City Council Introduction: **Monday**, October 28, 2013
Public Hearing: **Monday**, November 4, 2013, at **3:00** p.m. Bill No. 13-134

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 13023,** from R-1 Residential District to R-4 Residential District, requested by Civil Design Group on behalf of MBA Apartments, LLC, on property generally located northwest of South 56th Street and Highway 2.

STAFF RECOMMENDATION: Approval

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 10/16/13
Administrative Action: 10/16/13

RECOMMENDATION: Approval (8-0: Weber, Sunderman, Corr, Cornelius, Hove, Beecham, Scheer and Lust voting 'yes').

FINDINGS OF FACT:

1. This change of zone request and an associated amendment to the Quail Valley Community Unit Plan (Special Permit No. 585C) were heard at the same time before the Planning Commission.

2. This is a change of zone request from R-1 Residential District to R-4 Residential District on approximately 9.62 acres, more or less, generally located northwest of South 56th Street and Highway 2, for the purpose of amending the Quail Valley Community Unit Plan by adding 48 additional dwelling units in two apartment buildings with 24 units each in the multi-family area of the existing CUP (Special Permit No. 585C). A change of zone to R-4 would allow up to 96 additional dwelling units.

3. The staff recommendation of approval is based upon the "Analysis" as set forth on p.4-5, concluding that the area is a good location for increased density given the proximity to commercial uses, park, bike trail, other amenities and adequate separation from existing single- and two-family lots. Thus, this application is in conformance with the Comprehensive Plan. The staff presentation is found on p.7-8.

4. The applicant's presentation is found on p.8, pointing out that a) the proposed two three-story 24-plexes will be consistent with the architecture and design of the existing units; b) there will be no connection to Quail Ridge Drive (which is one of the concerns of the opposition); and c) that the developer has no intention to add more than the requested 48 dwelling units, even though the R-4 zoning would allow up to 96 additional dwelling units.

5. Testimony in opposition is found on p.9, and the record consists of one letter in opposition (p.18). The concerns of the opposition dealt with the associated amendment to the community unit plan, including access on Quail Ridge Drive; access in general via the Alamo shopping center parking lot; storm water runoff; impact on residential property values; vandalism and car thefts from apartment dwellers; and opening the door for future expansion of multi-family dwellings into the neighborhood.

6. On October 16, 2013, the Planning Commission voted 8-0 to agree with the staff recommendation of approval, finding the proposal to be an appropriate higher density infill project for the area.

7. On October 16, 2013, the Planning Commission also voted 8-0 to adopt Resolution No. PC-01364 approving the associated amendment to the Quail Valley Community Unit Plan (Special Permit No. 585C), the site plan for which is attached on p.15, for information purposes only. As of the date of the preparation of this Factsheet, the associated special permit amendment has not been appealed to the City Council.

FACTSHEET PREPARED BY: Jean L. Preister **DATE**: October 21, 2013
REVIEWED BY: Marvin Krout, Director of Planning **DATE**: October 21, 2013
REFERENCE NUMBER: FS\CC\2013\CZ13023

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for October 16, 2013 PLANNING COMMISSION MEETING

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

PROJECT #: Special Permit No. 585C Quail Valley CUP
Change of Zone No.13023

PROPOSAL: A request per Section 27.63.320 to amend the Quail Valley Community Unit Plan (CUP) to add approximately 95 dwelling units to the CUP with 48 of those units being used for two apartment buildings with 24 units each in the Multifamily area. This application also includes a ***Change of Zone from R-1 Residential to R-4 Residential on that portion of the Community Unit Plan containing the multifamily dwelling units.***

LOCATION: Generally located northwest of S. 56th Street and Highway 2.

LAND AREA: Special Permit 585C is 51.94 acres more or less
Change of Zone is 9.62 acres more or less

EXISTING ZONING: R-1 Residential

CONCLUSION: Given the proximity to commercial uses, park, a bike trail, other amenities and adequate separation from existing single and two family lots, this is a good location for increased density. This application is in Conformance with the Comprehensive Plan.

RECOMMENDATION:	
Special Permit# 585C, Quail Valley Community Unit Plan	**Conditional Approval**
Change of Zone#13023 R-1 Residential to R-4 Residential	***Approval***

GENERAL INFORMATION:

LEGAL DESCRIPTION: See Attached

EXISTING LAND USE: Multifamily (apartments)

SURROUNDING LAND USE AND ZONING: The development within the CUP is bounded by Larsen Park to the north and west, S. 56th Street to the east and Highway 2 to the south. Edgewood Shopping Center is located directly east of S. 56th Street at this location.

Directly adjacent to the south of the area proposed for re-zoning from R-1 to R-4, but north of Highway 2, is a B-1 Local Commercial Center know as "The Fort" and O-2 Suburban Office zoning. Larsen Park separates the multifamily from single and two family attached units to the west. Although there are single family lots adjacent to the change of zone area directly to the north, the proposed new multifamily buildings would be on the southern most end of the CUP closest to the commercial center and Highway 2.

HISTORY:

May 1972	City Council approved a Community Unit Plan for 202 units with reductions to front side and rear yard setbacks except for those lots that had frontage on S. 56th Street and Highway 2.
April 1974	Planning Commission approved SP585A that amended the lot arrangement of single/two family area of the CUP.
February 1977	City Council approved SP585B an amendment to the multifamily area to include an adjustment to the location of buildings and garages, parking areas and the addition of a pool area and tennis area.
April 1995	The Planning Director approved Administrative Amendment #94078 to adjust the site plan to allow for an entrance sign.
May 1997	The Planning Director approved Administrative Amendment #97029 to revise the site plan to include more garage spaces and rearrange parking.

COMPREHENSIVE PLAN SPECIFICATIONS:

This area is shown as urban residential on the 2040 Future Land use map. (Page 12.3)

Distribute and preserve affordable housing throughout the community to be near job opportunities and to provide housing choices within existing and developing neighborhoods. (Page 7.2)

Provide a wide variety of housing types and choices for an increasingly diverse and aging population. (Page 7.2)

Provide flexibility to the marketplace in siting future residential development locations.(Page 7.2)

Preserve areas designated for multi-family and special needs housing in approved plans to support a distributed choice in affordable housing.(Page 7.2)

Encourage mixed use commercial centers to incorporate special needs housing where they could serve as a transitional use to less intensive residential development and benefit from walkable access to the commercial area and transit. (Page 7.4)

Develop new design standards that encourage density, optimize infrastructure costs, and help lower the overall cost of property development. (Page 7.8)

Good design and appropriate placement are key to successful redevelopment. Widely varying techniques are utilized to achieve redevelopment in existing neighborhoods such as the following examples: 4. Multi-family complexes identifying open areas to develop additional buildings on the existing property (resulting in a net increase in density). (Page 7.9)

Encourage increased density of existing apartment complexes and special needs housing where there is land available for additional buildings or expansions. (Page 7.9)

UTILITIES:

All utilities are existing. A public water system exists within the apartment complex across parking lots and each existing building appears to have its own water service. This water system is non-standard compared to present requirements. Multiple services to one lot is not typical and will not be approved. The Public Works and Utilities Department recommends that a water service plan should be included with this amendment and not be deferred until building permit time.

Plans should be revised to show grading and drainage and a concept plan for piping the drainage to Beals Slough.

TRAFFIC ANALYSIS:

S. 56th Street is an urban arterial street. Highway 2 is a state highway. The proposed change of zone from R-1 Residential to R-4 Residential to increase the density of this CUP will not create enough increase in traffic to warrant any additional street improvements. The multifamily area has access to S. 56th Street via Shady Creek Court and has access to the Highway 2 via the commercial center to the south. There is no road connection between the single family dwelling units to the north and the multifamily area.

ENVIRONMENTAL CONCERNS:

The applicant has requested that no onsite detention be required with this amendment. The engineer for this development did a detention study (as requested by the Public Works and Utilities Department) that showed that with the multifamily development being so close to the creek, their runoff comes in prior to the higher peak flows in Beal Slough during a major storm event. The study showed that there was no need for onsite detention with this amendment.

A portion of this site is in the flood plain. This site will need a floodplain permit for the new garages currently shown to be in the floodplain. Minimum floor elevations need to be shown on the site plan for these garages.

AESTHETIC CONSIDERATIONS:

The applicant has stated that the new multifamily building will be similar in size, shape and materials with the existing multifamily in this development.

ALTERNATIVE USES: Remain as an open space area in the CUP.

<u>ANALYSIS:</u>

1. The purpose of the this amendment to the Quail Valley Community Unit Plan is to allow for two additional multifamily buildings with approximately 24 units in each building. A change of zone from R-1 Residential to R-4 Residential is required to increase the density. Today the CUP is all zoned R-1 with a total density of 202 units. The change of zone on the Multifamily lot will allow an additional 95 units. Approximately 48 of those units will be used for the two new multifamily buildings. There will be an additional 47 unallocated units permitted in the CUP as a whole. Although it seems that there is not much more room for

any additional units in the CUP the 47 unallocated units could be administratively approved with a revised site plan in the future if necessary.

2. The density calculations are as follows:

Total number of acres in the CUP = 51.94
Total number of acres in R-1 = 42.32
Total number of acre in R-4 = 9.62

Density: R-1 (3.87 *42.32) = 163
R-4 (13.93 *9.62) = 134 (*per change of Zone13032*)
Total = 297

R-1 Platted single family and single family attached = 106
R-4 multifamily = 144
Unallocated dwelling units = 47

3. The Comprehensive Plan encourages density where there is existing infrastructure and walkable access to the commercial areas and transit. There is a bike trail located along Highway 2 just south of this property. Access to the trail can be gained through the commercial property and is shown on the site plan. Bus route #40 stops on 56th Street to the east and route #50 is on S. 48th Street to the west.

4. The new units will be located in that portion of the CUP that is buffered from the newest single family homes by a large, elongated park with a drainageway (Beal Slough) through it to the west. The nearest residential lot will be at least140 feet from the nearest apartment building. In addition to the park there is a 60 foot LES easement that runs along the west side of the property prohibiting structures in the easement. The new buildings will have commercial development to the south and other similar multifamily buildings to the north and east. The applicant sent a letter the neighbors on September 19 prior to the Planning Department sending out our required notification. That letter is attached.

5. The applications for a Change of Zone and amendment to an existing Community Unit Plan are in Conformance with the goals of the Comprehensive Plan. They provide for more affordable housing while utilizing existing infrastructure including utilities, parks, bike trails, bus routes, shopping and access to the highway.

Prepared by

Christy Eichorn, Planner

DATE: October 3, 2013

APPLICANT / OWNER: MBA Apartments, LLC
1318 Pelican Bay
Lincoln, NE 68512

CONTACT: Civil Design Group
8535 Executive woods Drive, Suite 200
Lincoln, NE 68512
402-434-8494

CHANGE OF ZONE NO. 13023
and
USE PERMIT NO. 585C

PUBLIC HEARING BEFORE PLANNING COMMISSION: October 16, 2013

Members present: Weber, Sunderman, Corr, Cornelius, Hove, Beecham, Scheer and Lust.

These applications were removed from the Consent Agenda due to a letter in opposition received from the President of the Quail Valley Homeowners Association.

Staff recommendation: Approval of the change of zone and conditional approval of the amendment to the community unit plan.

There were no ex parte communications disclosed.

Staff presentation: **Christy Eichorn of Planning staff** showed the location of the proposed amendment to the CUP and change of zone on the map, stating that the proposed change of zone and CUP do not affect the layout of any other portion of the CUP. When the area was originally developed in the early 1970's, it was all zoned R-1. The CUP allowed the cluster density. The park to the east and the center of the CUP was part of the open space that was consistent with community unit plans in the early 1970's. The density was clustered in the R-1 zoning with the original CUP.

Eichorn pointed out that the CUP is very close to Highway 2; it is adjacent to South 56th Street, a major arterial; it is across the street from Edgewood, which is a regional shopping center; there is park and open space to the west; there is a bike trail along Highway 2 with bus routes along S. 56th and S. 48th Streets. Today, there are about 96 apartment units in the multi-family area of this CUP, and there are approximately 106 dwelling units in the single-family area north of the multi-family.

Eichorn explained that the applicant is asking to add 48 units in two buildings at 24 units per building. Those buildings would be located approximately southwest of the existing multi-family, with all of the multi-family being on one lot. There is no connection up to Quail Ridge Drive, and no road connection across the drainage way to the single-family on the west side of the park. There is a connection out to S. 56th Street on Shady Creek Court as well as S. 55th Street. This amendment would provide a connection through the Alamo Center to just south of the multi-family for this developed area to exit to Highway 2.

Eichorn further explained that with the change of zone to R-4, there could potentially be an additional 97 units; however, the applicant is asking only for 48 additional units in this application. The staff report, however, is written to allow the full density with R-4 zoning, i.e. up to 97 dwelling units. There would not be any additional heights allowed and there is no additional space north of the multi-family dwelling units to add any more dwelling units. Amendments to this application in the future for more dwelling units could be by administrative amendment if this special permit is not limited to 48 units.

Lust noted that the email in opposition pointed to potential concern of adverse traffic conditions along Quail Ridge Drive. Eichorn pointed out that Quail Ridge Drive/Quail Ridge Circle is a cul-de-sac off of South 56th Street, and there is no vehicular connection between the cul-de-sac and the multi-family to the south.

Beecham referred to the bike trail along Highway 2 and wondered whether there will be a sidewalk connection to the bike trail. Eichorn stated that there is a driveway connection but she did not recall whether there was a sidewalk connection shown.

Proponents

1. Mike Eckert appeared on behalf of **MBA Apartments,** the applicant and developer. Eckert addressed the concerns expressed in the letter in opposition. The property was purchased from an out-of-state owner. There are tennis courts and green space behind Ming Auto Beauty Center and the sports bar. The developer believes it is appropriate to add these two three-story 24-plexes, which will be consistent with the architecture and design of the existing units.

Eckert advised that the developer did a mailing to 88 addresses when this application was submitted, after which the developer received no calls or inquiries. Eichorn had one inquiry and Eckert had one inquiry after the Planning Department notice was mailed. Eckert stated that he has talked with the individual writing the letter in opposition. Eckert observed that possibly there was some mis-information and inability to understand the site plan. There is no connection to Quail Ridge Drive and Eckert believes this addressed most of the concerns of the opposition. Eckert explained to the opposition that it would be the two new buildings and the opposition seemed satisfied.

That being said, Eckert stated that the calculations for the R-4 zoning would allow 96 units; however, Eckert assured the Commission that the developer only wants 48 units. There really is not enough room on the property for any more than that. If the Planning Commission desires to limit it to 48 units, the developer will not object. Generally speaking, Eckert submitted that this is a good solid infill project with all infrastructure in place.

Corr asked to see the location of the access road to the shopping center. Eckert showed the map. There is an access road behind the commercial area which comes into the parking area for the front of the store (The Fort). It is a private drive; however, the developer is in discussions with the owner but they have not secured this access for the multi-family at this point. The access at 55th Street is public, so from an emergency vehicle perspective, if there was an accident at the intersection at Shady Creek Court, there is another route up through areas which are public right-of-way. Planning has suggested that the developer ask the owner for that access and they will do so.

Eckert further observed that the property is immediately adjacent to the access road that goes behind the shopping complex and, even though it is private property, he believes someone on a bike could easily get access to the trail. The developer also worked extensively with Watershed Management by doing a study that showed that since the property is so close to the creek, it is actually better in this case to not have detention. Public Works has asked for more details about the discharge, to which the applicant will comply.

Opposition

1. Avery Pickering, 5500 Quail Ridge Place, shared his concerns. He has lived in his home for 30+ years, buying the home when the area was under development. He understood there were some concessions made during the original development relating to the common area and the park which compensated for some smaller lots and homes close together. With the creek running through, he believes it is difficult to divide the property into lots. Were the same concessions made for the development of the multi-family area? If there were some concessions made, he wants to be sure that the Planning Commission addresses those concerns.

Pickering acknowledged that he did receive the first letter from the developer but he did not understand that he was supposed to express his concerns until this meeting.

Pickering also expressed concern about the LES easement where the power lines go through. Over the years, he has seen people from the apartment complex either enter their parking area or come out through that grassy area on occasion. By increasing the parking area and the number of vehicles, he wonders whether that will increase that usage, plus society tends more and more to just do something "because you can." The other part of that same area he is concerned about is with the access area into the parking area (which seems fairly limited), with Shady Creek Court as the only proper entrance and exit, His concern is that at some point in the future, there might be a request to put a roadway connecting into his residential area. With regard to the access into the shopping center area which is being discussed, Pickering observed that 55th Street is really an alleyway and the road behind Ming is an alleyway, so there are vehicles parked there to load and unload. Driving through the Alamo shopping center can be kind of a puzzle and one cannot flow through there quickly.

Pickering referred to the storm sewer, stating that when there is a good hard rain, the bridge over the pedestrian trail is nearly washed out because it will overflow and the water goes across that bridge.

In general, and probably pertaining to every residential area, Pickering suggested that the more influence that there is from an apartment building, things tend to happen from the population that you have in apartment buildings as opposed to residential property owners. Over the years, he has seen some vandalism and car thefts. One thing the police have said, is that the apartment population would suggest that all cars always be locked.

