City Council Introduction: Aug ust 18, 2014
Public Hearing: August 25, 2014, 5:30 p.m.

Bill No. 14-123

FACTSHEET

TITLE: CHANGE OF ZONE NO. 12018A, Amendment to the **Holdrege/Idylwild Planned Unit Development (PUD)**

BOARD/COMMITTEE: Planning Commission

APPLICANT: Stallion Ventures, LLC

RECOMMENDATION: Conditional Approval (6-0: Corr, Sunderman, Beecham, Scheer, Weber and Lust voting 'yes'; Cornelius, Harris and Hove absent)

STAFF RECOMMENDATION: Approval

OTHER DEPARTMENTS AFFECTED: N/A

SPONSOR: Planning Department

OPPONENTS: No direct opposition, but there was testimony with concerns and questions

REASON FOR LEGISLATION:

To amend the existing Holdrege/Idylwild Planned Unit Development by increasing the allowable dwelling units from 40 to 60, and by decreasing the commercial floor area from 66,000 sq. ft. to 27,750 sq. ft., on property generally located at Idylwild Drive and Holdrege Street.

DISCUSSION / FINDINGS OF FACT:

1. The developer is requesting the increase in dwelling units due to the increased demand for housing and the lack of interest in office space. The east building currently has all 26 dwelling units occupied. The west building will have commercial on the first floor and residential on the upper floors. The conditions of approval in the staff report require that the first floor of the buildings shall be for commercial uses only. Any change from commercial to residential must be approved by administrative amendment or amendment.

2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.3-4, concluding that the amended PUD will provide a mixed-use neighborhood commercial center which will enhance the neighborhood by providing services within walking distance of the residential neighborhood. The mixed-use concept is in conformance with the Comprehensive Plan. The staff presentation is found on p.7.

3. The applicant's testimony is found on p.7-8.

4. There was testimony in support on behalf of the East Campus Community Organization (p.8-9); however, there were concerns raised about increased traffic and parking constraints as set forth on p.27-31. The owner of the 20-unit apartment building to the west also testified in support but had concerns about paving of the alley (See Minutes, p.9).

5. On August 6, 2014, the Planning Commission agreed with the staff recommendation and voted 6-0 to recommend conditional approval as set forth in the staff report. The conditions are found on p.4-6.

FACTSHEET PREPARED BY: Jean Preister, Administrative Officer

DATE: August 11, 2014

REVIEWED BY: Marvin Krout, Director of Planning

DATE: August 11, 2014

Q:\fs\cc\2014\CZ12018A PUD

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for AUGUST 6, 2014 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No.12018A Holdrege/Idylwild Planned Unit Development (PUD)

PROPOSAL: To amend the existing PUD by increasing the dwelling units from 40 to 60 and decreasing the commercial floor area from 66,000 sq. ft. to 27,750 sq. ft.

LOCATION: Holdrege St and Idylwild Dr.

LAND AREA: 3.4 acres, more or less

EXISTING ZONING: B-1, R-2 and R-6

CONCLUSION: The proposed PUD will enhance the neighborhood by providing services within walking distance of the residential neighborhood. The mixed-use concept is in conformance with the 2040 Comprehensive Plan.

RECOMMENDATION: Conditional approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached

EXISTING LAND USE: Fraternity, restaurant, apartments, parking lot and undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	P Public	University of Nebraska
South:	R-5 and R-2 Residential	Single family and multiple family
East:	R-2 Residential	Single family
West:	R-5 and R-6 Residential	Multiple family

HISTORY:

September 17, 2012 Holdrege/Idylwild PUD for 40 dwelling units, 66,000 sq. ft. of commercial floor area and a fraternity was approved by the City Council

COMPREHENSIVE PLAN SPECIFICATIONS:

STRATEGIES FOR COMMERCIAL INFILL:

Discourage auto-oriented strip commercial development and seek opportunities for residential mixed use redevelopment. (p.5.14)

Maintain and encourage businesses that conveniently serve nearby residents while ensuring compatibility with adjacent neighborhoods. (p.5.14)

Avoid encroachment into existing neighborhoods during expansion of existing commercial and industrial uses, and take steps to ensure expansions are in scale with the adjacent neighborhood, are properly screened, fulfill a demonstrated need and are beneficial to health and safety. (p.5.14)

Ensure the priority in older areas is on retaining areas for residential development. Prior to approving the removal of housing in order to provide for additional parking to support existing centers, alternatives such as reduced parking requirements, shared parking, additional on-street parking, or the removal of other commercial structures should be explored. (p.5.14)

DETAILED STRATEGIES FOR COMMERCIAL INFILL: (p.5.15)

Encourage higher Floor Area Ratio for commercial redevelopment.

Encourage shared driveways and interconnected parking lots where possible.

Orient buildings to the street, especially corners.

Encourage a vertical mix of residential and commercial use types.

Encourage shared parking between land uses with different peak demand periods.

MIXED-USE REDEVELOPMENT GUIDING PRINCIPLES: (p.6.2)

Target existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and more efficiently utilize existing infrastructure.

Be located and designed in a manner compatible with existing or planned land uses.

Provide a diversity of housing types and choices throughout each neighborhood for an increasingly diverse population.

Help to create neighborhoods that include homes, stores, workplaces, schools, and places to recreate.

Encourage increased density of existing apartment complexes and special needs housing where there is land available for additional buildings or expansion. (p.7.9)

Recognize that broad economic diversity within existing neighborhoods encourages reinvestment and improves quality of life for all residents while acknowledging the needs for affordable housing)p.7.9)

Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements. (p.7.9)

DETAILED STRATEGIES FOR EXISTING NEIGHBORHOODS (p.7.10 & 7.11)

Encourage pedestrian orientation with parking at rear of residential and neighborhood commercial uses.

Redevelopment and infill should strive for compatibility with the character of the neighborhood and adjacent uses.

Encourage additional density of apartment complexes and special needs housing on open adjacent land areas.

ANALYSIS:

1. This request is to amend the existing PUD by increasing the number of dwelling units from 40 to 60 and decreasing the commercial floor area from 66,000 sq. ft. to 27,750 sq. ft.

2. The density for dwelling units is determined by the underlying zoning. The B-1 district requires 2,000 sq. ft. of lot area per dwelling unit. The B-1 area is 2.44 acres or 106,286 sq. ft. This allows 53 dwelling units. Per section 27.60.020(b)(3) the PUD allows the City Council to revise the area requirements and thus increase the allowable number of dwelling units.

3. The dwelling units and commercial floor area are divided into two buildings. The east building, recently built, has 26 dwelling units and 9,000 sq. ft. of commercial floor area.

4. The developer is requesting the increase in dwelling units due to the increased demand for housing and the lack of interest in office space. The east building has all 26 dwelling units occupied.

5. The west building will have commercial on the first floor and residential on the upper floors. First floor commercial is desirable to achieve a mixed-use concept. Some of the first floor commercial could be converted to residential at a later time by an amendment.

6. There are two minor changes to the PUD notes. The first change is to allow the upper floors of the building to encroach into the setback. The second modification is to change 40 dwelling unit to 60.

7. The proposed development will provide a mixed-use neighborhood commercial center. Future uses could include a restaurant, retail, housing and offices. The 2040 Comprehensive Plan encourages mixed-use commercial centers with buildings close to the street and parking behind the buildings. This provides friendlier pedestrian orientation.

8. The proposed development is in conformance with several strategies outlined in the 2040 Comprehensive Plan for commercial infill. These strategies include orienting buildings to the street, having a mix of residential and commercial use types, and having shared parking between land uses with different peak demand periods.

CONDITIONS OF APPROVAL:

Site Specific Conditions:

This approval permits 60 dwelling units, 27,750 sq. ft. of commercial floor area and a fraternity with associated parking.

1. Before receiving building permits the developer shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **5** copies with all required revisions and documents as listed below upon approval of the planned unit development by the City Council.

    1.1 Remove the interior detail of the buildings. Show only the building envelope. Identify the commercial floor area for each building.

    1.2 Remove what appears to be lot lines from the interior of the site plan.

1.3 Show the length of the stacking for the drive-thru.

1.4 In the B-1 PUD parking table change 60,000 to 27,750 square feet. Also change it in the note below the table.

1.5 Add to the General Notes, "The first floor of the buildings shall be for commercial uses only. Any change from commercial to residential must be approved by administrative amendment or amendment."

1.6 Add to Section A (3) of the PUD general notes, "Street trees will be planted along Holdrege St. and Idylwild Dr. spaced every 50 feet or as cited by the Parks and recreation Department."

2. Before receiving building permits, the developer shall provide the following documents to the Planning Department:

2.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the planned unit development has been recorded.

3. Prior to the issuance of a building permit:

3.1. The construction plans must substantially comply with the approved plans.

Standard Conditions:

4. The following conditions are applicable to all requests:

4.1 Before occupying the dwelling units/buildings all development and construction shall substantially comply 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 physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.

4.4 The terms, conditions, and requirements of the ordinance shall run with the land and be binding upon the developer, its successors and assigns.

4.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

4.6 The site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in full force and effect unless specifically amended by this ordinance.

Prepared by:

Tom Cajka
Planner

DATE: July 23, 2014

APPLICANT: Will Scott
Stallion Ventures, LLC
440 N. 8th St. Suite 140
Lincoln, NE 68508

OWNER: Stallion Ventures, LLC
440 N. 8th St. Suite 140
Lincoln, NE 68508

CONTACT: Erin Bright
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508

CHANGE OF ZONE NO. 12018A

PUBLIC HEARING BEFORE PLANNING COMMISSION: August 6, 2014

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

Staff recommendation: Conditional Approval.

This item was removed from the Consent Agenda at the request of a representative of the East Campus Community Organization (ECCO).

There were no ex parte communications disclosed.

Staff presentation: **Tom Cajka of Planning staff** explained that this application amends the existing PUD by increasing the number of apartments/dwelling units from 40 to 60, and by decreasing the commercial floor area from 60,000 square feet to 27,750 square feet.

The site plan shows minor modifications to the parking lot. The east building has already been built and is occupied with 26 dwelling units. Part of the PUD includes the fraternity building, which has also been built. The west building is the only thing left to build. It would have 34 dwelling units. There is a condition of approval by Planning staff that the first floor would remain commercial but that the developer could come back at a later date if the commercial is not successful and amend the plan to show residential units in that area. Any additional residential units would be included as part of the 60 units being requested with this application.

