

## FACTSHEET

**TITLE: SPECIAL PERMIT NO. 1999B**  
(Wilderness Hills Community Unit Plan,  
South 33<sup>rd</sup> Street and Wilderness Hills Blvd.)

**BOARD/COMMITTEE:** Planning Commission

**APPLICANT:** Hoppe Law Firm on behalf of  
S & B Lincoln Apartments 1, LLC

**RECOMMENDATION:** Conditional Approval, as revised  
(9-0: Sunderman, Harris, Beecham, Cornelius, Hove,  
Weber, Scheer, Corr and Lust voting 'yes').

**STAFF RECOMMENDATION:** Conditional  
Approval, as revised.

**OTHER DEPARTMENTS AFFECTED:** N/A

**SPONSOR:** Planning Department

**OPPONENTS:** None

**REASON FOR LEGISLATION:** To amend the Wilderness Hills Community Unit Plan, to modify the requirements of the sign ordinance, on property generally located at South 33<sup>rd</sup> Street and Wilderness Hills Road.

### **DISCUSSION/FINDINGS OF FACT:**

1. The purpose of this amendment to the community unit plan is to allow an increase in the height of a sign from 6 feet to 7.5 feet, and to allow an increase in sign area from 32 square feet to 35 square feet. The sign is already constructed (See Analysis #1, p.3-4). It is a subdivision/complex sign at the northwest corner of South 33<sup>rd</sup> Street and Wilderness Hills Boulevard.
2. The staff recommendation to approve this amendment to the special permit, with conditions, as revised, is based upon the "Analysis" as set forth on p.3-4 and p.16, concluding that the increases in height and area are minimal and the sign is in character with the surrounding development. The staff presentation is found on p.6.
3. The applicant's testimony is found on p.6.
4. There was no testimony in opposition.
5. On January 7, 2015, the Planning Commission agreed with the revised staff recommendation and voted 9-0 to recommend conditional approval. The conditions of approval, as revised and recommended for approval by the Planning Commission are found on p.4-5.

**FACTSHEET PREPARED BY:** Jean Preister, Administrative Officer

**DATE:** January 20, 2015

**REVIEWED BY:** David R. Cary, Acting Director of Planning

**DATE:** January 20, 2015



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LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for January 7, 2015 PLANNING COMMISSION MEETING

**\*\*As Revised and Recommended for Conditional Approval\*\***

**By Planning Commission: January 7, 2015**

- PROJECT #:** Special Permit No. 1999B
- PROPOSAL:** A request per Section 27.63.320 to the Wilderness Hills Community Unit Plan to increase the height of the apartment complex sign from 6 feet to 7.5 feet and to increase the sign area from 32 square feet to 35 square feet (\*\*Per revised staff recommendation dated January 6, 2015, See p.16\*\*)
- LOCATION:** S. 33<sup>rd</sup> Street and Wilderness Hills Boulevard
- EXISTING ZONING:** R-5 Residential
- CONCLUSION:** The increase in height is minimal and the sign is in character with the surrounding development.

<b>RECOMMENDATION:</b>	Conditional Approval
Waivers/modifications: Increase the height of the Apartment Complex sign at S. 33 <sup>rd</sup> and Wilderness Hills Boulevard from 6 feet to 7.5 feet, <u>and to increase the sign area from 32 square feet to 35 square feet.</u>	Approval

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** See attached

**EXISTING LAND USE:** Multifamily

**SURROUNDING LAND USE AND ZONING:**

North: H-4 General Commercial District with Planned Service commercial Special Permit motorized vehicle dealership, carwash and gas station.

