

## FACTSHEET

**TITLE:** WAIVER NO. 16001 - Parking Requirements  
(2708 Y Street)

**BOARD/COMMITTEE:** N/A

**APPLICANT:** Vung Tau Restaurant

**RECOMMENDATION:** Approval (9-0: Sunderman, Cornelius, Corr, Weber, Harris, Beecham, Lust, Scheer and Hove voting 'yes').

**STAFF RECOMMENDATION:** Approval

**OTHER DEPARTMENTS AFFECTED:** None.

**SPONSOR:** Planning Department

**OPPONENTS:** One letter of opposition received, see p.27.

**REASON FOR LEGISLATION:** Request to waive the additional parking required by a change in use from commercial to restaurant on property located at 2708 Y Street.

**DISCUSSION/FINDINGS OF FACT:**

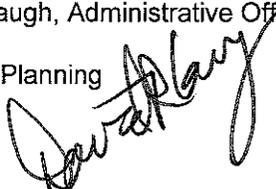
1. This is a request by Vung Tau Restaurant to reduce the parking requirement from 1 space per 100 square feet to 1 space per 200 square feet.
2. The staff recommendation to approve the parking adjustment is based upon the "Analysis" as set forth on pp. 3-5, concluding that adjusting the required parking will accommodate this expanded business while also allowing for the remainder of the building to be occupied by other uses that are allowed in the B-3 zoning district, including another restaurant. This waiver is acceptable based on existing parking lot demand wherein the parking lot is rarely full to capacity, the proximity of on-street parking, and the pedestrian-friendly character of the area. The waiver is also consistent with the goals of the Comprehensive Plan.
3. Four letters of support (see pp.23-26) and one letter in opposition (see p.27) have been received for this waiver request.
4. This application does not require review and action by the Planning Commission.
5. The Planning Department has provided notice of this public hearing to property owners the same manner as is required by the Lincoln Municipal Code for zoning and subdivision applications.

**FACTSHEET PREPARED BY:** Geri Rorabaugh, Administrative Officer

**DATE:** April 4, 2016

**REVIEWED BY:** David R. Cary, Director of Planning

**DATE:** April 4, 2016



## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**PROJECT #:** Waiver #16001 - Vung Tau Restaurant

**PROPOSAL:** A request to waive the additional parking required by a change in use from vacant commercial to restaurant per LMC Section 27.67.030(f). The waiver would reduce the amount of parking required for restaurants with or without a special permit for sale of alcoholic beverages for consumption on the premises from 1 space per 100 square feet to 1 space per 200 square feet.

**LOCATION:** 2708 Y Street

**LAND AREA:** 0.32 acres more or less

**CONCLUSION:** Adjusting the required parking will accommodate this expanded business while also allowing for the remainder of the building to be occupied by other uses that are allowed in the B-3 zoning district, including another restaurant. This waiver is acceptable based on existing parking lot demand wherein the parking lot is rarely full to capacity, the proximity of on-street parking, and the pedestrian friendly character of the area. The waiver is also consistent with the goals of the Comprehensive Plan.

**RECOMMENDATION:**

Approval

### GENERAL INFORMATION:

**LEGAL DESCRIPTION:** Lots 7-9 except the West 8', Block 7, Second East Park Addition, located in the NW 1/4 of Section 19-10-7, Lincoln, Lancaster County, Nebraska.

**EXISTING ZONING:** B-3 Commercial

**EXISTING LAND USE:** Commercial

### **SURROUNDING LAND USE AND ZONING:**

North: Commercial and Apartments; B-3 and R-6 to northeast

South: Commercial; B-3

East: Apartments; B-3

West: Commercial; B-3

### **COMPREHENSIVE PLAN SPECIFICATIONS:**

P. 5.14 - 5.16 - Strategies for Commercial Infill

- 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.

- 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.
  - Maintain and encourage ethnically diverse commercial establishments that are convenient to existing neighborhoods.
- P. 6.11 - Strategies for Facilitating Redevelopment
- Provide a mechanism for adjustments in older zoning districts to lot area, height, setbacks, and parking standards, similar to the provisions already available for newer districts.
- P. 7.10 - 7.11 - Detailed Strategies for Existing Neighborhoods
- Encourage pedestrian orientation with parking at rear of residential and neighborhood commercial uses.
  - Utilize streets for commercial and residential parking.

### **ANALYSIS:**

1. In June 2015, the Building and Safety Department became aware that the Vung Tau Restaurant had been expanded within its existing building without obtaining a building permit and inspections. On August 28, 2015 a building permit application and plans were submitted for the expansion. However, the zoning review for the building permit was denied because the restaurant could not meet the required parking with the expansion.
2. The parking requirement for a restaurant is 1 stall per 100 square feet. This equates to 30 stalls based upon the floor area of the expanded restaurant. There are 22 total stalls available for the building, which includes vacant commercial space in addition to the restaurant space. The applicant notes that the anticipated peak demand is 17 spaces, which includes spaces for 2-5 employees.
3. Section 27.67.030(f) states: Where additional parking is required by this chapter due to a change in use and provision for such additional parking is not made, a special review and approval shall be required by the City Council.
4. The parking requirement for the B-3 zoning district is one space per 600 square feet of floor area for most uses. However, there are several uses, that due to their unique operating characteristics, are required to provide parking at a rate different in excess of what the zoning district ordinarily requires. For example, restaurants must provide parking at the rate of one space per 100 square feet of floor area.
5. The commercial building in which the restaurant is located is approximately 4,697 square feet and was constructed in 1957. After the recent expansion of the restaurant within the building, the restaurant now occupies 2,991 square feet, leaving 1,706 square feet of vacant space. Based on the current parking requirement, the restaurant is now required to provide 30 parking stalls within 300 feet of the property. There are only 22 stalls in the parking lot, which is intended to serve the entire building. Therefore, the restaurant can no longer meet the parking requirement with the expanded square footage.

6. The applicant submitted a Parking Lot Utilization Study that measured the parking lot usage during the Vung Tau restaurant hours over five days. The maximum number of vehicles in the parking lot was 17, occurring over the Saturday lunch hour. In general, peak usage normally occurs between noon and 2 P.M. Employee parking varied from 2-5 vehicles.
7. Approval of this proposed change would adjust the required parking for restaurants on this property from 1 space per 100 square feet to 1 space per 200 square feet. This would adjust the requirement to half of what is currently required. With the parking adjustment, the restaurant would be required to provide 15 spaces. Other non-restaurant uses permitted in the B-3 district that locate on this site would continue to follow the standard parking requirements.
8. The adjusted requirement of 1 space per 200 square feet would allow the Vung Tau restaurant to meet the new parking requirement of 15 stalls, while preserving sufficient parking stalls to allow other uses that might locate in the remaining vacant space to meet their minimum parking. The parking lot currently has 22 stalls. If an existing shed in the parking lot were removed and the lot were re-striped, the lot could accommodate a maximum of 25 stalls.

The required parking for office, retail, and commercial uses in the B-3 district that do not have a special parking requirement is 1 space per 600 square feet. If such uses were to occupy the 1,706 square feet of vacant space in the building, they would require an additional 4 stalls. This scenario would require a total of 19 stalls for the building as a whole, which could be accommodated within the existing lot.

If another restaurant were to occupy the vacant space, that restaurant could also make use of this parking adjustment of 1 stall per 200 square feet. However, an additional 9 stalls would be required for the second restaurant. The parking lot would need to be reconfigured under such a scenario in order to meet the minimum parking requirement of 24 stalls for both restaurants. Other permitted uses with a special parking requirement may or may not require additional stalls beyond what is currently provided.

9. According to the applicant, a segment of the restaurant's customers arrive on foot. It is typical that some customers arrive on foot for commercial uses in older neighborhoods. There are also a small number of take-out orders each day that would minimally reduce parking demand due those customers parking for only a short time.
10. Prior to 2007, the B-3 district did not require different parking for restaurants versus other commercial uses; the longstanding requirement was 1 stall per 600 square feet for office, retail, and commercial uses. In 2007, a text change was approved to require a higher parking requirement for restaurants in all zoning districts of 1 stall per 100 square feet. The text change was very recent compared to the age of many commercial buildings in the B-3 district, which tend to be located in older areas of town. Many older commercial buildings were built with sufficient parking provided for restaurant uses based on the prior requirement. However, the text change implementing the 1:100 restaurant parking ratio took away the option for restaurants to locate in many of those buildings because the areas were fully developed and there was no space to construct additional parking.

