Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

Chris Hove: Chair
Dennis Scheer: Vice-Chair
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PLANNING STAFF

David R. Cary: Director
Geri Rorabaugh: Administrative Officer
Amy Huffman: Office Specialist

November 9, 2016

NOTICE: **The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, November 9, 2016, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.**

<u>PLEASE NOTE:</u> The Planning Commission action is final action on any item with a notation of "FINAL ACTION". Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission.**

The Planning Commission action on all other items is a recommendation to the City Council or County Board.

AGENDA

WEDNESDAY, NOVEMBER 9, 2016

Approval of minutes of the regular meeting held October 28, 2016.

1. <u>CONSENT AGENDA</u>
<u>(Public Hearing and Administrative Action):</u>

<u>TEXT AMENDMENTS:</u>

1.1 Text Amendment No. 16011, amending Section Section 27.67.066 of the Lincoln Municipal Code, relating to Special Conditions: H-3 Zoning District (a) to include "contractor services" in the list of uses with special parking conditions and update the names of several other uses to be consistent with Section 27.06; and repealing Section 27.67.066 of the Lincoln Municipal Code as hitherto existing.
Page 01
Staff recommendation: Approval
Staff Planner: Andrew Thierolf, 402-441-6371, athierolf@lincoln.ne.gov

1.2 County Text Amendment No. 16012, amending Article 2 and 17 of the Lancaster County Zoning Regulations by amending Article 2.057 Definitions and 17.005 Additional Height and Area Regulations for accessory buildings.
Page 07
Staff recommendation: Approval
Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

SPECIAL PERMITS:

1.3 Special Permit No. 463A, for a veterinary facility, on property generally located at 2000 North 112th Street. ****FINAL ACTION****
Page 13
Staff recommendation: Conditional Approval
Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

1.4 County Special Permit No. 16049, for a County AG (Agricultural District) Community Unit Plan, consisting of 85.13 acres, more or less, with 5 single-family acreage lots, containing a minimum of 3 acres, with a waiver request to block-length requirements to Chapter 4, Section 4.07, of the Lancaster County Land Subdivision Regulations, on property generally located at NW 12th Street and West Mill Road. ****FINAL ACTION****
Page 23
Staff recommendation: Conditional Approval
Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL:

3. ITEMS REMOVED FROM CONSENT AGENDA (Public Hearing and Administrative Action):

3.1 _____

3.2 _____

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

COMP. PLAN AMENDMENT AND RELATED TEXT AMENDMENT:

4.1a Comprehensive Plan Amendment No. 16001, to amend Chapter 5 of the 2040 Lincoln-Lancaster County Comprehensive Plan to remove the reference to Lincoln's Theater Policy.
Page 35
Staff recommendation: Denial
Staff Planner: Paul Barnes, 402-441-6372, pbarnes@lincoln.ne.gov

4.1b Text Amendment No. 16006, amending the Zoning Ordinance to allow theaters as a permitted use in the B-5 zoning district after January 1, 2022, and to allow theaters with 250 seats or less as a special permitted use in the B-2 and B-3 zoning districts.
Page 35
Staff recommendation: Conditional Approval
Staff Planner: Paul Barnes, 402-441-6372, pbarnes@lincoln.ne.gov

SPECIAL PERMIT:

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4.2 Special Permit No. 384H, to expand an existing health care facility for additional facilities dedicated to skilled nursing and associated parking with an increase in the number of residents allowed and with waiver for storm water detention, on property generally located at 4720 Randolph Street. ****FINAL ACTION****
Staff recommendation: Conditional Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION:

CHANGE OF ZONE:

Page 75

5.1 Change of Zone No. 16023, from AG (Agricultural District) to H-3 (Highway Commercial District) on approximately 2.62 acres, more or less, on property generally located at 6625 NW 48th Street.
Staff recommendation: Conditional Approval
Staff Planner: Tom Cajka, 402-441-5662, tcakla@lincoln.ne.gov

COMP. PLAN AMENDMENT AND RELATED COZ AND USE PERMIT:

Page 91

5.2a Comprehensive Plan Amendment No. 16004, to revise the Future Land Use Map in the 2040 Lincoln-Lancaster County Comprehensive Plan from "Public & Semi-Public" and "Residential - Urban Density" designations to "Commercial" designation on approximately 34.38 acres, more or less, generally located at the northeast corner of South 14th Street and Pine Lake Road.
Staff recommendation: Approval
Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

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5.2b Change of Zone No. 16030, from AG (Agricultural District) to B-2 (Planned Neighborhood Business District), from AG (Agricultural District) to R-1 (Residential District), and from R-1 (Residential District) to B-2 (Planned Neighborhood Business District), on property generally located on the northeast corner of 14th & Pine Lake Road.
Staff recommendation: Conditional Approval
Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

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5.2c Use Permit No. 16009, to allow up to 177,000 square feet of new commercial floor area including a retail warehouse and motorized vehicle fuel facility, on property generally located at the northeast corner of South 14th Street and Pine Lake Road. ****FINAL ACTION****
Staff recommendation: Conditional Approval
Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

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AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM NOT ON THE AGENDA, MAY DO SO

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Adjournment

PENDING LIST: *Special Permit 16009, for construction of a carport, on property generally located at 1801 Kings Highway.*

Planning Dept. staff contacts:

David Cary, *Director* . . . . . 402-441-6364 . . . . . dcary@lincoln.ne.gov
Stephen Henrichsen, *Development Review Manager* . . . 402-441-6374 . . . . . shenrichsen@lincoln.ne.gov
Paul Barnes, *Long Range Planning Manager* . . . . . 402-441-6372 . . . . . pbarnes@lincoln.ne.gov
Michael Brienzo, *Transportation Planner* . . . . . 402-441-6369 . . . . . mbrienzo@lincoln.ne.gov
Tom Cajka, *Planner* . . . . . 402-441-5662 . . . . . tcajka@lincoln.ne.gov
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Ed Zimmer, *Historic Preservation Planner* . . . . . 402-441-6360 . . . . . ezimmer@lincoln.ne.gov

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The Planning Commission meeting which is broadcast live at 1:00 p.m. every other Wednesday will be rebroadcast on Wednesdays at 7:00 p.m., Thursdays at 12:00 a.m. and Sundays at 12:30 p.m. on 5 City TV, Cable Channel 5.

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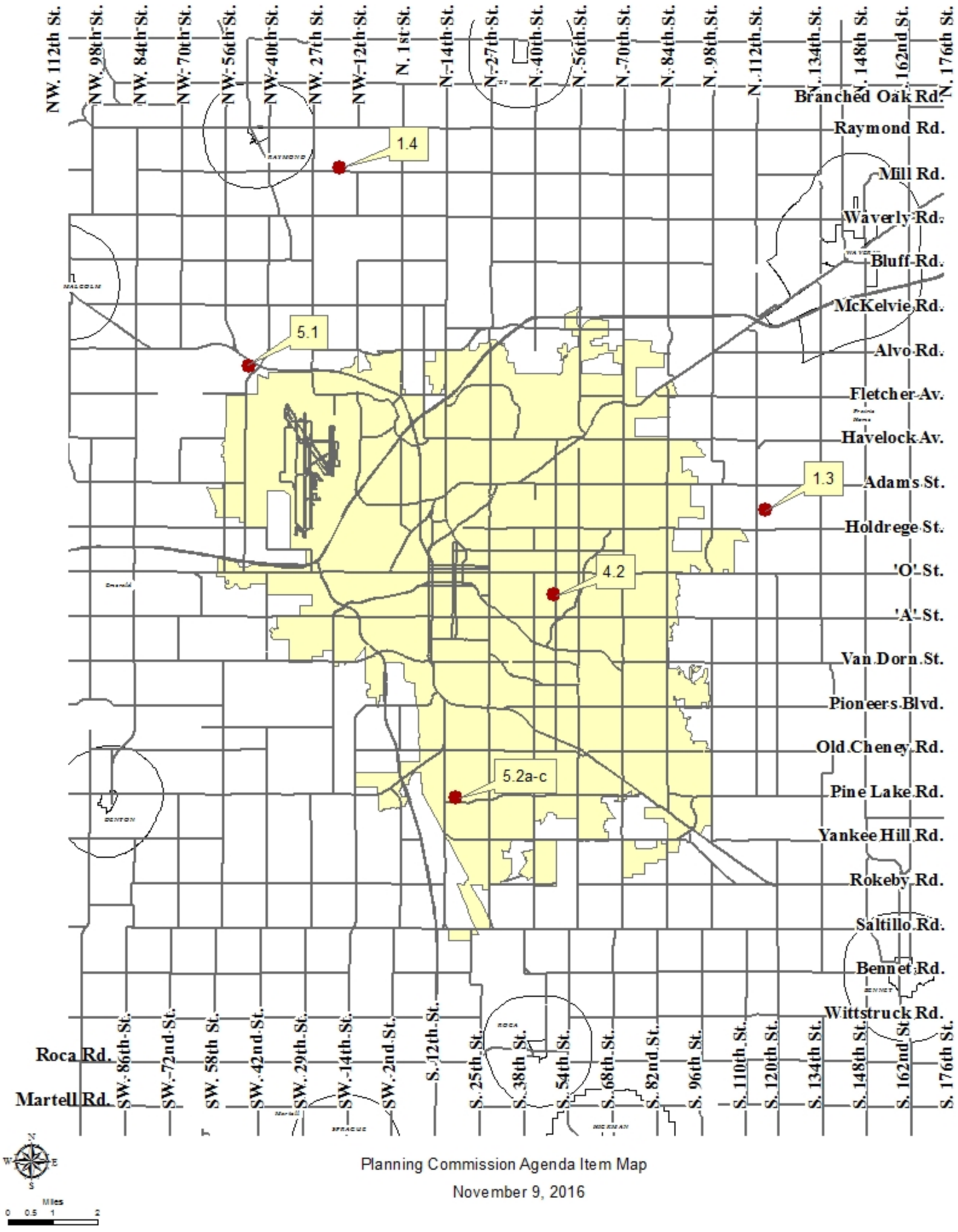
The Planning Commission agenda may be accessed on the Internet at http://www.lincoln.ne.gov/city/plan/pcagenda/index.htm

ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.



Planning Commission Agenda Item Map

November 9, 2016

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for November 9, 2016 PLANNING COMMISSION MEETING

PROJECT #: Text Amendment No. 16011

PROPOSAL: To add "contractor services" as a use eligible for reduced parking in the H-3 district per Section 26.67.066 and update the names of several uses in the section to be consistent with the Zoning Ordinance Use Groups.

CONCLUSION: This amendment would allow electrical contractors in the H-3 district to utilize the same reduced parking requirement as plumbing, heating, and air conditioning contractors. Updates to the names of several uses would allow for consistency with other sections of the Zoning Ordinance. This request complies with the intent of the Zoning Ordinance and is consistent with the Comprehensive Plan.

RECOMMENDATION: Approval

GENERAL INFORMATION:

HISTORY:

March 1998 Ordinance No. 17311 approved creating Section 27.67.066 to provide reduced parking for some uses in the H-3 district.

November 2014 Ordinance No. 20108 approved to slightly revise the language to reflect the Use Groups organizational structure.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page 5.2 Provide flexibility to the marketplace in siting future commercial and industrial locations.

ANALYSIS:

1. This application is to add electrical contractors as a use eligible for reduced parking in the H-3 district per Section 26.67.066. The H-3 district parking requirement is one stall per 300 square feet of building area; however several H-3 district uses are only required to provide one stall per 500 square feet of building area.

2. Reduced parking in the H-3 district is available for uses that may have larger buildings and do not generate a large demand for parking. Currently, uses in the H-3 district with a reduced parking requirement of one stall per 500 square feet of building area include:

   Vehicle body repair shops
   Truck and heavy equipment sales
   Farm machinery sales
   Motor truck terminals
   Mobile home sales
   Plumbing, heating, and air conditioning contractors
   Cabinet shops
   Automobile sales and repair

3. The applicant is requesting to add electrical contractors to the approved uses with reduced parking requirements. The parking demand for electrical contractors is similar to plumbing, heating, and air conditioning contractors. Most of the business is conducted off-site and customers rarely visit the office.

4. The names of several uses are being updated to match the naming convention of the Use Groups in Section 27.06. The proposed changes are listed below:

   Electrical (proposed), plumbing, heating, and air conditioning contractors to become "contractor services."
   The listed uses all meet the definition of "contractor services" per the Zoning Ordinance. Contractor services are businesses that provide a service which is primarily performed off-site with very few on-site customers. In addition to the uses listed above, other examples of contractor services include exterminator service, lawn and garden service, and construction services. These uses are already permitted in the H-3 district and would now be eligible for the reduced parking requirement.

   Vehicle body repair shops, farm machinery sales, and automobile sales and repair to become "motorized vehicle sales and repair."
   The listed uses all meet the definition of "motorized vehicle sales and repair." In addition to the uses listed above, other examples of motorized vehicles include all-terrain vehicles, recreational vehicles, snow mobiles, and watercraft.

   Remove the text specifically excluding vehicle repair shops and assembly facilities.
   Vehicle repair shops are a nearly identical use to "automobile sales and repair" and "vehicle body repair shops," both of which already receive the parking reduction. Vehicle repair shops meet the definition of "motorized vehicle repair" per the Zoning Ordinance.

Assembly facilities do not need to be specifically excluded from the parking reduction; there are many H-3 district uses not listed in this section.

Cabinet shops to become "cabinet shops or stores."
Name change to provide consistency with the Use Groups section of the Zoning Ordinance.

Prepared by:

Andrew Thierolf, Planner, 441-6371, athierolf@lincoln.ne.gov

October 27, 2016

APPLICANT/ CONTACT: David Wiebe
Architectural Design Associates
7501 O Street, Suite 105
Lincoln, NE 68510

F:\DevReview\TX\16000\TX16011 H-3 Parking Special Conditions.adt.wpd

16- Introduce: 00-00-16

ORDINANCE NO. _____

AN ORDINANCE amending Section 27.67.066 of the Lincoln Municipal Code relating to special parking requirements for certain uses in the H-3 zoning district by updating the names of the uses to match names used in the Use Group Tables, and repealing Section 27.67.066 as hitherto existing.

BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

Section 1. That Section 27.67.066 of the Lincoln Municipal Code be amended to read as follows:

27.67.066 Special Conditions: H-3 Zoning District

The following special parking requirements shall apply to uses in the H-3 zoning district.

(a) ~~Vehicle body repair shops, t~~Truck and heavy equipment sales, ~~farm machinery sales establishments, motor~~ truck terminals, mobile home sales, contractor services, ~~places of business of plumbing and heating and air conditioning contractors and~~ cabinet shops or stores, ~~automobile~~ motorized vehicle sales and repair;~~, but not including vehicle repair shops, and assembly facilities:~~ One space per 500 square feet of floor area, or one space per employee on the largest shift; however, if the number of spaces required by the building ratio is greater than that required by the employee ratio, the additional parking spaces need not be provided physically, but sufficient space shall be reserved for future physical development.

(b) All other parking requirements in the H-3 zoning district shall apply.

Section 2. That Section 27.67.066 of the Lincoln Municipal Code as hitherto existing be and the same is hereby repealed.

1 Section 3. That this ordinance shall take effect and be in force from and after

2 passage and publication in one issue of a daily or weekly newspaper of general circulation in the

3 City, according to law.

Introduced by:

_____

Approved as to Form & Legality:

_____

City Attorney

Approved this ___ day of _____, 2016:

_____

Mayor

October 3, 2016

Andrew Thierolf
Lincoln Planning Department
555 South 10th Street, Ste 213
Lincoln, NE 68508

RE: Application for Text Amendment

Andrew: See the attached Text Amendment Application. On behalf of our clients, we request an amendment to the Zoning Code Section *27.67.066 Special Conditions: H-3 Zoning District (a)* to include "electrical contractors" in the list of uses that are allowed to reduce parking lot requirements from 1 stall / 300 square feet to 1 stall / 500 square feet. Since the use, function and operations of an electrical contractor are similar to "plumbing and heating and air conditioning contractors" presently listed, we request that the text be amended to include this use.

Please let me know if you have any questions.

Sincerely,

David Wiebe, AIA
Architectural Design Associates

Attached: application form
$412.00 submittal fee

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for NOVEMBER 9, 2016 PLANNING COMMISSION MEETING

PROJECT #: Text Amendment No.16012

PROPOSAL: To add maximum area standards, along with additional minor revisions, to residential accessory building regulations in the Lancaster County Zoning Regulations.

CONCLUSION: This proposed amendment will provide residential accessory building maximum area standards that are easily accessible and compatible with existing development patterns. This text amendment conforms to the Comprehensive Plan by improving predictability for residential neighborhoods.

RECOMMENDATION: Approval

GENERAL INFORMATION:

HISTORY:

2012	Approximate date when the Building and Safety Department began enforcing current policy regarding accessory building area.
Feb.--April 2016	The working group met to review the accessory building standards for the City zoning ordinance.
August 29, 2016	TX#16008 to establish maximum area for accessory buildings in the City zoning code was approved by the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

Strive for predictability for neighborhoods and developers for residential development and redevelopment (p.7.2)

ANALYSIS:

1. The primary purpose of this text amendment is to add maximum area standards to the residential accessory building regulations found in Article 17.005 of the zoning ordinance. The proposed text is attached.

2. The Planning Department met with a working group consisting of neighborhood representatives, homebuilders, and other local organizations to develop the criteria for accessory buildings for the City zoning ordinance. Although the group was not

involved in this text amendment, the criteria adopted for the City is the same being proposed for the County. Seven working group meetings were held from February through April. This proposal represents the consensus opinion of the working group. The working group members are listed below:

Cathy Beecham, Planning Commission
Brad Becker, Home Builders Association of Lincoln (HBAL), Becker construction
Clark deVries, Near South Neighborhood
Lynn Fisher, College View Neighborhood, Real Estate Owners and Managers Association of Lincoln (REOMA), and acreage owner
Perry Haralson, Cornhusker Bank, HBAL Board Vice President
Tim Hruza, Lincoln Independent Business Association (LIBA)
Matt Kleinschmit, Homebuilder and Developer, HBAL Board President Elect
Brayden McLaughlin, Near South Neighborhood
Jon Carlson, Mayor's Office

3. The proposed maximum area standards only apply to accessory buildings on single family and two family residential lots or tracts located within the County's zoning jurisdiction. Multi-family and other uses permitted in residential districts would not have a maximum accessory area. Examples of residential accessory buildings include garages (attached and detached), sheds, and workshops. Accessory buildings on larger lots in rural areas may also include horse arenas, barns, and large equipment garages. Typical sizes of common accessory buildings are listed below:

Garage: 250 - 300 square feet per stall
Storage/garden shed: 100 - 200 square feet
Horse arena/barn: 5,000 - 20,000 square feet
Large equipment storage: 5,000 - 10,000 square feet

4. Currently the zoning code does not state the amount of accessory buildings allowed. The definition of accessory building per the zoning code is, "An accessory building is a subordinate building or a portion of the main building, the use of which is incidental to that of the main building or to the main use of the premises." This definition leads to interpretation of how large can an accessory structure be and still be considered a subordinate building.

5. The proposed limits on accessory buildings were recently approved for the City Zoning Code. The limits on area for accessory buildings proposed with this text amendment are the same as those adopted by the City.

6. The proposed area table is divided into two categories: "maximum" and "expanded maximum." Lots within each zoning and size classification are allowed the "maximum" as long as they meet all existing accessory building regulations

such as setback, rear yard coverage, and height. The “expanded maximum” area applies if additional conditions can be met. The conditions vary by lot size and zoning classification, but generally homeowners are rewarded with additional accessory building area if they keep a majority of their accessory space outside the setbacks and accessory area is not greater than the house.

7. The “maximum” area would be adequate for a large majority of residential lots, and the “expanded maximum” provides flexibility for larger accessory buildings built to have a minimal impact on surrounding properties. An increase in accessory area above the existing policy with the “expanded maximum” was appropriate since the impact on neighbors and neighborhood character would be minimized with the additional conditions regarding setback and house size.

8. The allowed square footage of accessory buildings is increased as the size of the lot increases. For example, a lot zoned “R” that is less than 7,500 sq. ft. can have a maximum of 1,000 sq. ft. of accessory buildings, where as a lot that is 7,500 sq. ft. to 20,000 sq. ft. can have a maximum of 1,500 sq. ft. of accessory buildings. See attachment for breakdown of per lot size.

9. The restrictions on accessory buildings does not apply to parcels that are 10 acres or more and zoned AG. This allows farms to have an unlimited amount of accessory buildings.

10. The existing definition of Private Garage states that a garage can’t have more than four bays. The four bay limit is proposed to be removed because the new area standards will address garage size.

Prepared by:

Tom Cajka
Planner

DATE: October 25, 2016

APPLICANT/CONTACT: Tom Cajka, Planner
Lincoln-Lancaster County Planning Department
555 S. 10th St. Suite 213
Lincoln, NE 68508
402-441-5662

F:\DevReview\TX\16000\TX16012 accessory buildings county.tjc.wpd

Residential Accessory Buildings Proposed Text Amendment

Proposed changes are highlighted

Definition

2.057

Garage, Private. An accessory building designed or used for storage ~~of not more than four (4) vehicles owned and used by the occupants of the building to which it is~~ by the occupants of the building to which it is accessory.

Article 17.005 Additional Height and Area Regulations

(A) Maximum and expanded maximum cumulative allowable area for all accessory buildings on single family or two family residential lots or tracts in AG, AGR, and R zoning districts:

(1) The maximum and the expanded maximum cumulative allowable area for all accessory buildings are as set out in Table below. The applicable maximum cumulative allowable area may be increased up to the expanded maximum allowable area as provided in Table 27.72.120(d) Notes *1-4 below:

Table 1

Maximum and Expanded Maximum* Cumulative Allowable Area for Accessory Buildings on Single Family or Two Family Residential Lots or Tracts

*#Expanded Maximum applies only in accordance with the applicable Note # below (e.g. 1)

		Lot or Tract Size			
		less than 7,500 sq. ft.	7,500 sq. ft. to less than 20,000 sq. ft.	20,000 sq. ft. to less than 1 acre	1 acre or more
R Accessory Building sq. ft.	Maximum	1,000	1,500	2,000	2,000
	Expanded Maximum	1,500[1]	3,000[2]	3,000[2]	5,000[3]

		less than 1 acre	1 acre to less than 2 acres	2 acres to less than 4 acres	4 acres to less than 10 acres	10 acres or more
AGR Accessory Building sq. ft.	Maximum	2,000	2,000	2,000	2,000	2,000
	Expanded Maximum	3,000[2]	6,000[4]	8,000[4]	20,000[4]	No maximum[4]
AG Accessory Building sq. ft.	Maximum	2,000	2,000	2,000	2,000	No maximum
	Expanded Maximum	3,000[2]	6,000[4]	8,000[4]	20,000[4]	

Notes:

1. In the R zoning districts, for lots or tracts less than 7,500 square feet in size, the maximum cumulative square footage of all accessory buildings may be increased up to the above expanded maximum square feet provided:
   (1) Total square footage for all accessory buildings does not exceed the total square footage, excluding basement, of the main building; and
   (2) The total square footage for all accessory buildings does not exceed a cumulative total of 500 square feet in the side, rear, and front yard setbacks.
2. In the R zoning districts for lots or tracts 7,500 square feet to less than 1 acre in size, and in AG and AGR zoning districts for lots or tracts less than 1 acre in size, the maximum cumulative square footage for all accessory buildings may be increased up to the above expanded maximum square feet provided:

(1) The total square footage for all accessory buildings shall not exceed the total square footage, excluding basement, of the main building;
(2) The total square footage for all accessory buildings does not exceed a cumulative 250 square feet in the side, rear, and front yard setbacks; and
(3) Any individual accessory building over 250 square feet in area must be located outside of the side, rear, and front yard setbacks.

3. In the R zoning districts, for lots or tracts of 1 acre or larger in size, the maximum cumulative square footage for all accessory buildings may be increased up to the above expanded maximum square feet provided:

i. The total square footage for all accessory buildings does not exceed a cumulative total of 250 square feet in the side, rear, and front yard setbacks; and
ii. Any individual accessory building over 250 square feet in area must be located outside of the side, rear, and front yard setbacks.

4. In the AG zoning district for lots and tracts 1 acre to less than 10 acres, and in the AGR zoning district for lots or tracts 1 acre or greater, the maximum cumulative square footage for all accessory buildings may be increased to the above expanded maximum square feet provided that the total square footage of all accessory buildings does not exceed a cumulative total of 2,000 square feet in the side and rear setbacks.

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for NOVEMBER 9, 2016 PLANNING COMMISSION MEETING

PROJECT #: Special Permit No. 463A

PROPOSAL: A request per Section 27.63.790 for a veterinary facility.

LOCATION: 2000 N. 112th Street located northeast of N. 112th Street and Holdrege Street.

LAND AREA: 32.58 acres, more or less

EXISTING ZONING: Ag Agricultural

CONCLUSION: This request is in conformance with the Comprehensive Plan and Zoning Ordinance. The veterinary facility should have minimal impact on the surrounding area.

RECOMMENDATION: Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1 Irregular Tract located in the SE1/4 of Section 18-10-8, Lancaster County, NE

EXISTING LAND USE: Kennel and single family house

SURROUNDING LAND USE AND ZONING:

North:	AG Agricultural	Farm ground
South:	AG Agricultural	Al Larson acreage subdivision
East:	AG Agricultural	Farm ground and smaller acreages
West:	AG Agricultural	Farm ground

HISTORY:

April 1967 Al Larson Subdivision final plat was approved by the City Council.

July 1969 SP#463 for a veterinary office on the west 340 feet of the north 200 feet of Lot 1 Irregular Tract was approved by the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2040 Future Land Use Plan identifies this area as Residential-Low Density. (p12.3)

The 2040 Priority Growth Areas map identifies this area in Tier II. (p.12.6)

UTILITIES: The veterinary facility will have a private well and wastewater disposal system.

TRAFFIC ANALYSIS: N. 112th Street is a county gravel road and is classified as a minor arterial.

PUBLIC SERVICE: This area is served by the Southeast Rural Fire District and the Lancaster County Sherif.

ANALYSIS:

1. This request is for a special permit for a 5,000 sq. ft. veterinary facility in the AG District. The site is currently used as a kennel. Kennels are a permitted use in the AG District.

2. A special permit was approved for a veterinary office in July 1969 on a portion of this site. The veterinary office was never built, but the site has been used as a kennel since 1963. This application expands the area that was previously approved for the veterinary office. Therefore, an amendment to the original special permit is required.

3. The special permit is over the entire lot, but the building envelope is limited to the west 600 feet of the lot. The applicant's letter states that the remainder of the site could be used for walking trails and outdoor amenities for the clinic/kennel use.

4. There is a house on the site. The house is currently being rented for single family use. In the future the existing house will be used as a caretakers residence as part of this special permit. The zoning ordinance does not allow two main uses on the property, therefore the house must be accessory to the veterinary facility.

5. For kennels in zoning districts other than AG and AGR there is a limit to no more than 3 animals outside at any one time. Since this kennel is zoned AG there is no limit on the number of animals outside. The AG District has no restriction on number of animals allowed, so there is no restriction on kennels.

6. The site is located approximately one-half mile north of Holdrege Street on N. 112th Street. Holdrege Street is a paved road, but N. 112th Street is a gravel road. Increase traffic is likely with the approval of the veterinary clinic. With this site being less than one mile form the City limits, potentially most of the traffic and customers could come from the City and not the rural area.

7. The veterinary facility should have minimal impact on the surrounding rural area. There has been a kennel on the premise for many years. The use is all indoors except for a small outdoor area. There is the potential for increased traffic. This use is appropriate for the area.

CONDITIONS OF APPROVAL:

Per Section 27.63.790 this approval permits a veterinary facility.

Site Specific Conditions:

1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below:

    1.1 Change the building envelope on the north and south side to 60 feet to match the side yard setback in the AG District.

    1.2 Delete Notes 5 and 6. There is no parking requirement in the AG District. Note 6 and 2 can be combined.

    1.3 Change Note 2 to read, “The owner reserves the right to build within the building envelope. Site plan is conceptual and may be finalized at time of building permit.”

    1.4 Show the floodplain on the site plan.

    1.5 Change Note 1 to read, “This special permit allows a 5,000 sq. ft. veterinary office. Kennels and other buildings are accessory to the veterinary office. The existing house shall be for a caretaker of the veterinary office or kennel.”

2. Before receiving building permits 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 special permit has been recorded.

Standard Conditions:

3. The following conditions are applicable to all requests:

    3.1 Before occupying the buildings or starting the operation all development and construction shall substantially comply with the approved plans.

3.2 The physical location of all setbacks and yards to be in substantial compliance with the location of said items as shown on the approved site plan.

3.3. Before occupying this veterinary facility the City/County Health Department is to approve the water and waste water systems.

3.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.

3.5 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, filing fees therefor to be paid in advance by the applicant.

3.6 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all prior resolutions approving this permit remain in full force and effect as specifically amended by this resolution.

Prepared by

Tom Cajka
Planner

DATE: October 28, 2016

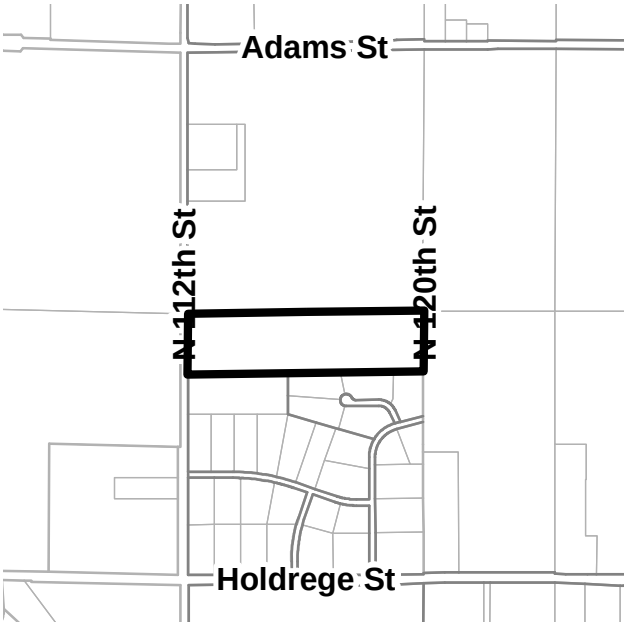
APPLICANT/CONTACT: REGA Engineering Group
601 Old Cheney Rd. Suite A
Lincoln, NE 68512
402-484-7342

OWNER: Sunflower Holdings LLC
9340 Duane Lane
Lincoln, NE 68505
402-467-4469

F:\DevReview\SP\SP463A veterinary facility.tjc.wpd

2016 aerial

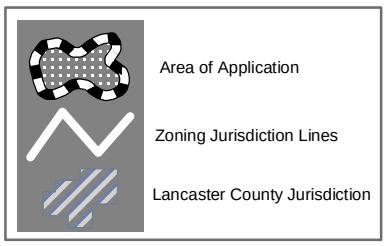
Special Permit #: SP463A
Lionberger Veterinary
N 112th St & Holdrege St



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.18 T10N R08E



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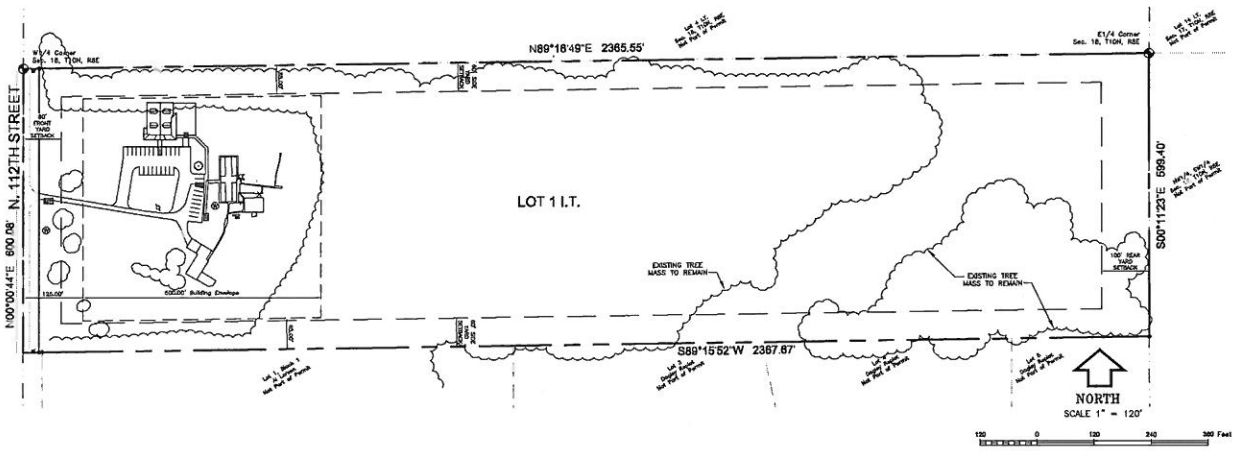
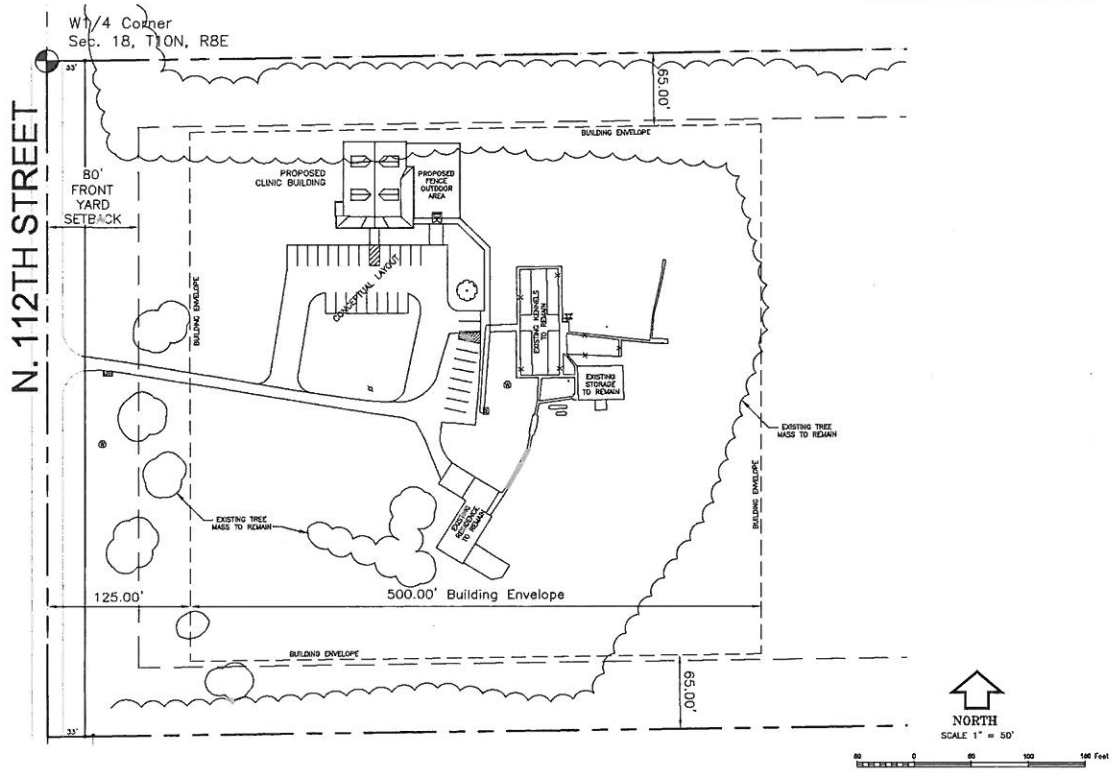




OWNER/DEVELOPER:
SUNFLOWER HOLDINGS LLC
8340 DUANE LANE
LINCOLN, NE 68505
402-467-4469

ENGINEER:
NATE BURNETT
REGA ENGINEERING GROUP INC.
601 OLD CHENEY ROAD, SUITE 'A'
LINCOLN, NE 68512
402-484-7342

SURVEYOR:
LYLE L. LOTH
REGA ENGINEERING GROUP INC.
601 OLD CHENEY ROAD, SUITE 'A'
LINCOLN, NE 68512
402-484-7342

LEGAL DESCRIPTION

Lot 1 of Irregular Tracts located in the South Half of Section 18, Township 10 North, Range 8 East, of the Sixth Principal Meridian, Lancaster County, Nebraska and more particularly described as follows:

BEGINNING at the West Quarter corner of said Section 18;
Thence on the north line of the South Half of said Section 18, N89°18'49"E, a distance of 2365.55 feet to the East Quarter corner of said Section 18;
Thence on the east line of the South Half of said Section 18, S00°11'23"E, a distance of 599.40 feet;
Thence S89°15'52"W, a distance of 2367.67 feet to a point on the west line of the South Half of said Section 18;
Thence on the west line of the South Half of said Section 18, N00°00'44"E, a distance of 600.08 feet to the POINT OF BEGINNING, and containing a calculated area of 1,418,259.18 square feet or 32.58 acres.