Beecham asked staff to address the parking. Cajka advised that the applicant is providing the required number of parking stalls, but he did not know whether it was more or less than what was previously approved.

Lust inquired whether staff would expect more traffic and parking needs with additional residential uses over the commercial uses. Cajka noted that a drive-thru for retail/fast food is shown on the site plan. In most cases, commercial uses (unless office) would generate more traffic than the apartments.

Corr inquired as to how many residential units were originally proposed in this building. Cajka stated that the request was for 40 overall. He does not believe the split between the two buildings was ever shown.

Proponents

1. Brett West, 3042 Sheridan Blvd., on behalf of WRK Real Estate, testified as the applicant. He showed a rendering of the existing building where Valentino's has moved in. The top two floors are residential, with the other building having 14 residential units. The reason for this amendment is because the identified office user decided not to continue in this building. There will be no change to the parking. That floor being designated for office use is being changed to

residential use. They were seeking to have six residential units on the first floor or keeping it all office or commercial, depending on leasing.

West reported that he has had great dialog with the neighborhood about the residential housing with the live/work situation on the first floor. He is looking for ways to liven the area. He has reached agreement with UNL to use the second floor of phase I as a long term hotel option. The residential units are completely full at this time.

With regard to parking, West assured the Commission that what is shown is definitely within the parking requirements. He suggested that 14 residential units of this size versus the parking of an office user would be substantially less.

West acknowledged that there were some concerns from the neighbors, but they had a very good conversation and ECCO has since written a letter of support to Councilman Emery. West has agreed to keep the neighbors informed. He believes that he has addressed the concerns of the neighbors and the ECCO board.

Beecham inquired about the drive-thru, wondering whether there would be buffering between the drive-thru and the neighborhood. West responded that they do not yet have a tenant for that drive-thru. The plan shows some pretty substantial remaining trees on the south side of the property, which they do plan to retain and maintain. The south edge has been buffered from the residential area. The buffering is not a part of this amendment. There is no change from the previously approved plan in that regard. This amendment relates only to the office vs. housing.

Corr asked whether the trees are mature trees. West showed the existing mature trees on the site plan.

Corr asked whether anyone at the neighborhood meeting was concerned about the drive-thru. West reiterated that the drive-thru was shown on the previously approved PUD. The main concerns on this amendment were additional housing and the need to make sure parking was addressed. The first building is fully rented.

Corr confirmed that this amendment changes the second level of the second building from office to 14 additional residential units. West agreed.

Corr then inquired who initiated the neighborhood meeting. West stated that it was the ECCO board. He was out of town when the letter to the neighbors went out and then when he returned, he talked with Ann Bleed and the current chair of the ECCO Board and held the neighborhood meeting. Staff was not present at the neighborhood meeting.

<u>Support</u>

1. Vicki Wood, 4240 Starr Street, appeared on behalf of the ECCO Board, which supports the request to increase the residential units from 40 to 60. The ECCO Board did meet with the developer to discuss the reasons for this request. The neighbors present asked many questions. They continue to have concerns about increased traffic and parking constraints, but ECCO also recognizes that there are also potential positives as a result of this change, such as improving the overall rental quality of the neighborhood. ECCO acknowledges that WRK does

not sell their properties and that they are interested in long term investment. WRK has expressed continuing interest in being a good neighbor and they have designed their rental agreements that reduce the potential for typical student-related problems in their properties. Because this is a PUD, there is less chance that others may use this increase as a precedent to increase density in other areas of the neighborhood. The three "live and work" option proposed for the first floor of the second building is intriguing, incorporating a bit more retail or office use into the mix rather than six additional studio units.

In summary, Wood stated that ECCO would have preferred the original model with more office/retail occupancy; however, they understand the need for flexibility to convert more of the space to residential in order for the business model to be financially viable for the developer. ECCO supports the proposed amendment. Wood submitted her testimony in writing, which also includes the questions which were asked by the neighbors at the meeting.

2. Beth Gaylord, 1505 StonyHill Road, who owns the 20-unit apartment building to the west on 3405 Holdrege, testified at this time, expressing concerns about paving the alley. She understands this developer is only going to pave half of that alley. When the building is built, she is worried about traffic from 60 units going through the alley. She has been replacing the rock in the alley as necessary. The whole alley should be paved.

Gaylord also inquired as to what is going to happen between the two buildings – will there be a buffer between her building and the new proposed building? She would want a green space between the two buildings. She does not want a fence built, which would affect her first floor tenants.

Gaylord has not had the opportunity to visit with the developer.

<u>Staff questions</u>

Corr asked whether there is a minimum that has to remain in commercial use under the PUD. Cajka stated that there is not a minimum. They can have a maximum of up to 27,750 square feet. The staff recommendation includes a condition that the first floor of this building that has not been built would be all commercial at this time. Then, if the developer wants to change to residential on that first floor, they would have to come back with another amendment to the PUD, which could possibly be approved administratively. In other words, Cajka pointed out that the current building permit plans had shown six apartments on the first floor. Staff is recommending that those units not be shown at this time. Those six units would reach the 60 dwelling units. Everything above the first floor was going to be residential in the original PUD

Corr pondered whether changing the first floor commercial to residential defeats the mixed use purpose. Cajka's response was that the site plan does not show the entire first floor as residential. There would still be some commercial. Staff has discussed a "live/work" type unit with the developer where the front part of the unit facing Holdrege would be residential and the rear some kind of office/studio, etc.

Corr confirmed that even if they wanted to amend the first floor, there would still be some commercial. Cajka stated that to be something the staff would have to consider at a later date.

Beecham inquired about the alley. Cajka stated that the alley within the PUD was vacated and the developer was required to put in a public access easement next to the parking lot so people using the alley could turn to get to Holdrege. The alley goes all the way to 34th Street.

Corr also sought clarification that the office/retail use would generate more traffic than residential use. Cajka agreed that typically, that is true.

There was no rebuttal or response by the applicant.

ACTION BY PLANNING COMMISSION: August 6, 2014

Sunderman moved to approve the staff recommendation of conditional approval, seconded by Beecham.

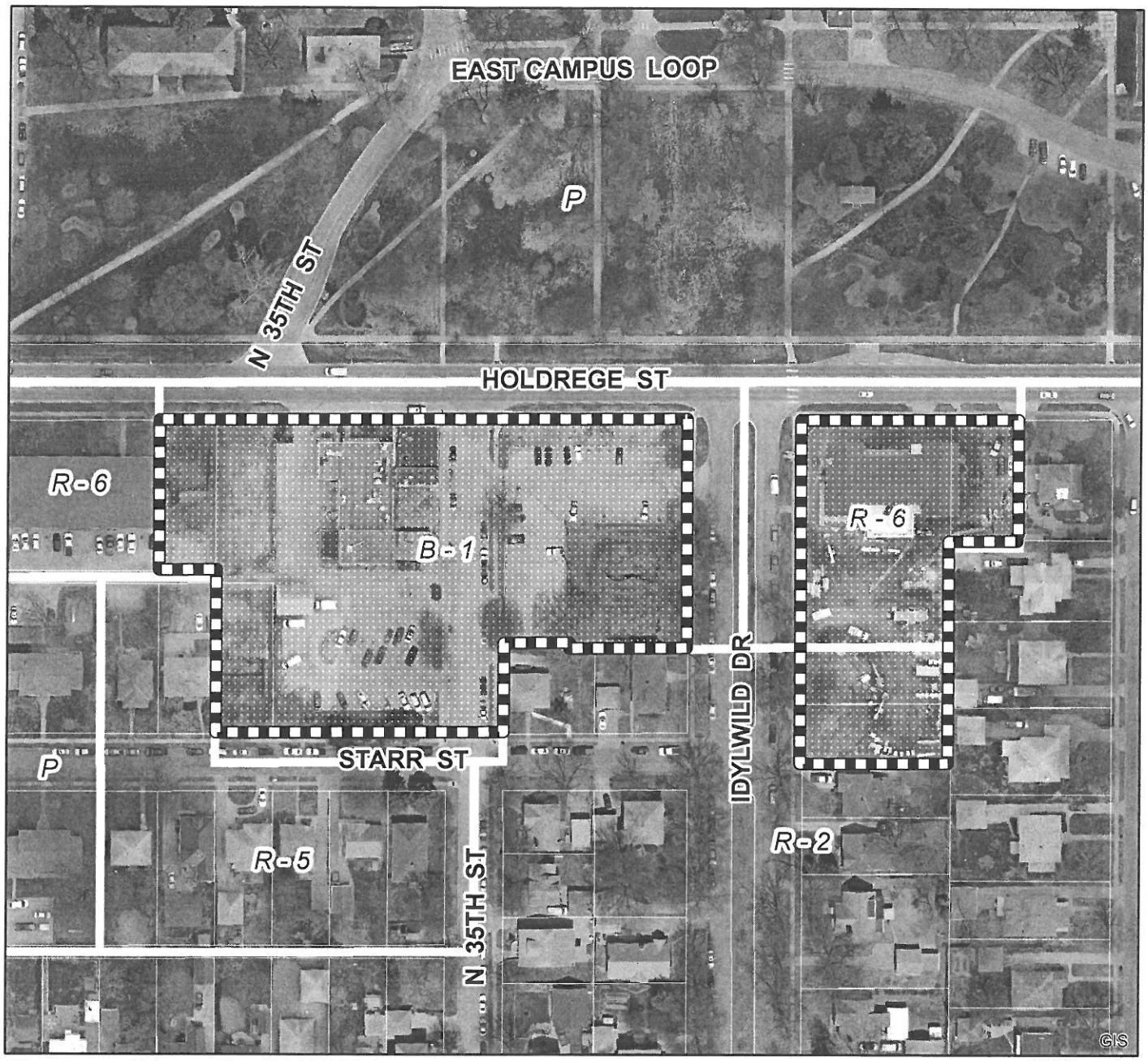
Sunderman commented that this appears to be a good modification to an already good plan.

Beecham stated that she appreciates the applicant reaching out to the neighborhood because they will need to be flexible to some degree.

Corr also expressed appreciation to the applicant for reaching out and respectfully suggested that in the future the applicant should reach out to the neighborhood before filing the application.

