increase of 36 units. There are currently five 23 unit buildings on the property, with a total of 115 apartment units. The additional building will potentially raise capacity to 151 units.

Having spoken to Brian Will, it has been suggested to change the existing R-1 portion of the lot to R-4, and the existing B-1 and R-3 Portion of the lot to R-5. There is an existing R-4 portion that will remain R-4.

We are also amending the existing Special Permit of this property as a result of our proposal.

We appreciate your consideration of this proposal, and hope to receive your approval as Kabredlo's Property Inc. continues to strive to enhance the aesthetics and maximize the potential of the Apartment Complex.

Respectfully,

Hutchinson Architects, P.C.

Jim Hutchinson, Project Architect

To whom it may concern:

The Board of Directors of Carriage Park Neighborhood Association wishes to go on record as opposing the rezoning of the Georgetown property adjacent to Carriage Park from R-1 to R-4. This property was originally designated R-1 to serve as a buffer between Carriage Park homeowners and the Georgetown apartment complex. To rezone this property would have a negative impact on the homeowners to the north of the property regarding property values and the resident's enjoyment of their respective homes.

If the zoning should be approved, the Carriage Park Neighborhood Association Board of Directors recommends that a 24 unit two story building be allowed rather than a 36 unit three story building. The aesthetics of a lower level building combined with the lesser population density would be more acceptable to the residents adjacent to the proposed building.

It is also the position of the Carriage Park Board of Directors that the entire east end of the property where the proposed building is to be located be entirely green space and free of parking spaces and that, at least, the north half of the property on the west end of said building be designated green space. This would give some relief to the residents north of this building regarding traffic noise, autos starting, etc.

Finally, if the zoning is approved, the Carriage Park Neighborhood Association Board of Directors requests that trees or other acceptable vegetation be planted between the building and Carriage Park property to maintain the attractive view enjoyed by the residents north of the property at present. Carriage Park would also plead to be apprised of the type of trees or other vegetation planted and have the right to veto certain types of said vegetation if deemed unacceptable.

Respectfully,

Carriage Park Board of Directors-John Pankonin, President

John Pankonin

4535 Normal Blvd. Suite 257 Lincoln, NE 68506 HUTCHINSON ARCHITECTS Phone: (402) 421-1502 Fax: (402) 421-7835

September 21, 2011

Planning Commission
555 South 10th Street, Room 213
Lincoln, NE 68508

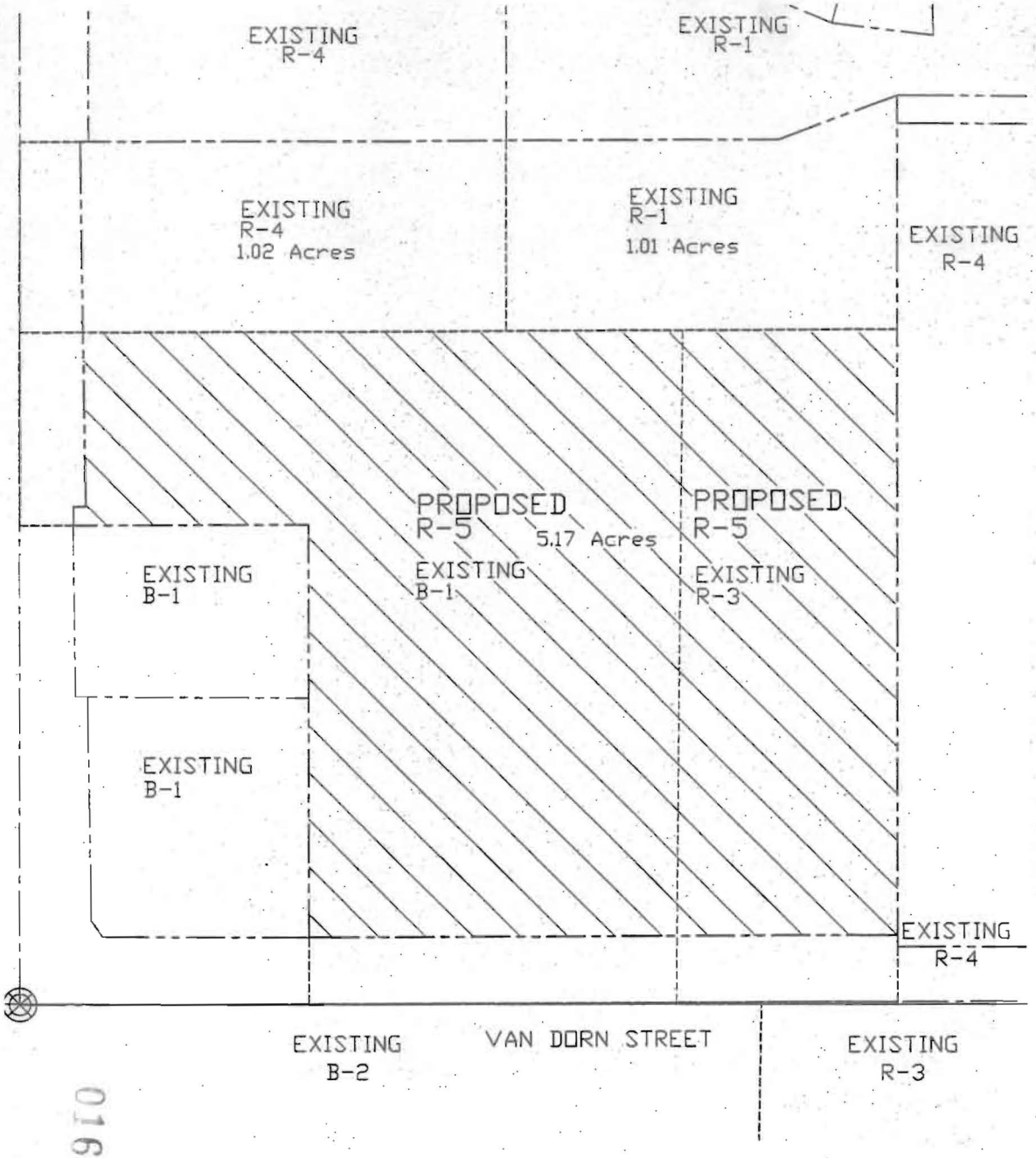
SUBJECT: Proposed Amendment to Change of Zone 11031: Georgetown Apartments, 7110 Van Dorn St.