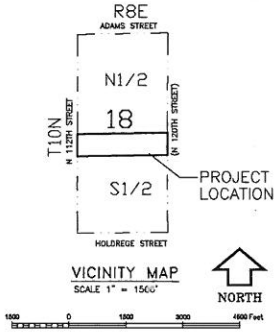
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DATE LYLE L. LOTH L.S. #314

GENERAL NOTES:

1. THIS SPECIAL PERMIT FOR VETERINARY FACILITY AND KENNELS CONSISTS OF A MAXIMUM ALLOWED 5,000 SQUARE FEET FLOOR AREA FOR CLINIC, KENNELS, ACCESSORY BUILDINGS AND RESIDENCE FOR EMPLOYEES OF THE CLINIC OR KENNELS.
2. THE OWNER/DEVELOPER RESERVES THE RIGHT TO BUILD WITHIN THE BUILDING ENVELOPE SHOWN.
3. FRONT, SIDE AND REAR YARD SETBACKS SHALL BE IN ACCORDANCE WITH THE AG ZONING DISTRICT UNLESS OTHERWISE NOTED.
4. SIGNS NEED NOT BE SHOWN ON THIS PLAN, BUT NEED TO BE IN COMPLIANCE WITH CHAPTER 27.69 OF THE LINCOLN ZONING ORDINANCE, AND MUST BE APPROVED BY BUILDING & SAFETY DEPARTMENT PRIOR TO INSTALLATION.
5. PARKING SHALL BE IN COMPLIANCE WITH CHAPTER 27.67.
6. THE SPECIFIC SITE PLAN IS NOT REQUIRED WITH THE SPECIAL PERMIT. THE SITE LAYOUT SHALL BE APPROVED THROUGH THE BUILDING PERMIT PROCESS.



VICINITY MAP
SCALE 1" = 1500'

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

PROJECT
161272

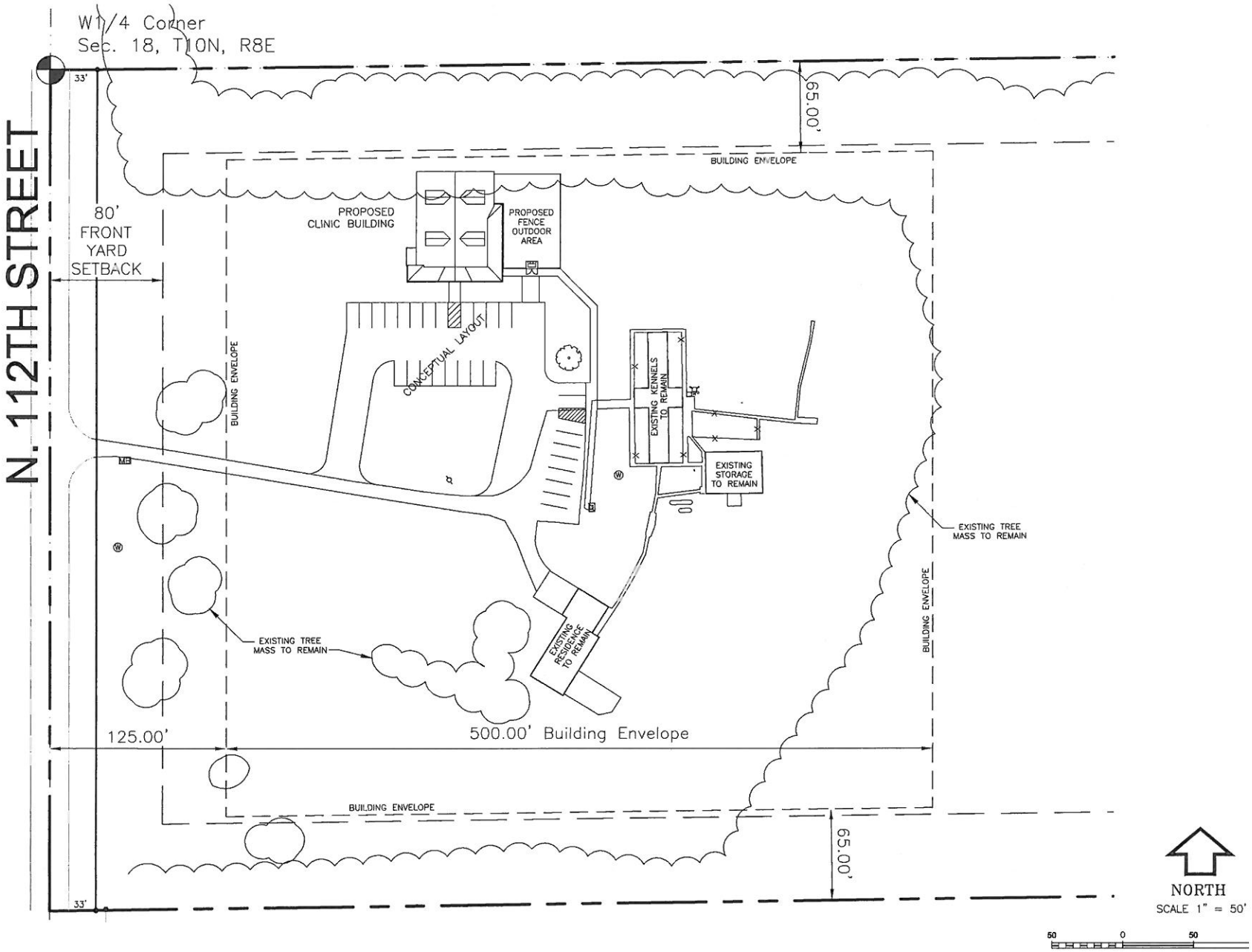
NO.	REVISIONS DESCRIPTION	DATE	BY

REGA
ENGINEERING GROUP, INC.
601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342
- ENGINEERING
- PLANNING
- LAND SURVEYING

LIONBERGER VETERINARY SERVICES
AMENDMENT TO SPECIAL PERMIT #463A
SITE PLAN
2000 N. 112TH STREET

DATE: 10/12/16
DESIGNED BY: MLK
DRAWN BY: MLK
CHECKED BY: NPB

SHEET NO.
1 of 1


W1/4 Corner
Sec. 18, T10N, R8E
N. 112TH STREET
33'
80' FRONT YARD SETBACK
65.00'
BUILDING ENVELOPE
PROPOSED CLINIC BUILDING
PROPOSED FENCE OUTDOOR AREA
CONCEPTUAL LAYOUT
EXISTING KENNELS TO REMAIN
EXISTING STORAGE TO REMAIN
EXISTING TREE MASS TO REMAIN
EXISTING RESIDENCE TO REMAIN
125.00'
500.00' Building Envelope
NORTH
SCALE 1" = 50'
50
0
50

GENERAL NOTES:

1. THIS SPECIAL PERMIT FOR VETERINARY FACILITY AND KENNELS CONSISTS OF A MAXIMUM ALLOWED 5,000 SQUARE FEET FLOOR AREA FOR CLINIC, KENNELS, ACCESSORY BUILDINGS AND RESIDENCE FOR EMPLOYEES OF THE CLINIC OR KENNELS.
2. THE OWNER/DEVELOPER RESERVES THE RIGHT TO BUILD WITHIN THE BUILDING ENVELOPE SHOWN.
3. FRONT, SIDE AND REAR YARD SETBACKS SHALL BE IN ACCORDANCE WITH THE AG ZONING DISTRICT UNLESS OTHERWISE NOTED.
4. SIGNS NEED NOT BE SHOWN ON THIS PLAN, BUT NEED TO BE IN COMPLIANCE WITH CHAPTER 27.69 OF THE LINCOLN ZONING ORDINANCE, AND MUST BE APPROVED BY BUILDING & SAFETY DEPARTMENT PRIOR TO INSTALLATION.
5. PARKING SHALL BE IN COMPLIANCE WITH CHAPTER 27.67.
6. THE SPECIFIC SITE PLAN IS NOT REQUIRED WITH THE SPECIAL PERMIT. THE SITE LAYOUT SHALL BE APPROVED THROUGH THE BUILDING PERMIT PROCESS.

R8E

ADAMS STREET

LIONBERGER VETERINARY SERVICES

AMENDMENT TO SPECIAL PERMIT #463A

SITE PLAN

2000 N. 112TH STREET

REGA
ENGINEERING
GROUP, INC.

File No. 161272
October 12, 2016

Mr. David Cary
Director of Planning
Tom Cajka, Planner
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: AMENDMENT TO SPECIAL PERMIT #463
LIONBERGER VETERINARY SERVICES
2000 North 112th Street

Dear David,

On behalf of Sunflower Holdings LLC, we are requesting to amend the existing Vet Facilities special permit. The proposed special permit is now shown to include the entire parcel of Lot 1 I.T. located in the South Half of Section 18, Township 10 North, Range 8 East.

A building envelope has been shown to include the west portion of the lot, primarily outside of the existing tree mass. Previously a square footage of 3,900 was approved for the clinic and with this amendment we are requesting that to be increased to 5,000 square feet. The increased portion will not be utilized at this time, however this will allow expansion in the future. The proposed parking and building layout is only conceptual.

The existing residence within the permit will be an accessory use to the clinic/kennels with an employee residing within the residence. The existing kennels and storage building will also remain.

The remaining area east of the building envelope, will be utilized in the future for walking trails and outdoor amenities for the clinic/kennel use.

Please contact me if you have any questions or comments.

Sincerely,

Marcia L. Kinning

Cc: John and Kaz Lionberger
Stephen Mossman
Enclosures: Special Permit Application
Special Permit Fee $988.00

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for NOVEMBER 9, 2016 PLANNING COMMISSION MEETING

PROJECT #: Special Permit No.16049 Glacial Till Ridge

PROPOSAL: A request per Article 13.001 (z) for a Community Unit Plan.

LOCATION: NW 12th Street and W. Mill Road

LAND AREA: 85.13 acres, more or less

EXISTING ZONING: AG Agricultural

WAIVER /MODIFICATION REQUEST:

1. Block length
2. Yard setbacks
3. Minimum lot area
4. Minimum frontage
5. Average lot width
6. Sidewalks
7. Well report based on one well per 10 acres.

CONCLUSION: The request meets the intent of the 2040 Comprehensive Plan and with the conditions is acceptable for approval. The waivers to lot area, setbacks and frontage are appropriate and necessary for a residential cluster development. The waiver to block length is appropriate in a rural environment and as future streets are shown that will lessen the block length.

RECOMMENDATION:	Conditional Approval
Waivers/modifications:	
1. Block length	Approval
2. Yard setbacks	Approval
3. Minimum lot area	Approval
4. Minimum frontage	Approval
5. Average lot width	Approval
6. Sidewalks	Approval
7. Well report based on one well per 10 acres.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 22 Irregular Tract located in the SE 1/4 of Section 4, Township 11 North, Range 6 East Lancaster County, NE.

EXISTING LAND USE: Farm ground and one single family house.

SURROUNDING LAND USE AND ZONING:

North:	AG Agricultural	Farm ground and farmsteads.
South:	AG Agricultural	Farm ground
Southwest:	AG Agricultural	Farm ground and acreage subdivisions.
East:	AG Agricultural	Farm ground and farmsteads
West:	AG Agricultural	Farm ground and houses.

HISTORY:

October 2004 Special Permit #04041 Masek's 1st Addition Community Unit Plan for 9 acreage lots located southeast of NW 27th Street and W. Mill Road was approved by the County Board.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2040 Lancaster County Future Land Use Plan identifies this area as Agricultural (p.1.8)

Acknowledge the fundamental "Right to Farm." Preserve areas throughout the county for agricultural production by designating areas for rural residential development— thus limiting potential conflicts between farms and acreages. (p. 2.7)

LPlan 2040 supports the preservation of land in the bulk of the County for agricultural and natural resource purposes. However, it recognizes that some parts of the County are in transition from predominantly agricultural uses to a mix that includes more residential uses (p. 7.12)

All proposals for acreages, whether designated on the future land use map for low density residential or not, should be evaluated based on factors such as paved roads, adequate water quality and quantity, soil conditions for on-site wastewater management, availability of emergency services, agricultural productivity, land parcelization, the pattern of existing acreages, and plans for future urban development (p. 7.12)

Grouping acreages together in specific area will limit the areas of potential conflict between farms and acreages. It also may enable services to be provided more efficiently, by reducing the amount of paved routes, reducing the number and distance of school bus routes and taking advantage of more effective rural water district service (p. 7.12)

Many families are not well-informed of all the implications of rural living before they make that lifestyle choice. This includes an understanding of the state's "right to Farm" law, which protects farmers from nuisance claims when conducting normal agricultural practices, and an understanding of the difference between urban and rural public services. (p. 7.13)

UTILITIES: Each lot will have individual water wells and septic systems.

TRAFFIC ANALYSIS: West Mill Road is a County gravel road.

PUBLIC SERVICE: This area is served by Raymond Rural Fire District and Lancaster County Sheriff. This is in the Norris Public Power service area.

REGIONAL ISSUES: Expansion of acreage lots.

ENVIRONMENTAL CONCERNS: This is not prime farmland.

ALTERNATIVE USES: Continue as farm ground.

ANALYSIS:

1. This request is for a Special Permit for a Community Unit Plan (CUP) for 5 acreage lots. Each lot will have individual water wells and septic systems. A 25% dwelling unit bonus is being requested for preservation of farmland and open space.

2. AG Agricultural zoning allows one dwelling unit per 20 acres. Through the provisions of the Community Unit Plan, bonus lots can be granted when a minimum of 70% of the development area is preserved as open space. These bonuses can be granted for as much as a 25% increase of the allowable density.

3. Density Calculation:

   85.13 acres divided by 20 = 4.256 dwelling units

   Preserved land: 70% of land to be preserved in outlot

   85.13 acres x 70% = 59.59 acres required for bonus
   59.71 acres shown currently

   With a density bonus of 25%, the density would be:

   4.256 x 1.25 = 5.32 dwelling units or 5 dwelling units with rounding.

4. The lots will take access off of the new public road NW 18th Street. The County currently does not maintain county roads when there are less than six dwelling units on the road. The homeowners will be responsible for maintenance of NW 18th Street.

5. Waivers to minimum lot area, average lot width, minimum frontage and setbacks for the AG District are requested. These are typical waivers in a AG community unit

plan. These waivers allow for the clustering of lots on 3 acre parcels. The setback waivers are equivalent to the AGR setbacks.

6. A waiver to block length is requested. The future layout conceptually shows streets off of NW 18th Street. With the future streets, the block length will be reduced significantly. Larger block lengths are typical in rural and acreage developments.

7. A waiver to sidewalks is requested. Sidewalks are required where needed for pedestrian traffic. With only 5 lots within this CUP and each lot over 3 acres in size, pedestrian traffic would be minimal and there are not any sidewalks in the vicinity.

8. The Lancaster County Zoning Regulations Article 14.013o)7) requires that data on the quantity and quality of the water shall be obtained from test wills which shall be drilled on the ration of one to each ten acres on a grid system when individual water wells are used. The applicant has request a waiver to the test wells and instead has provided information from existing wells.

9. Groundwater information from 22 wells was submitted. Nine of the 22 wells are located within the section on which this development is proposed. The pumping rate for all of the wells ranged from 10 gallons per minute to 30 gallons per minute. Lincoln Lancaster County Health Department (LLCHD) considers 5 gallons per minute to be the minimum pumping rate for household needs. Based on the information provided, LLCHD concludes that there is sufficient groundwater for this development and supports the waiver for additional test wells. The Lancaster County Zoning Regulations Article 14.013o(7) requires that data on the quantity and quality of the water shall be obtained from test wills which shall be drilled on the ration of one to each ten acres on a grid system when individual water wells are used. The applicant has request a waiver to the test wells and instead has provided information from existing wells.

10. With the conditions outlined below, this request is found to be in conformance with the Comprehensive Plan and is appropriate for approval.

CONDITIONS OF APPROVAL:

Per Article 13.001z this approval permits a Community Unit Plan for 5 dwelling units and waivers to yard setbacks, minimum lot area, minimum lot frontage, average lot width, sidewalks, block length and test wells every 10 acres.

Site Specific Conditions:

1. Before a final plat is approved the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below:

1.1 Combine Outlot A and B. Show the future street in the outlot and label it "Future street to be graded prior to final plat of adjacent lot."

1.2 Add Block 1 for lots on the west side of NW 18th Street. The lots on the east side of NW 18th Street should be Lots 1-2, Block 2.

1.3 Identify the use of Outlot A as Agriculture.

1.4 Add a note that Height and Area regulations of the AGR District shall apply for all lots within the CUP.

1.5 Add the following waivers; yard setbacks, minimum lot area and minimum frontage.

1.6 Revise Note 17 to read, "A homeowners association shall be established to maintain NW 18th Street until such time that it is maintained by Lancaster County or another governmental subdivision."

1.7 In Note 1 delete "1 outlot for future street"

1.8 Revise grading plan and street profile plans to the satisfaction of the County Engineer.

1.9 Make the following corrections per the County Engineer;

A. Need to show found and/or set boundary corner monuments for subdivision and list monument description.

B. Need to show Section corner reference ties and list monument description for same.

C. Revise sight distance centerline profile exhibit along West Mill Road at recommended location for NW 18th Street and make reference of development boundary on profile stationing.

D. Need drainage areas delineated and ponds which are mentioned in submitted hydraulics report shown on the grading plan to effectively review drainage calculations.

E. Add a note to read, "The developer is required to provide all testing related to improvement installation in compliance with Lancaster County design standards and Lancaster County Engineering Department shall receive reports of all test results for grade compaction and load ticket reports to verify quantity of rock and gravel road surface material installed."

2. Before a final plat is approved 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 special permit has been recorded.

3. Prior to issuance of a building permit:

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

   3.2 Final plat(s) is/are approved by the County.

   If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

   Before the approval of a final plat, the public streets, drainage improvements, land preparation and grading, sediment and erosions control measures, temporary turnaround and barricades, and street name signs, must be completed The improvements must be completed in conformance with adopted design standards specified in the Land Subdivision Resolution.

   No final plat shall be approved until the Permittee, as subdivider agrees:

   to maintain County roads in good order and condition, including repair and replacement of paving as reasonably necessary, until the County Board specifically accepts the maintenance.

   to relinquish the right of direct vehicular access to West Mill Road except at NW. 18th Street.

Standard Conditions:

4. The following conditions are applicable to all requests:

   4.1 Before occupying the dwelling units all development and construction shall substantially comply with the approved plans.

   4.2 The physical location of all setbacks and yards, buildings, parking and

circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.

4.3 Before occupying the dwelling units City/County Health Department is to approve the water and waste water systems.

4.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.

4.4 The applicant shall sign and return the letter of acceptance to the County Clerk. This step should be completed within 60 days following the approval of the special permit. The Permittee shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds. Building permits will not be issued unless the letter of acceptance has been filed.

Prepared by

Tom Cajka
Planner

DATE: October 26, 2016

APPLICANT: REGA Engineering Group
601 Old Cheney Rd. Suite A
Lincoln, NE 68512

OWNER: Steven Mulbach
5701 Vine Street
Lincoln, NE 68505
402-416-2063

CONTACT: Marcia Kinning
REGA Engineering Group
601 Old Cheney Rd. Suite A
Lincoln, NE 68512
402-484-7342

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2016 aerial

Special Permit #: SP16049
Glacial Till Ridge CUP
NW 12th St & W Mill Rd

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
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H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
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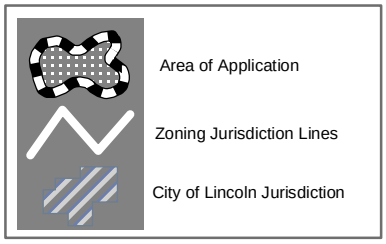
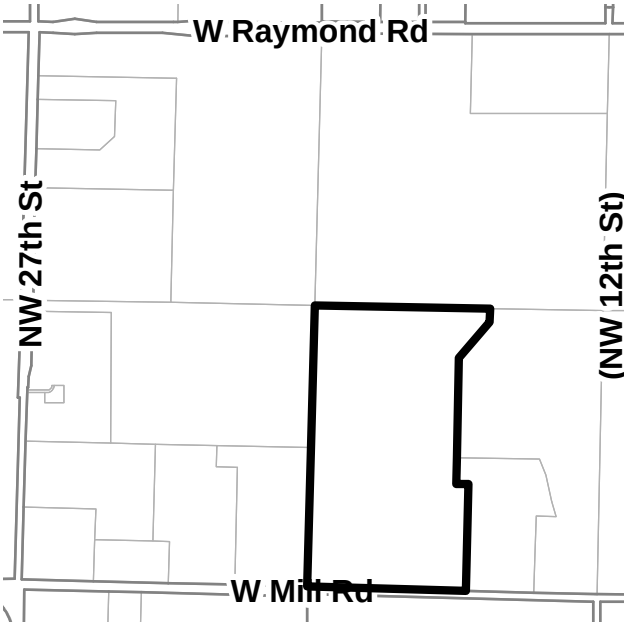
P	Public Use District

One Square Mile:
Sec.04 T11N R06E





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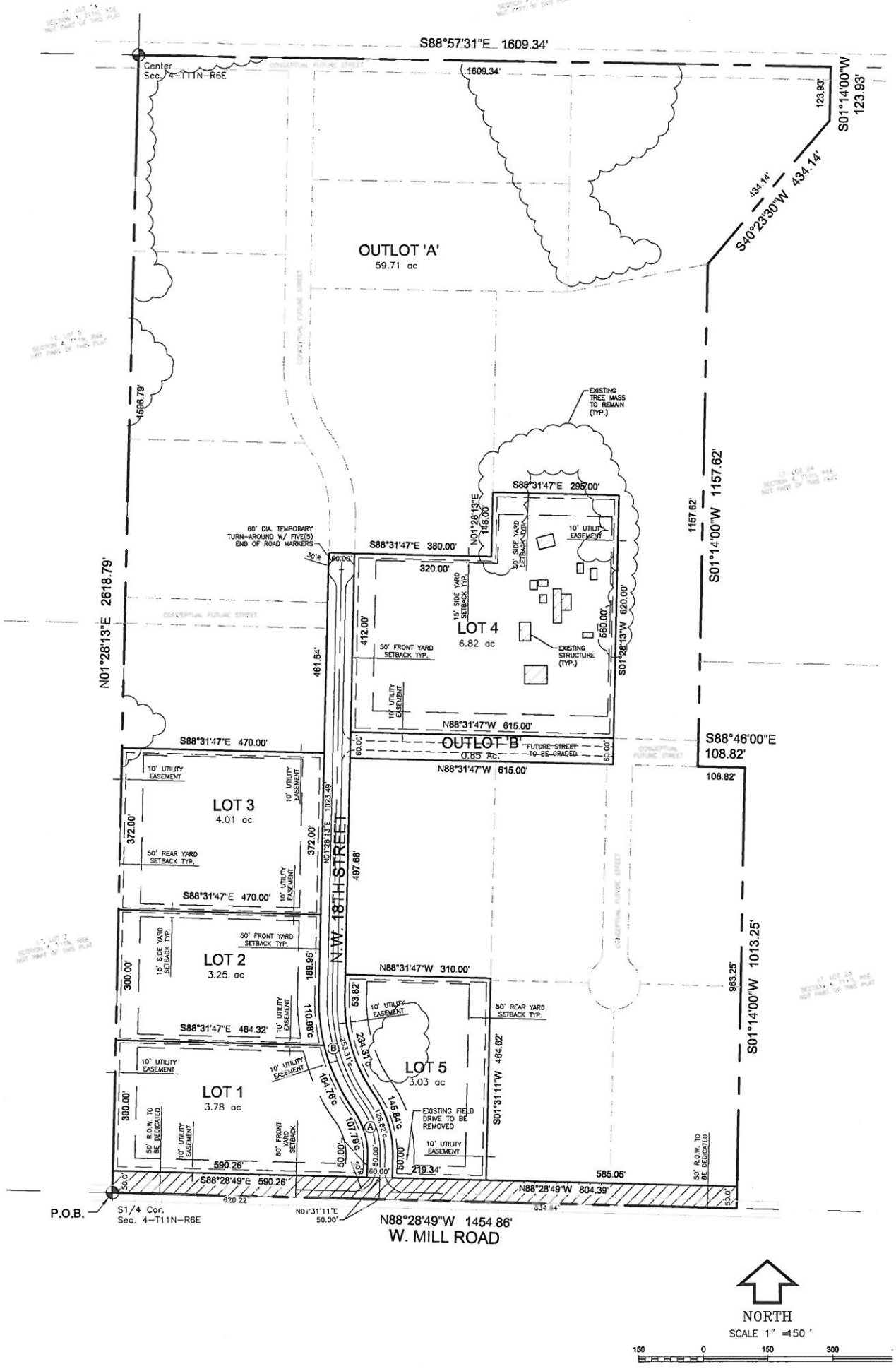
TOTAL UNITS ALLOWED = 5
TOTAL UNITS SHOWN = 5

LINCOLN, NE 68505



GENERAL NOTES

1. THIS COMMUNITY UNIT PLAN CONTAINS 85.13 ACRES.

2. THIS COMMUNITY UNIT PLAN PERMITS 5 SINGLE FAMILY LOTS, 1 OUTLOT FOR FUTURE STREET AND 1 OUTLOT RESERVED FOR FARM USES.

3. THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WATER WELLS FOR POTABLE WATER SUPPLY. INDIVIDUAL WATER WELLS FOR EACH LOT TO BE CONSTRUCTED IN SUCH A MANNER THAT AN ADEQUATE SUPPLY OF POTABLE WATER MEETING THE CURRENT STANDARDS OF THE DEPARTMENT OF HEALTH OF THE STATE OF NEBRASKA FOR DRINKING PURPOSES IS AVAILABLE TO EVERY LOT WITHIN THE SUBDIVISION AT THE TIME IMPROVEMENTS ARE ERECTED THEREON. ALL WATER WELLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE HEALTH DEPARTMENT.

4. THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WASTE WATER SYSTEMS. IF PERCOLATION TEST DOES NOT PERMIT SUB SURFACE FIELDS, LAGOONS SHALL BE INSTALLED. WASTE WATER SYSTEMS SHALL BE APPROVED BY THE LANCASTER COUNTY HEALTH DEPARTMENT.

5. THE DEVELOPER SHALL CONSTRUCT AND SURFACE THE PUBLIC STREET WITH 3" OF CRUSHED ROCK AND 1" OF GRAVEL IN ACCORDANCE WITH THE LANCASTER COUNTY STANDARDS. THE COUNTY SHALL BE NOTIFIED PRIOR TO THE LAYING OF THE GRAVEL. ALL SURFACING RADII AT ALL INTERIOR INTERSECTIONS SHALL BE 30 FEET. THE SURFACING RADII AT THE INTERSECTION OF N.W. 18TH STREET AND W. MILL ROAD SHALL BE 50.0 FEET.

6. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.

7. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.

8. ALL INTERSECTION ANGLES SHALL BE 90° UNLESS OTHERWISE NOTED.

9. MOWING AND TRIMMING OF THE SEEDED PORTION OF THE INTERIOR ROADWAY SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER.

10. DIRECT VEHICULAR ACCESS TO W. MILL ROAD IS HEREBY RELINQUISHED EXCEPT FOR N.W. 18TH STREET. EACH LOT IS LIMITED TO NO MORE THAN TWO ACCESSES TO N.W. 18TH STREET.

11. ALL TOPOGRAPHIC CONTOURS ARE AT NAVD88 DATUM.

12. EASEMENTS SHALL BE DEDICATED AT THE TIME OF FINAL PLAT FOR CULVERTS THAT EXTEND BEYOND THE PUBLIC RIGHT-OF-WAY.

13. ALL CULVERTS SHALL HAVE EITHER A FLARED-END SECTION OR CONCRETE HEADWALL ON THE INLET END. GRADING SHALL BE CONSTRUCTED TO ALLOW FOR PROPER DRAINAGE THROUGH CULVERTS.

14. GRADING SHALL EXTEND AROUND TEMPORARY TURN-AROUND AND THE DEVELOPER SHALL NOTIFY ALL PURCHASERS THAT DITCHES MAY NOT BE FILLED IN.

15. SIGNS NEED NOT BE SHOWN ON THIS PLAN, BUT NEED TO BE IN COMPLIANCE WITH CHAPTER 27.69 OF THE LINCOLN ZONING ORDINANCE, AND MUST BE APPROVED BY BUILDING & SAFETY DEPARTMENT PRIOR TO INSTALLATION.

16. ALL DRIVEWAY ACCESS APPROACHES TO THE PUBLIC ROADWAY TO BE CONSTRUCTED ACCORDING TO LANCASTER COUNTY ENGINEERING DEPARTMENT GUIDELINE STANDARDS.

17. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN N.W. 18TH STREET UNTIL SUCH TIME THAT IT IS GRANTED AS A PUBLIC STREET TO LANCASTER COUNTY OR THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS AND TO THE PUBLIC GENERALLY FOR VEHICULAR AND PEDESTRIAN PURPOSES. AT THAT TIME, MAINTENANCE OF N.W. 18TH STREET WILL NOT BE REQUIRED BY THE HOMEOWNERS ASSOCIATION.

WAIVERS

1. BLOCK LENGTH

REGA

ENGINEERING
GROUP, INC.