South: AG Agriculture - preliminarily platted for R-3 Residential

East: B-2 Planned Neighborhood Commercial District - currently a vacant parcel

West: AG Agriculture - preliminarily platted for R-3 Residential

**HISTORY:**

- June 24, 2004 Annexation #02012, Change of Zone #3423 from AG to R-3, R-5, O-3 and B-2, Special Permit #1999 for Community Unit Plan, and Use Permit #154 for retail/commercial for Wilderness Hills were approved
- January 10, 2005 Amendment #SP1999A amended the Wilderness Hill CUP by adjusting the rear setback down to 0' for Lots 9-23, Block 2, and down to 5' for Lots 8-34, Block 7, waiving the maximum lot to depth ratio, and allowing double-frontage lots for an attached single-family and townhome development of approximately 66 units between Wilderness Hills and Whispering Winds Blvd.
- June 12, 2006 AA06032 Approved removing a second 1.2 acres pocket park, located near the intersection of S. 33<sup>rd</sup> Street and Wilderness Hills Boulevard.
- December 12, 2009 AA09058 Approved the removal of 6.77 acres from the northeast corner and to reduce the number of units, which was originally approved for a total of 881 units, to a total of 501units.
- June 10, 2011 AA11023 Approved the addition of note 28 stating "When a conditional or special permitted use is approved it need not be shown on this site plan".
- March 6, 2013 AA12064 Approved the setbacks, grading, utilities and sidewalk connections for the multifamily lot south of Crescent Drive.
- July 18, 2014 AA14043 Approved the revision of the lot layout along Keystone Drive south of Rockport Drive and eliminated a portion of Outlot C and all of Outlot D, and revised the notes accordingly. This approval also converted 30 triplex lots to 28 attached single family lots, reducing the number of lots by 2, but it did not decrease the overall number of approved dwelling units in the Community Unit Plan.

**TOPOGRAPHY:** The property slopes to the southeast

**TRAFFIC ANALYSIS:** S. 33<sup>rd</sup> Street and Wilderness Hills Boulevard are both local streets that function as collector streets.

**AESTHETIC CONSIDERATIONS:** The minor increase in sign height does not impact the adjacent properties nor does it cause additional visual clutter along S. 33<sup>rd</sup> Street or Wilderness Hills Boulevard.

**ANALYSIS:**

1. This application will approve the increase in height of a subdivision/complex sign at the northwest corner of S. 33<sup>rd</sup> Street and Wilderness Hills Boulevard.

2. The applicant submitted a building permit for the Aventine Apartment Complex. One of the sheets in the building permit contained plans for the construction of the complex sign. Signs are not reviewed as part of a building permit. Sign permits need to be obtained for all free standing signs. The applicant began construction of the sign assuming it was approved with the building permit. The sign was constructed 1.5 feet higher than what is allowed by the zoning ordinance. Through the Community Unit Plan special permit, one can ask for an increase in the height and/or area of a sign. The applicant has stated that it would be excessively expensive to tear down the sign to rebuild it just to reduce the height by 1.5 feet.
3. The original sign design showed an arbor type structure attached to the top of the sign. This structure would have significantly increased the height of the sign. The applicant agreed to remove the structure from the sign so that the increase in height would be minimal.
4. The sign at a height of 7.5 feet has no significant impact on the surrounding development and is in character with the apartments and the Wilderness Hills Commercial development.

**CONDITIONS OF APPROVAL:**

Per Section 27.63.320 to the Wilderness Hills Community Unit Plan this permit approves the increase in the height of the apartment complex sign, located at S. 33<sup>rd</sup> Street and Wilderness Hills Boulevard, from 6 feet to 7.5 feet and increases the sign area from 32 square feet to 35 square feet. (\*\*Per Planning Commission as recommended by staff: 01/07/15)

**Standard Conditions:**

1. The following conditions are applicable to all requests:
  - 1.1 Before occupying buildings or starting the operation all development and construction shall substantially comply with the approved plans.
  - 1.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.
  - 1.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
  - 1.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
  - 1.5 The applicant shall sign and return the letter of acceptance to the CityClerk. 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 therefor to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

- 1.6 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all prior resolutions approving this permit remain in full force and effect as specifically amended by this resolution.

Prepared by

Christy Eichorn, Planner

**DATE:** December 19, 2014

**APPLICANT:** Hoppe Law Firm LLC  
P.O. Box 6036  
Lincoln, NE 68506

**OWNER:** S&B Lincoln Apartments 1 LLC  
3900 Edison Lakes Parkway, Unit 201  
Mishawaka, Indiana 46545

**CONTACT:** Luke Summers  
Engineering Design Consultants  
1021 D Street  
Lincoln, NE 68502

# SPECIAL PERMIT NO. 1999B WILDERNESS HILLS COMMUNITY UNIT PLAN

## PUBLIC HEARING BEFORE PLANNING COMMISSION:

January 7, 2015

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

Staff recommendation: Conditional approval, as revised.

This application was removed from the Consent Agenda for further discussion.

There were no ex parte communications disclosed.

Staff presentation: **Christy Eichorn of Planning staff** explained that this item was pulled from the Consent Agenda because there was an item being requested in the application letter that was overlooked.

