

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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

P.A.S.: Change of Zone #3381 **DATE:** November 25, 2002
Special Permit #1988 for C.U.P.
Preliminary Plat #02019 - Tamarin Ridge
Special Permit #1989 for Planned Service Commercial in H-4
Use Permit #147

SCHEDULED PLANNING COMMISSION MEETING: December 11, 2002

PROPOSAL: CZ#3373 - A change of zone from AG to R-3, R-4, P, H-4 and O-3.

SP#1988 - To allow a community unit plan for 70 single-family lots and two lots for 321 multiple-family units.

PP#02016 - Creates 78 lots and two outlots.

SP#1989 - To allow 115,000 square feet of office/commercial floor area including an automobile dealership.

UP#147 - To allow 26,500 square feet of office floor area including 4,500 square feet of floor area for a drive-thru bank facility.

WAIVER REQUESTS:

1. Maximum building height from 35' to 45' in the R-4.
2. To defer the review and approval of site plans, ground signs and required landscape plans until time of building permit in the R-4, H-4 and O-3.
3. To reduce the front yard setback from 50' to 40' along South 27th Street; to reduce the side yard setback from 50' to 10', except along the north property line where a reduction from 50' to 20' is being requested; and to reduce the rear yard setback from 50' to 30', all in the H-4.

LAND AREA: Approximately 78.52 acres.

CONCLUSION: With minor modifications, this change of zone, special permit for C.U.P., special permit for planned service commercial and use permit are consistent with the Zoning Ordinance and Comprehensive Plan. However, additional information concerning grading, drainage and traffic improvements must be provided before it can be determined if the preliminary plat complies with all applicable standards.

RECOMMENDATION:	
Change of Zone #3373	Deferral
Special Permit #1988	Deferral
Preliminary Plat #02019 - Tamarin Ridge	Deferral
Special Permit #1989	Deferral
Use Permit #147	Deferral
 WAIVER REQUESTS	
- Exceed Maximum Height in the R-4	Deferral
- To allow the Planning Director to approve site plans, ground signs and required landscape plans at time of building permit in the R-4, H-4 and O-3	Deferral
- Front yard setback from 50' to 40' in H-4	Deferral
- Side yard setback from 50' to 10' in H-4	Deferral
- Sideyard setback from 50' to 20' in H-4	Deferral
- Rear yard setback from 50' to 30' in H-4	Deferral

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Change of Zone #3381 - See attached.
Special Permit #1988 for C.U.P. - See attached.
Preliminary Plat #02019 - Tamarin Ridge - See attached.
Special Permit #1989 for Planned Service Commercial in H-4 - See attached.
Use Permit #147 - See attached.

LOCATION: Southwest of the intersection of South 27th Street and Porter Ridge Road.

APPLICANT/

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

OWNERS: Susan and Donald Brouse Thomas Folsom
6501 Campbell Drive 2186 Lakewood Drive
Lincoln, NE 68510 New Brighton, MN 55112
(402) 488-7328 (612) 339-7925

National Bank of Commerce Trust and Savings Association
c/o United Farm and Ranch Management
1248 O Street Suite 700
Lincoln, NE 68508
(402) 434-4498

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Agriculture

SURROUNDING LAND USE AND ZONING:

North:	Commercial, Residential, Vacant	R-4, O-3, and B-2
South:	Vacant	R-3
East:	Commercial, Utility Substation, Vacant	P, R-3, H-4
West:	Residential	R-3

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - This area is designated for residential and commercial land use on the Future Land Use Map.

Page F27 - This area is shown within the City's Future Service Limit.

HISTORY: Preliminary Plat was submitted **September 13, 2002**.
Planning Director's letter was sent **October 15, 2002**.
Revised preliminary plat was submitted **November 12, 2002**.

UTILITIES: This site is located within the City's Future Service Limit, and City water and sewer service can be provided. Electricity, telephone and cable service can also be provided.

TRAFFIC ANALYSIS: South 27th Street is considered a minor arterial in the Comprehensive Plan at this location. Access from South 27th Street to this site is provided by both Tamarin Ridge Road and by Kendra Lane.

Connections to local streets to the north and west are shown, as are connections to the proposed streets that are shown in the approved preliminary plat of Stone Ridge Estates adjacent to the south.

ANALYSIS:

1. Several revisions must be made to the drainage plan before it will meet standards and can be approved. Those changes must be shown on the preliminary plat. The list of those items is included in the attached review from Public Works and Utilities.
2. A traffic study was included with the re-submittal of the plat, and it identifies a sight-distance problem at the intersection of South 27th Street and Tamarin Ridge Road. This issue must be addressed prior to consideration of this plat by the Planning Commission as it could result in relocation of the street. A change of that magnitude would be significant and would require additional review by staff. It would also change the legal descriptions for the change of zone, special permits and use permit, and new public notice would be required to reflect these changes.
3. Other issues have been raised by the traffic study that are not fully addressed with the preliminary plat, as noted in the attached review by Public Works and Utilities. These items must be corrected before the plat is acted on by the Planning Commission. Once the traffic issues have been addressed, a formal agreement must be prepared to reflect the developer's obligation for traffic improvements to the surrounding arterial street system.
4. To allow for adequate vehicle stacking at the intersection of Tamarin Ridge Road and South 27th Street, access to Tamarin Ridge Road must be relinquished between the 25' wide access easement and South 27th Street.
5. Utilities: Water - This development will be responsible for one-half the cost of an 8" equivalent water main along the South 27th Street frontage adjacent to the H-4 and O-3, and for one-half the cost of a 6" equivalent water main along the R-4.
Sewer - It was noted in the Director's Letter that the required information to determine sewer depth was not provided. The resubmittal indicates grading has been revised but it still does not provide enough information to make a determination. If the sewer depth exceeds the maximum allowed depth, it will require a waiver to design standards to be allowed.

6. The layout of the H-4, O-3 and R-4 is intended to provide compatibility with surrounding land uses and serve as a transition between commercial and residential uses. Tamarin Ridge Road marks the boundary between the commercial development extending along South 27th Street from the intersection at Pine Lake Road and the residential development approved in Stone Ridge Estates south of this project. Specifically, the apartments on Lot 6, Block 1, and the office uses on Lot 5, Block 1, are included to provide a transition and to reduce the pressure for additional commercial uses.

7. Waivers to front, side, and rear yard setbacks are requested in the H-4. The side yards are adjacent to either existing commercial uses, or to commercial uses being proposed as part of this project, and the impact of this waiver is minimal.

After an additional 60' of right-of-way is dedicated for South 27th Street, the reduced front setback from 50' to 40' is consistent with that of the existing commercial buildings to the north.

A waiver to the rear setback from 50' to 30' is requested along the R-4 and H-4 zoning boundary. However, this waiver is not appropriate unless additional screening is provided to mitigate the impact of H-4 adjacent to R-4. The landscape plan shows the landscape screen required of all apartment complexes, and also shows a 6' fence which acts as the required screen for the H-4. To compensate for the reduced setback, an additional landscape screen should be provided on the H-4 to act as an additional buffer. This additional screen can be designed to take advantage of the change in grade along the boundary and help provide a more effective buffer.

8. A waiver to building height in the R-4 is requested to allow apartment buildings up to 45' in height. This request is appropriate if the setback from the property line is increased one foot for every one foot a building exceeds the allowed maximum height. This allows the taller buildings to be built, but in a way that provides the appearance that the buildings are at a scale consistent with the surrounding neighborhood.

9. Cross-access between Tamarin Ridge Road and Kendra Lane is important to allow internal circulation among the office and commercial uses in the H-4 and O-3. This is accomplished by including a 25' access easement across Lot 4, Block 1. A note has been added to the site plan that states the owner has the right to prohibit vehicular access across this lot during non-business hours. This is acceptable provided the hours of 11 p.m. to 7 a.m. are added to the note, consistent with the O-3 General Note #3.

10. The O-3 serves as a transition, and must be developed in a way that provides compatibility with adjacent residential uses. The architectural requirements in LMC

Section 27.28.020 (a) of the R-T district were designed for this purpose, and if applied to the O-3 would ensure compatible development.

11. A waiver to defer the approval of site plans, sign plans and landscape plans until the time of building permits is requested to allow flexibility in the design of the layout in the R-4, O-3, and H-4. Granting this waiver is appropriate, provided it is a condition of approval.
12. A recreation plan is required by the Design Standards for the C.U.P. In their review of this project, Parks and Recreation suggested that the recreation facilities collocate with the proposed elementary school/park site. The recreation facilities located at the school are appropriate for older children and adults. However, facilities to accommodate small children should also be located on the site with the apartments so small children are not required to cross the street to reach play facilities, and so they can have a play area separate from the bigger kids.
13. In the L.E.S review of this plat it is noted that additional utility easements must be provided, the language identifying the 80' wide transmission easement must be corrected, and the General Notes must be revised.

CONDITIONS:

Special Permit #1988 for C.U.P.