September 28, 2016
Revised October 5, 2016
Revised October 26, 2016

Mr. David Cary
Planning Director
Tom Cajka, Planner
Lincoln/Lancaster County Planning Department
555 S. 10th Street,
Lincoln, NE 68508

RE: GLACIAL TILL RIDGE – 'AG' C.U.P
NW 12th Street & W. Mill Road
REGA Project No: 161166

Dear David:

On behalf of Steven Muhlbach we are submitting a County 'AG' Community Unit Plan for review. Glacial Till Ridge consists of 85.13 acres with 5 single family acreage lots, containing a minimum of 3 acres. Each lot shall have individual water wells and septic systems.

The existing site consists of 'AG' farming uses. To maximize the premium farm ground, the acreages have been clustered together. The remaining open area will continued to be farmed. The proposed public road will be constructed to meet Lancaster County design standards. The location of the access onto W. Mill Road meets the site distance required by the County and is shown on the street profiles.

Existing well information provided by NDNR Groundwater Well Registration – Registered Groundwater Wells Data Retrieval will be uploaded into ProjectDox. A report from Moser Well Drilling has also been uploaded into ProjectDox and sent to the Health Department for review.

The following waivers are being requested with this application:

1. Sidewalks – Lancaster County Subdivision Regulations, Chapter 4 (Design Standards) Section 4.06 and Section 5.02. Each lot is at least 3 acre and this project will not be annexed into the City of Lincoln in the near future.

2. Block length – Lancaster County Subdivision Regulations, Chapter 4 (Design Standards) Section 4.07. To preserve as much area as possible for farm land and take advantage of the unique layout of the land, the block length cannot be maintained within the project. Also, each lot is at least 3 acre and this project will not be annexed into the City of Lincoln in the near future.

3. Minimum lot area from 20 acres to 3 acres – Lancaster County Zoning Regulations, Article 4, 4.017(a). The intent with an AG Community Unit Plan is to allowed 3 acres lots with area reserved for open space/farm uses.

4. Lot width – Lancaster County Zoning Regulations, Article 4, 4.017(a). The intent with an AG Community Unit Plan is to allowed 3 acres lots with area reserved for open space/farm uses. With this reduction in size, a reduction in the width of the lot is also needed.

5. Lot frontage – Lancaster County Zoning Regulations, Article 4, 4.017(a). The intent with an AG Community Unit Plan is to allowed 3 acres lots with area reserved for open space/farm uses. With this reduction in size, a reduction of lot frontage is also needed.

6. Side yard setback from 60 feet to 15 feet – Lancaster County Zoning Regulations, Article 4, 4.017(a). The intent with an AG Community Unit Plan is to allowed 3 acres lots with area reserved for open space/farm uses. With this reduction in size, a reduction of setbacks is needed to allow for buildable area within the lot.

7. Rear yard setback from 100 feet to 50 feet – Lancaster County Zoning Regulations, Article 4, 4.017(a). The intent with an AG Community Unit Plan is to allowed 3 acres lots with area reserved for open space/farm uses. With this reduction in size, a reduction of setbacks is needed to allow for buildable area within the lot.

8. Water well report – Lancaster County Zoning Regulations, Article 14, 14.013. In order to accommodate the water tests required by these regulations, well information including water quality testing will be obtained from the existing well within this 'AG' CUP and submitted to John Chess with the Health Department for review.

If you have any questions regarding this application, please contact me at (402) 484-7342.

Sincerely,

Marcia L. Kinning

Marcia L. Kinning
Cc: Steven Muhlbach
Harry Muhlbach
Enclosures: County Application
Application Fee of $1,452.00

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for November 9, 2016 PLANNING COMMISSION MEETING

PROJECT #: Text Amendment #16006
Comprehensive Plan Amendment #16001

Note: This is a combined staff report for related items. This report contains a single background and analysis section for both items.

PROPOSAL: 1. Amend Section 27.63.630 of the Zoning Ordinance to allow theaters as a permitted use in the B-5 zoning district after January 1, 2022 and to allow theaters with 250 seats or less by special permit in the B-2 and B-3 zoning districts.

2. Amend the Comprehensive Plan by deleting statements in Chapter 5 that refer to the Theater Policy in Downtown.

CONCLUSION: The current Theater Policy has been in place for 22 years, and a Theater Policy reference has been in place since 1984. The Comprehensive Plan clearly states that Downtown's role as the heart of the City should be enhanced. The limitation on the number of screens allowed outside of Downtown is the fundamental element of the Theater Policy and supports Downtown as a regional destination for entertainment.

An independent study of the Lincoln cinema market was conducted as part of the analysis. The study looked specifically at the cinema product offerings in Lincoln and determined that local theaters have been upgraded with modern technology and amenities, and ticket prices are about average compared to comparable cinema markets. At the same time, The Grand Theater had an attendance of nearly 600,000 in 2015 which is bringing visitors Downtown on a daily basis. These facts demonstrate that the current Theater Policy is successful in supporting Downtown, and the current theater operator is not operating in a monopolistic manner. The data shows that the Lincoln cinema market is healthy and is not deprived of amenities or an adequate number of first-run movie screens. Also, there is no current proposal for a new multi-plex movie theater in Lincoln and therefore it is unnecessary to change current regulations.

The proposal to add theaters as a special permitted use in the B-2 and B-3 districts will allow smaller, niche operators in Lincoln. Subject to the conditions of approval, this segment of the proposal is supported.

RECOMMENDATION:	
TX16006:	Conditional Approval
CPA16001:	Denial

GENERAL INFORMATION:

HISTORY:
1984 - The Zoning Ordinance was amended to remove indoor movie theaters from all districts except B-4 (Downtown) and B-5, and required a market study in B-5 to assess the impact of new theaters.

1992 - The Zoning Ordinance was amended to make theaters in the B-5 a use approved by special permit rather than "by right", and subject to conditions that the B-5 District must have 400,000 square feet of other floor area with at least 3/4 occupied, and that the District may have no more than one theater complex per district with no more than 3 screens in the complex.

1994 - The current reference to Theater Policy was included in Comprehensive Plan.

1996 - The special permit for theaters in the B-5 district was amended to raise the maximum number of screens in a theater complex from 3 to 6 (it was accompanied by a request from Southpointe Pavilions for a 6-screen megaplex, which has since been constructed).

1996 - The three-screen theater at East Park Plaza was expanded to six.

2002 - The former three-screen theater at the Edgewood Shopping Center was expanded to six.

2002 - A six-screen theater was approved for North 27th & Folkways Blvd. A hotel has since been constructed on the site of the approved theater.

2004 - The Grand Theater with 14 screens opened downtown.

2005 - Comprehensive Plan Amendment #05014 and Change of Zone #05035 were denied by the City Council. Change of Zone #05036 from AG to B-5 for approximately 14.11 acres to expand Prairie Lakes Shopping Center was approved, as were Use Permit #140B to amend the Appian Way use permit covering the Prairie Lakes Shopping Center to include an additional 14.11 acres, and Special Permit #05023 to allow a theater complex on approximately 24.52 acres in the shopping center, but only for a six-screen complex instead of the 18-screen complex originally requested by the applicant. The approved six-screen complex was not built.

2011 - The Theater Policy was brought forward and made a part of the 2040 Comprehensive Plan.

2013 - A proposal to amend the Comprehensive Plan to remove the Theater Policy and amend the zoning code to allow theaters with more than six screens outside a 6.5 mile radius measured from 13th & O Streets. Both applications were withdrawn by the applicant at the Planning Commission public hearing.

DOWNTOWN MASTER PLAN SPECIFICATIONS:

Page 19 -
Rather than remain a flourishing mixed-use area, downtown witnessed the flight of major retail uses and office facilities to outlying areas. While faced with such challenges, downtown was able to retain a generous complement of governmental and private sector office uses, theaters and entertainment venues, educational institutions, support services, and all-important cultural and historic assets.

Page 23 - P Street has seen significant retail investment over the last ten years and is now widely viewed as the primary retail street. Most recently the Douglas Grand Theater opened on P Street with a potential of up to one million patrons per year. This use serves as a significant attraction and catalyst for adjacent retail development.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page 1.2 - The community continues its commitment to a strong Downtown. A strong, vital Downtown provides a common center for all of Lincoln and Lancaster County and will be a catalyst for future growth. LPlan 2040 acknowledges Downtown's unique role and will guide decisions that will maintain Downtown's vitality and enhance its contribution to the quality of life of all Lincoln and Lancaster County.

Page 1.3 - Downtown Lincoln is the heart of our community, a unique common ground for all Lincoln and Lancaster County residents. It is also emerging as an attractive place to live, becoming an increasingly vibrant mixed use neighborhood. At the same time, Downtown Lincoln belongs to all residents of Nebraska because "downtown" is synonymous with the University of Nebraska, state government, and the State Capitol building. This state-wide ownership has strong economic implications. LPlan 2040 will ensure that downtown remains a special place. The following goals are based on this **Downtown Lincoln** statement:
-Downtown Lincoln continues to serve as the heart of our community and is an asset for all Nebraska residents.
-Downtown Lincoln continues to serve its role as the central location for commerce, government, entertainment and the arts.
Views to the State Capitol are preserved, as they have been in the past, as part of our community form.
-Downtown Lincoln is promoted as a vibrant mixed use neighborhood, offering choices for residential lifestyles and daily needs commerce in a walkable and bicycle-friendly environment.

Page 5.3 - A key element to this role has been the long standing and successful "theater policy." This policy has allowed Downtown to retain an appreciable share of the area's movie theaters. It is intended that this policy will continue as part of LPlan 2040.

Page 5.4 - **Strategies for Downtown**
-The City should preserve and enhance Downtown's role as:
-The major office and service employment center.
-The center of all levels of government.

-The principal cultural, entertainment, and tourism center.
-The center for hotels and conventions.
-The financial center.
-The hub of higher education.
-A regional retail center geared toward employees, area residents, visitors, and UNL students and staff.
-A major focus for new residential reuse, infill, and redevelopment.
-Retain the City's government center in Downtown and wherever possible locate local, state, and federal offices Downtown when expansions and relocations are considered or new facilities are located. Maintain and reinforce Lincoln's successful *Theater Policy*; encourage new entertainment attractions to locate in the Downtown.
-Support compatible and pedestrian-oriented development and implementation of the *Antelope Valley* project and West Haymarket redevelopment, making use of the *Lincoln Downtown Design Standards*.
-Maintain the urban environment, including a mix of land uses and residential types.
-Encourage higher density development with parking areas at the rear of buildings or on upper floors of multi-use parking structures.

Page 5.9 - Description
Regional Centers generally include a unique blend of commercial and other compatible land uses. Within this type of center, one may find retail shopping, restaurants, entertainment complexes, cultural and artistic institutions, offices, personal and business service facilities, public institutions and governmental functions, and the center should include residential uses. The scale of such centers can offer a sense of place with a unique character or cohesive theme. Regional Centers may be considered a "Mixed Use Redevelopment Node" if they generally conform to the strategies listed in the "Mixed Use Redevelopment" chapter.

Page 5.10 - **Location Criteria**
Regional Centers should be geographically well dispersed throughout the Lincoln urban area, based on the center spacing guidelines noted above. The locations of existing Regional Centers, several of which are still under development, are shown on the Existing and Proposed Commercial Centers map. These existing centers are sufficient for the needs of the community through 2040 and no new additional Regional Centers are planned for at this time. Should any new Regional Centers be proposed during the planning period they should be sited on the map so that the potential impact on existing centers may be considered as part of the development review process. The community will not require market studies to determine the economic impact on existing development. (Market studies will still be required for movie theaters.)

ANALYSIS:

1. The Planning Department has received a proposal to remove the reference to the "theater policy" in the Comprehensive Plan, allow indoor theaters as a permitted use in the B-5 zoning district after January 1, 2022 and to allow small movie theaters (250 seats or less) as a special permitted use in the B-2 and B-3 zoning districts. As stated in the applicant's letter, "the intent of these amendments is to reduce the restrictions currently in place on the development of theaters throughout the City of Lincoln".

2. Lincoln has had a "theater policy" of some kind since 1984, and the current policy was added to the Comprehensive Plan in 1994. The policy has supported Downtown as an entertainment district by limiting the number and size of theaters allowed in other commercial districts outside of Downtown. The largest theater, with 14 screens, is located Downtown (B-4 district), and there are 3 other theaters in Lincoln

with 6 screens each. The Zoning Code allows theaters with no more than 6 screens in the B-5 Planned Regional Business District. All 4 first-run theaters in Lincoln are owned by Marcus Theatres.

3. The Comprehensive Plan clearly states that Downtown's role as the heart of the City should be enhanced. Page 5.4 of the Comprehensive Plan states, *"The City should preserve and enhance Downtown's role as... The principal cultural, entertainment, and tourism center."* The limitation on the number of screens allowed outside of Downtown is the fundamental element of the Theater Policy and continues to support Downtown as a regional destination for entertainment, as called for in the Comprehensive Plan.

4. The Lincoln Grand continues to support efforts of enhancing Downtown by adding to the overall diversity of Downtown activity, creating vitality on "off nights" and providing marketing exposure to other nearby businesses. As reported by Marcus Theatres, nearly 600,000 visitors attended a movie at The Lincoln Grand in 2015. Studies have shown that movie-goers frequently make purchases before and after movie showings creating spillover impacts on other businesses in the Downtown. This spillover and exposure of 600,000 patrons further promotes Downtown as a vibrant place and the heart of our community.

5. When the Lincoln Grand Theater was built there was support from the community for the new facility, including the use of Tax Increment Financing. The expectation was that the theater would support Downtown as an entertainment center and would be a destination for residents from across the community. The Theater Policy has been important in maintaining that activity downtown, along with the City's continuing efforts to reverse slum and blighting conditions through public/private investment and redevelopment agreements. Since 2012 redevelopment projects have contributed to major projects Downtown including the Pinnacle Bank Arena and West Haymarket District, over 1,000 new residential units, employment center expansions and numerous restaurant and bar options.

   Both private developers as well as the City have made significant investments into the redevelopment and enhancement of Downtown. The Downtown Lincoln Association Decade Report states that $1.3 billion has been invested in Downtown over the past 10 years. These investments represent the support and desire of the community to maintain Downtown as an economically viable, regional entertainment destination. Maintaining the Theater Policy will continue to support these efforts and investments.

6. Staff have contacted interested groups including Downtown Lincoln Association, the Mayor's Neighborhood Roundtable, the owners of B-5 zoned shopping centers, Marcus Theaters, and others to gather input on the proposed changes. (Comments from those discussions are attached.) The Planning Department also consulted an

industry expert to be informed about the current and projected trends in the theater industry. The Lincoln Cinema Analysis is available here: http://www.lincoln.ne.gov/city/plan/dev/proposedregs/theater_policy/analysis.pdf.

7. A summary of the findings in the analysis have determined the following for the Lincoln cinema market:
   a. Lincoln is adequately served by movie screens and will continue to be for at least 10 years. The number of screens per capita is within the "rule of thumb" standards (one screen per 10 to 12 thousand people).
   b. Most cinemas are well-amenitized due to ongoing investment by the operator.
   c. Attendance has improved from 2013 and was greater than 2009 attendance levels in 2015.
   d. Lincoln's per-capita movie attendance exceeds the North American average.
   e. Lincoln's average ticket prices remain competitive.

8. The current City regulations related to cinema supply have helped preserve and reinforce the current market structure of a large downtown cinema supported by smaller "neighborhood service" facilities. The smaller six-screen theaters provide entertainment on a neighborhood level while also supporting the shopping centers they are located in by attracting potential customers.

   Per the expert consultant findings, depending on the specific location, a larger multi-screen theater outside Downtown would likely close one or more of the 6-screen theaters and would have an impact on attendance at The Lincoln Grand. As described by Economic and Planning Systems, a healthy utilization rate for movie theaters is 15%, and Lincoln had an average utilization level of 15% in 2015. With the addition of a new 12-screen theater to the Lincoln market in the next 5 years, the utilization rate of theaters drops to 11-12% which would result in closure of one or more theaters (see table below). According to the consultant, attendance at The Lincoln Grand would also be impacted. This "consolidation" of existing theaters would eliminate the smaller neighborhood theaters and some patrons would travel further to attend a movie.

Item	Capture Rate	2015	2020	2025
County Population[1]	100%	306,468	326,319	347,456
Attendance @ 4.08 Annual Tickets/Capita[2]		1,250,159	1,331,136	1,417,359
Existing Supply				
Seats		5,235	5,235	5,235
Utilization[3]		14%	15%	16%
Increased Supply Scenario (@ 12 new screens)				
Seats[4]			7,198	7,198
Utilization[3]			11%	12%

9. Two previous applications proposed removing the Theater Policy and allowing theaters with more than 6 screens outside Downtown. The first proposal was received in 2005 and was to allow larger theaters outside a 6.5 mile radius of Downtown. The request was accompanied with a special permit for an 18-screen theater at 84th & Highway 2. The City Council approved a 6-screen theater instead of 18 as requested. The approved six-screen theater was not built. The second proposal was received in 2013 and was also to allow larger theaters outside a 6.5 radius of Downtown. That proposal was withdrawn by the applicant at the Planning Commission.

10. It is not uncommon for communities to regulate movie theaters through zoning. Most have allowed theaters in commercial areas and within the central city. Staff surveyed several communities and found relatively restrictive zoning ordinances in California. These communities allow theaters in their downtowns and prohibit them elsewhere in the community in an effort to develop a theater in a specific location. As an example closer to Lincoln, Kansas City limits theaters to two commercial districts and redevelopment districts, which are commonly found downtown. Each example uses zoning to regulate movie theaters based on the goals and expectations of the community. The Comprehensive Plan and Downtown Master Plan describe Lincoln's long-standing desire to encourage large cinemas Downtown. Lincoln's Theater Policy is successful for the community in that a Downtown theater has been built and is successful, and several suburban theaters with modern amenities also serve the community well.

11. According to the analysis completed by Economic and Planning Systems, the movie theater industry is a highly competitive market. Movie theaters are in competition with an increasing number of media distribution channels, program choices, and playback options available to consumers. This competition requires theaters to continue to make improvements to their facilities, offer the latest in amenities and experiences and respond to market demand by optimizing the program mix. Three of the four first-run cinemas in Lincoln have seen modern updates within the past two years to match this competition.

12. Although all first-run movie theaters in Lincoln are operated by Marcus Theatres, the appearance of a monopoly by this company is not otherwise apparent in the Lincoln market. Data and findings from the Economic and Planning Systems analysis to support this include:
    a. The majority of movie theaters in Lincoln have been upgraded to include modern amenities including upgraded screens, reclining seats and food and beverage options.
    b. Premium large format (PLF) screens are in three of the four cinemas comprising 16% of the total screen count. The PLF screen count across North America is 1-2%.
    c. Ticket prices are slightly (4%) above average for cinemas in comparable markets but still within an acceptable range. However, this figure does not

account for discount nights Marcus has employed on Tuesdays or the specials offered to students on Thursdays.

13. A new movie theater provider may still develop a new cinema in Lincoln under the current regulations. The B-4 (Downtown) zoning district does not have a restriction on the number of screens, and B-5 districts (see map prepared by the consultant) in Lincoln allow up to 6 screens. A niche cinema operator, such as Alamo Drafthouse, could locate in Lincoln under these regulations. The number of screens in the Alamo Drafthouse theaters range from 2 to 10 (average of 7.1 screens per cinema). The location near Omaha contains 8 screens.

    The areas zoned B-5 that do not have a movie theater today include S. 84th & Highway 2 (Prairie Lakes Shopping Center), N. 27th & Cornhusker Highway and N. 27th & Superior (Lincoln Crossing). The B-5 districts are shown on the attached zoning map developed by EPS.

14. The proposal also includes expanding theater uses into the B-2 and B-3 districts. Theaters in these districts would be smaller with no more than 250 seats total. For comparison purposes, the Joyo Theater has 1 screen and a total of 300 seats. Theaters in the B-2 and B-3 districts would not likely be first-run theaters, but would rather be a niche market theater. Under the proposal, these theaters may or may not be accompanied by another permitted use such as a restaurant.

    The Planning Department supports this proposal with the replacement of the ingress/egress language as recommended below. The proposed language would be more consistent with other special and use permits and would allow the adjustment of parking, yard and height restrictions found in the zoning ordinance.

    Replace text under 27.63.630(1)(b) with the following:

    "The Planning Commission shall impose such conditions as are appropriate and necessary to ensure compliance with the Comprehensive Plan and to protect the health, safety, and general welfare in the issuance of any such special permits. Such conditions may include adjustments to the parking, yard and maximum height restrictions set forth in this chapter."

15. The Theater Policy has been modified in the past, and it should continue to be reviewed as the community develops and as the movie industry evolves. In consideration of that, the analysis completed by Economic and Planning Systems demonstrates that the Lincoln cinema market is healthy, theater options and amenities are not being restricted and that the Theater Policy is successful.

    According to the applicant's letter, "the intent of these amendments is to reduce the restrictions currently in place on the development of theaters throughout the City of Lincoln." Staff have been informed by the consultants and others through this process that the barrier to entry for a new theater would be much greater than the City of Lincoln's Zoning Ordinance. The cost of land, fixtures and cinema equipment

pose a much greater barrier for a new theater operator, in addition to the Lincoln market already being adequately served by cinema facilities. Until a solid proposal for a new movie theater in Lincoln is received it is unnecessary to change current regulations.

16. If the Planning Department recommendation is not supported, then the following proposal is offered for consideration:
    a. Keep indoor theaters as a special permitted use in the B-5 district.
    b. Remove the current conditions found in the special permit.
    c. Add text to the special permit section that a market study for any new or expanded theater be completed, as found in Design Standards Chapter 3.50.

    This proposal would remove the 6-screen limitation on theaters outside Downtown, but it would still allow for a market study and public involvement in the review process for new theaters.

Prepared by:

Paul Barnes, Long Range Planning Manager
402-441-6372
pbarnes@lincoln.ne.gov

DATE: October 26, 2016

APPLICANT: City Councilman Roy Christensen
555 S. 10th Street
Lincoln, NE 68508
rchristensen@lincoln.ne.gov

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CITY COUNCIL OF LINCOLN NEBRASKA
555 South 10th Street • Lincoln, NE 68508 • 402-441-7515
FAX: 402-441-6533 • E-MAIL: rchristensen@lincoln.ne.gov

Roy Christensen
City Council Member At Large

February 19, 2016

David Cary
Planning Department
555 S. 10th Street, Suite 213
Lincoln, Nebraska 68508

RE: Theater Policy Amendment

Dear Mr. Cary:

I write today in conjunction with my submission of a proposed amendment to the 2040 Comprehensive Plan as well as Section 27.63.630 of the Lincoln Municipal Code. It is my intent in offering these amendments to reduce the restrictions currently in place on the development of theaters throughout the City of Lincoln.

With that in mind, you will see that the changes being submitted do several things. First, the references to the "Theater Policy" currently found in the 2040 Comprehensive Plan are proposed to be stricken. Second, the text amendment, while retaining the requirement to obtain a special permit for theaters in the B-5 district, removes the limitation on the number of screens that can be included in a theater as well as the requirement that a significant amount of the commercial area be built out before a theater can be built. Finally, the text amendment proposes allowing small theaters as a special permitted use in commercial areas of the city where they have not been previously allowed.

Please feel free to contact me with any questions you may have.

Sincerely,

Roy Christensen
City Council Member

27.63.630 Theaters, Indoor.

Indoor theaters may be allowed in the B-2, B-3, and B-5 Districts by special permit under the following conditions:

(1) Conditions applicable to the B-2 and B-3 Districts:

(a) Not more than one indoor theater shall be allowed for each District consisting of not more than 250 seats throughout the theater;

(b) The point of ingress/egress for the parcel of property on which the theater is located shall be located in a manner that minimizes detrimental traffic impacts (both pedestrian and vehicular) on any surrounding residential neighborhood.

(2) Conditions applicable to the B-5 District:

(a) A use permit for 400,000 square feet or more of commercial floor area has been issued;

(b) A Certificate of Occupancy has been issued for 300,000 square feet or more of commercial floor area; provided, however, that the City Council may decrease or waive this requirement upon a finding that the proposed theaters will have no significant adverse impact upon the property values and existing uses in the B-4 Lincoln Center Business District, with particular emphasis upon the effect of such proposed indoor theaters on the entertainment and cultural uses in the B-4 Lincoln Center Business District; and

(c) Not more than one indoor theater complex shall be allowed for each B-5 District, consisting of not more than six movie screens.

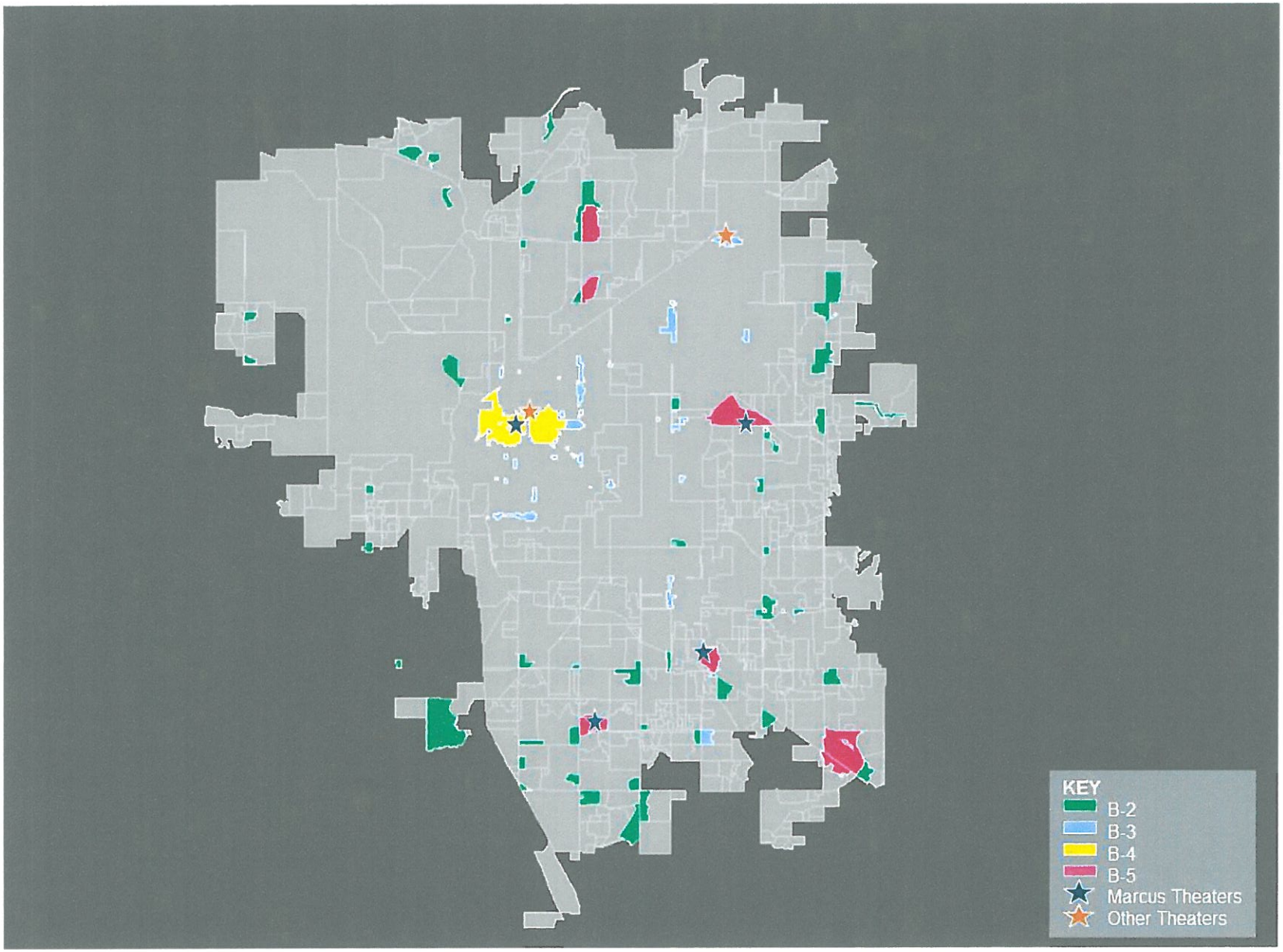
The requirements of subsection (2) that an indoor theater in the B-5 Zoning District is only allowed by special permit shall terminate on January 1, 2022.

That Chapter 5 of the 2040 Lincoln/Lancaster County Comprehensive Plan be amended as follows:

1. Under Downtown on page 5.3 revise the second full paragraph by striking the language indicated below:
Among existing Regional Centers, Downtown Lincoln stands as a unique community resource. Downtown is the County's most intensive center of activity, offering a broad mix of retail, office, industrial, residential, and governmental uses. It is home to numerous public facilities — including the Nebraska State Capitol, the University of Nebraska- Lincoln's main campus, and the County-City Building — as well as private endeavors— including financing, insurance, and other business services. Downtown Lincoln has historically served as the community's dominant center of entertainment. ~~A key element to this role has been the long standing and successful "theater policy." This policy has allowed Downtown to retain an appreciable share of the area's movie theaters. It is intended that this policy will continue as part of LPlan 2040.~~ Downtown is also an important node for mixed use redevelopment that is more fully described in the *"Mixed Use Redevelopment"* chapter.

2. Under Strategies for Downtown on page 5.4 strike the language of the third bullet point as follows:
• ~~Maintain and reinforce Lincoln's successful *Theater Policy*;~~ Eencourage new entertainment attractions to locate in the Downtown.

Figure 1 Zoning Districts Affected by Proposed Policy Amendments



Paul D. Barnes

From: Dienstbier <kdien@neb.rr.com>
Sent: Wednesday, October 05, 2016 4:17 PM
To: Paul D. Barnes
Subject: movie theater issue in Lincoln

Dear Mr. Barnes,
Thank you for sending the material on the research done which describes the movie theater activity in Lincoln. Your group has done extensive research to help us understand the pros and cons of whether to eliminate the present policies dealing with placement and number of movie theaters in Lincoln. As described I think that the Comprehensive Plan has established a good working plan for the placement and number of movie screens in the Lincoln area.

I would NOT favor eliminating the Comprehensive Plan Chapter 5 2040 theater policy from the Comprehensive Plan. I believe that a strong downtown is vital to keeping Lincoln a growing and vibrant city. I have lived in Lincoln long enough to remember when the city core offered very little in the way of entertainment to its citizens. We have all benefited from the revitalization of a strong downtown core. And now with the Haymarket bringing in even more opportunities I believe that it would be foolhardy to eliminate the section of the Comprehensive Plan that has worked so well this far to provide guidance to movie venders who would like to establish a presence in Lincoln.

If at some point one of the "new venue" theaters like Alamo wants to enter the Lincoln market having a policy in place so that they will be guided to an appropriate location by the policies already existing will be good for the city and I would think it would be good for them as well.

There may be reasons at a later time to alter the language in Chapter 5 but I would <u>not</u> favor eliminating the theater policy completely because it has been useful in allowing the city to keep control of where the theater markets open up – which guarantees that we will not have one in every small neighborhood shopping mall. As the city continues to grow there may be need for a multiplex theater in the area of 27th near I 80 or as the city grows southward it may need to be adjusted to offer a multiplex theater in the area of Yankee Hill Rd. At that time one or more of the present theaters may loose patrons to the newer theaters, but I believe that Lincoln has managed to keep the movie theaters far enough a part so that there is not a lot of competition among neighborhood theaters.

I have noted over the years that because Marcus Theaters has a lock on the Lincoln movie theaters that they offer many of the same movies at each of their locations with only one or two of movie selections varying at one or two of the theaters like the Grand and South Point Theaters. By doing this I believe that they guarantee that people will continue to drive to those particular theaters to take advantage of those movies that are not offered in the neighborhood theaters. I see this as a good thing for the vitality of the city.

Thank you for asking the opinion of those of us on the Mayor's Neighborhood Roundtable.

Best Wishes,
Karen Dienstbier

Paul – FYI

Mary M. Meyer

From: mshortt <mshortt@inebraska.com>
Sent: Thursday, April 21, 2016 10:00 AM
To: Jon Camp
Subject: Marcus Theater

Councilman Camp,

I agree with Marcus Corp. CEO Greg Marcus that we not rescind "...the prohibition on theater complexes with more than six screens outside of downtown" as he was quoted in the **LJS** on April 19, 2016.

We live in the far southeast area of Lincoln but often we see movies only offered at the Grand at which time we generally eat downtown. If the movies offered only at the Grand were offered in an area nearer to us we probably wouldn't go downtown.

We want the downtown area to remain strong and I think the theater restriction in place has helped keep downtown strong.

I am not nor have ever been in the employ of any theater company.

Thanks for your service.

Marcella A. Shortt
7445 Kentwell Lane
Lincoln, NE 68516

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for November 9, 2016 PLANNING COMMISSION MEETING

PROJECT #: Special Permit No. 384H

PROPOSAL: A request per Section 27.63.530 for expansion of a residential health care campus to add two 19-bed small house facilities

LOCATION: Generally Located at South 48th Street and Randolph Street

LAND AREA: 14.3 Acres more or less

EXISTING ZONING: R-2 Residential District, R-4 Residential District

CONCLUSION: The proposed expansion is appropriate as a continuation of the existing residential health care campus and allows Tabitha to remain a viable and important part of the neighborhood and the City.