11. The Edgewood, East Park Plaza, SouthPointe, and Gateway shopping centers located in the B-5 zoning district have all reduced their parking requirement in recent years to 1 stall per 300 square feet regardless of use through amendment of their use permits. These are much newer commercial areas than those typical of the B-3 district, and they also tend to be much more auto-oriented. Thus, restaurants in these centers have a reduced parking requirement equal to retail. Vung Tau is requesting a similar change to have reduced parking, though it will still be more than retail.
12. The 2040 Comprehensive Plan encourages the maintenance of existing businesses in older neighborhoods and adjustments to parking standards in older zoning districts similar to the provisions already available for newer districts.
13. The site is adjacent to commercial uses on the north, south, and west, and an apartment complex on the east. There is no feasible way to construct additional parking stalls within 300 feet of the property.
14. Special Permit #09013 for the sale of alcohol beverages for consumption on the premises was approved by the Planning Commission in July 2009. If the restaurant were to expand the original approved licensed premises within the existing building, they would not need to amend the special permit. However, they would still need to ensure that the parking requirement for alcohol sales is met based on the expanded square footage. The sale of alcoholic beverages for consumption on the premises has a parking requirement of 1 space per 100 square feet per Section 27.67.040 (x). The ratio is the same as the requirement for restaurants, and they would normally need to meet both requirements.

This waiver specifies that restaurants with a special permit for sale of alcoholic beverages for consumption on the premises are covered under the waiver, as well as those that do not. Because both parking requirements are the same, there is no reason why both should not be reduced as part of this waiver. This ensures that Vung Tau Restaurant does not have insufficient parking if they expand their licensed premises in accordance with the restaurant expansion. The applicant would still need to meet all other requirements per Section 27.63.680 including state licensing for an expansion of the liquor license.

15. Waiver requests to required parking due a change in use proceed directly to City Council without a Planning Commission hearing. The waiver is only for restaurant uses and does not apply to any other use permitted in the B-3 zoning district.
16. Signatures of support were received from five nearby businesses. In addition, letters of support were received from the North 27<sup>th</sup> Street Business and Civic Association and the Clinton Neighborhood Organization. A letter from the restaurant owner immediately to the south of Vung Tau Restaurant across Y Street was also received which stated that when the Vung Tau parking lot is full, customers will occupy nearby street parking and also park in his business' parking lot (see attached).

## **CONDITIONS**

This approval adjusts the parking requirement for restaurants with or without a special permit for sale of alcoholic beverages for consumption on the premises from 1 space per 100 square feet to 1 space per 200 square feet.

Prepared by:

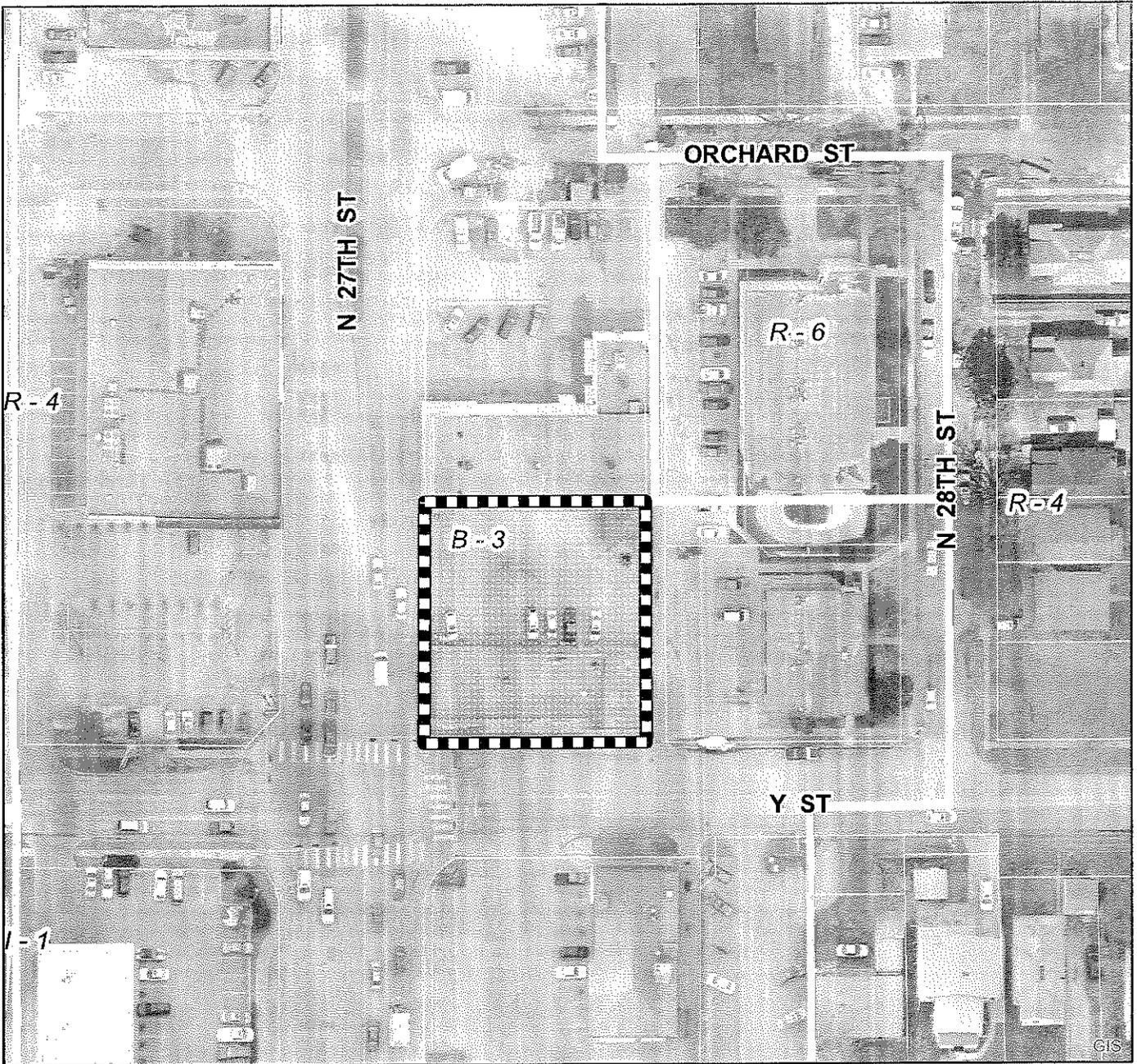
Rachel Jones, Planner

April 1, 2016

**APPLICANT:** Truyen N. Pham  
2708 Y Street  
Lincoln, NE 68503

**CONTACT:** Edward Malk  
8033 North Shore Drive  
Lincoln, NE 68516

**OWNER:** Bang Thi Nguyen and Truyen N. Pham  
2708 Y Street  
Lincoln, NE 68503

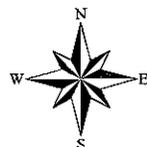


2013 aerial

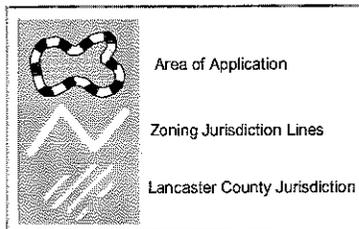
**Waiver #: WVR16001**  
**Parking Waiver**  
**N 27th St & Y St**