Weber encouraged the applicant to talk with the neighbors to the west to see if there is something that can be worked out with the alley.

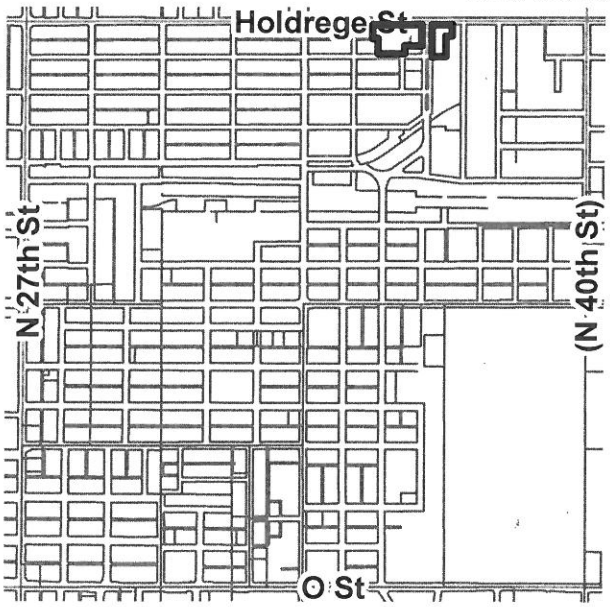
Motion for conditional approval carried 6-0: Corr, Sunderman, Beecham, Scheer, Weber and Lust voting 'yes'; Cornelius, Harris and Hove absent. This is a recommendation to the City Council.



2013 aerial

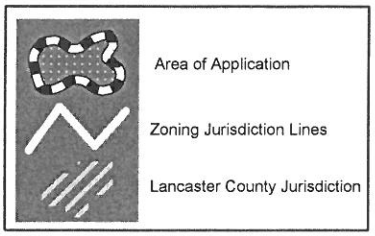
Change of Zone #: CZ12018A
Holdrege/Idylwild PUD
Holdrege St & Idylwild Dr

One Square Mile:
Sec.19 T10N R07E



Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District



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B-1 PUD LEGAL DESCRIPTIONS

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 5, BLOCK 1, IDYL-WILD PLACE, LOTS 13 THROUGH 16, BLOCK 1, IDYL-WILD PLACE, A PORTION OF THE EAST-WEST ALLEY IN BLOCK 1, IDYL-WILD PLACE, LOT 3, FIRST ADDITION TO IDYL-WILD PLACE, LOTS 1 THROUGH 4, PAINE'S SUBDIVISION, AND A PORTION OF NORTH 35TH STREET RIGHT-OF-WAY, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, PAINE'S SUBDIVISION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HOLDREGE STREET, AND ON THE WEST RIGHT-OF-WAY LINE OF IDYLWILD DRIVE, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, AND THE EAST LINE OF LOTS 2 THROUGH 4, PAINE'S SUBDIVISION, SAID LINE BEING THE WEST LINE OF SAID RIGHT-OF-WAY, ON AN ASSUMED BEARING OF S00°05'10"E, A DISTANCE OF 199.71' TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE S89°42'14"W ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 102.41' TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N00°03'22"W ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 5.00' TO THE SOUTHEAST CORNER OF LOT 3, FIRST ADDITION TO IDYL-WILD PLACE; THENCE S89°42'14"W ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 57.00' TO THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH 35TH STREET; THENCE S00°02'19"E ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 77.76' TO THE SOUTHWEST CORNER OF LOT 6, PAINE'S SUBDIVISION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF STARR STREET; THENCE S89°47'52"W ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 50.00' TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 1, IDYL-WILD PLACE, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH 35TH STREET; THENCE CONTINUING S89°47'52"W ALONG THE SOUTH LINE OF SAID LOT 16, AND THE SOUTH LINE OF LOTS 15 THROUGH 13, BLOCK 1, IDYL-WILD PLACE, SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 199.91' TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE N00°07'12"W ALONG THE WEST LINE OF SAID LOT 13, A DISTANCE OF 130.99' TO THE NORTHWEST CORNER OF SAID LOT 13, SAID POINT BEING ON THE SOUTH LINE OF THE EAST-WEST ALLEY LOCATED IN BLOCK 1, IDYL-WILD PLACE; THENCE N00°41'49"E, A DISTANCE OF 11.00' TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 1, IDYL-WILD PLACE, SAID POINT BEING ON THE NORTH LINE OF SAID EAST-WEST ALLEY; THENCE S89°49'08"W ALONG THE SOUTH LINE OF SAID LOT 5, SAID LINE BEING THE NORTH LINE OF SAID EAST-WEST ALLEY, A DISTANCE OF 50.05' TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N00°06'44"W ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 130.94' TO THE NORTHWEST OF SAID LOT 5, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HOLDREGE STREET; THENCE N89°49'28"E ALONG THE NORTH LINE OF SAID LOT 5, AND THE NORTH LINE OF LOTS 4 THROUGH 1, BLOCK 1, IDYL-WILD PLACE, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 250.17' TO THE NORTHEAST CORNER OF SAID LOT 1; SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH 35TH STREET; THENCE CONTINUING N89°49'28"E ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 50.00' TO THE NORTH WEST CORNER OF LOT 3, FIRST ADDITION TO IDYL-WILD PLACE, SAID A POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH 35TH STREET; THENCE CONTINUING N89°49'28"E ALONG THE NORTH LINE OF SAID LOT 3, AND THE NORTH LINE OF LOT 1, PAINE'S SUBDIVISION, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 159.25' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 106,337.63 SQUARE FEET OR 2.44 ACRES, MORE OR LESS.

R-6 & R-2 PUD LEGAL DESCRIPTIONS

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 6, BLOCK 1, WOODS BROS. UNIVERSITY ADDITION, LOT 48, UNIVERSITY PARK, AND THE NORTH 6.00' OF THE WEST 60.00' OF LOT 46 UNIVERSITY PARK, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

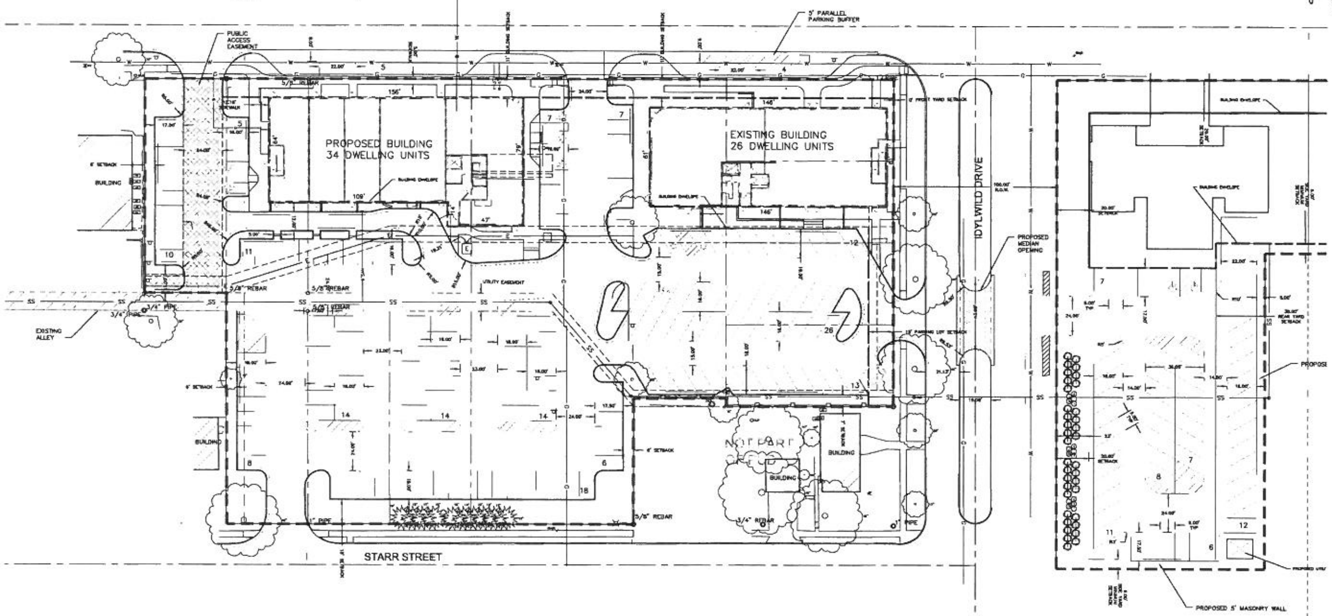
COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, WOODS BROS. UNIVERSITY ADDITION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HOLDREGE STREET AND THE EAST RIGHT-OF-WAY LINE OF IDYLWILD DRIVE, SAID POINT ALSO BEING 33.00' SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 48, UNIVERSITY PARK, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 33.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER ON AN ASSUMED BEARING OF N89°49'28"E, A DISTANCE OF 188.66' TO THE NORTHEAST CORNER OF SAID LOT 48; THENCE S00°06'42"E ALONG THE EAST LINE OF SAID LOT 48, A DISTANCE OF 99.75' TO THE SOUTHEAST CORNER OF SAID LOT 48; THENCE S89°45'21"W ALONG THE SOUTH LINE OF SAID LOT 48, SAID LINE BEING THE NORTH LINE OF LOT 46, UNIVERSITY PARK, A DISTANCE OF 0.80' TO A POINT 60.00' EAST OF THE NORTHWEST CORNER OF SAID LOT 46; THENCE S00°00'54"E ALONG A LINE 60.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 46, A DISTANCE OF 6.00' TO A POINT; THENCE S89°45'21"W ALONG A LINE 6.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 46, A DISTANCE OF 60.00' TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 46, SAID POINT BEING ON THE EAST LINE OF LOT 3, BLOCK 1, WOODS BROS. UNIVERSITY ADDITION; THENCE S00°00'54"E ALONG THE EAST LINE OF SAID LOT 3, AND THE EAST LINE OF LOTS 4 THROUGH 6, BLOCK 1, WOODS BROS. UNIVERSITY ADDITION, A DISTANCE OF 193.96' TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°47'52"W ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 127.99' TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF IDYLWILD DRIVE; THENCE N00°01'23"W ALONG THE WEST LINE OF SAID LOT 6, AND THE WEST LINE OF LOTS 5 THROUGH 1, BLOCK 1, WOODS BROS. UNIVERSITY ADDITION, SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 299.84' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 44,796.08 SQUARE FEET OR 1.03 ACRES, MORE OR LESS.

