City Council Introduction: **April 28, 2014**
Public Hearing: **May 5, 2014, 3:00 p.m.**

Bill No.14-44

FACTSHEET

TITLE: CHANGE OF ZONE NO. 14004

BOARD/COMMITTEE: Planning Commission

APPLICANT: Mike Wachal

RECOMMENDATION: Approval (8-0: Beecham, Cornelius, Corr, Harris, Hove, Lust, Sunderman and Weber voting 'yes'; Scheer declared a conflict of interest).

STAFF RECOMMENDATION: Approval

OTHER DEPARTMENTS AFFECTED: N/A

SPONSOR: Planning Department

OPPONENTS: None.

REASON FOR LEGISLATION:
To change the zoning from AGR Agricultural Residential District to H-4 General Commercial District, on property generally located at the northwest corner of South 70th Street and Pine Lake Road.

DISCUSSION / FINDINGS OF FACT:

1. This proposed change of zone request and the associated Comprehensive Plan Amendment No. 14001 and Special Permit No. 14003 were heard at the same time before the Planning Commission.

2. This request to change the zoning from AGR Agricultural Residential District to H-4 General Commercial District on approximately 5.50 acres, more or less, is to allow a Planned Service Commercial special permit for mini-warehousing and office use.

3. The staff recommendation to approve the change of zone request is based upon the "Analysis" as set forth on p.3-4, concluding that the associated special permit acknowledges the access limitations present on the site by limiting the uses to low intensity, low traffic volume uses. Along with the change in land use designation and the land use restrictions imposed by the special permit, this change of zone request complies with the Comprehensive Plan and will allow for an appropriate use of the land. The staff presentation is found on p.6-7.

4. The testimony on behalf of the applicant is found on p.7-8. The applicant submitted proposed amendments to the conditions of approval on the associated Planned Service Commercial special permit to address the issues of access, screening, landscaping and buffering. Letters in support are found on p.14-17 (Country Meadows Homeowners Association, Pine Lake Heights Congregation of Jehovah's Witnesses and Christlife Lincoln Church).

5. There was no testimony in opposition.

6. On April 16, 2014, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval of this change of zone request.

7. On April 16, 2014, the Planning Commission also voted 8-0 to recommend approval of the associated Comprehensive Plan Amendment No. 14001 (Bill #14R-110) and voted 8-0 to adopt Resolution No. PC-01388 approving the associated Special Permit No. 14003 for Planned Service Commercial, copies of the site plan and notes for which are attached for information purposes only. As of the date of this Factsheet, the special permit has not been appealed to the City Council..

POLICY OR PROGRAM CHANGE: ____ Yes X No

OPERATIONAL IMPACT ASSESSMENT: N/A
COST OF TOTAL PROJECT: N/A
RELATED ANNUAL OPERATING COSTS: N/A
SOURCE OF FUNDS: N/A
CITY: N/A
NON-CITY: N/A

FACTSHEET PREPARED BY: Jean Preister, Administrative Officer **DATE:** April 21, 2014

REVIEWED BY: Marvin Krout, Director of Planning **DATE:** April 21, 2014

q:\fs\cc\2014\CZ14004+

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for APRIL 16, 2014 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No.14004 - Tagel Hills

PROPOSAL: From AGR Agricultural Residential to H-4 General Commercial

LOCATION: Northwest of the intersection of South 70th Street and Pine Lake Road

LAND AREA: 5.49 acres, more or less

EXISTING ZONING: H-3 Highway Commercial

CONCLUSION: This request is associated with both a comprehensive plan amendment to change the land use designation from Urban Density Residential to Commercial, and a special permit for planned service commercial which restricts the uses on the site to mini-warehousing and office uses. The special permit acknowledges the access limitations present on the site by limiting the uses to low intensity, low traffic volume uses. Along with the change in land use designation and the land use restrictions imposed by the special permit, this change of zone request complies with the Comprehensive Plan and will allow for an appropriate use of the land.

RECOMMENDATION: Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 2, Country Place 22nd Addition, and Lot 1, Country Place 26th Addition, Lancaster County, NE

EXISTING LAND USE: Single-family Residential

SURROUNDING LAND USE AND ZONING:

North:	Church	AGR
South:	Vacant	R-3 (PUD)
East:	Vacant, Commercial	B-2
West:	Church	R-1

ASSOCIATED REQUESTS:

CPA#14001 - A request to change the land use designation form Urban Density Residential to Commercial.

SP#14003 - A special permit for planned service commercial which restricts the uses within the boundary of the permit to mini-warehousing and office uses.

HISTORY:

JAN 1992 - The final plat of Country Place 22nd Addition was approved.

APR 2000 - The final plat of County Place 26th Addition was approved.

COMPREHENSIVE PLAN SPECIFICATIONS:

Pg 5.5 - Commercial and Industrial Development Strategies -

-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.

Pg 5.14 - Commercial Infill - Strategies for Infill

-Develop infill commercial areas to be compatible with the character of the area.

-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.

ANALYSIS:

1. This is a request to change the zoning from AGR to H-4 over two lots located northwest of the intersection of the intersection of South 70th Street and Pine Lake Road. Combined, the lots are 5.49 acres in area.

2. There is one single-family dwelling located on the north lot. Both lots have a driveway access onto South 70th Street. The south lot has the option of also having driveway access for a single-family dwelling onto Pine Lake Road instead, but would have to cross the Pine Lake drainage adjacent to the south lot line.

3. There are two associated applications. The first is CPA#14001 which seeks to change the Comprehensive Plans' land use designation for the subject property form Urban Density Residential to Commercial. The second is a request for a special permit for planned service commercial, a permit which is only allowed in the H-4 zoning district.

4. It is the applicant's plan to develop the site for mini-warehousing and office. Mini-warehousing is allowed as a conditional use in the B-4, and by right in the H-2 through I-3 zoning districts. Uniquely, the H-4 zoning district also has a special permit for planned

service commercial, whereby the City retains site plan review authority and the developer can voluntarily restrict the intensity of the development. For this reason, H-4 zoning is being requested, along with a special permit for planned service commercial.

5. Limiting the intensity of commercial development is important, given the proximity of residential zoning and residential uses. The associated special permit contains provisions which restrict the uses to mini-warehousing and office uses, both recognized as fairly low intensity land uses and relatively low traffic generators. Also included is a landscape plan which includes screening in excess of the minimum required by the Design Standards for the proposed development.

6. The proposed site plan for the associated special permit shows driveway connections to both church properties. The church adjacent to the north is located at the median opening in South 70th Street which has full turning-movement access. A driveway connection would allow the subject property to also make use of that median opening at such time as the driveway connection is built.

7. The staff report for CPA#14001 recommends changing the land use designation from Urban Density Residential to Commercial. The report cites both limited access to the arterial streets, and the future development potential of the adjacent church properties as factors which support the change.