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department 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 The setback from the property line increased one foot for every one foot the building height exceeds 35'.

1.1.2 Revise CUP General Note #5 to include language that the recreation plan shall be approved at time of building permits.

1.1.3 Delete CUP General Note #6 relating to the timing of the installation of a landscape screen on Lot 6, Block 1.

1.1.4 Revise the density calculations for Lot 6, Block 1 (math error).

1.1.5 Revise the Land Use Table to show six lots for Block 3, Lots 11-16, and to show Block 8, Lots 1-5 (not 1-6), and correct the cumulative totals.

2. This approval permits 391 dwelling units. Waivers to maximum height from 35' to 45', and to defer the review and approval of site plans, ground signs and required landscape plans until the time of building permits, are approved for the multiple-family buildings in the R-4.

General:

3. Before receiving building permits:
 - 3.1 A recreation plan must be approved that includes recreation facilities for small children on-site with the apartments.
 - 3.2 A site plan showing building layout, including a landscape plan showing all required landscaping and the required screening for apartments, and any proposed signs.
 - 3.3 The construction plans shall comply with the approved plans.

Standard:

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 homeowners 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.

Preliminary Plat #02019

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Lots 1-5 in Block 8.
 - 1.1.2 The Planning Commission approval block revised by deleting 'SPECIAL PERMITS, USE PERMIT, AND CHANGE OF ZONE'.
 - 1.1.3 The City Council approval block revised by deleting 'PRELIMINARY PLAT'.
 - 1.1.4 Revise the landscape plan by substituting Snowdrift Crabapple with Professor Springer Crabapple, and by substituting Red Oaks with Swamp White Oak.
 - 1.1.5 The following corrections noted in the L.E.S. review dated December 2, 2002: Utility easements; The correction to the language describing the 80' wide utility easement along the south boundary of the plat; The revision to General Note #6; and, Add General Note #19 that states 'ANY RELOCATION OF EXISTING FACILITIES WILL BE AT THE OWNER/DEVELOPER'S EXPENSE.'
 - 1.2 The applicant submits a revised grading and drainage plan for review and approval by Public Works and Utilities.
2. The City Council approves associated requests:
 - 2.1 Change of Zone #3381.
 - 2.2 Special Permit #1988 for C.U.P.
 - 2.3 Special Permit #1989 for Planned Service Commercial in H-4.

2.4 Use Permit #147.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:

- 3.1 The subdivider has completed or posted a surety to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs.
- 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
 - 3.2.2 To complete the private improvements shown on the preliminary plat and Special Permits.
 - 3.2.3 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
 - 3.2.4 To continuously and regularly maintain the street trees along the private roadways and landscape screens.
 - 3.2.5 To submit to the lot buyers and home builders a copy of the soil analysis.
 - 3.2.6 To pay all improvement costs except the City will subsidize an amount equal to one-half the cost of an 8" equivalent water main along the South 27th Street frontage adjacent to the H-4 and O-3, and one-half the cost of a 6" equivalent water main along the R-4

- 3.2.7 To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
- 3.2.8 To protect the trees that are indicated to remain during construction and development.
- 3.2.9 To properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.
- 3.2.10 To relinquish the right of direct vehicular access to Tamarin Ridge Road between the 25' wide access easement across Lots 4 and 5, Block 1 east to South 27th Street; and to South 27th Street except as shown on the plat.

Special Permit #1989 H-4 Planned Service Commercial

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department 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 The second sentence of H-4 General Note #5 modified to state 'HOWEVER POLE SIGNS AND OFF-PREMISES SIGNS SHALL BE PROHIBITED'.

1.1.2 The Land Use Table modified to include the trip generation calculations as indicated in H-4 General Note #7.

1.1.3 The H-4 General Note #13 modified to state "...DURING NON-BUSINESS HOURS, 11 P.M. TO 7 A.M."

1.2 Revise the landscape plan to show a landscape screen along the rear boundary of the H-4 that is equivalent to the landscape screen shown on the adjacent R-4. This screen is in addition to the 6' high opaque fence screen shown for the H-4.

2. This approval permits 115,000 square feet of retail/commercial floor area including 80,000 square feet of floor area for an automotive dealership, with a waiver to defer the review and approval of site plans, ground signs and required landscape plans until the time of building permit.

General:

3. Before receiving building permits:
 - 3.1 A site plan showing building layout, including a landscape plan showing all required landscaping and any proposed signs.
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 A formal agreement concerning the developer's obligation for traffic improvements to the surrounding arterial street system.

Standard:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying any buildings 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.

Use Permit #147

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department 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 include an O-3 General Note #12 that states 'DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF LMC SECTION 27.28.020 (A) OF THE R-T RESIDENTIAL TRANSITION DISTRICT'.
2. This approval permits 26,500 square feet of office floor which includes 4,500 square feet of floor area for a drive-thru bank facility, with a waiver to defer the review and approval of site plans, ground signs and required landscape plans until the time of building permit.

General:

3. Before receiving building permits:
 - 3.1 A site plan showing building layout, including a landscape plan showing all required landscaping and screening, and any proposed signs.
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 A formal agreement concerning the developer's obligation for traffic improvements to the surrounding arterial street system.

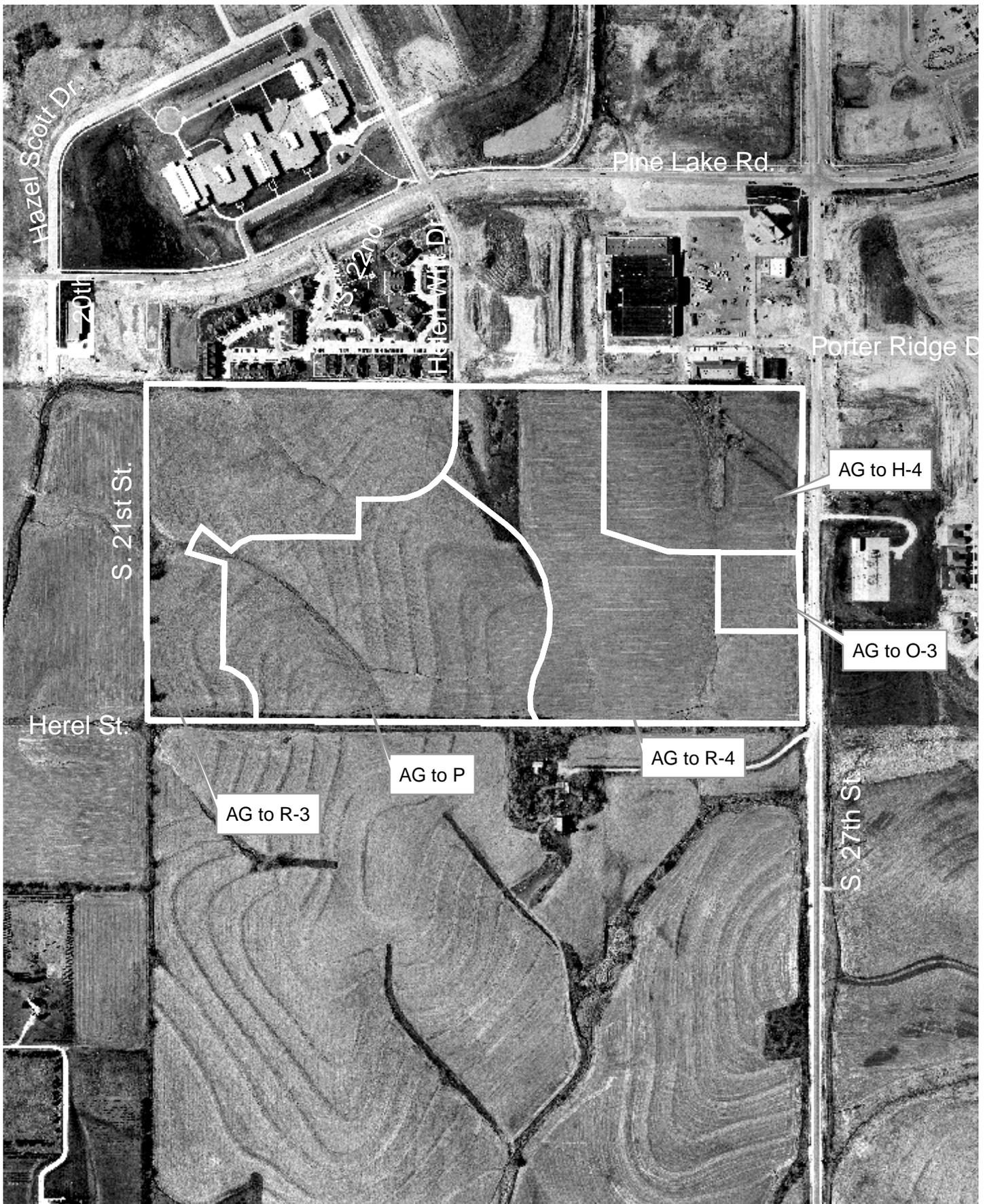
Standard:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the buildings 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.