RECOMMENDATION: Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 8-10, Peterson Place; Lots 1 and 2, Tabitha Addition; Lots 83-84, 98-102, and 114-119 Witherbee Gardens except the South ½ of Lot 119, all located in the NW 1/4 of Section 29-10-07 and Lot 175 IT and Lot 158 in the SW 1/4 Section 29-10-07, Lincoln, Lancaster County, Nebraska.

EXISTING LAND USE: Residential Health Care Facility

SURROUNDING LAND USE AND ZONING:

North:	R-2 Residential	Single Family Residential
South:	R-2 Residential	Apartments/Single Family Attached
East:	R-2/B-1	Single Family Residential/Commercial
West:	R-2 Residential	Single Family Residential/Duplex

HISTORY:

July 1969 Special Permit 384 approved by Resolution A-57520 for the enlargement of a Health Care Facility.

May 1979 Before the zoning update, this property was zoned Two Family District, Single Family District and Local Business District. After the update, the

zoning was R-4 Residential, R-2 Residential and B-1 Local Business.

July 1982 Special Permit 384A approved for an on-site day-care facility for employee's children.

Dec 1986 Special Permit 384B approved for additional parking and revised vehicular circulation with the site.

Dec 1988 Special Permit 384C approved to amend the development and occupancy permit for the paving of certain parking lots.

May 1990 Special Permit 384D approved to expand the existing health care facility with a north addition and provide additional parking stalls.

Apr 2003 Special Permit 384E approved to allow a four-story addition to the main building.

Oct 2006 Change of Zone 06045 was approved from B-1 and R-4 to R-2 for the Tabitha campus as part of the larger Witherbee down zoning.

Jan 2009 Special Permit 384F was approved to allow an additional 63-bed assisted living facility and to create additional parking on the main campus.

Dec 2009 Special Permit 384G was approved to allow the addition of a 12-bed hospice care facility, and expand the campus to include two, 12-bed assisted living units.

COMPREHENSIVE PLAN SPECIFICATIONS:

P 1.9 - This area is shown as Urban Density Residential.

P 5.3 - Expansions of existing health care locations are expected and a wide variety of new facilities will likely come forward over time.

P 8.2 - Develop Lincoln as a major network of quality regional health care services at reasonable costs.

P 8.2 - Encourage health care service facilities to meet the demand of the community's growing and aging population base.

P 8.2 - Medical services, including physical and mental health care services, should be integrated and accessible within the community.

P 8.2 - Many of the existing medical facilities are located near existing residential neighborhoods and are expected to remain the vital core of health care services in the county and region.

P 8.7 - Provide for accessible physical and mental health care services in appropriate areas in and around residential neighborhoods.

P 8.7 - Plan for further construction on medical campuses.

UTILITIES: Public utilities are available.

TRAFFIC ANALYSIS: The Comprehensive Plan identifies Randolph and 48th Streets as Minor Arterials.

ANALYSIS:

1. This is a request to expand the existing Special Permit for additional residential health care facilities. The new facilities would be dedicated to skilled nursing, including adding two new small house residential care facilities for 17-19 residents each between J and L Streets adjacent South 48th Street and adding new parking in three different campus locations. This will involve the demolition of 11 existing homes and 1 multi family structure.

2. Lincoln Municipal Code (LMC) §27.63.530 Permitted Special Use: Health Care Facilities, Residential, requires the following:

   (a) **Parking shall be in conformance with Chapter 27.67 unless modified under the condition of the special permit, provided that no parking shall be permitted in the required front or side yards**.

   Chapter 27.67 requires for Residential Healthcare Facilities one space for every four residents and two spaces for every three employees on the largest shift. Provided parking exceeds minimum Code requirements as 207 total stalls are required and 397 total parking stalls are provided.

   (b) **Residential healthcare facilities shall be licensed to comply with all state requirements**.

   Tabitha will be required to comply by the State of Nebraska with applicable State requirements for residential health care facilities.

   (c) **The total number of client or employee residents shall not exceed the lot area ratio below except as provided for in this section, and provided that all facilities may have up to four individuals sixty years of age or older and one family acting as the residential caretaker:**
   (i) AG zoning district: One person for 5,000 square feet of lot area;
   (ii) R-1 zoning district: One person per 3,000 square feet of lot area;
   (iii) R-2 and R-3 zoning districts: One person per 2,000 square feet of lot area;
   (iv) R-4 zoning district: One person per 1,000 square feet of lot area;
   (v) R-5 through R-8 zoning districts: One person per 750 square feet of lot

area.

The R-2 zoned areas include a total of 583,891 square feet and would allow up to 292 residents. 328 residents are proposed for the R-2 area.

The R-4 zoned areas include 40,063 square feet of area which would allow up to 40 residents. 20 residents are requested for the R-4 area.

So 332 are allowed and 348 residents in total are requested which would only be a 5% increase over total allowable residents by Code.

(d) Depending on the character of the development and impacts on adjacent land uses, the Planning Commission may grant an increase in the number of residents allowed in (c) above where the site plan and building plans comply with the barrier-free standards in the design standards as adopted by the City Council. Such increase shall not exceed fifty percent.

In this case, the requested increase over the total allowable residents would not negatively impact the character of the development or adjacent land uses as it represents only a 5% increase with the new proposed buildings subject to the Neighborhood Design Standards and screening requirements. Therefore, the additional residents may be permitted subject to the plans complying with the barrier-free standards as adopted by the City Council. This would be verified by Building & Safety Department at time of building permit submittal.

(e) The height and lot requirements of the district in which the proposed use is located shall apply provided, however, that if the area of the lot is one acre or more, the height requirement of the district may be adjusted to provide flexibility in the design of buildings and to provide compatibility with surrounding uses except that solar access to adjacent buildings or potential buildings on land under other ownership shall not be reduced by such adjustment. In the AG zoning district, residential healthcare facilities shall be located on a lot having a minimum of five acres.

No height adjustment is requested. The new buildings will comply with Zoning Ordinance height limitation of 35 feet for the R2 District.

3. A request for an approved alternate to Chapter 28.03 will be submitted to Public Works Department for the stormwater quality relating to parking area.

4. A waiver is requested to the storm water detention requirements for new buildings. The applicant notes that the increase in proposed runoff from the existing parking lots and the proposed buildings is negligible and the downstream storm sewer system is sized adequately to discharge the runoff from the

contributing area.

5. 12 on-street parking spaces are proposed between L Street and J Street on the East side of South 47th Street. These would be for Tabitha use for access to the area of the two new small house facilities. An Executive Order will be required for the work in the Right of Way on S. 47th Street. Public Works - Engineering Services otherwise does not have any concern with the proposed parking in the right of way which Tabitha would maintain by agreement.

6. The applicant included a letter from the Witherbee Neighborhood Association indicating their support of the project (see attached). Association members had the opportunity to review the plans for the project and ask questions at their August 4, 2016 meeting. The letter further noted that Tabitha demonstrated willingness to make adjustments to the plan to address neighbor concerns.

7. The applicant included a letter from the home owner at 401 South 48th Street which is included as part of the project area. The home owner, Augustine Arrigo, supports the plan contingent upon relocation. The property owner plans to sell the property to Tabitha.

8. The applicant included a letter from the home owner at 401 S. 47th Street which is adjacent to the project area. The property owner, Donna Westlund, does not oppose the plan.

9. The Special Permit area is subject to the Neighborhood Design Standards. The review for compliance with those standards occurs at the time of building permit, and this project will be subject to the standards.

10. The Special Permit area includes along S. 48th Street and Randolph Street Building Line District lines related to possible future right of way expansion which buildings and parking setbacks would use for measurement.

11. The Comprehensive Plan acknowledges that many of the existing medical facilities are located near existing residential neighborhoods and are expected to remain. With additional landscaping which will include privacy fencing installed along the perimeter where next to existing residential use the impact on the surrounding neighbors should be minimal. The site improvements will help Tabitha meet the needs of patients and remain viable at this location as recommended by the Comprehensive Plan.

CONDITIONS OF APPROVAL:

Per Section 27.63.530 this approval permits a Residential Health Care Facility in the R-2 and R-4 Residential zoning districts with increase in number of allowable residents to 348 residents and with waiver for storm water detention.

Site Specific Conditions:

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 **3** copies with all required revisions and documents as listed below:

   1.1 Clarify the half circle feature as shown as projecting into the 25' setback for the two new small house facilities. If these are part of the structure they would need to meet building setbacks.

   1.2 Provide project building elevations.

   1.3 Note 8 needs to be removed at this time since it related to a front yard setback that cannot be granted under current Code.

   1.4 Note 7: Add sentence that the landscape plan will include installation of missing street trees in areas of new construction and identify existing street trees to be preserved.

   1.5 Label rear and side yard setbacks in addition to labeling the front yard setbacks.

   1.6 Add a note that the 12 residents in the Future Small House in Area 4 and at least 4 more elsewhere in the Special Permit area will comply with the barrier-free standards in the design standards subject to final density table verification.

   1.7 Update plan to show easements to the satisfaction of LES.

   1.8 Provide agreement acceptable to the Public Works - Engineering Services for maintenance of the parking stalls in the S. 47th Street right of way.

   1.9 Provide landscaping plan acceptable to the Planning Director.

   1.10 Clarify by updating the Plan that setbacks versus S. 48th Street and Randolph Street are measured from the building line district line for buildings and parking. Remove J Street building line district note as it is S. 48th and Randolph Streets only that are in said district. Also add note to general notes that parking spaces, other than required minimum parking, may be located within a building line district but that the property owner shall agree to remove the parking spaces at no cost to the City for removing the parking which exceed the costs the City would normally incur in the widening of such street without the existence of such parking spaces.

1.11 Add note that the number of residents includes the additional residents allowed where the site plan and building plans comply with the barrier-free standards in the design standards as adopted by the City Council which is subject to verification at time of building permit.

2. Before receiving building permits 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 special permit 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 buildings all development and construction shall substantially comply with the approved plans.

4.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City.

4.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters 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 this resolution shall run with the land and be binding upon the Permittee, 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 resolution voids and supersedes all previously approved site plans, however all prior resolutions approving this permit remain in full force and effect as specifically amended by this resolution.

Prepared by

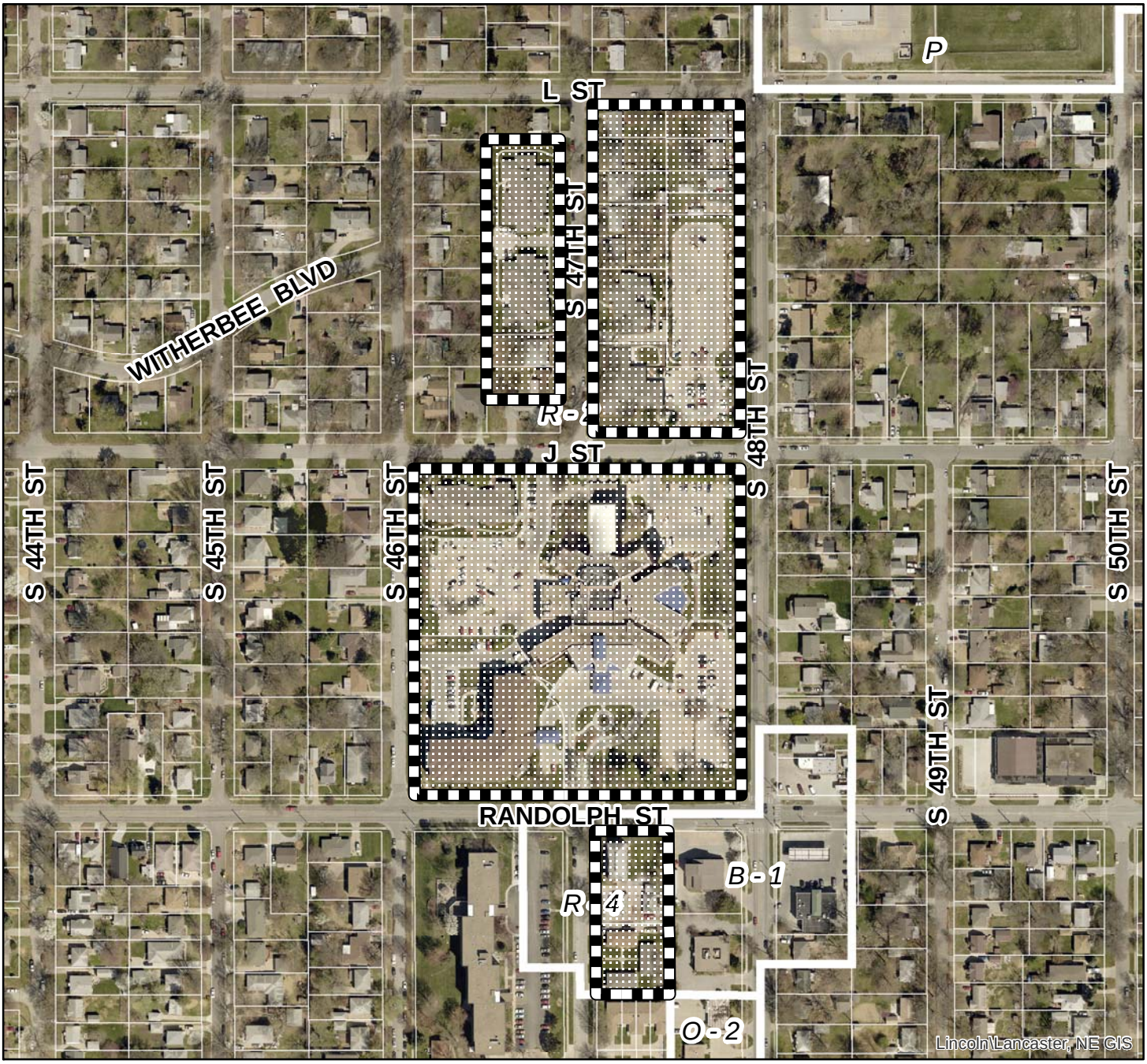
George Wesselhoft, Planner
(441-6366, gwesselhoft@lincoln.ne.gov)
October 27, 2016

APPLICANT: Same as contact

OWNER: Tabitha, Inc.
4720 Randolph Street
Lincoln, NE 68510

CONTACT: Nathaniel Buss, Olsson Associates
601 P Street, Suite 200
Lincoln, NE 68508

F:\DevReview\SP\SP384H Tabitha.gjw.wpd



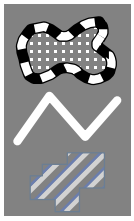
2016 aerial

Special Permit #: SP384H
Tabitha
S 48th St & Randolph 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

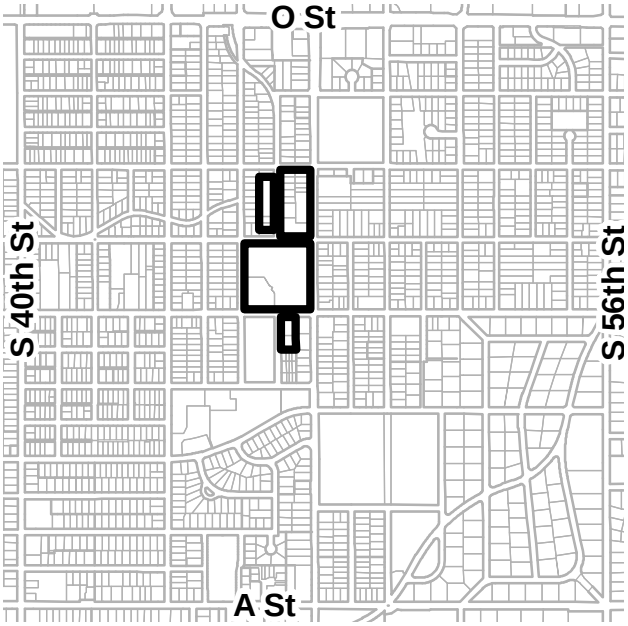
One Square Mile:
Sec.29 T10N R07E



Area of Application

Zoning Jurisdiction Lines

Lancaster County Jurisdiction



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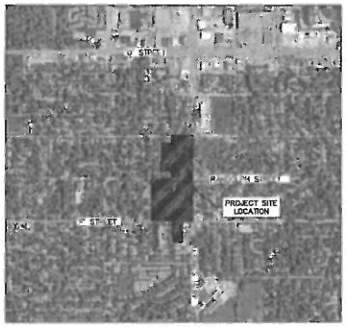
TABITHA - 48TH AND RANDOLPH

SPECIAL PERMIT 384H

SITE PLAN



VICINITY MAP
NOT TO SCALE

AREA	ZONING	ALLOWED RESIDENTS	REQUESTED RESIDENTS
1 (40,063 SF)	R-4	40	20
2 (357,042 SF)	R-2	179	233
3 (161,854 SF)	R-2	81	59
4 (84,395 SF)	R-2	32	36
		332	348 *

* THIS AMOUNT INCLUDES 20 FUTURE UNITS WITHIN AREA #1 AND 12 FUTURE UNITS WITH IN AREA #4.

PARKING:
TOTAL RESIDENTS = 348;
REQUIRED PARKING = 87 STALLS
TOTAL EMPLOYEES ON LARGEST SHIFT = 180;
REQUIRED PARKING = 120 STALLS

TOTAL STALLS REQUIRED = 207 STALLS

STALL PROVIDED WITHIN SPECIAL PERMIT = 316 EXISTING SURFACE, 46 GARAGE STALLS; 35 NEW SURFACE

397 TOTAL STALLS ON SITE (DOES NOT INCLUDE 24 STALLS THAT COULD BE USED FOR FUTURE SMALL HOUSE. DOES NOT INCLUDE ON STREET PARKING ON 47TH STREET)

GENERAL NOTES

1. ALL PARKING LAYOUT IS CONCEPTUAL AND WILL BE FINALIZED AT TIME OF SUBMITTAL FOR PARKING LOT PERMIT AT BUILDING AND SAFETY. PARKING LOT WILL BE DESIGNED IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.
2. EXISTING PARKING EXTENDS INTO FRONT YARD SETBACK.
3. PRIVACY FENCE TO BE INSTALLED ALONG THE PERIMETER AS SHOWN. FENCE WILL BE INSTALLED 5' AWAY FROM SIDEWALK AND LOCATED OUT OF ALL SITE TRIANGLES. PORTIONS OF THE FENCE ALONG THE PUBLIC RIGHT OF WAY WILL BE INSTALLED ON TOP OF A RETAINING WALL. RETAINING WALL SHALL NOT EXCEED A HEIGHT OF 4'.
4. THE EXISTING BASIN LOCATED ALONG 48TH STREET WILL BE MODIFIED TO HANDLE PROPOSED RUNOFF FROM BUILDINGS. NEW WATER QUALITY FEATURES WILL BE INSTALLED AT EACH OF THE NEW PARKING LOTS.
5. A REQUEST FOR APPROVED ALTERNATE TO CHAPTER 2B.03 OF THE REGULATIONS OF POST CONSTRUCTION STORMWATER MANAGEMENT WILL BE REQUIRED TO BE SUBMITTED FOR THE STORMWATER QUALITY BEST MANAGEMENT PRACTICES ASSOCIATED WITH THE PARKING LOT. WATER QUALITY DESIGN AND REQUIRED TREATMENT VOLUME WILL BE IN ACCORDANCE WITH CHAPTER 8 OF THE DRAINAGE CRITERIA MANUAL AND WILL BE SUBMITTED AT THE TIME OF BUILDING AND SAFETY PERMIT.
6. A WAIVER IS REQUESTED TO THE DRAINAGE CRITERIA MANUAL TO ELIMINATE THE STORMWATER DETENTION REQUIREMENTS FOR NEW BUILDINGS. THE INCREASE IN PROPOSED RUNOFF FROM THE EXISTING PARKING LOTS AND THE PROPOSED BUILDINGS IS NEGIBLE AND THE DOWNSTREAM STORM SEWER SYSTEM IS SIZED ADEQUATELY TO DISCHARGE THE RUNOFF FROM THE CONTRIBUTING AREA.
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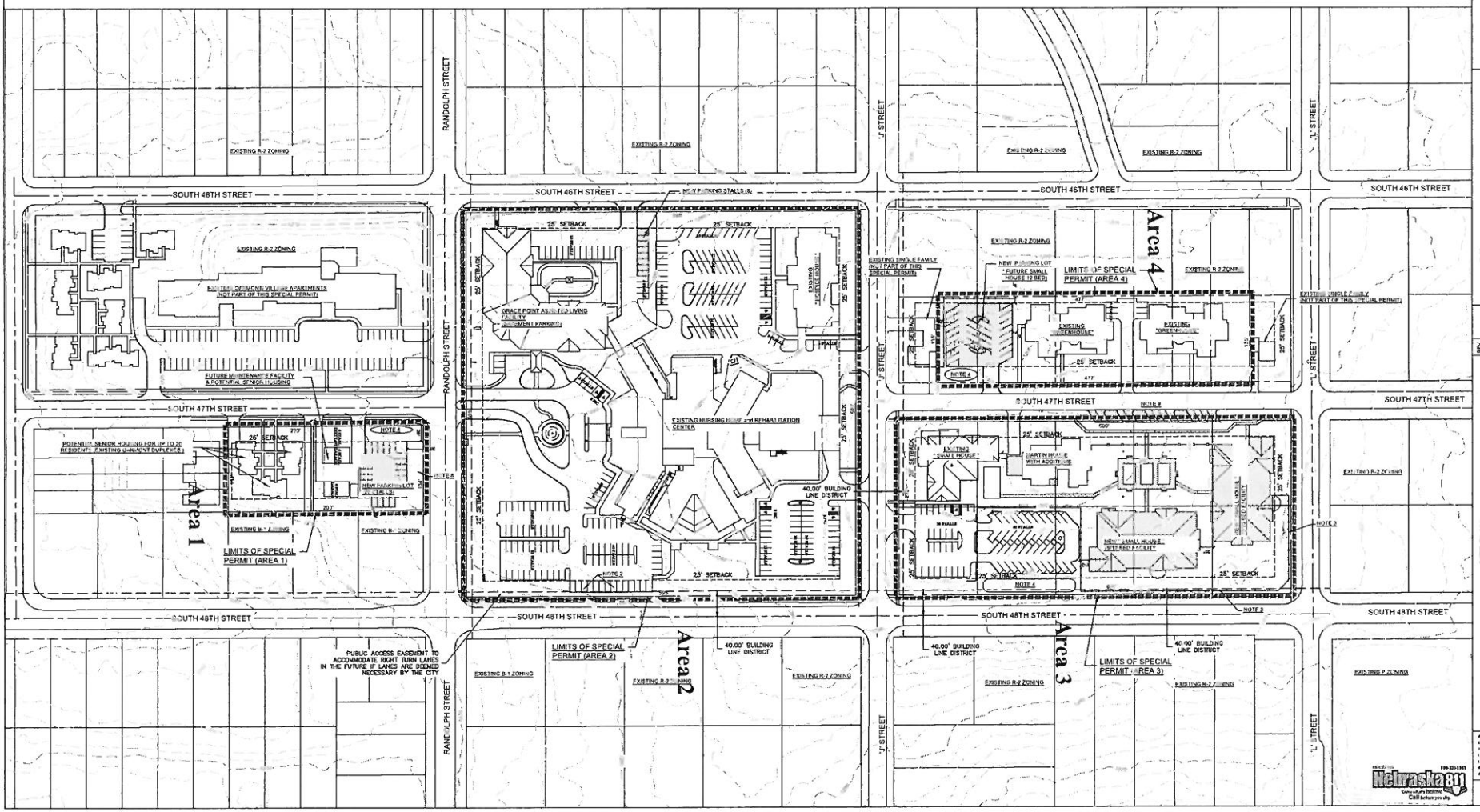
8. A DOUBLE ROW LANDSCAPE SCREEN WILL BE PROVIDED ON NORTH SIDE OF PARKING LOT.
9. NEW ON STREET PARKING IS SHOWN TO BE PROPOSED ALONG SOUTH 47TH STREET. PARKING STALLS ARE NOT INCLUDED IN OVERALL PARKING COUNTS. PARKING STALLS WILL BE INSTALLED PER CITY STANDARD VIA EXECUTIVE ORDER PROCESS.
10. GRADING OF THE SITE SHALL REMAIN THE SAME. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED AND BEST MANAGEMENT PRACTICE IMPLEMENTED. NEW RUNOFF FROM THE PROPOSED BUILDINGS WILL BE DIRECTED TO THE WATER QUALITY BASIN ALONG 48TH STREET. RETAINING WALLS ARE ALLOWED UP TO 4' TALL.

N
0' 30' 60' 120'
SCALE IN FEET



OLSSON ASSOCIATES

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

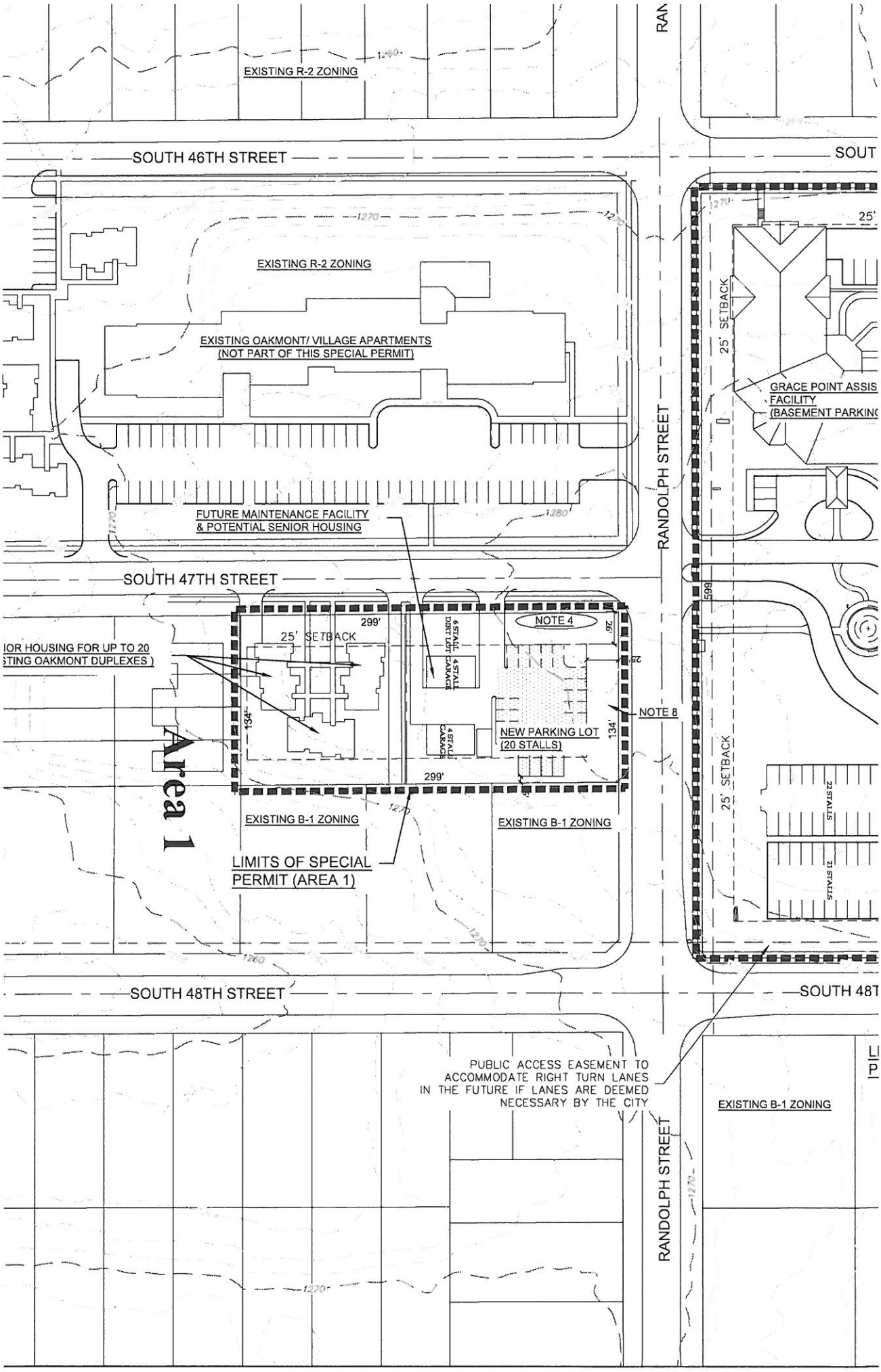
SITE PLAN

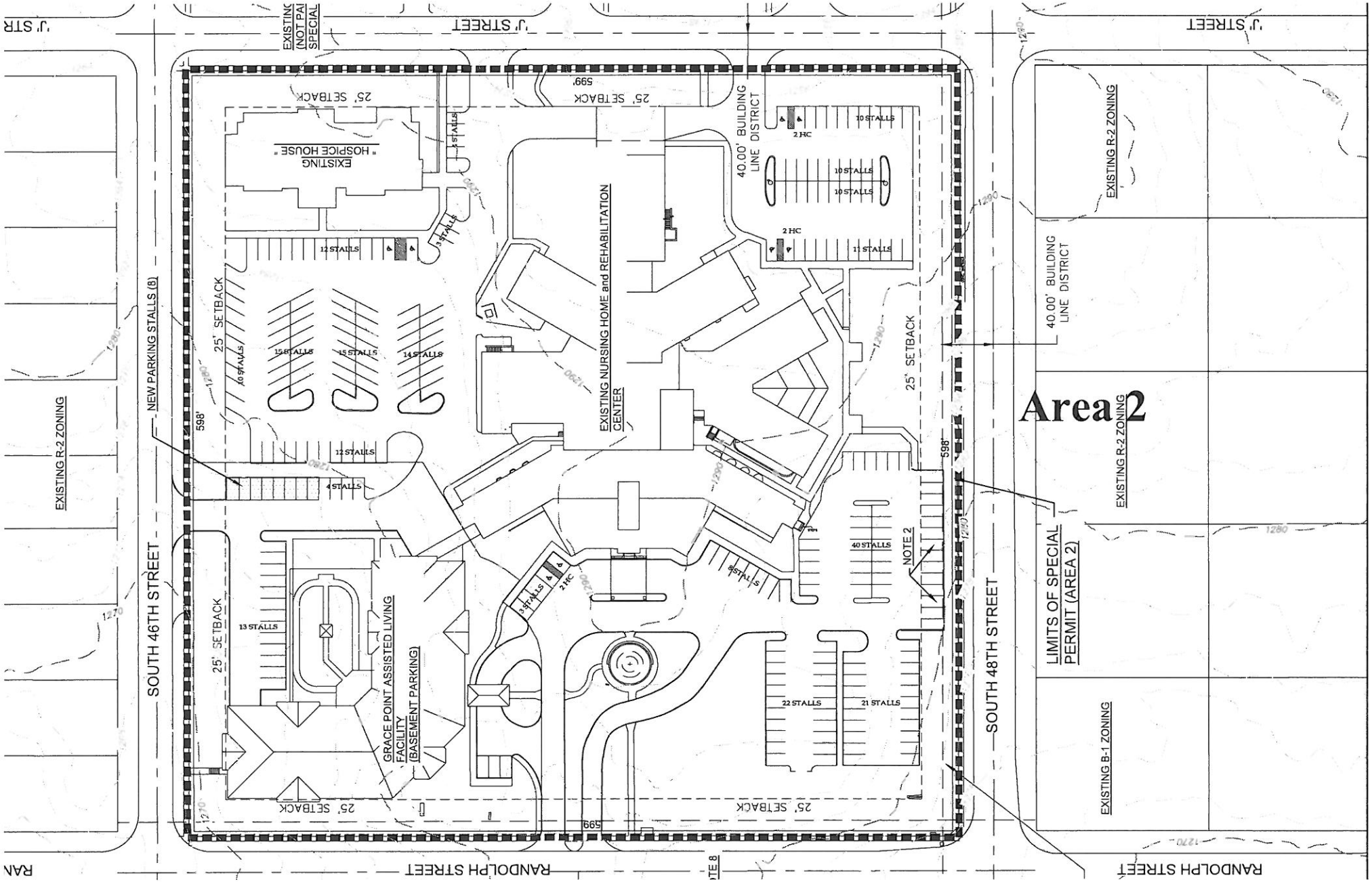
TABITHA - 48TH AND RANDOLPH
SPECIAL PERMIT SP384H

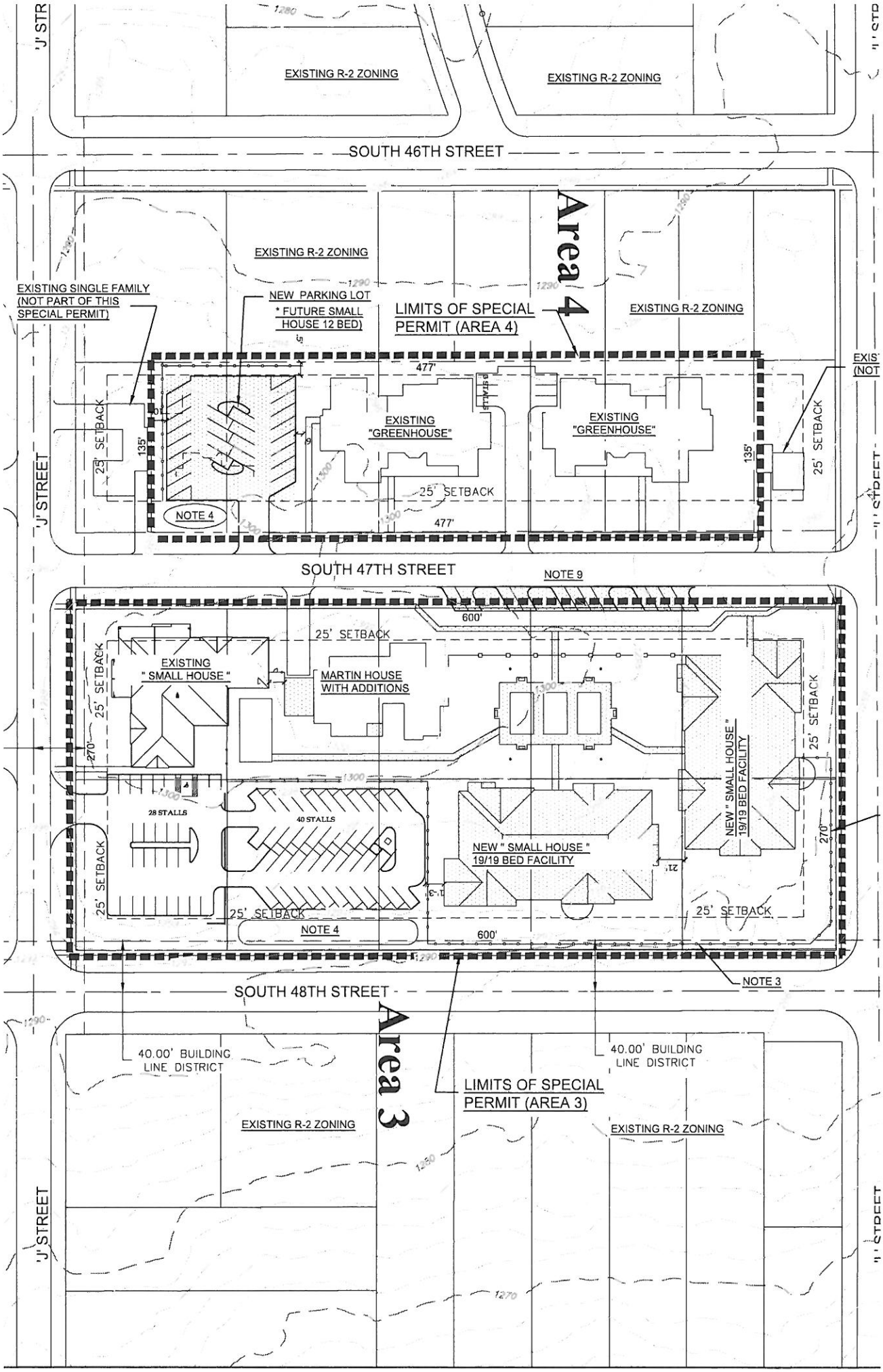
LINCOLN, NE

2016

SHEET
1 of 1


EXISTING R-2 ZONING
SOUTH 46TH STREET
EXISTING R-2 ZONING
EXISTING OAKMONT/ VILLAGE APARTMENTS
(NOT PART OF THIS SPECIAL PERMIT)
FUTURE MAINTENANCE FACILITY
& POTENTIAL SENIOR HOUSING
SOUTH 47TH STREET
RANDOLPH STREET
25' SETBACK
GRACE POINT ASSIS
FACILITY
(BASEMENT PARKIN
25' SETBACK
299'
25' SETBACK
6 STALL DIRT LOT
4 STALL GARAGE
NOTE 4
26'
25'
134'
4 STALL GARAGE
NEW PARKING LOT
(20 STALLS)
134'
NOTE 8
299'
599'
25' SETBACK
22 STALLS
21 STALLS
Area 1
EXISTING B-1 ZONING
EXISTING B-1 ZONING
LIMITS OF SPECIAL
PERMIT (AREA 1)
SOUTH 48TH STREET
PUBLIC ACCESS EASEMENT TO
ACCOMMODATE RIGHT TURN LANES
IN THE FUTURE IF LANES ARE DEEMED
NECESSARY BY THE CITY
EXISTING B-1 ZONING
RANDOLPH STREET