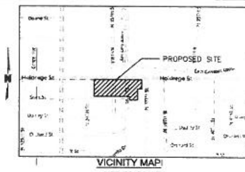
HOLDREGE/ IDYLWILD P.U.D.
PLANNED UNIT DEVELOPMENT

ENGINEER
OLSSON ASSOCIATES
1111 LINCOLN MALL, SUITE 111
LINCOLN, NE 68124-6316
MARK C. PALMER, PE
(402) 474-6311

PROPERTY OWNERS/ DEVELOPERS
KAPPA FOUNDATION
6501 SALTGRASS CT
LINCOLN, NE 68521
PHONE: 402-261-4833
ATTN: DOYLE HULME

KINPORT CORPORATION
440 N 8TH ST, SUITE 140
LINCOLN, NE 68508
PHONE: (402) 477-6767
ATTN: JORDAN BERGER





VICINITY MAP
NOT TO SCALE

1" = 30'
0' 15' 30' 60'
SCALE IN FEET

B-1 PUD LEGAL DESCRIPTIONS

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 5, BLOCK 1, IDYL-WILD PLACE, LOTS 13 THROUGH 16, BLOCK 1, IDYL-WILD PLACE, A PORTION OF THE EAST-WEST ALLEY IN BLOCK 1, IDYL-WILD PLACE, LOT 3, FIRST ADDITION TO IDYL-WILD PLACE, LOTS 1 THROUGH 4, PAINE'S SUBDIVISION, AND A PORTION OF NORTH 35TH STREET RIGHT-OF-WAY, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

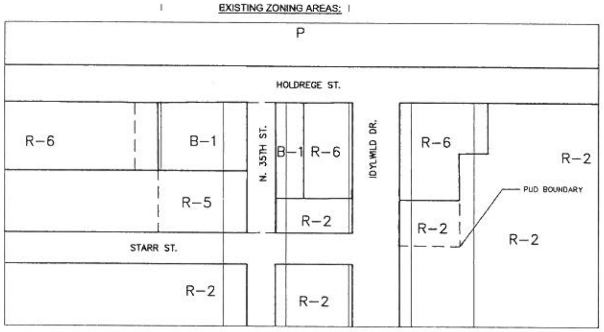
COMMENCING AT THE NORTHEAST CORNER OF LOT 1, PAINE'S SUBDIVISION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HOLDREGE STREET, AND ON THE WEST RIGHT-OF-WAY LINE OF IDYLWILD DRIVE, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, AND THE EAST LINE OF LOTS 2 THROUGH 4, PAINE'S SUBDIVISION, SAID LINE BEING THE WEST LINE OF SAID RIGHT-OF-WAY, ON AN ASSUMED BEARING OF S00°05'16"E, A DISTANCE OF 199.71' TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE S89°42'14"W ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 102.41' TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N00°03'22"W ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 5.00' TO THE SOUTHEAST CORNER OF LOT 3, FIRST ADDITION TO IDYL-WILD PLACE; THENCE S89°42'14"W ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 57.00' TO THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH 35TH STREET; THENCE S00°02'19"E ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 77.76' TO THE SOUTHWEST CORNER OF LOT 8, PAINE'S SUBDIVISION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF STARR STREET; THENCE S89°47'52"W ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 50.00' TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 1, IDYL-WILD PLACE, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH 35TH STREET; THENCE CONTINUING S89°47'52"W ALONG THE SOUTH LINE OF SAID LOT 16, AND THE SOUTH LINE OF LOTS 15 THROUGH 13, BLOCK 1, IDYL-WILD PLACE, SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 199.91' TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE N00°07'12"W ALONG THE WEST LINE OF SAID LOT 13, A DISTANCE OF 130.90' TO THE NORTHWEST CORNER OF SAID LOT 13, SAID POINT BEING ON THE SOUTH LINE OF THE EAST-WEST ALLEY LOCATED IN BLOCK 1, IDYL-WILD PLACE; THENCE N00°41'48"E, A DISTANCE OF 11.00' TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 1, IDYL-WILD PLACE, SAID POINT BEING ON THE NORTH LINE OF SAID EAST-WEST ALLEY; THENCE S89°49'06"W ALONG THE SOUTH LINE OF SAID LOT 5, SAID LINE BEING THE NORTH LINE OF SAID EAST-WEST ALLEY, A DISTANCE OF 50.05' TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N00°06'44"W ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 130.94' TO THE NORTHWEST OF SAID LOT 5, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HOLDREGE STREET; THENCE N89°49'28"E ALONG THE NORTH LINE OF SAID LOT 5, AND THE NORTH LINE OF LOTS 4 THROUGH 1, BLOCK 1, IDYL-WILD PLACE, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 250.17' TO THE NORTHEAST CORNER OF SAID LOT 1; SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH 35TH STREET; THENCE CONTINUING N89°49'28"E ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 50.00' TO THE NORTH WEST CORNER OF LOT 3, FIRST ADDITION TO IDYL-WILD PLACE, SAID A POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH 35TH STREET; THENCE CONTINUING N89°49'28"E ALONG THE NORTH LINE OF SAID LOT 3, AND THE NORTH LINE OF LOT 1, PAINE'S SUBDIVISION, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 159.25' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 106,337.63 SQUARE FEET OR 2.44 ACRES, MORE OR LESS.

R-6 & R-2 PUD LEGAL DESCRIPTIONS

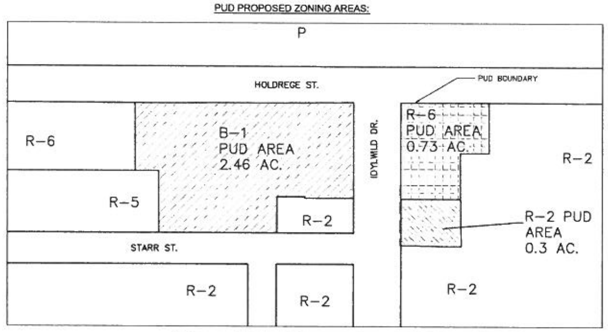
A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 6, BLOCK 1, WOODS BROS. UNIVERSITY ADDITION, LOT 48, UNIVERSITY PARK, AND THE NORTH 6.00' OF THE WEST 60.00' OF LOT 46 UNIVERSITY PARK, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, WOODS BROS. UNIVERSITY ADDITION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HOLDREGE STREET AND THE EAST RIGHT-OF-WAY LINE OF IDYLWILD DRIVE, SAID POINT ALSO BEING 33.00' SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 48, UNIVERSITY PARK, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 33.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER ON AN ASSUMED BEARING OF N89°49'28"E, A DISTANCE OF 188.66' TO THE NORTHEAST CORNER OF SAID LOT 48; THENCE S00°06'42"E ALONG THE EAST LINE OF SAID LOT 48, A DISTANCE OF 99.75' TO THE SOUTHEAST CORNER OF SAID LOT 48; THENCE S89°45'21"W ALONG THE SOUTH LINE OF SAID LOT 48, SAID LINE BEING THE NORTH LINE OF LOT 46, UNIVERSITY PARK, A DISTANCE OF 0.80' TO A POINT 60.00' EAST OF THE NORTHWEST CORNER OF SAID LOT 46; THENCE S00°00'54"E ALONG A LINE 60.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 46, A DISTANCE OF 6.00' TO A POINT; THENCE S89°45'21"W ALONG A LINE 6.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 46, A DISTANCE OF 60.00' TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 46, SAID POINT BEING ON THE EAST LINE OF LOT 3, BLOCK 1, WOODS BROS. UNIVERSITY ADDITION; THENCE S00°00'54"E ALONG THE EAST LINE OF SAID LOT 3, AND THE EAST LINE OF LOTS 4 THROUGH 6, BLOCK 1, WOODS BROS. UNIVERSITY ADDITION, A DISTANCE OF 193.96' TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°47'52"W ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 127.98' TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF IDYLWILD DRIVE; THENCE N00°01'23"W ALONG THE WEST LINE OF SAID LOT 6, AND THE WEST LINE OF LOTS 5 THROUGH 1, BLOCK 1, WOODS BROS. UNIVERSITY ADDITION, SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 299.84' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 44,796.08 SQUARE FEET OR 1.03 ACRES, MORE OR LESS.

EXISTING ZONING AREAS:



PUD PROPOSED ZONING AREAS:



LEGEND:

- BUSH
- CONTROL POINT\BENCHMARK
- CURB STOP
- CONIFEROUS TREE
- DECIDUOUS TREE
- ELECTRIC METER
- FIRE HYDRANT
- FLAG POLE
- FOUND PROPERTY CORNER
- GAS METER
- GUY WIRE
- MAILBOX
- POWER POLE
- SET PROPERTY CORNER
- SIGN
- SANITARY SEWER MANHOLE
- WATER VALVE
- YARD LIGHT
- CONTOUR LINE
- CENTER LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- WOOD FENCE
- CHAIN LINK FENCE
- SPLIT RAIL FENCE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- UNDERGROUND GAS MAIN
- OVERHEAD POWER
- UNDERGROUND POWER
- PLANNED UNIT DEVELOPMENT BOUNDARY
- PROPOSED PUBLIC ACCESS EASEMENT
- PROPOSED VACATED RIGHT OF WAY
- PROPOSED SIDEWALKS
- PROPOSED MEDIAN OPENING

WAIVERS

1. A WAIVER TO THE FRONT YARD SETBACK FROM 25' TO 20' IN THE R-2 PUD PROPERTY (LOTS 5 & 6).

GENERAL SITE NOTES

1. SIGNS NEED NOT BE SHOWN ON THIS SITE PLAN, BUT NEED TO BE IN COMPLIANCE WITH CHAPTER 27.69 OF THE LINCOLN ZONING ORDINANCE AND MUST BE APPROVED BY THE BUILDING AND SAFETY DEPARTMENT PRIOR TO INSTALLATION.
2. LANDSCAPE SCREENING SHALL COMPLY WITH THE CITY OF LINCOLN STANDARDS AND SHALL BE SHOWN AT TIME OF BUILDING PERMIT.
3. A 5 FEET TALL (MEASURED FROM THE NORTH 37TH NEIGHBORS SIDE OF THE WALL) PAINTED OR COLORED BRICK FORMED CONCRETE WALL WILL BE PROVIDED ON OR NEAR THE BOUNDARY LINE, ALONG THE SOUTH AND EAST BOUNDARIES OF THE PARKING LOT OF P.U.D. AREA R-2/R-6.
4. REFER TO P.U.D. DOCUMENTS FOR GENERAL NOTES AND WAIVERS.
5. NOTE #3 AND THE PARKING LOT / LANDSCAPING DESIGN FOR THE R-6 AND R-2 PUD AREA SHALL NOT BE AMENDED BY THE ADMINISTRATIVE AMENDMENT PROCESS BUT SHALL ONLY BE AMENDED BY SUBMITTAL TO THE PLANNING COMMISSION IN THE SAME MANNER AS THE ORIGINAL PUD.
6. PROVIDE HISTORIC PARKING LOT FIXTURES AS PRESENTED AND CERTIFIED BY THE HISTORIC PRESERVATION COMMISSION FOR THE R-2 AND R-6 PUD AREAS IN COMPLIANCE WITH THE DESIGN STANDARDS FOR PARKING LOT LIGHTING.
7. A ZONING AGREEMENT IS ASSOCIATED WITH THIS PUD.
8. PARKING LOT LAYOUT IS CONCEPTUAL AND CAN BE MODIFIED WITHOUT AN ADMINISTRATIVE AMENDMENT.

