

City Council Introduction: **Monday**, May 12, 2003
Public Hearing: **Monday**, May 19, 2003, at **1:30 p.m.**

Bill No. 03R-120

FACTSHEET

TITLE: **WAIVER NO. 03006**, requested by Olsson Associates on behalf of Andermatt, L.L.C. and Julie Delp, to waive the requirement that lot lines be perpendicular to streets, on property generally located northeast of the intersection of South 91st Street and Heritage Lakes Drive.

STAFF RECOMMENDATION: Approval.

ASSOCIATED REQUEST: Special Permit No. 2011 (03R-119)

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 04/30/03
Administrative Action: 04/30/03

RECOMMENDATION: Approval (9-0: Krieser, Taylor, Larson, Carlson, Bills-Strand, Duvall, Newman, Steward and Schwinn voting 'yes').

FINDINGS OF FACT:

1. This request to waive the requirements of the Land Subdivision Ordinance and the associated Special Permit No. 2011 (03R-119) were heard at the same time before the Planning Commission.
2. The staff recommendation of approval is based upon the "Analysis" as set forth on p.4, concluding that with the requested waivers, the proposal complies with the Zoning Ordinance and is an appropriate use of land at this location.
3. On April 30, 2003, this application appeared on the Consent Agenda of the Planning Commission and was opened for hearing. No one came forward to speak.
4. On April 30, 2003, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend approval.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: May 5, 2003

REVIEWED BY: _____

DATE: May 5, 2003

REFERENCE NUMBER: FS\CC\2003\WVR.03006

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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

P.A.S.: Special Permit #2011
Waiver #03006

DATE: April 16, 2003

SCHEDULED PLANNING COMMISSION MEETING: April 30, 2003

PROPOSAL: To allow an early childhood care facility.

WAIVER REQUESTS: 1. Requirement for access to an arterial street.
2. **Lot lines perpendicular or radial to streets (W#03006)**

LAND AREA: Approximately 1.49 acres.

CONCLUSION: With the requested waivers this proposal complies with the Zoning Ordinance and is an appropriate use of land at this location.

RECOMMENDATION:

Special Permit #2011

Conditional Approval

Waiver to Access on Arterial Street (associated w/SP#2011)

Approval

Waiver #03006

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached legal description.

LOCATION: Northeast of the intersection of South 91st Street and Heritage Lakes Drive.

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North:	Vacant	R-3
South:	Vacant (Proposed Nebraska Heart Hospital)	R-3
East:	Vacant	R-3
West:	Vacant	R-3

ASSOCIATED APPLICATIONS: AFP#02062 Heritage Lakes Early Childhood Development Addition - An administrative final plat to create a 1.49 acre lot for the proposed day care center is currently under review.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F18 Residential Neighborhoods - Fourth paragraph - Child care centers should be located within neighborhoods and near schools and parks when possible.

Page F18 Transportation - Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents.

The street network should facilitate calm traffic conditions, provide multiple connections within and between neighborhoods, using neighborhood development aspects such as four way intersections of residential streets, multiple connections to arterial streets, and reduced block lengths.

Page F25 Future Land Use Plan - The Future Land Use Plan designates this area for future urban residential uses.

Page F42 Business and Commerce - Second paragraph - Buildings and land uses at the edge of the center should be compatible with adjacent residential uses. Examples of compatible land uses include office and child care centers.

Page F145 Guiding Principles - Fourth paragraph - Child care centers should be located within neighborhoods and near schools and parks when possible.

UTILITIES: Water - There is a 6" water main in Heritage Lakes Drive that can be tapped to serve this site.

Sewer - There is a 15" sewer line in a 30' sewer easement adjacent to this site and can only be tapped by a manhole connection.

TRAFFIC ANALYSIS: Heritage Lakes Drive has a 66' wide right-of-way, with a 33' wide improved surface. This is the standard for a local street in a commercial, business, or industrial district, and is wider than the 26' pavement width required of a local residential street.

PUBLIC SERVICE: Fire and Police protection will be provided by the City of Lincoln.

AESTHETIC CONSIDERATIONS: The facility should be designed in a manner that visually accommodates one of the allowed alternate uses in the R-3 district should the day care cease to operate.

ALTERNATIVE USES: As with all child care centers caring for 31 or more children, the City of Lincoln Design Standards require that the facility be designed to accommodate conversion to an alternate use that is allowed by right in the district should the day care cease to operate. In this case, the facility is designed to be converted to a private school in compliance with the Design Standards.

HISTORY: Special Permit #1990 and Waiver #02021 - Submitted on September 13, 2002, these applications were essentially identical to those reviewed by this report. The Planning Commission

recommended conditional approval at the October 30, 2002 hearing, after which time both applications were forwarded to City Council for their consideration. The applicant was granted two delays on the applications before requesting that both applications be withdrawn citing difficulties with project financing.

The site plan for SP#1990 was revised between the Planning Commission hearing and introduction at City Council to address both staff concerns and the Planning Commission's recommendation. The revisions included moving the identification sign out of the front yard, screening the play area, and showing all required parking. Additionally, a pedestrian connection to the property adjacent to the north was included per the Planning Commission's recommendation. The applicant is ready to proceed with the project and has submitted plans consistent with the conditions previously recommended for approval by the Planning Commission to the City Council.