Eichorn then discussed the history of the sign in question. The plans for the sign were submitted with the building permit. Because of the processes that happen, the sign got built and did not meet the requirements of the ordinance. The changes were going to be very significant and expensive because in order to comply, the sign needed to be shorter by 1.5 feet and smaller by about 3 feet. The only way to change or waive the requirements is to take the application all the way through to Planning Commission and City Council for approval. Eichorn submitted that the impact of this sign in this area is not significant in terms of an increase in size or an increase in height. Normally, a sign like this would be allowed at 32 sq. ft. in sign area and 6 feet in height. This particular sign is 32 sq. ft., but because of a logo on the columns it exceeds the area of the sign by 3 feet. The height would be 6 feet, but because of the way it was constructed it exceeds the height by 1.5 feet. The approval of this application will allow the sign as constructed to remain.

## Proponents

**1. Fred Hoppe**, 1600 Stoney Hill Road, attorney, appeared on behalf of the owner of the Aventine apartment complex. He displayed a picture of completed sign. Because the columns are already built, they built the berm at the bottom of the base to limit the sign to 7.5 feet. The scale of the apartment complex is huge and he believes this sign fits in that scale, even if it is oversized.

There was no testimony in opposition.

Corr inquired of staff whether the applicant knew the correct process for a sign permit. Eichorn suggested that it was just an oversight. Corr wondered whether something needs to be done to modify the process for the acquisition of a sign permit. Eichorn suggested that this is the first time she has had to take a sign through the process for this sort of miscalculation.

If the medallions had been graphical motifs rather than logos, Cornelius wondered whether they would be considered part of the sign. Eichorn stated that "it is likely." If it is the logo for the apartment complex and that is the logo going on the sign, then it is clear that it is a sign. If it were an exhibit that had nothing to do with the name or character of the development, the staff probably would have said that it was not part of the sign. It is just easier to make sure they have the square footage to do what they need to do.