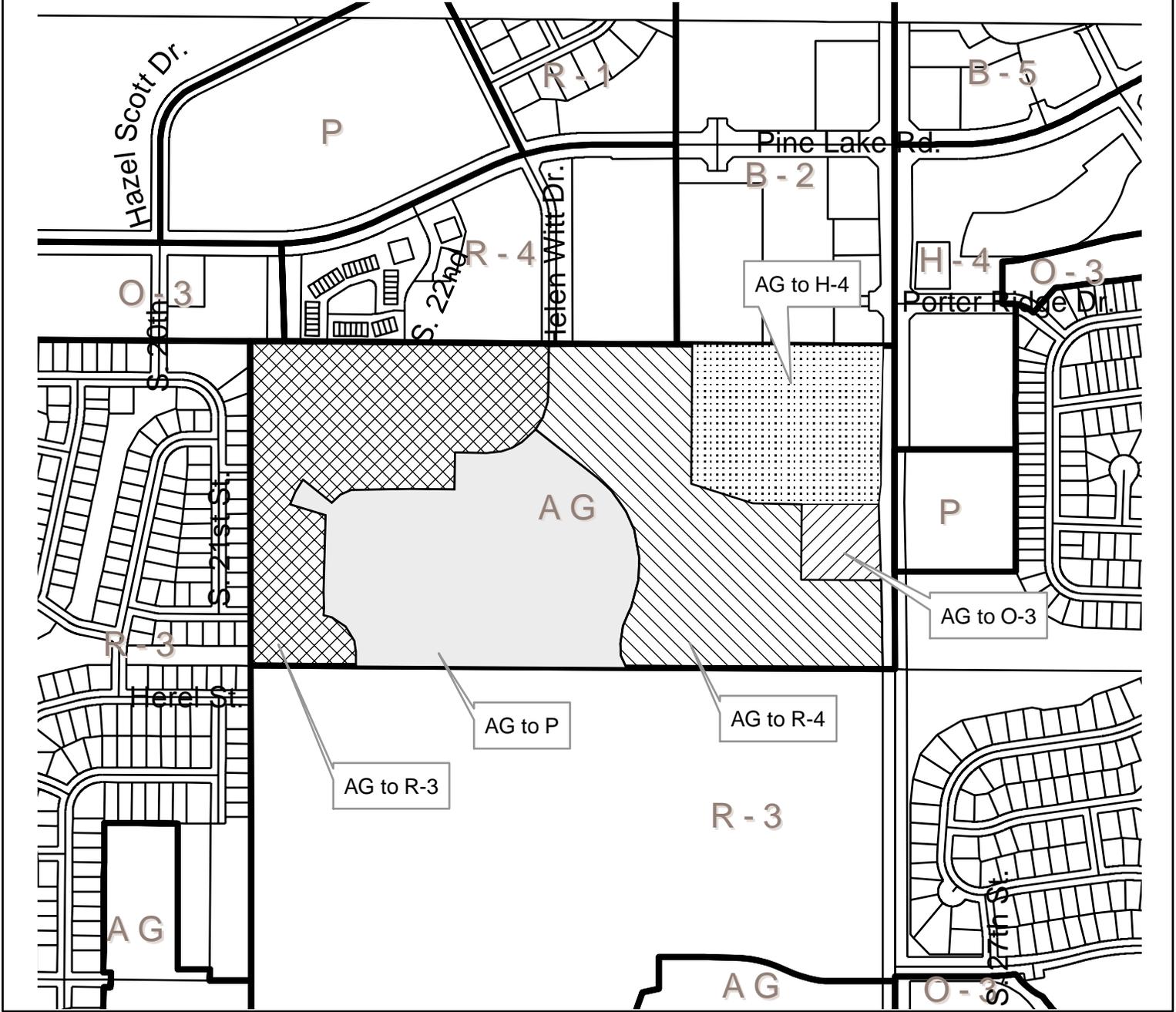
Prepared by:

Planner
Brian Will, AICP



Change of Zone #3381 Tamarin Ridge



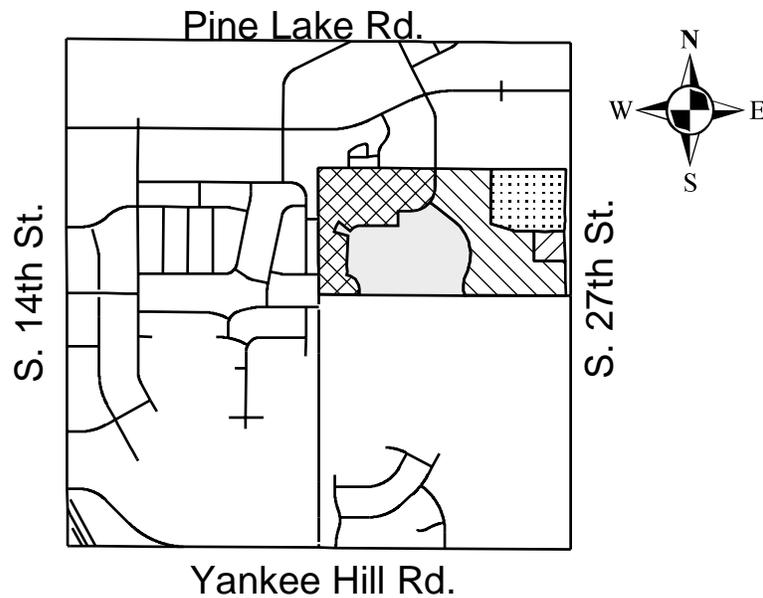


Change of Zone #3381 Tamarin Ridge

Zoning:

One Square Mile
Sec. 24 T9N R6E

- 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

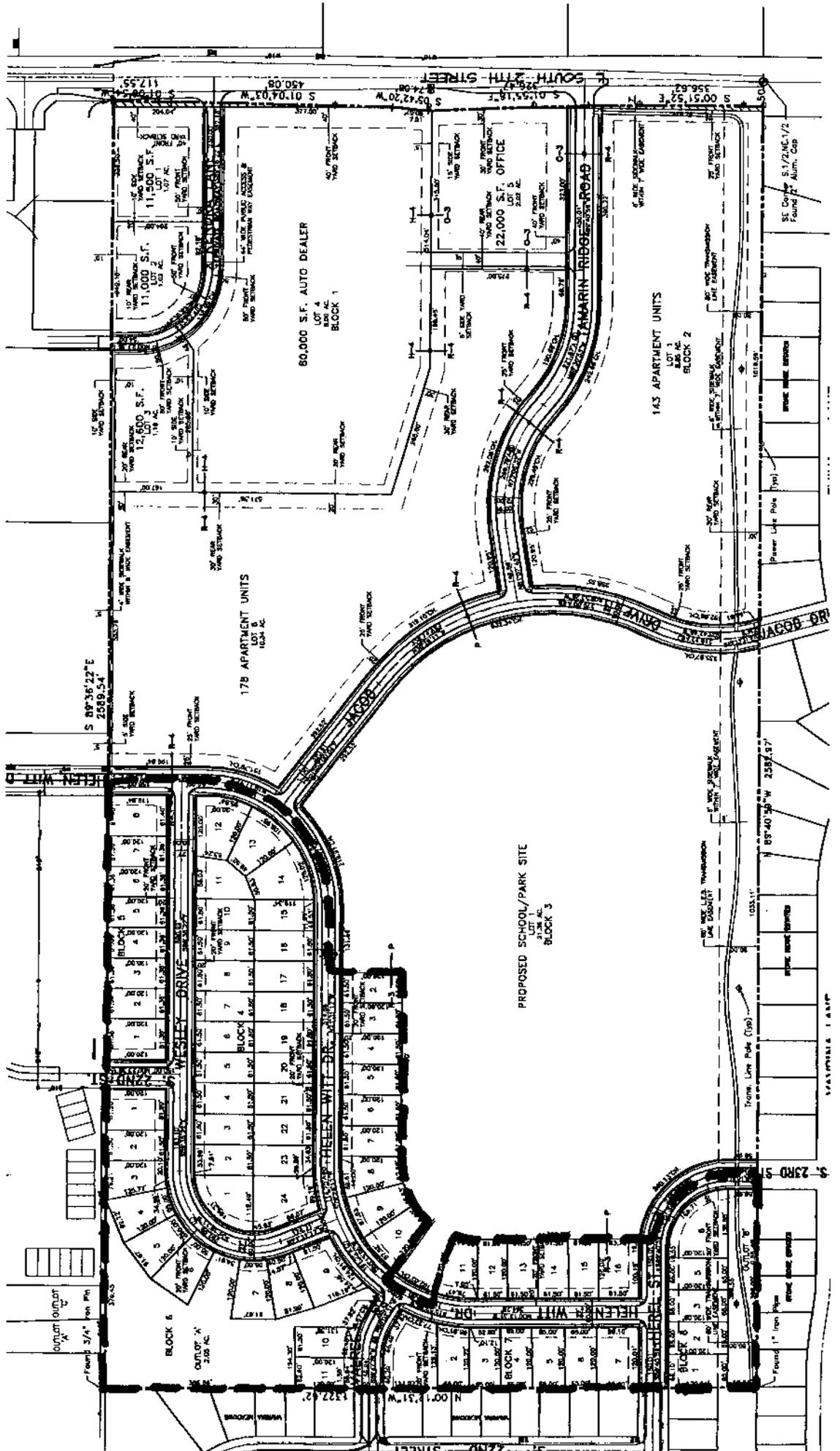


TAMARIN RIDGE

CHANGE OF ZONE TO 'R-3'