Response by the Applicant

Eckert stated that the developer is required to comply with the R-4 parking regulations. In fact, this development is providing more parking than just for the new 48 units. They also had to increase parking so that the entire complex of 144 units has adequate parking. Therefore, this proposal adds ancillary parking.

With regard to the access points, Eckert recalled a study that was done as to how many apartment complexes exist with one entrance, and there were several – in the 200-300 range. They did review this with staff. It is platted as public right-of-way as well as a drive aisle. The developer also went to extra lengths on the hydrology issues. Those are a larger, bigger picture item and he believes

Watershed Management agreed that this runoff should get downstream sooner rather than holding it back with detention.

Eckert assured that this amendment in no way, shape or form proposes access to Quail Ridge Circle/Drive/Place, and they would not propose that in the future. If the applicant ever wanted more units, he would be happy to come back through the public hearing process.

Beecham asked to see the location of the LES easement. Eckert showed the location of two big transformers on the map. It is a 60' easement running the entire length of the power line and then continues up through the residential properties. He had extensive discussions with Steve Hanks of LES to allow parking on that easement area. They have been good with parking under it because it actually sometimes helps LES's access.

CHANGE OF ZONE NO. 13023
ACTION BY PLANNING COMMISSION: October 16, 2013

Hove moved approval, seconded by Scheer.

Lust thinks this is a pretty straight forward project. The density is very good for this area. She does not have the traffic concerns along Quail Ridge Drive since there is no access there.

Motion for approval carried 8-0: Weber, Sunderman, Corr, Cornelius, Hove, Beecham, Scheer and Lust voting 'yes'. This is a recommendation to the City Council.

SPECIAL PERMIT NO. 585C
ACTION BY PLANNING COMMISSION: October 16, 2013

Cornelius moved to approve the staff recommendation of conditional approval, seconded by Hove and carried 8-0: Weber, Sunderman, Corr, Cornelius, Hove, Beecham, Scheer and Lust voting 'yes'. This is final action, unless appealed to the City Council within 14 days.

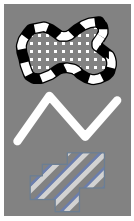
2010 aerial

Change of Zone #: CZ13023
S 56th St & Shady Creek Ct
R-1 to R-4

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

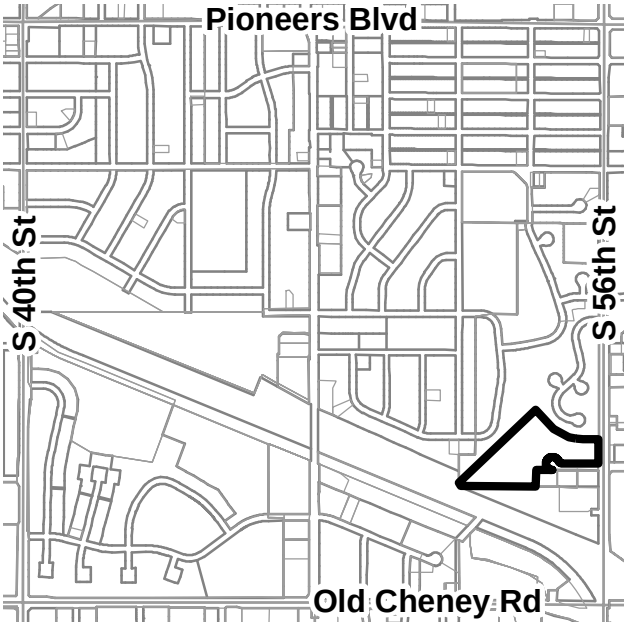
One Square Mile:
Sec.08 T09N R07E



Area of Application

Zoning Jurisdiction Lines

Lancaster County Jurisdiction



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LEGAL DESCRIPTION - COMMUNITY UNIT PLAN

QUAIL VALLEY, BLOCK 1, LOTS 1-23 AND BLOCK 2, LOTS 1-19, OUTLOT 'A' & 'B' QUAIL VALLEY FIRST ADDITION, BLOCK 1, LOTS 1-19; BLOCK 2, LOTS 1-23; BLOCK 3, LOTS 1-17; BLOCK 4, LOT 1 AND OUTLOTS 'A', 'B' AND 'C'., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 9 NORTH, RANGE 7 EAST, LINCOLN, LANCASTER COUNTY NEBRASKA