Area 2
LIMITS OF SPECIAL PERMIT (AREA 2)
EXISTING R-2 ZONING
EXISTING B-1 ZONING
40.00' BUILDING LINE DISTRICT
SOUTH 46TH STREET
SOUTH 48TH STREET
RANDOLPH STREET
J STREET
NEW PARKING STALLS (8)
EXISTING NURSING HOME and REHABILITATION CENTER
GRACE POINT ASSISTED LIVING FACILITY (BASEMENT PARKING)
EXISTING "HOSPICE HOUSE"
25' SETBACK
598'
599'
NOTE 2
2 HC
10 STALLS
11 STALLS
12 STALLS
13 STALLS
14 STALLS
15 STALLS
40 STALLS
22 STALLS
21 STALLS
4 STALLS
3 STALLS
8 STALLS


EXISTING R-2 ZONING
EXISTING R-2 ZONING
SOUTH 46TH STREET
Area 4
EXISTING R-2 ZONING
EXISTING SINGLE FAMILY (NOT PART OF THIS SPECIAL PERMIT)
NEW PARKING LOT
* FUTURE SMALL HOUSE 12 BED)
LIMITS OF SPECIAL PERMIT (AREA 4)
EXISTING R-2 ZONING
477'
EXISTING "GREENHOUSE"
EXISTING "GREENHOUSE"
25' SETBACK
135'
135'
25' SETBACK
25' SETBACK
NOTE 4
477'
'J' STREET
SOUTH 47TH STREET
NOTE 9
600'
25' SETBACK
EXISTING " SMALL HOUSE "
MARTIN HOUSE WITH ADDITIONS
25' SETBACK
25' SETBACK
270'
28 STALLS
40 STALLS
NEW " SMALL HOUSE " 19/19 BED FACILITY
NEW " SMALL HOUSE " 19/19 BED FACILITY
270'
25' SETBACK
25' SETBACK
25' SETBACK
NOTE 4
600'
NOTE 3
SOUTH 48TH STREET
Area 3
40.00' BUILDING LINE DISTRICT
40.00' BUILDING LINE DISTRICT
LIMITS OF SPECIAL PERMIT (AREA 3)
EXISTING R-2 ZONING
EXISTING R-2 ZONING
'J' STREET

TABITHA - 48TH AND RANDOLPH

SPECIAL PERMIT 384H
SITE PLAN

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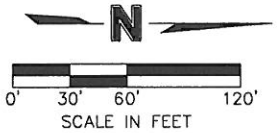

OLSSON
ASSOCIATES

September 28, 2016

George Wesselhoft
Planning Department
555 South 10th St., Suite 213
Lincoln, NE 68508

Re: Tabitha – 48th and Randolph
Amendment to Special Permit

Mr. Wesselhoft,

On behalf of the property owner, Tabitha, Inc., Olsson Associates is submitting an application for an Amendment to Special Permit #384G, Tabitha Campus, which is generally located at South 48th Street and Randolph Street in Lincoln, NE. The purpose will be to expand the limits of the existing Special Permit to bring property in for additional facilities dedicated to skilled nursing.

To accommodate the proposed building, the layout of the previously approved Special Permit has been revised to show the health care facility building and the resulting parking configurations. The parking table has been updated to show the revised amount of total parking stalls. The existing properties of the Special Permit have shared parking, the development will continue to have shared parking available for all buildings in accordance with the revised layout.

I have included the application form as well as the fee check. We will submit the Special Permit site plan online.

Feel free to contact me with any questions which you may have.

Sincerely,

Nathaniel Buss
Olsson Associates

Cc: *Joe Hakenkamp, Tabitha*
Attachments: *Case Statement; Support Letters and Letter from current property not owned by Tabitha*

Witherbee Neighborhood Association
33rd to 56th, O to Randolph

PO Box 5431
Lincoln, NE 68505

September 1, 2016

Rachel K Jones
Lincoln-Lancaster County Planning Department
555 S. 10th Street, Suite 213
Lincoln, NE 68508

Dear Ms. Jones,

Tabitha has provided the Witherbee Neighborhood Association with a copy of the Preliminary Site Plan Scheme for their 'Finishing What We Started Project' on North 47th Street.

Association members had the opportunity to review the plans and ask questions at our August 4, 2016 meeting.

We discussed potential concerns with parking, lighting, fencing, and landscaping. We found Tabitha officials to be very accommodating. Tabitha has already demonstrated willingness to make adjustments to the plan to address neighbor's concerns. Tabitha has pledged to continue to address concerns as they arise. As demonstrated in previous projects in the neighborhood, we have every confidence that we can work together with Tabitha amiably.

We had no objections to the general plan. We pledge to work together with Tabitha as the project progresses.

If you have any questions, please do not hesitate to contact me at witherbeerick@gmail.com.
402-488-8567.

Warmest regards,

Richard Bagby, President
Witherbee Neighborhood Association

July 11, 2016

Rachel K. Jones
Lincoln-Lancaster County Planning Department
555 S. 10th Street, Suite 213
Lincoln, NE 68508

Dear Ms. Jones,

I am the current home owner of property at 401 South 48th Street, Lincoln, NE.

I am writing to let you know that Tabitha has reviewed the site plan scheme that is part of their application to the City for developing the area bordered by L Street to the north, 48th Street to the east, J Street to the south and 47th Street to the west.

My house sets on part of this property. I plan to sell my property to Tabitha as soon as I find a suitable alternative. Following that, I will move away from this area.

I do not have any concerns with the development plan. I am support of the attached plan, contingent upon my relocation.

If you have any questions, please feel free to call me at 402-488-5422.

Sincerely,

Augustine Arrigo

Augustine Arrigo

Copy: file

July 14, 2016

Rachel K. Jones
Lincoln-Lancaster County Planning Department
555 S. 10th Street, Suite 213
Lincoln, NE 68508

Dear Ms. Jones,

I am the current home owner of property at 401 S. 47th Street, Lincoln, NE.

I am writing to let you know that Tabitha has reviewed the attached site plan scheme with me which is part of their application to the City for further development of property they own on South 47th Street between L and J streets.

My house is adjacent to this development plan. I do not oppose the plan.

If you have any questions, please feel free to call me at 402-488-5386.

Sincerely,

Donna M Westlund

Donna Westlund
401 S. 47th St.

Copy: file

TABITHA

Case Statement: Finishing What We Started

Overview:

In 2006, Tabitha opened the second Green House® project in the nation. We started small, with only one house in the neighborhood just north of the main campus at 4720 Randolph Street in Lincoln, Nebraska. Even though the prospect of transforming long-term care from an institutional model to a residential, person-centric one was amply fired by our passion, we also knew it needed to prove itself.

When the first nine Elders moved into the Martin House, the work began to study what life is like in a Green House. We wanted to know how this radical change to the traditional nursing home model would impact the lives of those who live, visit and work there.

Today, Tabitha has four Green House homes in the original neighborhood, each with its own set of success stories. Their performance in research sponsored by the Robert Wood Johnson Foundation and NCB Capital Impact has been fundamental in creating the now highly regarded and evidence-based Green House model that is being replicated across the United States.

Tabitha's objective is to complete the Elder neighborhood envisioned in 2006 by adding two small houses (17-19 Elders and 12,670 sf/each) which will allow us to improve the lives of up to thirty-eight Elders.

Improved clinical Outcomes and Satisfaction[1]:

A series of peer-reviewed and published research studies[2] document and confirm the sustained improvements that the Green House model supports. These improvements found across implementation sites include:

- **Improved Quality of Life**: Green House residents report improvements in autonomy, dignity, privacy, meaningful activity, relationships, sense of individuality, emotional well-being, and enjoyment of food.
- **Improved Quality of Care**: Green House residents maintain self-care abilities longer, with fewer declines in their activities of daily living. Fewer residents have

[1] The information under this heading is excerpted from 'Home Economics, The Business Case for the Green House® Model'

[2] Kane, Lum, Culter, Degenholtz, & Yu, 2007; Sharkey, Hudak, Horn, James, & Howes, 2010; Jenkens, Sult, Lessell, Hammer, & Ortigara, 2011

depression, are bedfast, get little or no activity, develop facility-acquired ulcers, or have avoidable hospitalizations.

- **Improved Family Satisfaction**: Green House families are more satisfied with general amenities, meals, housekeeping, physical environment, privacy, autonomy, and health care.

Creating Real Home & Meaningful Lives:

We are extremely proud to be part of the studies that demonstrate the gains Elders and their family members experience while living in Green House homes. We also believe it is important to share more personal experiences that illustrate the positive impact a smaller residential setting has on the Elders living there. So here are a couple of those stories.

It's not what you can't do...

Roger was a relatively young Elder in Tabitha's first Green House home. His need for on-going skilled nursing care was the result of a very unexpected and life-changing health event. It reduced his strength and stamina so severely his wife could no longer care for him in their home.

That didn't mean Roger was finished with his nearly indomitable quest for living life to the fullest. While living in traditional long-term care, he was a mainstay on the Resident Council and repeatedly pushed for changes that would allow him to live his life with greater autonomy.

He wanted to eat the foods he loved whenever he wanted them and he wanted to return to meaningful activities that he had enjoyed before his health condition changed.

In traditional long-term care, Roger was one of 55 residents on a care unit. He needed very specific and constant monitoring by staff while eating in order to prevent choking and coughing. Hard as they tried, staff could not progress him to a regular diet. This resulted in a loss of appetite and compromised nutrition.

When Roger moved to the Green House, he was one of nine. The heightened level of service and individualized attention staff were able to give him was just what he needed. Within a year, Roger was eating the spaghetti he loved and happier and healthier than ever. So much so, when he visited his Doctor and she asked him what made the difference, he responded 'It's the Green House.'

Roger had also been an avid swimmer. Without giving his wife a chance to say no, he invited the entire household to a pool party at his former residence. What would have been 'too hard' or 'too complicated' to arrange under other circumstances became 'we can do that' in the Green House. Fortified by caregivers who cooked, helped his wife prepare, transported residents and ultimately assisted him into his beloved pool, Roger's pool party went off without a hitch.

When you're 101...
Mary was a nurse. She and her physician husband served the medical needs of a small rural community for decades before retiring.

Mary was just 100 years old when she moved into the Green House. Her daughter would tell you her time there was one of the best times of her life.

Her 100th birthday party had been an epic affair with family coming from across the country to be with her, and bagpipers heralding the day.

As her 101st birthday approached, her Green House caregivers asked what she wanted to do to make this birthday memorable. To their surprise, what she really wanted was a margarita and a cigarette. It wasn't the kind of thing most medical staff would have prescribed, but it was what she wanted.

When the day came, there were lots of family visits and tributes. And when the afternoon sun reached the front porch, she and her daughter made their way outside where they found two margaritas and a pack of cigarettes waiting for them. True to her wish, she only smoked one, but that was enough to make a memory and celebrate a life well-lived.

Conclusion:

Tabitha continues to work extremely hard to bring Green House and Small House communities to Elders in Lincoln, Nebraska.

We have had a waiting list for the houses since opening our first in 2006. Current market studies show growing long-term care demand in Lincoln, Nebraska and particularly this sector of the community. We believe it is reasonable to project a short ramp-up to full occupancy in these two new houses.

Thanks for this opportunity to share our plans with you.

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for NOVEMBER 9, 2016 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No.16023

PROPOSAL: From AG Agricultural to H-3 Highway Commercial

LOCATION: Southwest of NW 48th St and Highway 34

LAND AREA: 2.26 acres, more or less

EXISTING ZONING: AG Agricultural

CONCLUSION: The goals of the Comprehensive Plan do not encourage rezoning of property from AG Agricultural to commercial when it is outside the City limits. However, the proposed change of zone would be appropriate with the conditions in the zoning agreement. The change of zone will create a more rational development parcel using a drainage way and future roadway as the commercial boundary. The proposed zoning agreement will also provide for future development and appropriate access.

RECOMMENDATION: Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached

EXISTING LAND USE: Single family house and undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	H-3 Highway Commercial	Outside storage
South:	AG Agricultural	Farm ground
East:	H-3 Highway Commercial	Mini storage and outdoor storage
West:	AG Agricultural	Agriculture and soil excavation

HISTORY:

May 8, 1995 Change of Zone #2892 from AG to H-3 on 7.58 acres on a portion of Lot 1, Woodlawn West Addition located southwest of NW 48th Street and Highway 34 was approved by the City Council. At the time of the change of zone this area was adjacent to H-3 zoning that is now located on the east side of NW 48th Street. This change of zone was done prior to the realignment of NW 48th Street.

April 10, 2006 Change of Zone #06002 from AG to H-3 on 7.64 acres on a portion of Lot 1 Woodlawn West Addition located southwest of NW 48th Street and Highway 34 was approved by the City Council. This change of zone was approved because of land lost due to the realignment of NW 48th Street and it was adjacent H-3 zoning.

COMPREHENSIVE PLAN SPECIFICATIONS:

Focus primarily on retention and expansion of existing businesses. (p.5.1)

Provide flexibility to the marketplace in siting future commercial and industrial locations. (p.5.2)

Locate all new commercial and industrial development within Lincoln or the incorporate communities (p.5.5)

The land use plan displays the generalized location of each land use. It is not intended to be used to determine the exact boundaries of each designation. The area of transition from one land use to another is often gradual. (p.12.1)

The Future Land Use Plan shows this area as agricultural (p.12.3)

Individual proposals for land use changes should be evaluated using best available information. Issues such as the presence of floodplains, effect on neighboring land uses, and preservation and protection of natural resources are among the considerations that should be reviewed in making specific land use decisions (p.12.4)

This area is located within Tier III and is outside the 2040 future service limits. (p.12.6)

Tier III provides approximately 131 square mile area for Lincoln's longer term growth potential, beyond 50 years. (p.12.9)

UTILITIES: No utilities are available

TRAFFIC ANALYSIS: Highway 34/Purple Heart Highway is a Federal Highway. NW 48th Street is minor arterial.

PUBLIC SERVICE: This area is served by the Malcolm Rural Fire District and the Lancaster County Sherif.

ALTERNATIVE USES: Agricultural

ANALYSIS:

1. This proposal is for a change of zone from AG to H-3 on 2.26 acres. In 2006 a change of zone from AG to H-3 was approved on 7.64 acres adjacent to this parcel.

2. The applicant has requested this change of zone to clean up an area that was left out of the previous change of zone and to expand the H-3 zoning to the west to the east edge of a minimum flood corridor and to the south to the existing drive. This change of zone will also legalize the existing house that is being used as an office for the mini storage.

3. There is existing H-3 zoning to the north and east. The H-3 area is currently being used for outdoor storage and mini storage.

4. This area is outside the City limits and no City services are available. The area is outside the future service limit and is shown as Tier III and agriculture in the 2040 Comprehensive Plan.

5. A condition of approval for this change of zone is a Conditional Zoning Agreement (Agreement). The Agreement addresses issues to plan for future development and access in this area. The owner has plans to create lots over 10 acres without going through the final plat process. Thus, many aspects of development that would be part of a preliminary plat or use permit prior to commercial zoning will not be addressed. The Agreement requires that a 66' wide common access easement be granted on the existing drive to serve potential future development. The Agreement also requires a 30' wide public access easement over the existing driveway to be granted to the City of Lincoln. The access easements will provide for access in the future to the undeveloped area and will insure that the owner of a future lot cannot prohibit access in the future. The applicant is showing a 30' wide common access easement on the attached exhibits. As required by the agreement the common access easement will need to be changed to public access easement.

6. The site shall be developed in conformance with the attached site plan. The site plan identifies the minimum flood corridor, setbacks and access easements. Identifying the minimum flood corridor now will guarantee that no building will occur within the minimum flood corridor in the future. The 20' setback along the 66' common access easement will guarantee in the event the access easement becomes a public or private street the buildings will be set back a proper distance.

7. The Agreement requires that either the north or south driveway to NW 48th Street be removed following a determination by the Director of Public Works and Utilities Department. That determination might have one of the driveways be removed due to frequency of accidents, or to accommodate development of future lots.

   The two driveways do not meet the spacing requirement for arterial streets and violate access management policy. The commercial expansion is not appropriate unless the access is addressed.

CONDITIONS OF APPROVAL:

1. The City Council public hearing will be scheduled after the City receives the signed Development and Conditional Zoning Agreement.

Prepared by:

Tom Cajka
Planner

DATE: October 13, 2016

APPLICANT: REGA Engineering Group
601 Old Cheney Road, Suite A
Lincoln, NE 68512
402-484-7342

OWNER: John Zakovec
6625 NW 48th Street.
Lincoln, NE 68524

CONTACT: Same as applicant

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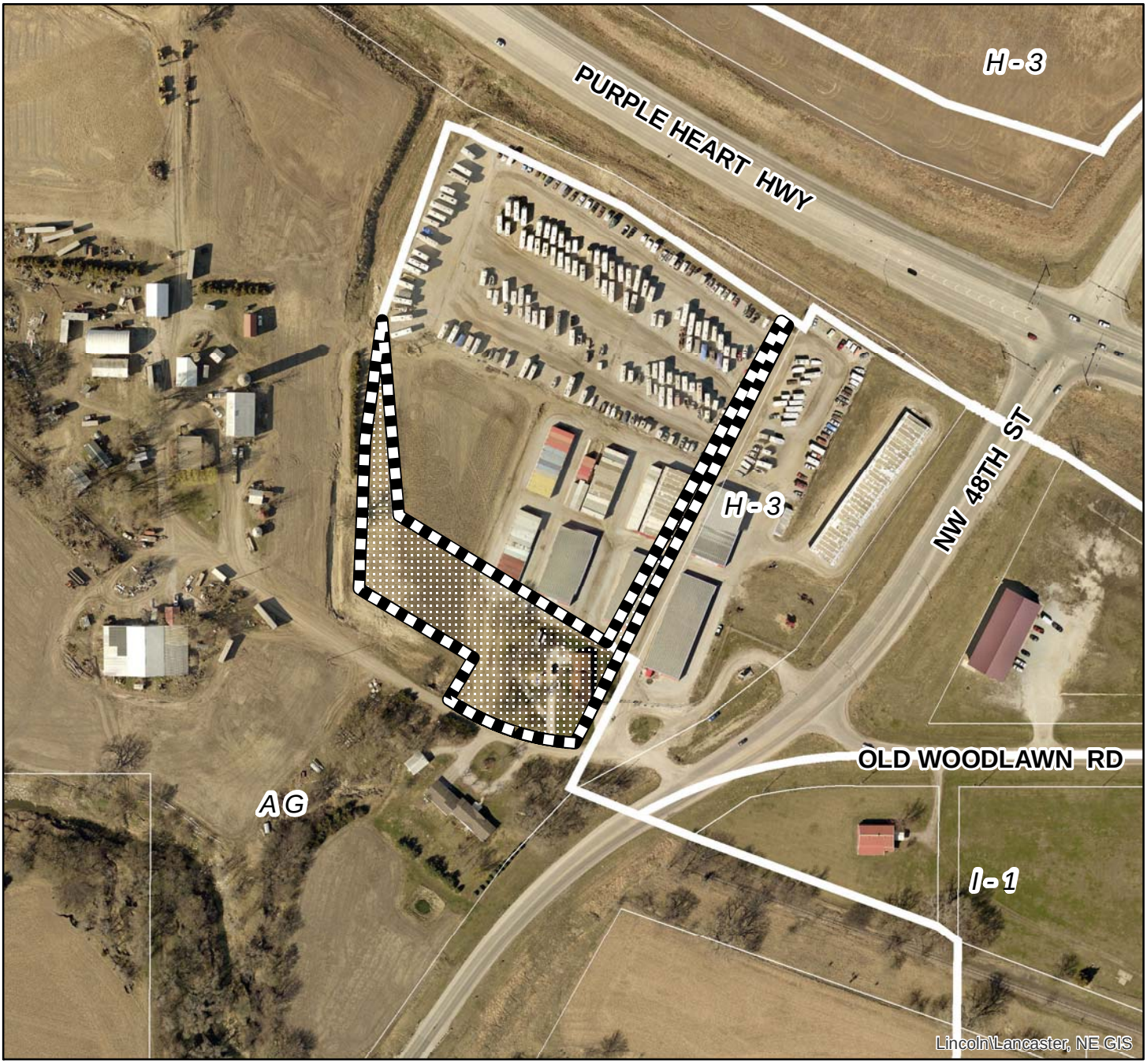
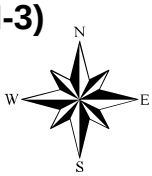


2016 aerial

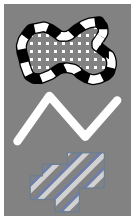
Change of Zone #: CZ16023 (AG to H-3)
Woodlawn West
NW 48th St & Hwy 34



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

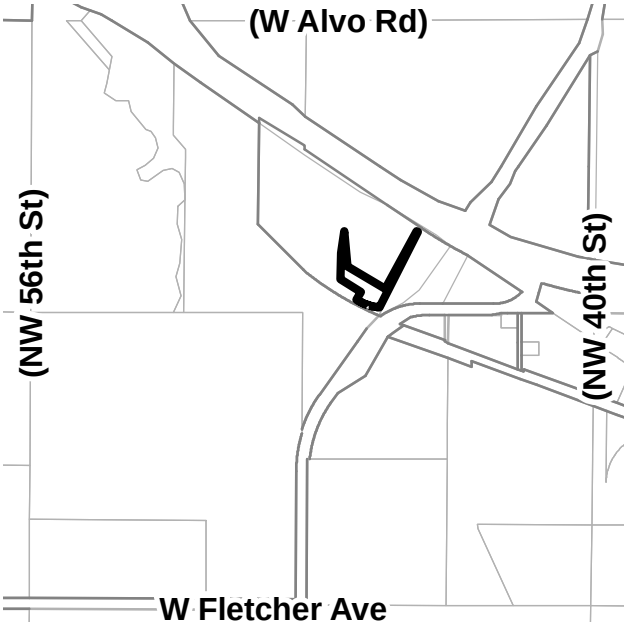
One Square Mile:
Sec.31 T11N R06E



Area of Application

Zoning Jurisdiction Lines

Lancaster County Jurisdiction



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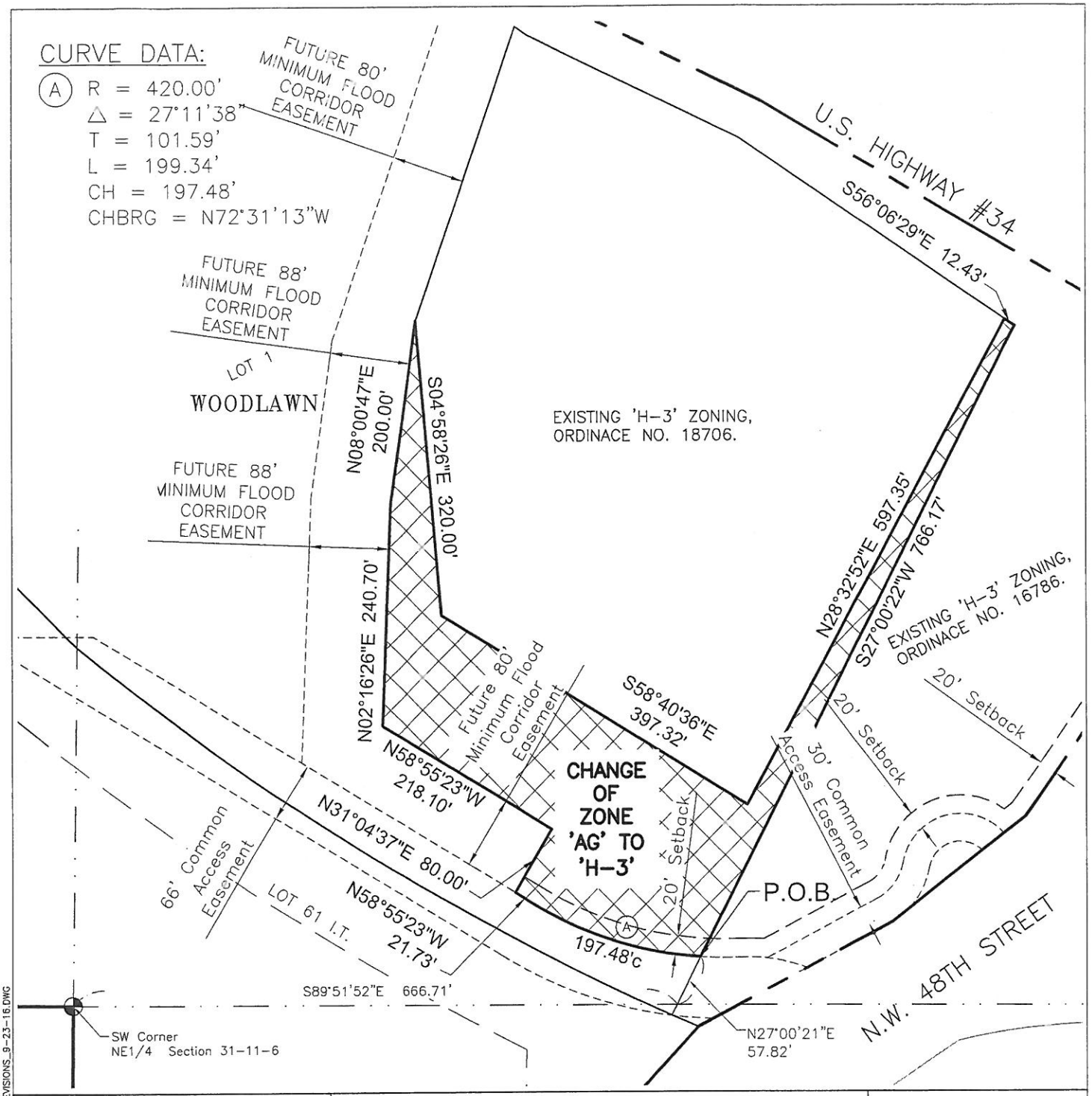
File: F:\DevReview\PlannerPacket\MXD\Agendadrawings.mxd (CZ16023)



REGA ENGINEERING
402-484-7342 OFFICE
402-484-7344 FAX

NORTH

REGA
ENGINEERING GROUP, INC.
601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342
- ENGINEERING
- PLANNING
- LAND SURVEYING

JOB NAME: Woodlawn West 2nd Addition - Rezoning LOCATION: Lincoln, NE	DRAWN BY: MJG/MK	CHECKED BY: LLL
	SCALE: 1"=150'	
	DATE: 09/30/2016	
	JOB NUMBER	SHEET
	140063	1 of 1

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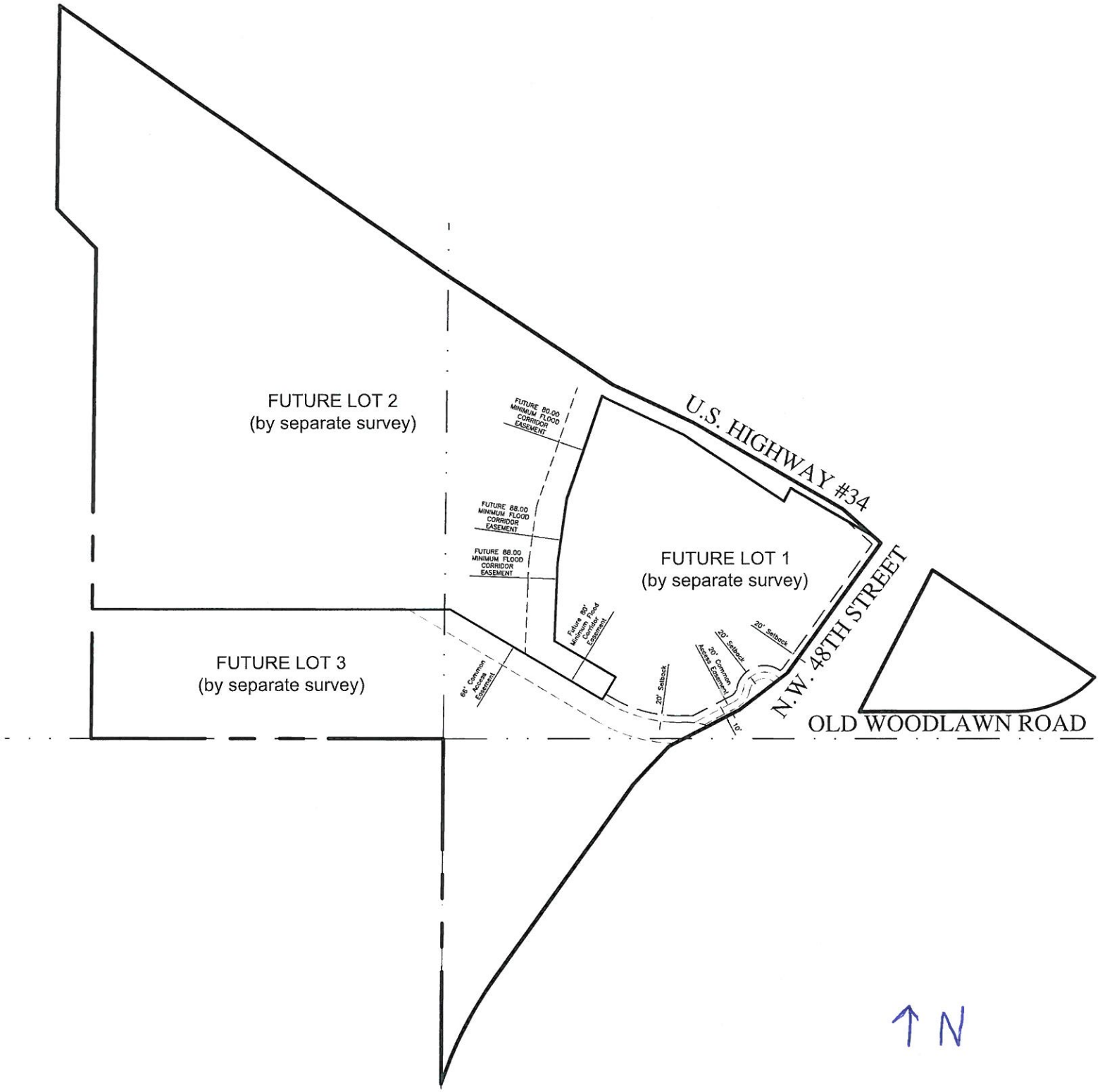
WOODLAWN WEST
CHANGE OF ZONE FROM 'AG' TO 'H-3'
LEGAL DESCRIPTION

A portion of Lot 1, Woodlawn West, located in the Northeast Quarter of Section 31, Township 11 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Commencing at the Southwest Corner of said Northeast Quarter of Section 31 and extending thence S89°51'52"E along the South line of said Northeast Quarter a distance of 666.71 feet; Thence N27°00'21"E a distance of 57.82 to the **POINT OF BEGINNING**;

Thence on a circular curve to the right having a radius of 420.00 feet, a central angle of 27°11'38" and whose chord (197.48 feet) bears N72°31'13"W;

Thence N58°55'23"W, 21.73 feet;
Thence N31°04'37"E, 80.00 feet;
Thence N58°55'23"W, 218.10 feet;
Thence N02°16'26"E, 240.70 feet;
Thence N08°00'47"E, 200.00 feet;
Thence S04°58'26"E, 320.00 feet
Thence S58°40'36"E, 397.32 feet;
Thence N28°32'52"E, 597.35 feet;
Thence S56°06'29"E, 12.43 feet;
Thence S27°00'22"W, 766.17 feet to the **POINT OF BEGINNING**, containing 2.26 acres.