ANALYSIS:

Special Permit #2011

1. A waiver to Design Standard Chapter 3.90 (1.3), which requires facilities with 31 or more children to have frontage on an arterial street, has been requested. This design standard was adopted to help ensure that a larger day care center, many of which generate traffic volumes similar to commercial uses, could not locate in a residential neighborhood. At this location, Heritage Lakes Drive will be 33' wide when completed - the width for a local street in a commercial, office or industrial district. Additionally, the Nebraska Heart Hospital has been approved to be built south across the street. Given the location of this facility, the planned street layout and the developing land use pattern in this area, it is appropriate to grant this waiver.

Waiver to Design Standard #03006

1. A waiver to the Subdivision Ordinance design standard that requires lot lines to be perpendicular to streets has also been requested. The rationale for the request is that the proposed lot for this facility is located next to a delineated wetland, and the east lot line is drawn to partially accommodate that fact. Additionally, this site is located at the apex of the curve on Heritage Lakes Drive. Given the site constraints and street layout, this waiver is appropriate.

Prepared by:

Brian Will, AICP
Planner

APPLICANT: Julie Delp
13500 South 148th Street
Bennet, NE 68317 (402) 782-6281

OWNER: Andermatt, L.L.C.

CONTACT:

Stephen Clymer
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508

(402) 458-5987

**SPECIAL PERMIT NO. 2011
and
WAIVER NO. 03006**

CONSENT AGENDA

PUBLIC HEARING AND ADMINISTRATIVE ACTION:

April 30, 2003

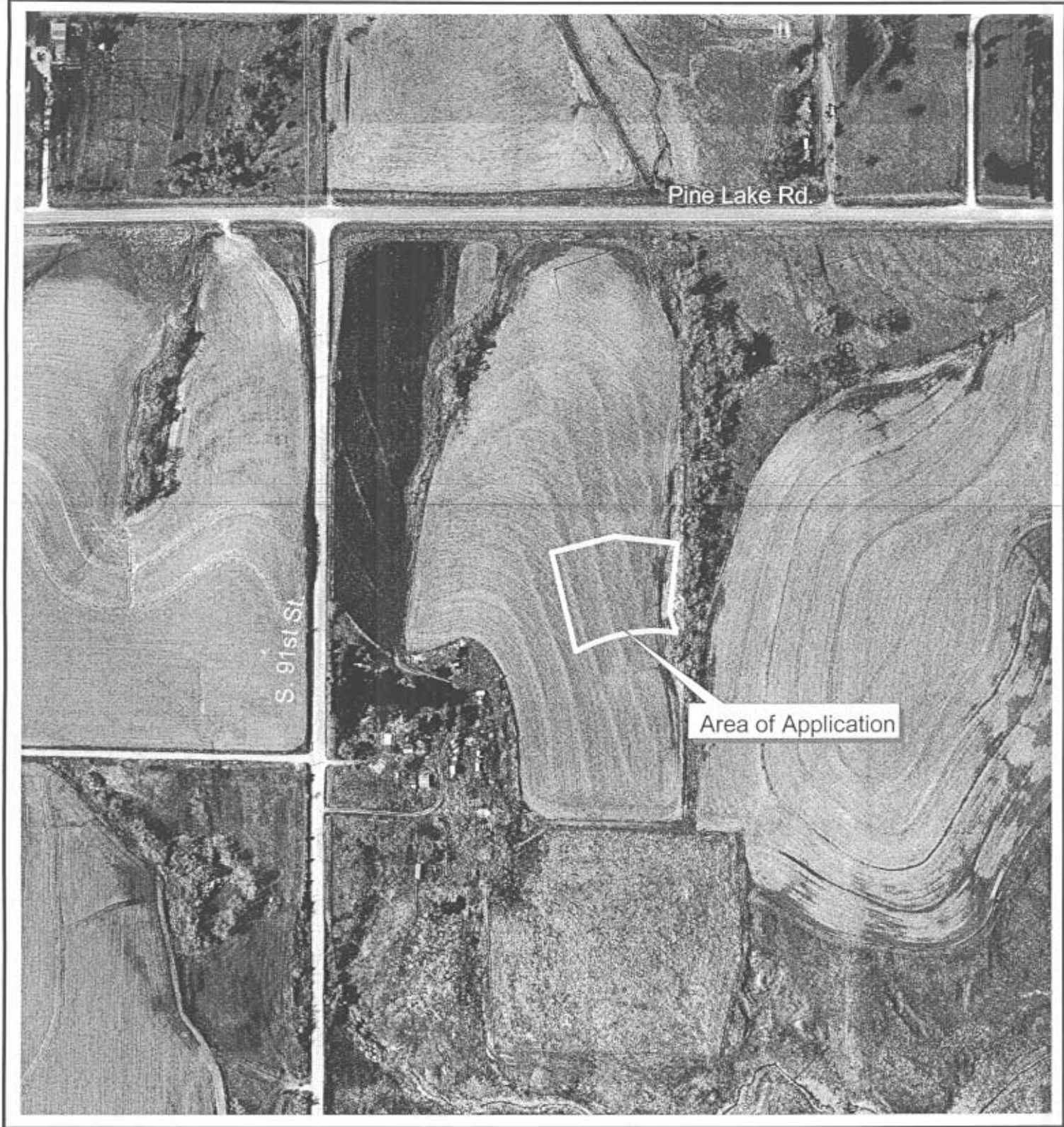
Members present: Krieser, Taylor, Larson, Carlson, Bills-Strand, Duvall, Newman, Steward and Schwinn.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 3403; CHANGE OF ZONE NO. 3404; CHANGE OF ZONE NO. 3405; MISCELLANEOUS NO. 03002; MISCELLANEOUS NO. 03003; SPECIAL PERMIT NO. 846B; SPECIAL PERMIT NO. 2007; SPECIAL PERMIT NO. 2008; SPECIAL PERMIT NO. 2009; SPECIAL PERMIT NO. 2011; WAIVER NO. 03006; FINAL PLAT NO. 02012, MECHLING'S WILDERNESS PARK ESTATES; FINAL PLAT NO. 02045, HARTLAND HOMES SOUTHWEST 1ST ADDITION; and FINAL PLAT NO. 02049, VINTAGE HEIGHTS 14TH ADDITION.**

