

**DIRECTORS'/ORGANIZATIONAL AGENDA  
ADDENDUM**

**Monday, August 13, 2018**

**I. DIRECTORS CORRESPONDENCE**

**II. CONSTITUENT CORRESPONDENCE**

1. Proposed Krueger Development, opposition - Connie Dys  
Staff response provided by Geri Rorabaugh, Administrative Officer, Planning Dept.
2. Proposed Krueger Development, opposition - Sarah Duer
3. Proposed Krueger Development, opposition - David A. & Kimberly S. Ochsner
4. More Analysis Needed before Keno Change - Curt Donaldson
5. Proposed Krueger Development, opposition - Steven Peek
6. Proposed Krueger Development, opposition - Jane Peek

## Angela M. Birkett

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**From:** Planning  
**Sent:** Thursday, August 09, 2018 3:31 PM  
**To:** 'Connie Action Electric'  
**Cc:** Angela M. Birkett; David R. Cary; Steve S. Henrichsen; Dessie E. Redmond; 'Marcia Kinning'  
**Subject:** RE: Krueger Apartment Buildings (SP1629H/UP100C)

Ms. Dys,

Thank you for submitting your comments regarding the above-referenced application(s), which will become part of the public record. The above-referenced projects have been through the Planning Commission hearing and are scheduled for City Council Public Hearing on Monday, August 20, 2018. A copy of your comments will be shared with each City Council member for their consideration prior to taking action on this matter. In addition, a copy of your comments will be provided to staff and the applicant for their information. If you have specific questions, please contact the project planner, Dessie Redmond, at 402- 441-6373 or [dredmond@lincoln.ne.gov](mailto:dredmond@lincoln.ne.gov) .

Also, for your convenience, we have implemented a new online Public Comment Form for your future use. The link to this form can be found at [www.lincoln.ne.gov](http://www.lincoln.ne.gov) (keyword=pcagenda).

If you have any questions, please feel free to contact me.

**Geri Rorabaugh, Administrative Officer**  
Lincoln-Lancaster County Planning Department  
(402) 441-6365

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**From:** Connie Action Electric [mailto:actionelectric@neb.rr.com]  
**Sent:** Thursday, August 09, 2018 8:11 AM  
**To:** Planning <Plan@lincoln.ne.gov>  
**Subject:** Krueger Apartment Buildings

As a homeowner in the Porter Ridge Townhome Assoc. the construction of two 4 story apartment buildings will be directly behind my Townhome. When my husband and I purchased this Townhome we were told that there would be buildings similar to the office/medical buildings that were on 29th street area. We were fine with that because there were also height restrictions we were told. Now Krueger wants to build two mixed use commercial & 4 story apartment buildings. I believe that this is not in keeping with the aesthetics of the area, and imagine a 4 story building 50 ft plus in your backyard. I see no reasonable explanation for a building of this size to be built in this small area!! Why would you not construct such a building where it does not back up to someone's backyard in a residential area?

I would encourage you to check out the property where this is to be built and consider if you would want this in your backyard!!!

This will also affect the value of our property!!

I STRONGLY PROTEST THE BUILDING OF THESE TWO APARTMENT BUILDINGS!!!!

Connie Dys  
2826 Porter Ridge RD  
Lincoln, Ne 68516

## Angela M. Birkett

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**From:** Sarah Sarah <sjd133@hotmail.com>  
**Sent:** Friday, August 10, 2018 8:58 AM  
**To:** Council Packet  
**Subject:** Fw: City Council Hearing Notification Letter - Special Permit 1629H and Use Permit 100C  
**Attachments:** SP1629H, UP100C - CC HEARING NOTICE.pdf  
**Importance:** High

Lincoln City Council:

I wanted to write to express my strong concerns and OPPOSE the proposed Krueger development (mixed use buildings) to be located off S. 29th Street between Anytime Fitness & the Porter Ridge Townhome Association.

### **Permit #100C; Special Permit #1629H**

- 1.The proposal Krueger is making will certainly not keep with the aesthetics in the area. This is an established residential neighborhood and what is being proposed with the building height with apartments, balcony's, underground parking, pool etc.. is completely inappropriate for this area & the small parcel of land available.
- 2.When several of us purchased our townhomes we knew we were backing up to a commercial area, however the commercial buildings are low profile. We were advised that the undeveloped area may someday include 1-2 addl. commercial buildings of the same size & style.
- 3.Even though Krueger lowered the height variance on this recent modification, any mixed use buildings will still be excessive & intrusive. This would affect our quality of life as well as our property values immensely. i.e. apartments bring in added traffic & noise day/night (it's currently quiet w/the commercial buildings) and who would want to purchase a \$200k townhome and look out the back window and see apartments?
- 4.The traffic in the alley/access road (between U Stop & Anytime Fitness) as well as the traffic on S. 29th Street and Porter Ridge Rd. are already very congested. Thus, mixed use buildings would obviously increase the traffic further.
- 5.Krueger can build 1-2 more commercial buildings similar to what they've already built (low profile)...per the current zoning parameters. In the previous planning meeting, Krueger stated he get's calls from people looking for commercial real estate to lease, but his specific area is full. Thus, he can build the commercial buildings and satisfy those business needs.
- 6.In that previous planning meeting, we voiced our concerns & opposition in a well laid out presentation, multiple letters & large attendance. We contradicted much of what Krueger was trying to explain to the Planning Commission. Thus, the majority of the planning representatives agreed with the residents that the Krueger proposal was not reasonable.