R-2/ R-6 PARKING CALCULATIONS

PARKING REQUIREMENTS: 1 STALL PER 400 SF LIVABLE SPACE

PARKING INFORMATION	PROPOSED LIVABLE SPACE	16,000 SF
	PARKING REQUIRED	40 STALLS
	ADA PARKING PROVIDED	2 STALLS (1 VAN ACCESSIBLE)
	PARKING PROVIDED	51 STALLS
	ALLOWABLE LIVABLE SPACE (BASED ON 51 STALLS)	20,400 SF

B-1 PUD PARKING CALCULATIONS

*PARKING REQUIREMENTS: 1 STALL PER 375 SF COMMERCIAL SPACE, 1.75 STALLS PER RESIDENTIAL D.U.

	SF	USE	REQUIRED STALLS
PARKING INFORMATION FOR MAXIMUM USE	60000	COMMERCIAL USE	160
	60	RESIDENTIAL DWELLING UNITS	105

*NOTE: PARALLEL PARKING ON HOLDREGE STREET PROVIDES 9 STALLS
**A MAXIMUM OF 60,000 S.F. OF BUILDING AREA INCLUDING, RESIDENTIAL AND COMMERCIAL DEVELOPMENT, WILL BE PERMITTED ON THE SITE.

REV. NO.	DATE	REVISIONS DESCRIPTION
1	5/9/13	ADMINISTRATIVE AMENDMENT
2	7/10/14	AMENDMENT FOR ADDITIONAL DWELLING UNITS

REVISIONS

OLSSON ASSOCIATES
1111 Lincoln Mall, Suite 111
P.O. Box 84608
Lincoln, NE 68501-4608
TEL 402.474.6311
FAX 402.474.5160
www.olssonassociates.com

PROFESSIONAL CIVIL ENGINEER
ERIN S. BRIGHT
E-12443
STATE OF NEBRASKA

HOLDREGE/ IDYLWILD P.U.D.
PLANNED UNIT DEVELOPMENT

SITE PLAN

LINCOLN, NE 2014

drawn by: SLL
checked by:
approved by: MCP
QA/QC by:
project no.: 012-0915
drawing no.:
date: 7.10.14

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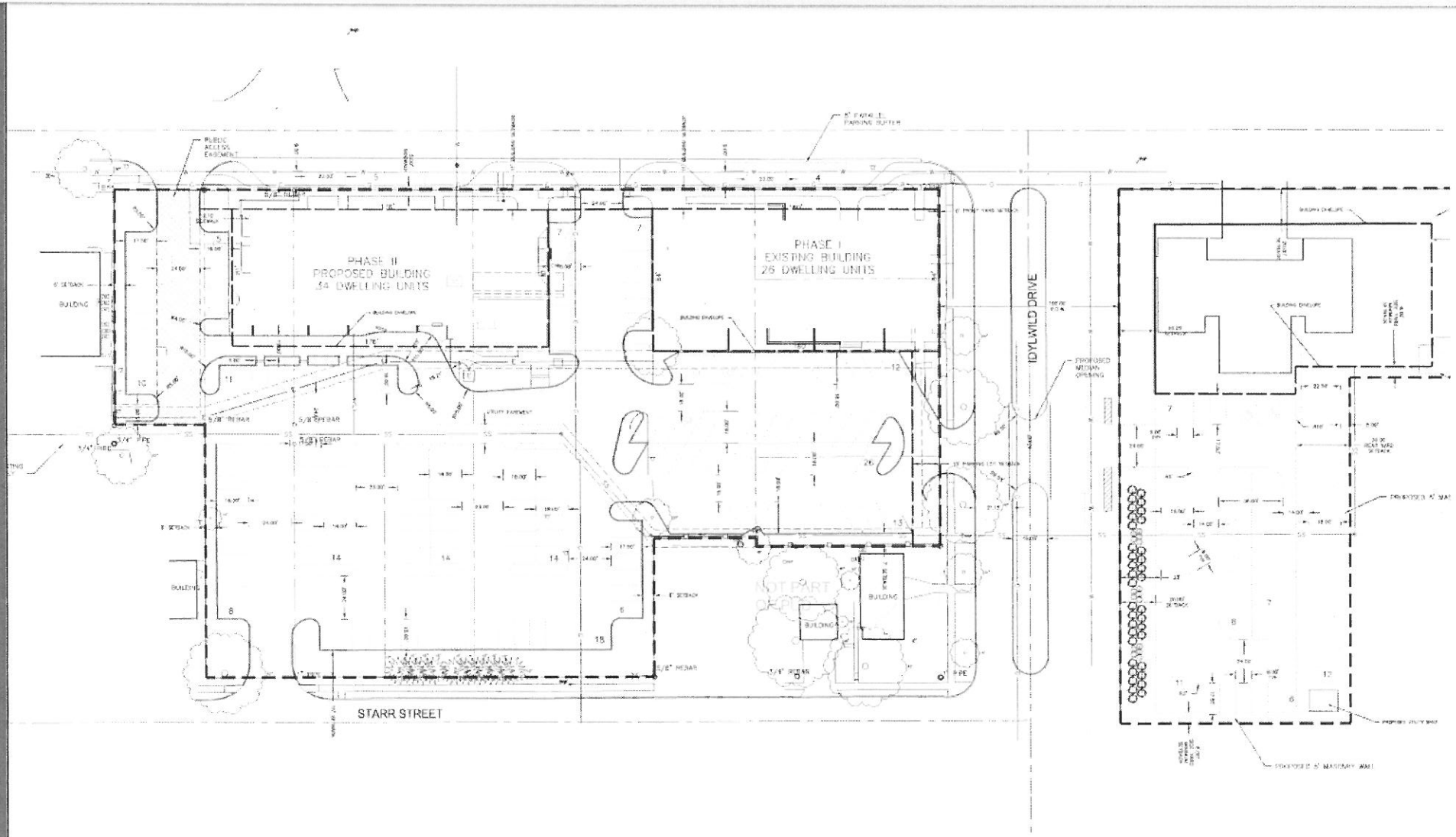

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OLSSON®
ASSOCIATES

July 10, 2014

Tom Cajka
Planning Department
555 South 10th St., Suite 213
Lincoln, NE 68508

Re: Holdrege/Idylwild Planned Unit Development
Request for Amendment

Mr. Cajka,

On behalf of the owners, Stallion Ventures LLC, Olsson Associates is submitting an application for an amendment to the existing Holdrege/Idylwild Planned Unit Development (PUD).

The purpose of the amendment is to increase the allowable dwelling units from 40 up to 60. The phase 1 building within the PUD has been constructed and has a total of 26 dwelling units. The amendment would seek approval for up to 34 dwelling units in the Phase 2 building, which has been designed and submitted to Building and Safety for building permit review.

The proposed layout for the PUD includes a total of 165 parking stalls for B-1 area. Based upon the approved parking ratio of 1.75 stalls/DU and 1 stall/375sf of retail, the amendment seeks to have a maximum of 60 dwelling units requiring 105 stalls. The total allowable commercial use square footage will be adjusted based upon the final number of dwelling units and the balance of parking stalls available for commercial use.

Please find the enclosed submittal documents for this amendment:

1. Submittal Fee Check
2. Site Plan (will be submitted electronically).

Please accept this application for amendment. Feel free to contact me with any questions which you may have.

Sincerely,

E. Bright

Erin Bright, PE
Olsson Associates

1111 Lincoln Mall, Suite 111
P.O. Box 84608
Lincoln, NE 68501 4608

TEL 402.474.6311
FAX 402.474.5160

www.oaconsulting.com

HOLDREGE/IDYLWILD PLANNED UNIT DEVELOPMENT
APPLICATION SUBMITTAL NOTES

July 29, 2014

A. B-1 PUD Notes: applicable to the B-1 PUD portion:

1. **Use Regulations**
    a. Permitted Uses: A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as permitted use in the B-1 Local Business District, as such Chapter may be amended from time to time; and
        i. The following additional Household Living Use Group uses:
            1. Apartment hotels
            2. Dwelling for caretakers, resident watchmen and supervisory personnel employed and residing on premises
            3. Elderly and retirement housing
            4. Housing for the handicapped
            5. Multiple family dwellings
        ii. The following additional Group Living Use Group uses:
            1. Dwellings for members of religious orders
        iii. The following additional Civic Services Use Group uses:
            1. Health care facilities, Non-residential
        iv. The following additional Education and Instruction Use Group uses:
            1. Private Schools
        v. The following additional Retail Sales and Services Use Group uses:
            1. Off-sale alcoholic beverages in grocery stores, pharmacies or micro-brewing establishments
            2. Service and repair facilities
            3. Veterinary facilities
            4. Indoor kennels
        vi. The following additional Food and Drink Establishments Use Group uses:
            1. On-sale alcoholic beverages served in restaurants
        vii. Expansion of nonconforming uses

    b. Permitted Conditional Uses: A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as permitted conditional use in the B-1 Local Business District in conformance with the Chapter 27.62 conditions of approval for such use, as such Chapters may be amended from time to time, unless such use types are designated as a Permitted Uses in A. 1. a. above.

    c. Permitted Special Uses: A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as permitted special use in the B-1 Local Business District in conformance with the conditions of approval under the special permit granted for such use in conformance with the

requirements of Chapter 27.63, as such Chapters may be amended from time to time, unless such use types are designated as a Permitted Uses in A. 1. a. above.

d. Prohibited Uses: Sexually oriented businesses are prohibited, including live entertainment establishment as defined in Section 27.03.545 of the Lincoln Municipal Code.