8. Combined with the associated Comprehensive Plan Amendment #14001 and Special Permit #14003 which limits the land uses to mini-warehousing and office, this request would allow for an appropriate use of land at this location.

Prepared by:

Brian Will
Planner
441-6362, bwill@lincoln.ne.gov
April 2, 2014

APPLICANT: Mike Wachal
13600 South 90th Street
Roca, NE 68430
402-440-5005

CONTACT: Tim Gergen
Clark Enersen Partners
1010 Lincoln Mall
Lincoln, NE 68508
402-477-9291

OWNER: Paul Rogge
3800 Hunterwood Point
Austin, TX 78746

COMPREHENSIVE PLAN AMENDMENT NO. 14001, CHANGE OF ZONE NO. 14004 and SPECIAL PERMIT NO. 14003

PUBLIC HEARING BEFORE PLANNING COMMISSION: April 16, 2014

Members present: Beecham, Cornelius, Corr, Harris, Hove, Lust, Sunderman and Weber; Scheer declared a conflict of interest.

Staff recommendation: Approval of the comprehensive plan amendment and change of zone requests, and conditional approval of the special permit.

There were no ex parte communications disclosed.

Staff presentation: **Brian Will of Planning staff** explained that this is an application on about two lots northwest of the intersection of South 70th Street and Pine Lake Road, currently zoned AGR. The proposed comprehensive plan amendment amends the future land use map to change the land use designation from "urban residential" to "commercial". The Comprehensive Plan is to be amended when the proposed change covers over five acres of land.

The change of zone request is from AGR to H-4. Will suggested that under the current residential urban land use designation, it would be nice to be more integrated and more connected to the Country Meadows residential development to the northwest, but, unfortunately, these two lots have been left off by themselves and have not been incorporated with any adjacent development over the years. There is a church to the west and a church to the north. Thus, the future development is uncertain so staff does not believe that only residential land use is appropriate and not justified on this property.

Will advised that the applicant came forward with a proposal for mini-storage and mini-warehousing, which requires the change from AGR to some district that would allow it. The H-2 through I-3 zoning districts allow this use. Given the location and surrounding land uses, the fairly intensive commercial zoning districts do not appear appropriate at first blush; however, the request is for change of zone from AGR to H-4, the primary reason being that H-4 is unique with the special permit for Planned Service Commercial. Using that overlay, the applicant can voluntarily limit those uses allowed and add mitigation in the way of landscaping, separation, etc., to make that development more appropriate for the location.

Will pointed out that there is lack of connectivity with the adjacent residential to the northwest and also no direct connectivity with the adjacent church uses. The Access Management Policy tells us that access points should be at the quarter mile. There is one access at the major entrance into the shopping center. A major intersection any closer to Pine Lake Road and S. 70th is not feasible. Therefore, this development already has access limitations, including onto Pine Lake Road. There is drainage along the north side, and given the lack of depth and width,

there is not going to be access onto 70th Street. Given the access constraints, some development which does not require a lot of traffic generation and is a low intensity development appears to be appropriate, such as the proposed H-4 and the associated special permit for mini-storage and two office buildings.

Will also pointed out that there is a third use that is allowed as a permitted use, i.e. motorized, non-motorized vehicle rental such as U-Haul trailers and trucks. The staff wants to make sure that that component is somehow limited and managed so that the equipment would be adequately screened for aesthetic purposes.

Will believes that the proposal is a low intensity land use with fairly low traffic generators. The applicants have met with the neighbors and the churches and have letters of support. The staff is recommending approval.

Beecham inquired about access to the churches. Will stated that the staff report contains a condition of approval to make those connections to the churches. There is a detention facility on the south edge of the property. Currently, a future driveway connection is shown to the adjacent church property. Beecham clarified that on the north, the access would be coming off of South 70th Street, which is currently a driveway. Will agreed, and the other connection would not occur unless the church chooses to develop sometime in the future.

Beecham acknowledged the applicant's efforts to reach out to the neighbors, but she noted that the Jehovah's Witnesses gave a letter of "acknowledgment" and not necessarily a letter of support. Will confirmed that to be all that has been received.

Proponents

1. Tom Huston, 233 S. 13th Street, Suite 1900, appeared on behalf of the applicants, Mike and Carol Wachal. Relating to the comprehensive plan, Huston showed an aerial photo of the site. The reason this site was selected is because it does have challenges for access for urban residential. The applicant has attempted to identify uses that are more appropriate for the site with high visibility to arterial streets.

With regard to the activities in working with the adjacent neighborhoods, Huston explained that in dealing with a proposed use contrary to the Comprehensive Plan, they had four meetings with the general membership of Country Meadows Neighborhood Association; a special meeting with the individuals whose yards back up to the area; and individual meetings with the Jehovah's Witnesses and Christlife Church to the north. It was emphasized to the neighbors that this is an attempt to concentrate all of the activity on the interior of the development and adequately screen the exterior that fronts the neighborhood. Huston suggested that the letter from the Jehovah's Witnesses was a "welcome to the neighborhood" effort. Huston stated that he was encouraged by the reaction of the neighbors in support.

Relating to the special permit, Huston also acknowledged that the Planned Service Commercial special permit is a unique designation giving an opportunity to specifically identify a site with challenges and react to those challenges to make sure the development is compatible with the neighborhood. This application focuses on mini-warehousing plus approximately 20,000 square

feet of office use. It is a highly visible corner, but with restrictive access. It will be a destination use, restricted to right-in right- out access. Mini-warehousing is a complementary use with low traffic generation.

Huston submitted a motion to amend Condition #1.1.1 and #1.1.6 of the special permit. Condition #1.1.1 addresses the connectivity issue with the church to the north and to the west, and to provide more flexibility in how to locate that access drive to the west if the Jehovah's Witnesses ever develops as some commercial development.

Condition #1.1.6 deals with the screening issue and how to address the city's concern about the mini-warehouse use and addresses the separation requirement. From a site planning perspective, the applicant was focusing on use of the office buildings with enhanced landscaping and buffering.

Huston believes that the staff supports the proposed motion to amend.

There was no testimony in opposition.

Staff questions:

Will confirmed that the staff is in agreement with the applicant's motion to amend. The biggest concern relative to the screening was if the office building went away and was replaced by mini-storage, what would happen? Would there be adequate screening? The language proposed by the motion to amend would require an administrative amendment in that case and the staff would revisit the screening issue at that point in time.

Corr asked whether the staff attended the neighborhood meetings. Will attended the one held at Trinity Church with the Country Meadows neighborhood.

Corr noted that the H-4 zoning is restricting those uses to the office and storage and the U-Haul rentals. If this property changes hands in the future, will the restrictions change? Will explained that the special permit runs with the land and any changes would have to come back to the Planning Commission.

