City Council Introduction: **Monday**, March 5, 2012
Public Hearing: **Monday**, March 12, 2012, at **3:00** p.m. Bill No. 12-22

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 11042, Lincoln Public Schools District Office Planned Unit Development,** requested by Lancaster County School District #1, on property generally located at the southwest corner of Lyncrest Drive and O Street.

STAFF RECOMMENDATION: Conditional Approval, as amended by the applicant.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 02/08/12 and 02/22/12
Administrative Action: 02/22/12

RECOMMENDATION: Conditional Approval, with amendments (6-0: Gaylor Baird, Weber, Esseks, Hove, Sunderman and Cornelius voting 'yes'; Lust, Butcher and Francis absent).

FINDINGS OF FACT:

1. This proposed Lincoln Public Schools District Office Planned Unit Development includes a change of zone from R-1 Residential, R-2 Residential, B-1 Local Business and H-2 Highway Business to B-1 Local Business District PUD to allow up to 183,000 sq. ft. of office and commercial floor area and a development plan which proposes limitations on allowed uses and adjustments to the front setback, parking requirements and maximum allowed height, on property generally located at the southwest corner of Lyncrest Drive and O Street. This PUD application originally included property owned by Taylor Enterprises and was subsequently revised by the applicant to exclude that property. The staff report and recommendation were written based upon the original application. The significant changes have been made to the attached staff report.

2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.5-7, concluding that the proposed plan facilitates redevelopment compatible with both adjacent commercial properties and the residential neighborhood. Adjusting the maximum height allows for a more efficient use of the site, but with adequate separation to help mitigate the increased height. The types of uses allowed by the development plan, along with the design criteria intended, creating a more pedestrian-oriented, mixed-use development, are consistent with the Comprehensive Plan. Subject to the conditions of approval, this proposal also complies with the Zoning Ordinance and Design Standards. The staff presentation is found on p.10-11.

3. The applicant's presentation is found on p.11-13 and 26-32. The applicant submitted a Motion to Amend the area of the PUD and to add Conditions #1.1.6 and #1.1.7 (p.23-25). This changes the maps on p. 16, 18 and 19, with the revised map being shown on p.25.

4. The original PUD application which included the Taylor Enterprises property to the west also showed an access/connection to the property to the west out to Cotner Boulevard. Since the Taylor property has been removed from the PUD area, the applicant is not showing future access to the property to the west because the necessary agreements with Taylor Enterprises have not yet been reached. The staff is requesting that this future connection be shown (See Minutes, p.13-14).

5. There was no testimony in opposition; however, the record consists of a letter of concern from a property owner at 5800 M Street (p.33)

6. On February 22, 2012, the Planning Commission voted 6-0 to agree with the staff recommendation, with the amendments requested by the applicant's Motion to Amend on p.23-25, further amended by Commissioner Cornelius to add Condition #1.1.8 that the approval is contingent upon the applicant arriving at agreement with the Director of Planning regarding the issue of connection to the Taylor property to the west. See Minutes, p.14-15.

FACTSHEET PREPARED BY: Jean L. Preister **DATE**: February 27, 2012
REVIEWED BY:_____ **DATE**: February 27, 2012
REFERENCE NUMBER: FS\CC\2012\CZ11042 PUD

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for February 8, 2012 PLANNING COMMISSION MEETING

****As Amended and Recommended for Conditional Approval****
by Planning Commission: 2/22/12

PROJECT #: Change of Zone #11042 - Lincoln Public Schools District Office Planned Unit Development (PUD)

PROPOSAL: Change the zoning from R-1, R-2, B -1 and H-2 to B-1 PUD to allow up to ~~200,000~~ 183,000 square feet of office and commercial floor area and a development plan which proposes limits on allowed uses, and adjustments to the front setback, parking, and maximum allowed height. **(**Per Planning Commission, as amended by the Applicant, 02/22/12**)**

LOCATION: Southeast of the intersection of South Cotner Blvd and O Street, more generally located at the southwest corner of Lyncrest Drive and O Street. **(**Per Planning Commission, as amended by the Applicant, 02/22/12****

LAND AREA: Approximately ~~8.13~~ 7.2 acres **(**Per Planning Commission, as amended by the Applicant, 02/22/12**)**

WAIVERS:
1. Adjust front setback to 5 feet.
2. Adjust parking to one space per 400 square feet of floor area.
3. Adjust maximum height to 65 feet.

CONCLUSION: The proposed plan facilitates redevelopment compatible with both adjacent commercial properties and the residential neighborhood. Adjusting the maximum height limit allows for a more efficient use of the site, but with adequate separation to help mitigate the increased height. The types of uses allowed by the development plan, along with the design criteria intended help create a more pedestrian-oriented, mixed-use development, are consistent with the Comprehensive Plan. Subject to compliance with the conditions of approval, this request complies with the Zoning Ordinance and Design Standards.

RECOMMENDATION:	
CZ#11042	Conditional Approval
Waivers:	
Adjust front setback to 5 feet	Approval
Adjust parking to 1 space/400 sq. ft.	Approval
Adjust maximum height to 65 feet	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: ~~Lots 1-3, Block 1, Eastmont except street rights-of-way, Outlot A and vacated N Street, Eastmont, and~~ Remaining portion Lot A, Eastmont 2nd Addition, ~~all~~ located in the NW 1/4 of Section 28-10-7, Lancaster County, Nebraska, generally located at the southeast corner of Cotner Blvd and O Street

EXISTING LAND USE AND ZONING:

Commercial, parking lot	R-1, R-2, B-1, H-2

SURROUNDING LAND USE AND ZONING:

North:	Office	B-5
South:	Residential	R-1, R-2
East:	Office, Commercial	O-2, B-1
West:	Residential, Commercial	R-2, H-2

COMPREHENSIVE PLAN SPECIFICATIONS:

Pg 1.9 - The Future Land Use Map designates this site for commercial land uses.

Pg 4.6 - Guiding Principles
-Public buildings and structures should be well built, durable, and highly functional. Most should be designed to blend attractively within the context of surrounding development. Major civic structures should serve as focal points in the community and should be of superior, even iconic, design. All public projects should be worthy to serve as guides for future development or redevelopment.
-Design standards should be developed, monitored, and revised as necessary to express and protect community values without imposing burdensome delays or restrictions on creativity. Well-crafted standards should add predictability and clarity to the development process, rather than imposing a design solution. Design standards for landscape elements should be developed and then monitored and enforced with attention to long-term sustainability, or the benefit of this investment can quickly be lost.

Pg 5.5 - Commercial and Industrial Development Strategies - It is the policy that Commercial and Industrial Centers in Lancaster County be located:
-Within the City of Lincoln or incorporated villages.
-Outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning).
-Where urban services and infrastructure are available or planned for in the near term.
-In sites supported by adequate road capacity - commercial development should be linked to the implementation of the transportation plan.
-In areas compatible with existing or planned residential uses.
-In existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and to more efficiently utilize existing infrastructure.
-In areas accessible by various modes of transportation (i.e. automobile, bicycle, transit, and pedestrian).
-So that they enhance entryways or public way corridors, when developing adjacent to these corridors.
-In a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this Plan.
-Encourage public-private partnerships, strategic alliances, and collaborative efforts as a means to accomplish future economic objectives.

Pg 5.14 - Strategies for Commercial Infill
-Discourage auto-oriented strip commercial development and seek opportunities for residential mixed use redevelopment and/or transit oriented development of existing commercial strips.

-Develop infill commercial areas to be compatible with the character of the area.
-Maintain and encourage businesses that conveniently serve nearby residents, while ensuring compatibility with adjacent neighborhoods.
-Avoid encroachment into existing neighborhoods during expansion of existing commercial and industrial uses, and take steps to ensure expansions are in scale with the adjacent neighborhood, are properly screened, fulfill a demonstrated need and are beneficial to health and safety.
-Ensure the priority in older areas is on retaining areas for residential development. Prior to approving the removal of housing in order to provide for additional parking to support existing centers, alternatives such as reduced parking requirements, shared parking, additional on-street parking, or the removal of other commercial structures should be explored.

Pg 6.2 - Guiding Principles - Mixed Use Redevelopment should:
-Target existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and more efficiently utilize existing infrastructure.
-Occur on sites supported by adequate road and utility capacity.
-Be located and designed in a manner compatible with existing or planned land uses.
-Enhance entryways when developing adjacent to these corridors.
-Preserve existing affordable housing and promote the creation of new affordable housing throughout the community.
-Provide a diversity of housing types and choices throughout each neighborhood for an increasingly diverse population.
-Encourage substantial connectivity and convenient access to neighborhood services (stores, schools, parks) from nearby residential areas.
-Create housing opportunities for residents with special needs throughout the city that are compatible with and integrated into residential neighborhoods.
-Incorporate and enhance street networks with multiple modes of transportation in order to maximize access and mobility options.
-Promote activities of daily living within walking distance, and provide sidewalks on both sides of all streets, or in alternative locations as allowed through design standards or review process.
-Help to create neighborhoods that include homes, stores, workplaces, schools, and places to recreate.
-Encourage residential mixed use for identified corridors and redeveloping Regional, Community, Neighborhood, and Mixed Use Office Centers identified as nodes.
-Develop with substantial connectivity between developing or existing neighborhoods and developing or redeveloping commercial centers.

Pg 6.3 - Mixed Use Redevelopment Approach - The Mixed Use Redevelopment Approach presented below seeks to fulfill three objectives:
-To provide flexibility to the marketplace in siting future mixed use redevelopment locations;
-To offer existing neighborhoods, present and future residents, developers, other businesses, and infrastructure providers a level of predictability as to where such mixed use redevelopment concentrations might be located; and
-To encourage and provide incentives for residential mixed use in redeveloping commercial and industrial areas.

Pg 6.5 - Mixed Use Redevelopment Nodes - This site is designated as a Primary Mixed Use Redevelopment Node.

Pg 6.6 - Redevelopment Nodes and Corridors - Mixed Use Redevelopment Nodes and Corridors should strive to locate:
-In areas where there is a predominance of commercial or industrial zoning and/or development, focusing on non-residential areas as opposed to existing neighborhoods.
-In proximity to planned or existing neighborhoods and community services, to facilitate access to existing community services or to address a deficiency by providing services such as grocery stores, childcare centers, and restaurants.
-Where there is existing or potential for good access to transit, to enhance the public transit system by making it accessible to residents and to facilitate the development of neighborhood multimodal hubs where residents can drive, bike, or walk to a transit stop, go to work, and then shop for their daily needs before they return home.
-On at least one arterial street to help provide for traffic and utility capacity and access to transit.
-In areas appropriate for residential mixed use redevelopment, outside of areas identified as Industrial Centers and Highway Oriented Commercial Areas in LPlan 2040 to avoid conflicts with health and safety.
-In areas that minimize floodplain and other environmental impacts. Areas within the floodplain that already have buildings and fill are appropriate for redevelopment; projects that receive public assistance should meet a higher standard to preserve flood storage. This criterion encourages redevelopment while protecting sensitive environmental areas.

ANALYSIS:

1. This is a request for a Planned Unit Development over approximately 8.13 acres located southeast of the intersection of O Street and South Cotner Blvd. It includes approximately 7.2 acres owned by Lancaster County School District #1 (i.e. Lincoln Public Schools, or LPS), and just under one acre of land comprised of three lots owned by a separate private entity, Taylor Enterprises.

2. This is the site of the former LPS district office building which was destroyed by fire in 2011. Of the area covered by the PUD, the LPS-owned portion is vacant except for some remaining paved parking areas. The three lots at the west edge owned by Taylor Enterprises are occupied by a commercial building and its associated paved parking areas. There are no plans for additional building on the Taylor property at this time. The land is being included to provide for better site planning, grading, and access management. A portion of the Taylor property which is currently being used for parking will be re-zoned form R-2 to B-1 PUD. The commercial building is being re-zoned from H-2 to B-1 PUD.

3. There is currently split zoning over the area of the PUD which consists of R-1 Residential, R-2 Residential, B-1 Local Business, and H-2 Highway Business. The proposal is to change the zoning over the entire site to B-1 PUD. The PUD overlay consists of a site plan and a development plan. The development plan places a restriction on allowed uses, and allows for adjustments to the front setback, required parking, and maximum building height.

4. Regarding the development plan (see attached sheet titled 'LPS District Office Planned Unit Development, January 27, 2012), it has three components: 1 - Use Regulations; 2 - Waivers; and 3 - General Notes. The section on use regulations proposes to allow most all permitted uses of the B-1 zoning district, but with a few exceptions noted below. This section also includes a provision intended to allow the Planning Director to administratively include additional uses permitted in the B1 zoning district, but which aren't currently included. Those are the uses listed in subparagraph (b) below:

   a. The following uses are specifically prohibited: Sexually oriented businesses, including live entertainment establishments as defined in section 27.03.545 of the Lincoln Municipal Code and any other businesses engaged in sexually oriented entertainment, shows, movies, pictures, films, videos, massages, telecommunication, or escort services.

   b. The following uses are neither prohibited nor listed as being allowed, meaning they are not permitted as the PUD is proposed, but could potentially be added by administrative amendment at a later date: service stations, (which includes all forms of automobile repair, auto body repair, quick lube, battery store, muffler store, tire store, parts stores, etc.), veterinary clinic or animal hospital, self service laundromats, messenger and telegraph stations, marinas, automobile wash, motels and hotels, dwellings, sales and showrooms for plumbing, heating and electrical contractors, early childhood care facilities, indoor kennels, social halls, and public utility buildings.

5. The second component of the development plan is Waivers, and each is discussed below:

a. Adjust front setback to 5 feet - This site has frontage along South Cotner Blvd, O Street, and Lyncrest Drive. The underlying zoning requires a 20 foot setback, which is shown adjacent to all three streets, except for portions of O Street and a portion of Lyncrest Drive. The adjustment to 10 feet along a portion of the O Street frontage accommodates the dedication of an additional right-turn lane for the main driveway entrance at O Street. The adjustment along Lyncrest is really to compensate for siting a rectangular building on a lot which has had the northeast corner clipped to accommodate the O Street/Lyncrest Drive intersection. The adjustment allows the building to remain rectangular, but otherwise respect the same setback line (as adjusted for the turn lane) along O Street, and a 20 foot setback along Lyncrest except near the irregular corner near the intersection. Adjusting the front setbacks along these two streets also helps allow the buildings to be moved further north, thereby increasing the separation from the residential areas adjacent to the south.

A minimum rear setback of 30 feet is shown. Additionally, to help maintain an appropriate sense of scale with the adjacent residential neighborhood, if a building over 40 feet in height is within 65 feet of the south property line, then the setback to the south lot line will equal the height of the building.

Regarding the rear yard adjacent to the residential areas to the south and southwest, a 30 foot rear setback is shown. Parking is allowed in the rear yard, and this is being shown. However, in the rear yard adjacent to the residential lots a minimum 10 foot setback should be maintained to allow for open green space, and to accommodate the screening by Design Standards for B-1 adjacent to residential and for parking lots.

b. Adjust parking to one space per 400 square feet of floor area. The requirement of the B-1 district is one space per 300 square feet. The applicant suggests fewer parking spaces are needed than required for the B-1 district given the nature of range of potential uses being permitted in the PUD. That is, up to perhaps one-half the allowed floor area, or 100,000 square feet, could be dedicated to the LPS district offices. The parking demand for that user is greatest between the hours of 7 a.m to 5 p.m., Monday through Friday. The remaining floor area is dedicated to commercial uses, with typical peak parking demand occurring beyond the typical office hours listed above. There will be shared access and parking throughout the PUD, and a reduced number of parking spaces is required given the anticipated nonconcurrent parking demand of the uses.

c. Adjust the maximum allowed height to 65 feet. The PUD allows for the possibility of a five-story office building of approximately 100,000 square feet in area. As noted in paragraph (a) above describing the setback adjustments, the taller the building is, the greater the setback to the residential to the south, thereby maintaining an appropriate scale. Allowing the building to be taller while maintaining an appropriate setback to less intensive uses provides for both a higher floor area ratio (FAR), and allows for a more efficient use of the site and existing infrastructure.

6. The third component of the development is General Notes. Perhaps most significantly, this sections also contains a number of design criteria intended to create a pedestrian-oriented,

mixed use development. The goal is create a development which possesses a sense of place, is human-friendly, and that would be conducive to pedestrian traffic and customers perhaps lingering in common open spaces. These are concepts expressed in the Comprehensive Plan, but which have not yet been codified into regulations. The criteria being proposed are consistent with the Comprehensive Plan and are recommended by staff.

7. There have been several meetings among LPS, consultants, and City staff prior to the application being submitted. Most all of the comments and suggestions made by the City have been incorporated to one degree or another. Overall, staff is very supportive of the mixed-use concept being proposed, and especially the associated design criteria intended to create a more people-friendly, pedestrian-oriented development.

8. There are other minor changes noted by the staff review and which are included as recommended conditions of approval.

If approved, this request will re-zone the site B-1 PUD and allow up to additional 200,000 square feet of office and commercial floor area with adjustments to the front setback, required parking, and maximum height.

CONDITIONS:

Site Specific:

1. 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 before receiving building permits:

    1.1 Revise the plans as follows:

        1.1.1 Add a note to the site plan that states “See associated Development Plan for use restrictions, adjustments, and general notes.”

        1.1.2 Title the associated document containing the use regulations, waivers, and general notes as ‘Development Plan’.

        1.1.3 Show a 10 foot rear setback dedicated to open space and required screening.

1.1.4 Revise the front setback adjacent to Lyncrest Drive showing that the setback is 20 feet except in the area where it is adjusted due to the irregular shape of the lot and where a portion of the corner of the lot was previously dedicated as right-of-way.

1.1.5 Delete the waivers from Sheet 1 of 1 as they are contained within the associated development plan.

1.1.6 Revise Waiver Note #3 to state: "SETBACKS ARE ADJUSTED PER THE BUILDING ENVELOPE SHOWN ON THE SITE PLAN. THE PLANNING DIRECTOR CAN MAKE MINOR ADJUSTMENT TO THE FRONT AND SIDE SETBACKS BY ADMINISTRATIVE AMENDMENT. ADDITIONALLY, IF A BUILDING OVER 40 FEET IN HEIGHT IS WITHIN 65 FEET OF THE SOUTH PROPERTY LINE, THEN THE SETBACK TO THE SOUTH LOT LINE WILL EQUAL THE HEIGHT OF THE BUILDING." Then, clearly delineate and label the building envelope on the site plan. Given the drawing is drawn to scale, the setback can be dimensioned if necessary. **(**Per Planning Commission, at the request of the applicant and agreed upon by staff, 02/22/12**)**

1.1.7 Revise the prohibition note as follows:

The following uses are prohibited: Sexually oriented businesses are prohibited, including live entertainment establishments as defined in section 27.03.545 of the Lincoln Municipal Code. ~~and any other businesses engaged in sexually oriented entertainment, shows, moves, picture, films, videos, massages, telecommunication, or escort services.~~
(Per Planning Commission, at the request of the applicant and agreed upon by staff, 02/22/12**)**

1.1.8 Approval of this PUD is contingent upon the applicant arriving at agreement with the Director of Planning regarding the issue of connection to the Taylor property to the west. **(**Per Planning Commission, 02/22/12**)**

General:

2. Before receiving building permits:

2.1 The permittee shall have submitted a revised final plan and the plans are acceptable.

2.2 The construction plans shall comply with the approved plans.

2.3 Final plats shall be approved by the City.

Standard:

3. The following conditions are applicable to all requests:

   3.1 Before occupying any building all development and construction shall have been completed in compliance with the approved plans.

   3.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established owners association approved by the City Attorney.

   3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

   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. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

Prepared by:

Brian Will, 441-6362, bwill@lincoln.ne.gov
Planner, January 26, 2012

Owners: Lancaster County School District #1
800 South 24th Street
Lincoln, NE 68510
402-423-7377

~~Taylor Enterprises, Inc.~~
~~PO Box 5711~~
~~Lincoln, NE 68505~~
~~402-436-1072~~
(*As Amended by the applicant*)

Applicant/ Contact: Tim Gergen
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1111 Lincoln Mall
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CHANGE OF ZONE NO. 11042,
LINCOLN PUBLIC SCHOOLS DISTRICT OFFICE
PLANNED UNIT DEVELOPMENT

PUBLIC HEARING BEFORE PLANNING COMMISSION: February 8, 2012

Members present: Hove, Sunderman, Butcher, Esseks, Gaylor Baird, Lust and Cornelius; Francis and Weber absent.

Staff recommendation: Conditional approval.

The Clerk announced that the applicant has submitted a request for two-week deferral. The Clerk also submitted a motion from Kent Seacrest on behalf of the applicant, amending the legal description.

Hove moved deferral, with continued public hearing and action scheduled for Wednesday, February 22, 2012, seconded by Lust and carried 7-0: Hove, Sunderman, Butcher, Esseks, Gaylor Baird, Lust and Cornelius; Francis and Weber absent.

There was no public testimony.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION: February 22, 2012

Members present: Gaylor Baird, Lust, Weber, Esseks, Hove, Sunderman and Cornelius; Butcher and Francis absent.

There were no ex parte communications disclosed.

Staff recommendation: Conditional Approval.

Staff presentation: **Brian Will of Planning staff** explained that this is a request for a planned unit development over the former LPS District Office site at Cotner Boulevard and O Street, where the building burned down about one year go. The original application included both property controlled by LPS and an adjoining property owner, Taylor Enterprises, initially requesting a change of zone to B-1 to allow 200,000 square feet of office and commercial floor area. The applicant is requesting to remove the property owned by Taylor Enterprises from the PUD, reducing the total amount of office and commercial floor area to 183,000 square feet.

There are three waivers requested, including:

1) adjustment to the front yard setback, extending along O Street and Lyncrest, making accommodation for dedication of right-of-way to accommodate a turn lane in O Street; and in order to place a rectangular building on the corner there is an adjustment to the front yard setback. The remainder of the front yard setback (along the rear) is pursuant to the district with no adjustment requested.

2) adjustment to required parking. B-1 generally requires is 1/100 sq. ft. of floor area. There are exceptions, with some uses having a higher requirement and some with a lower requirement. The request in this case is to adjust that requirement down to 1/400 sq. ft. of floor area, because the uses that are allowed (LPS office use) and the commercial uses developing on the eastern portion have a parking demand that does not compete with one another.

3) adjustment to the maximum height, which is 40 feet in the B-1 district. The applicant is requesting a height up to 65 feet to accommodate the district office building. The staff is suggesting an additional provision to maintain the separation to the residential to the south, i.e. any building within 65 ft. of the rear property line would maintain a setback equal to the height of the building. Thus the building would be no closer than 65 ft. to the rear property line.

Staff supports these waiver requests.

Will stated that the applicant and their consultants and representatives should be commended for this collaborative process. Staff has been involved for a long time and has made several comments, all of which have been incorporated, except possibly for one issue that will be discussed by the applicant.

Gaylor Baird inquired about how close the former building was to the rear yard. Will did not know the exact dimension but it was fairly close, maybe 20-30 feet or less.

Proponents

1. Scott Wieskamp, Director of Facilities and Maintenance for **Lincoln Public Schools**, acknowledged the members of the Planning Department and Public Works Department for all of their support and assistance during this process. They have been working together as a team for a long time to bring this proposal forward.

Wieskamp stated that the proposal is a PUD change of zone with some height modifications, some restrictions in the use, and modifications in setbacks which were carefully thought out. The applicant met with the Eastridge Neighborhood Association last week with about 30 neighbors present.

Contrary to a lot of the discussions in the community, Wieskamp submitted that the School Board's objectives are not how much money to make by selling part of the property. The three objectives are what's best for LPS, the staff, students, and parents; we want to make sure this project is good for our community – it's not about the bottom line but about a good project; and we want what is best for the neighborhood. This public hearing was postponed in order to meet with the neighborhood.

LPS went into that neighborhood meeting with these challenges – we knew that traffic and parking, the tenants, lighting, and noise would all come up, and they did. They had good and frank discussions with the neighborhood. He believes that there are good answers and

solutions to a lot of the challenges and he believes that LPS has a good direction in order to solve the challenges.

The three-story LPS facility will be 50' tall. There is a strip of retail on the O street frontage with a prime retail tenant on the northeast corner.

Wieskamp believes that this is a good project to promote. It solves a lot of the main objectives of what's best for LPS, the community and the neighborhood. He acknowledged that they have not solved every problem, but they have good direction to do so.

Gaylor Baird again inquired as to the distance of the former District Office to the neighbors. Wieskamp stated that it was 20 feet.

Wieskamp explained that the applicant is proposing to amend the application to reduce the footprint by eliminating the property to the west. This project is on a very aggressive schedule and they have been unable to reach agreement with the property owner to the west relating to a Cotner access to the development. However, the proposed design does not close the door for that to happen in the future. It is not a deal breaker, but we do want it to happen.

Hove inquired as to the size of the previous building. Wieskamp stated that it was slightly more than 100,000 square feet. The new building, excluding the lower level basement, will be about a 30,000 sq. ft. footprint at three stories. Hove expressed concern about the amount of parking that will be available. Wieskamp explained that LPS has actually pulled four or five programs out of that building, so the number of employees parking at that facility will be reduced. The PUD allows 1/400 sq. ft., but the current plan, even with the mixed use, will meet the 1/300 sq. ft. They are attempting to find the right kind of tenants so that the uses do not overlap as much. Wieskamp believes they have made accommodations to make the parking work. They have actually increased the total number of stalls on the site by 40 or 50.

2. Kent Seacrest appeared on behalf the developer, **Lincoln Public Schools.** Two weeks ago, he submitted the first part of the motion to amend which is the removal of the Taylor property from the PUD. They have worked hard with the Taylor family to provide a connection over to Cotner, but it would have required a 5 to 7 ft. cut of their land and LPS would have to rebuild their parking lot. The developer has made all those offers and the Taylor family would not agree, so the Taylor property is being removed from the PUD.

In addition to amending the area of the PUD, Seacrest submitted motions to amend in response to requests by staff as follows:

1.1.6 Revise Waiver Note #3 to state: "SETBACKS ARE ADJUSTED PER THE BUILDING ENVELOPE SHOWN ON THE SITE PLAN. THE PLANNING DIRECTOR CAN MAKE MINOR ADJUSTMENT TO THE FRONT AND SIDE SETBACKS BY ADMINISTRATIVE AMENDMENT. ADDITIONALLY, IF A BUILDING OVER 40 FEET IN HEIGHT IS WITHIN 65 FEET OF THE SOUTH PROPERTY LINE, THEN THE SETBACK TO THE SOUTH LOT LINE WILL EQUAL THE HEIGHT OF THE BUILDING." Then, clearly delineate and label the building envelope on the site plan. Given the drawing is drawn to scale, the setback can be dimensioned if necessary.

1.1.7 Revise the prohibition note as follows:
The following uses are prohibited: Sexually oriented businesses are prohibited, including live entertainment establishments as defined in section 27.03.545 of the Lincoln Municipal Code. ~~and any other businesses engaged in sexually oriented entertainment, shows, moves, picture, films, videos, massages, telecommunication, or escort services.~~

The applicant and staff are in agreement on these two amendments.

Seacrest then explained that there was a third request made to the applicant by staff to show a theoretical mark on the plan showing a possible connection to the Taylor property out to Cotner Boulevard. Seacrest explained that the applicant is all for that concept, but to date, they have not reached agreement with the Taylor family. The Taylor property would have to be re-graded and cut down 5 to 7 feet to make it happen. That means a similar size grading cut on the LPS side along that west property line. Seacrest advised that right now, the applicant's grading plans show that they are going to make the cut and put in the retaining walls on the LPS property so that if someday the Taylor family wants to do that connection, they will be able to match the grades. The applicant is willing to show the access, but if it is shown now, there need to be agreements in place as far as insurance and liability and how the road will be maintained. He does not want an arbitrary signal that there could be a future access. "We are ready when they are ready", but there should be legal documents to cover the liability issues and the cost issues.

There was no testimony in opposition.

Will explained that the Comprehensive Plan talks about connectivity. Whether the Taylor property were involved or not, the staff would be asking the applicant to show some sort of connection to the Taylor property. This is not unusual nor out of the ordinary. It is the sort of thing that we typically strive for in commercial developments. Will would support some compromised language. Staff believes it is important that it be shown and be accommodated as part of this PUD at this point in time.

Esseks believes it is obvious that the applicant has a commitment to achieve what the city has in mind by putting in the necessary grade. On the other hand, Mr. Seacrest suggests that going beyond that represents some serious legal problems for his client. Esseks stated that he is tending to defer to Mr. Seacrest's judgment.

But, Will urged that this is the same requirement that is made in other commercial developments. We would be looking for providing that sort of internal circulation. For example, the change of zone

from R-3 to O-2 at 80th and Pioneers required a zoning agreement, the primary reason being to provide access across that site to what is now a residence to the west. It is providing the ability to make those connections in the future. That is all we are trying to guarantee.

Sunderman suggested that the amendment could be something as simple as showing that connection pending legal agreement between the two property owners. Will agreed.

Will clarified that this connection was shown in the original PUD application, but is no longer being shown because of the change of the PUD area.

Response by the Applicant

Seacrest agreed that the connection is important but it is usually framed in the issue of public street stubs or private roadways with public access easement. He is not familiar with one with a private driveway with no public access – where government is telling two neighbors that they have to share. He agreed to work with staff and Law to come up with some alternative language. It might be more than connectivity, but also public access issues. Seacrest requested that the Planning Commission approve the proposal, including his motion to amend, and take his pledge that they will work hard with staff to come up with something on the access to the property to the west before Council.

ACTION BY PLANNING COMMISSION: February 22, 2012

Cornelius made a motion to approve the staff recommendation of conditional approval, as amended by the applicant, adding Condition #1.1.8, "Contingent upon the applicant arriving at agreement with the Director of Planning regarding the issue of connection to the Taylor property to the west.", seconded by Gaylor Baird.

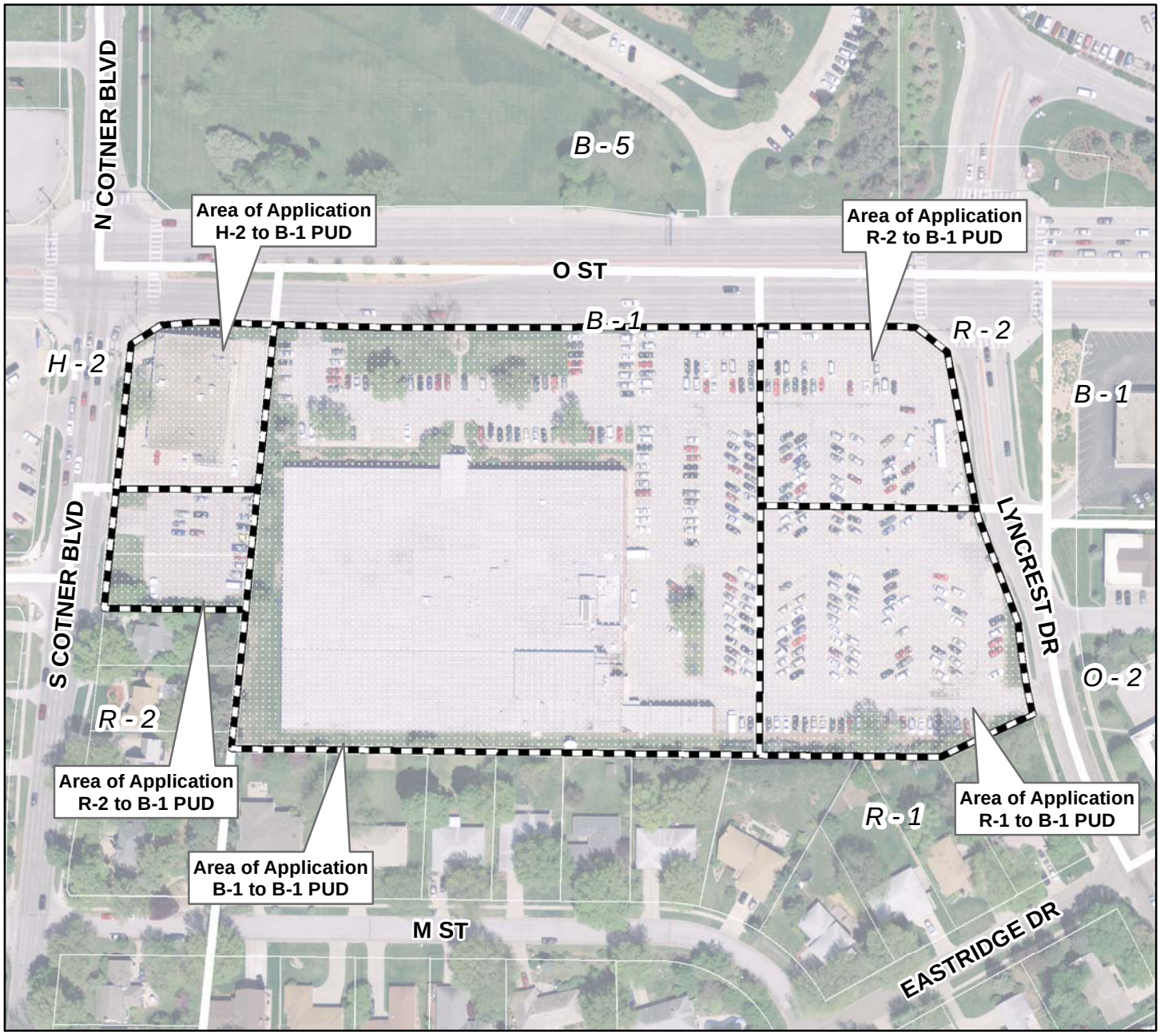
Gaylor Baird stated that one of the reasons this is exciting is because this is another great example of what we were hoping for in LPlan 2040 – seeing mixed use development or redevelopment along a major corridor and entryway into our city – a nice aesthetic contribution to that corridor, one that adds value to the corridor and really supports a lot of the principles of the Comprehensive Plan. We have seen LPS work with the neighbors and residents to work out some of the issues and concerns over lighting and distance between the buildings and properties to the south. It appears that those concerns have been resolved; it is nice to see this going forward; LPS needs to get their operations back to normal and she will support it.

Sunderman stated that he will also support the proposal. It is excellent. It will be good for that corner. Regarding the question of connectivity between two private properties, he is comfortable with the amendment, but he would like feedback from both parties as to how this works out.

Esseks is confident that Mr. Seacrest and Mr. Krout can get together and come up with good solutions. He will support the motion.

Cornelius expressed his excitement about the project; it appears that it will be built along a set of design guidelines that might serve as models for any future design standards that will be developed in accordance with LPlan 2040. He is sympathetic to the notion that government is stepping in, but it is a substantial project with substantial traffic and circulation is important. He is looking forward to hearing how this works.

Motion for conditional approval, as amended by the applicant and as further amended by Commissioner Cornelius carried 6-0: Gaylor Baird, Weber, Esseks, Hove, Sunderman and Cornelius voting 'yes'; Lust absent at time of vote; Butcher and Francis absent. <u>This is a recommendation to the City Council.</u>



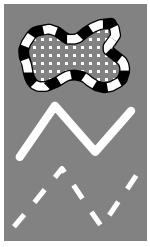
2010 aerial

Change of Zone #11042
Lincoln Public Schools District Office PUD
Cotner Blvd & O 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

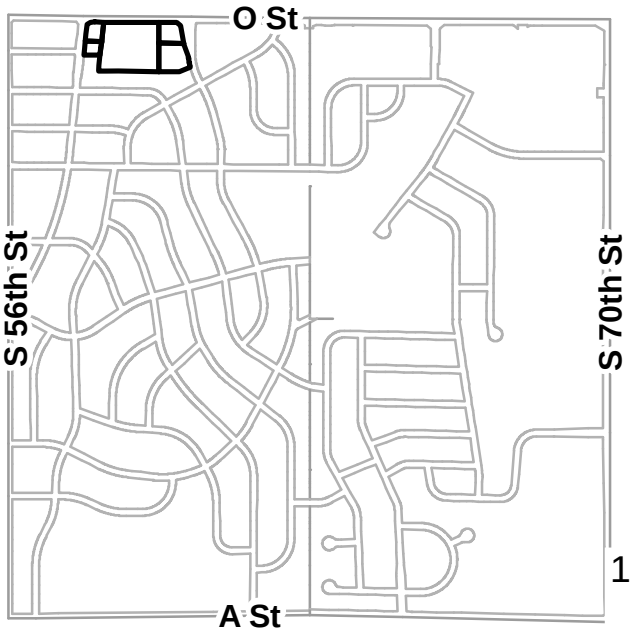
One Square Mile
Sec. 28 T10N R07E



Area of Application

Zoning Jurisdiction Lines

City Limit Jurisdiction



m:\plan\arcview\Agendadrawings.mxd (CZ11042)

OLSSON ASSOCIATES

RECEIVED

DEC 1 2011

Lincoln/Lancaster Co.
Planning Department

December 1, 2011

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

RE: Lincoln Public Schools District Office Planned Unit Development
OA Project No. 2011-2489

Dear Mr. Krout:

On behalf of the Owners, Lincoln Public Schools and Taylor Enterprises Inc., we are requesting a change of zone from R-1, R-2, H-2 and B-1 to B-1 P.U.D. The property shown on the enclosed site plan is located in the northwest quarter of Section 28, Township 10 North, Range 7 East, City of Lincoln, Lancaster County, Nebraska (approximately 8.13 acres). The proposed P.U.D. consists of an existing commercial use, proposed Lincoln Public Schools district office and a possible commercial development opportunity. We expect to be scheduled on the planning commission agenda for January 11, 2012.