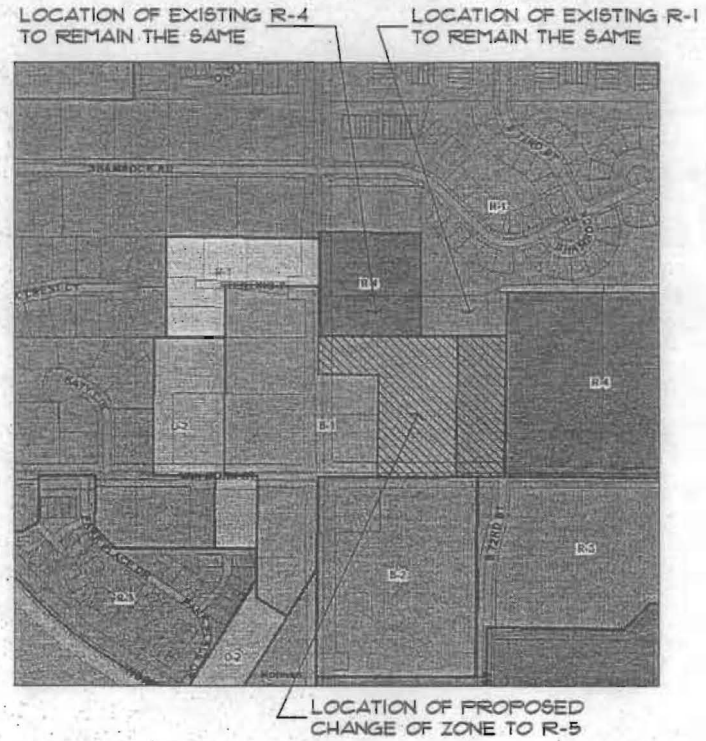
Dear Planning Commission and City Council Members,

Upon meeting with the adjacent neighborhood to the north of the Georgetown Apartment complex and discussing their concerns of our proposal, Hutchinson Architects, on behalf of Olderbak Georgetown/Willows LLC, would like to request amending our proposed Change of Zone to exclude the re-zoning of the R-1 portion in the North-East corner of the lot. By changing only the existing B-1 and R-3 portions of the lot to R-5, the calculated density of for the associated CUP will allow for a total of 151 apartment units.

Respectfully,

Alan Schmidt, Hutchinson Architects, P.C.





DESCRIPTION OF CHANGE OF ZONE REQUEST:

TO CHANGE THE ZONING FOR THAT PORTION OF LOT 7, STRAIN'S ACRES ZONED R-3 TO R-5; AND TO CHANGE THE ZONING FOR THOSE PORTIONS OF LOTS 6 AND 7 STRAIN'S ACRES ZONED B-1 TO R-5, EXCEPT STRAIN'S ACRES, LOT 6, N145'S320'W175' EX W PT FOR RD BEING 8.67' ON N & 10.62' ON S, AND STRAIN'S ACRES, LOT 6-7, SW PT (BEING 175' ON N & EX W 10.62' FOR ST (PARCEL FURTHER DESCRIBED IN INST# 1990-2065).

019

ZONING SITE PLAN

SCALE: 1" = 60'-0"

HUTCHINSON ARCHITECTS

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E-mail: jim_hdpc@windstream.net

SITE PLA
CHANGE OF ZONI

JOB NO: 11-0223
DATE: 09-16-11
REVISED: 09-16-11
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DRAWN BY: