

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Special Permit #1629 E
South Ridge Village

DATE: July 10, 2002

PROPOSAL: To specify the South Ridge Village site plan, adjust building envelope and square footages, and to permit a 50 foot tall clock tower within the development.

WAIVER REQUEST: Maximum height, from 35 feet to 50 feet.

LAND AREA: 31.5 acres, more or less

CONCLUSION: The proposed 50 foot tall clock tower will not have a negative impact on surrounding properties. The proposed tower will be set back from the abutting streets, which reduces its apparent scale. The housing to the south is more than 200' away and will be buffered by three future two story office buildings. Other adjustments are minor - they could have been approved administratively.

<u>RECOMMENDATION:</u>	Conditional Approval
-------------------------------	----------------------

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1 and Outlot A, South Ridge Village 7th Addition, located in the NW 1/4 of Section 19, T9N, R7E of the 6th P.M., Lancaster County, Nebraska.

LOCATION: S. 27th Street and Pine Lake Road

APPLICANT: South Ridge Village L.L.C.
2929 Pine Lake Road
Lincoln, NE 68516

OWNER: same

CONTACT: Brian D. Carstens & Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434-2424

EXISTING ZONING: H-4

EXISTING LAND USE: Gas station and vacant land

SURROUNDING LAND USE AND ZONING:

North:	B-5	shopping center (across Pine Lake Rd.)
South:	H-4 & O-3	car dealership and vacant
East:	H-4	offices and retail
West:	B-2	grocery store and pad sites

HISTORY:

February 2002	City Council denied Special Permit #1629D, which would have permitted an additional ground sign for the gas station at S. 27 th and Porter Ridge Road.
August 2000	City Council approved Special Permit #1629B, which converted a pole sign to a ground sign and added a ground sign to the Duteau site.
July 2000	The applicant withdrew Special Permit #1629C, which would have revised the boundaries South Ridge Village special permit boundary. It was found that the revision was not needed.
March 1999	City Council approved Change of Zone #3161 from O-3 to H-4.
February 1999	Special Permit #1629A was approved. This increased the size of the auto dealership on the south side of Porter Ridge Road to 40,000 square feet.
Sept. 1996	Special Permit #1629 for planned service commercial was approved.
February 1994	This area was annexed and the zoning was changed from AG to H-4 and O-3.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Map designates this site as Commercial. The 2025 Comprehensive Plan states:

Commercial and Industrial districts in Lancaster County shall be compatible with existing or planned residential uses. (p F 40)

Commerce Centers should develop as compact clusters or hubs with appropriate site design features to accommodate shared parking, ease of pedestrian movement, minimize impacts on adjacent areas, and possess a unique character. (p F 44, emphasis added)

Physical linkages (i.e. sidewalks, trails, roads) should be utilized to directly connect Commerce Centers with adjacent development, although undesirable traffic impacts on adjacent residential areas should be avoided or minimized. (p F44)

Centers should be especially accessible to pedestrians and bicycles with multiple safe and convenient access points. (p F 44)

Provide functional bicycle racks and storage facilities in all major destination areas. (p F 104)

UTILITIES: Available

TOPOGRAPHY: Sloping down from Porter Ridge Road to Pine Lake Road

TRAFFIC ANALYSIS: S. 27th Street is a principal arterial and Pine Lake Road is a minor arterial.

PUBLIC SERVICE: City Police and Fire

AESTHETIC CONSIDERATIONS: Whether the ornamental clock tower affects surrounding properties.

ALTERNATIVE USES: Shopping center which meets height requirements.

ANALYSIS:

1. This application designates a specific site plan for the remainder of South Ridge Village. Although shown on the site plan, the O-3 area is not being amended by this special permit. The applicant must submit an administrative amendment to the use permit in order to specify that portion of the site.
2. The proposed height waiver for the clock tower will help provide a unique character for this development. The tower's location near the center of the site will reduce its apparent scale from the streets and it is buffered from the residential by two story office buildings and 200 feet of setback.
3. The 2025 Comprehensive Plan contains a directive to "provide functional bike racks and storage facilities in all major destination areas." As a component of one of Lincoln's major destination areas and given its proximity to the bicycle trail at Southpointe Pavilions, this development should provide bicycle parking. Although bicycle parking is desirable and necessary in order to accomplish the goals of 2025 Comprehensive Plan, currently there are no design standards or parking requirements for bicycle facilities.

4. This commerce center does provide sidewalks around the perimeter of the site, but additional internal sidewalks and crossings are required in order to promote ease of pedestrian movement.
5. The site plan should either specify sign locations, types and sizes per the code or there should be a note stating that signs shall be located at the time of building permits.

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 Sidewalks and crosswalks within the shopping area at the following locations: from Pine Lake Road along the east side of detention area "G" to the 9,500 SF restaurant, from the 9,500 SF restaurant to the 9,500 SF Comm/Retail, from Porter Ridge Road to the main commercial building between the drive through restaurant and detention area "H", from S. 29th St. to the 12,000 SF Comm/Retail, and from S. 29th St. to the 7,500 SF Comm/Retail.
- 1.1.2 Add a note stating that sign locations shall be determined at the time of building permits and that no administrative amendments are required to specify the location.
- 1.1.3 Add a note stating that no pole signs or off-premises signs are permitted.
- 1.1.4 To the end of Note 2, add "except for the main commercial/retail building, shall allow clock towers not exceeding 50 feet in height."
- 1.1.5 "Cloud" all changes to the land use table (everything below the car wash) and the area being amended.
- 1.1.6 Provide trees as required by Section 7.6 of the Design Standards for Screening and Landscaping.
- 1.1.7 Revise the parking stall label from 16 to 15 on the row southeast of the comm./retail building near detention area "B".
- 1.1.8 Clarify on the site plan which parking stalls were not counted in the total provided parking.
- 1.1.9 Revise Note 7 to indicate that the detention cells have been installed.
- 1.1.10 Label the lot lines.
- 1.1.11 Label and provide a revised legal description for the special permit area using current subdivisions.

2. This approval permits 215,000 square feet of commercial uses as shown on the approved site plan and per §27.63.470(e) modifies the height requirement to permit 50 foot tall clock towers on the primary commercial/retail building.

General:

3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a reproducible final plan including 5 copies.
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 Final Plats shall be approved by the City.
 - 3.4 The permittee shall have received approval for an administrative amendment to specify the site plan within the O-3 area.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established property owners association approved by the City Attorney.
 - 4.3 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.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 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.

5. 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:

Jason Reynolds
Planner

F:\FILES\Planning\PC\PERMITS\SP\1600\SP1629E.jwr.wpd



Area of Application

S. 27th St.

Pine Lake Rd.

S. 29th St.

Porter Ridge Rd.

Lawson Dr.

S. 28th St.

Lambert Pl.

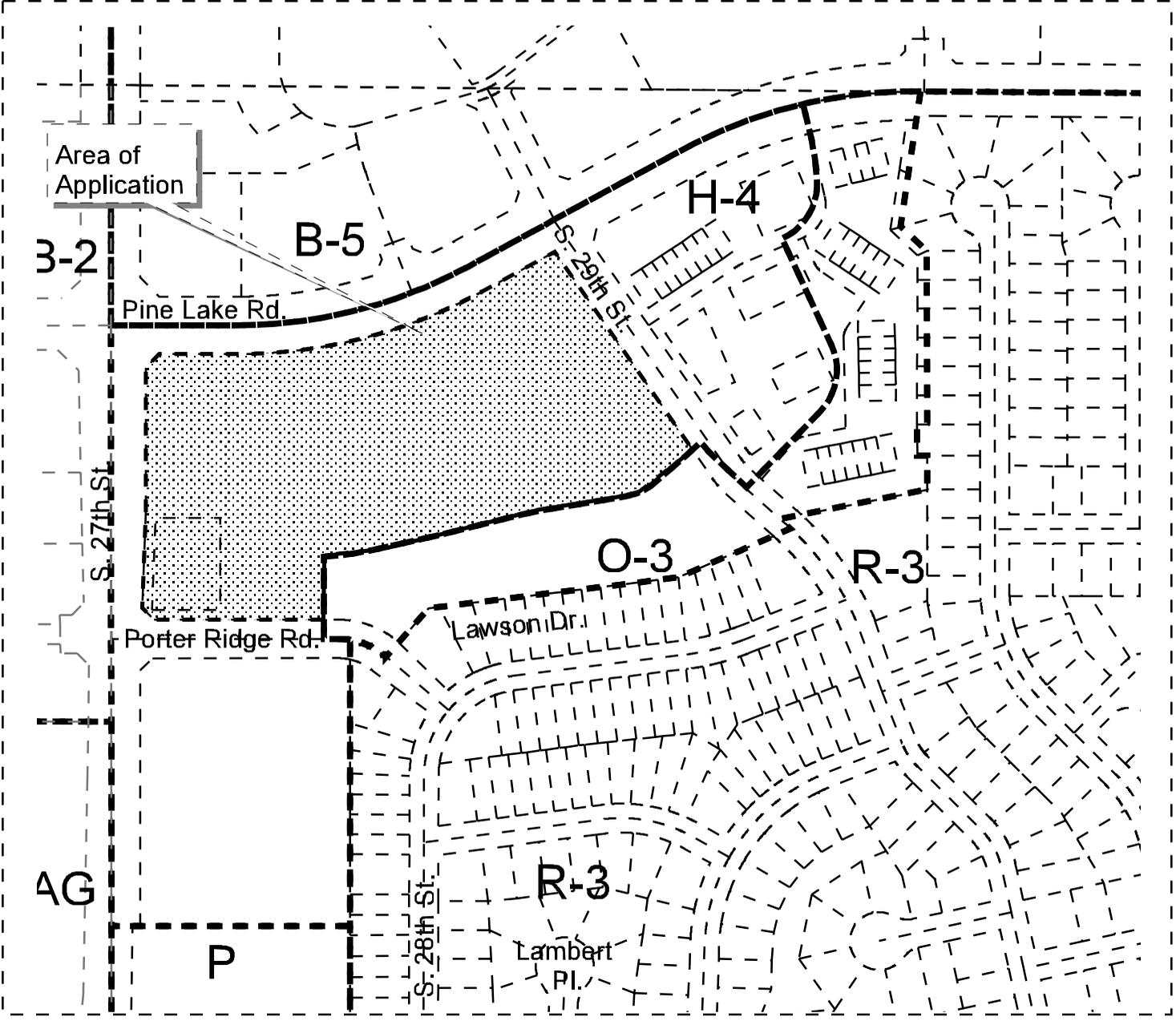
Brummond Rd.

Special Permit #1629E
S. 27th & Porter Ridge Rd.



Photograph Date: 1999

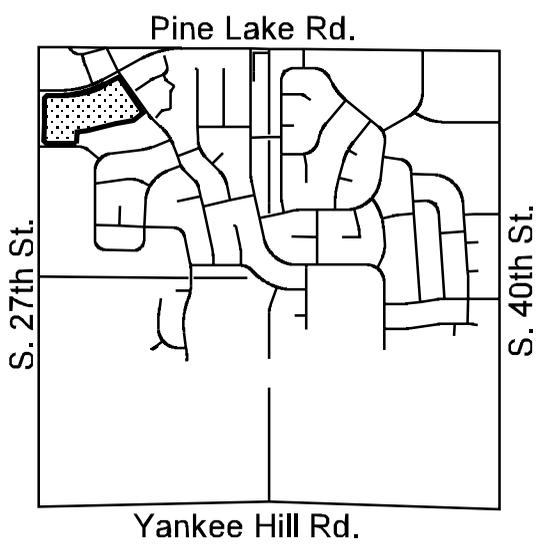
Lincoln City - Lancaster County Planning Dept.



Special Permit #1629E
S. 27th & Porter Ridge Rd.

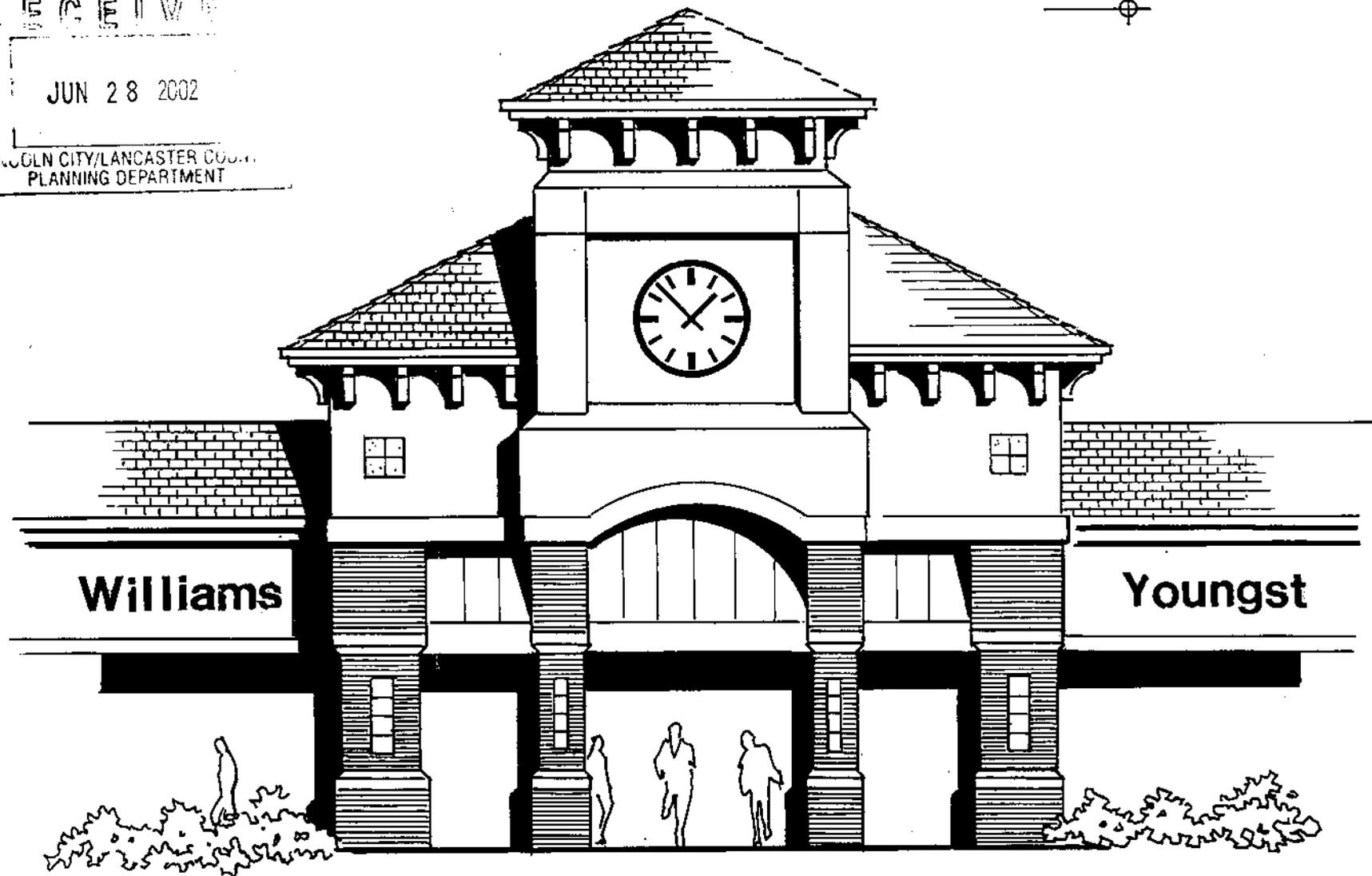
- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - 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. 19 T9N R7E