FUTURE LOT 2
(by separate survey)
FUTURE LOT 3
(by separate survey)
FUTURE LOT 1
(by separate survey)
U.S. HIGHWAY #34
N.W. 48TH STREET
OLD WOODLAWN ROAD
FUTURE 80.00 MINIMUM FLOOD CORRIDOR EASEMENT
FUTURE 88.00 MINIMUM FLOOD CORRIDOR EASEMENT
FUTURE 88.00 MINIMUM FLOOD CORRIDOR EASEMENT
Future 80' Minimum Flood Corridor Easement
66' Common Access Easement
20' Setback
20' Common Access Easement
20' Setback
20' Setback
10'
N

REGA

ENGINEERING
GROUP, INC.

File No. 140063
September 19, 2016

Mr. David Cary
Director of Planning
Tom Cajka, Planner
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: WOODLAWN WEST
CHANGE OF ZONE FROM 'AG' TO 'H-3'
N.W. 48th Street & U.S. Highway #34

Dear David,

On behalf of John Zakovec, we resubmit a Change of Zone from 'AG' to 'H-3' on 2.62 acres adjacent to the approved COZ 2892 & 06002 of Woodlawn West. This is in response to the meeting with Steve Henrichsen and Tom Cajka which was held on August 26, 2016.

The Woodlawn West property currently consists of 'H-3' & 'AG' zoning generally located on the South side of U.S Highway #34, and the West side of N.W. 48th Street. A discrepancy had been found with the previous change of zones to 'H-3' zoning. That gap has been included with this application.

The west line of this requested Change of Zone will abut the east edge of a future minimum flood corridor easement on the property to utilize the maximum area for a possible layout of storage structures. An exhibit has been enclosed which shows the possible future layout for the continuation of storage structures within the existing and proposed 'H-3' zoning. A separate exhibit has been submitted which shows the future minimum flood corridor and the way the lots will be divided by a separate survey. The common access shown will be filed separately to access each lot.

The existing drive to the south will be retained within the existing 'AG' zone for continued use as access.

Please contact me if you have any questions or comments.

Sincerely,

Matt Gimple

Cc: John Zakovec
Mark Hunzeker

Enclosures: Zoning Exhibits
Future Proposed Exhibit
Legal Description

DEVELOPMENT AND CONDITIONAL ZONING AGREEMENT

This Development and Conditional Zoning Agreement ("Agreement") is hereby made and entered into this _____ day of _____, 2016, by and between John D. Zakovec and Judith L. Zakovec, husband and wife, hereinafter collectively referred to as "Developer", and the City of Lincoln, Nebraska, a municipal corporation, hereinafter referred to as "City."

RECITALS

I.

Developer is the owner of property generally located at 6625 NW 48th Street and legally described as Lot 1, Woodlawn West, Lincoln, Lancaster County, Nebraska ("Property"). Developer has petitioned the City for a change of zone ("CZ 16023") to rezone that portion of the Property ("CZ 16023 Property") shown on Sheet 1 of 3 of the Site Plan attached hereto marked as Exhibit A from AG Agricultural District ("AG") to H-3 Highway Commercial District ("H-3"). The CZ 16023 Property is more particularly described as:

> That portion of Lot 1, Woodlawn West, located in Northeast Quarter of Section 31, Township 11 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, as shown on the attached site plan as Sheet 1 of 3, and more particularly described as follows:
> Commencing at the southwest corner of said Northeast Quarter of Section 31 and extending thence south 89 degrees 51 minutes 52 seconds east along the south line of said Northeast Quarter, a distance of 666.71 feet; thence north 27 degrees 00 minutes 21 seconds east, a distance of 63.99 to the POINT OF BEGINNING; thence north 76 degrees 00 minutes 42 seconds west, 79.29 feet; thence north 60 degrees 01 minutes 07 seconds west, 360.51 feet; thence north 00 degrees 00 minutes 00 seconds east, 278.17 feet; thence north 19 degrees 00 minutes 25 seconds east, 219.14 feet; thence south 04 degrees 58 minutes 26 seconds east, 320.00 feet; thence south 58 degrees 40 minutes 36 seconds east, 397.32 feet;

thence north 28 degrees 32 minutes 52 seconds east, 597.35 feet; thence south 56 degrees 06 minutes 29 seconds east, 12.43 feet; thence south 27 degrees 00 minutes 22 seconds west, 760.00 feet to the POINT OF BEGINNING, containing 2.78 acres.

II.

The City as a condition of approving CZ 16023 desires an agreement with Developer to be assured that the Developer's development of the Property as shown on Exhibit A, Sheet 2 of 3, will not jeopardize future development of the Property shown on Exhibit A, Sheet 3 of 3, as Future Lot 1, Future Lot 2 and/or Future Lot 3, if Future Lot 1, Future Lot 2 and/or Future Lot 3 are created and sold by deed without first being subdivided.

III.

The Developer has represented to the City that, in consideration of the City re-zoning the CZ 16023 Property to H-3, the Developer will enter into an agreement with the City to develop the entire Property subject to the conditions listed in paragraph 2 below.

NOW THEREFORE, in consideration of the above recitals and the following terms and conditions, the parties agree as follows:

1. The City hereby agrees to grant Developer's petition for CZ 16023 to change the zoning map from AG Agricultural District to H-3 Highway Commercial District on the CZ 16023 Property.

2. In consideration of the City rezoning the CZ 16023 Property to H-3 Highway Commercial District, the Developer agrees:

   a. To grant the City of Lincoln a 30′ wide public access easement over the driveway, shown on Exhibit A, Sheet 2 of 3, between the north and south driveway approaches to NW 48th Street.

   b. To grant the purchaser(s), of Future Lot 2, Future Lot 3 or any portion thereof, a 66′ wide common access easement over that portion of the

Property, shown on Exhibit A, Sheet 2 of 3 and 3 of 3, in order to accommodate development of said Future Lot 2, Future Lot 3 or any portion thereof.

c. To remove at the request of and as directed by Director of the Public Works and Utilities Department either the north or the south driveway approach, shown on Exhibit A, Sheet 2 of 3, providing ingress and egress to and from NW 48th Street, following a determination by the Director of Public Works and Utilities Department that the applicable driveway approach needs to be removed due to frequency of accidents, or to accommodate development of Future Lot 2, Future Lot 3 or any portion thereof, whichever occurs first.

d. The 30′ wide public access easement and the 66′ wide common access easement in a. and b. above shall be in a form acceptable to the City.

e. To develop that portion of the Property shown as Future Lot 1 on Exhibit A, Sheet 3 of 3, in conformance with Exhibit A, Sheet 2 of 3.

3. This Agreement shall run with the Property and shall be binding upon the parties hereto and their respective successors and assigns.

4. This Agreement, when executed by the parties hereto, shall be recorded by the City in the office of the Register of Deeds of Lancaster County, Nebraska, filling fees to be paid in advance by Developer.

IN WITNESS WHEREOF, the parties herein have executed this Agreement on the day and year set forth above.

City of Lincoln, Nebraska
a municipal corporation

_____
Chris Beutler, Mayor

_____ _____
John D. Zakovec, husband Judith L. Zakovec, wife

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Chris Beutler, Mayor of the City of Lincoln.

_____
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

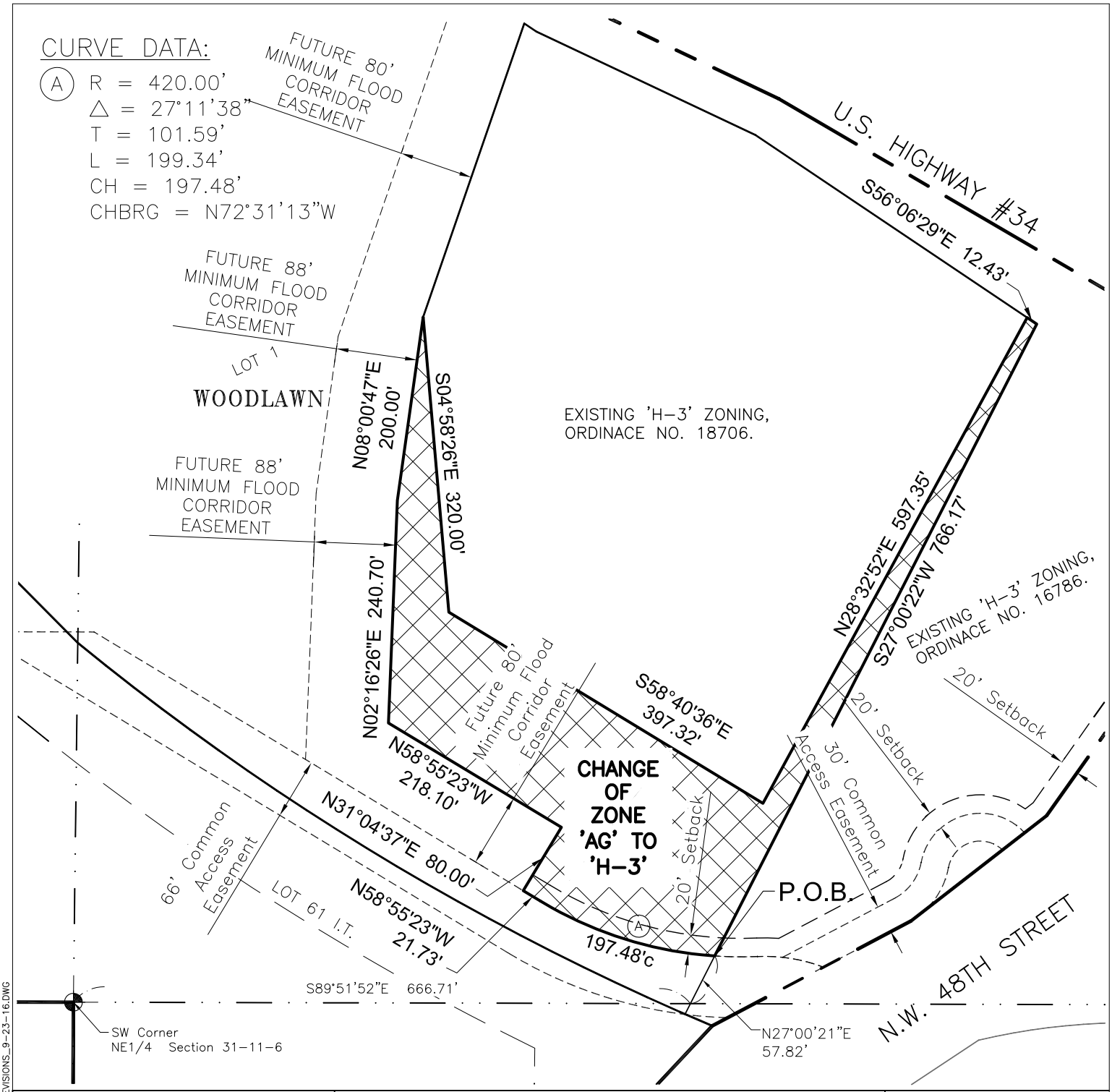
The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by John D. Zakovec, husband.

_____
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Judith L. Zakovec, wife.

_____
Notary Public



REGA ENGINEERING
402-484-7342 OFFICE
402-484-7344 FAX

NORTH

JOB NAME: Woodlawn West 2nd Addition - Rezoning LOCATION: Lincoln, NE	DRAWN BY: MJG/MK	CHECKED BY: LLL
	SCALE: 1"=150'	
	DATE: 11/2/2016	
	JOB NUMBER	SHEET
	140063	1 of 3

REGA
ENGINEERING GROUP, INC.
601 OLD CHENEY RD., SUITE A
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- ENGINEERING
- PLANNING
- LAND SURVEYING

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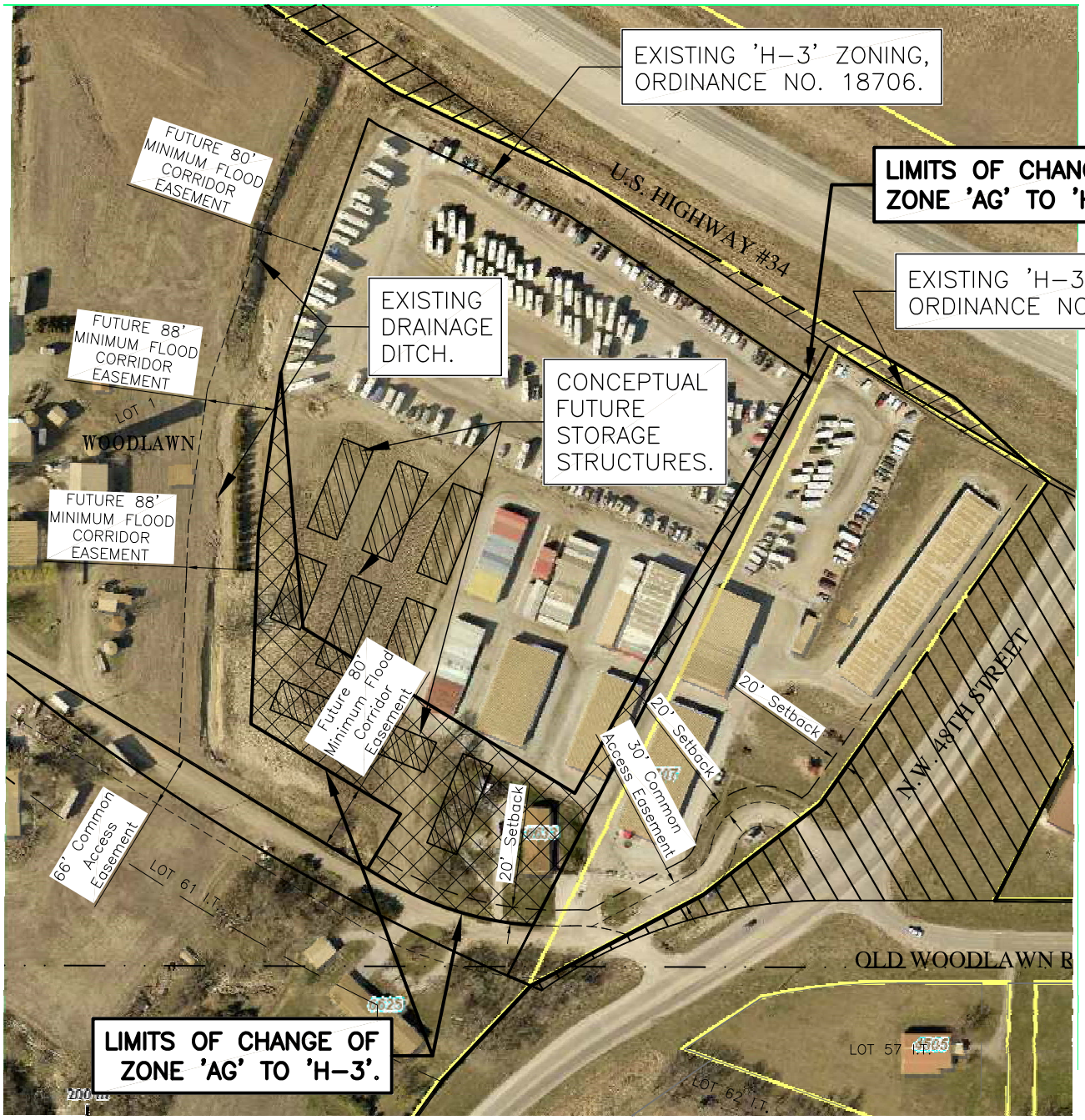

REGA ENGINEERING
402-484-7342 OFFICE
402-484-7344 FAX

NORTH

JOB NAME: Woodlawn West 2nd Addition - Rezoning
LOCATION: Lincoln, NE

DRAWN BY: MJG	CHECKED BY: LLL
SCALE: 1"=200'	
DATE: 11/2/2016	
JOB NUMBER	SHEET
140063	2 of 3

REGA
ENGINEERING GROUP, INC.
601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342
- ENGINEERING
- PLANNING
- LAND SURVEYING

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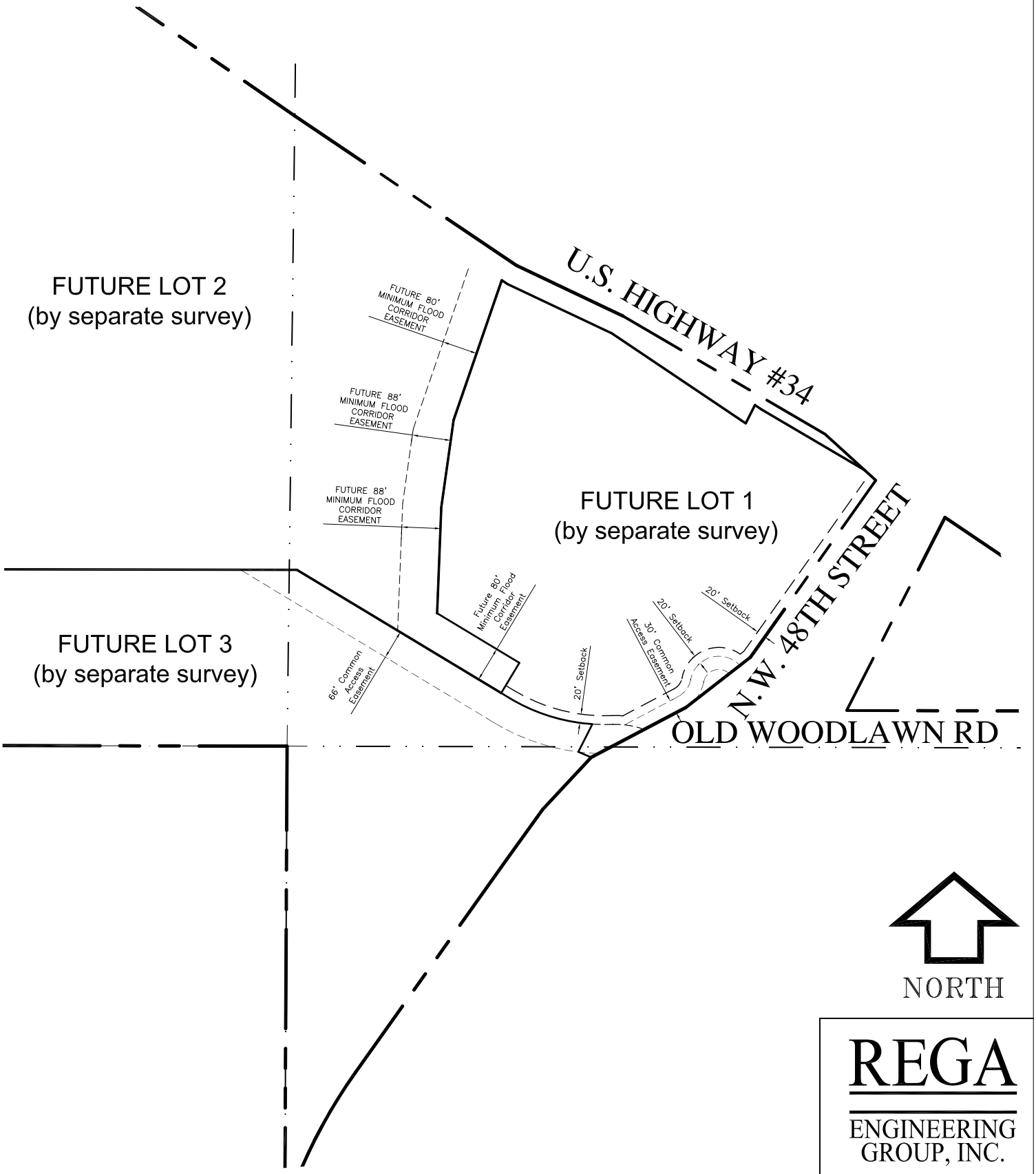

NORTH

REGA
ENGINEERING GROUP, INC.
601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342
- ENGINEERING
- PLANNING
- LAND SURVEYING

JOB NAME: Woodlawn West 2nd Addition - Rezoning LOCATION: Lincoln, NE	DRAWN BY: MJG	CHECKED BY: LLL
	SCALE: 1"=300'	
	DATE: 11/2/2016	
	JOB NUMBER	SHEET
	140063	3 of 3

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LINCOLN /LANCASTER COUNTY PLANNING STAFF REPORT
for October 12, 2016 Planning Commission Meeting

Project #: Comprehensive Plan Amendment No. 16004 - Costco Center

PROPOSAL: Amend the 2040 Future Land Use Plan to change the future land use designation of the area northeast of S. 14th Street and Pine Lake Road from "Public & Semi-Public" and "Urban Density Residential" to "Commercial", and amend the Existing and Proposed Commercial Centers map to reflect a new Community Center.

CONCLUSION: Due to the location along two major streets, existing commercial development on the south side of Pine Lake Road, and the buffer of future Urban Density Residential land use remaining between the site and existing homes, commercial land uses on this site are appropriate given the conditions of approval set forth for the associated application for Use Permit #16009. The proposal is consistent with the Comprehensive Plan.

RECOMMENDATION: Approval

GENERAL INFORMATION:

LOCATION: South 14th Street and Pine Lake Road

EXISTING LAND USE: Funeral home and agriculture

RELATED APPLICATIONS: Use Permit #16009 and Change of Zone #16030

COMPREHENSIVE PLAN SPECIFICATIONS:
The Future Land Use Plan in the 2040 Comprehensive Plan identifies this area as Public and Semi-Public and Urban Density Residential land uses. (p. 1.9)

P. 5.1 - Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.

P. 5.1-5.2 - Business & Economy Guiding Principles
- Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.
- Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.
- Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.
- Provide flexibility to the marketplace in siting future commercial and industrial locations.
- Strive for predictability for neighborhoods and developers.
- Encourage commercial centers to encompass a broad range of land uses with the integration of compatible land use types.

P. 5.3 - Apply design standards as a tool for economic development. They provide assurances for surrounding property owners as well as prospective developers.

P. 5.5 - Commercial and Industrial Development Strategies

- It is the policy that Commercial and Industrial Centers in Lancaster County be located:
  - Within the City of Lincoln or incorporated villages.
  - Outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning).
  - Where urban services and infrastructure are available or planned for in the near term.
  - In sites supported by adequate road capacity — commercial development should be linked to the implementation of the transportation plan.
  - In areas compatible with existing or planned residential uses.
  - In existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and to more efficiently utilize existing infrastructure.
  - In areas accessible by various modes of transportation (i.e. automobile, bicycle, transit, and pedestrian).
  - So that they enhance entryways or public way corridors, when developing adjacent to these corridors.
  - In a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this Plan.

P. 5.7 - Strategies for Commercial Centers

- Disperse Commercial Centers throughout the community to support convenience of access and to lessen impacts on infrastructure.
- Locate Commercial Centers where they will have access to arterial streets with adequate capacity and be supported by transit, trails, sidewalks, and local streets.
- Discourage “four corner commercial development.”
- Encourage multiple street connections to adjacent residential neighborhoods to allow convenient access for neighboring residences and pedestrians without the use of arterial streets, but exercise care in designing the street network to minimize undesirable traffic impacts.
- Develop smaller stores next to larger anchor stores in centers to encourage small businesses and to provide a variety of goods and services for customers utilizing the centers.
- Design streets and public spaces to enhance pedestrian activity and support multiple modes of transportation.
- Create a pedestrian-oriented environment in the physical arrangement of buildings and parking.
- Develop Commercial Centers as compact clusters or mixed use nodes with appropriate site design features to accommodate shared parking and ease of pedestrian movement, to minimize impacts on adjacent areas, and encourage a unique character.
- Discourage auto-oriented strip commercial development; Commercial Centers should not be developed in a linear strip along a roadway or be completely auto-oriented.
- Design new Commercial Centers in a manner that facilitates future development and intensification of land uses on the site.
- Redevelop existing commercial strips for residential mixed use and/or transit oriented development where appropriate.
- Design buildings and land uses at the edge of the center to be compatible with adjacent residential land uses. Examples of compatible land uses include apartments, mixed use residential buildings, offices, assisted living facilities, or child care centers.
- Buildings should be compatible in terms of height, building materials and setback. Small compatible commercial buildings at the edge could include retail or service uses. Buildings with more intrusive uses should have greater setbacks, screening requirements and be built of more compatible materials.
- Locate the most intensive commercial uses, such as restaurants, car washes, grocery stores, gas stations/ convenience stores and drive through facilities nearer to the major street or roadway and

furthest from the residential area (unless contained within a mixed use center). Lighting, dumpsters, loading docks and other service areas should be screened from residences.

Commercial. Areas of retail, office, service and residential mixed uses. Commercial uses may vary widely in their intensity of use and impact. Individual areas designated as commercial in the land use plan may not be appropriate for every commercial zoning district. (p. 12.4)

Urban Residential. Multi-family and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre. (p. 12.4)

Public and Semi-Public. Areas of public or semi-public land use and/or structures that serve the general public. Only the largest facilities are shown on the land use plan. Highways and interstates are also included in this category.

Green Space. Public or privately-owned areas predominantly used for recreation, such as parks, golf courses, soccer or ball fields, and trails. Many green space areas also serve functions such as buffers between incompatible uses and as stormwater management areas. In some cases, privately-owned Green Space such as golf courses may also be appropriate to be considered for future Urban Residential development.

ANALYSIS:

1. The area identified for a change to future Commercial land use is currently zoned AG Agriculture District and R-1 Residential District.

2. The area to be changed to future Commercial land use is the same as the boundary of proposed Use Permit #16009. It contains approximately 34.38 acres (see attached illustrations). The property to the south is already designated as future Commercial (shown in red). Scott Middle School and Lincoln Southwest High School to the east and west are classified as future Public & Semi-Public, as is the Lincoln Memorial Park cemetery to the north (gray). The remainder of vacant Lincoln Memorial property to the northeast is future Urban Density Residential (orange). The trail along Pine Lake Road and South 14th Street is designated as Green Space (green).

3. This site has been shown as primarily Public & Semi-Public in consideration of its ownership under Lincoln Memorial Park Funeral Home and Cemetery in anticipation of future expansion of the cemetery. The Urban Density Residential area on the east side was conceptually shown in 1996 as a continuation of the single-family neighborhoods to the north with Administrative Amendment #96036 to Special Permit #1570 for The Ridge 1st Addition Preliminary Plat and South Ridge Community Unit Plan. No finalized residential layout was ever approved.

4. The Use Permit proposes 177,000 square feet of new commercial floor area plus the approximately 22,000 square feet of the existing funeral home, totaling to 199,000 square feet. That is consistent with Commercial land use designation as proposed. In addition to revision of the future land use, it is proposed to designate this site as a Community Center in the Comprehensive Plan. Community Centers may vary in size from approximately 250,000 to 600,000

square feet of commercial space. Typically, new Community Centers will range from 300,000 to 400,000 square feet.

Community Centers are intended to be smaller in scale and intensity of uses than Regional Centers and serve a more targeted market and geographic area. Community Centers tend to be dominated by retail and service activities, although they can also serve as campuses for corporate office facilities and should include a mix of residential uses. One or two department stores or "big box" retail operations may serve as anchors (a single store over 50,000 sq. ft.) to the Community Center with numerous smaller general merchandise stores located between anchors or on surrounding site pads.

Community Centers can have a community-wide appeal but primarily serve a geographic subarea within Lincoln and surrounding areas within the County. Depending on the mix of stores and other shopping opportunities in the area, existing Community Centers can have a market area that is quite extensive, even rivaling some Regional Centers. Community Centers should be located approximately 1 to 1 ½ miles apart, depending upon their size, scale, function, and area population.

5. This application proposes to add a new Community Center designation over both the Costco Center area (Use Permit #16009) and the existing commercial south of Pine Lake Road. The proposed commercial center meets the definition of a Community Center in that it would provide a diversity of shops, offices, and/or restaurants on the four commercial pad sites in addition to the anchor store, in conjunction with nearby existing commercial to the south. Costco will have a significant regional draw in its customer base, but it will also serve surrounding neighborhoods and the rest of the community.

   The proposed Costco Center alone does not have sufficient square footage to be considered a Community Center. The Costco Center proposes 199,000 square feet, and the Use Permit #89C at the southeast corner of South 14th Street and Pine Lake Road is approved for up to 41,500 square feet. Their combined square footage of 240,500 square feet fits more closely with the general limits described for Community Centers in the Comprehensive Plan. Because these two developments will function as a single commercial center in many respects, a Community Center designation is appropriate. It should be noted this new Community Center would not meet the spacing requirements recommended in the Comprehensive plan, as there is another Community Center northeast of South 14th Street and Yankee Hill Road only a half-mile to the south.

6. With Lincoln Memorial proposing to sell the undeveloped land for development rather than retain it for cemetery expansion, it was necessary to consider the proposed commercial uses and their appropriateness and suitability for this site. This site had not been envisioned for commercial uses and was designated for

public/semi-public land uses. There is also a large amount of existing and approved commercial space in southwest Lincoln that is more than sufficient to meet demand well into the future.

Costco examined several other potential locations throughout south Lincoln, their stated target market area. They determined that this site best suited their space, access, and location criteria. The location along two major streets lends sufficient access and road capacity for commercial uses. Although there is no lack of commercial uses in this area generally, this development would allow for the first Lincoln location for a specific commercial user who has spent several years, unsuccessfully, to find a site elsewhere in Lincoln. The B-2 zoned commercial uses directly to the south lend some precedent to additional commercial along this stretch of Pine Lake Road. In addition, there would remain an approximately 600-foot buffer continuing to be designated as future Residential land uses between the commercial area and existing homes to the northeast.

Consideration of all of these factors including the proposed conditions of approval of the associated use permit application resulted in the recommendation of approval for this Comprehensive Plan Amendment application, which provides the basis for the proposed development. The conditions of approval for Use Permit #16009 require extensive landscape screening and other requirements designed to help mitigate impacts to the middle school, cemetery, and nearby neighborhoods. Specific site issues regarding traffic and pedestrian circulation will be addressed in the use permit.

SUMMARY:

The land use and commercial center designation changes are appropriate considering the site plan and terms of conditional approval of the related Use Permit #16009 and Change of Zone #16030.

PROPOSED AMENDMENT:

Amend the 2040 Lincoln/Lancaster County Comprehensive Plan as follows:

1. Amend the Lancaster County Future Land Use plan on pages 1.8 and 12.2 and the Lincoln Area Future Land Use Plan on pages 1.9 and 12.3 to reflect changes in land use from Public and Semi-Public and Urban Density Residential to Commercial, and all other maps, figures, and plans where the land use map is displayed including on pages 5.6 and 5.17.