SCALE: NONE

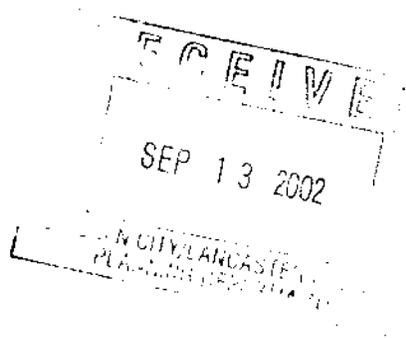
RECEIVED
 SEP 13 2002
 CITY PLANNING DEPARTMENT



LEGAL DESCRIPTION - CHANGE OF ZONE TO R-3

A portion of Lot 32 of Irregular Tracts located in the Northeast Quarter of Section 24, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

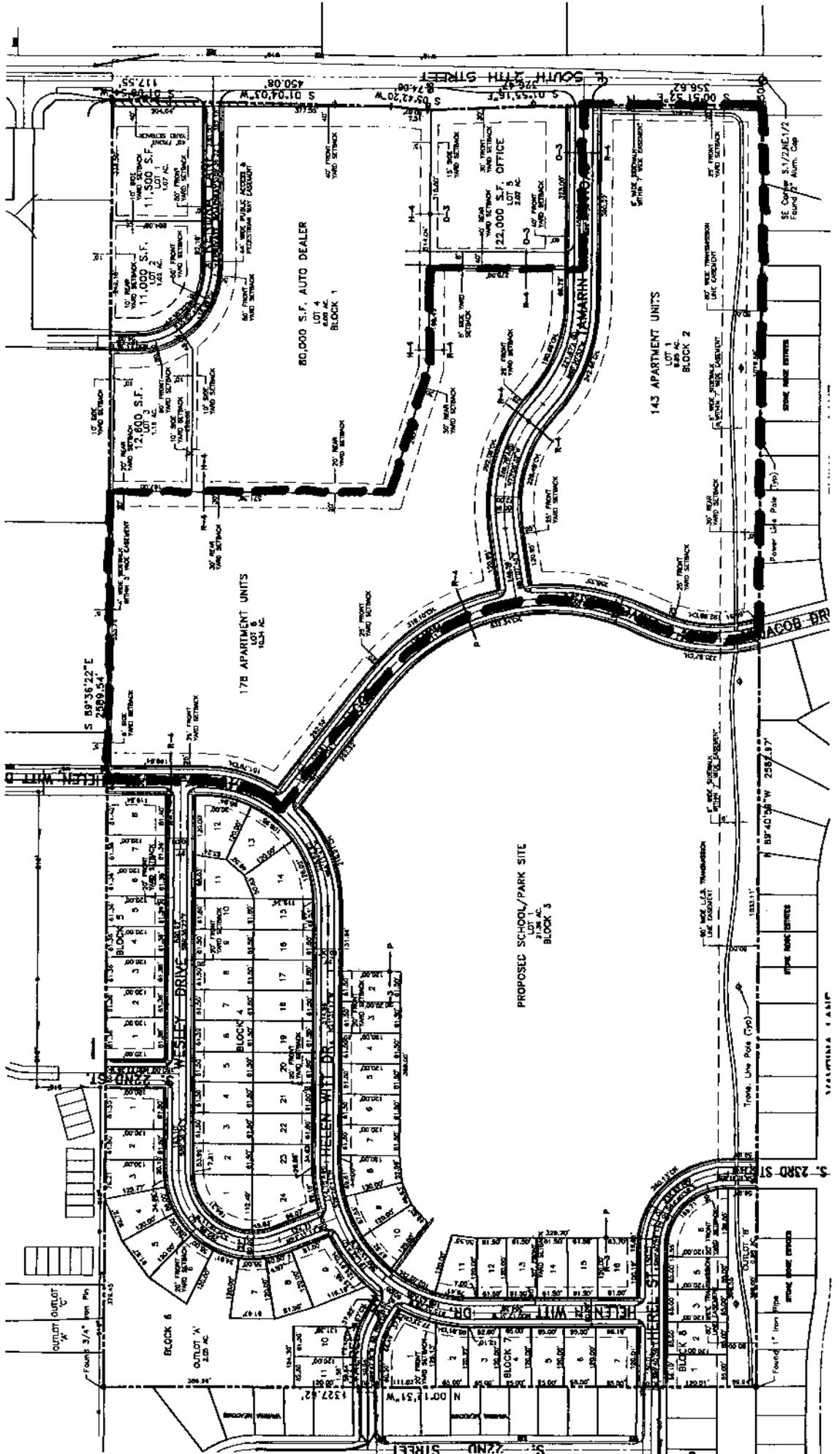
Beginning at the Northwest corner of Lot 32 Irregular Tract, thence in an Easterly direction on the Northerly line of said Lot 32 Irregular Tract and on an assumed bearing of S 89°36'22" E a distance of 1222.58 feet, Thence S 00°23'38" W a distance of 200.00 feet, Thence on a curve to the right having a radius of 250.00 feet, a central angle of 90°00'00", on a chord bearing of S 45°23'38" W a chord distance of 353.55 feet to the point of tangency of said curve; Thence N 89°36'22" W a distance of 131.66 feet; Thence S 00°23'38" W a distance of 150.00 feet; Thence N 89°36'22" W a distance of 369.00 feet; Thence S 84°57'13" W a distance of 52.59 feet; Thence S 66°15'06" W a distance of 48.63 feet; Thence S 47°35'46" W a distance of 48.62 feet; Thence N 51°43'51" W a distance of 150.00 feet; Thence on a curve to the left having a radius of 300.00 feet, a central angle of 21°46'49", on a chord bearing of S 27°22'45" W a chord distance of 113.36 feet; Thence S 73°30'40" E a distance 150.00 feet; Thence S 06°58'45" W, a distance of 50.55 feet; Thence S 00°12'31" E, a distance of 329.70 feet; Thence S 06°38'21" W, a distance of 30.00 feet; Thence on a curve to the right having a radius of 150.00 feet, a central angle of 83°40'41", on a chord bearing of S 41°31'19" E, a chord distance of 200.11 feet to the point of tangency of said curve; Thence S 00°19'01" W a distance of 59.94 feet to a point on the South line of Lot 32 Irregular Tract; Thence along the South line of Lot 32 Irregular Tract N 89°40'59" W a distance of 428.00 feet to the Southwest corner of Lot 32 Irregular Tract; Thence along the Westerly line of Lot 32 Irregular Tract on a bearing of N 00°12'31" W, a distance of 1327.62 feet; to the Point of Beginning and containing a calculated area of 893,790.57 Square Feet or 20.52 acres more or less.



TAMARIN RIDGE

CHANGE OF ZONE TO 'R-4'

SCALE: NONE



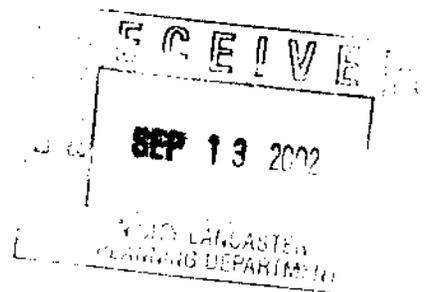
SEP 13 2032

COLTON CITY/LANCASTER CO. PLANNING DEPARTMENT

LEGAL DESCRIPTION - CHANGE OF ZONE TO R-4

A portion of Lot 32 of Irregular Tracts located in the Northeast Quarter of Section 24, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