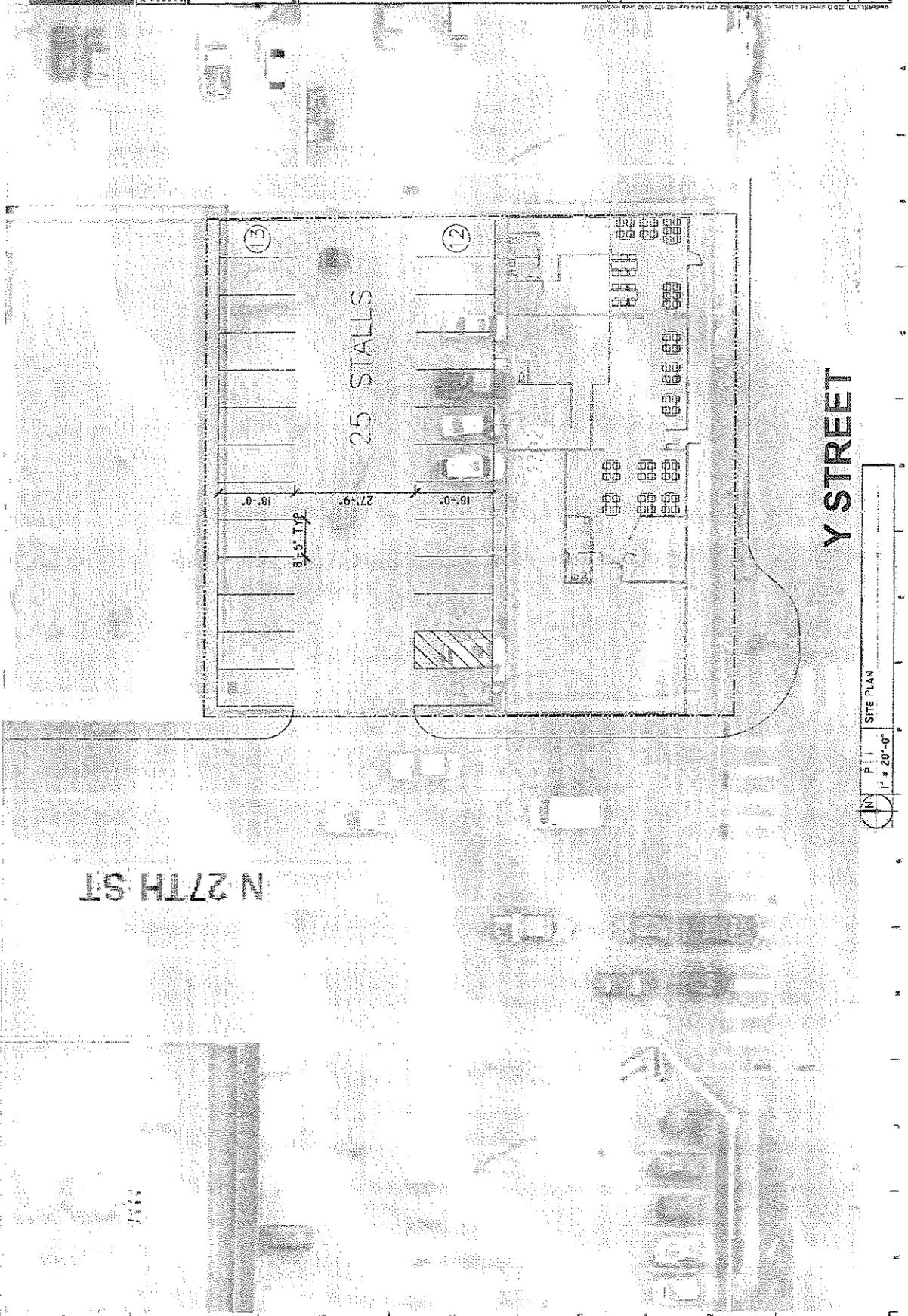
**Zoning:**

- 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



One Square Mile:  
 Sec.19 T10N R07E





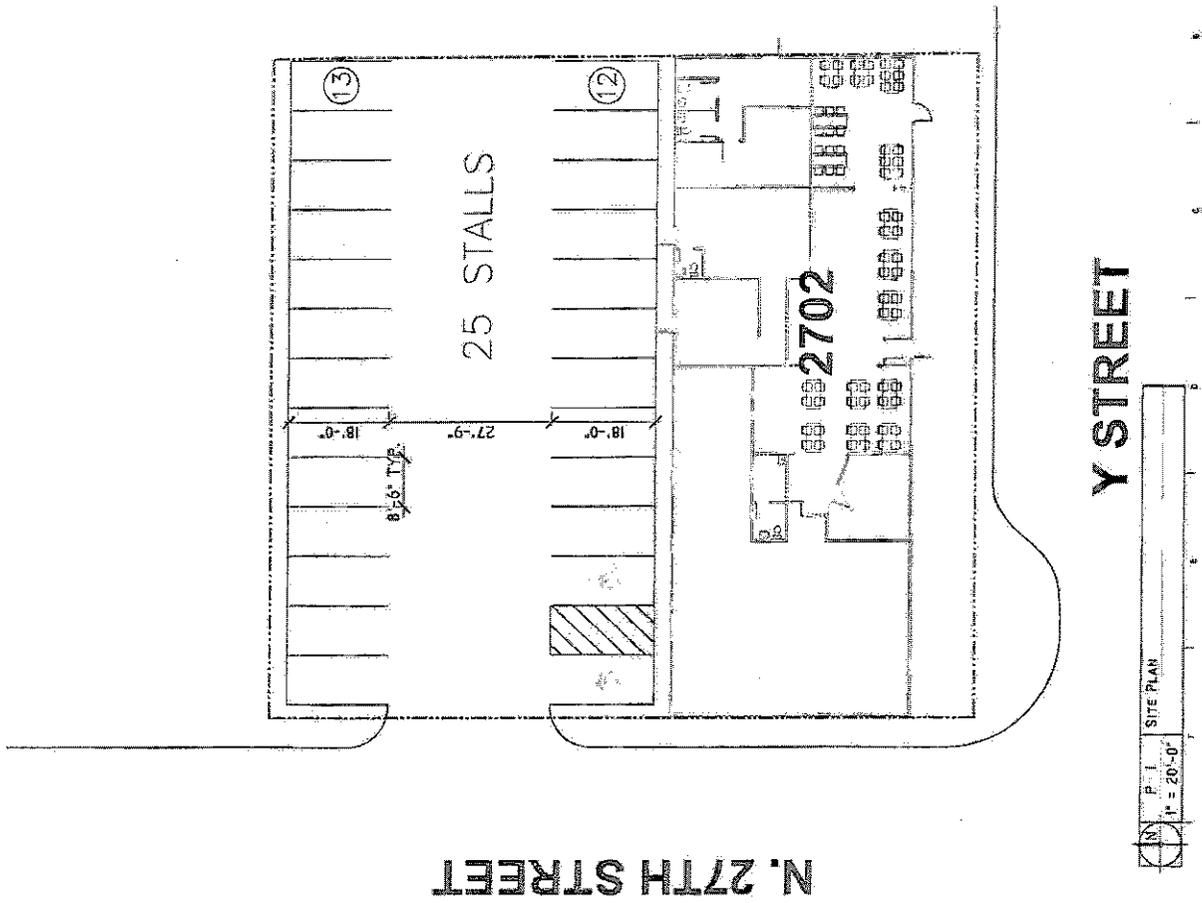
N 27TH ST

Y STREET

IN P I SITE PLAN  
1" = 20'-0"

STUDIO <b>951</b>		YUNG TAU 2708 Y ST. LINCOLN, NE		PROJECT NO. 2708 Y ST.	
2708 Y ST.		YUNG TAU		DATE: 11/15/11	
SCALE: 1" = 20'-0"		SHEET NO. A1.01		TOTAL SHEETS: 01	

STUDIO 951		PROFESSIONAL SEAL STATE OF NEW YORK ARCHITECTURE License No. 10000 License Exp. 12/31/2024 License Issued 12/31/2020 License Renewed 12/31/2023 License Status: Active	
PROJECT: 2702 Y ST, LICHAUN, NH DATE: 08/20/2024 SHEET: A1.01		VANG TUN ARCHITECT 2702 Y ST LICHAUN, NH PHONE: 603-277-1467 FAX: 603-277-1467 EMAIL: info@vangtun.com	



Vung Tau Restaurant  
2708 Y Street  
Lincoln, Ne, 68503  
(402) 438-9959

March 25, 2016

Planning Department, City of Lincoln  
County-City Building  
555 South 10th Street, Suite 213  
Lincoln NE 68508

RE: Vung Tau Restaurant - Reduction of Parking Requirement for 2702-2708 Y Street

Dear Planning Department,

I am writing on behalf of Mr. Truyen N. Pham and his wife, Bang Thi Nguyen, who are personal friends of mine. We are requesting a waiver to the Lincoln Municipal code which states the parking required for restaurants.