Item No. 1.3a, Change of Zone No. 3405; Item No. 1.3b, Miscellaneous No. 03002; Item No. 1.3c, Miscellaneous No. 03003; and Item No. 1.7, Special Permit No. 2009, were removed from the Consent Agenda and scheduled for separate public hearing.

Steward moved to approve the remaining Consent Agenda, seconded by Newman and carried 9-0: Carlson, Duvall, Krieser, Larson, Newman, Schwinn, Steward, Bills-Strand and Taylor voting 'yes'.

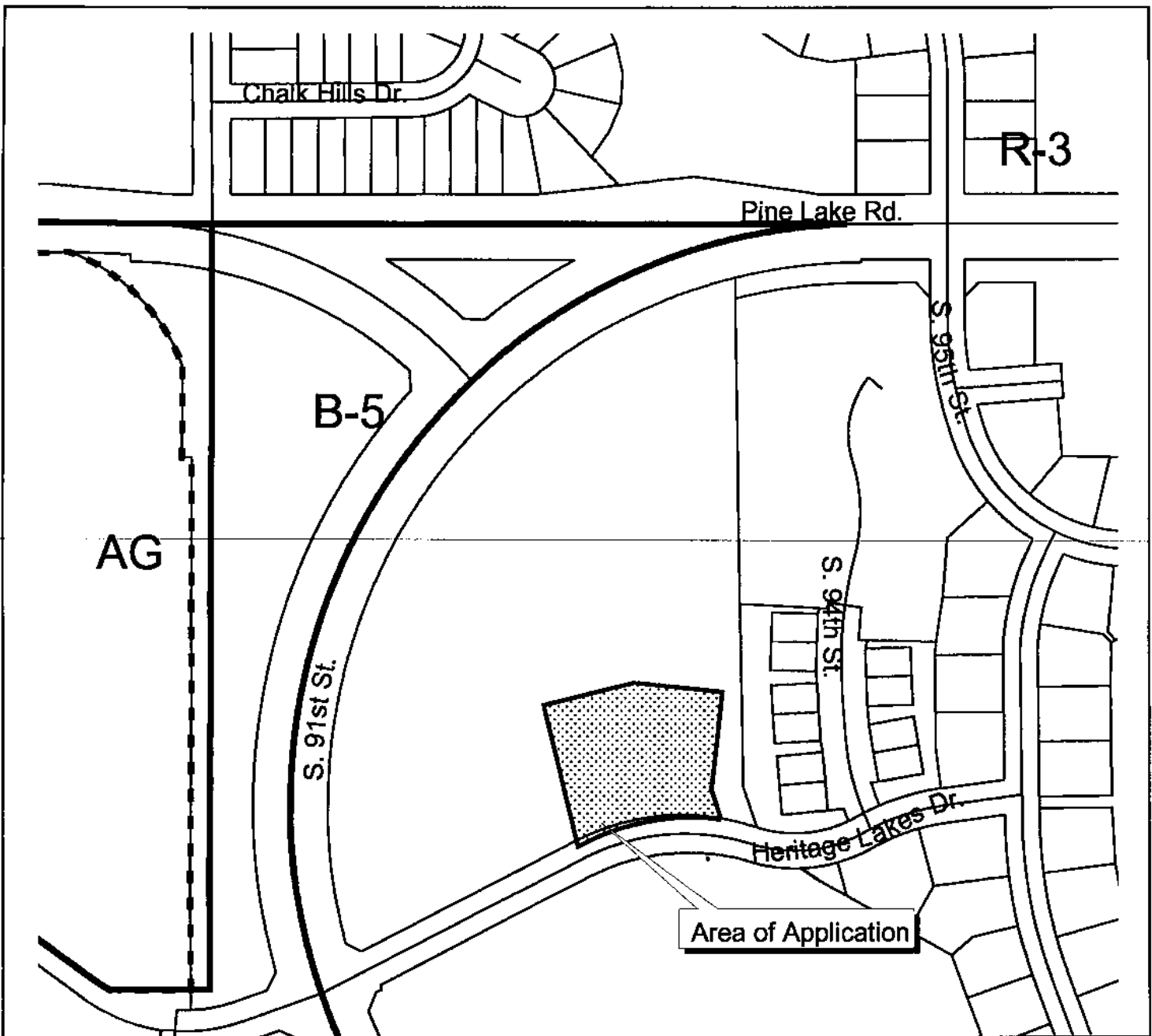
Note: This is final action on Special Permit No. 846B, the Mechling's Wilderness Park Estates Final Plat No. 02012, the Hartland Homes Southwest 1st Addition Final Plat No. 02045 and the Vintage Heights 14th Addition Final Plat No. 02049, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