LEGAL DESCRIPTION - CHANGE OF ZONE

A Legal description of a portion of Lot 1, Block 4 "QUAIL VALLEY FIRST ADDITION" located in the Southeast Quarter of Section 8 Township 9 North, Range 7 East, Lincoln, Lancaster County Nebraska and more particularly described as follows:

Beginning at the Southeast corner of said Lot 1, Thence Westerly on the South line of said Lot 1 and on an assumed bearing of N 89°43'13" W for a distance of 684.76' to the Southwest corner of said Lot 1; Thence N 25°50'55" W for a distance of 32.60'; Thence N 00°23'44" W for a distance of 6.98'; Thence N 46°47'44" E for a distance of 958.13' to the most Northerly corner of said Lot 1; Thence S 43°11'28" E for a distance of 233.07'; Thence S 60°47'11" E for a distance of 163.71'; Thence S 83°06'12" E for a distance of 127.29'; Thence N 89°37'37" E for a distance of 137.02' to the Northeasterly corner of said Lot 1, said point also being on the Westerly 50.00' Right-of-Way line of South 56th Street; Thence S 00°01'26" W on the Westerly 50.00' Right-of-Way line of South 56th Street for a distance of 224.05' to a point on the North Right-of-Way line of Shady Creek Court; Thence N 89°44'28" W on the North Right-of-Way line of Shady Creek Court for a distance of 320.47'; Thence with a curve turning to the right with an arc length of 49.95', with a radius of 44.00', with a chord bearing of N 57°27'04" W, with a chord length of 47.31'; Thence with a curve turning to the left with an arc length of 256.89', with a radius of 60.00', with a chord bearing of S 32°48'12" W, with a chord length of 101.03';
Thence N 89°40'39" W for a distance of 149.74'; Thence S 00°06'10" W for a distance of 150.16' to the Point of Beginning and containing a calculated area of 9.62 acres more or less.

Civil Design Group, Inc.
Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning
www.civildg.com

September 18, 2013

Mr. Marvin Krout
Director of Planning
City of Lincoln /Lancaster County
555 South 10th Street, Room 213
Lincoln, NE 68508

Re: The 56th Street Loft Apartments – Quail Valley CUP Amendment & Change of Zone Request, CDG Project No. 2013-0106

Dear Mr. Krout:

On behalf of MBA Apartments56, LLC, we submit the above mentioned applications for your review and approval. With this CUP Amendment we are in-filling two additional buildings comprising a total of 48 multi-family units. This addition will bring the 56th Street Loft Apartments to a total of 144 units. Via pre-application work with staff, it was decided that this would also be an appropriate time to change the zoning on the multifamily lot from R-1 to R-4 so that it conform with the current zoning district for multifamily complexes.

We have also been working with Watershed Management Department to determine the need for detention on the property. Olsson Associates possessed a full hydrology model of the Beal Slough and therefore we requested that they study impact of the increased runoff from this project on the Beal Slough Floodplain. As you will see in the attached memo, the increased runoff does not have a measurable impact on the Beal Slough floodplain. Additionally, the model demonstrates that the without detention, the increased runoff from this site would be advantageously released into Beal Slough prior to the arrival of the peak storm event adjacent to this site. Therefore, we would request that detention not be required as part of this special permit application.

In conjunction with this submittal we submit the following information:

CUP - Uploaded via Project Dox
Drainage Memo – Uploaded via Project Dox
Change of Zone Application Fee - $792.00
CUP Application Fee - $792.00

I hope that this letter and the plans provide you with enough information to review this CUP Amendment and Change of Zone. In an effort to facilitate the review process, please call me at (402) 434-8494 if you have questions.

Sincerely,

Mike Eckert, AICP

Encl

cc: MBA Apartments56 ,LLC

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013

Civil Design Group, Inc.
8535 Executive Woods Drive, Ste 200
Lincoln, NE 68512

September 18, 2013

RE: Notice of application for amendment to the Quail Valley Special Use Permit and associated Change of Zone for 48 Additional Apartment Units at The 56th Street Loft Apartments.

Dear Neighbor adjacent to the Quail Valley Apartments:

On behalf of our client, MBA Apartments56, LLC, we wanted to inform you of an application we have submitted and application to the Lincoln/Lancaster County Planning Department for the addition of two buildings at the 56th Street Loft Apartments located at S. 56th Street and Shady Creek Ct. Each of the buildings will be similar in size, shape and materials (24 units each) as the existing buildings in the complex.