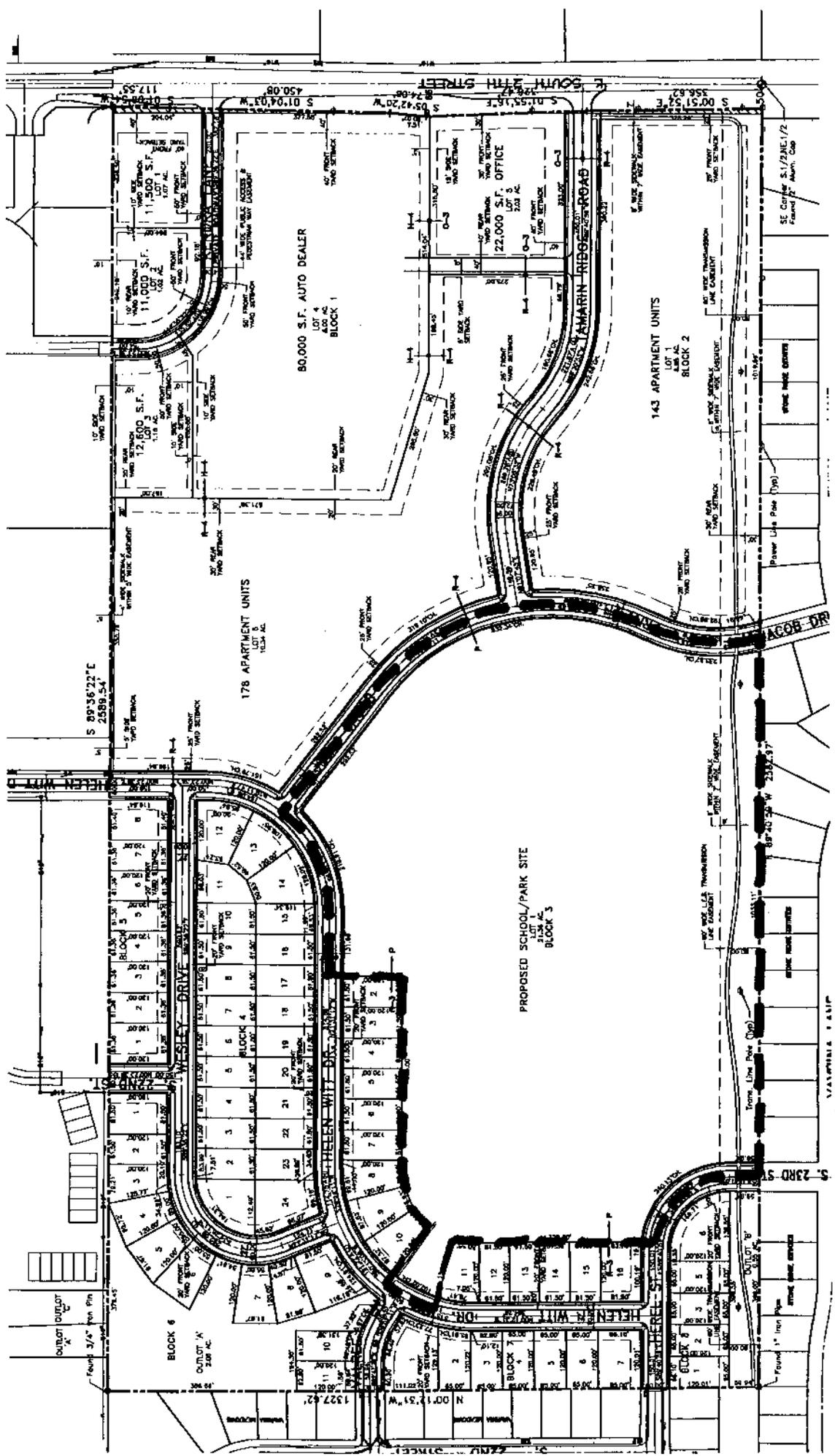
Beginning at the Northwest corner of Lot 32 Irregular Tract, thence in an Easterly direction on the Northerly line of said Lot 32 Irregular Tract and on an assumed bearing of S 89°36'22" E a distance of 1222.58 feet to the Point of Beginning, continuing along the Northerly line of Lot 32 Irregular Tract S 89°36'22" E a distance of 585.76 feet; Thence S 00°23'38" W a distance of 571.38 feet, Thence S 72°29'32" E a distance of 265.60 feet; Thence S 89°40'59" E a distance of 198.45 feet; Thence S 00°19'01" W a distance of 311.00 feet; Thence S 89°40'59" E, a distance of 327.75 feet to a point along the westerly right of way of South 27th Street; Thence S 01°55'16" E a distance of 7.72 feet; Thence continuing along the westerly right of way of South 27th Street S 00°51'52" E a distance of 356.62 feet to the southeast corner of Lot 32 Irregular Tract; Thence along the southerly line of Lot 32 Irregular Tract N 89°40'59" W a distance of 1060.73 feet; Thence N 15°13'31" W a distance of 8.34 feet; Thence on a curve to the right having a radius of 300.00 feet, central angle of 41°52'40", on a chord bearing of N 05°42'49" E a chord distance of 214.42 feet to a point of reverse curve; Thence on a curve to the left having a radius of 450.00 feet, central angle of 78°39'13", on a chord bearing of N 12°40'28" W a chord distance of 570.37 feet to the point of tangency; Thence N 52°00'04" W a distance of 320.91 feet; Thence on a curve to the right having a radius of 250.00 feet, a central angle of 37°36'17", on a chord bearing of N 19°11'47" E a chord distance of 161.15 feet; Thence N 00°23'38" E a distance of 200.00 feet to the Point of Beginning and containing a calculated area of 944,453.50 Square Feet or 21.68 acres more or less.



TAMARIN RIDGE

CHANGE OF ZONE TO 'P'

SCALE: NONE



LEGAL DESCRIPTION – CHANGE OF ZONE TO P

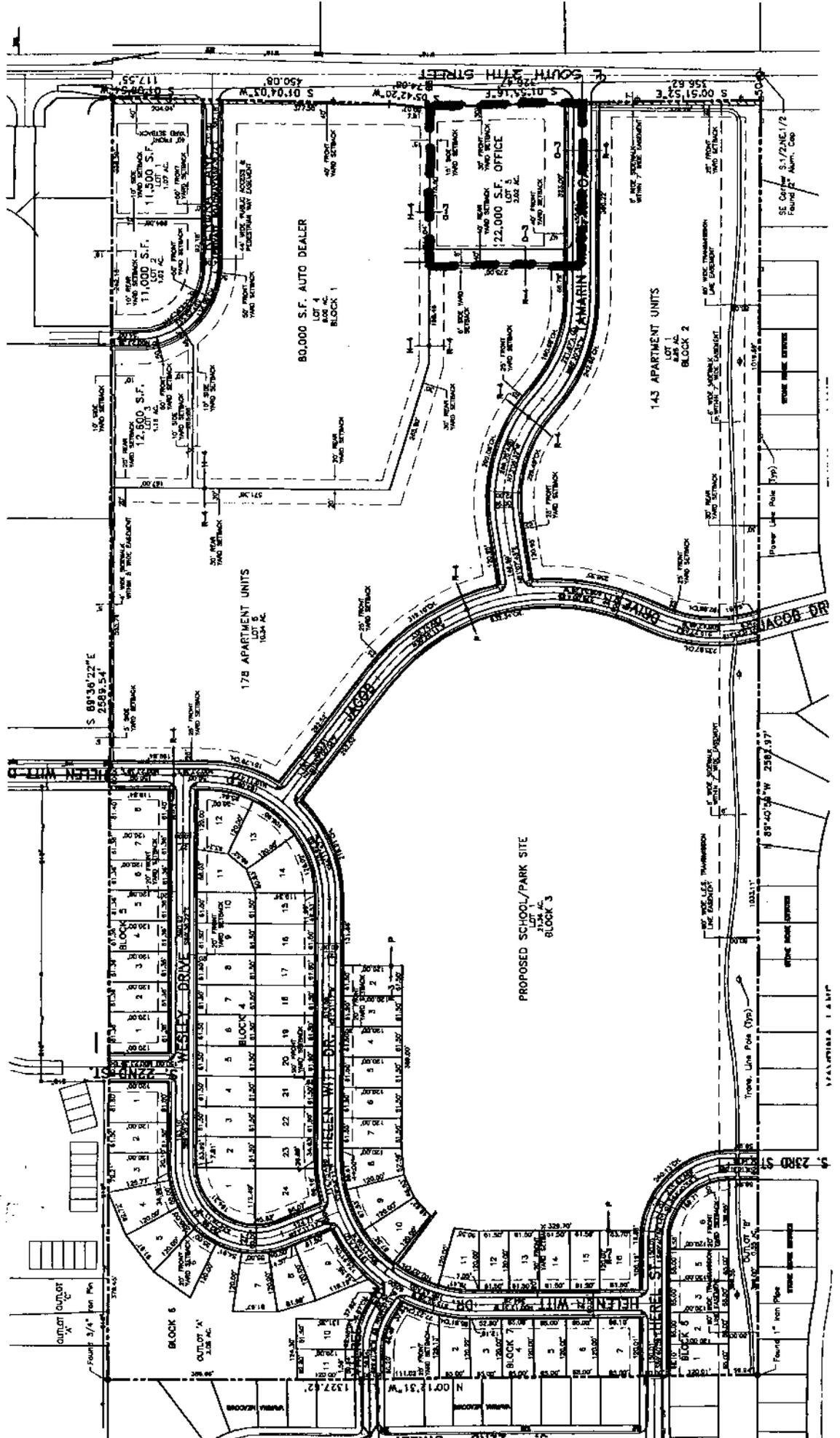
A portion of Lot 32 of Irregular Tracts located in the Northeast Quarter of Section 24, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Lot 32 Irregular Tract, thence in an Easterly direction on the Northerly line of said Lot 32 Irregular Tract and on an assumed bearing of S 89°36'22" E a distance of 1222.58 feet, Thence S 00°23'38" W a distance of 200.00 feet, Thence on a curve to the right having a radius of 250.00 feet, a central angle of 37°36'17", on a chord bearing of S 19°11'47" W a chord distance of 161.15 feet to the POINT OF BEGINNING; Thence S 52°00'04" E a distance of 320.91 feet; Thence on a curve to the right having a radius of 450.00 feet, a central angle of 78°39'13", on a chord bearing of S 12°40'28" E a chord distance of 570.37 feet; Thence on a curve to the left having a radius of 300.00 feet, a central angle of 41°52'40", on a chord bearing of S 05°42'49" W a chord distance of 214.42 feet; Thence S 15°13'31" E a distance of 8.34 feet to a point on the southerly line of Lot 32 Irregular Tract; Thence N89°40'59"W a distance of 1094.25 feet; Thence N 00°19'01"E a distance of 59.94 feet; Thence on a curve to the left having a radius of 150.00 feet, a central angle of 83°40'41", on a chord bearing of N 41°31'19"W a chord distance of 200.11 feet; Thence N 06°38'21" E a distance of 30.00 feet; Thence N 00°12'31" W a distance of 329.70 feet; Thence N 06°58'45"E a distance of 50.55 feet; Thence N 73°30'40" W a distance of 150.00 feet; Thence on a curve to the right having a radius of 300.00 feet, a central angle of 21°46'49", on a chord bearing of N 27°22'45"E a chord distance of 113.36 feet; Thence S 51°43'51" E a distance 150.00 feet; Thence N 47°35'46" E, a distance of 48.62 feet; Thence N 66°15'06" E, a distance of 48.63 feet; Thence N 84°57'13" E, a distance of 52.59 feet; Thence S 89°36'22" E, a distance of 369.00 feet; Thence N 00°23'38" E, a distance of 150.00 feet; Thence S 89°36'22" E, a distance of 131.66 feet; Thence on a curve to the left having a radius of 250.00 feet, a central angle of 52°23'43", on a chord bearing of N 64°11'47" E, a chord distance of 220.73 feet; to the Point of Beginning and containing a calculated area of 987,468.46 Square Feet or 22.67 acres more or less.