**Special Permit #2011
Waiver #03006
Heritage Lakes Early Childhood Development Center
S.91st & Heritage Lakes Dr.**



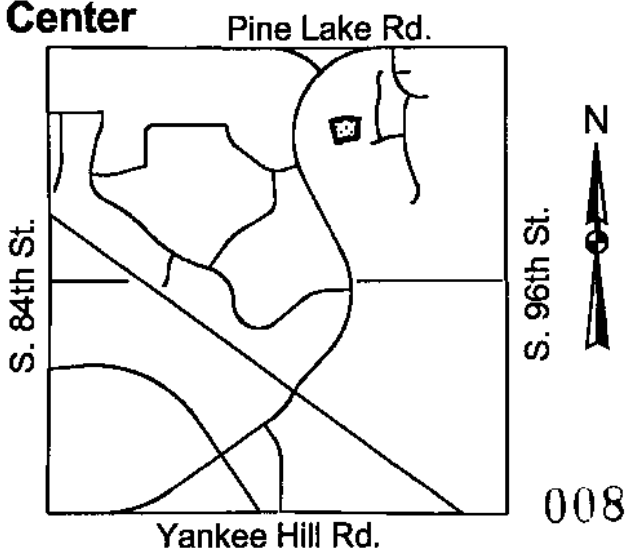
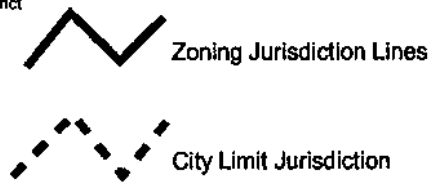
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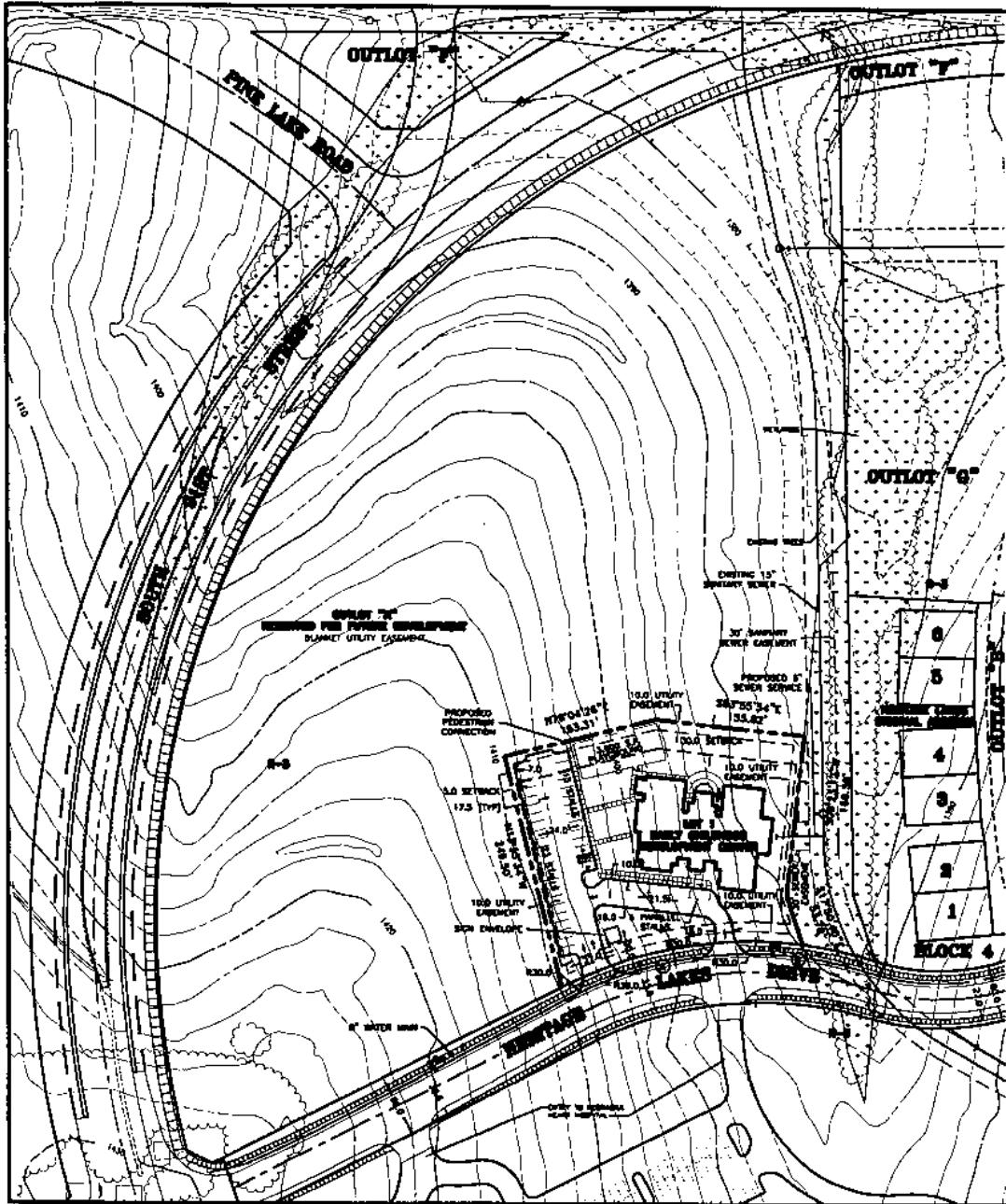