We have met with City of Lincoln staff to discuss the proposed site plan and gain preliminary comments. We have been able to address the concerns voiced at the meetings in our submission.

Enclosed please find the following for the above-mentioned project:

1. Application for a change of zone
2. Application fee ($1,695.60)
3. Site Plan

We look forward to meeting with the neighborhood prior to the planning commission hearing. Please contact us if you have any questions or require additional information.

Sincerely,

Tim Gergen, PE

Enclosures

cc: Scott Wieskamp, Kent Seacrest, Derek Aldridge, Mark Shepard, James Gessford, Rick Taylor

17

1111 Lincoln Mall, Suite 111
P.O. Box 84608
Lincoln, NE 68501 4608
TEL 402.474.6311
FAX 402.474.5160
www.oaconsulting.com

LPS DISTRICT OFFICE
PLANNED UNIT DEVELOPMENT

OWNERS

LINCOLN PUBLIC SCHOOLS
800 SOUTH 24TH ST.
LINCOLN, NE 68510
PHONE: 435-1072

TAYLOR ENTERPRISES, INC
100 S COTNER BLVD
LINCOLN, NE 68510
PHONE: 328-0424

ENGINEER & PREPARER

OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE 68508
PHONE: 474-6311

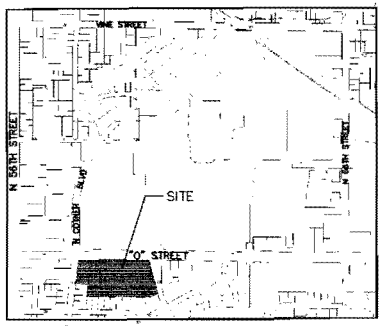
PUD LEGAL DESCRIPTION

EASTMONT, BLOCK 1, LOT 1, EXCEPT STREET RIGHT OF WAY;
EASTMONT, BLOCK 1, LOT 2, EXCEPT STREET RIGHT OF WAY;
EASTMONT, BLOCK 1, LOT 3, EXCEPT STREET RIGHT OF WAY;
EASTMONT, OUTLOT A AND VACATED 'N' STREET;
EASTMONT 2ND ADDITION, REMAINING PORTION OF LOT A.

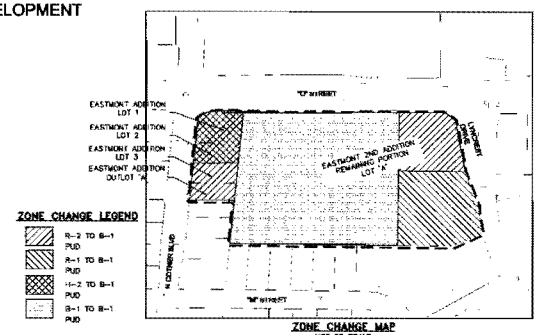
APPROXIMATELY 354,333.61 SQUARE FEET (8.13 ACRES)

WAIVERS

1. MAXIMUM HEIGHT OF BUILDINGS SHALL BE 55 FT.
2. THE TOTAL NUMBER OF PARKING SPACES REQUIRED BY SECTION 27.67.020 SHALL BE 1 STALL PER 400 SQUARE FEET OF GROSS BUILDING AREA REGARDLESS OF USE.
3. WAIVE FRONT YARD SETBACK DISTANCES PER PLAN DIMENSIONS.



VICINITY MAP
NOT TO SCALE



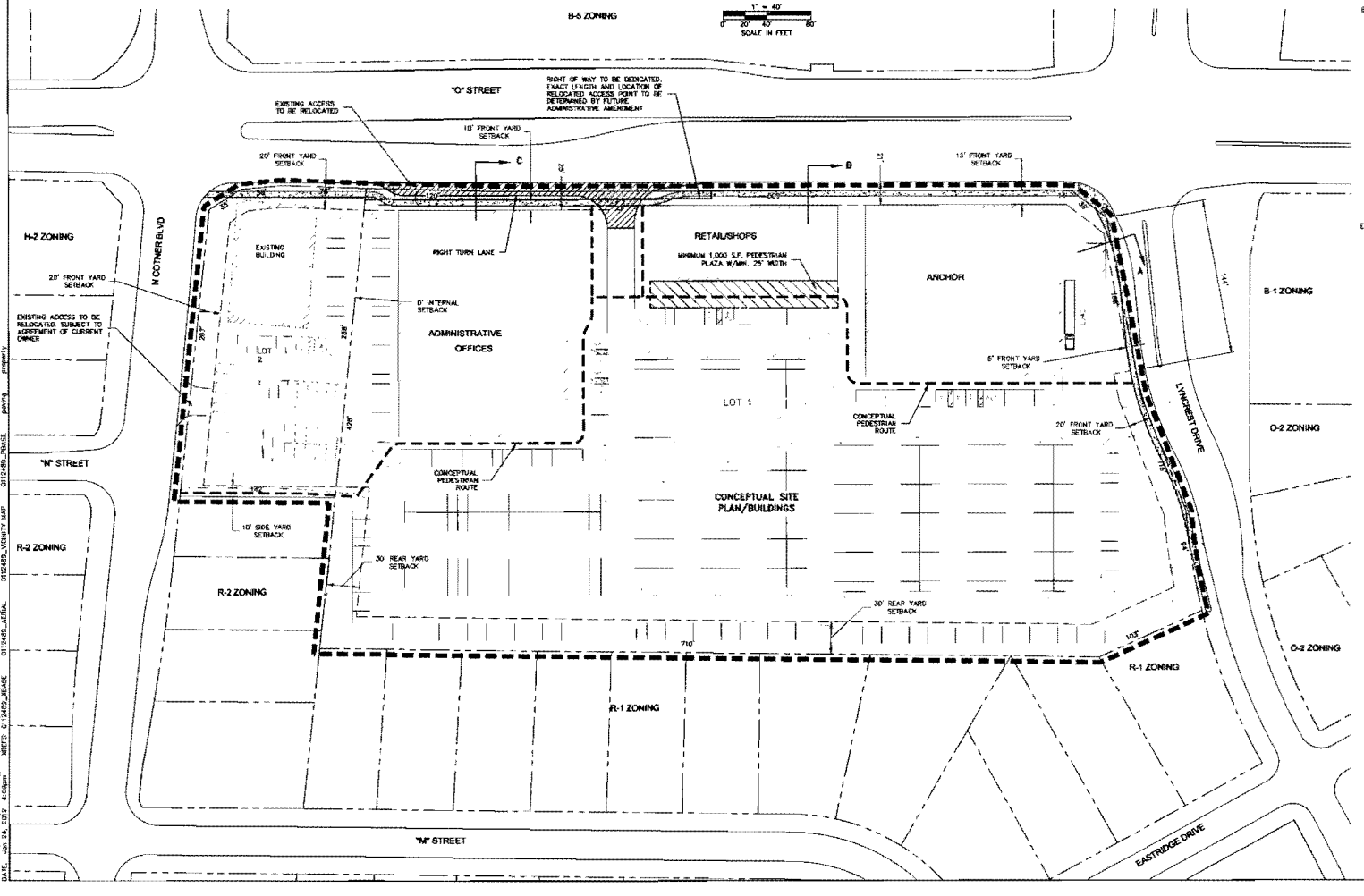
ZONE CHANGE MAP
NOT TO SCALE

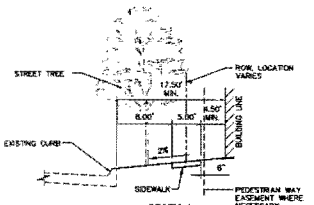
ZONE CHANGE LEGEND

- R-2 TO B-1 PUD
- R-1 TO B-1 PUD
- H-2 TO B-1 PUD
- B-1 TO B-1 PUD

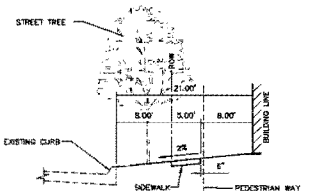
LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- ELECTRIC BOX
- FLAG POLE
- GUY WIRE
- LIGHT POLE
- POWER POLE
- SATELLITE DISH
- SPRINKLER CONTROL VALVE
- WATER VALVE
- CENTER LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- TEMPORARY FENCE
- OVERHEAD POWER
- BUILDING PAD LIMITS
- PROPOSED BOUNDARY

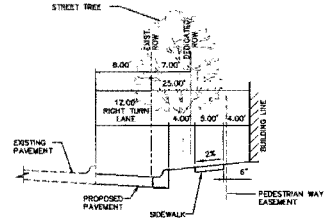




SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE



SECTION C
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE ABOVE PLANNED UNIT DEVELOPMENT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL BOUNDARY CORNERS.