TAMARIN RIDGE

CHANGE OF ZONE TO 'O-3' WITH USE PERMIT

SCALE: NONE



SEP 1 1988
 CITY OF TAMARIN
 PLANNING DEPARTMENT

LEGAL DESCRIPTION - CHANGE OF ZONE TO O-3 WITH USE PERMIT

A portion of Lot 32 of Irregular Tracts located in the South One-Half of the Northeast Quarter of Section 24, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Northeast corner of Lot 32 Irregular Tract on a assumed bearing along the westerly right-of-way of South 27th Street, S 01°06'54" W a distance of 117.55 feet; Thence S 01°04'03" W a distance of 450.08 feet; Thence S 05°42'20" W a distance of 74.08 feet; Thence S 01°55'16" E a distance of 7.51 feet to the Point of Beginning; Thence continuing along the westerly right-of-way of South 27th Street S 01°55'16" E a distance of 311.24 feet; Thence N 89°40'59" W a distance of 327.75 feet; Thence N 00°19'01" E a distance of 311.00 feet; Thence S 89°40'59" E a distance of 315.60 feet to the Point of Beginning and containing a calculated area of 100,040.42 square feet or 2.30 acres more or less.

7 0 1 5 1 6

8 1 1 1 2

1 0 1 1 1 2

TAMARIN RIDGE

CHANGE OF ZONE

TO 'H-4' WITH SPECIAL PERMIT PLANNED/ SERVICE COMMERCIAL