"27.67.040(t) Restaurants and Social Halls: one space per 100 square feet."

We are asking that the restaurant required parking be reduced to one space per 200 square feet. This reduction will only apply to restaurant space in the building. The existing parking lot is configured for 22 parking spaces. 34 parking spaces are required for the existing building configuration (See Table Below). We are in need of 12 additional parking spaces to meet the existing requirement. Our attempts to rent additional parking spaces from neighbors have failed. If the reduced parking requirement is granted, we would exceed the reduced parking required by 3 spaces. This would allow additional expansion of the restaurant to accommodate future growth or the addition of a second restaurant providing additional tax revenues to the city.

Additionally street parking is available, which is not allowed in the calculation of available parking spaces. Based on 24 feet long street parking spaces, the north side of Y Street between 27<sup>th</sup> and 28<sup>th</sup> Streets, would accommodate 8 spaces. Below we present our observation of the parking behaviors of our customer, with the tendency to park on the street.

We have also monitored the count of vehicles in the parking lot and observed a number of empty spaces available during our busiest restaurant times. (See Time Lapse Study below). The owner recalls the parking lot being full on one occasion, which was following a major snow storm when street parking was not readily available.

Community Builders, Pat Anderson-Sifuentez and Marti Lee, of NeighborWorks Lincoln have assisted us in contacting local businesses and informing them of the waiver and soliciting their support. A copy of a letter seeking local business support is included at the end of this letter.

We thank you for your consideration of our request.

Sincerely Yours,



Truyen N. Pham  
Owner  
2708 Y Street  
Lincoln, Ne 68503  
(402) 438-9959



Edward G. Malk  
Friend of Owner  
8033 North Shore Drive  
Lincoln, Ne 68516  
(402) 261-9288

Vung Tau Restaurant  
 2708 Y Street  
 Lincoln, Ne, 68503  
 (402) 438-9959

**Reasons for Request:**

The Owners erred and did not file a permit for the expansion of Vung Tau Restaurant prior to the expansion being completed. Subsequent review of the plan by Lincoln City Planning Building & Safety (B&S) identified that the parking required for the expanded restaurant space was less than available. The Owner and City Planning Building & Safety Department have been working to resolve the problem and B&S has suggested a waiver be requested seeking a reduction of required parking.

**Related Permit Applications:**

8/28/2015	B1502620	City - Commercial Building	RESTAURANT EXPANSION IN EXISTING BUILDING	Pending
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**List of All Waiver Applications:**

No additional waivers are requested.

**Building & Parking Data:**

<b>Building Area Measurements</b>		
Exterior Assessor Area (sq ft)	144'x44' = 5,016 sq ft	5,016 sq ft
Exterior Measured Area (sq ft)	143.25' x 43.29 = 4,789 sq ft	4,789 sq ft
Interior Measured Area (sq ft)		4,697 sq ft
Restaurant Area		2,991 sq ft
Tenant Area		1,706 sq ft
<b>Parking Available in Lot behind Building</b>		
Parking Lot Spaces	8.5' x 17.5'	22
<b>Current Parking Space Required</b>		
Restaurant Pkg Required	1 space per 100 sq ft	30
Tenant Parking <i>*Currently Configured for 2 tenants</i>	1 space per 600 sq ft	*4
Compliance Status	NO	Short by 12 spaces
<b>Reduced Parking Space Required</b>		
Reduce Restaurant Pkg	1 space per 200 sq ft	15
Tenant Parking <i>*Currently Configured for 2 tenants</i>	1 space per 600 sq ft	*4
Compliance Status	YES	Exceeds by 3 spaces

## Vung Tau Restaurant

2708 Y Street  
Lincoln, Ne, 68503  
(402) 438-9959

### Existing Parking

The Vung Tau Restaurant parking lot currently has parking for 22 vehicles. We investigated expanding the existing parking lot by removal of a shed and reconfiguring the lot. It would increase the total spaces available to 25. This option would likely be pursued in earnest for future expansion of the existing restaurant, but seems excessively costly for the addition of 3 parking spaces.

Per parallel parking dimensions of 24 x 8 ft per space, there are 3 spaces directly in front of the restaurant, and 5 east of the driveway on the north side of Y street, between 27<sup>th</sup> and 28<sup>th</sup> streets. Routinely 3 to 4 vehicles are parked in the 3 spaces in front of the restaurant. East of the driveway on the north side of the street, there will routinely be 1 or 2 cars present, who are not Vung Tau Restaurant customers.

### Observed Customer Parking Preferences:

Employee and Customer parking is routinely handled between the 22 spaces on site and parking on the north side of Y street between 27<sup>th</sup> and 28<sup>th</sup> Streets. Employees park (2-5 vehicles) in the parking lot. Occasionally customers will park in the Golden Wok parking lot. When observed, the customers are asked to move their vehicle to park in our lot or along the north side of Y street. A sign is posted in the door telling patrons that Vung Tau Parking is in the rear of the Building.

Observed Customer parking in 4 areas:

1. **On north side of Y Street directly in front of restaurant** – If parallel parking standards are applied, there would be 3 vehicles parked here. The observed parking is typically 3 or 4, and rarely 5 vehicles. These appear to be the preferred spaces of customers.
2. **On north side of Y Street, east of alley driveway to 28<sup>th</sup> Street.** The 120 feet of available parking space translates to 5 (24' x 8') parallel parking spots. 2 or 3 of these spots are usually used by customers.
3. **In the Parking Lot Behind the Restaurant.** This appears to be the Customers third choice for parking.
4. **Parking Lot at 1050 N. 27<sup>th</sup> Street.** A small number of customers will disregard signs and park in the Golden Wok Lot across the street from the restaurant. If this is observed by restaurant staff, they inform these customers to move their vehicles into the lot behind the restaurant. Most comply, some do not. Signs will be posted to inform customer of Parking in Rear of restaurant (Parking Lot).
  - a. If staff of the Golden Wok restaurant observe Vung Tau patrons parking on this lot, they tell them to move their vehicles or the vehicles may be towed.
  - b. In the past, the ChinAsia Café (now closed), located at 2704 Y Street, rented a number (unknown to us) of parking spaces from the Golden Wok Owner.
  - c. The Owner continues to rent space to a side walk vendor in the warmer months.
5. **Pedestrian Customers and Take Out Customers.** There are Commercial and Residential customers who walk to the restaurant which do not add vehicles to the parking lot. Additionally there are a small number of takeout orders every day, which have minimal impact on the parking demand.

Vung Tau Restaurant  
 2708 Y Street  
 Lincoln, Ne, 68503  
 (402) 438-9959

**Time Lapse Study of Vehicles in the Property Parking Lot:**

We monitored the usage of the parking lot for 5 consecutive days from March 16 to March 20, 2016. The busiest day for the restaurant is normally on Saturdays. We used time lapse photography at one minute intervals and then counted the number of vehicles in the parking lot. We counted the vehicles present when there was a change observed. The method we used is described in the attached report. Average and Deviation include counts from all images recorded.

Day	Date	Max Vehicles	**Utilization Maximum	Avg (11:30-15:00)	Dev (11:30-15:00)
Wednesday	March 16, 2016	11	50%	6.4 <sup>A</sup>	2.3 <sup>A</sup>
Thursday	March 17, 2016	11	50%	8.9 <sup>B</sup>	1.3 <sup>B</sup>
Friday	March 18, 2016	12	54.5%	8.9	1.3
Saturday	March 19, 2016	17	77.3%	10.2	3.4
Sunday	March 20, 2016	14	63.6%	11.4	3.0

\*\*Utilization Maximum = Maximum Vehicles Observed / 22 Spaces Available  
<sup>A</sup> (11:43-14:46) <sup>B</sup> (11:30-14:54)