DATE: _____ _____

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

DATE: _____ TIM GERGEN E-10344

APPROVAL

THE FOREGOING PLANNED UNIT DEVELOPMENT WAS APPROVED BY THE CITY COUNCIL ORDINANCE #_____ON THIS_____DAY _____, 20_____

ATTEST: _____

OLSSON ASSOCIATES
1111 Lincoln Mall, Suite 111
Lincoln, NE 68508-4008
TEL 402.474.6311
FAX 402.474.5160
www.olssonassociates.com

REV. NO.	DATE	REVISED DESCRIPTION

REVISIONS

SITE PLAN

LPS DISTRICT OFFICE
PLANNED UNIT DEVELOPMENT

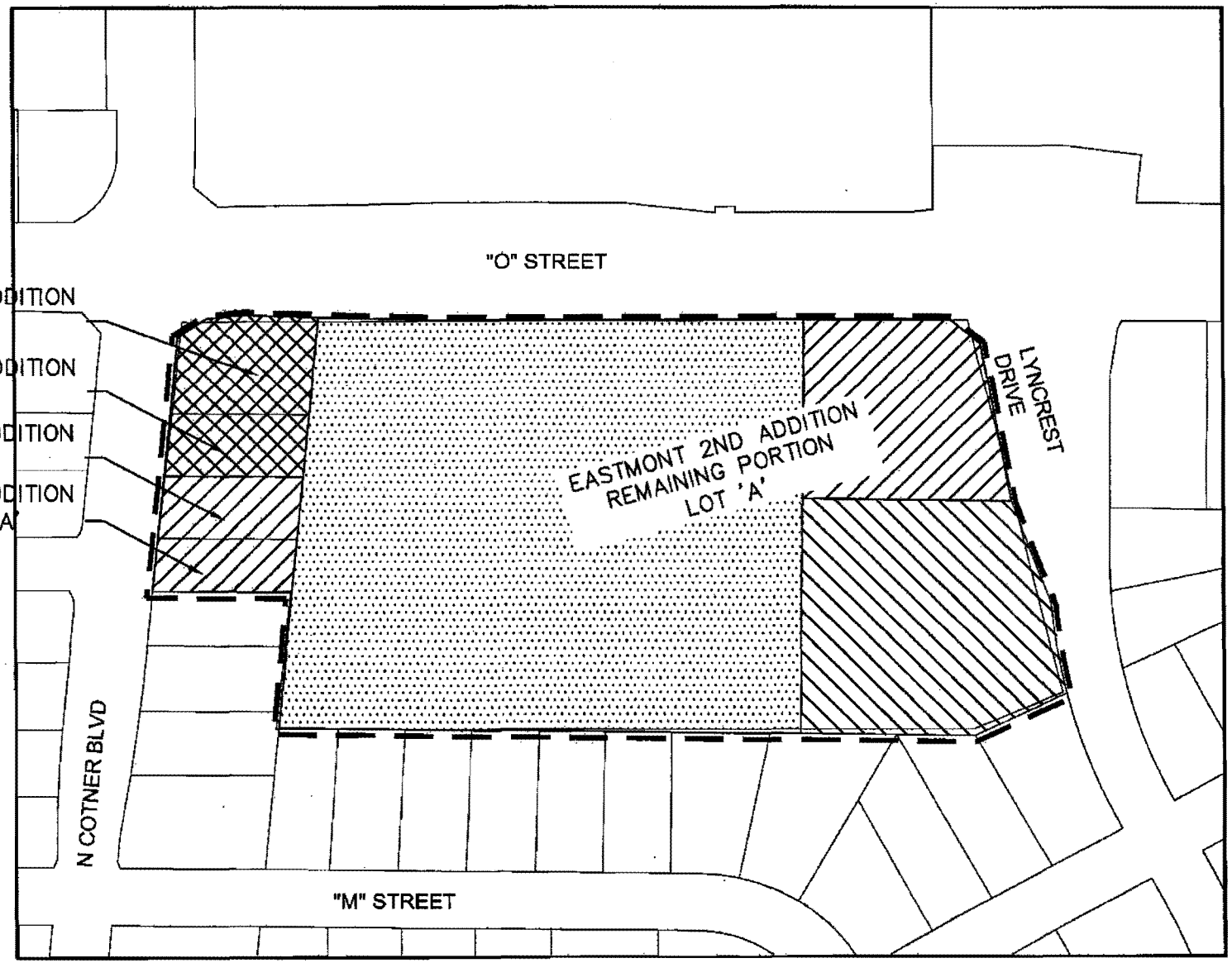
LINCOLN, NE

2011

Drawn by: TJG
Checked by: MJB
Approved by: MJB
QA/QC by: MJB
Project no. 011-0489
Drawing no. ABC-DWG
Date 11/18/11

SHEET
1 of 1

USER: weirbrock
011489_VICINITY MAP
011489_PHASE
parking
property
011489_ACTUAL
011489_SITE_PUD.dwg
DATE: Jul 18, 2011 - 11:12 - 4:00pm
MEFP: C:\Projects\011-0489_LPS\PUD\Drawings_Plans\011489_SITE_PUD.dwg



ZONE CHANGE LEGEND

- R-2 TO B-1 PUD
- R-1 TO B-1 PUD
- H-2 TO B-1 PUD
- B-1 TO B-1 PUD

ZONE CHANGE MAP

NOT TO SCALE

LPS District Office Planned Unit Development
January 27, 2012

Use regulations

The following uses are permitted:

A. Parks, playgrounds, and community buildings, owned or operated by a public agency
B. Public libraries
C. Public elementary and high schools, or private schools having a curriculum equivalent to a public elementary or public high school, and having no rooms regularly used for housing or sleeping purposes
D. Churches
E. Nonprofit religious, educational, and philanthropic institutions
F. Banks, savings and loan associations, credit unions, and finance companies
G. Barber shops, beauty parlors, and shoeshine shops
H. Private schools, including but not limited to business or commercial schools, dance or music academies, and nursery schools
I. Adult care centers
J. Office buildings
K. Parking lots and storage garages
L. Restaurants
M. Stores or shops for the sales and/or rental of goods at retail, but not including motor vehicles
N. Intentionally omitted.
O. Photography studios
P. Bicycle sales and repair shops
Q. Key shops
R. Garden centers
S. Clubs
T. Receiving store for dry or steam cleaning which shall be done elsewhere
U. Dry cleaning or laundry establishments, provided that the floor area does not exceed 2,000 square feet exclusive of office and pickup space
V. Enclosed commercial recreational facilities
W. Mail order catalog sales
X. Tailor shops, shoe repair shops, upholstery shops, printing and photocopying shops or other office or service oriented business establishments
Y. Grocery store
Z. Health care facilities
AA. Recreational facilities
BB. Broadcast towers
CC. Expansion of nonconforming uses
DD. Sale of alcoholic beverages for consumption on and off the premises provided it meets the conditions listed in 27.31.040(f) or 27.31.040(g); provided that, parking shall conform with the requirements specified herein in paragraph 2 of waivers.
EE. Accessory uses, including accessory buildings and uses customarily incident to the permitted uses of the PUD

The following uses are prohibited:
Sexually oriented businesses are prohibited, including live entertainment establishments as defined in section 27.03.545 of the Lincoln Municipal Code and any other businesses engaged in sexually oriented entertainment, shows, movies, pictures, films, videos, massages, telecommunication, or escort services.

Note:
Additional land uses, permitted by right in the B-1 district, may be permitted by the Director of Planning upon administrative amendment.

Waivers

1. Maximum height of buildings shall be 65 ft.

2. The total number of parking spaces required shall be one (1) space per 400 square feet of floor area regardless of use.

3. The front yard setback is reduced per the dimensions on the site plan. The Planning Director may make minor adjustments to the front yard setback by administrative amendment. If a building over 40 feet in height is within 65 feet of south property line, then the setback to the south lot line will equal the height of the building.

General Notes

1. Direct vehicular access to 'O' street and S. Cotner Blvd., is relinquished except as shown.

2. Lots may be created without frontage to a public street if they abut a public access easement.

3. Site layout is conceptual. All information for a preliminary plat may be required to be submitted, including street and lot layout, street centerline profiles, grading plan, drainage study, utility plan, and landscaping, to be approved by administrative amendment prior to final plat approval, and may result in modifications to the site layout. Exact locations of water, sewer, drainage, landscape and paving will be submitted with individual site plans at time of building permit in accordance with City of Lincoln design standards.

4. The yard setbacks regulates structural walls only and does not restrict overhangs, patios, door swings, window swings, etc. from encroaching into the setbacks.

5. A common access easement will be provided over all drives and parking stalls, as such drives and parking stalls may exist in the commercial areas.

6. Details of all signs, including type, height and size, will be submitted separately for review and need not be shown on the plan. Pole signs, off- premise and mobile signs are prohibited. Free Standing signs shall not exceed the height of the shortest building within the PUD.

7. Fences, dumpsters, decorative structures and accessory buildings are not shown on the plans if they are 1000 square feet or smaller and are outside of the sight triangles and setbacks and are in conformance with all applicable ordinances and codes.

8. Land uses permitted in this PUD shall not exceed a total of 200,000 square feet overall.

9. The following standards apply to all privately owned buildings: exterior building walls of private buildings should be a majority (at least 50%) of brick, stone and/or glass or equivalent in quality or appearance, and designed to a similar level of building detail. Building walls should contain some articulation by inclusion of building features such as defined entrances, recesses and projections, changes in height, canopy treatments, landscaping and change of building materials, etc. to reduce massing and provide pedestrian scale.