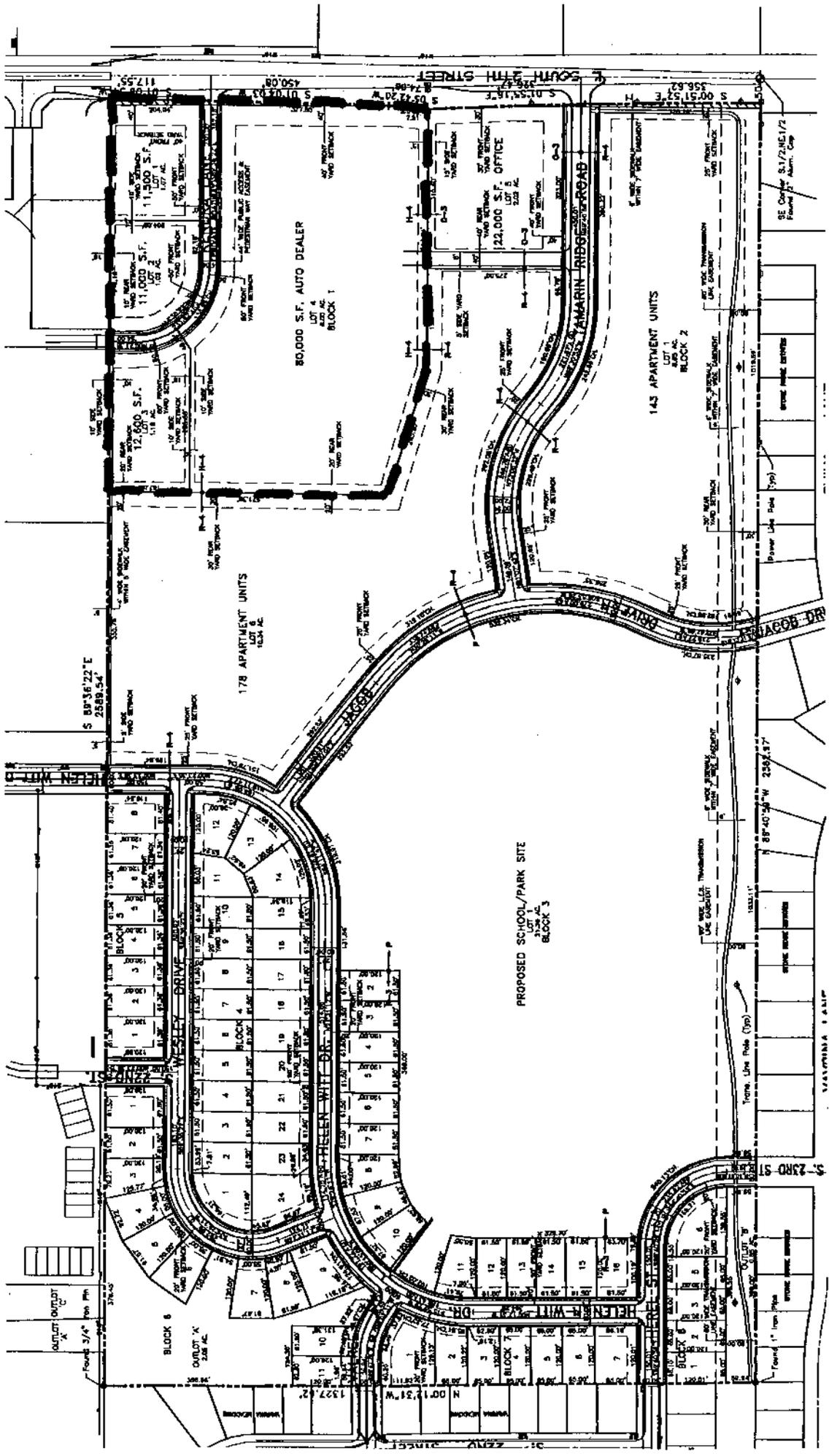
PLANNING DEPARTMENT

SEP 13 2002

SCHEMATIC



SCALE: NONE

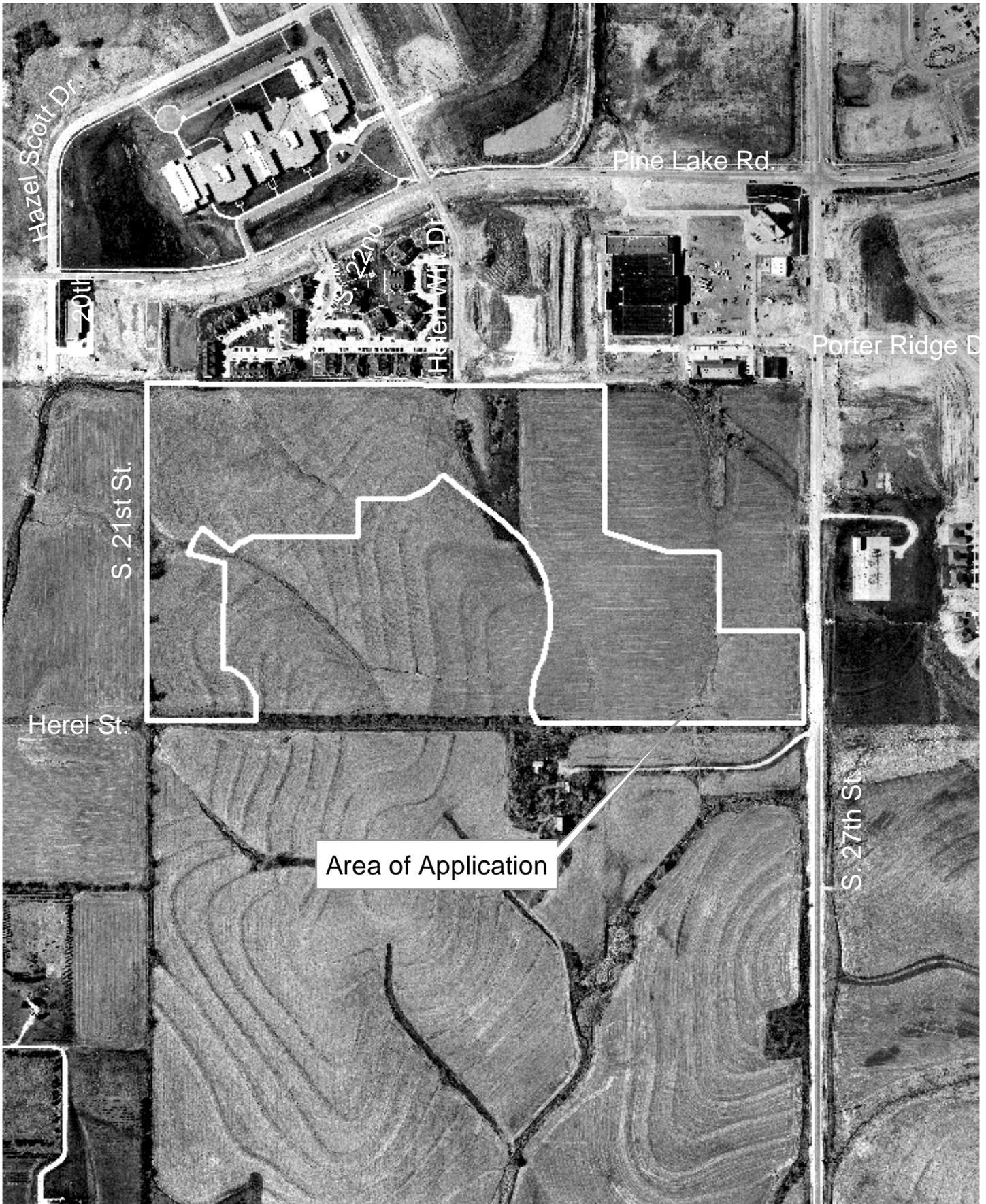


LEGAL DESCRIPTION – CHANGE OF ZONE TO H-4 WITH SPECIAL PERMIT PLANNED/SERVICE COMMERCIAL

A portion of Lot 32 of Irregular Tracts located in the South One-Half of the Northeast Quarter of Section 24, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

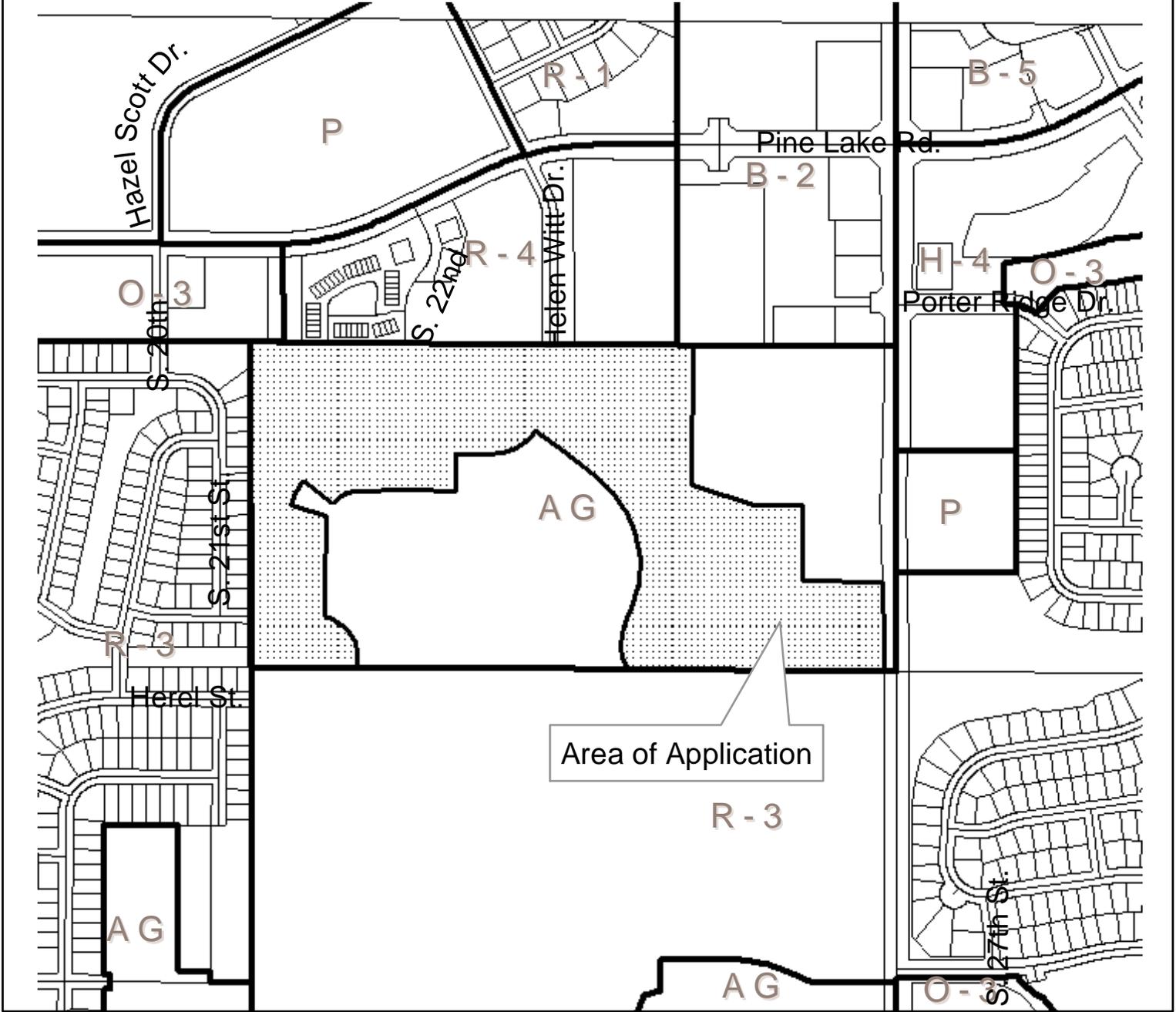
Beginning at the Northeast corner of Lot 32 Irregular Tract on a assumed bearing along the westerly right-of-way of South 27th Street, S 01°06'54" W a distance of 117.55 feet; Thence S 01°04'03" W a distance of 450.08 feet; Thence S 05°42'20" W a distance of 74.08 feet; Thence S 01°55'16" E a distance of 7.51 feet; Thence N 89°40'59" W a distance of 514.04 feet; Thence N 72°29'32" W a distance of 265.60 feet; Thence N 00°23'38" E a distance of 571.38 feet to a point on the Northerly line of Lot 32 Irregular Tract; Thence along the Northerly lot line of Lot 32 Irregular Tract S 89°36'22" E a distance of 781.21 feet to the Point of Beginning and containing a calculated area of 494,526.19 square feet or 11.35 acres more or less.