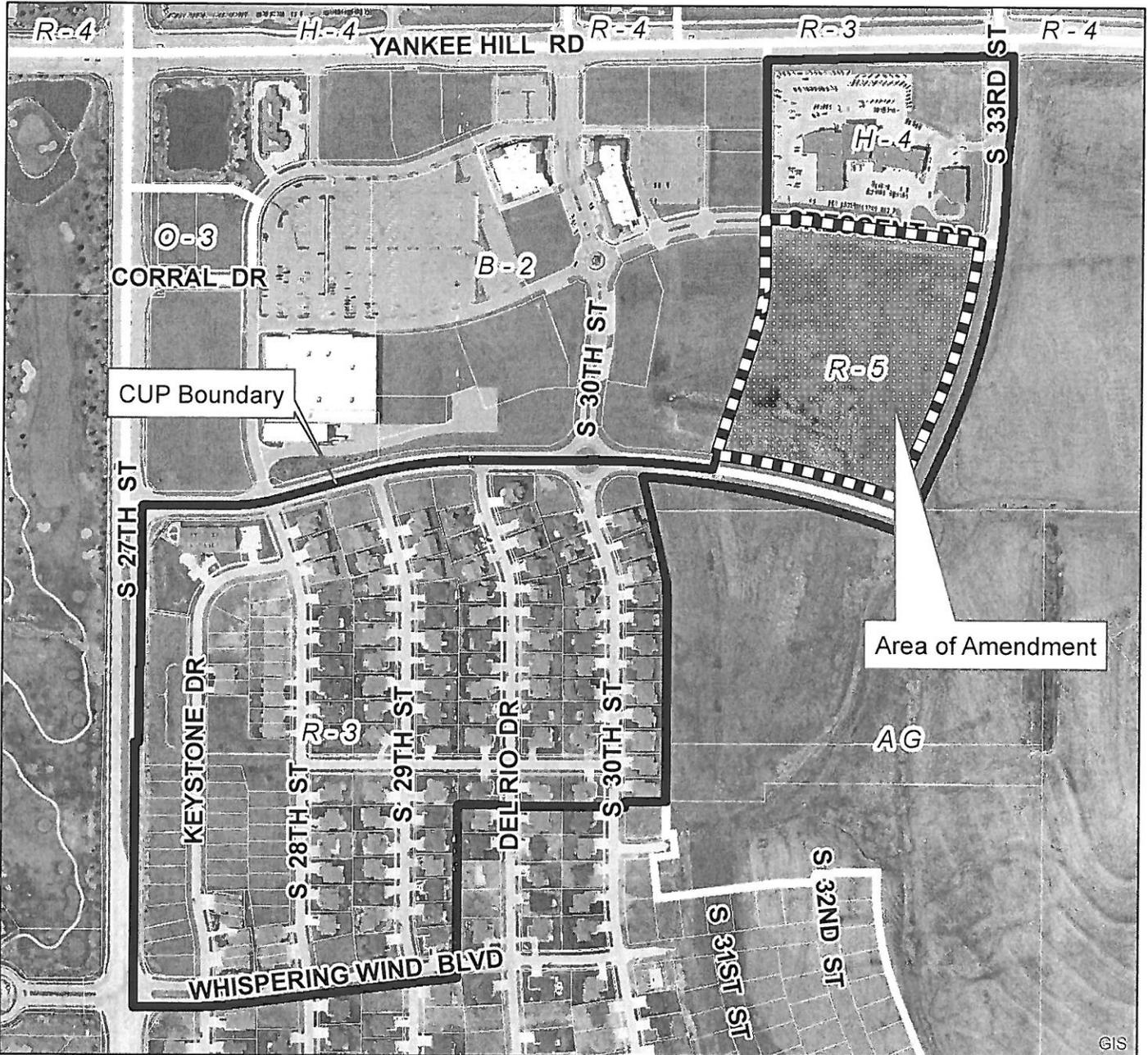
**ACTION BY PLANNING COMMISSION:**

January 7, 2015

Hove moved to approve the staff recommendation of conditional approval, as revised, seconded by Weber.

Corr expressed appreciation to the applicant. This is unfortunate, but she appreciated seeing the pictures showing the scale and how the sign does not appear to be out of place with respect to the large apartment building.

Motion for conditional approval, as revised, carried 9-0: Weber, Sunderman, Corr, Cornelius, Beecham, Harris, Scheer, Hove and Lust voting 'yes'. This is a recommendation to the City Council.



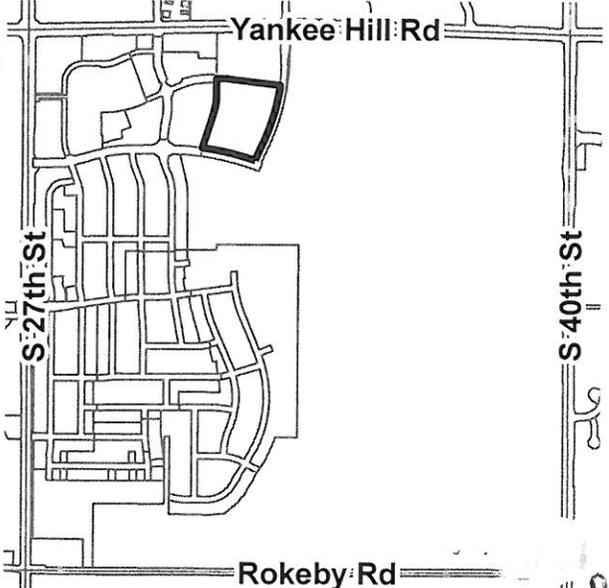
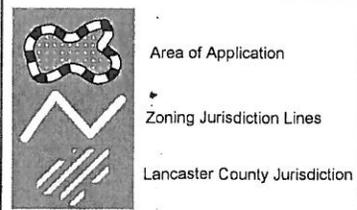
Special Permit #: SP1999B  
 Wilderness Hills CUP  
 S 33rd St & Wilderness Hills Blvd

2013 aerial

**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-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.30 T09N R07E