Please listen, understand and relate to what the residents in this neighborhood are stating/feeling regarding this proposed development. Mixed use buildings with apartments in this specific area are inappropriate & not necessary. They would be better suited in another area (Haymarket, brand new development etc..)

Thank You,  
Sarah Duer (2812 Porter Ridge)

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**From:** Geri K. Rorabaugh

**Sent:** Friday, August 3, 2018 12:35 PM

**To:** 'none@lincoln.ne.gov'

**Subject:** City Council Hearing Notification Letter - Special Permit 1629H and Use Permit 100C

Attached for your information.

**Geri Rorabaugh, Administrative Officer**

Lincoln-Lancaster County Planning Department

(402) 441-6365

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## Angela M. Birkett

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**From:** WebForm <none@lincoln.ne.gov>  
**Sent:** Friday, August 10, 2018 9:10 AM  
**To:** Cyndi Lamm; Jon Camp; Jane Raybould; Carl B. Eskridge; Leirion Gaylor Baird; Roy A. Christensen; Bennie R. Shobe  
**Subject:** InterLinc - Contact

### City Council - Contact

Date : 8/10/2018 9:10:05 AM

**name** David A. Ochsner  
**address** 2818 Porter Ridge Road  
**city** Lincoln  
**state** NE  
**zip** 68516  
**email** dochsner.cb@windstream.net  
**comments** Dear Council Member: Request your "No" vote on the zoning variance by the Krueger group in the area just north of my property at 2818 Porter Ridge Road. I purchased this property in good faith regarding all area zoning related to this property. I do not believe a zoning variance request that doubles the height limit is a variance. To say it is a variance is pure arrogance on the Krueger group. A big stick, taking a whack at us little people. Why have a limit if a variance request is all that is needed to remove all good faith in a next door neighbor's purchase of a property? All 17 adjacent owners occupy their properties. Ask Mr. Krueger or his attorney if they would live their. They have stated publicly they would not. They would repurpose the properties as "Rentals". This will destroy property values. I challenge all council members to physically walk the property to understand the scope of the variance request. The request is not reasonable. Why was it zoned with a limit? imagine the Krueger building in your backyard, only a few feet from your deck. Nice. Right? Respectfully submitted David A. & Kimberly S. Ochsner

IP: 173.184.209.58

Form: <https://www.lincoln.ne.gov/city/council/contact.htm>

User Agent: Mozilla/5.0 (Windows NT 6.1; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/68.0.3440.106 Safari/537.36

## Angela M. Birkett

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**From:** Curt Donaldson <curtdon@gmail.com>  
**Sent:** Friday, August 10, 2018 10:53 AM  
**To:** Council Packet  
**Cc:** Curt Donaldson; Lynn Johnson; Mayor  
**Subject:** More Analysis Needed Before Keno Change

It is difficult to reduce property taxes and even more to raise them. Therefore the Council should think very carefully before making a historic change and diversion of Keno tax dollars now going to Parks, Libraries and social services. It would be a good time for a 25-year review of the impact of Keno revenue for the benefit of our community.

In my time on the City Council (1993-1999) and continuing after on the Park Board, I helped to oversee Keno investments. In those years, funds went primarily for new projects. StarCity Shores, the Highlands Pool, the University Pool replacement and other projects would not have been possible without Keno funds . After that Park Keno funds were dedicated for several years to the park component of the Antelope Valley Project.

In more recent years, however, most of the keno funds have been allocated by necessity to renewals and replacements of existing facilities that have worn out. General Fund dollars have not been allocated to the Park Department in needed amounts, so Keno dollars have been critical in helping to fill the gap. I have been away from current numbers, so yesterday I talked briefly with Lynn Johnson. As he has also informed the Council, he told me of the \$30 million in capital needs identified for the next ten years. With a bit over 1 million from the general fund for the CIP, continued allocation of cell-tower revenues, and the projected increase of Keno revenues, the \$3 million needed to maintain our great system will be there.

Important to keep in mind is that the apparent windfall increase in Keno revenue is not so much in constant dollars. If we look back at what \$1 million would buy in 1993, 25 years later in 2018 it will take \$1.77 million. And that is using just the CPI (Consumer Price Index), not a specific Nebraska construction inflator. To lock in a current dollar amount would make the erosion of inflation even worse.

The present allocations of Keno revenues have maintained and improved our quality of life without the need for general obligation bonds, which do impact the property tax rates, if passed by the voters.

City Resolution No. A 83516, passed by City Council and signed by Mayor Seng August 31,2005 might be good template for a review of Keno revenues' positive impact for our community.

