

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S. Pre-Existing Use Permit #3AB:

DATE: March 31, 2003

Scheduled Planning Commission hearing

April 16, 2003

PROPOSAL: Mark Hunzeker for Westfield Shoppingtown has initiated a request to amend the permitted signs.

LAND AREA: 76.22 acres for the Gateway tract.

CONCLUSION:

a) This reflects the overall sign package previously approved by Planning Commission and the first round of the City Council. The reconsidered sign package approved by Council included a large 250 square foot, 50 foot high pole sign. Such a large pole sign resulted in the Mayoral veto of PEUP #3AA. This request does not include the large pole sign that was an issue and cause of the veto.

b) Signs 1C, 1D, and 1E are adjustments of approved ground signs and should be approved.

c) Sign 1A and 1B, 28 square foot ground signs, may be appropriate east entrance signs if located on the property, outside the sight triangles and no more than 25' (1/2 the distance) into the front yard setback.

RECOMMENDATION:

Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: A portion of Lot 233, Lots 213,214, 232, and 257 Irregular Tracts and Lot 2 Gateway Terrace, all located in the south half of Section 21, Township 10 North, Range 7 East of the Sixth Principle Meridian, Lincoln, Lancaster County, Nebraska, further described in the attached legal descriptions.

LOCATION: Westfield Shoppingtown - Gateway, 6100 'O' Street

EXISTING ZONING: B-5 Planned Regional Business

EXISTING LAND USE: Shopping Center

SURROUNDING LAND USE AND ZONING:

North: Industrial and residential, zoned I-1, R-5 and R-6

South: Commercial uses, Lincoln Public Schools office and Elderly housing, zoned B-1, R-2, O-2 and R-6.

East: East Park Shopping Center, zoned B-5

West: Office and Commercial uses, zoned B-5 and H-2

ASSOCIATED APPLICATIONS: none

HISTORY: "Gateway" was zoned "G" Local Business and A-2 Residential in **1953**. The original Gateway mall was completed in **1959**. In **1968** the balance of R-2 zoning was changed to "G" and "G-1" Planned Commercial. During the **1979** zoning update, this area was converted to "B-5" Planned Regional Business and designated as Pre-Existing Use Permit #3. Numerous amendments have been made since that date. PEUP #3AA had a partial recommendation of approval by Planning Commission on **October 30, 2002**. It was partially approved by City Council on January 27, 2003. PEUP #3AA was reconsidered and approved in total by the City Council on February 3, 2003, including a large sign on "O" Street. PEUP #3AA was vetoed by the Mayor on **February 11, 2003**.

COMPREHENSIVE PLAN SPECIFICATIONS: This is shown as Commercial on the Lincoln/Lancaster County Land Use Plan, page F25. The Plan notes;

Regional Centers typically include a unique blend of commercial and other compatible land uses. Within this type of center, one may find retail shopping, restaurants, entertainment complexes, cultural and artistic institutions, offices, personal and business service facilities, and public institutions and governmental functions. The scale of such centers can offer a sense of place with a unique character or cohesive theme.

Many Regional Centers are large scale retailing centers that include a mall with several department store anchors and numerous small shops, as well as adjacent commercial development with stand-alone restaurants and stores, such as Westfield Shoppingtown Gateway or SouthPointe Pavilions. pg F 43

Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented pg F49

Commercial and industrial districts in Lancaster County shall be located:

- so that they enhance entryways or public way corridors, when developing adjacent to these corridors pg F 37

UTILITIES: All present.

TOPOGRAPHY: Drainage is toward Dead Mans Run to the north.

TRAFFIC ANALYSIS: “O” street is under reconstruction to a six lane facility. The Owner has some off-site responsibilities for this project, as agreed to in Resolution A-73294. Cotner Blvd and N. 66th Street also abut the site.

PUBLIC SERVICE: Full City services.

REGIONAL ISSUES: Signs and City/Corridor image.

ENVIRONMENTAL CONCERNS: None

AESTHETIC CONSIDERATIONS: Visual Image

ALTERNATIVE USES: Signs per the code and previously approved.

ANALYSIS:

1. This request of Westfield Shoppingtown-Gateway includes replacing and moving wall signs, interior directional signs and perimeter signs.
2. Signs 1C, 1D, and 1E are reposition/relocating 28 square foot each, which comply with the ordinance and could be approved by Administrative Amendment.
3. Signs 1A and 1B on 66th street exceed the limit of one sign abutting the perimeter provision and would require Council approval. Both signs are in the 50' front yard setback and would not be allowed without Council approval. An entrance ground sign at each entryway would seem appropriate and none obtrusive at this location. A location in the front yard is required do to the existing building locations and visibility issues.
4. A continuing and successful effort is and has been made by the City to reduce the sign clutter on “O” Street.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Revise the site plan to show:
 - 1.1.1. Dimensioned approved sign locations, outside of site triangles.
 - 1.1.2. Adjustment to sign 1A to be on-premises and removal of sign 4A and revision of sign size and locations to meet zoning code.
2. All terms and conditions of Pre-Existing Use Permit 3 shall apply unless specifically approved by this amendment.
3. This approval permits a revised sign plan for Pre-Existing Use Permit 3, Westfield Shoppingtown - Gateway.

General:

4. Before receiving building permits:
 - 4.1 The construction plans shall comply with the approved plans.
 - 4.2 The Permitted shall have submitted a revised final plan including 5 copies and the plans are acceptable.

STANDARD CONDITIONS:

5. The following conditions are applicable to all requests:
 - 5.1 All development and construction shall be completed in compliance with the approved plans.
 - 5.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established association approved by the City Attorney.
 - 5.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 5.4 This resolution's terms, conditions, and requirements bind and obligate the permitted, its successors and assigns.
 - 5.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however,

said 30-day period may be extended up to six months by administrative amendment. The 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.

6. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Michael DeKalb, AICP
Planner

APPLICANT: Westfield Shoppingtown Gateway
6100 "O" Street
Lincoln, NE 68505
(402) 464-9454

OWNER: Westfield Shoppingtown/ WEA Gateway LLC.
6100 "O" Street
Lincoln, NE 68505
(402) 464-9454

CONTACT: Mark Hunzeker
Pierson, Fitchett, Hunzeker, Blake & Katt
1045 Lincoln Mall, Suite 200
Lincoln, NE 68509
(402) 476-7621