**C.U.P. BOUNDARY**

A TRACT OF LAND COMPOSED OF LOT 1, WILDERNESS PLACE 1ST ADDITION; LOTS 1-20, BLOCK 1, AND LOTS 1-14, BLOCK 2, AND LOTS 1-8, BLOCK 3, AND LOTS 1-22, BLOCK 4, AND LOTS 1-22, BLOCK 5, AND LOTS 1-2, BLOCK 6, AND LOTS 1-13, BLOCK 7, WILDERNESS HILLS ADDITION; AND LOTS 3-10, BLOCK 1, AND LOTS 20-28, BLOCK 1, AND LOTS 40-43, BLOCK 1, AND LOTS 16-23, BLOCK 2, AND OUTLOT A, AND OUTLOT E, WILDERNESS HILLS KEYSTONE ADDITION; AND LOTS 1-2, AND OUTLOT A, WILDERNESS HILLS KEYSTONE 1ST ADDITION; AND LOTS 1-2, WILDERNESS HILLS KEYSTONE 2ND ADDITION; AND LOTS 1-16, BLOCK 1, AND LOTS 1-12, BLOCK 2, AND OUTLOT A, WILDERNESS HILLS KEYSTONE 3RD ADDITION; LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE ON THE NORTH LINE OF SAID SECTION 30, S88°46'30"W A DISTANCE OF 101.03 FEET; THENCE S01°14'220"E A DISTANCE OF 87.56 FEET; THENCE S00°09'57"E A DISTANCE OF 124.46 FEET; THENCE S08°06'35"W A DISTANCE OF 135.82 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2030.00 FEET AND AN ARC LENGTH OF 891.45 FEET BEING SUBTENDED BY A CHORD OF S03°21'26"W A DISTANCE OF 248.71 FEET TO THE POINT OF BEGINNING; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2030.00 FEET AND AN ARC LENGTH OF 642.62 FEET BEING SUBTENDED BY A CHORD OF S15°56'19"W A DISTANCE OF 639.94 FEET; THENCE S25°00'27"W A DISTANCE OF 151.66 FEET; THENCE S69°21'56"E A DISTANCE OF 11.75 FEET; THENCE S20°38'04"W A DISTANCE OF 87.05 FEET; THENCE N68°48'48"W A DISTANCE OF 5.00 FEET; THENCE N69°21'56"W A DISTANCE OF 10.70 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 2,558.00 FEET AND AN ARC LENGTH OF 771.00 FEET, BEING SUBTENDED BY A CHORD OF N78°00'00"W A DISTANCE OF 768.08 FEET; THENCE S13°28'51"E A DISTANCE OF 221.71 FEET; THENCE S12°35'31"E A DISTANCE OF 83.37 FEET; THENCE S02°58'55"E A DISTANCE OF 79.47 FEET; THENCE S00°07'52"E A DISTANCE OF 558.72 FEET; THENCE S89°56'50"W A DISTANCE OF 120.00 FEET; THENCE S00°07'52"E A DISTANCE OF 15.60 FEET; THENCE S89°52'08"W A DISTANCE OF 360.00 FEET; THENCE N00°07'52"W A DISTANCE OF 5.02 FEET; THENCE S89°52'08"W A DISTANCE OF 120.00 FEET; THENCE S00°07'52"E A DISTANCE OF 500.68 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,898.24.00 FEET AND AN ARC LENGTH OF 59.38 FEET BEING SUBTENDED BY A CHORD OF S83°46'12"W A DISTANCE OF 59.37 FEET; THENCE S82°52'36"W A DISTANCE OF 566.38 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1542.00 FEET AND AN ARC LENGTH OF 192.89 BEING SUBTENDED BY A CHORD OF S86°27'27"W A DISTANCE OF 192.77 FEET; THENCE N89°57'32"W A DISTANCE OF 99.41 FEET; THENCE N00°03'13"W A DISTANCE OF 1,447.72 FEET; THENCE

N89°50'48"E A DISTANCE OF 263.39 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET AND AN ARC LENGTH OF 104.72 FEET BEING SUBTENDED BY A CHORD OF N82°20'48"E A DISTANCE OF 104.42 FEET; THENCE N74°50'48"E A DISTANCE OF 296.69 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1,286.72 FEET AND AN ARC LENGTH OF 325.25 FEET BEING SUBTENDED BY A CHORD OF N82°36'18"E A DISTANCE OF 324.38 FEET; THENCE N89°50'47"E A DISTANCE OF 305.69 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2,600.00 FEET AND AN ARC LENGTH OF 361.29 FEET BEING SUBTENDED BY A CHORD OF S86°10'21"E A DISTANCE OF 361.00 FEET; THENCE N17°23'24"E A DISTANCE OF 419.85 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET AND AN ARC LENGTH OF 162.28 FEET BEING SUBTENDED BY A CHORD OF N08°37'06"E A DISTANCE OF 161.65 FEET; THENCE N00°09'12"W A DISTANCE OF 160.89 FEET; THENCE S89°24'57"E A DISTANCE OF 76.28 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND AN ARC LENGTH OF 38.40 BEING SUBTENDED BY A CHORD OF S86°16'23"E A DISTANCE OF 38.38 FEET; THENCE S83°07'49"E A DISTANCE OF 562.61 FEET TO THE POINT OF BEGINNING, CONTAINING 2,438,604.71 SQUARE FEET (55.98 ACRES) MORE OR LESS.

November 18, 2014

**HAND DELIVERED**

Ms. Christy Eichorn  
Planning Department  
555 So. 10th Street  
Lincoln, NE 68508

**RE: Amendment to SP #1999A  
EDC Project No. 12002**

Dear Ms. Eichorn:

The purpose of this letter is to submit an Amendment to the Wilderness Hills Community Unit Plan (SP #1999A). This amendment is to adjust the requirements for signs.

A portion of the sign was constructed by the builder after the design was submitted with the original building permit. This application is to modify the CUP to allow the modified sign to be completed and not demolished and rebuilt. The modified sign will be approximately 7.5 feet tall and have an effective area of 35 square feet.