2. **Waivers**

a. The total number of parking spaces required for apartment hotels, motels and hotels shall be one (1) space per dwelling unit. The total number of parking spaces required for all other Household Living Use Group shall be 1.75 spaces per dwelling unit. The total number of parking spaces required for all other uses shall be one (1) space per 375 square feet of floor area. All required parking spaces shall be provided within 300 feet and are not required to be provided on the same lot as the use for which they are required.

b. The B-1 Height and Area regulations of 27.29.080 do not apply except as otherwise stated herein or shown in the PUD.

(i) The front yard, side yard and rear yard setback is reduced per the dimensions on the site plan. The Planning Director may make minor adjustments to the front yard, side yard and rear yard setbacks by administrative amendment.

(ii) Maximum height of buildings shall not exceed 45 ft.

(iii) The yard setbacks regulation does not restrict overhangs, patios, door swings, window swings, etc. from encroaching into the setbacks.

(iv) The building structure above the first floor can extend into the buildings setbacks. The building structure shall not extend beyond the property line.

3. **General Notes**

a. The East Building land uses shall not exceed 35,000 square feet and the West Building land uses shall not exceed 35,000 square feet; provided that, the total combined maximum square feet for the East Building and West Building shall not exceed 66,000 square feet and a maximum of sixty (60) dwelling units.

b. Drainage, landscape and paving plans will be submitted with individual site plans at time of building permit in accordance with City of Lincoln design standards.

c. Buildings may be located anywhere within the building envelope.

d. Signage: All signage allowed in the B-1 zoning districts are allowed except as modified below:

i. Freestanding and Center Signage for the B-1 PUD is shown below:

1. Chapter 27.69.340 "Permitted Signs for Planned Unit Development" shall not apply and instead the following shall apply to the B-1 PUD:

B-1 PUD	FREESTANDING	1 per main building	50 sq. ft. 12 ft. tall	100 sq. ft. 18 ft. tall
	AND			
	CENTER	1 per frontage	50 sq. ft. 12 ft. tall	150 sq. ft. 35 ft. tall

2. The Valentino's "Pizza" freestanding sign as shown on Exhibit C may be an additional "freestanding" sign for the East Building and may be located within the PUD area.

ii. Off-premise signs are prohibited.

iii. Details of all signs, including type, height and size, will be submitted separately for review and need not be shown on the plan.

e. Dumpsters, decorative structures and accessory buildings are not shown on the plans if they are outside of the sight triangles and setbacks and are in conformance with all applicable ordinances and codes.

f. The following standards apply to all privately owned buildings: exterior building walls of private buildings should be a majority (at least 40%) of brick, stone and/or glass or equivalent in quality or appearance, and designed to a similar level of building detail. Building walls should contain some articulation by inclusion of building features such as defined entrances, recesses and projections, changes in height, canopy treatments, landscaping and change of building materials, etc. to reduce massing and provide pedestrian scale. Ground floor exterior walls with pedestrian entrances should include transparent windows / door openings along at least 50% of the length between 3-8 feet in height.

g. Ground level and rooftop mechanical equipment will be screened from public view along public streets.

h. Existing trees within the boundary limits of the PUD are intended to be removed during land preparation, except as noted.

B. R-2 PUD Notes: applicable to the R-2 PUD portion:

1. **Use Regulations**

a. Permitted Uses: A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as permitted use in the R-2 Residential District, as such Chapter may be amended from time to time.

b. Permitted Conditional Uses: A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as permitted conditional use in the R-2 Residential District in conformance with the Chapter 27.62 conditions of approval for such use, as such Chapters may be amended from time to time.

c. Permitted Special Uses: A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as permitted special use in the R-2 Residential District in conformance with the conditions of approval under the special permit granted for such use in conformance with the requirements of Chapter 27.63, as such Chapters may be amended from time to time.

2. **Waivers:**
   a. A waiver to reduce the front yard setback from 25' to 20' in the R-2 PUD Property (Lots 5 & 6).

3. **General Notes**

   a. Signage: All signage allowed in the R-2 zoning districts are allowed except as modified below:
      i. Signs need not be shown on the site plan, but need to be in compliance with Chapter 27.69 of the Lincoln Zoning Ordinance and must be approved by the Building and Safety Department prior to installation.

   b. Landscape screening shall comply with the City of Lincoln Standards and shall be shown at the time of building permit.

   c. A 5 feet tall (measured from the North 37th neighbors side of the wall) painted or colored brick formed concrete wall will be provided on or near the boundary line, along the south and east boundaries of the parking lot in accordance with the attached drawing (Exhibit B).

   d. Note #3 and the parking lot landscaping / design shall not be amended by the Administrative Amendment Process, but shall only be amended by submittal to the Planning Commission in the same manner as the special permit.

   e. Provide historic parking lot fixtures as presented to and certified by the Historic Preservation Commission in compliance with the design standards for parking lot lighting.

C. R-6 PUD Notes: applicable to the R-6 PUD portion:

1. **Use Regulations**
   a. Permitted Uses: A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as permitted use in the R-6 Residential District, as such Chapter may be amended from time to time.

   b. Permitted Conditional Uses: A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as permitted conditional use in the R-6 Residential District in conformance with the Chapter 27.62 conditions of approval for such use, as such Chapters may be amended from time to time.

   c. Permitted Special Uses: A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as permitted special use in the R-6 Residential District in conformance with the conditions of approval under the special permit granted for such use in conformance with the

requirements of Chapter 27.63, as such Chapters may be amended from time to time.

2. **Waivers:** None

3. **General Notes:**
   a. Signage: All signage allowed in the R-6 zoning districts are allowed except as modified below:
      i. The Alpha Gamma Rho Fraternity is permitted (ii) one wall sign of 20 square feet in size and (ii) the current freestanding ground sign relocated or reconstructed as a freestanding ground sign not exceeding 25 square feet in size and not exceeding 5 feet in height. Such signs need not be shown on the site plan, but other aspects of such signs need to be in compliance with Chapter 27.69 of the Lincoln Zoning Ordinance and must be approved by the Building and Safety Department and the Planning Department prior to installation.

D. R-2 and R-6 PUD Notes: applicable to the R-2 PUD portion and the R-6 PUD portion:

1. **General Notes**

In consideration for the City rezoning of the north 6 feet of the west 60 feet of Lot 46 and all of Lot 48, Block 1, University Park Addition, Lincoln, Lancaster County, Nebraska ("Property") to R-6 Residential District, the R-2 PUD and R-6 PUD shall be subject to the following requirements:

a. The east and south boundaries of the Property shall have a landscape buffer screen with (i) trees and shrubs from the ground to six (6) feet high or (ii) fence/wall as shown on Exhibit B and shrubs. The screen shall be a minimum of a 90 percent coverage along of the east and south lot lines of the Property.

b. The Property's east yard setback will be fifteen (15) feet ("East Setback").

c. The new Fraternity Building will be lowered to a grade elevation that is a minimum of one (1) foot lower than the existing fraternity building's finished floor elevation and as generally shown on the attached images (Exhibit A).

d. The new parking lot will be lowered to a grade elevation that is a minimum of two (2) feet lower than the current and general elevation of the proposed parking lot footprint and as generally shown on the attached images (Exhibit A).

e. The East Setback will not be improved with motor vehicle parking lot or with any new accessory building.

f. The East Setback will not be improved with motor vehicle parking lot.

g. The remaining Property's open space between the new Fraternity Building and the East Setback will not be improved with an expansion of the Fraternity House or motor vehicle parking lot for a term of twenty (20) years.

h. Street trees will be planted along Holdrege St. and Idylwild Dr. spaced every 50 feet or as sited by the Parks & Recreation Department.

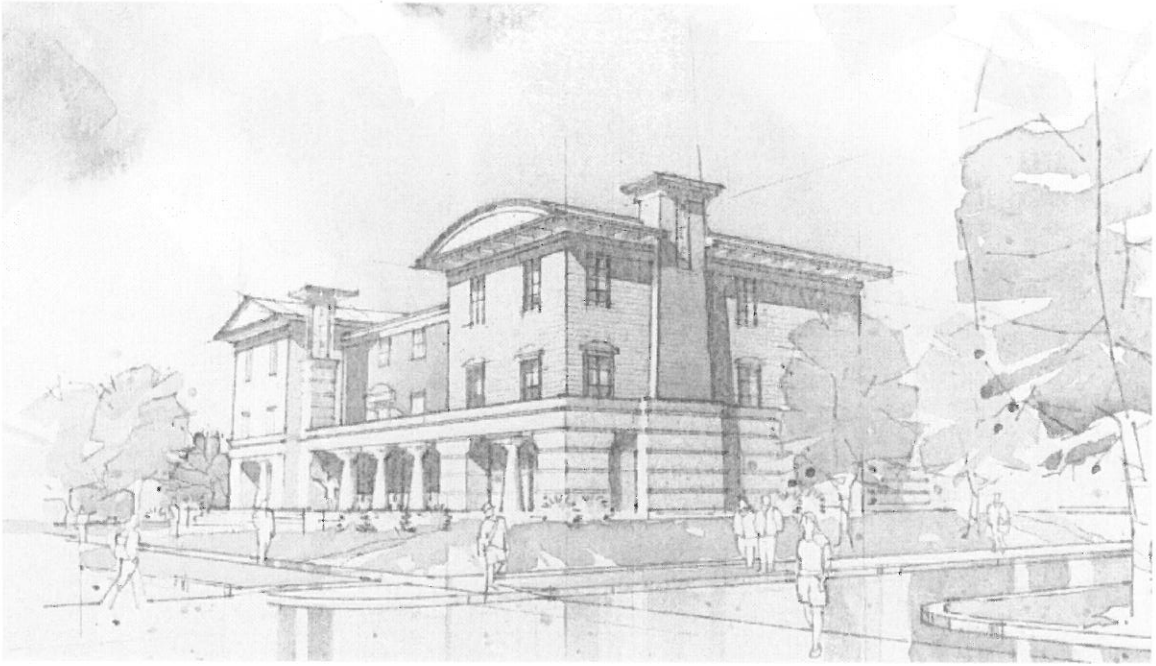
i. No new permanent or temporary structures for active recreation are permitted in the East Setback or in a 20 feet wide area north of the south boundary of the Property.

j. A 5 feet tall (measured from the North 37th Street neighbors side of the wall) painted or colored brick formed concrete wall shall be provided on or near the boundary line, in accordance with the attached drawing (Exhibit B).

k. Items 2 a. through h. above shall not be amended by the Administrative Amendment process, but shall only be amended by submittal to and approval by the City Council.