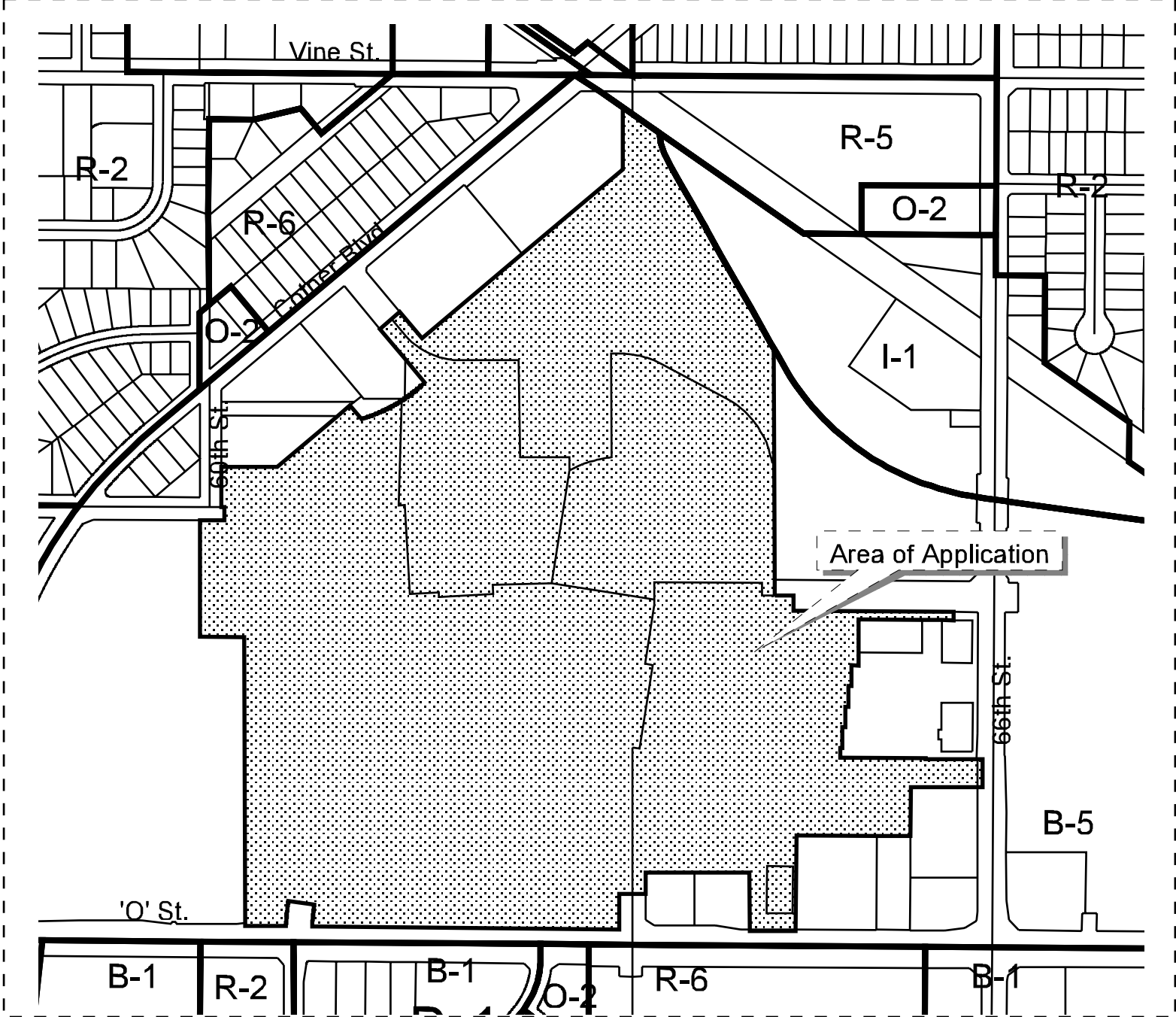


**Pre-existing Use Permit #3AB
Westfield Shoppingtown
Cotner Blvd. & 'O' St.**



Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

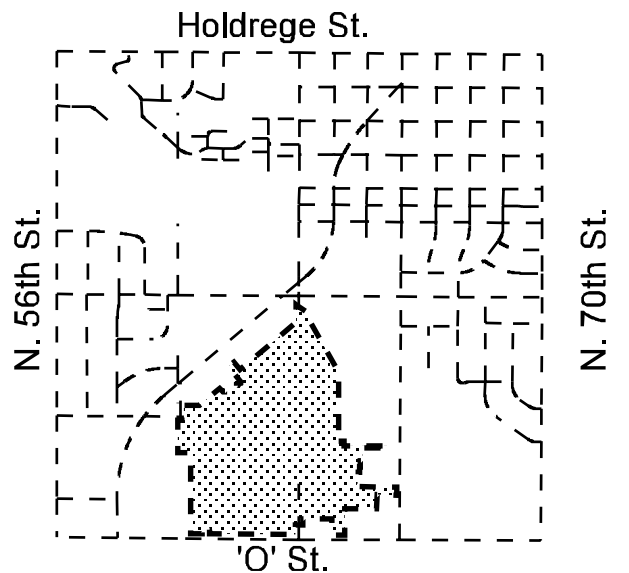
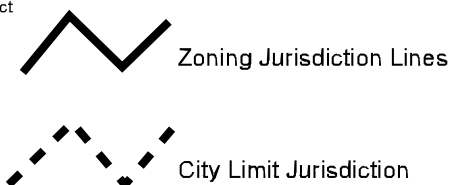


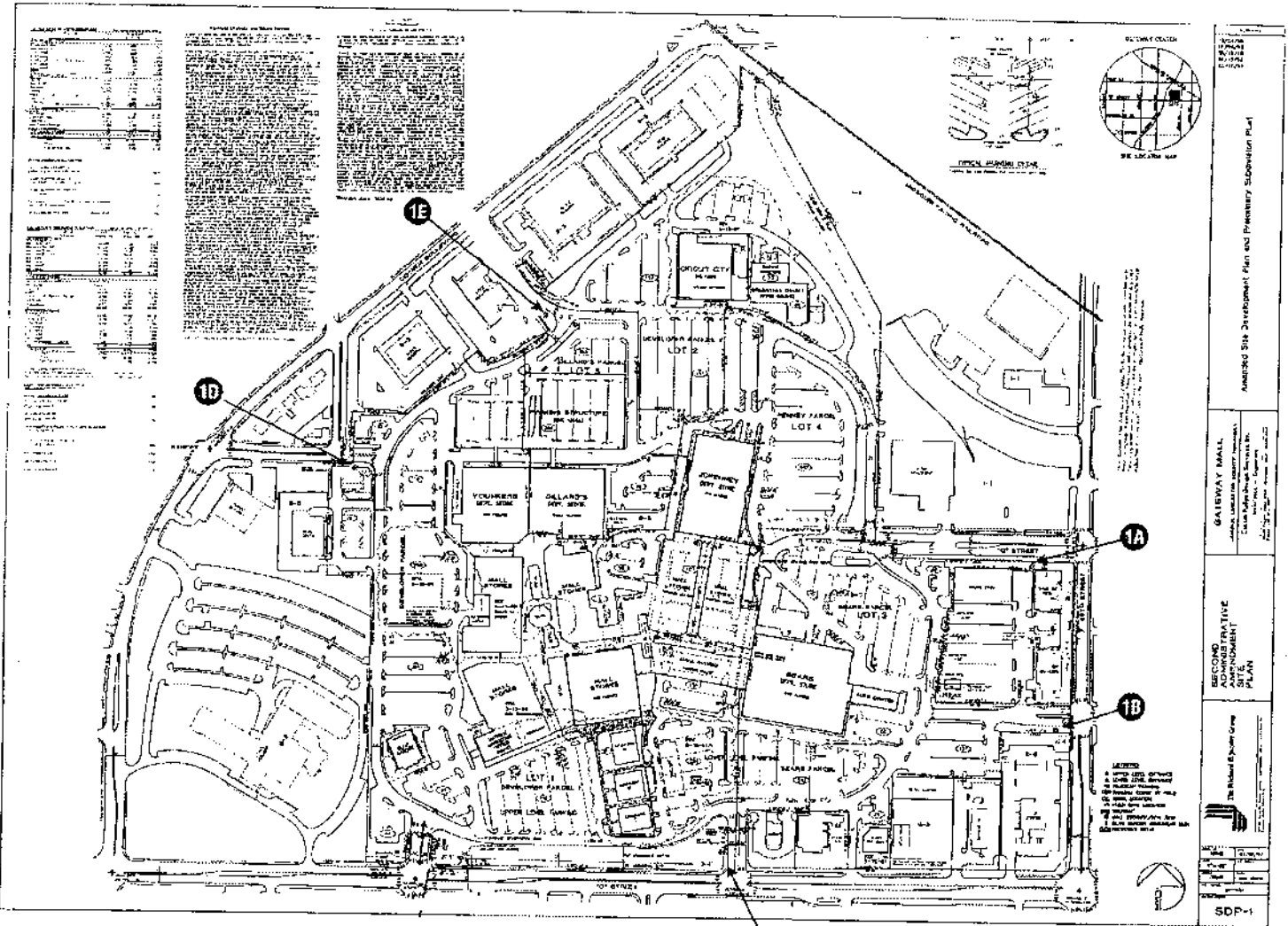
Pre-existing Use Permit #3AB
Westfield Shoppingtown
Cotner Blvd. & 'O' St.