COMPREHENSIVE PLAN AMENDMENT NO. 14001
ACTION BY PLANNING COMMISSION: April 16, 2014

Beecham moved approval, seconded by Hove.

Cornelius noted that the Commission does not see a whole lot of comprehensive plan amendments of this sort of scale. But he thinks the applicant made a compelling case regarding the limitation of access such that the land use currently specified might not be the best and most functional for the area. This is a procedural item with the comprehensive plan amendment and he will support it.

Beecham expressed her appreciation for the efforts made in reaching out to the neighborhood.

Corr also commended the applicant for going above and beyond the normal notification procedures since this is a change in the Comprehensive Plan.

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

CHANGE OF ZONE NO. 14004
ACTION BY PLANNING COMMISSION: April 16, 2014

Hove moved approval, seconded by Weber.

Lust agreed with the previous comments. This looks like a good change of zone for this property.

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

SPECIAL PERMIT NO. 14003
ACTION BY PLANNING COMMISSION: April 16, 2014

Hove moved to approve the staff recommendation of conditional approval, with the amendments requested by the applicant's motion to amend, seconded by Cornelius and carried 8-0: Beecham, Cornelius, Corr, Harris, Hove, Lust, Sunderman and Weber voting 'yes'; Scheer declared a conflict of interest. This is final action, unless appealed to the City Council within 14 days.

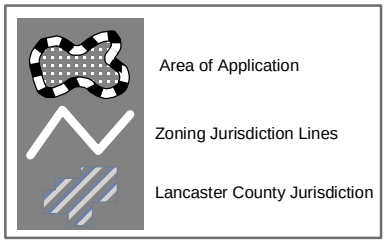
2013 aerial

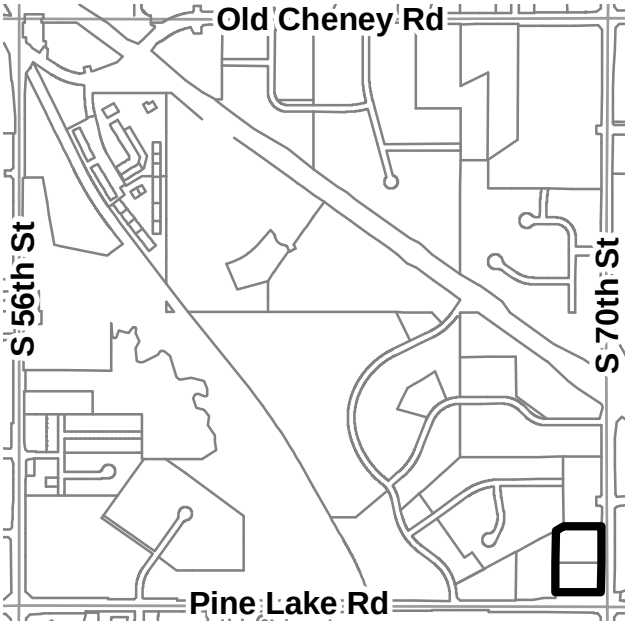
Change of Zone #: CZ14004
Tagel Hill PUD
S 70th St & Pine Lake Rd

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.16 T09N R07E





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CLINE WILLIAMS
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ATTORNEYS AT LAW
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DAVID R. SUNDIN
STEPHEN H. NELSEN
MICHAEL C. MUELLER
DANIEL R. STOGSDILL
SCOTT D. KELLY
TERAN R. WETTLER
MARK A. CHRISTENSEN
RICHARD P. GARDEN, JR.
SHAWN B. RENNER
JOHN C. MILES
THOMAS C. HUSTON
DON R. JANSSEN
SUSAN K. SAPP
KEVIN J. SCHNEIDER
ANDREW D. STROTMAN
CARY R. HATTENHORST
JILL GOSSIN JENSEN
JOHN C. HEWITT
ROCHELLE A. MULLEN
TRENTEN P. BAUSCH
MICHAEL C. PALLESEN
RICHARD P. JEFFRIES
TRACY A. OLDFATHER
PAMELA FIPPS OLSEN
TRENT R. SIDDERS

ANDREW R. BARRY
DAVID J. ROUTH
MEGAN S. WRIGHT
HURESAH NOLLER
STANTON N. SHEPPER
AUSTIN L. MCKILLIP
MARY ANN NOVAK
KEITH T. PETERS
ANDREW R. WILLIS
TARA A. STINGLEY
SEAN D. WHITE
MICHELLE L. MCORIEN
JONATHAN J. PAPIK
ADAM W. BARNEY
GREGORY S. FRANSER
CORY H. PAULETT
CRISTIN M. GARRY BERKHAUSEN
GRANT T. MAYNARD
KARA J. RONNAU
DAVID W. ELLENBORN
HEATHER A. CARVER
SHANNON L. FALLON
ROBERT KINNEY-WALKER

FREDRIC H. KAUFMAN
RONALD F. BURT, RETIRED
STEPHEN E. GEHRING

VIA HAND DELIVERY
Marvin Krout
Director of Planning
Lincoln City/Lancaster County
Planning Department
555 South 10th Street, Room 213
Lincoln, NE 68508

Re: Change of Zone Application for 6801 and 6901 South 70th Street
Our File No.: 19790.001

Dear Mr. Krout:

This firm represents Michael A. and Carla J. Wachal which have a written purchase agreement with the owner, Paul A. Rogge, of the real property located at 6801 and 6901 South 70th Street. This property is legally described as:

> Lot 2, Country Place 22nd Addition; and Lot 1, Country Place 26th Addition, both in Lincoln, Lancaster County, Nebraska.

The Wachals intend to develop this property for office and self-storage uses and have the owner's consent to submit this application.

A. Comprehensive Plan.

My client understands that the Comprehensive Plan, L-Plan 2040 as adopted by the City of Lincoln and Lancaster County, identify the subject property located at the northwest corner of South 70th Street and Pine Lake Road as "urban residential" on the Future Land Use map. In ascertaining the reasons for this designation, notwithstanding the fact that it is located at the intersection of two arterial streets, we have learned that the primary reason for such designation is the challenging "access" to this property. Thus, my client seeks to use the property for a use other than the one identified in the Comprehensive Plan, but has identified land uses that create much less traffic in order to ultimately satisfy the Comprehensive Plan objective. To the extent that an amendment to the

Comprehensive Plan is required, please treat this letter submittal as such a request. The enclosed check includes the application fee of $330.00 for the Comprehensive Plan Amendment.