Exhibit A

SINCLAIR | hille architects



ALPHA GAMMA RHO - NEW FRATERNITY HOUSE
LINCOLN, NEBRASKA

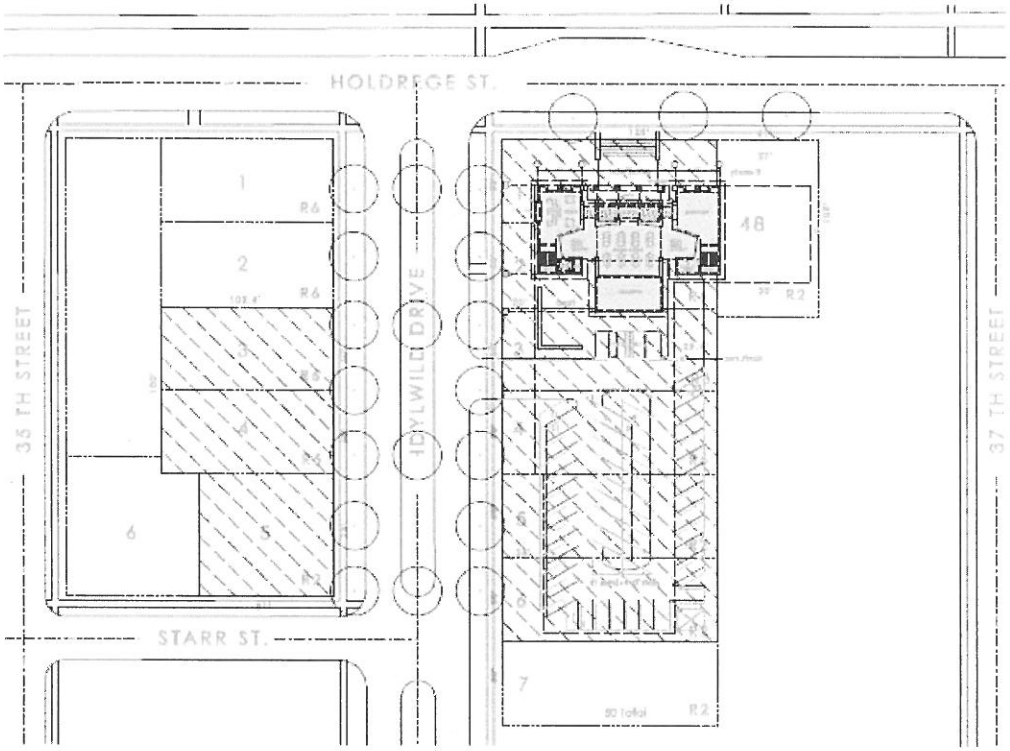
ΑΓΡ

NURTURE ▪ GROW ▪ GIVE ▪ REPEAT

022

SINCLAIR hille architects

ALPHA GAMMA RHO
Lincoln, Nebraska



June 2011

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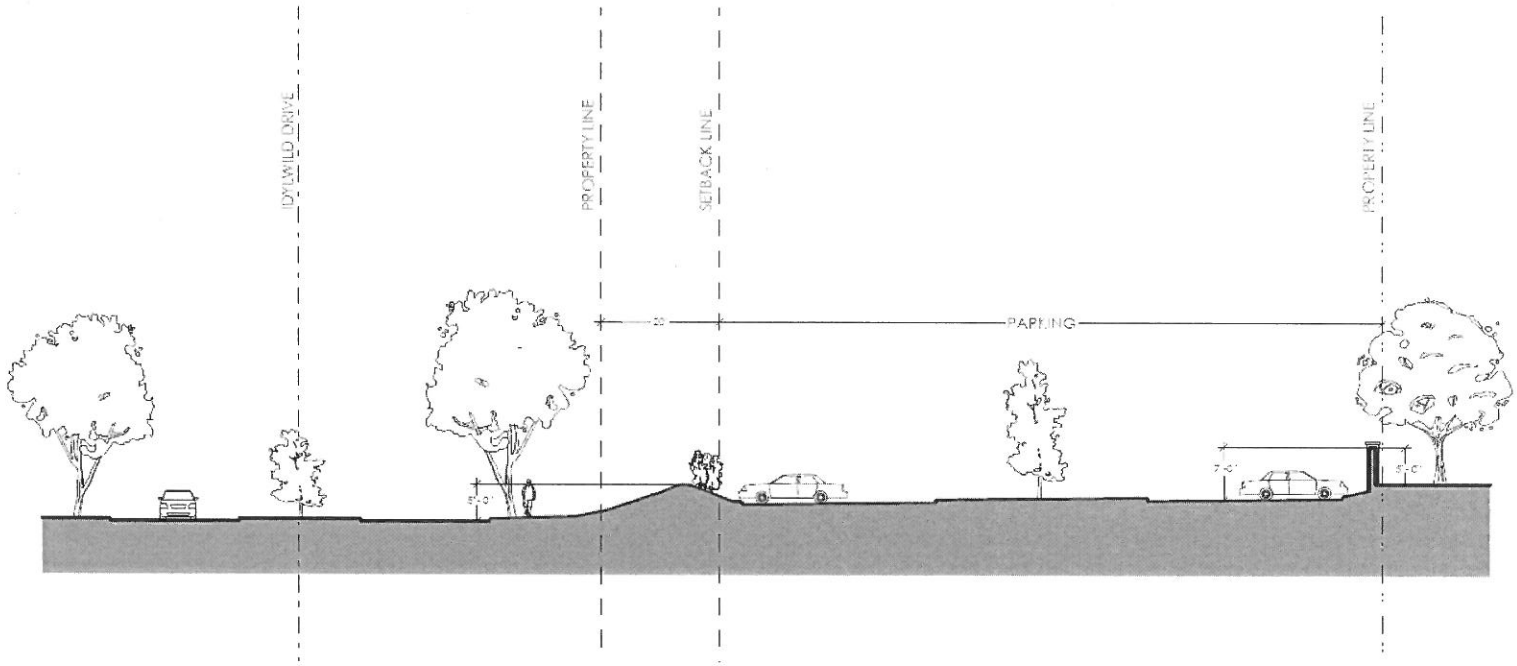
ALPHA GAMMA RHO

Lincoln, Nebraska



SITE SECTION THROUGH PARKING

September 8, 2011

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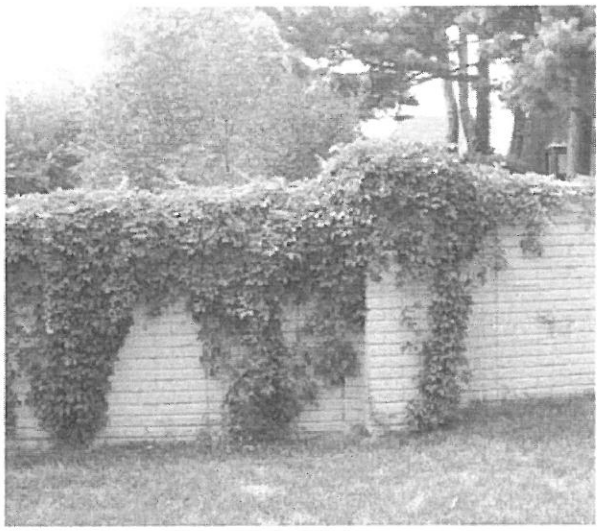
024