Special Permit #2011
Waiver #03006
Heritage Lakes Early Childhood Development Center
S.91st & Heritage Lakes Dr.

- 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. 23 T9N R7E

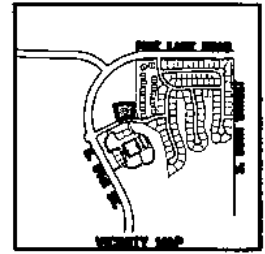




- GENERAL SITE NOTES**
1. SANITARY SEWER AND WATER LINES TO BE 8\"/>

- REMARKS**
1. TO ALLOW NON-PERFORATED LOT LINES TO BE RAISED TO HERITAGE LAKES DRIVE ON BOTH THE EAST AND WEST LOT LINES OF LOT 1 (LOT AREA IS TAKEN FROM LOT 9). ALL

- LEGEND**
- W --- EXISTING WATER MAIN
 - S --- PROPOSED WATER MAIN
 - S --- EXISTING SANITARY SEWER
 - S --- PROPOSED SANITARY SEWER
 - S --- SANITARY SEWER MANHOLE
 - F --- FIRE HYDRANT
 - W --- WALK
 - S --- EXISTING STORM SEWER
 - S --- PROPOSED STORM SEWER
 - S --- PROPOSED 4\"/>



DESIGNER & ENGINEER
 OLSON ASSOCIATES
 1111 LINCOLN HALL
 LINCOLN, NE 68501
 PHONE: 474-8311

SURVEY & REVISIONS
 HARVEY B. JORDAN
 SURVEY NO. 100
 5400 WOODBURNWAY DR.
 LINCOLN, NE 68511
 PHONE: 421-3333

LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Parcel	Area (Acres)	Area (Sq. Ft.)	Area (Sq. Ft.)
Parcel 1	1.34	57,812	57,812
Parcel 2	2.14	92,400	92,400

Area	Area (Acres)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)
A	107.107	4,632.00	103.50	4,543.50	4,543.50	4,543.50
B	67.250	2,913.75	2,913.75	4,457.25	4,457.25	4,457.25

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CHECKED TO BE SURE THE ACCURACY OF THE ABOVE PRELIMINARY PLAN AND THAT ALL NECESSARY DOCUMENTS HAVE BEEN FILED ON FILE AT ALL BOUNDARY CORNERS.

DATE: _____ MICHAEL E. JORDAN, L.S., No. 324

ENGINEER'S CERTIFICATE

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

DATE: _____ THOMAS S. CULLEN, C-10324

APPROVED

THE FOREGOING COMMUNITY USE PLAN WAS APPROVED BY THE CITY COUNCIL, RESOLUTION # _____ ON THIS _____ DAY OF _____, 20____.