A site plan showing the additional buildings, parking areas and additional garages is enclosed. The 60' LES easement running parallel to the Larson Park provides an enhanced setback for the buildings adjacent to the park. Additionally, all traffic from the units will continue to take access to public roads via Shady Creek Ct & S. 56th Street.

The zoning change that accompanies this amendment to the special permit is only for the multifamily lot. The zoning on this lot would change from R-1 to R-4, which is the current zoning district that is appropriate for multifamily complexes. The zoning on the single family lots within the overall Quail Valley special permit will NOT change from their existing R-1 zoning.

Please contact me at 402-434-8494 if you have any questions or desire more information about this proposed project. You will be receiving some mailings from the Planning Department regarding the public hearings for this project as it proceeds through the Lincoln Planning Commission and the Lincoln City Council.

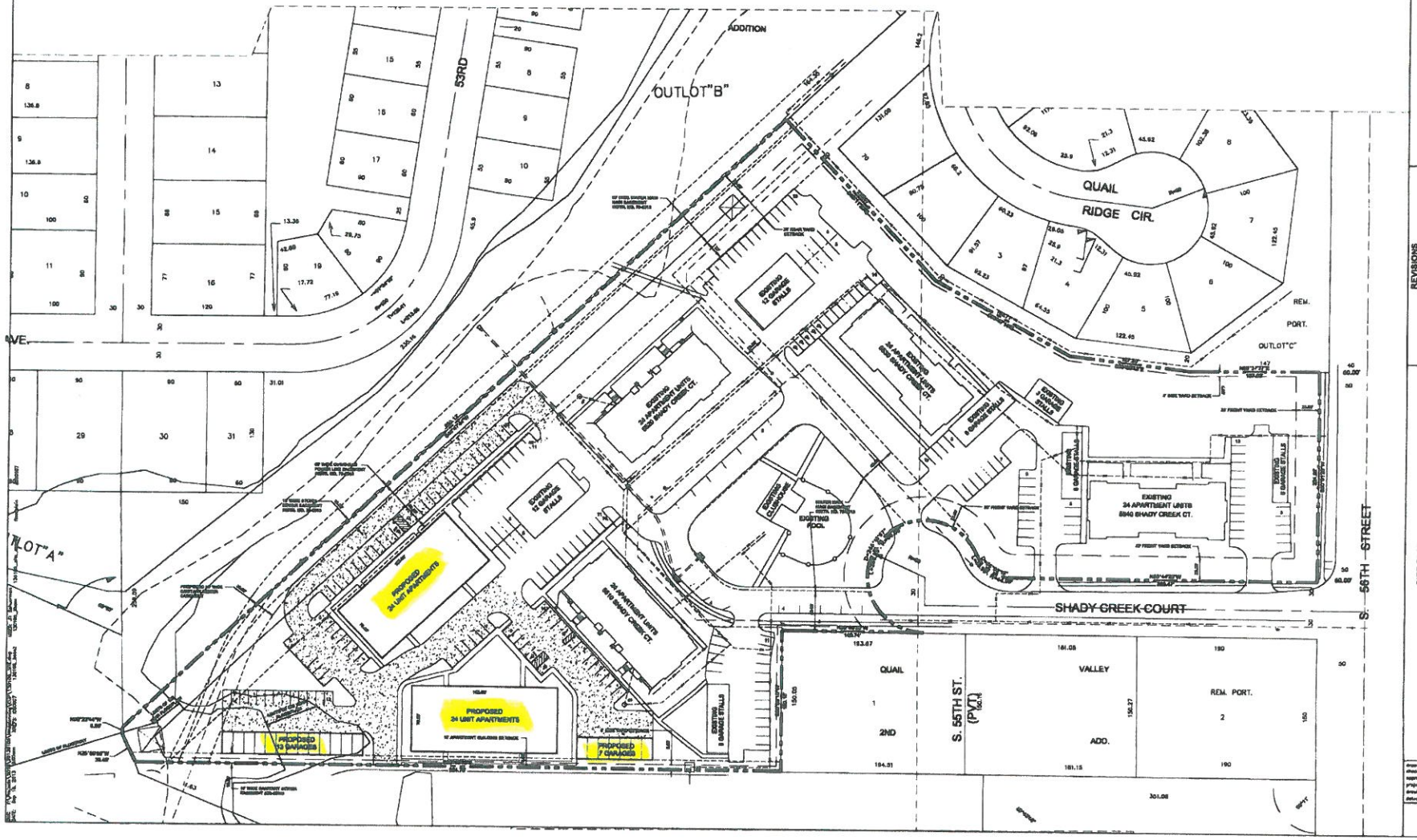
Sincerely,

Mike Eckert, AICP

cc: Christy Eichorn, City of Lincoln Planning Department

QUAIL VALLEY
SPECIAL PERMIT 595C

LEGEND
- PROPOSED CENTERLINE
- PROPERTY LINE /COMMUNITY UNIT PLAN BOUNDARY
- PROPOSED SETBACK
- EASEMENT
- FLOOD LIMITS
- PROPOSED PARKING LOT
- PROPOSED SIDEWALK



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CIVIL · SURVEY · GIS · DEVELOPMENT · PLANNING AND ZONING

REVISIONS

DATE	DESCRIPTION

SITE PLAN

QUAIL VALLEY APARTMENTS
AMENDED COMMUNITY UNIT PLAN #595C

LINCOLN, NEBRASKA

2013

drawn by: JH
checked by: -
approved by: -
project no.: 2013-0165
drawing no.: -
date: 02/17/2013

SHEET 2 OF 2

015

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5121 Boeckner Ave. 68516
5111 Boeckner Ave. 68516
5121 Quail Ridge Dr. 68516
5131 Quail Ridge Dr. 68516
5201 Quail Ridge Dr. 68516
5211 Quail Ridge Dr. 68516
5420 Quail Ridge Ct. 68516
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5430 S. 51st 68521

5120 Boeckner Ave - 68516

~~5130 Boeckner Ave~~ 1101 Union Ave, North Platte, NE 69101

5341 S. 52nd St. - 68516

5331 S. 52nd St - 68516

5321 S. 52nd St - 68516

5311 S. 52nd 68516

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5251 S. 52nd 68516

5241 S. 52nd 68516

5231 S. 52nd 68516-1808

5221 S. 52nd 68516

5230 S. 52nd St. 68516

5240 S. 52nd St.

5250 S. 52nd St.

5300 S. 52nd St.