2. Amend the Existing and Proposed Commercial Centers Map 5.1 on page 5.6 to show a new Community Center northeast of S. 14th Street & Pine Lake Road, and all other maps, figures, and plans where the commercial centers map is displayed.

Prepared by:

Rachel Jones, Planner

DATE: October 4, 2016

APPLICANT: Costco Wholesale c/o TJ Design Strategies
2311 W. 22nd Street, Suite 208
Oak Brook, Illinois 60523

OWNER: The Lincoln Memorial Park Cemetery Association
1929 Allen Parkway
Houston, Texas 77019

CONTACT: Theodore R. Johnson
2311 W. 22nd Street, Suite 208
Oak Brook, Illinois 60523

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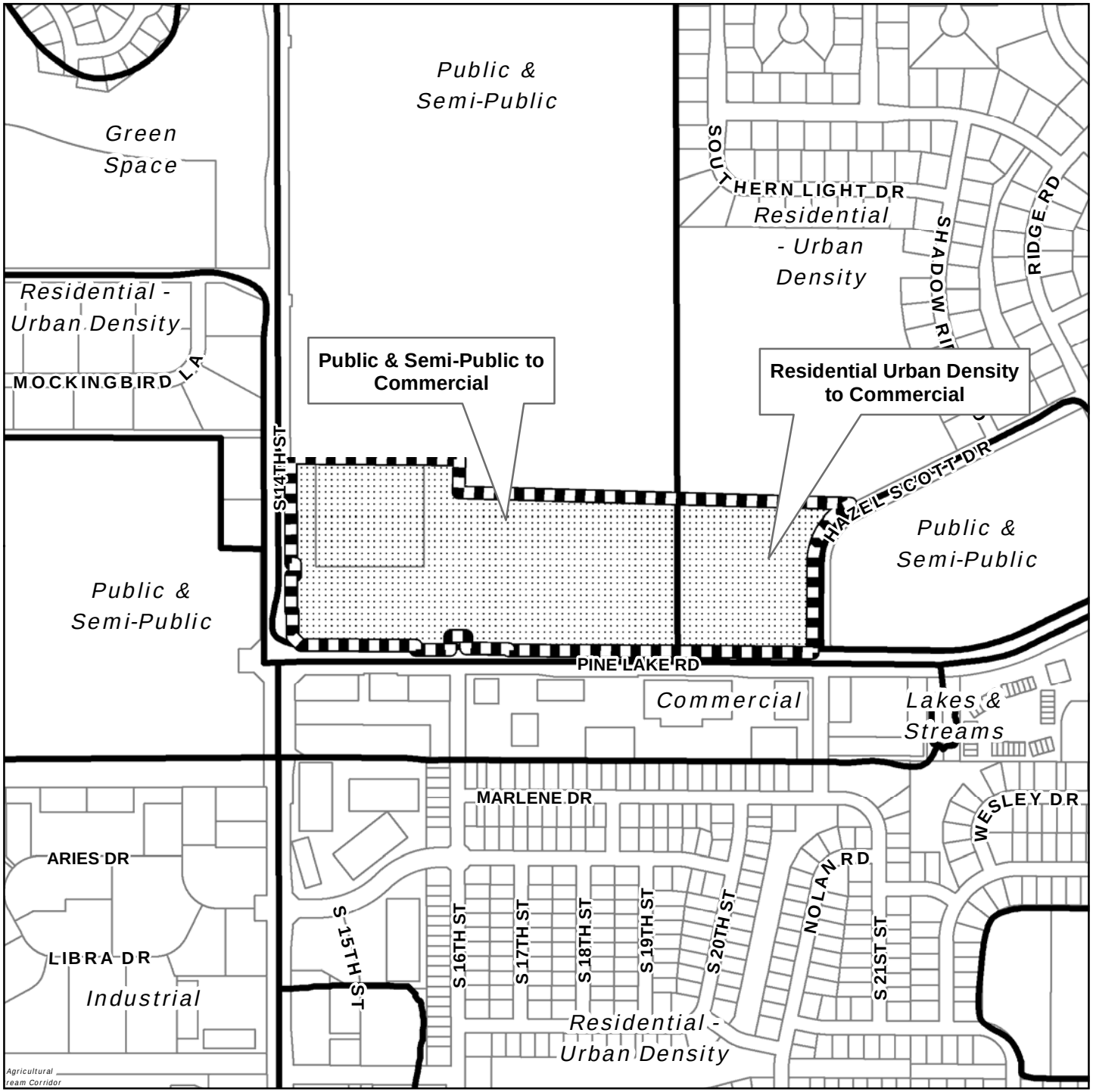

CPA # 16004
Costco Wholesale
S 14th St & Pine Lake Rd

Change from Public/Semi-Public and Residential Urban Density to Comercial

Legend

- Area of Amendment
- Ownership Parcels

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LINCOLN - LANCASTER COUNTY PLANNING DEPARTMENT

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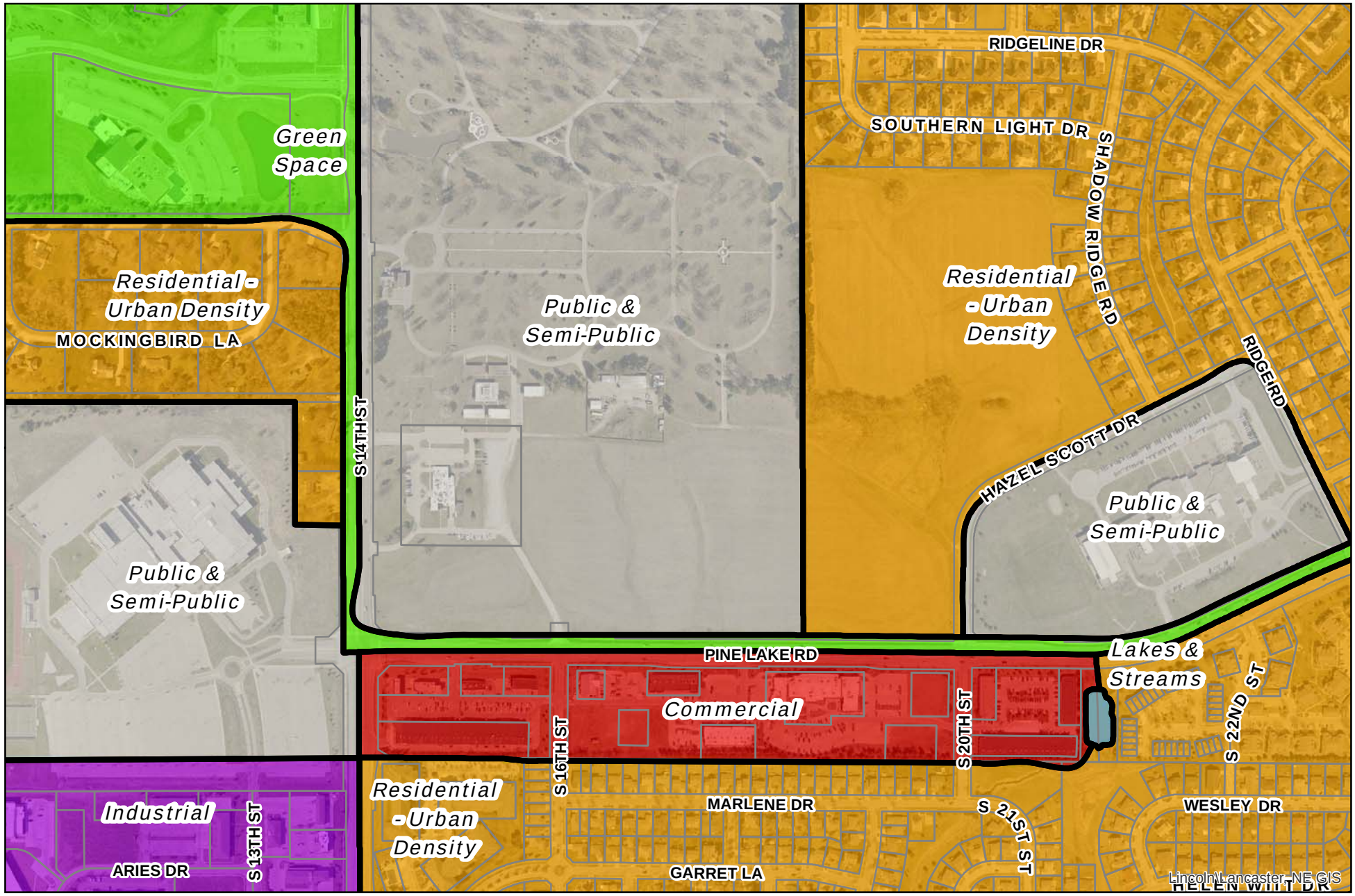

Future Land Use - 14th & Pine Lake Road Vicinity

(as shown currently designated in Comprehensive Plan)

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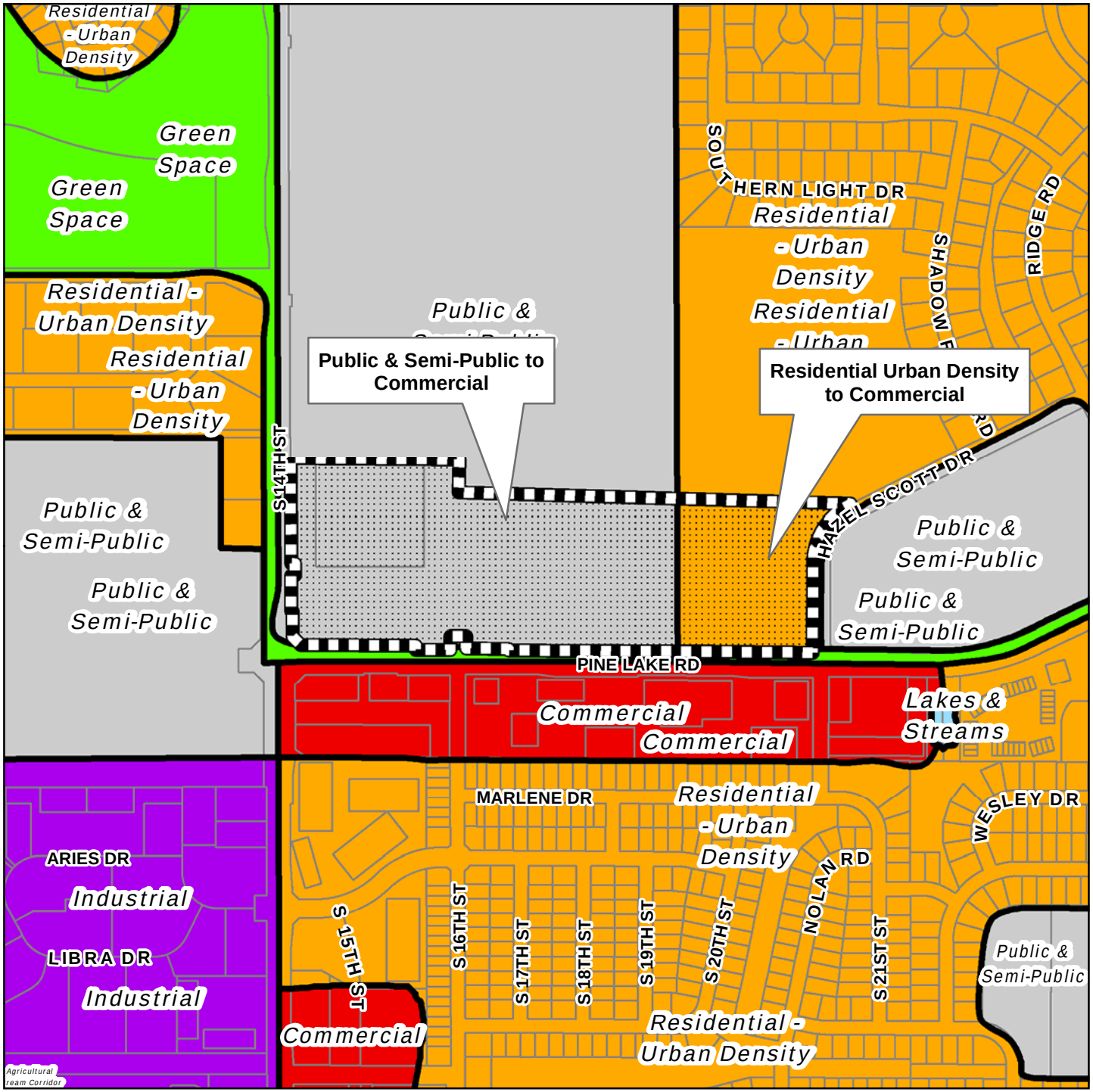
2016 Aerial



CPA # 16004
Costco Wholesale
S 14th St & Pine Lake Rd

Change from Public/Semi-Public and Residential Urban Density to Comercial

Legend

- Area of Amendment
- Ownership Parcels

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LINCOLN - LANCASTER COUNTY PLANNING DEPARTMENT
Information Technology Services
303 South 10th Street
Lincoln, Nebraska 68508
Ph: 402-441.7491 Fax: 402-441.6377

Feet
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(CPA16004)

TJ
Design Strategies, LTD.
planning . site development . consulting

September 14, 2016

Mr. Steve Henrichsen
City of Lincoln
Planning Department
555 S. 10th Street, Suite 213
Lincoln, NE 68508

RE: Costco Wholesale Corporation
Change of Zone Application; Comprehensive Plan Amendment
and Use Permit Application

Dear Steve:

Please accept this letter on behalf of my client Costco Wholesale Corporation as well as the current owner The Lincoln Memorial Park Cemetery Association in their pursuit to obtain a Change of Zone for approximately 40.58 acres located at the intersection of S 14th Street and Pine Lake Road as depicted on the attached site plan. They are seeking to rezone and replat 6 parcels from AG and R-1 to R-1 and B-2.

Besides the Change of Zone request, we have been informed that this project also requires a Comprehensive Plan Amendment. In addition, Costco Wholesale Corporation as the contract purchaser is seeking a Use Permit for the construction of a member's only retail warehouse along with accessory uses to include an attached Tire Center and a free-standing Fueling Facility. The proposed location for this development will be constructed on approximately 21.73 acres on the north side of Pine Lake Road between the intersections of S. 16th Street and Hazel Scott Drive. The proposal also includes a 1.74 acre lot to be sold to a future user as well as a 1.10 acre on site detention pond. Within this application we are requesting on behalf of the seller Use Permit approval for three lots (1.35 acres, 1.35 acres and 1.18 acres) west of the proposed Costco parcel adjacent to Pine Lake Road and immediately south of the existing funeral home. We acknowledge that any site plan specific use permits for the proposed lots other than Costco's designated lot must be addressed with the City at the time a user has been determined.

We also request a waiver for this project as it applies to Design Standards for Screening and Landscaping, Section 7.5. Section 7.5 requires screening between the funeral home and the cemetery to the north due to the new commercial zoning requested abutting the residential zoning of the cemetery. We have been informed this isn't necessary as they are essentially the same premises. We do not believe we are in need of any other

2311 W. 22nd Street, Suite 208, Oak Brook, IL 60523 P: 630.368.0840 F: 630.368.0845 E: info@tjdesignltd.com

additional waivers and/or variances; however wish to request that should any arise during the review process, that we will be able to incorporate such requests at that time.

If you have any questions, and/or require any additional information, please do not hesitate to contact our office at 630-368-0840.

Sincerely,

TJ Design Strategies, Ltd.

Theodore R. Johnson, ASLA
President
Authorized Costco Wholesale Representative

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for October 12, 2016 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No. 16030 - Costco Center

PROPOSAL: From AG Agriculture District and R-1 Residential District to B-2 Planned Neighborhood Business District and R-1 Residential District

LOCATION: South 14th Street and Pine Lake Road

LAND AREA:

From AG to B-2:	25.93 acres, more or less
From AG to R-1:	6.22 acres, more or less
From R-1 to B-2:	8.45 acres, more or less

EXISTING ZONING: AG Agriculture District and R-1 Residential District

CONCLUSION: With approval of the associated application for Comprehensive Plan Amendment #16004, the Future Land Use Map in the 2040 Comprehensive Plan will be amended to show future residential and commercial land uses on this site. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan pending approval of the Comprehensive Plan Amendment.

RECOMMENDATION: Conditional approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached legal descriptions and illustrations.

EXISTING LAND USE: Agriculture and funeral home

SURROUNDING LAND USE AND ZONING:

North:	Lincoln Memorial Park Funeral Home and Cemetery and agriculture; R-1
South:	Commercial; B-2
East:	Scott Middle School; P
West:	Lincoln Southwest High School and single family residential; I-3 and AG

ASSOCIATED APPLICATIONS: Use Permit #16009 and Comprehensive Plan Amendment #16004

HISTORY:

Prior to 1979, this area was zoned A-1 Single Family Dwelling District. In 1979, the zoning was changed to R-1 Residential District. The western portion was changed to AG Agriculture District after 1979.

Apr 1987 Lincoln Memorial Park was designated as Pre-Existing Special Permit #12 in 1987 when Administrative Amendment #87002 was approved to add a mausoleum.

May 1989 Administrative Amendment #89093 to Pre-Existing Special Permit #12 approved four signs on the west side of Lincoln Memorial property.

Sept 1996 Administrative Amendment #96036 to Special Permit #1570 for The Ridge 1st Addition Preliminary Plat and South Ridge Community Unit Plan showed a conceptual future lot layout for single family residential homes on the east portion of the site currently zoned R-1 Residential. That area was platted as an outlot for future development in August 1996 under The Ridge 13th Addition.

June 1999 Administrative Amendment #98062 to Pre-Existing Special Permit #12 for Lincoln Memorial approved a manufactured structure to be used as an office.

COMPREHENSIVE PLAN SPECIFICATIONS:

P. 1.9 - The Future Land Use Map currently designates this area for future Public and Semi-Public and Urban Density Residential land uses. The associated application for Comprehensive Plan Amendment #16004 would revise the future land use on the majority of this site to Commercial.

P. 5.1 - Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.

P. 5.1-5.2 - Business & Economy Guiding Principles

- Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.
- Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.
- Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.
- Provide flexibility to the marketplace in siting future commercial and industrial locations.
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P. 5.3 - Apply design standards as a tool for economic development. They provide assurances for surrounding property owners as well as prospective developers.

P. 5.5 - Commercial and Industrial Development Strategies

- It is the policy that Commercial and Industrial Centers in Lancaster County be located:
  - Within the City of Lincoln or incorporated villages.
  - Outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning).
  - Where urban services and infrastructure are available or planned for in the near term.
  - In sites supported by adequate road capacity — commercial development should be linked to the implementation of the transportation plan.
  - In areas compatible with existing or planned residential uses.
  - In existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and to more efficiently utilize existing infrastructure.
  - In areas accessible by various modes of transportation (i.e. automobile, bicycle, transit, and pedestrian).
  - So that they enhance entryways or public way corridors, when developing adjacent to these corridors.
  - In a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this Plan.

P. 5.7 - Strategies for Commercial Centers

- Disperse Commercial Centers throughout the community to support convenience of access and to lessen impacts on infrastructure.
- Locate Commercial Centers where they will have access to arterial streets with adequate capacity and be supported by transit, trails, sidewalks, and local streets.
- Discourage "four corner commercial development."
- Encourage multiple street connections to adjacent residential neighborhoods to allow convenient access for neighboring residences and pedestrians without the use of arterial streets, but exercise care in designing the street network to minimize undesirable traffic impacts.
- Develop smaller stores next to larger anchor stores in centers to encourage small businesses and to provide a variety of goods and services for customers utilizing the centers.
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- Create a pedestrian-oriented environment in the physical arrangement of buildings and parking.
- Develop Commercial Centers as compact clusters or mixed use nodes with appropriate site design features to accommodate shared parking and ease of pedestrian movement, to minimize impacts on adjacent areas, and encourage a unique character.
- Discourage auto-oriented strip commercial development; Commercial Centers should not be developed in a linear strip along a roadway or be completely auto-oriented.
- Design new Commercial Centers in a manner that facilitates future development and intensification of land uses on the site.
- Redevelop existing commercial strips for residential mixed use and/or transit oriented development where appropriate.
- Design buildings and land uses at the edge of the center to be compatible with adjacent residential land uses. Examples of compatible land uses include apartments, mixed use residential buildings, offices, assisted living facilities, or child care centers.
- Buildings should be compatible in terms of height, building materials and setback. Small compatible commercial buildings at the edge could include retail or service uses. Buildings with more intrusive uses should have greater setbacks, screening requirements and be built of more compatible materials.
- Locate the most intensive commercial uses, such as restaurants, car washes, grocery stores, gas stations/ convenience stores and drive through facilities nearer to the major street or roadway and furthest from the residential area (unless contained within a mixed use center). Lighting, dumpsters, loading docks and other service areas should be screened from residences.

UTILITIES: All utilities are available.

ANALYSIS:

1. This is a request to rezone portions of the Lincoln Memorial Cemetery property east of South 14th Street and north of Pine Lake Road in association with proposed Use Permit #16009 for Costco Wholesale. Lincoln Memorial proposes to sell the undeveloped land for commercial development.

2. The area to be included within the use permit boundary would be rezoned from AG Agriculture and R-1 Residential to B-2 Planned Neighborhood Business District. The remaining strip of AG Agriculture zoning on the north side of the use permit area would be rezoned from AG Agriculture to R-1 Residential to match the zoning over the rest of Lincoln Memorial (see attached illustrations).

3. The B-2 zoning district is intended to provide a developing area for planned retail uses to serve neighborhoods. The B-2 district includes a use permit provision to provide for the integration of the business area with adjacent residential areas and thus reduce the adverse impact on residential areas through enhanced design.

4. B-2 zoning is appropriate for the commercial development at this location. There is existing B-2 zoning over the commercial area south of Pine Lake Road. The Lincoln Memorial funeral home would also be included within the B-2 zoning district. Funeral homes are a permitted use in the B-2 district. It is appropriate to rezone the remaining portion of AG zoning on the north side of the commercial site to R-1 to match the zoning over the rest of Lincoln Memorial, as it will operate as part of the larger cemetery property.

5. The Comprehensive Plan would be amended with the associated Comprehensive Plan Amendment #16004 to revise the designated future land uses from public/semi-public and urban density residential to commercial within the use permit boundary. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan pending approval of the Comprehensive Plan Amendment.

6. With Lincoln Memorial proposing to sell the undeveloped land for development rather than retain it for cemetery expansion, it was necessary to consider the proposed commercial uses and their appropriateness and suitability for this site. This site had not been envisioned for commercial uses and was designated for public/semi-public land uses. There is also a large amount of existing and approved commercial space in southwest Lincoln that is more than sufficient to meet demand well into the future.

Costco examined several other potential locations throughout south Lincoln, their stated target market area. They determined that this site best suited their space, access, and location criteria. The location along two major streets lends sufficient access and road capacity for commercial uses. Although there is no lack of commercial uses in this area generally, this development would allow for the first Lincoln location for a specific commercial user who has spent several years, unsuccessfully, to find a site elsewhere in Lincoln. The B-2 zoned commercial uses directly to the south lend some precedent to additional commercial along this stretch of Pine Lake Road. In addition, there would remain an approximately 600-foot buffer continuing to be designated as future Residential land uses between the commercial area and existing homes to the northeast.

Consideration of all of these factors including the proposed conditions of approval of the associated use permit application resulted in the recommendation of approval for this change of zone application, which along with the comprehensive plan amendment, provide the basis for the proposed development. The conditions of approval for Use Permit #16009 require extensive landscape screening and other requirements designed to help mitigate impacts to the middle school, cemetery, and nearby neighborhoods. Specific site issues regarding traffic and pedestrian circulation will be addressed in the use permit.

Prepared by:

Rachel Jones, Planner

DATE: October 4, 2016

APPLICANT: Costco Wholesale c/o TJ Design Strategies
2311 W. 22nd Street, Suite 208
Oak Brook, Illinois 60523

OWNER: The Lincoln Memorial Park Cemetery Association
1929 Allen Parkway
Houston, Texas 77019

CONTACT: Theodore R. Johnson
2311 W. 22nd Street, Suite 208
Oak Brook, Illinois 60523

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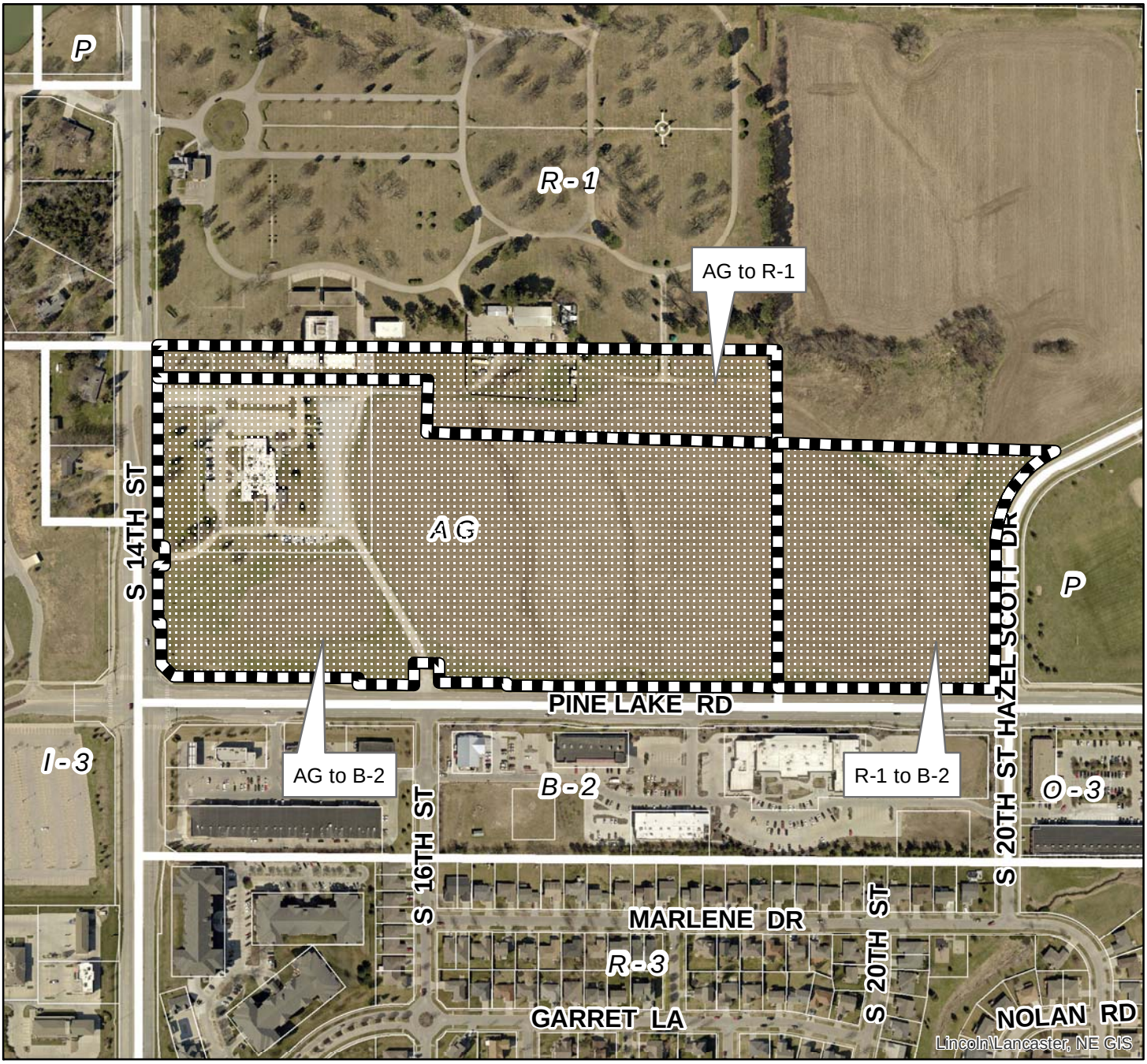
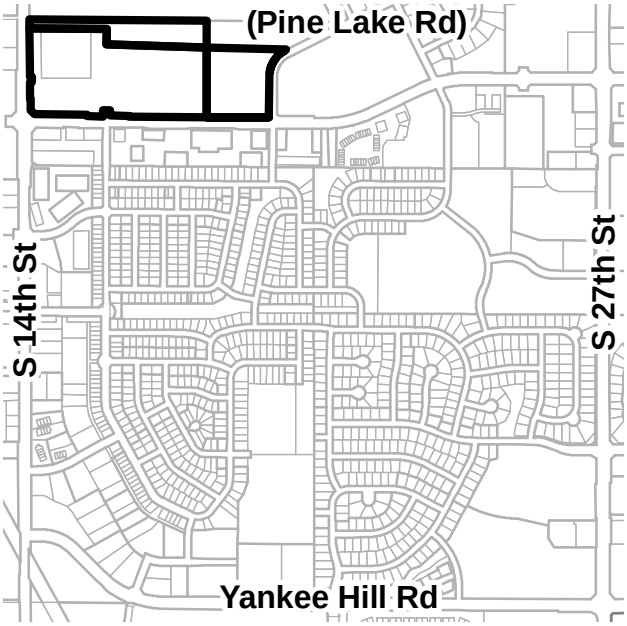


2016 aerial

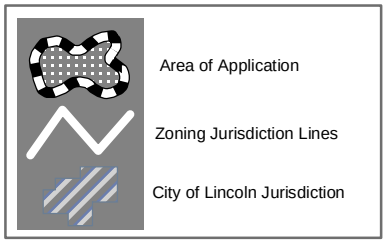
Change of Zone #: CZ16030
Costco Wholesale
S 14th St & Pine Lake Rd



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.24 T09N R06E



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AG TO B2 REZONING

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 92 I.T., LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST, OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT D, THE RIDGE 13TH ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD AND ON THE WEST RIGHT-OF-WAY LINE OF HAZEL SCOTT DRIVE; THENCE, WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID OUTLOT D, ON AN ASSUMED BEARING OF NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, A DISTANCE OF 563.96 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT D, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 92 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING, NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 705.88 FEET TO A POINT; THENCE NORTH 00 DEGREES 24 MINUTES 35 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 7.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 175.50 FEET TO A POINT; THENCE NORTH 00 DEGREES 24 MINUTES 35 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 66.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 24 MINUTES 35 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 57.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 144.59 FEET TO A PONT; THENCE NORTH 00 DEGREES 24 MINUTES 35 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 17.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 480.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 14TH STREET; THENCE NORTH 44 DEGREES 50 MINUTES 33 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING A SOUTHWEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 46.88 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 105.72 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 7.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 149.84 FEET TO A POINT; THENCE

NORTH 89 DEGREES 54 MINUTES 20 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 17.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 17.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 439.30 FEET TO THE NORTHWEST CORNER OF LOT SAID 92 I.T., SAID POINT BEING THE SOUTHWEST CORNER OF LOT 77 I.T.; THENCE SOUTH 89 DEGREES 32 MINUTES 37 SECONDS EAST, ALONG THE NORTH LINE OF SIAD LOT 92 I.T., SAID LINE BEING THE SOUTH LINE OF SAID LOT 77 I.T., A DISTANCE OF 703.30 FEET TO A POINT; THENCE SOUTH 01 DEGREES 40 MINUTES 50 SECONDS WEST, A DISTANCE OF 137.47 FEET TO A POINT; THENCE SOUTH 88 DEGREES 19 MINUTES 10 SECONDS EAST A DISTANCE OF 912.19 FEET TO A POINT ON THE EAST LINE OF SAID LOT 92 I.T., SAID LINE BEING THE WEST LINE OF OUTLOT D, THE RIDGE 13TH ADDITION; THENCE SOUTH 00 DEGREES 11 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 92 I.T., SAID LINE BEING THE WEST LINE OF SAID OUTLOT D, A DISTANCE OF 636.55 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 1,129,378.39 SQUARE FEET OR 25.93 ACRES, MORE OR LESS.