10. Ground level and rooftop mechanical equipment should be screened from public view along public streets.

11. Buildings should provide entrances along identified pedestrian circulation routes. Ground floor exterior walls with pedestrian entrances should include transparent windows / door openings along at least 50% of the length between 3-8 feet in height.

12. Prior to building permit a coordinated outdoor lighting plan and a coordinated landscaping plan will be submitted for approval.

SUBMITTED BY THE APPLICANT
AT CONTINUED PUBLIC HEARING
BEFORE PLANNING COMMISSION: 2/22/12

CHANGE OF ZONE NO. 11042

MOTION TO AMEND

I hereby move to amend Change of Zone No. 11042, Lincoln Public Schools District Office Planned Unit Development, for a change of zone from R-1 Residential District, R-2 Residential District, B-1 Local Business District, and H-2 Highway Business District to B-1 Local Business District PUD, on property generally located at the southwest~~east~~ corner of ~~Cotner Blvd~~ Lyncrest Drive and O Street; for a planned unit development district designation of said property and approval of a development plan which proposes modifications to the Zoning Ordinance, Land Subdivision Ordinance and Design Standards to allow office and commercial uses not exceeding approximately ~~200,000~~ 183,000 square feet in floor area. Said property is generally shown on Exhibit A, which is attached hereto and incorporated herein by this reference and legally described as remaining portion of Lot A, Eastmont 2nd Addition, Lincoln, Lancaster County Nebraska.

Site Specific:

1. 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 before receiving building permits:

1.1 Revise the plans as follows:

***

1.1.6 Revise Waiver Note #3 to state "SETBACKS ARE ADJUSTED PER THE BUILDING ENVELOPE SHOWN ON THE SITE PLAN. THE PLANNING DIRECTOR CAN MAKE MINOR ADJUSTMENT TO THE FRONT AND SIDE SETBACKS BY ADMINISTRATIVE AMENDEMNT. ADDITIONALLY, IF A BUILDING OVER 40 FEET IN HEIGHT IS WITHIN 65 FEET OF THE SOUTH PROPERTY LINE, THEN THE SETBACK TO THE SOUTH LOT LINE WILL EQUAL THE HEIGHT OF THE BUILDING." Then, clearly delineate and label the building envelope on the site plan. Given the drawing is drawn to scale, the setback can be dimensioned if necessary.

1.1.7 Revise the prohibition note as follows:

The following uses are prohibited: Sexually oriented businesses are prohibited, including live entertainment establishments as defined in section 27.03.545 of the Lincoln Municipal Code. ~~and any other businesses engaged in sexually oriented entertainment, shows, movies, pictures, films, videos, massages, telecommunication, or escort services.~~

Introduced by:

_____

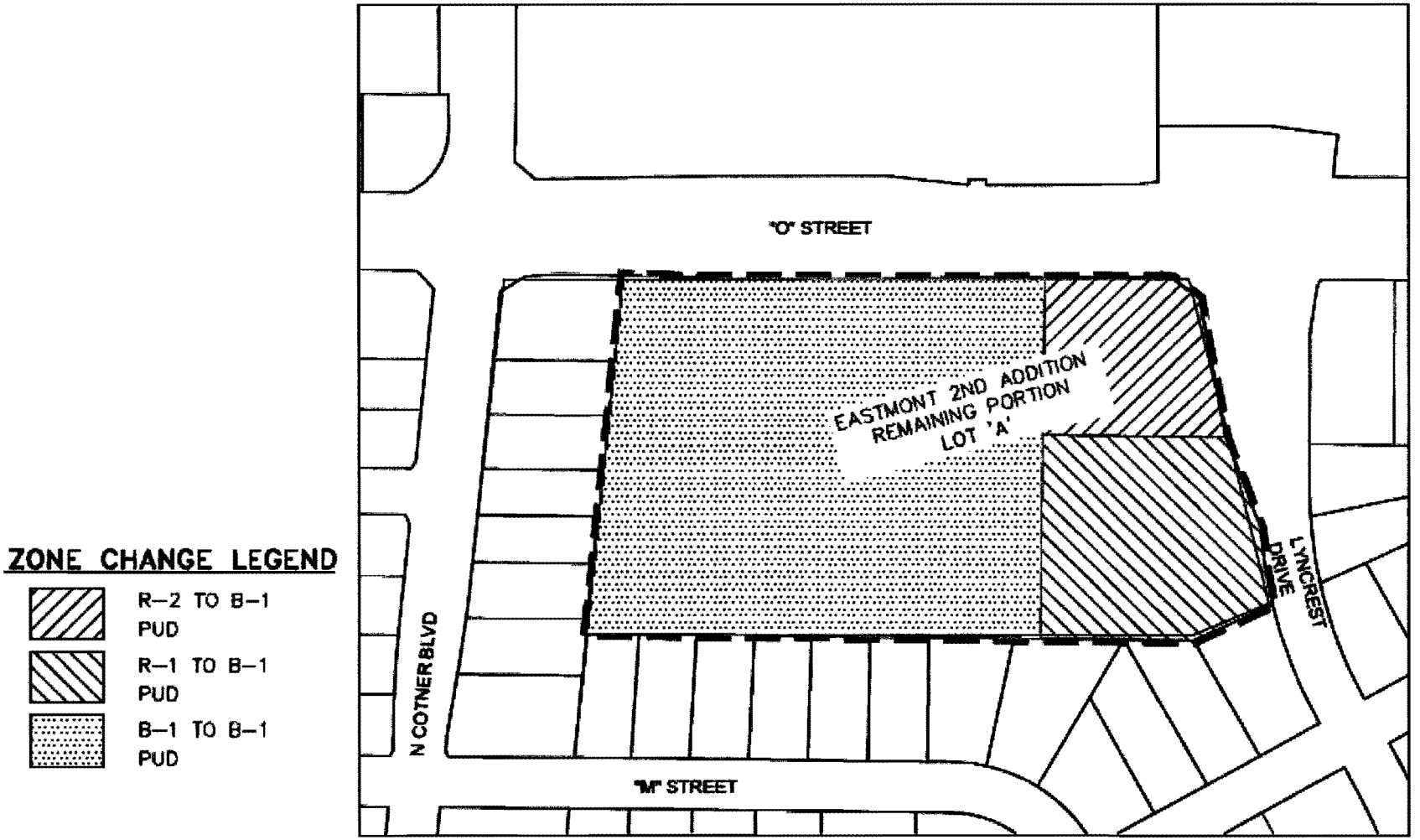
Approved as to Form & Legality:

_____
City Attorney

Staff Review Completed:

_____
Administrative Assistant

Requested by: SEACREST & KALKOWSKI, PC, LLO on behalf of Lancaster County School District 001, a/k/a, Lincoln Public Schools to remove the Taylor Enterprises Inc. properties from Change of Zone No. 11042. The Taylor Enterprises Inc. properties are legally described as the remaining portions of Lots 1, 2, 3, Block 1 and Outlot 'A', Eastmont Addition in Section 21, T10N, R7E, of the 6th Principal Meridian, Lincoln, Lancaster County, Nebraska.



ZONE CHANGE LEGEND

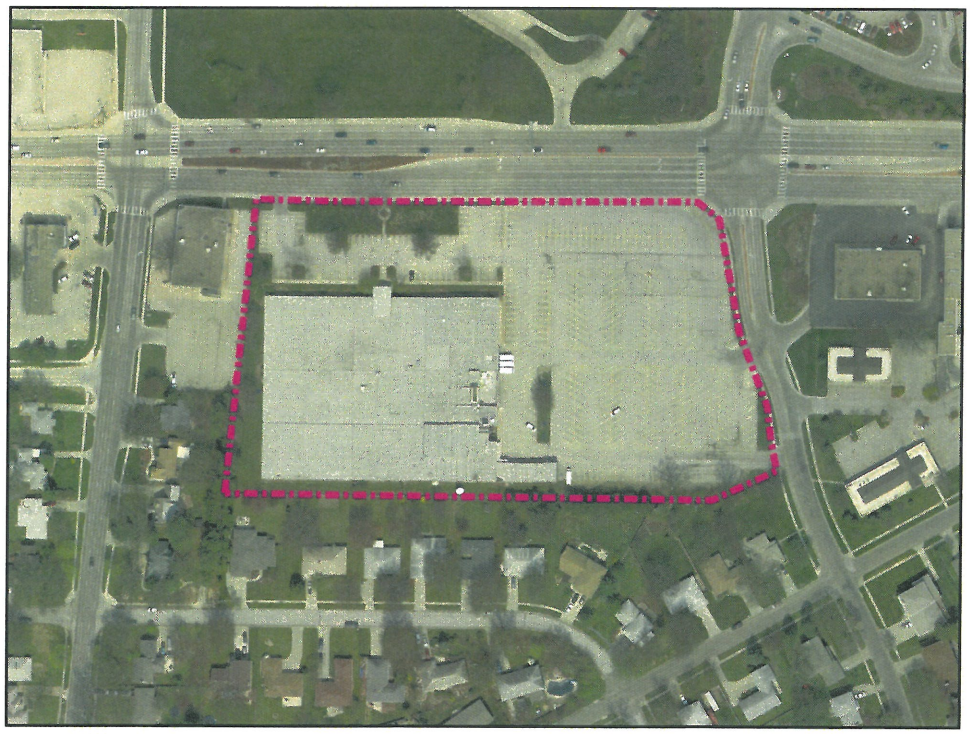
- R–2 TO B–1 PUD
- R–1 TO B–1 PUD
- B–1 TO B–1 PUD

ZONE CHANGE MAP

NOT TO SCALE

City of Lincoln – Lancaster County Planning Commission

February 22nd, 2012



Goals & Objectives

1. What's best for LPS
2. What's best for the Community
3. What's best for the Neighborhood

Lincoln Public Schools
Lincoln, Nebraska · lps.org, @lpsorg

Challenges

- Traffic
- Parking
- Tenants
- Hours of Operation
- Lighting
- Noise
- Screening

Lincoln Public Schools
Lincoln, Nebraska · lps.org, @lpsorg

CONTINUUM

THE MULHERN GROUP, LTD.

