

**DIRECTORS'/ORGANIZATIONAL AGENDA
ADDENDUM**

Monday, September 10, 2018

I. CONSTITUENT CORRESPONDENCE

1. Proposed Krueger Development, opposition - Doug & Marsha Gerlach
2. Proposed Krueger Development, opposition - Sally Hinds
3. Parking ban near Pius X High School - Kletus Morgan
4. Proposed Krueger Development, opposition - Sarah Duer
5. Proposed Krueger Development, opposition - Alice Dingle
6. Proposed Krueger Development, opposition - Cynthia Miller
7. Proposed Krueger Development, opposition - Mary Cox

Angela M. Birkett

From: Marsha Gerlach <marshagerlach1@gmail.com>
Sent: Thursday, September 06, 2018 3:09 PM
To: Cyndi Lamm; Jon Camp; Jane Raybould; Carl B. Eskridge; Leirion Gaylor Baird; Roy A. Christensen; Bennie R. Shobe
Cc: huskerdugger@hotmail.com
Subject: 29th and Porter Ridge UP100C & SP1629H

Dear City Council Members,

Please do not override the Mayor's veto for the height waiver from 35' to 50' for the mixed-use buildings (4 stories) for Krueger Development at the 29th and Porter Ridge area.

The planning commission voted 6-1 to deny the height waiver, as the O3 zoning is intended to be a buffer between commercial property and residential. The current zoning would allow Krueger development to build a mixed-used building at 35', or a medical/office at 45' which we are not opposed to. This would at least allow us to retain our privacy and quality of life, as we would not have 3 stories of residents looking directly into our bedrooms and living rooms 24x7. The screening that Mr. Krueger proposed would not screen the residents from looking into our home for the 6-7 months out of the year, when the trees do not have foliage on them. See picture below.

When we purchased our home we research the zoning and we knew that we would have medical/offices behind us. Our home is directly behind this property and our backyard is only about 25' deep. With only a 40' setback we would have a huge apartment building with residents extremely close to us.

We would like to invite you to our home at 2834 Porter Ridge Rd to view the property. We will be happy to meet with you anytime.

Sincerely,

Doug & Marsha Gerlach



Angela M. Birkett

From: WebForm <none@lincoln.ne.gov>
Sent: Thursday, September 06, 2018 5:13 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 : 9/6/2018 5:13:01 PM

name Sally Hinds
address 2800 Lawson Drive
city Lincoln
state NE
zip 68516
email Srae365@gmail.com
comments Please support the mayors veto of the waivers requested by Krueger Construction for development at 29th and Porter Ridge. The Planning Commission, the mayor and the Porter Ridge homeowners have clearly presented why waivers should not be granted for this development.

Sincerely,
Andrew and Sally Hinds

IP: 76.84.2.212

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

User Agent: Mozilla/5.0 (iPad; CPU OS 11_4_1 like Mac OS X) AppleWebKit/604.1.34 (KHTML, like Gecko) GSA/57.0.209471814 Mobile/15G77 Safari/604.1

Angela M. Birkett

From: Kletus Morgan <kletus.morgan@gmail.com>
Sent: Thursday, September 06, 2018 10:09 PM
To: Council Packet
Subject: Parking ban near PiusX H.S. that punishes homeowners

To whom it may concern,

My wife and I are homeowners in the Roberts Park neighborhood just south of Lincoln PiusX High School. Over the past few years my family's vehicles have received parking tickets in front of our home because of the "No Parking 8a-4p on Schooldays" restriction.

We feel that it is wrong for homeowners to be punished because Lincoln Pius H.S. is not able to provide sufficient parking for their students. If our elderly parents or friends want to visit us on a school day we either block the sidewalk or park in the street and risk getting a \$10 parking ticket. Also, when it snows I'm parking illegally if I move my vehicles onto the street to shovel my driveway. There are many examples why I would need to park in the street but I won't list them all.