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation 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. 21 T10N R7E





1c

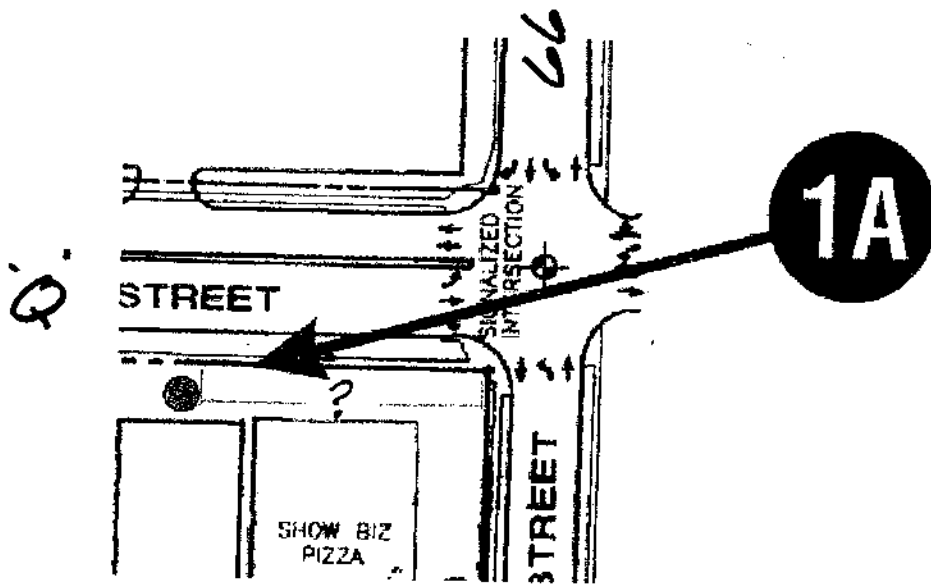
MAR 20 2002
 Planning

12-17-02

GATEWAY MALL
 ADMINSTRATIVE
 DEVELOPMENT
 SITE
 PLAN

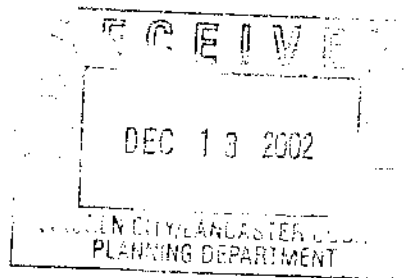
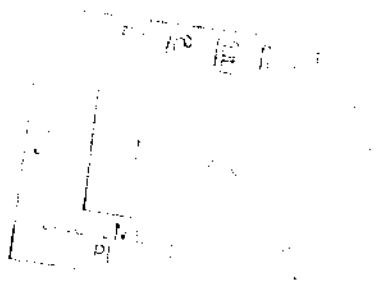
SECOND
 ADMINISTRATIVE
 DEVELOPMENT
 SITE
 PLAN

SDP-1

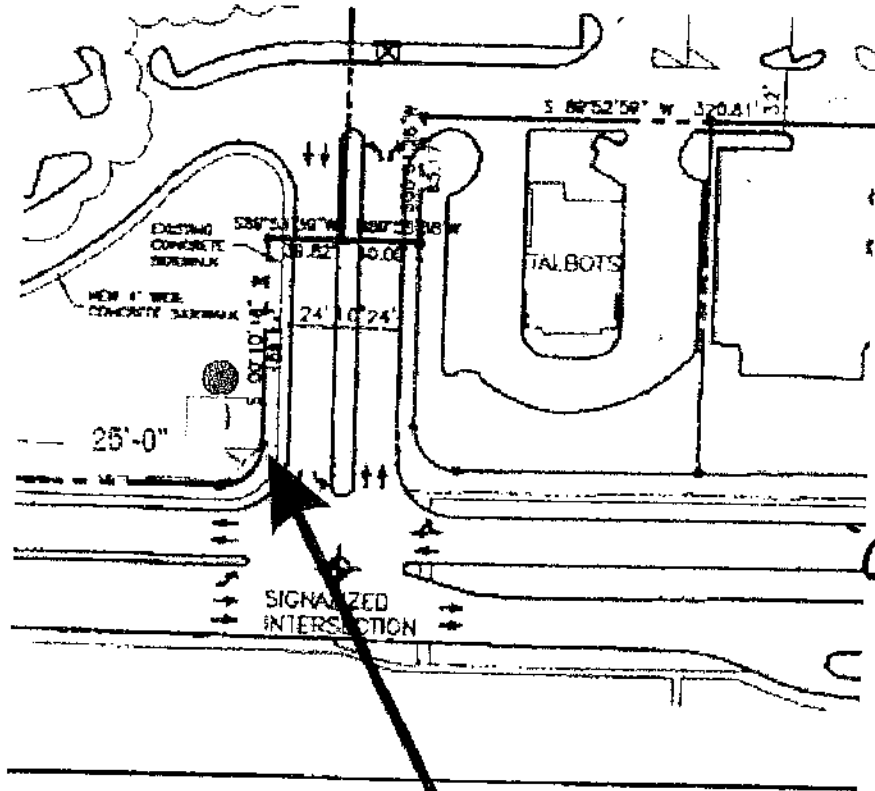


SITE PLAN REFERENCE DETAILS

DETAILS



12-17-02



O' Street.