Vung Tau Restaurant  
 2708 Y Street  
 Lincoln, Ne, 68503  
 (402) 438-9959

Letter Circulated by NeighborWorks



North 27<sup>th</sup> Street  
 Business and Civic Association

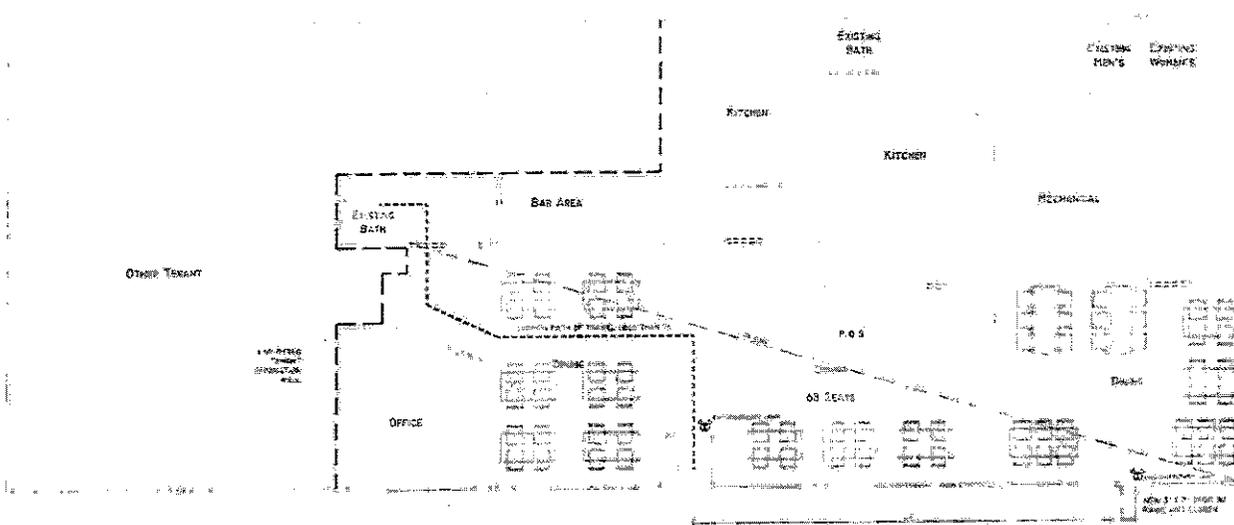
Rachel Jones  
 City Planner, City of Lincoln  
 555 S. 10<sup>th</sup> St.  
 Lincoln, NE 68508

March 21, 2016

The following businesses are in support of the request for a variance in the amount of parking spaces for the Vung Tau Pho Grill, 2708 Y St. Vung Tau has been in operation for a number of years and been an asset to the community. The additional required parking would be a hardship for the business. We have not had parking issues in and around this area in the past. We would appreciate the City's support of this request.

Sincerely,

Signature	Print Name	Organization	Address
	Brad Meyer	The Factory	209 9th N. 26th St. Lincoln, NE 68503
	Brad Meyer	Little Saigon People's Health Center	940 N. 27th St 1021 N 27th St Lincoln, NE 68503
	Daniel Conrad	Salvo Point	2744 ST Lincoln, NE
	CASEY CONRAD	HEMPLEAND CAPITAL	1012 N 27th St



### Revised Submission Floor Plan:

Parking Required:

Building Area Measurements		
Exterior Assessor Area (sq ft)	144'x44' = 5,016 sq ft	5,016 sq ft
Exterior Measured Area (sq ft)	143.25' x 43.29 = 4,789 sq ft	4,789 sq ft
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Current Parking Space Required		
Restaurant Pkg Required	1 space per 100 sq ft	30
Tenant Parking	1 space per 600 sq ft	*4
<i>*Currently Configured for 2 tenants</i>		
Compliance Status	NO	Short by 12 spaces
Reduced Parking Space Required		
Reduce Restaurant Pkg	1 space per 200 sq ft	15
Tenant Parking	1 space per 600 sq ft	*4
<i>*Currently Configured for 2 tenants</i>		
Compliance Status	YES	Exceeds by 3 spaces

#### Actions:

1. Re-Locate Emergency Exit to South Wall (West Corner)
  - a. This action assures the emergency door does not swing in to a vehicular path. The existing emergency door on the west wall will remain, but not be used as the 2<sup>nd</sup> emergency exit. It is used occasionally for deliveries.
  - b. This also requires that the emergency exit lights be moved to location.
  - c. The separation distance of the main entrance from the emergency entrance is greater than half the diagonal distance.
2. Existing Parking Lot
  - a. The current parking lot is marked to handle 22 parking spaces.
3. Submit and Obtain a reduced parking requirement
  - a. Reduce parking requirement from "1 space per 100 sq ft" to "1" space per 200 sq ft" for restaurant area,
  - b. Reduces Restaurant required spaces from 30 to 15

## Vung Tau Parking Lot Utilization Study

Page 1 of 7

**Summary:** The limited results for Mar 16-20 indicate the observed Utilization Maximum varies by day. The parking lot is currently configured with spaces for 22 vehicles.

**Table 1: Observed Utilization Maximum Results**

Day	Date	Max Vehicles	**Utilization Maximum	Avg (11:30-15:00)	Dev (11:30-15:00)
Wednesday	March 16, 2016	11	50%	6.4 <sup>A</sup>	2.3 <sup>A</sup>
Thursday	March 17, 2016	11	50%	8.9 <sup>B</sup>	1.3 <sup>B</sup>
Friday	March 18, 2016	12	54.5%	8.9	1.3
Saturday	March 19, 2016	17	77.3%	10.2	3.4
Sunday	March 20, 2016	14	63.6%	11.4	3.0

\*\*Utilization Maximum = Maximum Vehicles Observed / 22 Spaces Available  
<sup>A</sup> (11:43-14:46)    <sup>B</sup> (11:30-14:54)

**Conclusions:**

1. The restaurant volumes were typical of what the owner experiences. Higher volumes would likely be experienced during the Lunar New Year Celebration.
2. For the limited experience reported, the maximum of 17 vehicles in the lot does not exceed the requested 20 spaces requested in the waiver.
3. On-street parking has not been included in this study.

**Objective:** Monitor Parking Lot Utilization During Peak Volume Vung Tau Restaurant Hours

**Background:**

1. The peak volume for Vung Tau Restaurant occurs during the lunch hours. Thus we wanted to determine the parking lot Utilization during the peak volume times. This occurs normally between 12:00 noon and 2:00 PM
2. The current capacity of the parking lot is 22 places
3. Employee Parking varies from 2-5 vehicles

**Method:**

1. Time Lapse digital photography was used to record images of the parking lot at 1 minute intervals.
2. A count of vehicles parked in the lot was recorded for the first image in the series.
3. The images were then viewed sequentially looking for changes in the number of vehicles
4. When a change was observed, the file name sequential number was recorded, and the number of vehicles in the lot was recorded.
5. The time the image was taken is directly related to the file name sequence number since each image was taken at 1 minute intervals. So noting the time of the of the first image enables the calibration of the time.
6. The data recorded was entered into a spread sheet with preloaded with the file number sequence, and the calibrated time. (file created time from the image metadata was used, the file created times metadata confirmed that the images were taken at 1 minute intervals)
7. Counts were added to entries exhibiting a change in numbers. In some cases, 1 vehicle would arrive and another vehicle would leave in the same image. The net effect is an image change with no change in total number. There were several observed.
8. The Data was then plotted using the Charting feature of the Spreadsheet software.
  - a. Note that the time scale is not linear since we are looking at instances of change.
  - b. The count scale is linear.
9. Average number of vehicles in lot during peak hours (11:30-15:00) and Deviation based on all images taken during that period.
  - a. Time intervals for March 16 & March 17 were not captured for entire period as noted in table.
  - b. The Average and Deviation being the same for both Mar 17 & 18 was double checked.