We also think that there should be some provision for tax paying homeowners and residents to park in front of their own home regardless if a private school is in session or not. When I called the LPD Parking Enforcement division today I was told that, "the law is the law". However, a tree-trimming truck and its' associated company trucks should have all received parking citations today since they were parked on the street in my neighborhood from approximately 9a-3p.

I've tried contacting the City of Lincoln concerning a special permit for our vehicles to identify us as homeowners which would allow us to park on the street in front of our home on school days or removing the restriction altogether but cannot get clarification on how to pursue either of these options.

What City of Lincoln department or official can I contact about this issue?

Sincerely,

Kletus Morgan
1515 Circle Dr.
Lincoln, NE 68506
402-570-0659
Sent from my iPhone

Angela M. Birkett

From: Sarah Sarah <sjd133@hotmail.com>
Sent: Friday, September 07, 2018 7:03 AM
To: Council Packet
Subject: PLEASE DENY Krueger 29th & Pine Lake Development
Attachments: SAVE,Mayors Veto Message, Krueger Development Project,8-29-2018.pdf

Importance: High

Lincoln City Council:

Good Morning. I'm writing again to ask for your **DENIAL** of 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

In the previous Planning Commission meeting in May, they wisely voted against the proposal (6 against - 1 for)! They truly heard and understood why the surrounding community was in strong opposition to this proposal. I ask you to PLEASE review the Planning Commission's notes from May, the Mayor's comments & DENY.

1.The proposal Krueger is making will certainly not keep with the aesthetics in the area. This is an already 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. From our own research, there have been only 2 other height waivers approved that abut already established neighborhoods:

- Victory Park - received a height waiver of 45', however has a setback of 100'!!
- Knolls Senior Living Development - received a height waiver of 45', however has a setback of 135'!!
- Both of these projects abut neighborhoods with houses built in the 1960's & 1980's on large lots with very mature landscaping.
- PLEASE NOTE: South Ridge Village (not a redevelopment project) wants a height waiver of 50' and a setback of only 40' abutting townhouses built between 2001 & 2003 with backyards of a shallow 30'!!

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? Mr. Krueger himself stated in one of our HOA meetings that he wouldn't even live here! If he purchased a townhouse, he would rent it out!

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 Commission meeting (May), Krueger stated he gets calls from people looking for commercial real estate to lease, but his specific area is full. Thus, why not 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/community that the Krueger proposal was indeed not reasonable (voted down 6-1)!

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 & small area are inappropriate & not necessary. They would be better suited in another area (Haymarket, brand new development, redevelopment etc..)

Thank You,
Sarah Duer (2812 Porter Ridge)

From: Mayor
Sent: Wednesday, August 29, 2018 3:43 PM
Subject: 29th And Pine Lake Development

Thank you for writing in regard to the zoning variance for the area at 2867 Porter Ridge Road, approximately 29th & Pine Lake Road.

I wanted those who live in the neighborhood to be among the first to know that I have decided to veto the variance request. Attached is my veto message to the Lincoln City Council.

Mayor Chris Beutler
Sent by Lin Quenzer
City of Lincoln, Nebraska 68508
402.441.7511



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Angela M. Birkett

From: WebForm <none@lincoln.ne.gov>
Sent: Friday, September 07, 2018 7:54 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 : 9/7/2018 7:54:10 AM

name Alice Dingle
address 2828 Porter Ridge Rd.
city Lincoln
state NE
zip 68516
email akdingle@gmail.com
comments September 7, 2018

Dear City Council Members,

Please do not override the Mayor's veto on the Porter Ridge zoning variance. We, David & Alice Dingle, reside at 2828 Porter Ridge Road. Our back yard abuts Krueger's land that he is requesting new zoning for to build multi-use buildings on. When we purchased our home we knew that it was zoned for 35 ft. 'office/medical' designation. There are existing buildings in this area meeting those specifications and we have no problem with them or that type of building.