1c

SITE PLAN REFERENCE DETAILS

DEC 13 2002

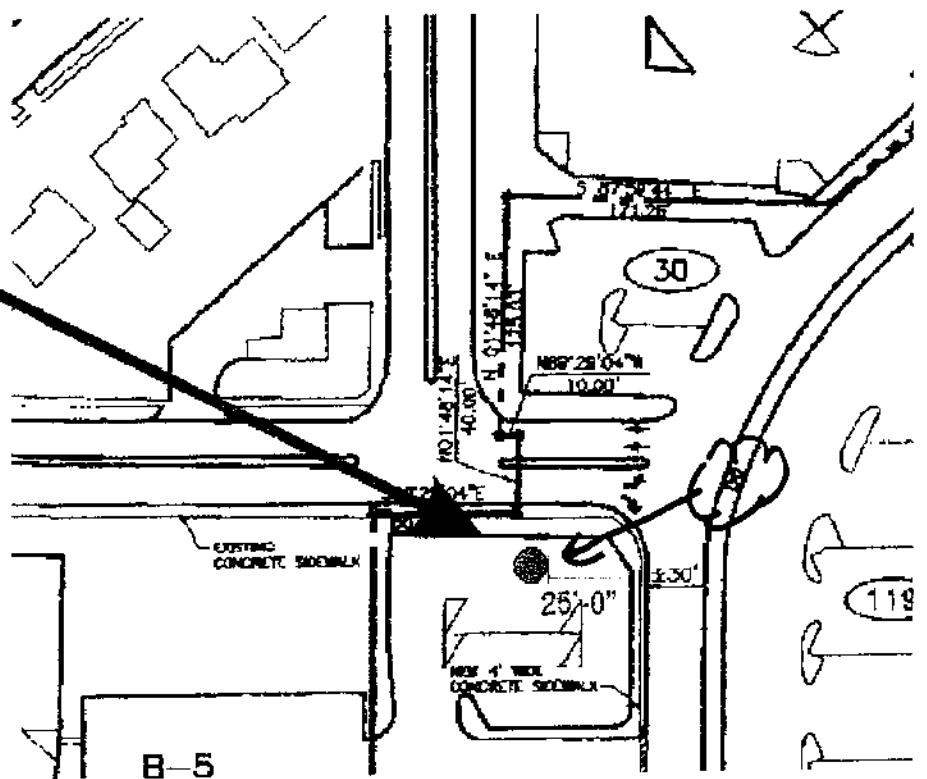
DETAILS

CITY/LANCASTER COUNTY PLANNING DEPARTMENT

MAR 20 2003

12-17-02

1D

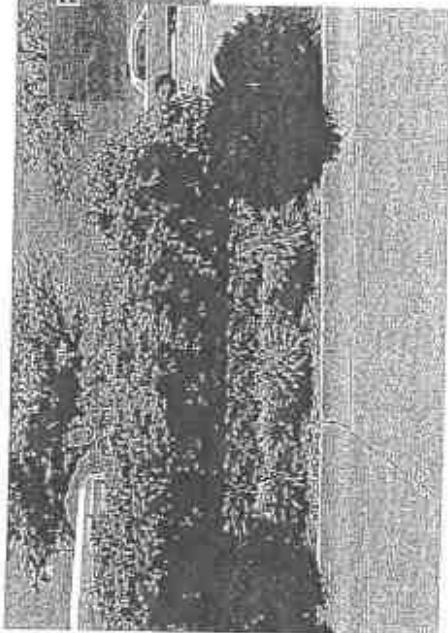


APPROVED
12-17-02
CITY OF INDIANAPOLIS
PLANNING DEPARTMENT

SITE PLAN REFERENCE DETAILS

SITE PLAN REFERENCE C

12-17-02



BEFORE

12-17-02 (DATE) 12-17-02 (DATE) 12-17-02 (DATE)

AFTER

12-17-02 (DATE) 12-17-02 (DATE)

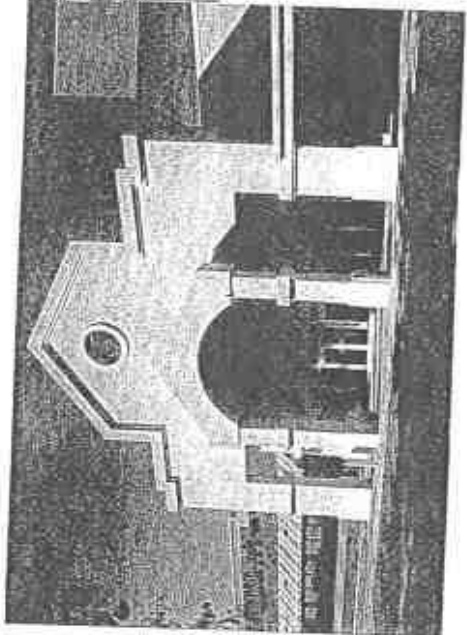


WESTFIELD
MAR 20 2003
12-17-02

1 HIBCOE

NOTE: THESE TO BE PLANNED LOCATIONS
REFER TO PG 4 FOR MOBILITY/ SIGN SPECIFICATIONS



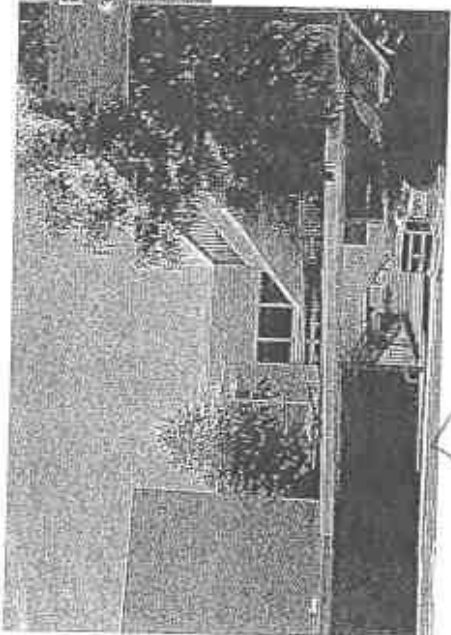
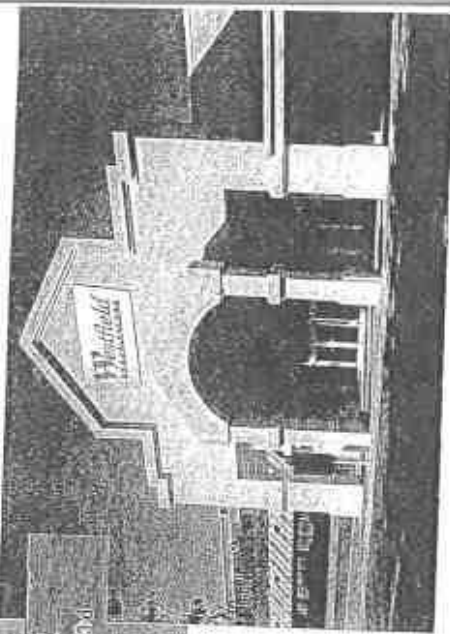


BEFORE

671 - 3RD ST. WYOMING, WYOMING

AFTER

671 - 3RD ST. WYOMING, WYOMING

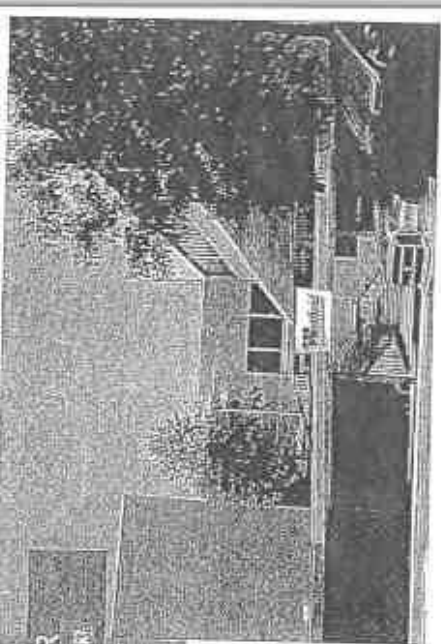


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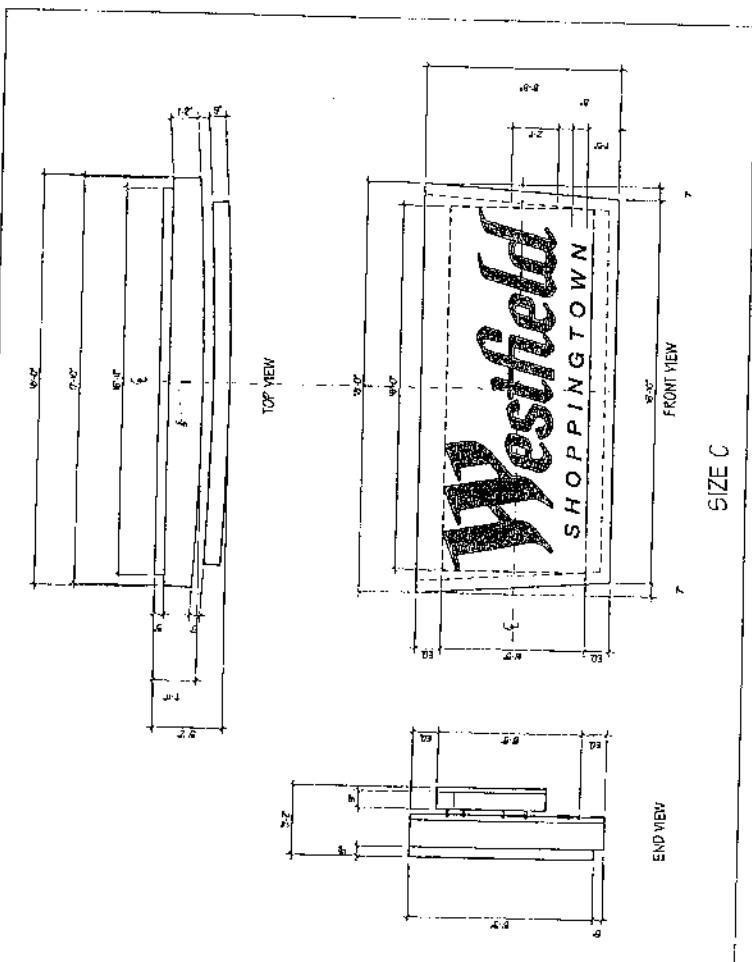
671 - 3RD ST. WYOMING, WYOMING