*Image 1: View of sign from the south*



*Image 2: View of sign from the east*

Enclosed are the following:

1. An application for an Amendment to the Wilderness Hills Community Unit Plan SP #1999A.
2. Revised cover to Wilderness Hills CUP showing this change (to be uploaded electronically).
3. A check for \$792 for the application fee.
4. A copy of the modified sign plans.

If you have any questions or concerns, please contact me at 402-438-4014 or [lsummers@edc-civil.com](mailto:lsummers@edc-civil.com).

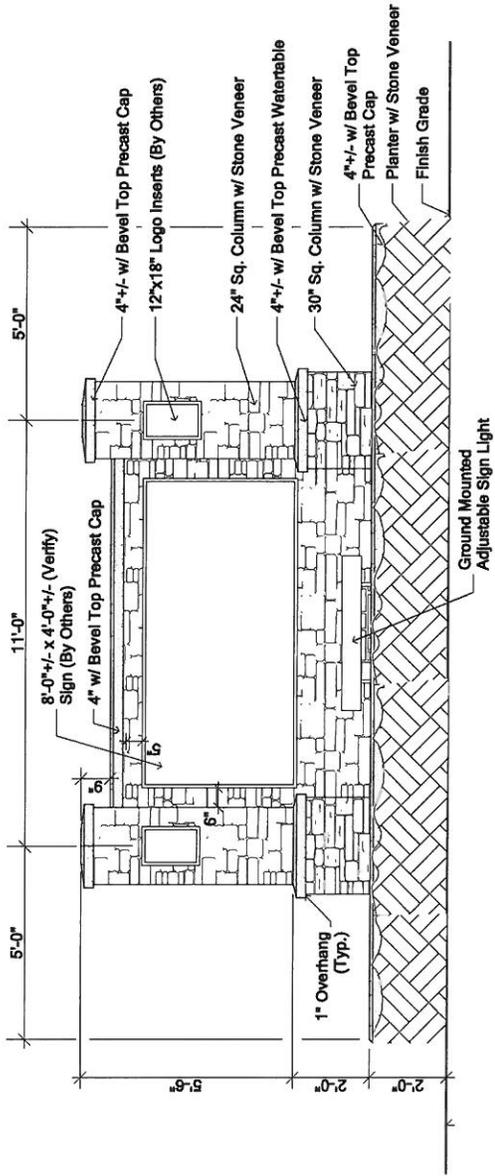
Sincerely,

**ENGINEERING DESIGN CONSULTANTS, L.L.C.**

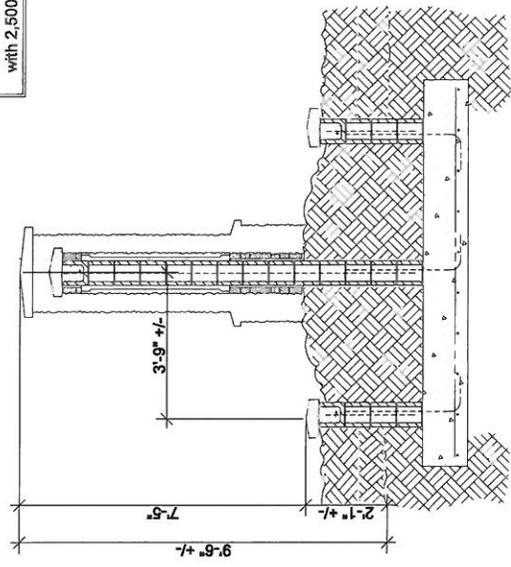
A handwritten signature in black ink, appearing to read 'L. Summers'.

Luke A. Summers, P.E.  
Project Engineer

cc: Mr. Jon Braxton – S & B Lincoln Apartments I  
Mr. Fred Hoppe – The Hoppe Law Firm  
Project File



Grout cells with rebar solid with 2,500 psi grout, min.



**3** Entry Sign

SCALE: 3/8" = 1'-0"