RECEIVED
SEP 13 2002
CITY OF LANCASTER
PLANNING DEPARTMENT



Special Permit #1988
Tamarin Ridge

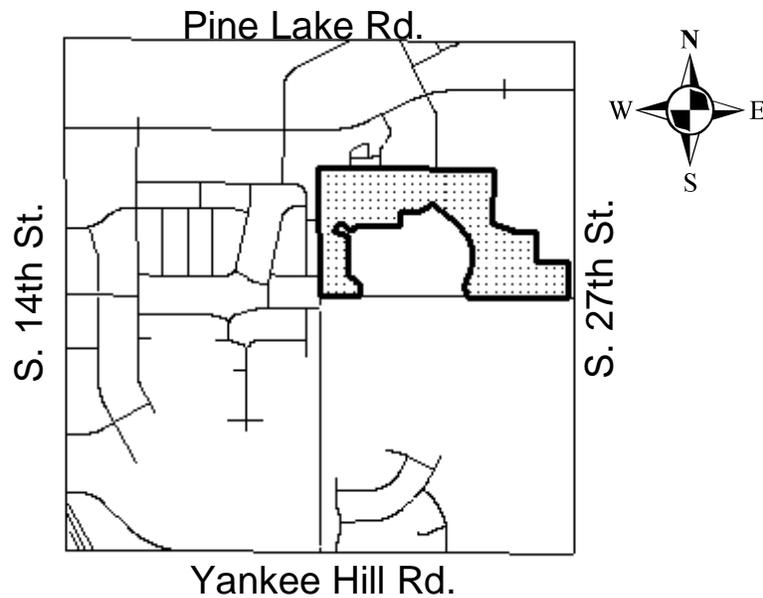




Special Permit #1988 Tamarin Ridge

Zoning: One Square Mile
Sec. 24 T9N R6E

- 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



LEGAL DESCRIPTION – C.U.P. AREA

A portion of Lot 32 of Irregular Tracts located in the Northeast Quarter of Section 24, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Lot 32 Irregular Tract, thence in an Easterly direction on the Northerly line of said Lot 32 Irregular Tract and on an assumed bearing of S 89°36'22" E a distance of 1808.33 feet, Thence S 00°23'38" W a distance of 571.38 feet, Thence S 72°29'32" E a distance of 265.60 feet; Thence S 89°40'59" E a distance of 198.45 feet; Thence S 00°19'01" W a distance of 311.00 feet; Thence N 89°40'59" W a distance of 66.79 feet; Thence on a curve to the right having a radius of 300.00 feet, central angle of 42°20'11", on a chord bearing of N 68°30'53" W a chord distance of 216.66 feet to the point of reverse curve; Thence on a curve to the left having a radius of 300.00 feet, central angle of 51°31'30", on a chord bearing of N 73°06'32" W a chord distance of 260.79 feet to the point of tangency; Thence S 81°07'43" W a distance of 149.59 feet; Thence on a curve to the right having a radius of 450.00 feet, central angle of 43°07'47", on a chord bearing of N 30°26'11" W a distance of 330.80 feet to the point of tangency; Thence N 52°00'04" W a distance of 320.91 feet; Thence on a curve to the left having a radius of 250.00 feet, central angle of 52°23'43", on a chord bearing S 64°11'47" W a distance 220.73 feet to the point of tangency; Thence N 89°36'22" W a distance of 131.66 feet; Thence S 00°23'38" W a distance of 150.00 feet; Thence N89°36'22"W a distance of 369.00 feet; Thence S 84°57'13"W a distance of 52.59 feet; Thence S 66°15'06" W a distance of 48.63 feet; Thence S 47°35'46" W a distance of 48.62 feet; Thence N 51°43'51" W a distance of 150.00 feet; Thence on a curve to the left having a radius of 300.00 feet, a central angle of 21°46'49", on a chord bearing of S 27°22'45"W a chord distance of 113.36 feet; Thence S 73°30'40" E a distance 150.00 feet; Thence S 06°58'45" W, a distance of 50.55 feet; Thence S 00°12'31" E, a distance of 329.70 feet; Thence S 06°38'21" W, a distance of 30.00 feet; Thence on a curve to the right having a radius of 150.00 feet, a central angle of 83°40'41", on a chord bearing of S 41°31'19" E, a chord distance of 200.11 feet to the point of tangency of said curve; Thence S 00°19'01" W a distance of 59.94 feet to a point on the South line of Lot 32 Irregular Tract; Thence along the South line of Lot 32 Irregular Tract N 89°40'59" W a distance of 428.00 feet to the Southwest corner of Lot 32 Irregular Tract; Thence along the Westerly line of Lot 32 Irregular Tract on a bearing of N 00°12'31" W, a distance of 1327.62 feet; to the Point of Beginning and containing a calculated area of 1,399,012.66 Square Feet or 32.12 acres more or less.

DENSITY CALCULATIONS

TAMARIN RIDGE

R-4

LOT 6, BLOCK 1

80% DENSITY (Beyond 150')	100% DENSITY	
225,523.46	224,703.93	
225,523.46		
X 0.80	224,703.93	
180,418.77		
		180,418.77
		+ 224,703.93
		405,122.70
		/2500 (R-4)
		162.05
		162 UNITS

LOT 1, BLOCK 2

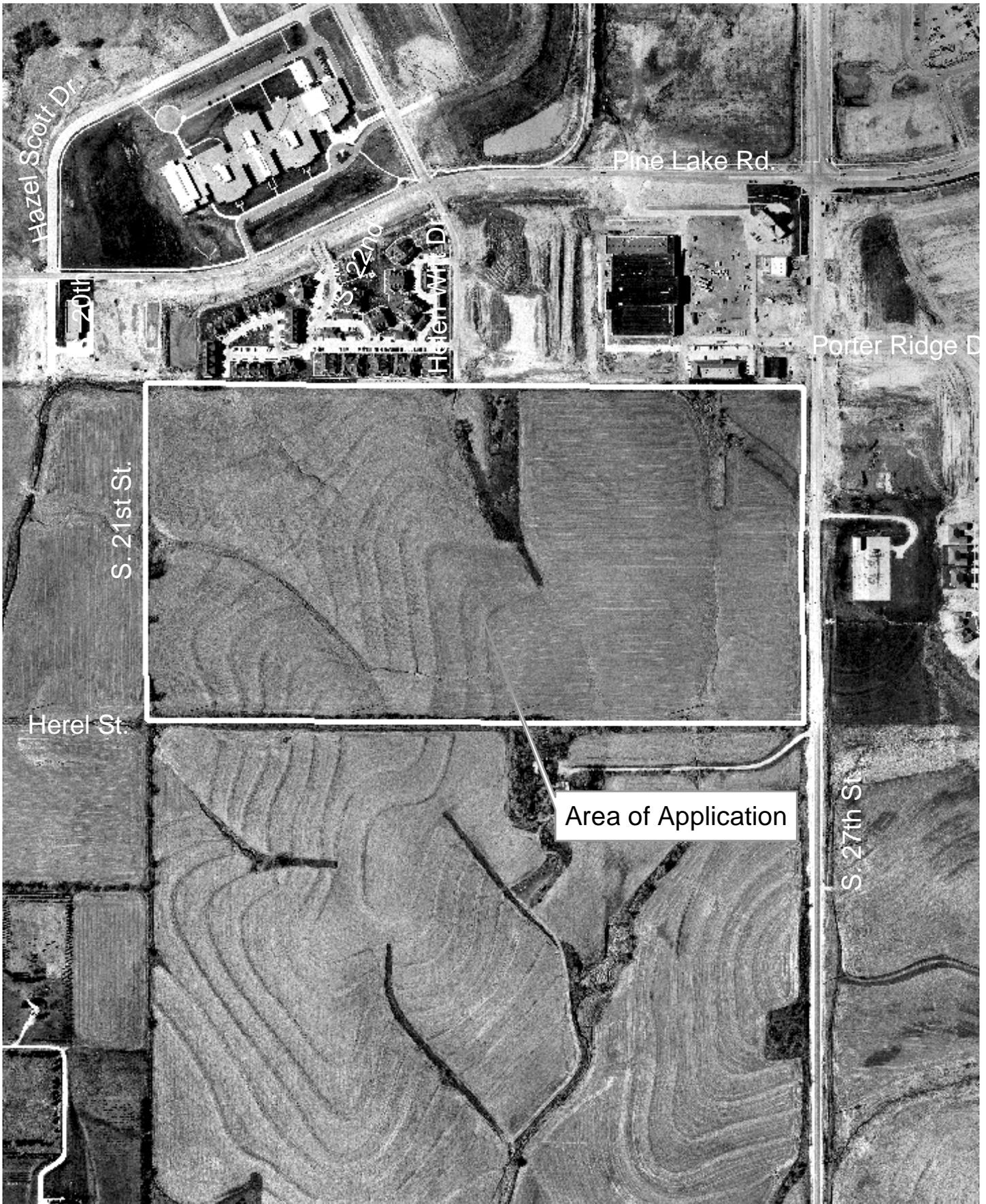
80% DENSITY (Beyond 150')	100% DENSITY	
138,932.68	246,395.83	
138,932.68		
X 0.80	246,395.83	
111,146.14		
		111,146.14
		+ 246,395.83
		357,541.97
		/2500 (R-4)
		143.02
		143 UNITS

SINGLE FAMILY

80% DENSITY (Beyond 150')	100% DENSITY	
46,171.73	61,244.76	
7,428.56	47,632.20	
	64,492.59	
	137,879.64	
	194,862.21	
	63,666.71	
	69,001.31	
53,600.29		
X 0.80	638,779.42	
42,880.23		
		42,880.23
		+ 638,779.42
		681,659.65
		/2500 (R-3)
		136.33
		136 UNITS

TOTAL UNITS ALLOWED 441

Tamarin Ridge
 R-4
 Density Calculations
 1/25/00
 [Signature]



Preliminary Plat #02019 Tamarin Ridge