Here are some of our concerns and thoughts regarding the height variance:

- The current proposed building is too tall for this area
- It could be a 2-story building and still stay within the 35 ft. specifications. It could be both retail and apartments and not require underground parking
- The above building would cost less to build
- The building would still increase the property tax
- The building would fit in better with the surrounding environment
- Traffic would not overwhelm current streets
- This would be more in line with the city planning for the area

I know that Mr. Krueger has said he would not live here but have rentals. I totally understand that because I don't want these tall buildings in my back yard to be able to see into my bedroom and sunroom. I have attached pictures of what our view is currently. The bedroom picture appeared in the Lincoln Journal Star on Tuesday, August 21, 2018 with an article. Not only do I not want people being able to see me in my home but I also don't want to be able to see into the proposed apartments. Nor do I want to

have to keep my blinds closed at all times.

Council Members, please take time to review all records that have been mentioned in previous emails and give this a great deal of thought. Really think about--would you want this to be built in your backyard?

Thank you very much for your consideration.

David & Alice Dingle

2828 Porter Ridge Road

IP: 204.137.100.4

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

User Agent: Mozilla/5.0 (Macintosh; Intel Mac OS X 10.13; rv:61.0) Gecko/20100101 Firefox/61.0

Angela M. Birkett

From: Cyndi Miller <cmillerfamily@gmail.com>
Sent: Sunday, September 09, 2018 6:48 PM
To: Council Packet
Subject: Please deny the height waiver Krueger Development mixed use building for Porter Ridge neighborhood

Please deny the Krueger development apartment-mixed use building complex height waiver at [29 and approximately Pine Lake road](#). The idea of 50 ft building is simply too big for the small space that is available. The poor folks living in the townhouses would have their decks and patios staring straight into an apartment and parking and traffic will be a huge issue. I think keeping with the original zoning of medical /offices at the original height makes much more sense and ties into the aesthetic of the neighborhood.

The traffic is already an issue with the zoning changes that took place to accommodate the daycare center and the car dealership.

The Starbucks Drive thru is pretty busy in the morning with the line of cars almost reaching 29 Street. Then afterwards the cars are pulling into 29 street and doing a u turn to get back onto Pine Lake road. The strip mall parking lot with chipotle and noddles etc. is often completely full in the evenings and we have to circle the lot a couple of times before we can find a parking space.

The traffic light at [29 Pine Lake road](#) starts to get congested and then as soon as you can get out on Pine Lake road- you get another light at [27 and Pine Lake road](#). The traffic is almost backed up to 29 street anyway. I can't imagine the additional traffic that the apartment complex would bring to the early morning and [5:00 p.m.](#) commutes. There are so many families that are going to Scott Middle School, Lincoln southwest, Adams elementary and Cavett elementary.

Some of the car accidents at [27 and Pine Lake road](#) have been pretty serious. There have been a few kids hit by cars to while they are on their way to school. My daughter was riding her bike to Scott when she was hit by a truck when she was crossing the driveway by super saver/hu hot.

Thank you for your time and consideration on this matter.

Cynthia Miller
[7430 South 29 street](#)

Sent from my iPhone

Angela M. Birkett

From: WebForm <none@lincoln.ne.gov>
Sent: Sunday, September 09, 2018 7:00 PM
To: Cyndi Lamm; Jon Camp; Roy A. Christensen; Bennie R. Shobe
Subject: InterLinc - Contact

City Council - Contact

Date : 9/9/2018 7:00:22 PM

name MARY COX
address 2830 LAWSON DR.
city Lincoln
state NE
zip 68516
email mjcox955@aol.com
comments I am asking you to support the Mayor's veto regarding the construction of a mixed use apartment complex at 29th and Pine Lake.
We are opposed to the height that Krueger Development is proposing. We are not opposed to the original building code of 35'. We always knew there would be office buildings constructed, but strongly oppose his request.

Mary Cox

2830 Lawson Dr.

IP: 66.76.215.251

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

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