**GENERAL SITE NOTES**

- ALL SANITARY SEWERS AND WATER MAINS ARE TO BE PUBLIC.
- SANITARY SEWER AND WATER LINES TO BE 8" AND 6" PVC PIPE, RESPECTIVELY, UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
- ORNAMENTAL STREET LIGHTING ALONG ALL PUBLIC STREETS SHALL BE IN ACCORDANCE WITH L.E.S. REGULATIONS.
- BLANKET EASEMENTS, EXCLUDING BUILDING ENVELOPES ARE GRANTED ON ALL OUTLOTS.
- AS PART OF THE FINAL PLAT, BLANKET UTILITY AND/OR SPECIFIC UTILITY EASEMENTS WILL BE PROVIDED TO THE SATISFACTION OF L.E.S.
- ANY RELOCATION OF EXISTING L.E.S. FACILITIES WILL BE AT DEVELOPER'S EXPENSE.
- THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND FURTHER TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS COMPLETE.
- WITH EXCEPTION OF INSTALLATION, REPAIR AND DEVELOPMENT OF ROAD IMPROVEMENTS, STORM WATER AND DRAINAGE IMPROVEMENTS AND UTILITIES APPROVED WITH THIS C.U.P., ALL WETLANDS AND NATURAL DRAINAGE WAYS NOT SHOWN TO BE GRADED, ARE TO BE PRESERVED.
- WITH THE EXCEPTION OF THE DEVELOPER'S OR HOMEOWNER'S RIGHT TO THIN AND TRIM TREES, REMOVE DEAD, DOWNED AND DISEASED TREES; FOR INSTALLATION, REPAIR, DEVELOPMENT AND CONSTRUCTION OF ROAD IMPROVEMENTS, STORM WATER, DRAINAGE IMPROVEMENTS, UTILITIES, SIDEWALKS AND HOMES APPROVED WITH A PLAT, BUILDING PERMIT, C.U.P., OR USE PERMIT ALL TREES NOT SHOWN TO BE REMOVED SHALL BE PROTECTED AND PRESERVED.
- DURING CONSTRUCTION ACTIVITIES, ALL TREES OR TREE MASSES TO BE PRESERVED SHALL BE CLEARLY MARKED.
- LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
- ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
- ALL PAVING RADII ARE TO BE 20 FEET UNLESS OTHERWISE NOTED.
- ALL INTERSECTION ANGLES SHALL BE 90° UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
- SIDEWALKS ARE TO BE CONSTRUCTED ALONG BOTH SIDES OF ALL PUBLIC & PRIVATE STREETS.
- ALL SIDEWALKS ADJACENT TO STREETS ARE TO BE 4' FT. WIDE & LOCATED IN PUBLIC R.O.W. OR PUBLIC ACCESS EASEMENTS.
- DETAILS AND LOCATIONS OF THE PRINCIPAL SIGN SHALL BE AS SET FORTH IN THIS C.U.P. ALL SIGNS SHALL BE PERMITTED AND LOCATED IN ACCORDANCE WITH THE CITY OF LINCOLN SIGN CODE. INDIVIDUAL SIGNS WHICH MEET THE ZONING REQUIREMENTS ARE NOT REQUIRED TO BE SHOWN ON THE SITE PLANS AND NO ADMINISTRATIVE AMENDMENT SHALL BE REQUIRED.
- DIRECT VEHICULAR ACCESS TO SOUTH 27TH STREET AND TO YANKEE HILL ROAD FROM ALL LOTS IS HEREBY RELINQUISHED, EXCEPT AS SHOWN.
- RIGHT-OF-WAY WIDTHS: REFERENCE TYPICAL STREET CROSS SECTIONS, THIS SHEET.
- LANDSCAPING AND MAINTENANCE OF ROUNDABOUT ISLANDS, STREET MEDIANS AND POCKET PARKS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR HOME OWNERS ASSOCIATION.
- LOTS & USE
 

LOT 21	BLK-1	PROPOSED MULTI-FAMILY
LOTS 1-20	BLK-2	ATTACHED SINGLE FAMILY
LOTS 1-20	BLK-3	SINGLE FAMILY
LOTS 1-22	BLK-4	SINGLE FAMILY
LOTS 1-22	BLK-5	SINGLE FAMILY
LOTS 1-13	BLK-6	SINGLE FAMILY
LOTS 1-15	BLK-7	ATTACHED SINGLE FAMILY