B. Change of Zone.

We enclose the Change of Zone application documents, signed by Michael and Carla Wachal, seeking to change the zone of the subject property from the current "AGR Agricultural Residential" zoning classification to the "H-4" General Commercial District along with a "Planned Service Commercial" special permit allowed under LMC § 27.63.470. Enclosed with this delivery is the:

1. Application. The City application for the Change of Zone, Special Permit and Comprehensive Plan Amendment;

2. Site Plan as required for the Special Permit. The plans prepared by Tim Gergen of The Clark Enerson Partners will be uploaded to the EPlan registry; and

3. Application Fee as computed by Resolution A-86941 requiring the sum of $1,782.00, comprised of the: (a) Comprehensive Plan Amendment fee of $330.00; and (b) the Change of Zone/Special Permit fee of $1,452.00 was previously delivered to the Planning Department.

We have held multiple meetings with the adjoining property owners and have their support for this development. We will provide letters of support prior to the Planning Commission hearing.

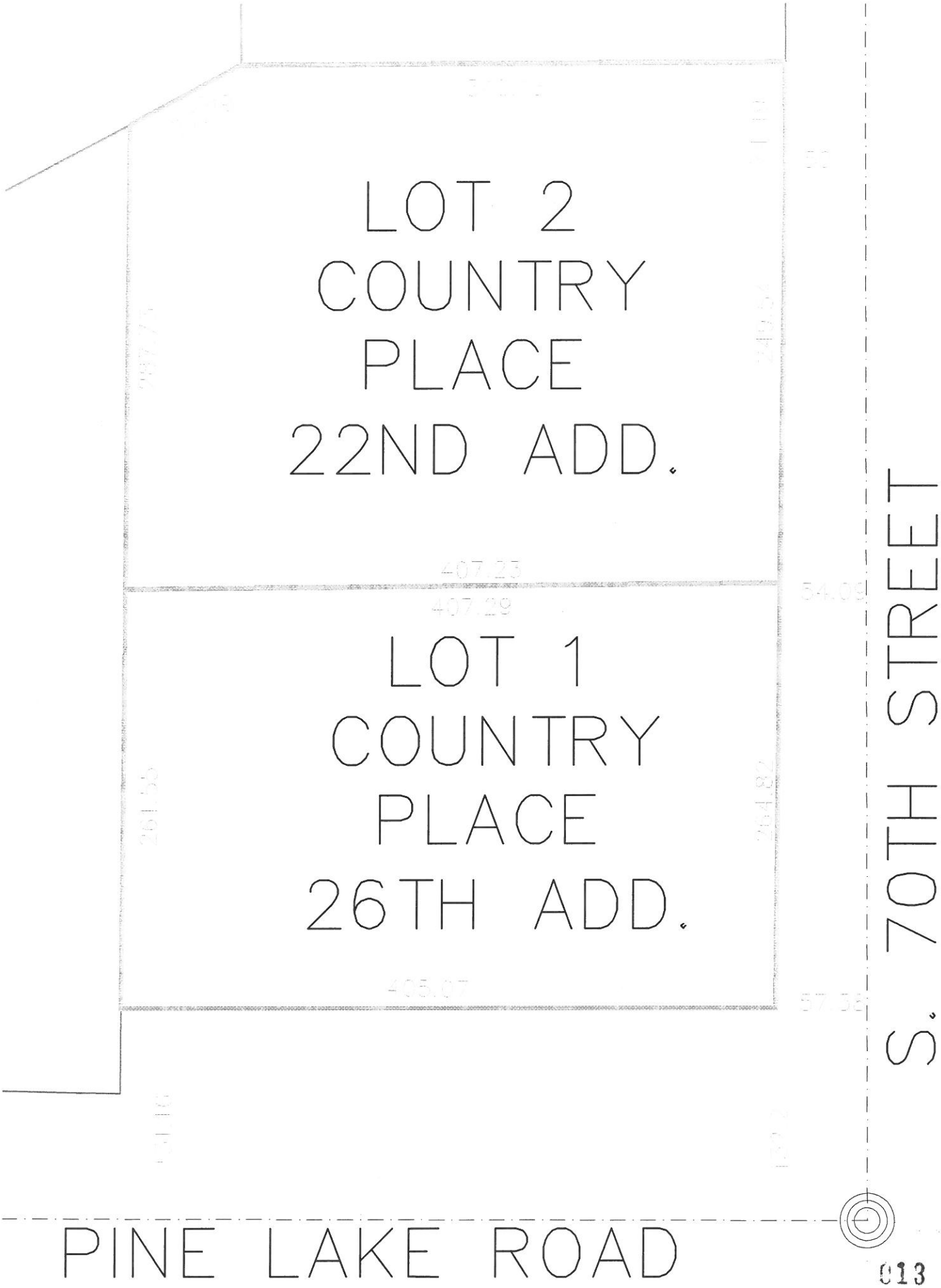
If there are any questions, please do not hesitate to contact me.

Sincerely,

Thomas C. Huston
For the Firm

cc: Tim Gergen (via email)
Michael and Carla Wachal (via email)

4852-9458-2809, v. 1


LOT 2
COUNTRY
PLACE
22ND ADD.
407.23
407.29
54.09
LOT 1
COUNTRY
PLACE
26TH ADD.
405.07
57.58
S. 70TH STREET
PINE LAKE ROAD

COUNTRY MEADOWS HOMEOWNER'S ASSOCIATION

April 2, 2014

Mike & Carla Wachal
13600 S. 96th
Roca, NE68430

RE: Proposed Development to be located on the northwest corner of Pine Lake & 70th Streets

Dear Mr. and Mrs. Wachal,

Our Board has shared your proposed plans for a development that would include two 'one story professional office buildings', a two-story conditioned rental storage building and a number of one-story non-conditioned storage units (single car size) for this site. In addition you have hosted two neighborhood meetings with our association where you shared this plan.

The board has discussed your project and we have polled our members via email in order to ascertain favor or non-favor of this development. Polling results are as follows:

Out of the membership of 60, 23 respondents offered the following opinions:
*No objections to your project; including home owners that back up to your site.
*39% votes were "OK" with this project.
*52% favored "SUPPORT" of your plan.
*9% were undecided.
***We would assume those "not responding" are implying they are 'ok' with it.

This poll is based on the plan as presented. Please use this information as you wish for your meetings with Planning and the City. Should the plan change, we reserve the right to rescind this letter of endorsement.

We have been informed by you that the "office building portion that faces 70th street" hinges on your success in finding tenants/owners for those buildings. We encourage this "street addressed" development to be a priority, as it establishes an esthetic level of expectation for other bordering development.

For the Board,

Stephen Clymer, President
6619 S 66, Lincoln

Cc: Marvin Krout, Director of Planning

Thomas C. Huston

Subject: FW: Acknowledgement Letter for Pine Lake Property
Attachments: AcknowledgementLetter.pdf

From: Adam A. Stewart [mailto:twostewys@aol.com]
Sent: Tuesday, March 18, 2014 6:35 AM
To: Wachal, Mike
Subject: Acknowledgement Letter for Pine Lake Property

Hello Mike... This is Adam Stewart with the Pine Lake Heights Congregation of Jehovah's Witnesses.