4

12-17-00

MAR 20 2001
NORTH DAKOTA
RECORDS & ADMINISTRATION



SIZE C

MANUFACTURE & INSTALL NEW SIGN CABINET AS SHOWN.

CABINET: FABRICATED ALUMINUM W/ 1/25 FACES & .090 ROLLERS. PAINT 1M "BRUSHED ALUM" MAP 41 342 W/ CLEAR COAT SATIN FINISH. ALL FACE SEAMS IF ANY TO BE BUT SEAMS, FILLED, Sanded & BACKED W/ ALUM. ANGLE.

REVEAL BACK PORTION OF CABINET & MITIG. HARDWARE) TO BE PAINT DK GRAY (M2040987793 JAZZO Z96).

TO ENCLOSE TRANSFORMERS, BALLASTS, LAMPS and ELECTRICAL WIRING.

"WESTFIELD": ALUM CHANNEL Ltrs W/ 5" DEEP RETIRING. RETURNS & TRAK-GAP PRID RED JAZZO 40904 ACRYLIC POLYURETHANE SATIN FINISH. WHITE ACRYLIC FACES W/ LIGHT RED 3430-43 TRANSLUCENT VINYL APPLIED TO FACE. INTERNAL ILLUMINATION BY DT CUT RED NEON 15MM/30MM. REG CUT Ltrs 4" W/PINS PAINTED WHITE.

"SHOPPING TOWN" & "MALL NAME": ROUT CUT FACE FOR 1/2" THICK BRONZE 2412 PLEX PUSH THROUGH W/ WAIRE 7328 PLEX BEHIND. INTERIOR ILLUMINATION BY H.C. 800MA FL LAMPS.

INSTALLATION BRACKETS & HARDWARE: METHOD OF ATTACHMENT - T.B.D. CONNECTION DETAILS TO BE ENGINEERED.

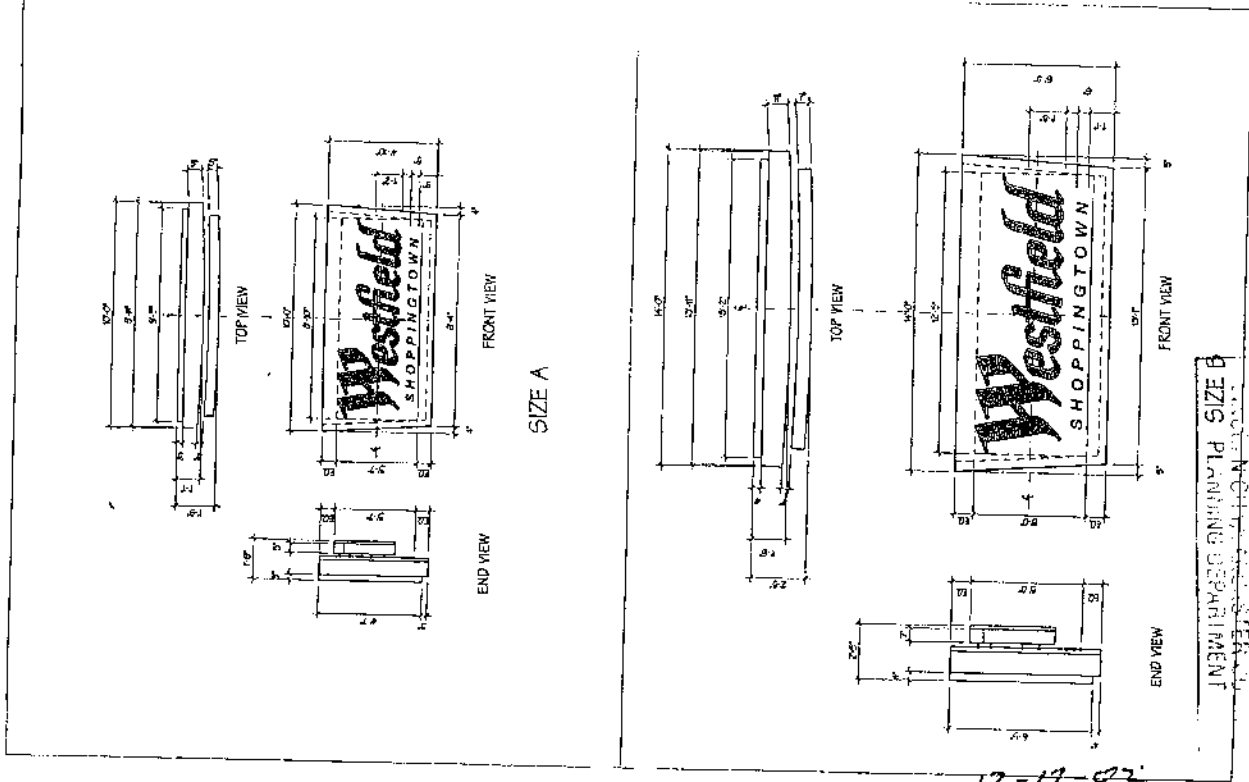
NOTES:
SIGN MANUFACTURER TO VERIFY ALL DIMENSIONS & CONDITIONS (VA DETAILED, FOLLOW-UP SURVEY PRIOR TO COMMENCEMENT OF MANUFACTURING.

PRIMARY ELECTRICAL SERVICE TO BE PROVIDED - BY OTHERS. PRIOR TO SIGN INSTALLATION AT 120 VOLT TO WITHIN 4FT. OF SIGN LOCATION; MUST BE ADEQUATE AND ACCESSIBLE FOR HOOK-UP TO SIGN.

ALL PROPOSED WORK IS SUBJECT TO APPROVAL BY ALL GOVERNING AGENCIES, I.E. CITY, ETC. ALSO, ALL WORK IS SUBJECT TO ENGINEERING VERIFICATION THAT EXISTING CONDITIONS ARE ADEQUATE TO SUPPORT THE PROPOSED NEW SIGNAGE.

A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS.

NOTE: REFER TO SITE PLAN FOR LOCATIONS.