DATE: _____ CITY CLERK

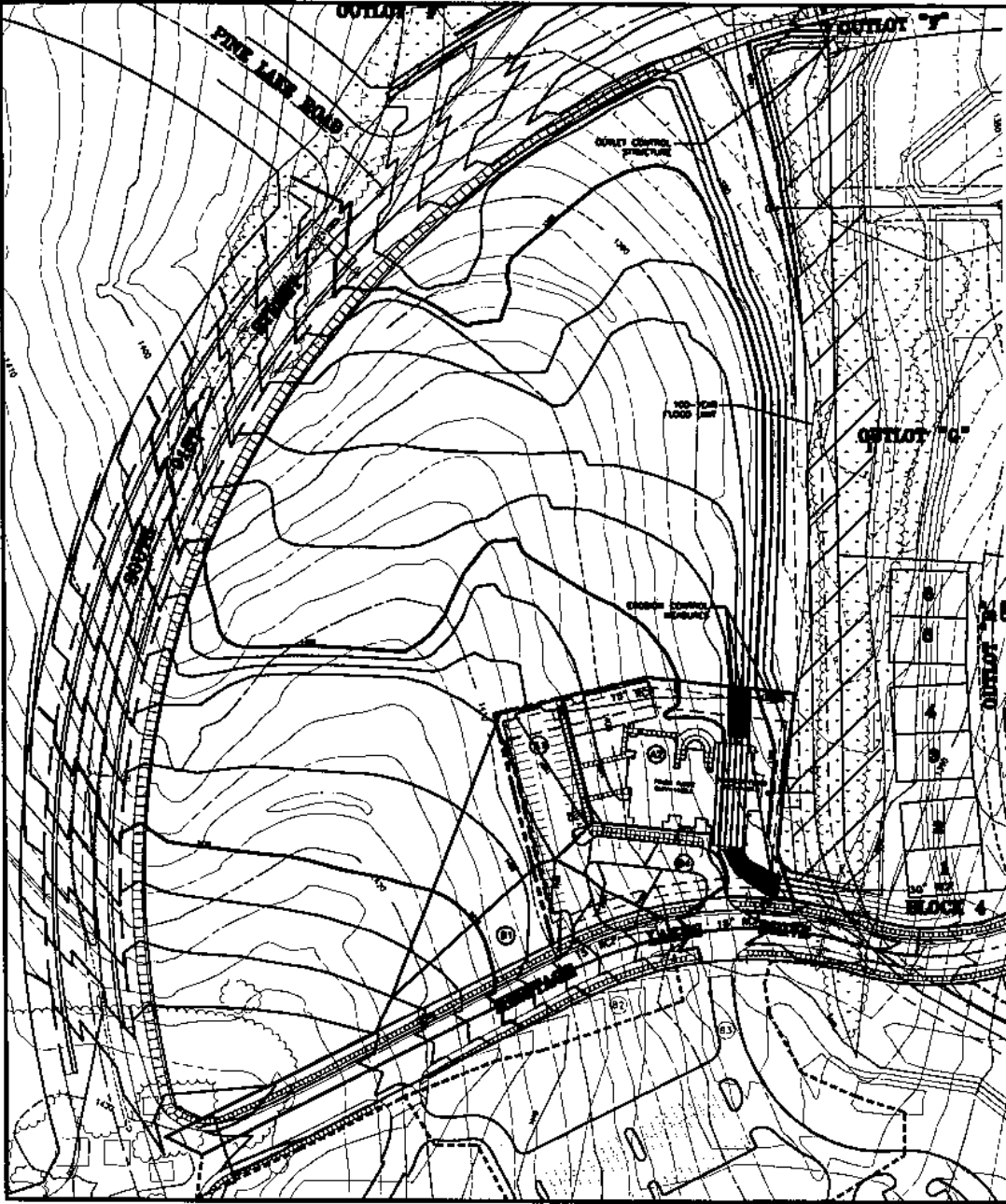
OLSON ASSOCIATES

SPECIAL PERMIT SITE PLAN

HERITAGE LAKES EARLY CHILDHOOD DEVELOPMENT CENTER

LINCOLN, NE

SHEET 1 OF 3



SCALE: 1"=40'

DEVELOPED DRAINAGE CALCULATIONS Storm Frequency 10 Yr.

Line	A acre	C %	A/C	sum A/C	T min.	I %	Q cfs	S	L	PIPE SIZE	PIPE CAP cfs	PIPE VEL ft/s	TIME in min.	Comments
A	10.25	10.25	1.00	10.25	10.00	2.0	2.00	0.00	12.0	12"	15.25	11.27	4.30	OUTLET TO HERITAGE LAKES DEVELOPMENT CENTER
B	10.25	10.25	1.00	10.25	10.00	2.0	2.00	0.00	12.0	12"	15.25	11.27	4.30	OUTLET TO HERITAGE LAKES DEVELOPMENT CENTER
C	10.25	10.25	1.00	10.25	10.00	2.0	2.00	0.00	12.0	12"	15.25	11.27	4.30	OUTLET TO HERITAGE LAKES DEVELOPMENT CENTER
D	10.25	10.25	1.00	10.25	10.00	2.0	2.00	0.00	12.0	12"	15.25	11.27	4.30	OUTLET TO HERITAGE LAKES DEVELOPMENT CENTER
E	10.25	10.25	1.00	10.25	10.00	2.0	2.00	0.00	12.0	12"	15.25	11.27	4.30	OUTLET TO HERITAGE LAKES DEVELOPMENT CENTER
F	10.25	10.25	1.00	10.25	10.00	2.0	2.00	0.00	12.0	12"	15.25	11.27	4.30	OUTLET TO HERITAGE LAKES DEVELOPMENT CENTER
G	10.25	10.25	1.00	10.25	10.00	2.0	2.00	0.00	12.0	12"	15.25	11.27	4.30	OUTLET TO HERITAGE LAKES DEVELOPMENT CENTER

NOTES: SEE HERITAGE LAKES PRELIMINARY PLAN & C.L.P. FOR DETAILS AND CALCULATIONS OF THE GUTLET CONTROL STRUCTURE AND DRAINAGE CHANNEL.

ALL STORM SEWERS SHALL HAVE EROSION CONTROL PROTECTION INSTALLED AT THE GUTLET. SIZE, QUANTITY AND LOCATION OF EROSION CONTROL SHALL BE DETERMINED DURING FINAL DESIGN.