I finally got the acknowledgement letter for you signed by 3 of our Elders and have attached it for you. I apologize for the delay.

We hope things continue to go well for your proposed development on the corner of 70th and Pine Lake Road.

Please keep us informed of your plans, as we are excited for you.

Also, if you and your wife would like to entertain the idea of adding more land to your property, we are willing to get rid of our excess land next to us, and would be willing to listen to any offers you may have. We have been wanting to let go of it for some time, so that we don't have to continue to maintain it. So it would actually be a blessing to us if you wanted it.

Take care and hopefully this has been helpful to you in your endeavor...

Stewy
Adam A. Stewart
3901 Pioneers Blvd.
Lincoln, NE. 68506
402-525-9075

015

PINE LAKE HEIGHTS CONGREGATION

PO BOX 6801
Lincoln, NE. 68506
(402) 420-2144

March 5th, 2014

c/o Mike Wachal
mike.wachal@davisdesign.com

RE: Letter of acknowledgement

To whom it may concern,

We are writing you concerning the land development on the Northwest corner of 70th and Pine Lake Road. It is to be acknowledged that on February 19th, 2014 Mr. Wachal, his wife Carla, and his attorney Thomas C. Huston, met with 2 members of the Pine Lake Heights Congregation of Jehovah's Witnesses, to discuss their preliminary plans for development of the area described above. They shared plans and offered answers to questions about their intentions for building on that property. It was explained that the rest of the Congregations meeting at the 6800 Pine Lake Road Kingdom Hall, would be informed of their intentions.

Thank you for your consideration in this matter,

Pine Lake Heights Congregation of Jehovah's Witnesses

Thomas M. Diaz	Keith C. Fisher	Adam A. Stewart
Elder Thomas M. Diaz 4701 Claire Ave. #4 Lincoln, NE. 68516 402-580-3200	Elder Keith C. Fisher 2710 South 41st Street Lincoln, NE. 68506 402-309-4919	Elder Adam A. Stewart 3901 Pioneers Blvd. Lincoln, NE. 68506-4862 402-525-9075

Thomas C. Huston

From: Wachal, Mike [mike.wachal@davisdesign.com]
Sent: Friday, March 07, 2014 1:03 PM
To: Dave Queen
Cc: Thomas C. Huston; carlawachal
Subject: RE: 70th and Pine Lake Development

Dave:
I thank you for your support. We are currently in the re-zoning process. Please feel free to contact me if you have any questions.
Mike

Michael A. Wachal, PE, LEED AP
Principal, CFO, Davis Design
1221 N Street, Suite 600
Lincoln, NE 68508
C 402.440.5005
T 402.476.9700
F 402.476.9722

DAVIS DESIGN
Celebrating 100 Years

From: Dave Queen [mailto:davidlqueen@gmail.com]
Sent: Friday, March 07, 2014 12:09 PM
To: Wachal, Mike
Subject: Fwd: 70th and Pine Lake Development

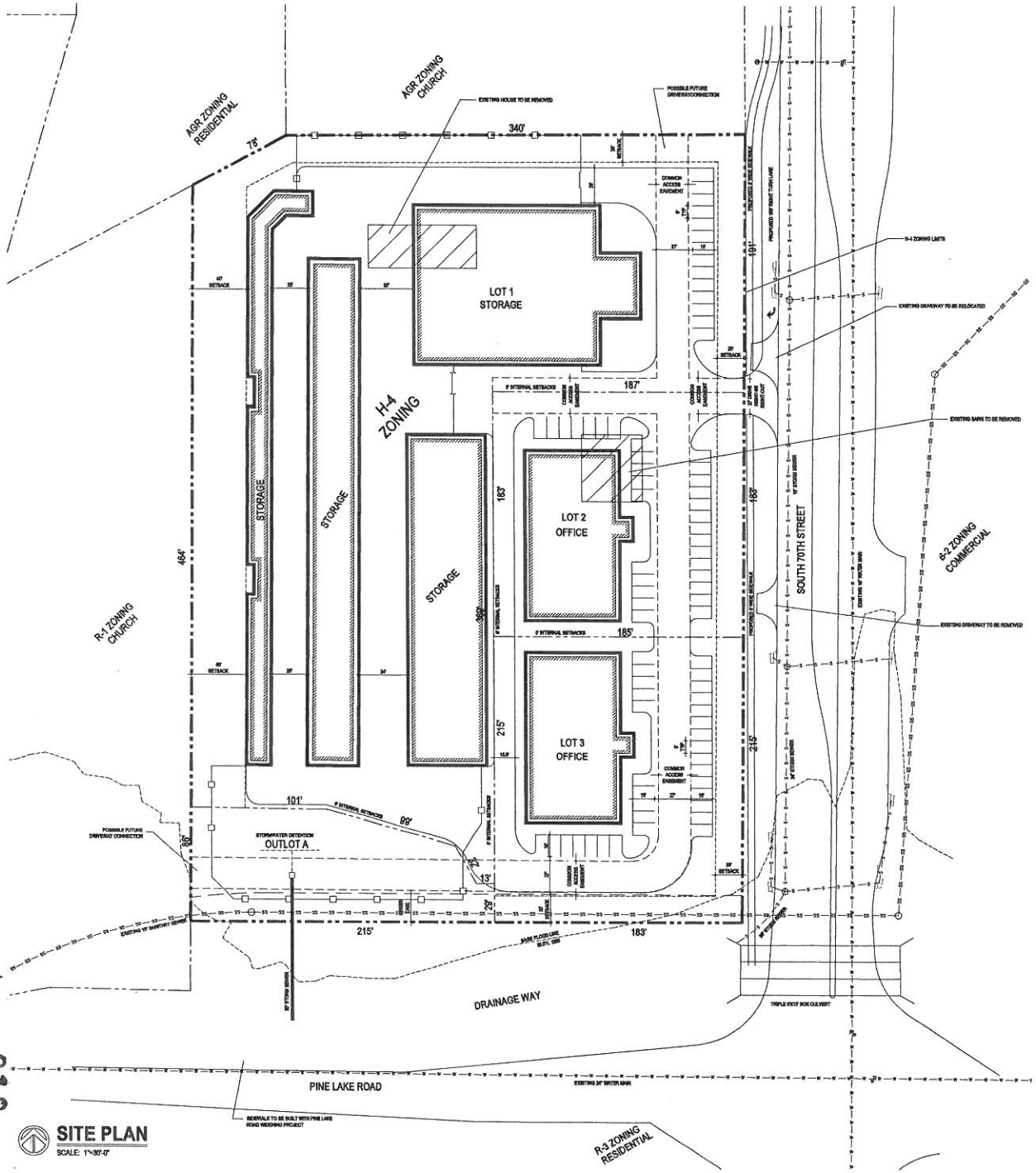
---------- Forwarded message ----------
From: **Dave Queen** <davidlqueen@gmail.com>
Date: Fri, Mar 7, 2014 at 12:06 PM
Subject: 70th and Pine Lake Development
To: mike.wachal@daviddesign.com

Dear Mike and Carla,

Thank you for the heads up and design drawings for your proposed development.
It looks like a well thought out design.
We have no objection to the development.
Good luck and welcome to the neighborhood!