Thanks for you attention, Curt Donaldson

## Angela M. Birkett

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**From:** WebForm <none@lincoln.ne.gov>  
**Sent:** Saturday, August 11, 2018 3:09 PM  
**To:** Cyndi Lamm; Jon Camp; Jane Raybould; Carl B. Eskridge; Leirion Gaylor Baird; Roy A. Christensen; Bennie R. Shobe  
**Subject:** InterLinc - Contact

### City Council - Contact

Date : 8/11/2018 3:09:22 PM

**name** Steven Peek  
**address** 2841 Porter Ridge Road  
**city** Lincoln  
**state** NE  
**zip** 68516  
**email** scpeek@gmail.com

**comments** I'm writing to you in opposition to the proposed changes requested by Krueger Development to the current zoning of the property they own south of South Ridge Shopping Center. I live just south across Porter Ridge Road from where the proposed mixed-use monstrosity is hoped to be built. When we bought our home in 2001 we thought that having low-level office buildings would be fine and would maintain the peace and quiet of the neighborhood. This proposed change by Krueger will be disruptive and an invasion of privacy for my neighbors that abut the property line to the north. A building with apartments 50 feet above grade will have the renters looking down into the rear windows and decks of the residents of our development. Most of my neighbors are senior citizens and many bought thinking it would be their final home. Now some are considering selling if the changes are approved rather than endure the decline in their quality of life. When Rick Krueger purchased the land in question, he had a profit plan but I guess he decided he needed to barely eke out a living by building a larger complex than originally zoned for. Will you vote to add millions to his fortune or will you do the right thing and preserve our neighborhood? Please do the right thing and vote no on his proposal. The consensus of our residents is that we can abide an office building but apartments would be unacceptable. Check out the ages of the adjacent homeowners and you'll see that voting yes would cause distress to many senior citizens. Thanks for listening.

IP: 104.218.66.5

Form: <https://lincoln.ne.gov/city/council/contact.htm>

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## Angela M. Birkett

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**From:** WebForm <none@lincoln.ne.gov>  
**Sent:** Monday, August 13, 2018 11:10 AM  
**To:** Cyndi Lamm; Jon Camp; Jane Raybould; Carl B. Eskridge; Leirion Gaylor Baird; Roy A. Christensen; Bennie R. Shobe  
**Subject:** InterLinc - Contact

### City Council - Contact

Date : 8/13/2018 11:10:29 AM

**name** Jane Peek

**address** 2841 Porter Ridge Road

**city** Lincoln

**state** NE

**zip** 68516

**email** jpeek45@gmail.com

#### comments

March 20th of this year we attended a meeting held by Mr. Krueger at which he informed us of his plans to develop the portion of South Ridge Village that abuts our townhouses. He wanted to change it from 'office/medical' to 'mixed use' and to construct two huge apartment buildings, each over 300 feet in length with minimal retail space on only half of the first floors in each building and with a height of 65 feet, which is only 7 feet shorter than Scheels. Until April 11, 2018, every site map indicated office/medical buildings.

Since that meeting we have been proactive in voicing our concerns and opposing this change of use. We canvassed the entire Porter Ridge West Subdivision on graduation weekend but still obtained 230 signatures, over 60% of the subdivision, on an informal petition in opposition to the change of use and height waiver. We appeared before the Planning Commission on May 9th with a presentation which can be found in the minutes of that meeting. Many people spoke and sent emails in opposition to the change of use and the absurd height waiver request of 65' and the Commission voted 6-1 to deny it because it was not in scale with the neighborhood.

Since 1997, over 20 years, we have lived with the reasonable expectation that these buildings would be constructed as 'office/medical', knowing that they could be 45 feet in height. We have absolutely no problems with that concept. Mr. Krueger's office buildings to the east of 29th street are attractive, well maintained and have proved to be no safety concern to the neighborhood.

Mr Krueger then amended the height waiver to 50', which is still too high for the area and the change of use is unacceptable. This is not an older area in need of rehabilitation and ripe for infilling. This neighborhood was not intended to be rentals. These are our homes. We take pride in the standards we have in order to maintain an attractive and highly popular townhouse association.

The Planning Commission minutes state Commissioner "Corr asked 'Why is office allowed higher than residential?' Henrichsen believes it goes back to the 1979 Ordinance. He would guess that a residential use is 24 hour and more active, Office tends to clear out at the end of the day"

Our point exactly!

We ask that you drive this site to become familiar with the topography, surrounding commercial areas including those to the east of 29th between Pine Lake Road and Porter Ridge Road and the traffic issues that we face on a daily basis.

This decision will greatly impact our quality of life. We ask that the height waiver and change of use to 'mixed use' be denied. How can people intelligently purchase homes if the zoning can be changed so easily?

Respectfully,

Jane Peek  
President  
Porter Ridge West Townhouse Association

IP: 104.218.66.5

Form: <https://lincoln.ne.gov/city/council/contact.htm>

User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/68.0.3440.106 Safari/537.36