MINIMUM FINISH ELEVATION

100-YEAR FLOOD D.	MINIMUM FINISH ELEVATION
1.289.00	1.289.50

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 83

- LEGEND**
- PROPOSED MAJOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - - - - - EXISTING MAJOR CONTOUR
 - - - - - EXISTING MAJOR CONTOUR
 - DRAINAGE BASIN
 - PROPOSED STORM SEWER
 - PROPOSED CATCH BASIN

**SPECIAL PERMIT
 GRADING & DRAINAGE PLAN
 HERITAGE LAKES EARLY CHILDHOOD
 DEVELOPMENT CENTER**

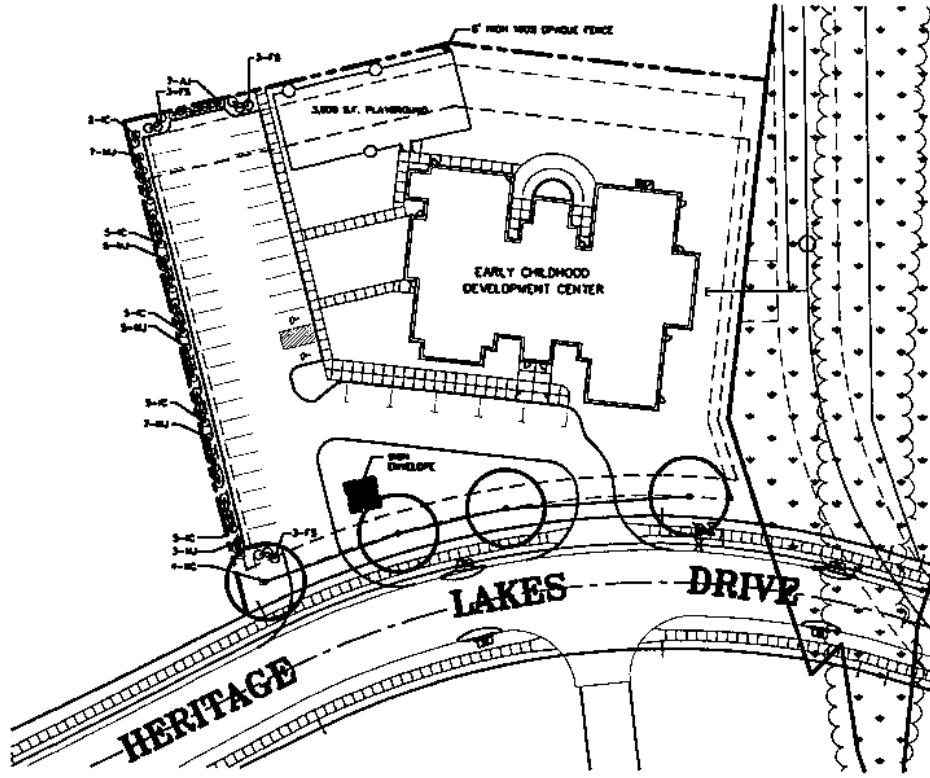
SHEET
 2 OF 3

LANDSCAPE SUMMARY

1. SITE 20'WIDE = 83
2. LANDSCAPE SCREENING CALCULATED IN 88% COVERING 1/3 EVERGREEN, 1/2 DECIDUOUS FOR PARKING AREA FRONTING HERITAGE LAKES DRIVE. SCREENING PARKING AREA FRONTING SURROUNDING PROPERTY SCREENING ARE SCREENED AT 80% AS PER CH. 3.30-5. SEC. 2.1.7.3. (SHRUB TREES SHOWN IN SON SCREENING AREAS ACCORD TO 1/2 OF THE REQUIRED DECIDUOUS PLANT INFO.)
3. NO HYDRON TREES REQUIRED FOR PARKING LOT PARKING. TOTAL SQ. FT. OF PARKING LOT PARKING AREA = 5,330 SQ. FT.
4. A LANDSCAPE SCREEN IS PROVIDED FOR THE OUTDOOR PLAY AREA AS PER CH. 3.30-6. SEC. 3.8. A 5'6" FOOT HIGH, 100% OPAQUE FENCE SHALL BE PROVIDED AROUND THE PLAYGROUND.

GENERAL NOTES

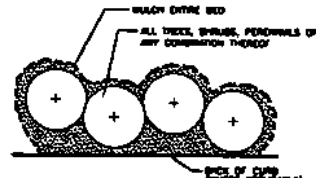
1. ALL PLANT MATERIAL SUPPLIED SHALL BE "MATURE GROWN" UNLESS THE FOLLOWING OTHERWISE.
2. ALL PLANT MATERIAL GROWN BY ESTABLISHED COMMERCIAL NURSERY AND SOLD TO LICENSED AND LICENSEE NURSERY AND/OR LANDSCAPE CONTRACTORS.
3. GROWN AND SOLD ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS (ANSI Z60.1-1990).
4. NOTIFY CITY OF LINCOLN FOR ALL STREET WIDE LOCATIONS PRIOR TO PLANTING.
5. LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH CITY OF LINCOLN STANDARD SPECIFICATIONS FOR MUNICIPAL CONSTRUCTION.



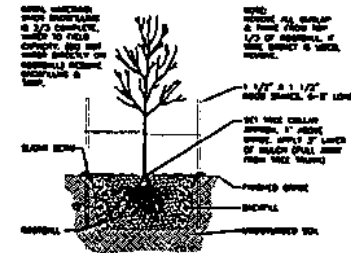
LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