# Vung Tau Parking Lot Utilization Study

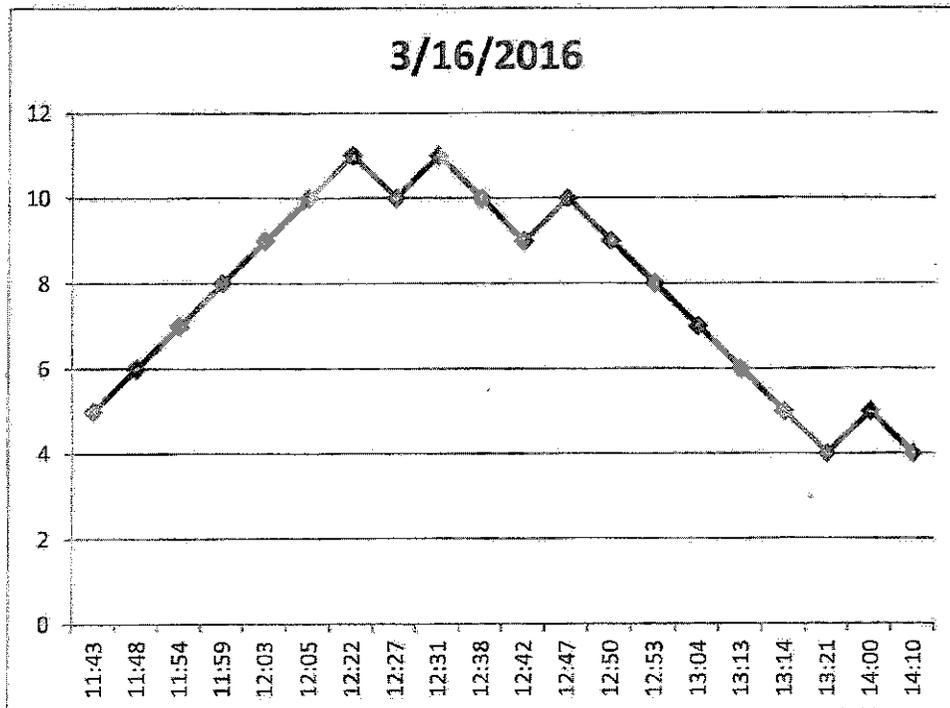
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Sample Image

Image 704: Maximum Utilization observed on 3/19 - 17 Vehicles in Lot

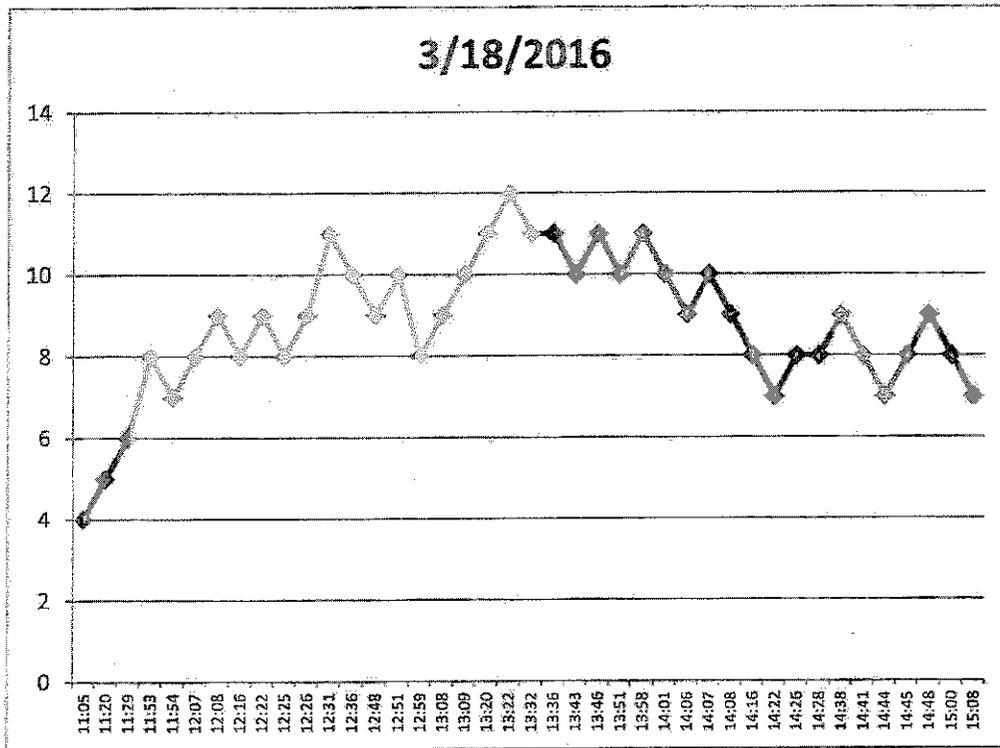
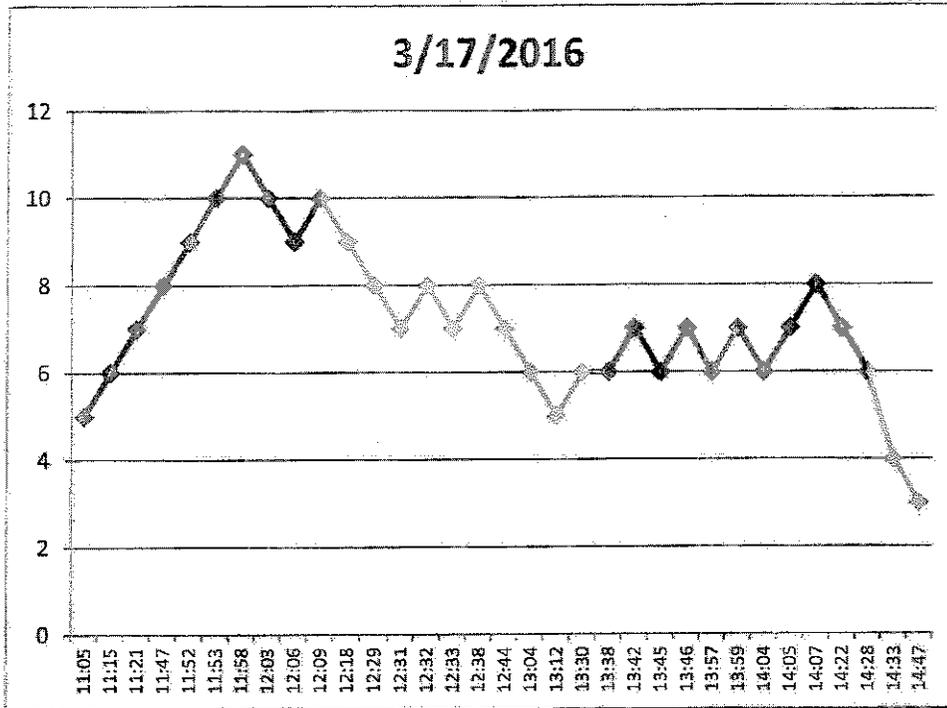


Graphical Presentation of Data:



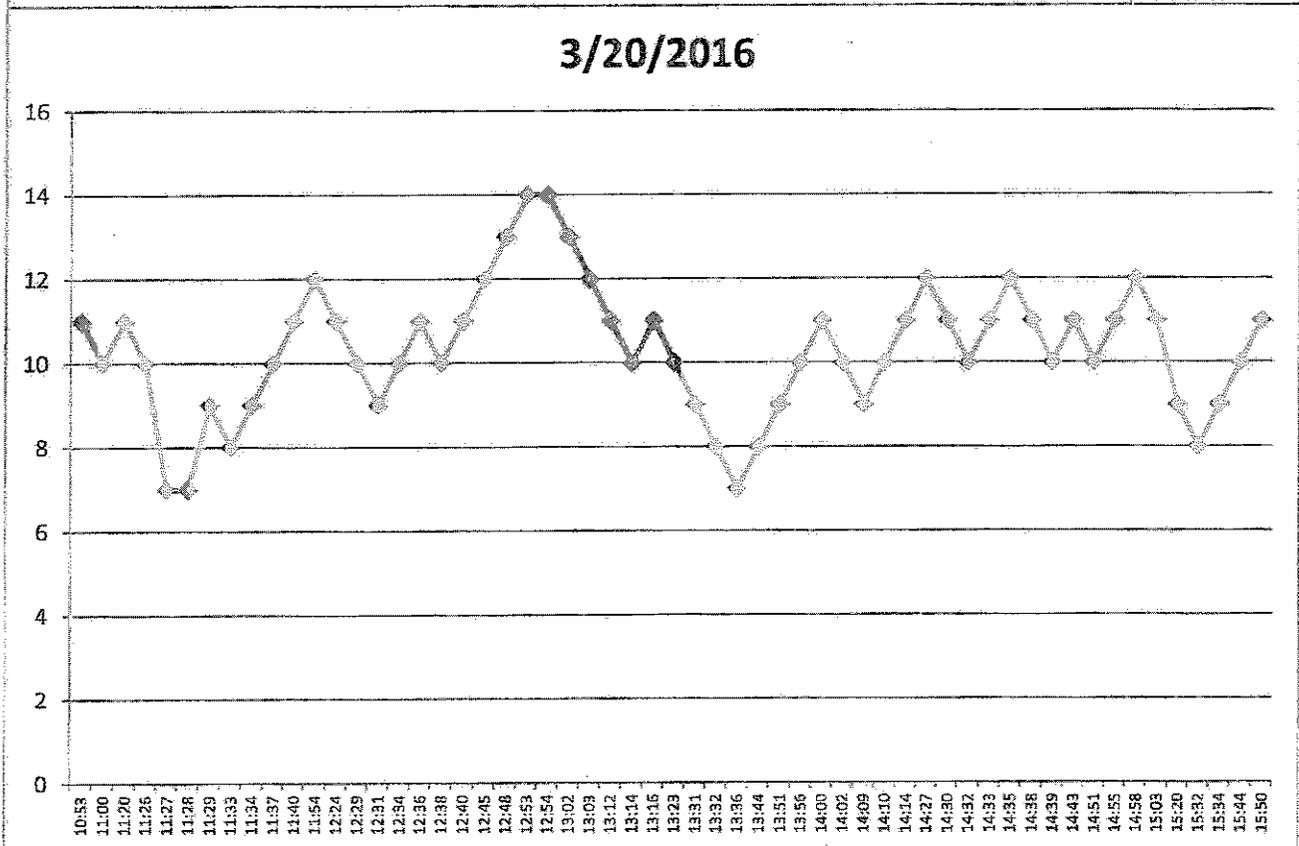
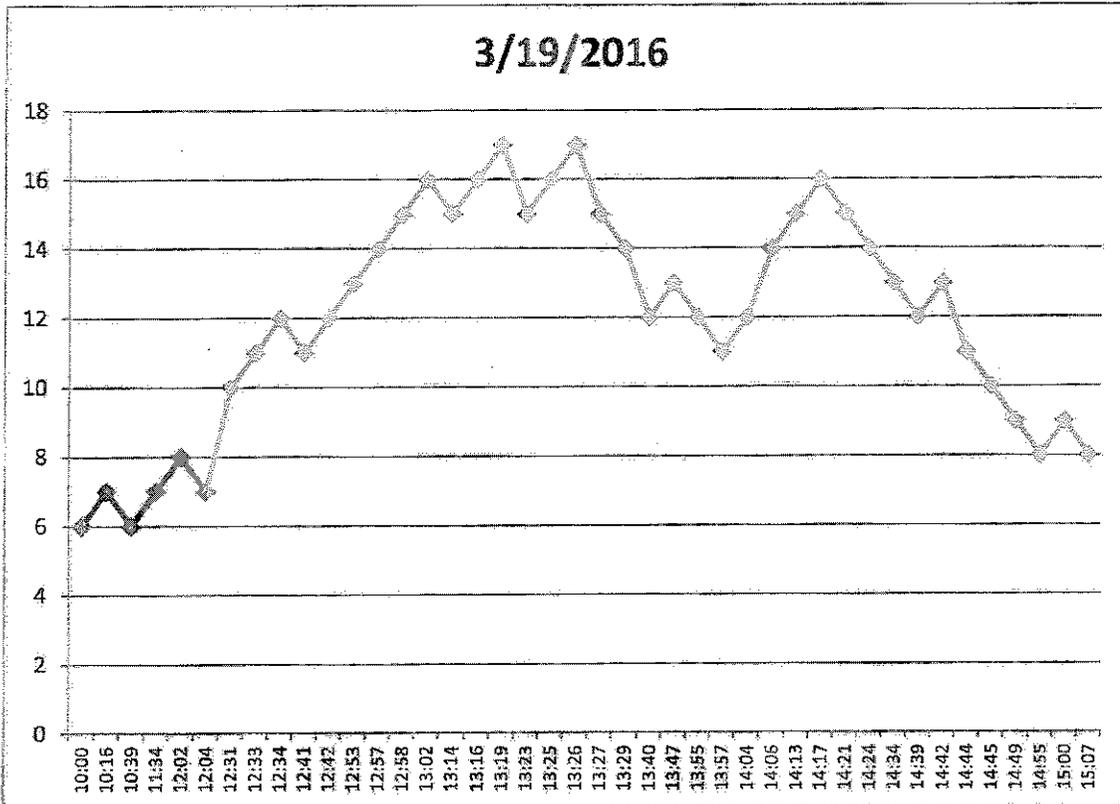
# Vung Tau Parking Lot Utilization Study

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# Vung Tau Parking Lot Utilization Study

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## Vung Tau Parking Lot Utilization Study

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**Data Tables:**

Table 2: Data Sets for Wed. March 16, Thursday Mar 17 & Friday Mar 18, 2016

File	Time	3/16/2016	File	Time	3/17/2016	File	Time	3/18/2016
10037	11:43	5	0001	11:05	5	0247	11:05	4
10042	11:48	6	0011	11:15	6	0262	11:20	5
10048	11:54	7	0017	11:21	7	0271	11:29	6
10053	11:59	8	0043	11:47	8	0295	11:53	8
10057	12:03	9	0048	11:52	9	0296	11:54	7
10059	12:05	10	0049	11:53	10	0309	12:07	8
10076	12:22	11	0054	11:58	11	0310	12:08	9
10081	12:27	10	0059	12:03	10	0318	12:16	8
10085	12:31	11	0062	12:06	9	0324	12:22	9
10092	12:38	10	0065	12:09	10	0327	12:25	8
10096	12:42	9	0074	12:18	9	0328	12:26	9
10101	12:47	10	0085	12:29	8	0333	12:31	11
10104	12:50	9	0087	12:31	7	0338	12:36	10
10107	12:53	8	0088	12:32	8	0350	12:48	9
10118	13:04	7	0089	12:33	7	0353	12:51	10
10127	13:13	6	0094	12:38	8	0361	12:59	8
10128	13:14	5	0100	12:44	7	0370	13:08	9
10135	13:21	4	0120	13:04	6	0371	13:09	10
10174	14:00	5	0128	13:12	5	0382	13:20	11
10184	14:10	4	0146	13:30	6	0384	13:22	12
			0154	13:38	6	0394	13:32	11
			0158	13:42	7	0398	13:36	11
			0161	13:45	6	0405	13:43	10
			0162	13:46	7	0408	13:46	11
			0173	13:57	6	0413	13:51	10
			0175	13:59	7	0420	13:58	11
			0180	14:04	6	0423	14:01	10
			0181	14:05	7	0428	14:06	9
			0183	14:07	8	0429	14:07	10
			0198	14:22	7	0430	14:08	9
			0204	14:28	6	0438	14:16	8
			0209	14:33	4	0444	14:22	7
			0223	14:47	3	0448	14:26	8
						0450	14:28	8
						0460	14:38	9
						0463	14:41	8
						0466	14:44	7
						0467	14:45	8
						0470	14:48	9
						0482	15:00	8
						0490	15:08	7

## Vung Tau Parking Lot Utilization Study

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Table 3: Data Set for Saturday, March 19, 2016

File	Time	3/19/2016	File	Time	3/19/2016
0505	10:00	6	0712	13:27	15
0521	10:16	7	0714	13:29	14
0544	10:39	6	0725	13:40	12
0599	11:34	7	0732	13:47	13
0627	12:02	8	0740	13:55	12
0629	12:04	7	0742	13:57	11
0656	12:31	10	0749	14:04	12
0658	12:33	11	0751	14:06	14
0659	12:34	12	0758	14:13	15
0666	12:41	11	0762	14:17	16
0667	12:42	12	0766	14:21	15
0678	12:53	13	0769	14:24	14
0682	12:57	14	0779	14:34	13
0683	12:58	15	0784	14:39	12
0687	13:02	16	0787	14:42	13
0699	13:14	15	0789	14:44	11
0701	13:16	16	0790	14:45	10
0704	13:19	17	0794	14:49	9
0708	13:23	15	0800	14:55	8
0710	13:25	16	0805	15:00	9
0711	13:26	17	0812	15:07	8

# Vung Tau Parking Lot Utilization Study

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Table 4: Data Set for Sunday, March 20, 2016