**SITE SPECIFIC NOTES**

- THE EXISTING ZONING IS AG. THE PROPOSED ZONING IS R-3 AND R-5
- EYES, OVERHANGS, WINDOW SWINGS, DOOR SWINGS, AIR CONDITIONER UNITS, ETC. CAN ENCRoACH OVER THE SETBACK LINES. ENCRoACHMENTS ARE NOT ALLOWED OVER PROPERTY LINES AND MUST CONFORM TO BUILDING AND LIFE SAFETY CODE REQUIREMENTS.
- BUILDINGS MAY BE BUILT ANYWHERE WITHIN THE SETBACKS ON LOT 21. BUILDING ARRANGEMENT SHOWN IS CONCEPTUAL.
- THE HEIGHT OF THE BUILDINGS IN LOT 21, BLOCK 1 SHALL NOT EXCEED 50 FEET.
- DEVELOPMENT SETBACKS FOR LOT 21, BLOCK 1 ARE GOVERNED BY THE DESIGN STANDARDS FOR MULTI-FAMILY STRUCTURES AND MAY BE ADJUSTED IN CONFORMANCE WITH THOSE STANDARDS.
- ALL SETBACKS WITHIN LOT 21, BLOCK 1 SHALL BE IN ACCORDANCE WITH R-5 ZONING.
- ATTACHED SINGLE FAMILY LOTS CAN BE DEVELOPED AS SINGLE-FAMILY LOTS, EXCEPT FOR LOTS 1-8, BLOCK 2, AND LOTS 1-7, 33-41, BLOCK 7.
- HOMES WILL NOT TAKE ACCESS OR HAVE GARAGE DOORS FACING WILDERNESS HILLS BOULEVARD UNLESS THEIR PRIMARY FACADE IS FACING WILDERNESS HILLS BLVD. OTHERWISE, THE FACADE FACING WILDERNESS HILLS BLVD. WILL HAVE MULTIPLE WINDOW OPENINGS AND BE CONSTRUCTED OF SIMILAR MATERIALS AS THE PRIMARY FACADE.
- DIRECT VEHICULAR ACCESS TO WILDERNESS HILLS BLVD. FROM LOTS 1-5, BLOCK 2 IS HEREBY RELINQUISHED.
- THE LANDSCAPE SCREEN ALONG SOUTH 27TH STREET WILL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF LINCOLN DESIGN STANDARDS, CHAPTER 3.5, SECTION 7.4. SCREENING FOR LOTS 1-5, BLOCK 2 MUST ALSO MEET OR EXCEED THAT STANDARD, AND IF A FENCE IS ERRECTED ALONG REAR PROPERTY LINES PLANTS MUST BE INSTALLED BETWEEN THE SIDEWALK AND THE FENCE TO PROVIDE A MINIMUM 50% SCREEN TO 6' IN HEIGHT. THE PROPERTY OWNERS OF EACH LOT MUST MAINTAIN THIS PERMIT.
- THE PRINCIPAL SIGN ON LOT 21, BLOCK 1 SHALL NOT EXCEED 35 SQUARE FEET IN AREA OR 7.5 FEET IN HEIGHT.



WAVER TABLE (CITY OF LINCOLN LAND SUBDIVISION AND ZONING REGULATIONS)

TITLE	SECTION	DESCRIPTION
26	26.23.140	A WAIVER IS REQUESTED FOR DOUBLE FRONTAGE LOTS FOR LOTS 1-5, BLOCK 2.
26	26.23.140	TO WAIVE THE REQUIREMENT THAT LOTS ABUTTING A MAJOR STREET HAVE 120 FEET OF LOT DEPTH FOR LOTS 8-20, BLOCK 2.
26	26.23.140	TO WAIVE THE REQUIREMENT THAT ALL LOT LINES MUST BE RADIAL TO THE STREETS FOR LOTS 16-24, BLOCK 7.
27	27.15.080	TO ADJUST THE MINIMUM REAR YARD SETBACK REQUIREMENT IN THE R-3 ZONE FROM THE SMALLER OF 30 FEET OR 20% OF THE DEPTH TO 5 FEET FOR LOTS 16-24, BLOCK 7
27	27.15.080	TO WAIVE THE REQUIRED MINIMUM LOT AREA IN THE R-3 ZONE FOR SINGLE FAMILY USE OF 6,000 SQUARE FEET.

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## MEMORANDUM

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**TO:** Planning Commission

**FROM:** Christy Eichorn

**SUBJECT:** Wilderness Hills Community Unit Plan - Apartment Sign Adjustment

**DATE:** January 6, 2015

**CC:** Luke Summers - Engineering Design Consultants

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The staff report for SP1999B to allow for an increase in the height of a sign from 6 feet to 7.5 feet for the apartment complex should also have included a minor increase in sign area from 32 feet to 35 feet. This change is minor and consistent with the staff report. The resolution will need to reflect the increase in sign area as well as height.

The staff report will be revised prior to City Council to reflect this change.

The staff recommendation is hereby amended as follows:

**CONDITIONS OF APPROVAL:**

Per Section 27.63.320 to the Wilderness Hills Community Unit Plan this permit approves the increase in the height of the apartment complex sign, located at S. 33<sup>rd</sup> Street and Wilderness Hills Boulevard, from 6 feet to 7.5 feet and increases the sign area from 32 square feet to 35 square feet.