"O" STREET REDEVELOPMENT

LINCOLN, NEBRASKA

NORTH

SITE PLAN A - BASE CASE

DECEMBER 2, 2011

Lincoln Public Schools
Lincoln, Nebraska · lps.org, @lpsorg

CONTINUUM

THE MULHERN GROUP, LTD.

"O" STREET REDEVELOPMENT

LINCOLN, NEBRASKA

AERIAL VIEW - LOOKING NORTH

DECEMBER 2, 2011

CONTINUUM

THE MULHERN GROUP, LTD.

"O" STREET REDEVELOPMENT

LINCOLN, NEBRASKA

AERIAL VIEW - LOOKING SOUTHWEST

DECEMBER 2, 2011

CONTINUUM

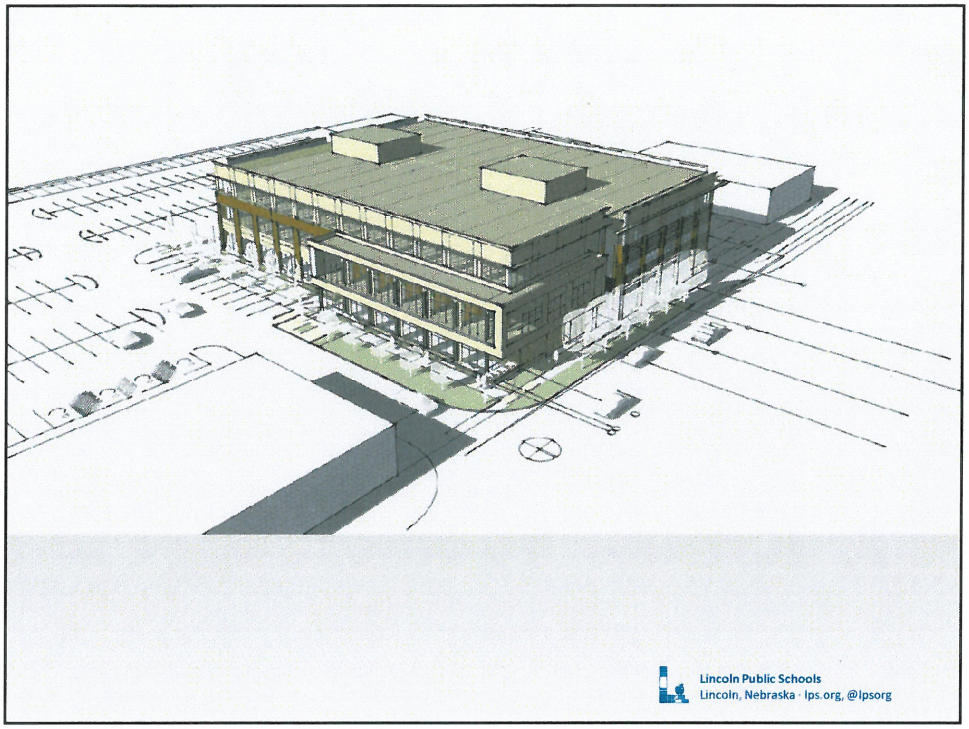
THE MULHERN GROUP, LTD.

"O" STREET REDEVELOPMENT

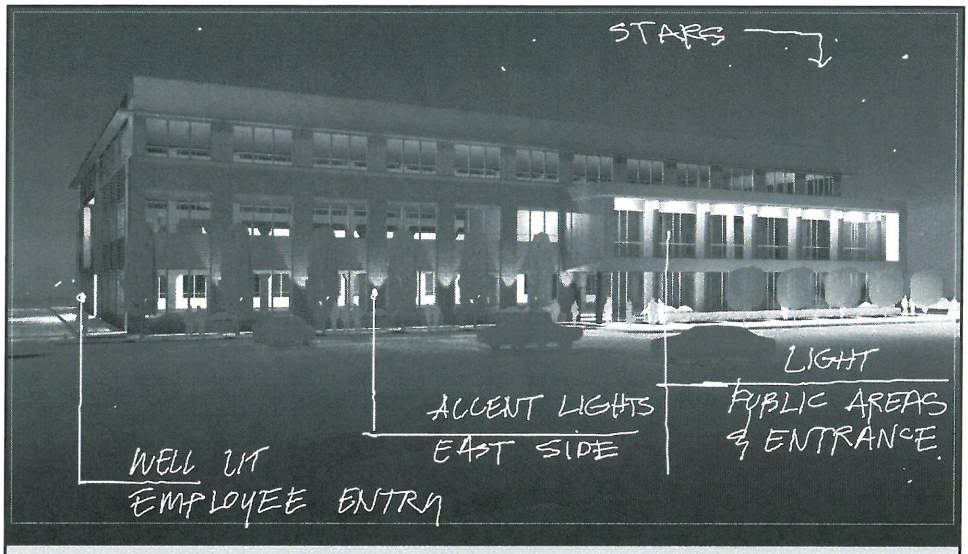
LINCOLN, NEBRASKA

INTERIOR COURTYARD PERSPECTIVE

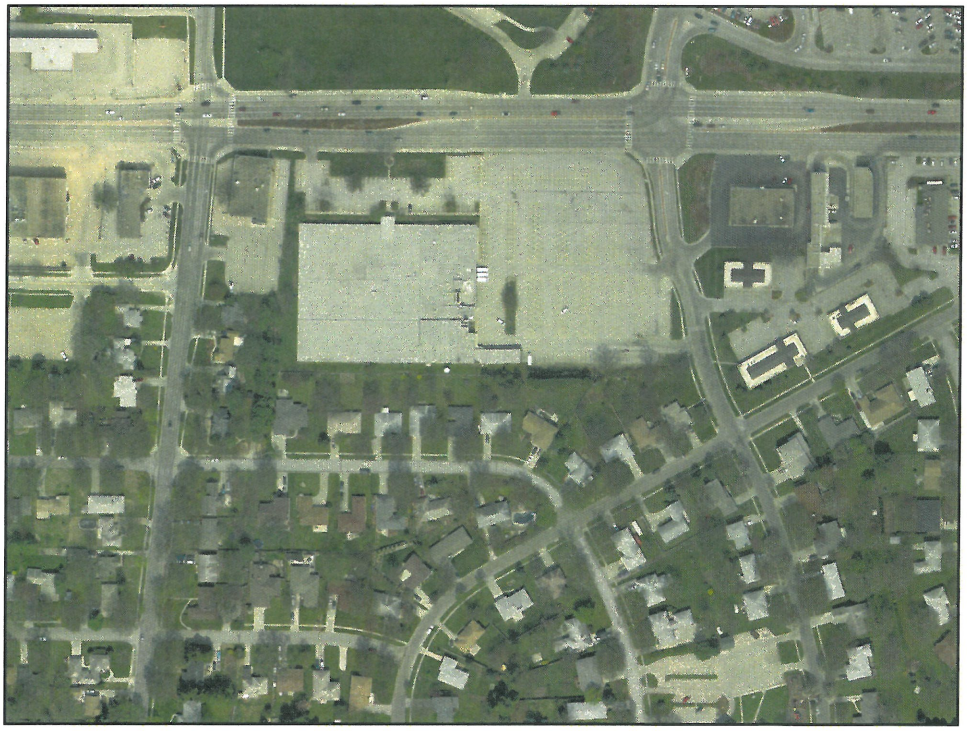
DECEMBER 2, 2011


Lincoln Public Schools
Lincoln, Nebraska · lps.org, @lpsorg

Lincoln Public Schools
Lincoln, Nebraska · lps.org, @lpsorg



Lincoln Public Schools
Lincoln, Nebraska · lps.org, @lpsorg



Questions?

Contact:

Scott Wieskamp
Director of Facilities & Maintenance

swieska@lps.org

Lincoln Public Schools
800 South 24th Street
Lincoln, NE 68510
(402) 436-1072

Lincoln Public Schools
Lincoln, Nebraska · lps.org, @lpsorg

Jean Preister

From: Kathy [Kathyk402@windstream.net]
Sent: Saturday, January 28, 2012 2:40 PM
To: Jean Preister
Subject: Change of Zone 11042

I am a property owner whose home backs up to the area intended for the zone change. I am not opposed to the building or the plans, IF there will be a private fence and landscaping along the entire south end of the property to buffer and reduce noise/light pollution. I think this is only fair for those of us who live here. If there is nothing planned or intended to buffer and reduce any noise/light pollution then I am very, very much opposed to the zone change and development plans.

Please be sure to take the families and neighbors into consideration as you vote on this change. Our families live and play here and we deserve our privacy.

Thank you

Kathy Knollenberg
Home Owner for almost 10 years
5800 M St