RECEIVED
JUN 28 2002
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

44' 

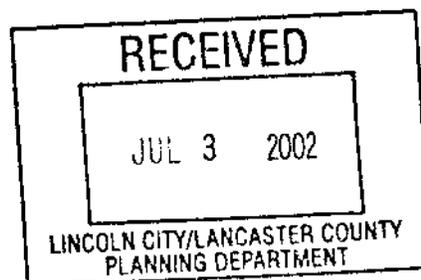


Center Point Elevation
1/8" = 1' 0"

M e m o r a n d u m

To: Jason Reynolds, Planning
From:  Dennis Bartels, Engineering Services
Subject: South Ridge Village Special Permit
Date: July 2, 2002
cc: Roger Figard
Randy Hoskins

The proposed Special Permit #1629E to allow an increase in the maximum height for a clock tower structure from 35' to 50' is satisfactory to Public Works.



City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF02063**

Address

Job Description: Development Review - Fire

Location: SOUTH RIDGE VILLAGE

Special Permit: Y 1629E

Preliminary Plat:

Use Permit:

CUP/PUD:

Requested By:

Status of Review: Approved

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

RECEIVED

JUL 3 2002

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT



John Huff

07/01/2002 02:56 PM

To: Jason W Reynolds/Notes@Notes
cc:
Subject: Special Permit #1629E

Jason,

I have reviewed the proposed special permit for the department, and do not have any objections as it is proposed.

John C. Huff
Deputy Chief Administrative Services
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68528
Office 402-441-8351
Fax 402-441-8292

Memo



To: Jason Reynolds, Planning Department

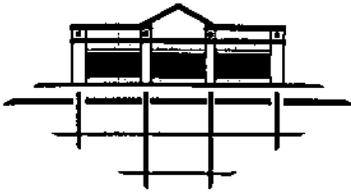
From: Mark Canney, Parks & Recreation

Date: July 11, 2002

Re: South Ridge Village SP1629E

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no comments.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

June 27, 2002

Mr. Kent Morgan
Interim Director
Planning Department
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: SOUTH RIDGE VILLAGE - SPECIAL PERMIT #1629E
SOUTH 27TH STREET AND PINE LAKE ROAD

Dear Kent,

On behalf of South Ridge Village, L.L.C., we submit the following revised Special Permit for your review. In the main commercial retail building, the developer is creating a clock tower which will exceed the permitted height in the 'H-4' zoning district. We are requesting the maximum height for the clock tower be changed from 35 feet to 50 feet. The rest of the building will comply to the zoning ordinance.

We are also revising the building square footage and the building envelope to accommodate the actual design of the building. The tables and schedules have been modified to show all the changes.

No other changes are requested at this time.

Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: Rick Krueger

ENCLOSURES: 16 Copies of Sheet 1 of 4
6 Copies of Sheets 2 thru 4 of 4
Application for a Special Permit
Certificate of Ownership
8 1/2" x 11" Reductions
Application fee of \$585.00