Sincerely
Dave Queen
Christlife Lincoln Church

017



TAGEL HILL
H-4 SPECIAL PERMIT

SITE PLAN

ENGINEER & PREPARER
THE CLARK ENERSEN PARTNERS
5420 LINCOLN MALL
SUITE 200
LINCOLN, NE 68506

DEVELOPER
RICHARD & CARLA TAGEL
13400 S. 98TH STREET
ROCK, NE 68450

LEGAL DESCRIPTION
LOT 1, COUNTRY PLACE 20TH ADDITION
&
LOT 2, COUNTRY PLACE 22ND ADDITION

ENGINEER'S CERTIFICATE

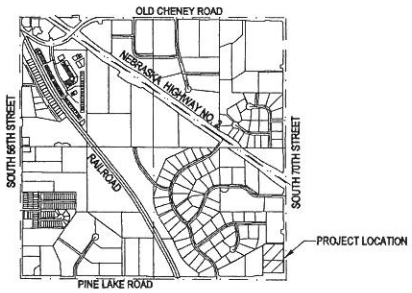
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

3/19/14
DATE

TIM GERKEN, P.E. E-10946

NOTES

1. Fences, flag[illegible] structures and accessory buildings need not be shown on the plan. Buildings may be located anywhere on the lot subject to setback limitations, and other limitations described in these conditions.
2. Any lots shown on this site plan are illustrative only. Lot configurations shall be defined by approved Final Plat.
3. Lots may be created without frontage to a public street if they have access to a public or common access easement.
4. Lots may be created with non-perpendicular lot sections.
5. Street radius[illegible] access to South 70th Street and Pine Lake Road's rights[illegible] except as shown.
6. Any relocation of existing structures shall be at the Owner/Developer's expense.
7. Site layout is conceptual. Exact locations of [illegible], sewer, drainage, landscape and parking will be coordinated with Infrastructure site plans at time of building permit in accordance with City of Lincoln design standards and except as described in these conditions.
8. The pond authority regulates structural [illegible] and does not control landscape, grades, [illegible] structures, etc. from encroaching into the setbacks.
9. A common access easement will be provided over drives and parking stalls, as each drives and parking stalls may exist as shown on the site plan.
10. Signage allowed will be as specified for the H-4 zone in Table 3 of Section 27.69.030 of the zoning ordinance. All signs must be located outside of sight triangles and may be illuminated. Off-premise signs are prohibited except that free-standing signs which serve to advertise business conducted within the premises. This provision does not allow any additional signs beyond the number allowed in the H-4 district, and no motor sign is allowed. Wall signs shall be located on the [illegible] or [illegible] of any building.
11. The requirement of Section 27.67.040(b) that states "All required parking spaces shall be provided on the same lot as the use for which they are required" does not apply.
12. The proposed H-4 "Planned Service Commercial" special permit will allow the uses reflected in 27.26.070 subparagraph (b) (miscellaneous) and (16) (other) and reflected on this site plan.
13. The "total maximum" permitted under this special permit shall not include any outdoor storage of [illegible], [illegible], [illegible], [illegible] or shelter items. Exterior storage of equipment and vehicles required for moving equipment, storage equipment, and vehicle rental and business operations are permitted.
14. The two (2) office buildings reflected on the PUD site plan shall be single story structures not to exceed 20,000 square feet in the aggregate with respect to the main floor plans. Mezzanines are permitted and are not included in the gross area calculations. The office floor area can be changed to the mini-warehouse use approved by an administrative amendment by the Planning Director.
15. The office buildings shall not be used for any retail sales use, except as may be associated with professional service office use.
16. The office building above-being retainer shall include not less than twenty percent (20%) of the wall area of stone, brick, or shelter lymph treatment.
17. The outer entrance of all structures shall consist of primarily earth tones.
18. At full build-out of the development, the storage bay doors for the mini-warehouse structures located on the portions of the development shall not face the adjacent right-of-way of Pine Lake Road or South 70th Street, unless the doors are effectively screened from street view by screening or other buildings.
19. The driveway and [illegible] connection to the property located west of the special permit procedure is located in the detention cell location and is conditioned upon the property owner to the west creating surface water drainage improvement capacity for the detention cell utilized for the driveway. If the connection is made. All future changes to the detention cell and the construction of the drive shall be completed without expense to the owner of the mini-warehouse, office owner or any subsequently approved area.
20. Screening shall be in accordance with Design Standards Chapter 3.5, however planting beyond the minimum screening requirement can be planted.