SIZE A

PLANNING DEPARTMENT

MAR 20 2003

12-19-02

Legal Description

A tract of land composed of lot 257 I.T., Lot 214 I.T., Lot 213 I.T., and Lot 2 Gateway Terrace replat, all located in the S 1/2 of Section 21, Township 10 North, Range 7 East of the 6th. P.M. Lancaster County Nebraska, and is more particularly described as follows:

REMARK

A TRACT OF LAND COMPOSED LOCATED IN THE SE 1/4 LANCASTER COUNTY NEBR. FOLLOWS:

COMMENCING FROM THE NE ASSUMED BEARING OF N-8 213 I.T. A DISTANCE OF 290.00' THENCE S.0°20'25"W. A DISTANCE OF 290.00' THENCE N.89°39'35"W. A DISTANCE OF 63.00' THENCE S.0°20'25"W. A DISTANCE OF 9.00', THEN N.89°39'35"W. A DISTANCE OF 261.00', THENCE S.89°39'35"W. A DISTANCE OF 219.00' TO THE NE CORNER OF SAID LOT 1 THE NW CORNER OF SAID I WEST LINE OF SAID LOT 1 THE NORTH ROW LINE OF NORTH ROW LINE OF SAID N.0°41'48"E. A DISTANCE OF 320.81', THENCE S.0 CORNER OF CONTROLLED A NORTH LINE OF SAID COM WEST LINE OF SAID LOT WEST LINE OF SAID LOT S.80°55'35"E. ALONG THE OF 22.47', THENCE N.9°0 I.T. A DISTANCE OF 258 LINE OF SAID LOT 233 I.T ALONG THE ALONG THE WEST 226.12', THENCE S.89°39' 10283 A DISTANCE OF 64.1 STREET, THENCE S.0°20'2 STREET A DISTANCE OF 66 LOT 233 I.T., THENCE S.81 233 I.T. A DISTANCE OF TRACT CONTAINS A CALCULA

Total Site Area ±76.22

Commencing from the southwest corner of said Lot 257 I.T., said point also being the true point of beginning; thence, on an assumed bearing of N 00°02'06" E along the west line of said Lot 257 I.T. a distance of 899.97 feet; thence, N 89°27'29" W along the west line of said Lot 257 I.T., a distance of 178.58 feet; thence, N 00°00'00" W along the west line of said Lot 257 I.T., a distance of 355.60 feet to the northeast corner of Lot 256 I.T., said point also being on the south right-of-way line of "R" Street; thence, S 89°29'04" E along the south line of said "R" Street right-of-way a distance of 75.00 feet to the southeast corner of said "R" Street right-of-way; thence, N 01°48'14" E along the east line of said "R" Street right-of-way, a distance of 40.00 feet to the northwest corner of said Lot 257 I.T., thence, N 89°29'04" W along the south line of said Lot 2 Gateway Terrace replat a distance of 10.00 feet to the southwest corner of said Lot 2, said point also being on the east line of North 60th Street right-of-way, thence, N 01°48'14" E along the east right-of-way line of said North 60th Street a distance of 125.03 feet to the southwest corner of Lot 4 Gateway Terrace, thence, S 89°59'44" E along the south line of said Lot 4 a distance of 171.26 feet to the south corner of said Lot 4; thence, N 48°27'06" E along the southeast line of said Lot 4 a distance of 298.52 feet to the northwest corner of Outlot "9" Gateway Terrace replat; thence, S 39°47'10" E along the southwest line of said Outlot "8" a distance of 53.42 feet to the southwest corner of said Outlot "8"; thence, on a curve to the left whose radius is 477.18 feet, a central angle of 25°56'43", an arc distance of 225.14 feet and a chord bearing of N 59°57'27" E to the east corner of Outlot "A" Gateway Terrace replat; thence, N 40°07'36" W along the east line of said Outlot "A" and Lot 2 Gateway Terrace a distance of 212.79 feet to the southeast corner of 62nd Street right-of-way; thence, N 49°51'41" E along the southeast line of said 62nd Street right-of-way a distance of 79.89 feet to the southeast corner of said 62nd Street right-of-way; thence, S 40°06'18" E along the southwest line of Lot 1 Gateway Terrace a distance of 104.99 feet to the southwest corner of said Lot 1; thence, N 49°59'30" E along the south line of said Lot 1 and Lot 1 Gateway Terrace replat a distance of 797.25 feet to the southeast corner of said Lot 1 Gateway Terrace replat; thence, N 00°04'25" E along the east line of said Lot 1 a distance of 188.17 feet to a point on the south line of the Missouri Pacific R.R. right-of-way; thence, S 54°58'27" E along the south line of said Missouri Pacific R.R. right-of-way a distance of 121.56 feet to the northeast corner of said Lot 213 I.T.; thence, on a curve to the left whose radius is 193.73 feet a central angle of 32°58'09", an arc distance of 111.48 feet and a chord bearing of S 13°20'57" E; thence, S 30°00'01" E along the east line of said Lot 213 I.T. a distance of 680.07 feet to the east corner of said Lot 213 I.T., thence, S 00°22'16" W along the east line of said Lot 213 I.T. a distance of 678.02 feet to the southeast corner of said Lot 213 I.T., said point also being on the north right-of-way line of "Q" Street; thence, N 89°39'35" W along the north right-of-way line of "Q" Street a distance of 368.00 feet to the northwest corner of said "Q" Street right-of-way; thence, S 00°20'39" W along the west line of said "Q" Street right-of-way a distance of 27.97 feet to the northeast corner of Lot 232 I.T., thence, N 89°39'35" W along the north line of said Lot 232 I.T. a distance of 64.62 feet to the northwest corner of said Lot 232 I.T., said point also being on the east line of said Lot 257 I.T.; thence, S 00°04'25" W along the east line of said Lot 257 I.T. a distance of 226.12 feet to the northwest corner of said Lot 214 I.T.; thence, S 80°55'35" E along the north line of said Lot 214 I.T. a distance of 63.34 feet to the northeast corner of said Lot 214 I.T.; thence, S 09°04'30" W along the east line of said Lot 214 I.T. a distance of 258.00 feet to the southeast corner of said Lot 214 I.T.; thence, N 80°55'35" W along the south line of said Lot 214 I.T. a distance of 22.47 feet to the southwest corner of said Lot 214 I.T., said point also being on the east line of said Lot 257 I.T.; thence, S 00°04'25" W along the east line of said Lot 257 I.T. a distance of 445.55 feet to a point on the north line of the east right-of-way stub; thence, S 89°53'39" W along the north line of said right-of-way stub a distance of 39.82 feet; thence, S 00°10'18" W along the west line of said stub, a distance of 105.54 feet; thence, on a curve to the right, whose radius is 23.00 feet, a central angle of 89°55'45" an arc distance of 36.10 feet and a chord bearing of S 45°38'01" W; thence, N 89°24'06" W along the north right-of-way line of "Q" Street a distance of 897.46 feet; thence, on a curve to the right whose radius is 23.00 feet, a central angle of 59°09'08", an arc distance of 23.75 feet and a chord bearing of N 59°09'32" W; thence, N 04°02'07" E along the west right-of-way stub a distance of 13.30 feet; thence, on a curve to the right whose radius is 1105.92 feet, a central angle of 83°16'42", an arc distance of 62.64 feet and a chord bearing of N 05°49'28" E to the northeast corner of said right-of-way stub; thence, N 82°33'20" W along the north line of said right-of-way stub a distance of 79.90 feet; thence, on a curve to the left whose radius is 1185.92 feet a central angle of 03°15'28" an arc distance of 67.43 feet and a chord bearing of S 05°47'10" W along the west line of said right-of-way stub; thence, S 04°09'26" W along the west line of said right-of-way stub a distance of 20.63 feet; thence, on a curve to the right, whose radius is 23.00 feet a central angle of 51°08'17", an arc distance of 20.53 feet and a chord bearing of S 65°01'45" W to a point on the north right-of-way line of said "Q" Street; thence, N 89°24'06" W along the north line of said "Q" Street right-of-way a distance of 104.92 feet TO THE TRUE POINT OF BEGINNING.