File	Time	3/20/2016	File	Time	3/20/2016
0814	10:53	11	0972	13:31	9
0821	11:00	10	0973	13:32	8
0841	11:20	11	0977	13:36	7
0847	11:26	10	0985	13:44	8
0848	11:27	7	0992	13:51	9
0849	11:28	7	0997	13:56	10
0850	11:29	9	1001	14:00	11
0854	11:33	8	1003	14:02	10
0855	11:34	9	1010	14:09	9
0858	11:37	10	1011	14:10	10
0861	11:40	11	1015	14:14	11
0875	11:54	12	1028	14:27	12
0905	12:24	11	1031	14:30	11
0910	12:29	10	1033	14:32	10
0912	12:31	9	1034	14:33	11
0915	12:34	10	1036	14:35	12
0917	12:36	11	1039	14:38	11
0919	12:38	10	1040	14:39	10
0921	12:40	11	1044	14:43	11
0926	12:45	12	1052	14:51	10
0929	12:48	13	1056	14:55	11
0934	12:53	14	1059	14:58	12
0935	12:54	14	1064	15:03	11
0943	13:02	13	1081	15:20	9
0944	13:03	12	1093	15:32	8
0953	13:12	11	1095	15:34	9
0955	13:14	10	1105	15:44	10
0957	13:16	11	1111	15:50	11
0964	13:23	10			

SUPPORT  
CLINTON  
NEIGHBORHOOD  
ORGANIZATION

WAIVER NO. 16001  
Vung Tau Restaurant



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A 501(c)(3) Corporation

1533 North 27th Street, Lincoln, NE 68503

March 8, 2016

Paul Barnes  
Lincoln-Lancaster Planning Dept.  
555 S. 10<sup>th</sup> St. Suite 213  
Lincoln, NE 68508

Dear Mr. Barnes:

The board of Clinton Neighborhood Organization voted unanimously on March 7 to support the request by Vung Tau Restaurant, 2708 Y St., for a variance to parking requirements. Vung Tau has good food, friendly service and is a well-run establishment that is an asset to our neighborhood and the 27<sup>th</sup> St. business area.

Respectfully,

A handwritten signature in cursive script that reads "Russ Irwin".

Russ Irwin, president  
Clinton Neighborhood Organization

# SUPPORT

# WAIVER NO. 16001 Vung Tau Restaurant

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Rachel Jones  
City Planner, City of Lincoln  
555 S. 10<sup>th</sup> St.  
Lincoln, NE 68508

March 21, 2016

Dear Rachel:

The North 27<sup>th</sup> Street Business and Civic Association is in support of the request for a variance in the amount of parking spaces for the Vung Tau Pho Grill, 2708 Y St. Our organization represents the N. 27<sup>th</sup> St. corridor from O St. to Holdrege.

Vung Tau has been in operation for a number of years and been an asset to the community. The additional required parking would be a hardship for the business. We have not had parking issues in and around this area in the past. We would appreciate the City's support of this request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Curt Donaldson", is written over a horizontal line.

Curt Donaldson  
Acting President

# SUPPORT

## WAIVER NO. 16001 Vung Tau, Parking Variance

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**Subject:** Comments to the City Council RE: Waiver No. 16001 - Vung Tau, parking Variance

**From:** Rachel K. Jones  
**Sent:** Wednesday, March 23, 2016 4:19 PM  
**To:** Geri K. Rorabaugh <grorabaugh@lincoln.ne.gov>  
**Subject:** FW: Vung Tau, parking Variance

FYI Geri, we got this letter of support on WVR16001. I will print it for the file.

**From:** Pat Anderson [<mailto:panderson@nwlincoln.org>]  
**Sent:** Wednesday, March 23, 2016 4:10 PM  
**To:** Carl B. Eskridge <[CEskridge@lincoln.ne.gov](mailto:CEskridge@lincoln.ne.gov)>; Jon Camp <[jcamp@lincoln.ne.gov](mailto:jcamp@lincoln.ne.gov)>; Trenton J. Fellers <[TFellers@lincoln.ne.gov](mailto:TFellers@lincoln.ne.gov)>; Cyndi Lamm <[CLamm@lincoln.ne.gov](mailto:CLamm@lincoln.ne.gov)>; Leirion Gaylor Baird <[LGaylorBaird@lincoln.ne.gov](mailto:LGaylorBaird@lincoln.ne.gov)>; Jane Raybould <[JRaybould@lincoln.ne.gov](mailto:JRaybould@lincoln.ne.gov)>; Roy A. Christensen <[RChristensen@lincoln.ne.gov](mailto:RChristensen@lincoln.ne.gov)>  
**Cc:** Rachel K. Jones <[RJones@lincoln.ne.gov](mailto:RJones@lincoln.ne.gov)>  
**Subject:** Vung Tau, parking Variance

Dear City Council Members,

I am writing on behalf of NeighborWorks Lincoln in support of the parking variance for Vung Tau restaurant at 2708 Y Street, owned by Truyen Pham. As you know, NeighborWorks Lincoln has been working with housing along the North 27th Street corridor for the last decade. Recently, we have also begun to work with businesses along the corridor recognizing that a thriving business district is as important, possibly more important, to revitalizing a neighborhood. Having a healthy business district is an important asset when marketing to new homeowners and keeping the current owners.

Mr. Pham erroneously expanded his restaurant last year without the proper permits. Truyen Pham is now working with the city to correct that. With the expansion, the city requires more parking. Vung Tau is an established restaurant with dedicated patrons. Vung Tau is a positive investment in the Clinton neighborhood. NeighborWorks Lincoln is supportive neighborhood business and encourages Council members to vote in support of this parking variance.

In cooperation,  
Pat Anderson-Sifuentez  
Community Engagement  
NeighborWorks Lincoln  
2530 Q Street  
Lincoln, NE 68503  
402-477-7181, ext. 106  
[panderson@nwlincoln.org](mailto:panderson@nwlincoln.org)  
[www.nwlincoln.org](http://www.nwlincoln.org)

# SUPPORT

WAIVER NO. 16001  
Vung Tau Restaurant



North 27<sup>th</sup> Street  
Business and Civic Association

Rachel Jones  
City Planner, City of Lincoln  
555 S. 10<sup>th</sup> St.  
Lincoln, NE 68508

March 21, 2016

The following businesses are in support of the request for a variance in the amount of parking spaces for the Vung Tau Pho Grill, 2708 Y St. Vung Tau has been in operation for a number of years and been an asset to the community. The additional required parking would be a hardship for the business. We have not had parking issues in and around this area in the past. We would appreciate the City's support of this request.

Sincerely,

Signature	Print Name	Organization	Address
	Khanh Nguyen	The Factory	940 N. 26 <sup>th</sup> St. De 206 Lincoln, NE 68503
	Thuy Nguyen	Little Saigon People's Health Center	940 N 26 ST 1021 N 27 <sup>th</sup> ST Lincoln, NE 68503
	Brad Meyer	SAVE BEST	27 + 4 ST Lincoln NE
	CASEY CONRAD	HEALTH AND OPTICAL	1012 N 27 <sup>th</sup> ST

# OPPOSITION

WAIVER NO. 16001  
Vung Tau Restaurant

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**From:** K C <kcteng789@yahoo.com>  
**Sent:** Wednesday, March 23, 2016 1:35 PM  
**To:** Rachel K. Jones  
**Subject:** Golden Wok Business Parking Situation

Dear Ms. Rachel Jones,

My name is Kung Chi Teng. I am the owner of Golden Wok Chinese Restaurant on 27<sup>th</sup> and Y Street.

This email is to bring to your attention about my concern with the business across Y Street – Vung Tau Vietnamese Restaurant. Since the opening of their restaurant till now, they have expanded twice thanks to the success of their business. As a businessman, I am happy for their accomplishment. However, due to the business growth, their need for parking space has also increased. When their parking lot is full; their customers start to park along the north side of Y Street, along both sides of north 28<sup>th</sup> Street, and on the east side of the apartment complex adjacent to their restaurant. Most of all, our parking lot is also taken which is the issue I would like to address.

We have made efforts to inform their customers that only our customers have the right to our parking. Nevertheless, we could not prevent them to take up our space.

The next upcoming expansion will cause even more inconvenience for our customers which will have a big impact on our revenue. We are not in any way opposed to their expansion, as long as they find a solution to find their own parking space.

We would appreciate it if you could notify the City Council about this situation.

Thank you and we look forward to hearing back from you soon.

Sincerely,

Kung Chi Teng