VICINITY MAP
NOT TO SCALE

The Clark Enersen Partners

Tagel Hill
H-4 Special Permit

S. 70th & Pine Lake Rd.
Lincoln, NE

TCEP No.: 851-001-14

March 19, 2014

Site Plan

C1.01

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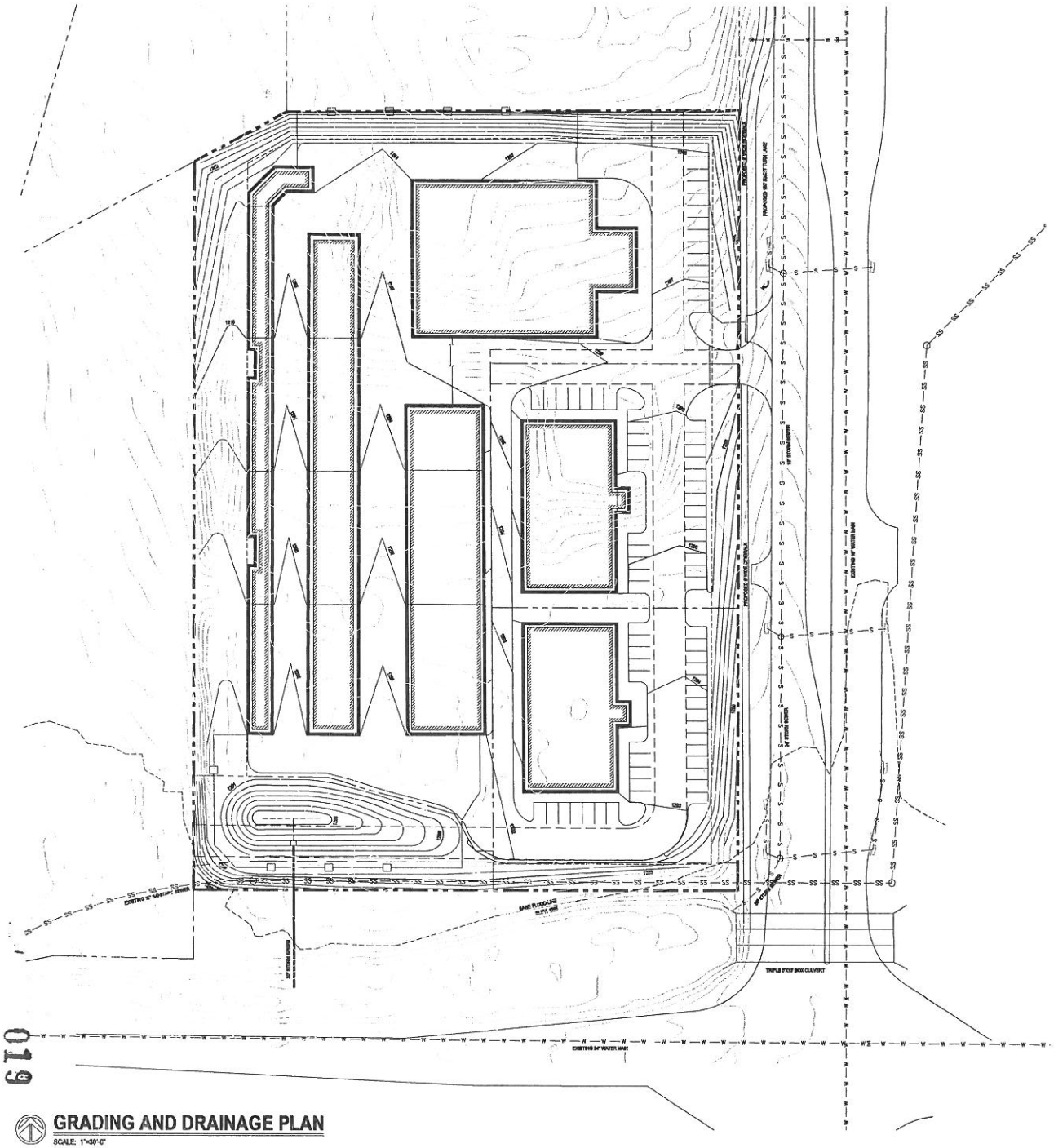
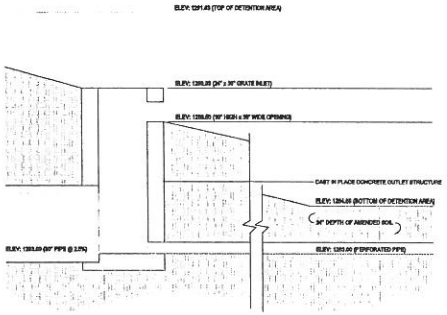


GRADING AND DRAINAGE PLAN

SCALE: 1"=30'-0"



1 DETENTION OUTLET STRUCTURE

NOT TO SCALE

STORMWATER CALCULATIONS

EXISTING SITE CONDITIONS

DRAINAGE AREA = 4.64 ACRES (4.64 ACRES - SHORT GRASS PASTURE, HSG D, CN 84)
(0.10 ACRES - ROOFS, HSG D, CN98)

CN (WEIGHTED AVERAGE) = 84
PERVIOUS AREA = 98%
IMPERVIOUS AREA = 2%
TC = 9.8 MINUTES
2-YEAR STORM QUANTITY = 11.38 CFS
50-YEAR STORM QUANTITY = 22.14 CFS
100-YEAR STORM QUANTITY = 30.84 CFS

PROPOSED SITE CONDITIONS

DRAINAGE AREA = 4.64 ACRES (2.71 ACRES - > 75% GRASS COVER, HSG D, CN 80)
(1.44 ACRES - PAVEMENT, HSG D, CN 98)
(0.79 ACRES - ROOFS, HSG D, CN 98)

CN (WEIGHTED AVERAGE) = 89
PERVIOUS AREA = 14%
IMPERVIOUS AREA = 86%
TC = 12.5 MINUTES
2-YEAR STORM QUANTITY = 16.04 CFS
DETENTION DISCHARGE = 11.38 CFS (WATER SURFACE ELEVATION = 1289.21)
(OUTLET VELOCITY = 10.48 FPS)

50-YEAR STORM QUANTITY = 29.68 CFS
DETENTION DISCHARGE = 22.02 CFS (WATER SURFACE ELEVATION = 1290.52)
(OUTLET VELOCITY = 12.47 FPS)

100-YEAR STORM QUANTITY = 38.25 CFS
DETENTION DISCHARGE = 34.98 CFS (WATER SURFACE ELEVATION = 1290.63)
(OUTLET VELOCITY = 14.24 FPS)