~~5310 S. 52nd St.~~ 7340 Englewood Dr. 68510

5320 S. 52nd 68516

5330 S. 52nd 68516

5200 Boeckner Ave.

Jean Preister

From: Jean Preister
Sent: Wednesday, October 16, 2013 8:06 AM
To: Jean Preister
Subject: FW: Special Permit 585C on the Planning Commission Agenda- 10/16/13

-------- Original Message --------
Subject: Special Permit 585C on the Planning Commission Agenda- 10/16/13
From: Kaine McClelland <mcclellandkk@yahoo.com>
To: "Christy J. Eichorn" <ceichorn@lincoln.ne.gov>
CC: avery pickering <nepick1@gmail.com>,chris.peterson.nebraska@gmail.com,amy68007@aol.com

Christy Eichorn
City of Lincoln Planning Department
555 South 10th St.
Lincoln, NE 68508

Ms. Eichorn-

I am contacting you in regards to Special Permit 585C listed on the October 16th, 2013 City of Lincoln Planning Commission agenda. On behalf of myself and the other representatives of the Quail Valley Homeowner's Association Board, we would like to state our opposition to this change that will adversely affected residents our association.

Specifically, our concerns are:
-We would like to avoid potentially adverse traffic conditions along Quail Ridge Drive. This street has always been a residential street with single family dwelling units and the street contains a number of homes with small children that may access the street at times. Safety concerns that have not been present during past may be a concern as this new dwelling is built.
-There are concerns about possible impacts to resident's property values as well. Many of these residents are well-established, long time homeowners that have lived in the neighborhood since its development in the 1970's. Adding a multi-family dwelling unit in the immediate vicinity might negatively impact the property value of these homes. The addition of these apartments dwellings might also open the door for future expansion of multi-family dwellings into the neighborhood that might lead to further decline in property values. This would also lead to a general change in the overall character of the neighborhood that our residents would not be in favor of.

In concluding, we would like to state our opposition to this special permit be allowed to pass due to the concerns stated above.

Thank you for your consideration.

Kaine McClelland
President, Quail Valley Homeowners Association
Phone : 402-802-1030
Email: mcclellandkk@yahoo.com

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