STREET TREES & LANDSCAPE SCHEDULE									
KEY	LOCATION	COMMON NAME	SCIENTIFIC NAME	TRUNK & PLANTING	PLANTING METHOD	IN SOIL	QUANTITY	COMMENTS	
STREET TREES									
HC	HERITAGE LAKES DR.	KEYWORT COFFEE TREE	SYMPLOCARUS DOCK	2 1/2" DBH	BAR	40	50		
SHRUBS									
IC	SITE SCREENING	'MOODS BEAUTY' CHOISY	JAPONICA SCANDONIA 'MOODS BEAUTY'	15-18"	CONTAINER	4	3	22	
FE	SITE SCREENING	'YOUNG BROWN HONEY' BURNING BUSH	NEHA YOUNG BROWN HONEY	18-24"	CONTAINER	3	4	8	
AJ	SITE SCREENING	'WINDSTONE' JUMPER	JUMPERUS CINCHUS 'WINDSTONE'	18"	CONTAINER	4	2	3	
MJ	SITE SCREENING	'SWEET JALEP' JUMPER	JUMPERUS CINCHUS 'SWEET JALEP'	18"	CONTAINER	4	2	27	

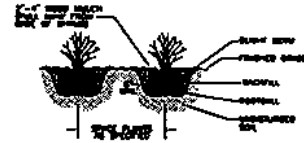
NOTE: WHERE NO CLIP IS PRESENT, MATCH EXISTING PLAYING AREA



1 MULCHING DETAIL
SCALE: N.T.S.



2 TREE PLANTING DETAIL
SCALE: N.T.S.



3 SHRUB PLANTING DETAIL
SCALE: N.T.S.



SPECIAL POINT
 LANDSCAPE PLAN
 HERITAGE LAKES EARLY CHILDHOOD
 DEVELOPMENT CENTER
 LINCOLN, NE

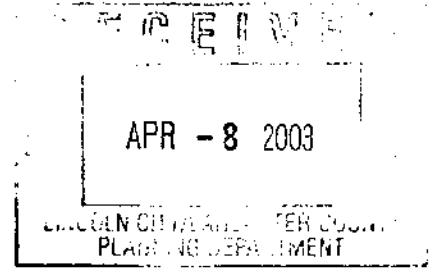
SHEET
 3 OF 3



OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

April 8, 2003

Mr. Marvin S. Krout, Director
Lincoln Lancaster Planning Department
County-City Building
555 South 10th Street, Suite 213
Lincoln, NE 68508



Re: Heritage Lakes Early Childhood Development Center
"Special Permit for Use, #1900" with selected waivers to the Design Standards
OA Project No. 2002.0756

Dear Mr. Krout,

This project has been previously approved for City Council review. On behalf of our client, it was requested for delays twice and then finally withdrawn from any further action. Since that time, the project's financing arrangements have been solidified. It was the desire to pick up from where we were with the City Council and to that end, Brian Will informed us that Planning Department had agreed that it could go directly back to City Council. A letter from OA was submitted March 17 requesting a new date for City Council introduction. However, we were informed that the City Clerk and the City Law Department have reviewed this and it was decided that the submittal process must be started over with the Planning Commission. With this letter and application, we therefore are requesting to be on the agenda of the April 30 Planning Commission meeting.

The final plat for the project's property has been submitted and reviewed by planning staff. Current status is awaiting staff's recommendation for street tree escrow amounts.

Enclosed with this letter are the following:

1. City of Lincoln Zoning Application; "Special Permit".
2. Filing fee for "Special Permit"; \$585.00.

This new information is requiring our client to have this new submittal to your department today in order to make the deadline for the April 30 meeting. The following have not changed from previous submittals which you have in hand and will be resubmitted as soon as possible.

1. Site Plan, Sheet 1; 6 copies
2. Grading & Drainage Plan, Sheet 2; 6 copies
3. Landscape Plan, Sheet 3; 6 copies
4. Day Care Plan from Davis Design (Conversion Plan, Building Code Analysis & Occupant Load Analysis); 6 copies.

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** Certificate of Ownership: Previous submitted certificate remains valid as no ownership changes have occurred during this period (As per Brian Will, April 3, 2003).

On behalf of the Client, Julie Delp, 13500 South 148th Street, Bennet, NE 68317, we are requesting a "Special Permit for Use" to allow an "Early Childhood Care Facility " on property located in the Northeast Quarter of Section 23, Township 9 North, Range 7 east of the 6th P.m., Lancaster County, Nebraska. Enrollment will exceed sixteen children (27.15.040, (y)).

Requested waivers:

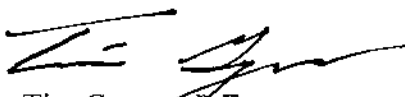
1. To allow non-perpendicular lot lines to the R.O.W. to Heritage Lakes Drive on both the east and west lot lines of Lot 1 (Lot area is taken from Lot 98, I.T.).
2. To allow waiver of Design Standards for Early Childhood Care Facilities, Chapter 3.90:

Section 1.3, Daycare with 31 or More Children / Arterial Street Access:

This site does not front on an arterial street, however, it does front on a street that has a typical section of Business Commercial pavement design (66' ROW, 33' of pavement). This street also serves another business, The Nebraska Heart Hospital. The site plan illustrates traffic entering the site on a drive located on the east side of the site. The traffic will exit west out a private drive on the abutting outlot and back onto Heritage Lakes Drive. The Final Plat drawings will define an access easement for the Early Childhood Development Center to use it for their exiting purposes.

Please contact us if you have any questions or require any additional material.

Sincerely,



Tim Gergen, P.E.

cc: Matt Metcalf, AIA, Davis Design
Julie Delp
Kelvin Korver

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