Exhibit B



FORMED CONCRETE WALL

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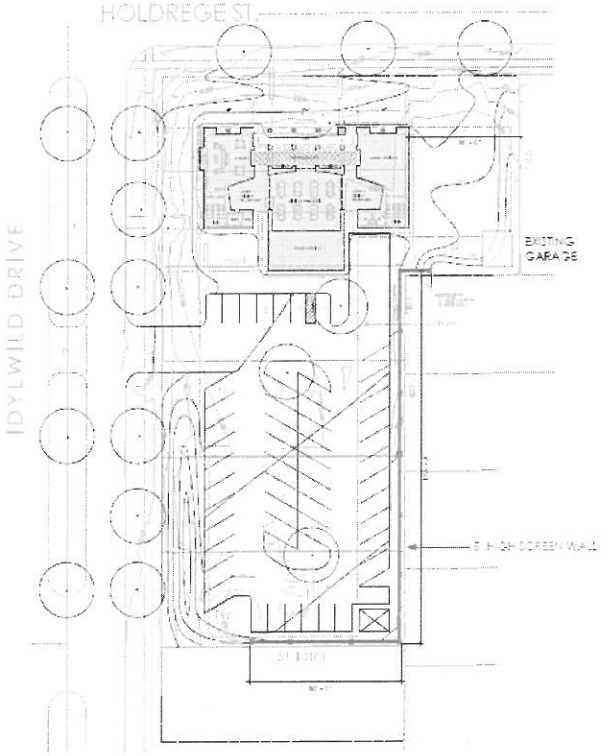
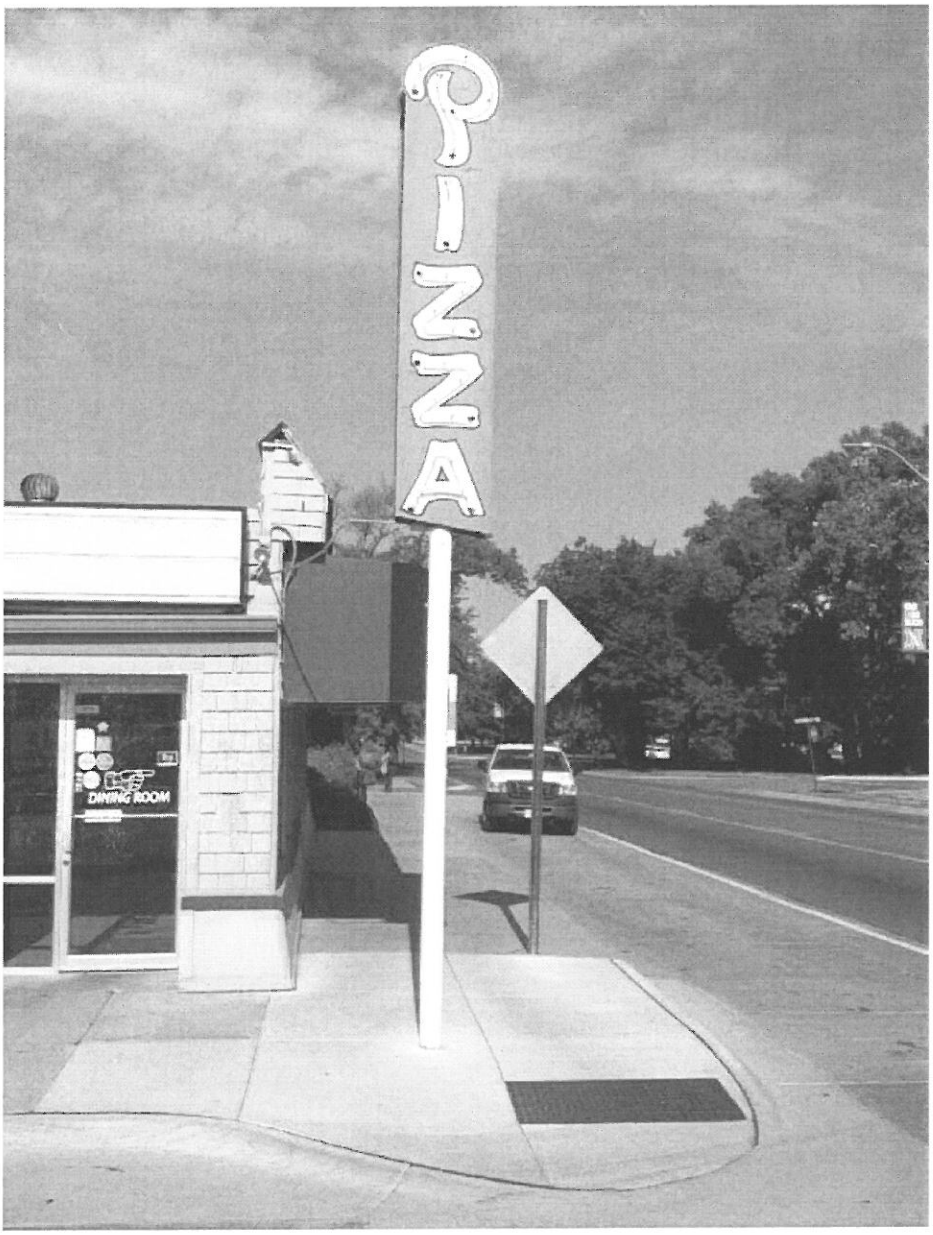


Exhibit C



PLANNING COMMISSION MEETING
Wednesday August 4, 2014

Change of Zone CZ12018A – Amendment to Holdrege/Idylwild Redevelopment PUD (Holdrege Street and Idylwild Drive)

The ECCO (East Campus Community Organization) Board supports the request by WRK to increase the allowable dwelling units from 40 to 60 in the described PUD, of the so-called "Valentino's project".
We were able to set up a meeting last week with the developer, WRK, to discuss the reasons behind this request, in advance of this Planning Commission meeting. The neighbors present at the meeting asked many questions in order to develop a greater understanding of the reasons for the requested change.
While we continue to have concerns about increased traffic and parking constraints created by a 50% increase in density, ECCO recognizes that there are also potential positives for the neighborhood, as a result of this change:

- The business model of Studio apartment units with higher end rents, is designed to attract young professionals and graduate students (for instance Dental and Law students). This will serve to raise surrounding property rents a bit as well over time, improving the overall rental quality of the neighborhood.
- WRK typically does not sell its properties; they hold on to them, maintain them, and are interested in long-term investment in areas where they hold properties. They have expressed their continuing interest to be a "good neighbor" in ECCO – and have designed rental agreements that reduce the potential for typical student-related problems in

their properties (parties, noise levels, etc.).

- Because this is a PUD, there is less chance that others may use this increase as a precedent to increase density in other areas of our neighborhood.
- The three "live and work" option proposed for the first floor of the 2nd building is intriguing; this would at least incorporate a bit more retail or office use into the mix than six additional Studio units.

In summary, we would have preferred the original model with more office/retail occupancy; however, we understand the need for flexibility to convert more of the space to residential, in order for the business model to be financially viable for WRK. No one wins, if the business model is not sustainable over time. The ECCO Board supports the proposed amendment to the PUD.

We have included the questions from residents and answers from our meeting last Friday, in our document submitted for the record of today's meeting – I won't read them in the interest of time!

Vicki Wood
ECCO Board Member

Questions from meeting between WRK and ECCO residents Friday, August 1, 2014:

- Are there any issues with residents as regards liquor, so close to campus?
  - ☐Residents, as long as they are of legal age, can drink alcoholic beverages in their apartment unit – same as throughout the City. Note: Anyone serving liquor within 300 feet of the campus must apply for a temporary or permanent liquor license – for instance a restaurant (as Val's had to do, with our support); or when holding an event where liquor is served, even for

- ☐ It was noted by Brett that families usually want amenities (pool, clubhouse, etc.) that are not part of the plan/package in this project. By targeting graduate students, many of these amenities (gym – not pool) are provided nearby on campus – so are not necessary to offer.
- ☐ Several neighbors voiced their support of the Studio model, in the absence of the ability to fill the office/retail space. While office/retail was what was more amenable to the neighborhood, meeting participants understood the business aspects of the situation.
- ☐ WRK requires renters be a minimum of 24 years of age – if younger, there must be a parent guarantee on the lease; they have fines for renters who violate their policies (for instance RE parties, etc.); they have a very stringent "kick-out" policy, and have had to exercise it every so often. They usually have a waiting list of people wanting their apartments – so it benefits the renters to comply.

- Does WRK think that the pricing will raise the bar in the neighborhood as regards overall rental pricing?
  - ☐ Yes, they have found in previous projects that this is the case – they feel that could benefit the neighborhood, by attracting more of the same potential renters to the rentals already in the neighborhood; and increase the rents that could be charged. This would help to keep the neighborhood at a higher level overall.
- Once the zoning changes – what is the density?
  - ☐ It would be limited to 60 units maximum within the PUD
  - ☐ 54 units will be happening for certain (26 in Phase I building – 28 for certain in Phase II building, if request goes through)
  - ☐ Wiggle room for 3-6 units on the first floor of Phase II

free within that area.

- Would the size of the units be the same as Phase I?
  - ☐Yes – 658 square feet
  - ☐Plus, the plan is for one 2-bedroom apartment on 2nd and 3rd floors of Phase II building
- What is the rental price per square foot of their buildings?
  - ☐$18 per square foot, triple net
  - ☐Studio apartment monthly rents are $750 – 795
  - ☐Proposed "live/work" units would be $750 + $500 for the work space (no kitchen build-out, so less expensive)
- Price range seems high.
  - ☐This is by design – WRK always has rents at the "high end". They feel this helps the neighborhood by attracting the best possible residents – those who are students don't have the need for amenities other apartment complexes might provide – they can access these resources on campus, since they are students.
- Comment was made that the Married Student Housing buildings currently on campus near Holdrege, are being demolished – with no plans to replace them, that anyone is currently aware of. This announcement was just recently made – not many details are known. A brief discussion ensued about the possible impact this also might have on the neighborhood.
- Will WRK consider including more larger units (2-3 bedroom) for instance, for elderly ECCO residents who might want to stay in the area, but no longer want to care for a large home; or for families.
  - ☐Unfortunately, the larger apartments usually become attractive to groups of students – this is not a desirable situation for WRK or for the neighborhood. Fair Housing laws make it impossible to "target" or only rent larger units to families or the elderly. This also causes parking constraints, when multiple occupancy of larger units is occurring.

building = the total of 60 for the 2 buildings

- Is there any inflation rate in their rents?
  - ☐Yes, they usually build in about 2% annual increase – so usually make increases every 2-3 years
  - ☐Their 1-bedroom apartments in downtown buildings are renting for $900
  - ☐They have no established buildings, where they could give us a firm average inflation rate
- Will parking still be adequate with the increased density?
  - ☐Yes – they don't foresee any issues
  - ☐Brett voiced the view that there would be less "come and go" traffic than with retail or office – although it was noted by residents that the parking of renters is already an issue in the neighborhood – and want to avoid "spillover" as this is already a sensitive issue in the ECCO neighborhood.
- Is the 3rd floor of the Phase I building occupied? Several residents noted that they never see any lights on.
  - ☐Brett indicated that all units are rented.
- Is there any green space, area for BBQ, etc.
  - ☐No – it was mentioned again that students would be able to use the brand-new facility being built on East Campus
- Is there a problem from a long-range standpoint, of setting a precedent for higher density?
  - ☐It was underscored that in the future, if we can have a PUD approach, the neighborhood would have much greater control over density, than in a "pure zoning" situation. It would be desirable to continue to work closely with anyone considering developing in our neighborhood.
  - ☐It was noted that we have to think about the future and unintended consequences of decisions we make now.
- It was suggested that the group be on the lookout for any potential office/retail clients – and to put the word out with friends, associates, and family. It was also suggested that

WRK have an ad in the ECCO newsletter, advertising their apartments, perhaps with a diagram of the floor plan, etc. Brett agreed that this would be a good idea.

- A neighbor asked if it was possible to tour the buildings. Brett indicated that this would be great – it was agreed that we would tentatively plan on having the September Board meeting start a little early with a tour of the premises, with the Board meeting to follow.

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