Said tract contains a calculated area of 62.35 acres more or less.

Summary

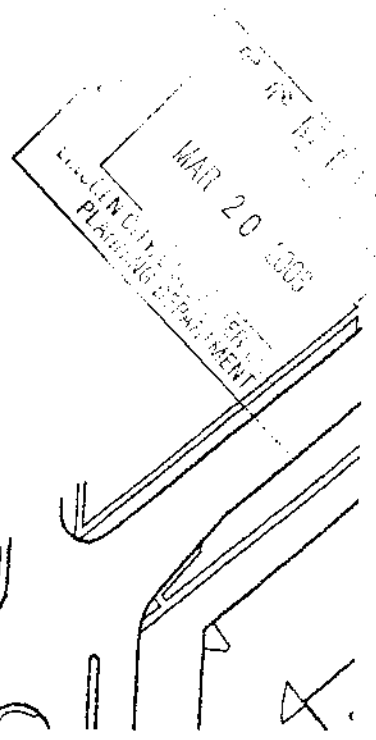
SK15B 5/1/93
s's Restaurant

DEVELOPMENT

Area Code	Floor Area With Exclusions
27,599	26,685
103,556	86,769
4,565	30,961
53,559	57,783
53,258	52,375
11,431	3,848
298,988	258,421
105,640	105,640
3,510	3,510
98,136	98,136
147,482	147,482
111,264	111,264
4,050	4,050
35,129	35,129
510,211	510,211
60,779	38,621
57,671	57,671
15,914	15,914
7,262	7,262
41,625	119,467
50,824	88,900
869,978	807,253
73,585	73,585
7,262	7,262

DEVELOPMENT

Area Code	GLA
599	26,685
455	89,257
271	41,678
032	57,897
190	52,469
794	20,961
325	20,876
166	309,823
340	105,640
300	9,000
136	98,136
82	147,482
64	111,264
150	4,050
166	124,668
28	500,228
39	32,139
71	57,671
14	15,914
30	8,100
39	4,109
52	8,752
35	127,685
198,031	1,031,756



Sear's Parcel
LEGAL DESCRIPTION

REMAINING PORTION OF LOT 233 I.T.

Lot 214 I.T., Lot 213 I.T., and
the S 1/2 of Section 21, Township
Lancaster County Nebraska, and is

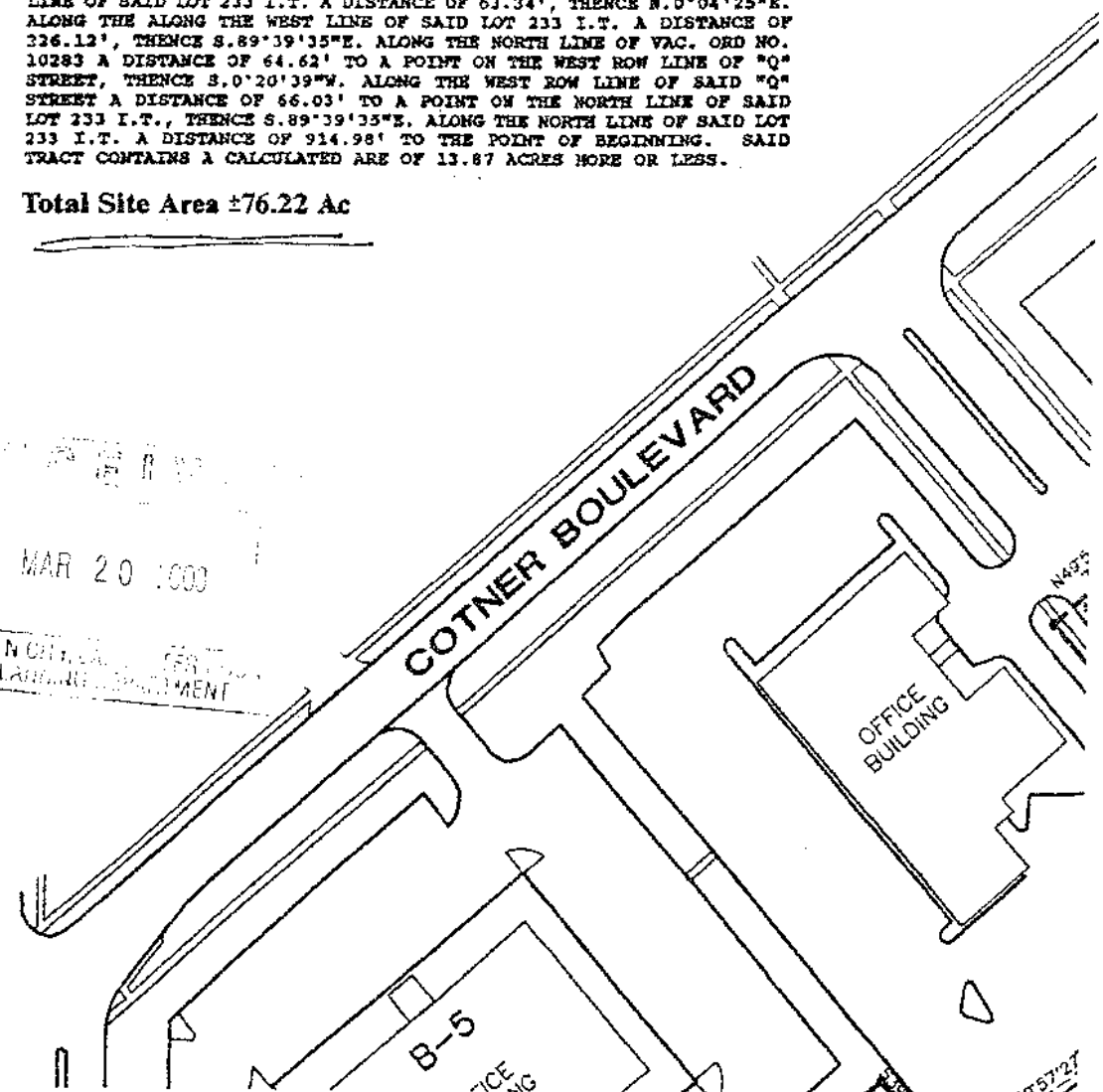
A TRACT OF LAND COMPOSED OF THE REMAINING PORTION OF LOT 233 I.T.
LOCATED IN THE SE 1/4 OF SECTION 21, T10N, R7E OF THE 6TH PM
LANCASTER COUNTY NEBRASKA AND IS MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