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The Clark Enersen Partners

Tagel Hill
H-4 Special Permit

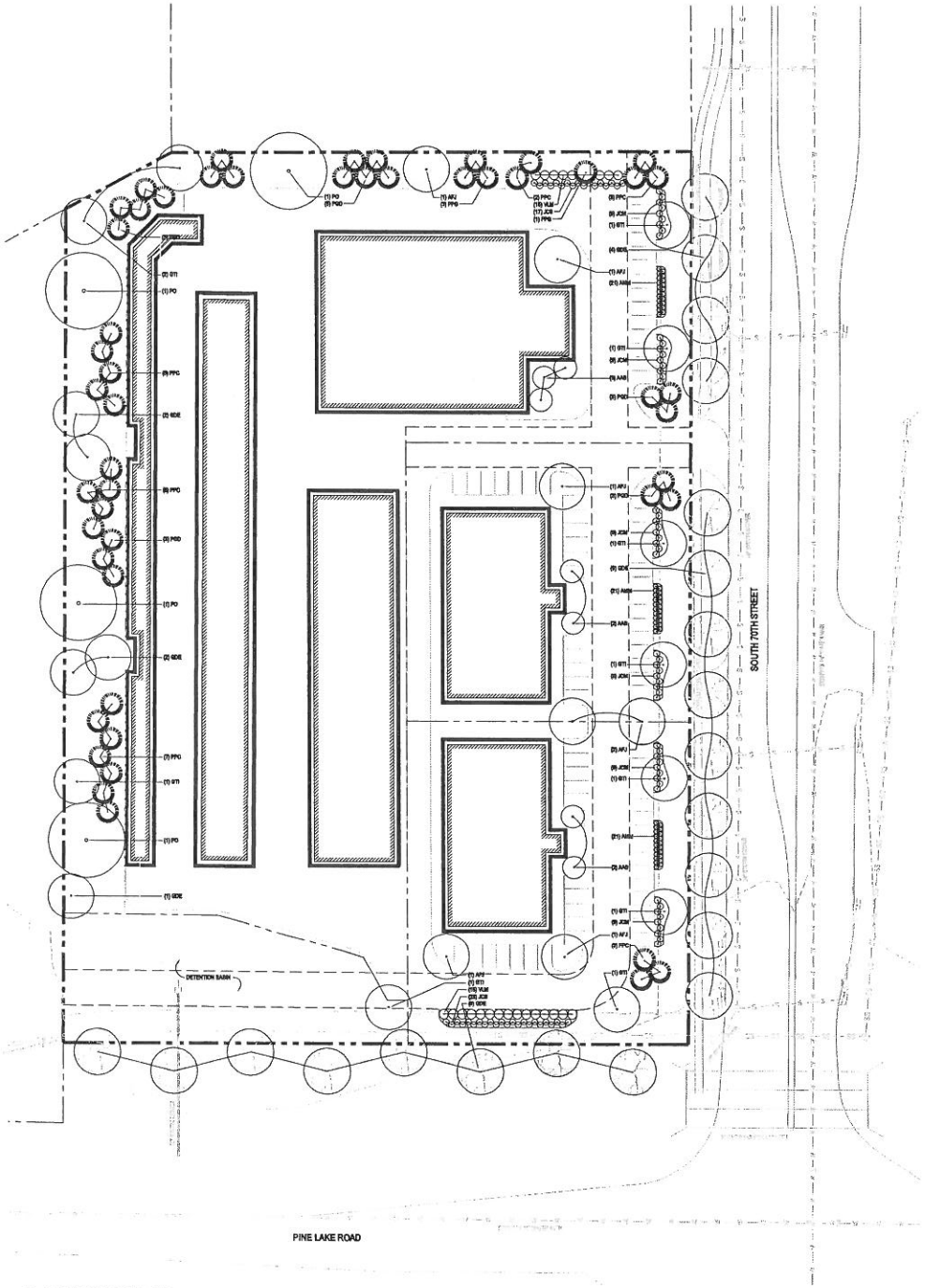
S. 70th & Pine Lake Rd.
Lincoln, NE

TCEP No.: 851-001-14

March 19, 2014

Grading and Drainage Plan

C1.02



LANDSCAPE PLAN

SCALE: 1"=60'-0"

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	DESIGN SIZE	
DECIDUOUS TREES				
AAB	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	10' W	30' H
AFJ	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	30' W	40' H
GDE	GYMNOCLADUS DIOICA 'STARKDWARF'	DWARFING KENTUCKY COFFEETREE	30' W	50' H
GTI	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	30' W	50' H
PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	60' W	75' H
EVERGREEN TREES				
PGD	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	12' W	30' H
PPC	PICEA PUNGENS	COLORADO SPRUCE	10' W	30' H
PPG	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	10' W	30' H
DECIDUOUS SHRUBS				
AMM	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY CHOKEBERRY	3' W	3' H
SFB	SPIREA X BUMALDA 'FROEBELI'	FROEBEL SPIREA	3' W	3' H
VLM	VIBURNUM LUNTANA 'MOHICAN'	MOHICAN VIBURNUM	4' W	4' H
EVERGREEN SHRUBS				
JCM	JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER	4' W	4' H
JCS	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	3' W	3' H

the clark enersen partners

Tagel Hill
H-4 Special Permit

S. 70th & Pine Lake Rd.
Lincoln, NE

TCEP No.: 851-001-14

March 19, 2014

Landscape Plan

C1.03

020

SPECIAL PERMIT NOTES

1. Fences, trash enclosures, decorative structures and accessory buildings need not be shown on the plan. Buildings may be located anywhere on the lot subject to setback limitations, and other limitations described in these conditions.

2. Any lots shown on this site plan are illustrative only. Lot configurations shall be defined by approved Final Plat.

3. Lots may be created without frontage to a public street if they have access to a public or common access easement.

4. Lots may be created with non-perpendicular lot corners.

5. Direct vehicular access to South 70th Street and Pine Lake Road is relinquished except as shown.

6. Any relocation of existing structures shall be at the Owner/Developer's expense.

7. Site layout is conceptual. 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 and except as described in these conditions.

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

9. A common access easement will be provided over drives and parking stalls, as such drives and parking stalls may exist as shown on the site plan.

10. Signage allowed will be as specified for the H-4 zone in Table 3 of Section 27.69.035 of the zoning ordinance. All signs must be located outside of sight triangles and may be illuminated. Off-premises signs are prohibited except that freestanding signs which serve to advertise business conducted within the premises. This provision does not allow any additional signs beyond the number allowed in the H-4 district, and no center sign is allowed. Wall signs shall be located on the eastern or southern façade of any building.

11. The requirement of Section 27.67.030(d) that states "All required parking spaces shall be provided on the same lot as the use for which they are required" does not apply.

12. The proposed H-4 "Planned Service Commercial" special permit will allow the uses reflected in 27.63.470 subparagraph (3) (mini-warehouses) and (16) (office) and reflected on this site plan.

13. The "mini-warehouses" permitted under this special permit shall not include any outdoor storage of boats, vehicles, campers, recreational vehicles, trailers or similar items. Exterior storage of equipment and vehicles required for moving equipment, storage equipment, and vehicle rental and business operations are permitted.

14. The two (2) office buildings reflected on the PUD site plan shall be single story structures not to exceed 20,000 square feet in the aggregate with respect to the main floor plate. Mezzanines are permitted and are not included in the gross area calculations. The office floor area can be changed to the mini-warehouse use approved by an administrative amendment by the Planning Director.

15. The office buildings shall not be used for any retail sales use, except as may be associated with professional service office use.

16. The office building street-facing exteriors shall include not less than twenty percent (20%) of the wall area of stone, brick, or similar façade treatment.

17. The color schemes of all structures shall consist of primarily earth tones.

18.At full build-out of the development, the storage bay doors for the mini-warehouse structures located on the perimeter of the development shall not face the adjacent rights-of-way of Pine Lake Road or South 70th Street, unless the doors are effectively screened from street view by screening or other buildings.

19.The driveway and access easement connection to the property located west of the special permit premises is located in the detention cell location and is conditioned upon the property owner to the west creating surface water drainage replacement capacity for the detention cell utilized for the driveway, if the connection is made. All future changes to the detention cell and the construction of the drive shall be completed without expense to the owner of the mini-warehouse, office uses or any subsequently approved uses.

20.Screening shall be in accordance with Design Standards Chapter 3.5, however planting beyond the minimum screening requirement can be planted.