Lot 257 I.T., said point also
on an assumed bearing of
Lot 257 I.T. a distance of
the west line of said lot 257 I.T., a
along the west line of said lot
northeast corner of lot 256 I.T.,
way line of "R" Street; thence,
"R" Street right-of-way a distance
"R" Street right-of-way; thence,
"R" Street right-of-way, a distance
lot 257 I.T., thence,
Lot 2 Gateway Terrace replat a
of said Lot 2, said point also
right-of-way, thence,
of said North 60th Street a
er of Lot 4 Gateway Terrace,
said Lot 4 a distance of
; thence, N 48°27'06" E along the
83.52 feet to the northwest corner
S 39°47'10" E along the
of 53.42 feet to the southwest
to the left whose radius is
an arc distance of 225.14 feet and
corner of outlet "A" Gateway
the east line of said outlet "A"
79 feet to the southeast corner of
" E along the southeast line of
79.89 feet to the southeast corner
S 0°06'18" E along the southwest
104.99 feet to the southwest
along the south line of said Lot 1
of 797.25 feet to the southeast
thence, N 00°04'25" E along the
feet to a point on the south line
thence, S 54°58'27" E along the
nt-of-way a distance of
Lot 213 I.T.; thence, on a curve
entral angle of 32°58'09", an arc
of S 13°30'57" E; thence,
Lot 213 I.T. a distance of
Lot 213 I.T., thence, S 00°22'16" W
istance of 678.02 feet to the
point also being on the north
S 90°39'35" W along the north
of 368.00 feet to the northwest
ce, S 00°20'39" W along the west
nce of 27.97 feet to the northeast
W along the north line of said Lot
thwest corner of said Lot 232
of said lot 257 I.T.; thence,
t 257 I.T. a distance of
Lot 214 I.T.; thence,
Lot 214 I.T. a distance of
Lot 214 I.T.; thence, S 05°04'30" W
istance of 258.00 feet to the
e, N 80°55'35" W along the south
7 feet to the southwest corner of
the east line of said Lot 257 I.T.;
said Lot 257 I.T. a distance of
the east right-of-way stub;
said right-of-way stub a
y along the west line of said
a curve to the right, whose radius
an arc distance of 36.10 feet and
S 9°24'06" W along the north
897.46 feet; thence, on a curve
entral angle of 59°09'08", an arc
N 59°49'32" W; thence,
b a distance of 13.30 feet;
is 1105.92 feet, a central angle
and a chord bearing of
right-of-way stub; thence,
ght-of-way stub a distance of
ose radius is 1185.92 feet a
67.45 feet and a chord bearing
right-of-way stub; thence,
ht-of-way stub a distance of
whose radius is 23.00 feet a
20.53 feet and a chord bearing
t-of-way line of said "Q" Street;
said "Q" Street right-of-way a
BEGINNING.

COMMENCING FROM THE NE CORNER OF SAID LOT 233 I.T., THENCE ON AN
ASSUMED BEARING OF N.89°39'35"W. ALONG THE NORTH LINE OF SAID LOT
233 I.T. A DISTANCE OF 92.00' TO THE TRUE POINT OF BEGINNING,
THENCE S.0°20'25"W. A DISTANCE OF 25.00', THENCE N.89°39'35"W. A
DISTANCE OF 290.00', THENCE S.0°20'25"W. A DISTANCE OF 139.50',
THENCE N.89°39'35"W. A DISTANCE OF 21.00', THENCE S.0°20'25"W. A
DISTANCE OF 63.00', THENCE N.89°39'35"W. A DISTANCE OF 9.00',
THENCE S.0°20'25"W. A DISTANCE OF 63.00', THENCE N.89°39'35"W. A
DISTANCE OF 9.00', THENCE S.0°20'25"W. A DISTANCE OF 63.00', THENCE
N.89°39'35"W. A DISTANCE OF 9.00', THENCE S.0°20'25"W. A DISTANCE
OF 63.00', THENCE N.89°39'35"W. A DISTANCE OF 6.00', THENCE
S.0°20'25"W. A DISTANCE OF 30.00', THENCE S.89°39'35"E A DISTANCE
OF 261.00', THENCE S.0°20'25"W. A DISTANCE OF 3.00', THENCE
S.89°39'35"E. A DISTANCE OF 174.91' TO A POINT ON THE EAST LINE OF
SAID LOT 233 I.T., THENCE S.0°21'05"W. ALONG THE EAST LINE OF SAID
LOT 233 I.T. A DISTANCE OF 86.44' TO THE NE CORNER OF LOT 132 I.T.,
THENCE N.89°41'15"W ALONG THE NORTH LINE OF SAID LOT 132 I.T. A
DISTANCE OF 219.00' TO THE NW CORNER OF SAID LOT 132 I.T., THENCE
S.0°21'05"W. ALONG THE WEST LINE OF SAID LOT 132 I.T. A DISTANCE
OF 150.06' TO THE NE CORNER OF LOT 197 I.T., THENCE N.89°42'20"W.
ALONG THE NORTH LINE OF SAID LOT 197 I.T. A DISTANCE OF 349.53' TO
THE NW CORNER OF SAID LOT 197 I.T., THENCE S.0°23'11"W. ALONG THE
WEST LINE OF SAID LOT 197 I.T. A DISTANCE OF 290.62' TO A POINT ON
THE NORTH ROW LINE OF "O" STREET, THENCE S.89°25'32"W. ALONG THE
NORTH ROW LINE OF SAID "O" STREET A DISTANCE OF 139.00', THENCE
N.0°41'48"E. A DISTANCE OF 180.29', THENCE S.89°52'59"W. A DISTANCE
OF 320.81', THENCE S.0°04'25"W. A DISTANCE OF 65.17' TO THE NE
CORNER OF CONTROLLED ACCESS ROW, THENCE N.89°55'35"W. ALONG THE
NORTH LINE OF SAID CONTROLLED ACCESS ROW A DISTANCE OF 40.00' TO
THE SW CORNER OF SAID LOT 233 I.T., THENCE N.0°04'25"E. ALONG THE
WEST LINE OF SAID LOT 233 I.T. A DISTANCE OF 445.55', THENCE
S.80°55'35"E. ALONG THE WEST LINE OF SAID LOT 233 I.T. A DISTANCE
OF 22.47', THENCE N.9°04'30"E. ALONG THE WEST LINE OF SAID LOT 233
I.T. A DISTANCE OF 258.00', THENCE N.80°55'35"W. ALONG THE WEST
LINE OF SAID LOT 233 I.T. A DISTANCE OF 63.34', THENCE N.0°04'25"E.
ALONG THE ALONG THE WEST LINE OF SAID LOT 233 I.T. A DISTANCE OF
326.12', THENCE S.89°39'35"E. ALONG THE NORTH LINE OF VAC. ORD NO.
10283 A DISTANCE OF 64.62' TO A POINT ON THE WEST ROW LINE OF "Q"
STREET, THENCE S.0°20'39"W. ALONG THE WEST ROW LINE OF SAID "Q"
STREET A DISTANCE OF 66.03' TO A POINT ON THE NORTH LINE OF SAID
LOT 233 I.T., THENCE S.89°39'35"E. ALONG THE NORTH LINE OF SAID LOT
233 I.T. A DISTANCE OF 914.98' TO THE POINT OF BEGINNING. SAID
TRACT CONTAINS A CALCULATED AREA OF 13.87 ACRES MORE OR LESS.

Total Site Area ±76.22 Ac

MAR 20 1900
COTNER CITY PLANNING DEPARTMENT



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March 13, 2003

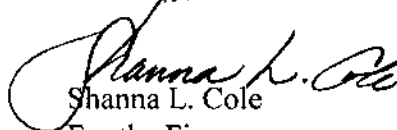
Tom Cajka
Planning Dept.
555 S. 10th Street
Lincoln, NE 68508

Re: Zoning application for signage in front of Westfield Shopping Town Gateway

Dear Mr. Cajka:

Enclosed is the Zoning Application to change the signs and the location of those signs in front of Westfield Shopping Town Gateway. This application mirrors the application previously submitted except for the exclusion of sign 4A. As you are aware, there are two entrances to Westfield from "O" Street. Sign 4A was to stand at the east entrance and a smaller monument sign was to stand at the west entrance. We are now requesting that a small monument sign be placed at the east entrance where sign 4A would have stood. At this time we are not requesting approval for a sign for the west entrance to Westfield from "O" Street. We are simply requesting that the location and size of the other signage be submitted for approval. Please contact Mark Hunzeker of this office if you have any questions or concerns.

Sincerely,


Shanna L. Cole
For the Firm

SLC:la
Enclosure

(G:\WPData\MH\Westfield Corp\Cejka 3-13-3.ltr.wpd)

MAR 20 2003

CITY OF LINCOLN
PLANNING DEPARTMENT