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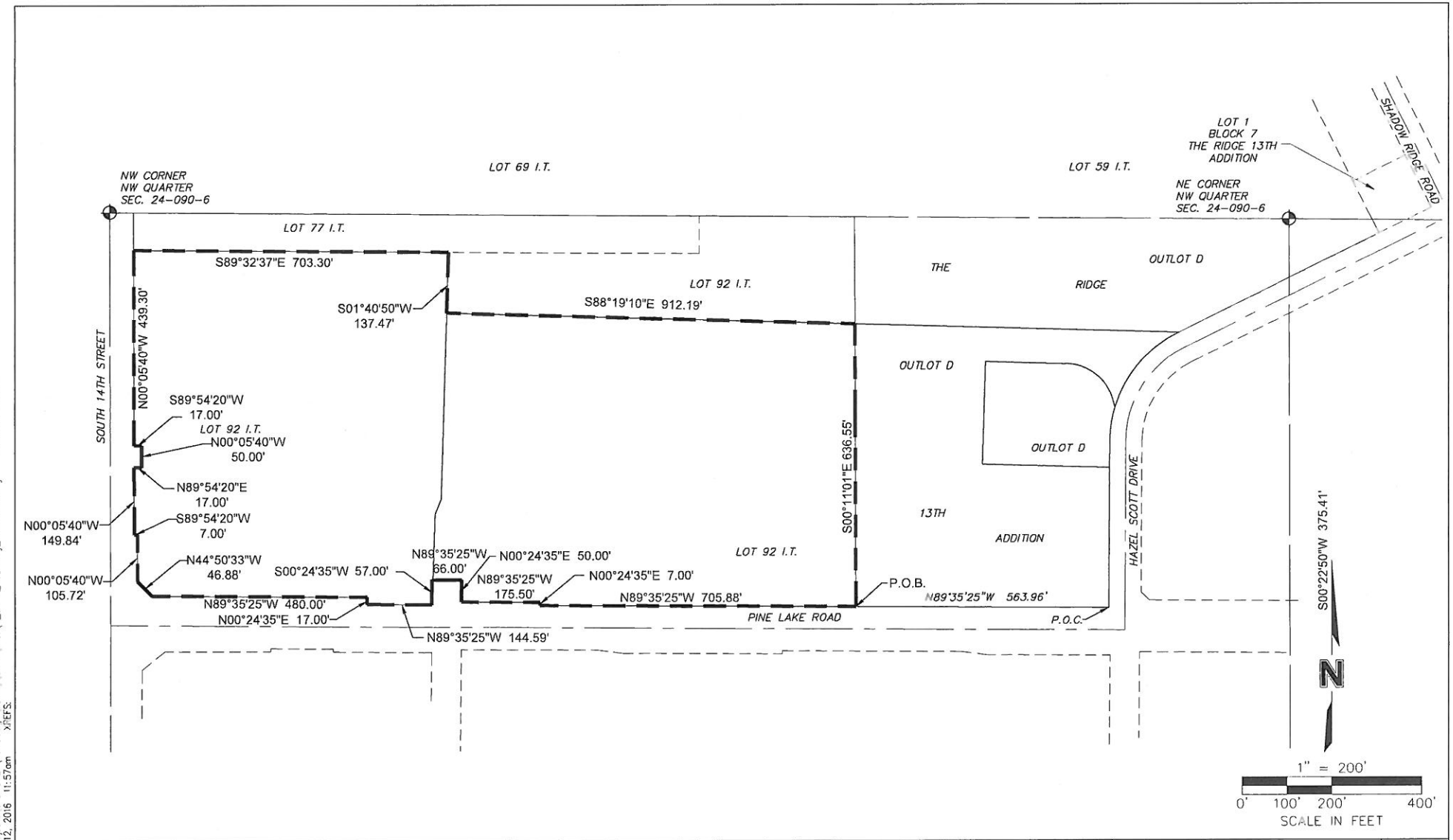

PROJECT NO: 015-3421	AG TO B2 REZONING	OLSSON ASSOCIATES	EXHIBIT
DRAWN BY: DAT		601 P Street, Suite 200 P.O. Box 84608 Lincoln, NE 68508 TEL 402.474.6311 FAX 402.474.5160	
DATE: 09.12.16			

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DATE: Sep 12, 2016 11:57am XREFS:

AG TO R1 REZONING

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 77 I.T. AND A PORTION OF LOT 92 I.T., LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST, OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE, EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 53.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 77 I.T., SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 14TH STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING, SOUTH 89 DEGREES 32 MINUTES 37 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 77 I.T., AND ALONG THE NORTH LINE OF SAID LOT 92 I.T., SAID LINE BEING THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,610.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 92 I.T., SAID POINT BEING THE NORTHWEST CORNER OF OUTLOT D, THE RIDGE 13TH ADDITION; THENCE SOUTH 00 DEGREES 11 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 92 I.T., SAID LINE BEING THE WEST LINE OF SAID OUTLOT D, A DISTANCE OF 241.94 FEET TO A POINT; THENCE NORTH 88 DEGREES 19 MINUTES 10 SECONDS WEST A DISTANCE OF 912.19 FEET TO A POINT; THENCE NORTH 01 DEGREES 40 MINUTES 50 SECONDS EAST A DISTANCE OF 137.47 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 92 I.T., SAID LINE BEING THE SOUTH LINE OF SAID LOT 77 I.T.; THENCE NORTH 89 DEGREES 32 MINUTES 37 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 92 I.T., SAID LINE BEING THE SOUTH LINE OF SAID LOT 77 I.T., A DISTANCE OF 703.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 92 I.T., SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 77 I.T., SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 14TH STREET ; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 92 I.T., SAID LINE BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH 14TH STREET, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 270,785.29 SQUARE FEET OR 6.22 ACRES, MORE OR LESS.

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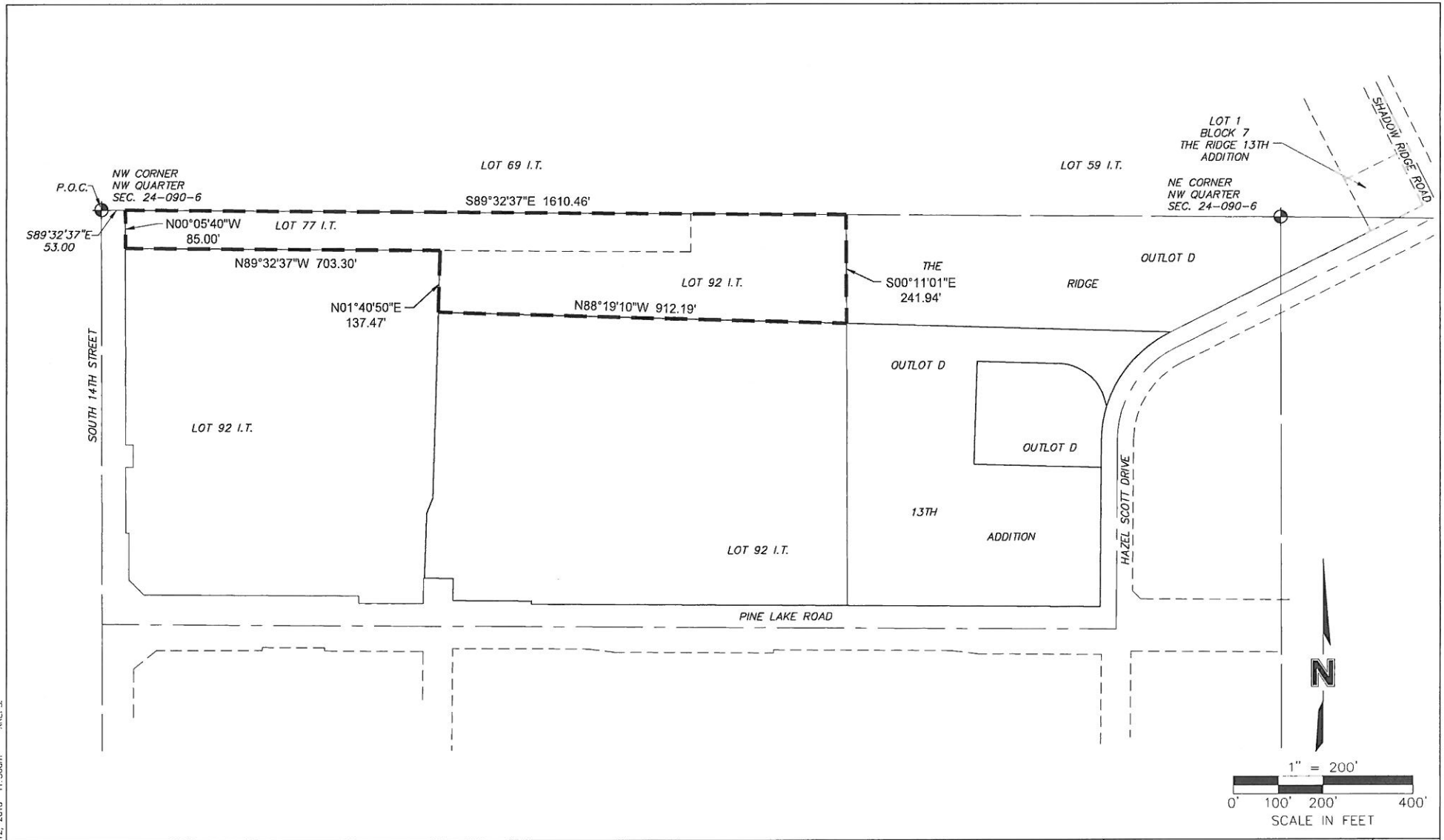

PROJECT NO: 015-3421	AG TO R1 REZONING	OLSSON ASSOCIATES 601 P Street, Suite 200 P.O. Box 84608 Lincoln, NE 68508 TEL 402.474.6311 FAX 402.474.5160
DRAWN BY: DAT		EXHIBIT
DATE: 08.12.16		

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DATE: Sep 12, 2016 11:50am XREFS:

R1 TO B2 REZONING

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOT D, THE RIDGE 13TH ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST, OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINING AT THE SOUTHEAST CORNER OF SAID OUTLOT D, THE RIDGE 13TH ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD AND ON THE WEST RIGHT-OF-WAY LINE OF HAZEL SCOTT DRIVE; THENCE, WEST, ALONG THE SOUTH LINE OF SAID OUTLOT D, SAID LINE BEING THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD, ON AN ASSUMED BEARING OF NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, A DISTANCE OF 563.96 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT D, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 92 I.T.; THENCE NORTH 00 DEGREES 11 MINUTES 01 SECONDS WEST, ALONG THE WEST LINE OF SAID OUTLOT D, SAID LINE BEING THE EAST LINE OF SAID LOT 92 I.T., A DISTANCE OF 636.55 FEET TO A POINT; THENCE SOUTH 88 DEGREES 19 MINUTES 10 SECONDS EAST A DISTANCE OF 723.66 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT D, SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF HAZEL SCOTT DRIVE; THENCE SOUTH 63 DEGREES 26 MINUTES 42 SECONDS WEST, ALONG THE EAST LINE OF SAID OUTLOT D, SAID LINE BEING A NORTHWEST RIGHT-OF-WAY LINE OF HAZEL SCOTT DRIVE, A DISTANCE OF 4.77 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 272.37 FEET, A DELTA ANGLE OF 63 DEGREES 03 MINUTES 51 SECONDS, AN ARC LENGTH OF 299.79 FEET, ALONG AN EASTERLY LINE OF SAID OUTLOT D, SAID LINE BEING A NORTHWEST RIGHT-OF WAY LINE OF SAID HAZEL SCOTT DRIVE, A CHORD BEARING OF SOUTH 31 DEGREES 54 MINUTES 46 SECONDS WEST, AND A CHORD DISTANCE OF 284.89 FEET TO A POINT; THENCE SOUTH 00 DEGREES 22 MINUTES 50 SECONDS WEST, ALONG AN EAST LINE OF SAID OUTLOT D, SAID LINE BEING A WEST RIGHT-OF WAY LINE OF SAID HAZEL SCOTT DRIVE, A DISTANCE OF 375.41 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 368,282.55 SQUARE FEET OR 8.45 ACRES, MORE OR LESS.

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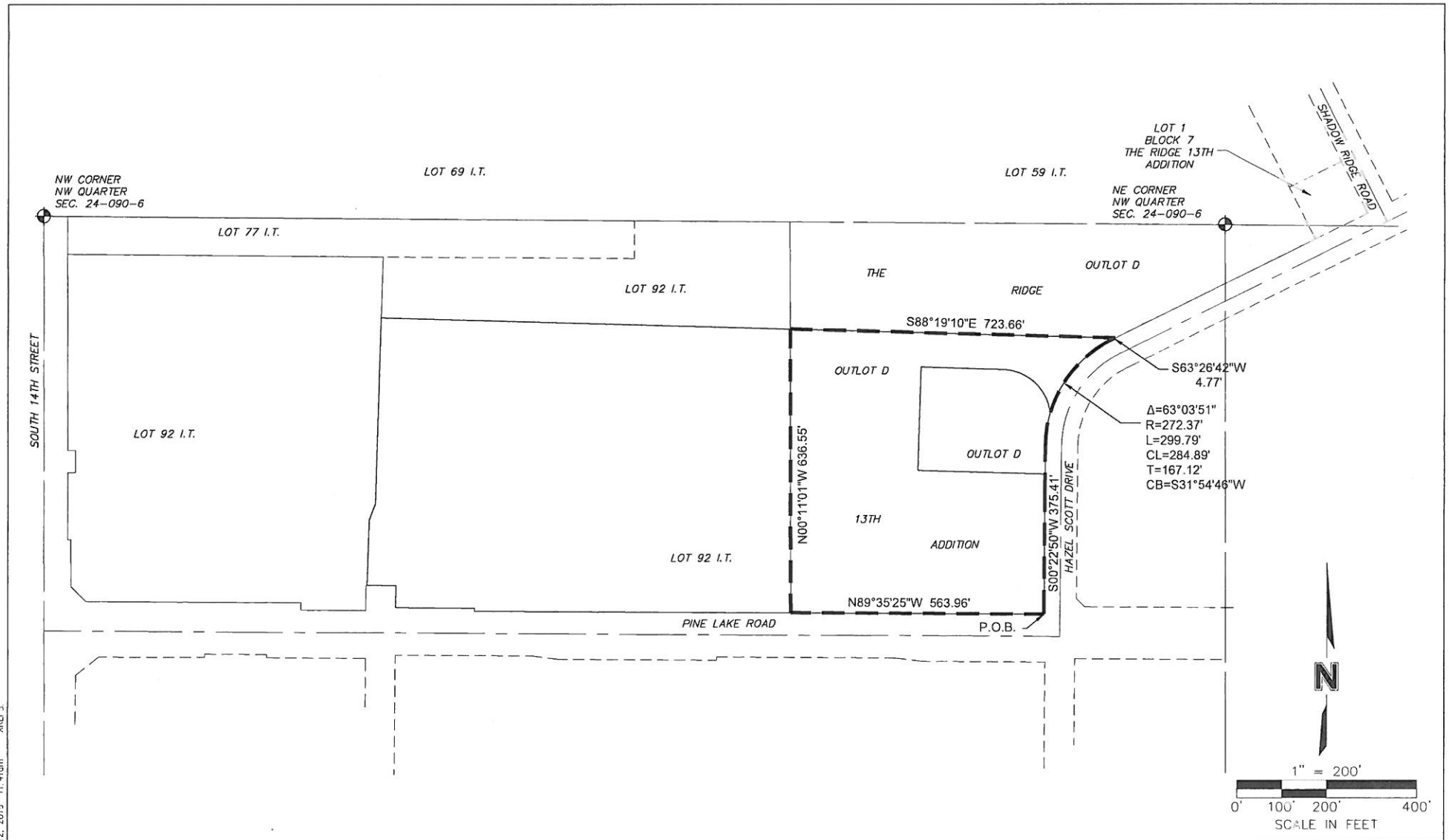

PROJECT NO: 015-3421	R1 TO B2 REZONING	EXHIBIT
DRAWN BY: DAT		
DATE: 09.12.16		

OLSSON ASSOCIATES
601 P Street, Suite 200
P.O. Box 84608
Lincoln, NE 68508
TEL 402.474.6311
FAX 402.474.5160

DWG: F:\Projects\015-3421\40-Design\Survey\CRY\Xref\X_CRY_ReZoning_015-3421.dwg USER: dthomson
DATE: Sep 12, 2015 11:41am XREFS:

TJ Design Strategies, LTD.
planning . site development . consulting

September 14, 2016

Mr. Steve Henrichsen
City of Lincoln
Planning Department
555 S. 10th Street, Suite 213
Lincoln, NE 68508

RE: Costco Wholesale Corporation
Change of Zone Application; Comprehensive Plan Amendment
and Use Permit Application

Dear Steve:

Please accept this letter on behalf of my client Costco Wholesale Corporation as well as the current owner The Lincoln Memorial Park Cemetery Association in their pursuit to obtain a Change of Zone for approximately 40.58 acres located at the intersection of S 14th Street and Pine Lake Road as depicted on the attached site plan. They are seeking to rezone and replat 6 parcels from AG and R-1 to R-1 and B-2.

Besides the Change of Zone request, we have been informed that this project also requires a Comprehensive Plan Amendment. In addition, Costco Wholesale Corporation as the contract purchaser is seeking a Use Permit for the construction of a member's only retail warehouse along with accessory uses to include an attached Tire Center and a free-standing Fueling Facility. The proposed location for this development will be constructed on approximately 21.73 acres on the north side of Pine Lake Road between the intersections of S. 16th Street and Hazel Scott Drive. The proposal also includes a 1.74 acre lot to be sold to a future user as well as a 1.10 acre on site detention pond. Within this application we are requesting on behalf of the seller Use Permit approval for three lots (1.35 acres, 1.35 acres and 1.18 acres) west of the proposed Costco parcel adjacent to Pine Lake Road and immediately south of the existing funeral home. We acknowledge that any site plan specific use permits for the proposed lots other than Costco's designated lot must be addressed with the City at the time a user has been determined.

We also request a waiver for this project as it applies to Design Standards for Screening and Landscaping, Section 7.5. Section 7.5 requires screening between the funeral home and the cemetery to the north due to the new commercial zoning requested abutting the residential zoning of the cemetery. We have been informed this isn't necessary as they are essentially the same premises. We do not believe we are in need of any other

2311 W. 22nd Street, Suite 208, Oak Brook, IL 60523 P: 630.368.0840 F: 630.368.0845 E: info@tjdesignltd.com

additional waivers and/or variances; however wish to request that should any arise during the review process, that we will be able to incorporate such requests at that time.

If you have any questions, and/or require any additional information, please do not hesitate to contact our office at 630-368-0840.

Sincerely,

TJ Design Strategies, Ltd.

Theodore R. Johnson, ASLA
President
Authorized Costco Wholesale Representative

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for October 12, 2016 PLANNING COMMISSION MEETING

***** REVISED NOVEMBER 1, 2016 *****

PROJECT #: Use Permit No. 16009 - Costco Center

PROPOSAL: Approval of a use permit for a 199,000 square foot commercial center.

LOCATION: South 14th Street and Pine Lake Road

LAND AREA: 40.58 acres, more or less

EXISTING ZONING: AG Agriculture District and R-1 Residential District

CONCLUSION: If the associated comprehensive plan amendment and change of zone applications are approved, this site is appropriate for commercial development as proposed, dependent upon the additional screening, trail crossing improvements, and other conditions of approval. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan.

RECOMMENDATION: Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached legal description.

EXISTING LAND USE: Agriculture and funeral home

SURROUNDING LAND USE AND ZONING:

North: Lincoln Memorial Park cemetery and agricultural; R-1
South: Commercial; B-2
East: Scott Middle School; P
West: Lincoln Southwest High School and single family residential; I-3 and AG

ASSOCIATED APPLICATIONS: Change of Zone #16030 and Comprehensive Plan Amendment #16004

HISTORY:

Prior to 1979, this area was zoned A-1 Single Family Dwelling District. In 1979, the zoning was changed to R-1 Residential District. The western portion of the site was re-zoned to AG Agriculture some time after 1979.

Apr 1987 The Lincoln Memorial Park cemetery was designated as Pre-Existing Special Permit #12 with approval of Administrative Amendment #87002 to add a mausoleum.

May 1989 Administrative Amendment #89093 to Pre-Existing Special Permit #12 approved four signs on the west side of the Lincoln Memorial Park property.

Sep 1996 Administrative Amendment #96036 to Special Permit #1570 for The Ridge 1st Addition Preliminary Plat and South Ridge Community Unit Plan showed a conceptual future lot layout for single family residential homes on the east portion of the site currently zoned R-1 Residential. That area was platted as an outlot for future development in August 1996 with The Ridge 13th Addition.

Jun 1999 Administrative Amendment #98062 to Pre-Existing Special Permit #12 for Lincoln Memorial Park approved a manufactured structure to be used as an office.

COMPREHENSIVE PLAN SPECIFICATIONS:

P. 1.9 - The Future Land Use Map currently designates this area for future Public and Semi-Public and Urban Density Residential land uses. The associated application for Comprehensive Plan Amendment #16004 would revise the future land use on the majority of this site to Commercial.

P. 5.1 - Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.

P. 5.1-5.2 - Business & Economy Guiding Principles

- Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.
- Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.
- Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.
- Provide flexibility to the marketplace in siting future commercial and industrial locations.
- Strive for predictability for neighborhoods and developers.
- Encourage commercial centers to encompass a broad range of land uses with the integration of compatible land use types.

P. 5.3 - Apply design standards as a tool for economic development. They provide assurances for surrounding property owners as well as prospective developers.

P. 5.5 - Commercial and Industrial Development Strategies

- It is the policy that Commercial and Industrial Centers in Lancaster County be located:
  - Within the City of Lincoln or incorporated villages.
  - Outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning).
  - Where urban services and infrastructure are available or planned for in the near term.
  - In sites supported by adequate road capacity — commercial development should be linked to the implementation of the transportation plan.

- In areas compatible with existing or planned residential uses.
- In existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and to more efficiently utilize existing infrastructure.
- In areas accessible by various modes of transportation (i.e. automobile, bicycle, transit, and pedestrian).
- So that they enhance entryways or public way corridors, when developing adjacent to these corridors.
- In a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this Plan.

P. 5.7 - Strategies for Commercial Centers

- Disperse Commercial Centers throughout the community to support convenience of access and to lessen impacts on infrastructure.
- Locate Commercial Centers where they will have access to arterial streets with adequate capacity and be supported by transit, trails, sidewalks, and local streets.
- Discourage "four corner commercial development."
- Encourage multiple street connections to adjacent residential neighborhoods to allow convenient access for neighboring residences and pedestrians without the use of arterial streets, but exercise care in designing the street network to minimize undesirable traffic impacts.
- Develop smaller stores next to larger anchor stores in centers to encourage small businesses and to provide a variety of goods and services for customers utilizing the centers.
- Design streets and public spaces to enhance pedestrian activity and support multiple modes of transportation.
- Create a pedestrian-oriented environment in the physical arrangement of buildings and parking.
- Develop Commercial Centers as compact clusters or mixed use nodes with appropriate site design features to accommodate shared parking and ease of pedestrian movement, to minimize impacts on adjacent areas, and encourage a unique character.
- Discourage auto-oriented strip commercial development; Commercial Centers should not be developed in a linear strip along a roadway or be completely auto-oriented.
- Design new Commercial Centers in a manner that facilitates future development and intensification of land uses on the site.
- Redevelop existing commercial strips for residential mixed use and/or transit oriented development where appropriate.
- Design buildings and land uses at the edge of the center to be compatible with adjacent residential land uses. Examples of compatible land uses include apartments, mixed use residential buildings, offices, assisted living facilities, or child care centers.
- Buildings should be compatible in terms of height, building materials and setback. Small compatible commercial buildings at the edge could include retail or service uses. Buildings with more intrusive uses should have greater setbacks, screening requirements and be built of more compatible materials.
- Locate the most intensive commercial uses, such as restaurants, car washes, grocery stores, gas stations/ convenience stores and drive through facilities nearer to the major street or roadway and furthest from the residential area (unless contained within a mixed use center). Lighting, dumpsters, loading docks and other service areas should be screened from residences.

UTILITIES: All utilities are available.

TOPOGRAPHY: The site currently slopes down approximately 20 feet from north to south.

TRAFFIC ANALYSIS: South 14th Street is classified as a principal arterial, Pine Lake Road is classified as a minor arterial, and Hazel Scott Drive is classified as a local street in the 2040 Comprehensive Plan.

PUBLIC SERVICE: The nearest fire station is located at South 27th Street and Old Cheney Road.

ANALYSIS:

1. This request is associated with the comprehensive plan amendment and change of zone for the Costco Wholesale Use Permit. The appropriateness of the overall commercial use is addressed in the reports on those applications.

2. Revised versions of Sheets 1 through 5, landscape plans, and revised stormwater documents were submitted prior to the November 9th Planning Commission meeting. This staff report, including the conditions of approval, has been revised to address the changes. A number of conditions have been removed that were addressed in the re-submitted plans. Many of the conditions remain the same that were not addressed by the applicant. There are also several new conditions to address elements of the plan that were removed in the re-submittal.

3. The site plans show six commercial lots being created, with an outlot for detention in the southeast corner of the development. A use permit is proposed for up to 199,000 square feet of commercial floor area distributed over the six lots. Access is provided via South 14th Street, Pine Lake Road, and Hazel Scott Drive.

4. It was originally stated that a waiver to Section 7.5 of the Design Standards for Screening and Landscaping was necessary to waive screening between the Lincoln Memorial Park funeral home and the rest of the Lincoln Memorial grounds to the north. However, it was determined a waiver was not needed because the character of the uses would not be substantially different to require screening. Therefore, there are no waiver requests associated with this application. Several requests for deviation from the Access Management Policy will be required.

5. This site has long been shown as primarily future Public & Semi-Public land uses in considering its ownership under Lincoln Memorial Park in anticipation of future expansion of the cemetery. The area on the east side of the site had been conceptually shown in 1996 as a continuation of the single-family neighborhoods to the north, as part of Administrative Amendment #96036 to Special Permit #1570 for The Ridge 1st Addition Preliminary Plat and South Ridge Community Unit Plan. However, no definite plans or layout were ever approved. The land was then sold to the cemetery and could be used for cemetery expansion.

6. With Lincoln Memorial proposing to sell the undeveloped land for development rather than retain it for cemetery expansion, it was necessary to consider the proposed commercial uses and their appropriateness and suitability for this site. Due to the location along two major streets and the existing commercial uses across Pine Lake Road, commercial development on the site is appropriate given the conditions of approval that address various impacts. A buffer area of R-1 residential

zoning would remain between the commercial area and existing homes to the north; that area will continue to be shown for future residential land uses. The use permit boundary is approximately 600 feet from existing homes to the northeast.

7. A number of design elements and conditions of approval are proposed to mitigate the effects of traffic, noise, and visual impacts on nearby residential, school, and cemetery land uses. These include site-specific design standards and facade elevations, additional landscape screening, trail crossing improvements, provision of an alternative pedestrian route around the back of the Costco site, and use restrictions on the northeast commercial pad site.

8. The exterior design of the Costco building was considered an important element from the standpoint of the City and neighbors. Proposed elevations for the Costco building and fuel facility are included as part of the official use permit application. The building elevations will be required to substantially comply with the submitted elevations as modified by the conditions of approval at the time of building permit.

   In addition, basic design standards that will apply to the use permit area as a whole, including the Costco building, are proposed by the Planning Department. The applicant does not object to implementing design standards for the commercial center, but the applicant shows a revised version of the standards on their site plan as compared to the standards proposed by the City.

   The design standards (as modified by the conditions of approval) would require that buildings of 50,000 square feet or greater will include at least 20% of the gross area of vertical surfaces as decorative concrete masonry units (CMU), brick or stone; half of those required masonry materials shall be brick or stone, the remainder and any masonry areas in excess of 20% may be decorative CMU. Buildings of less than 50,000 square feet will include at least 50% of the gross area of vertical surfaces as decorative CMU, brick or stone; half of those required masonry materials shall be brick or stone, the remainder and any masonry areas in excess of 50% may be decorative CMU. The required masonry materials must be used to the extent feasible on facades oriented towards public streets, with any remaining required masonry used on other facades. All buildings in the center must utilize building materials and colors similar to the Costco building.

   Costco has proposed revisions to the design standards that would eliminate any minimum percentage requirement of brick or stone on the main building while reducing (but retaining) a requirement of those materials on smaller buildings in the development. Costco's proposed change would substantially lessen the material continuity between structures within the project because the Costco building would not have any percentage of masonry as brick or stone, while the other buildings in the center would be required to have a minimum percentage.

The design standards will help ensure that the center maintains a cohesive look and a higher-quality architectural appearance over time. The requirement to use some brick or stone on the Costco building provides at least a degree of continuity between this very large and prominent building and other commercial and large institutional structures in its vicinity. The smaller module of bricks, as compared to Concrete Masonry Units, also provides an element of more human scale to the long facades, especially when approaching or entering the building. Retaining a minimum percentage of brick or stone is required as a condition of approval to ensure a cohesive appearance within the center.

9. The following landscape screening is required according to the Design Standards for Screening and Landscaping:

   a. Section 7.1 - Parking Lots, Parking Areas, and Driving Aisles
   Requires screening from the ground to 3 feet around parking lots/areas and one shade tree per 6,000 square feet of parking lot paving.

   b. Section 7.5 - Adjacent Land Uses and Zoning Districts of a Substantially Different Character Abutting Residential Districts
   Requires a 60% screen from the ground to 10 feet. This standard would apply along the north side of the use permit except along the north side of Lot 1 for the funeral home.

   c. Section 7.6 - Around Proposed Buildings in the B-2 District
   Requires a minimum 3 deciduous shade trees and 400 square feet of ornamental grass or shrub coverage per 10,000 square feet of building coverage.

   d. Section 7.11 - Outdoor Refuse Areas, Recycling Bins, Open Storage, Loading Areas, and Ground Level Mechanical Equipment
   Requires screening from the ground to 10 feet if located within 150 feet of a street right-of-way and within public view or abutting a residential district.

10. In order to mitigate the impact of this request, the following additional landscaping will be required for this application. The additional screening on the north and east sides of the site is intended to reduce the impact of the development on the nearby cemetery, school, and residential uses. The additional screening on the south side along Pine Lake Road is intended to mirror the plantings installed for the commercial area south of Pine Lake Road and contribute to improving the overall appearance and screening of the large parking lots for Costco and the other commercial development that will be adjacent to the trail and street. The south side screening also mitigates the long blank Costco facade facing Pine Lake Road.

   a. North Side - Screening is required as a condition of approval along the entire north side of the site with the exception of the north side of Lot 1, to be

screened with a 30-foot wide landscaped buffer zone with a 100% landscape screen from the ground to 10 feet. In the locations where a berm will be incorporated, the berm height may count towards the screening requirement. This screening requirement may count towards and will exceed the minimum requirement under Section 7.5 of the Design Standards listed above. This screening is required to be installed with construction on Lot 5.

b. East Side - Screening is required as a condition of approval along the east side of Lot 6 and on Lot 5 east of the parking lot adjacent to the west side of Outlot "A" that meets the standard set forth in Section 7.5 of the Design Standards. This screening is required to be installed with construction on Lot 5.

c. South Side - A 60% landscape screen from the ground to 6 feet is required as a condition of approval on the south side of Lots 2 through 5. This screening is required to be installed at the time of building permit for each lot. Screening on the south side will be required over and above the street tree requirement and parking lot screening requirements. Street trees on South 14th Street, Pine Lake Road, and Hazel Scott Drive will be required at the time of final platting. Street trees may be installed behind the sidewalks/trail. Some of the street trees and portions of the trail would be located on private property with the proposed site plan, and would be the applicant's responsibility to maintain.

Landscape plans for the overall site and two cross-sections of the 30-foot landscape buffer/berm were submitted with the revised plans. The height of the berm/grade change varies from 8-10 feet at the center of the site to 4-5 feet towards the west. The berm/grade change may count towards the screening requirement. The submitted landscape plans do not fully meet all minimum screening requirements or the additional screening requirements. Therefore, the minimum required and proposed additional screening with this application, that is not shown on the landscape plans, is added as a condition of approval.

The additional landscaping requirements proposed to address the impact of this change in land use have not changed. At the request of the applicant, the screening on the east side of Outlot "A" was allowed to be installed instead on Lot 5 east of the parking lot and adjacent to the west side of Outlot "A". The applicant requested this change to allow greater visibility to Lot 6 and it should not negatively impact the adjacent uses. Landscaping will be submitted and approved as part of the building permit process on each lot. However, the full landscaping on the north and east sides of the site is required as a condition of the Use Permit to be installed at the time of building permit on Lot 5 to ensure that screening is in place regardless of when Lot 6 develops.

11. Portions of the existing trail on the north side of Pine Lake Road will be relocated north due to installation of right turn lanes at the two proposed driveways on Pine Lake Road at South 16th Street and South 18th Street. Several trail crossing improvements are proposed to increase safety for pedestrians and bicyclists. The developer is showing several safety measures at the 18th Street crossing only. A condition of approval for this application would modify the trail crossing improvements to show all of the following safety measures at both the 16th Street and 18th Street crossings:

    a. Stop signs for vehicles turning right out of the driveways, but no stop signs on the trail as trail users have the right-of-way;

    b. Diverting the trail crossings an additional five feet to the north than is shown on the site plan to further alert and slow trail users; this measure would also increase storage of a single vehicle between the trail crossing and edge of travel path for westbound vehicles on Pine Lake Road;

    c. Marked stop bars for vehicles turning right out of the driveways;

    d. Installation of advanced trail crossing signs along the driveways approaching Pine Lake Road to alert drivers to the upcoming trail crossing;

    e. The trail crossings must be on raised traffic tables; and

    f. The trail crossings must be marked/striped.

    The site plan shows stop signs and stop bars on the trail improvement inset. The City recommends those not be installed, as both bicycle and pedestrian trail users have the right-of-way over vehicles and should not be prompted to stop. The revised site plans do not show the crossings on raised traffic tables. Although the site will slope down from north to south, there should still be opportunity to implement a higher grade on the trail crossings as compared to the driveways, while still allowing for adequate storm water flow.

12. At the request of neighbors and in line with the recommendation of the Pedestrian/Bicycle Advisory Committee, an alternative route to avoid the Pine Lake Road trails crossings has been provided in the form of a 5-foot private sidewalk. The sidewalk would run around the north and west sides of the Costco site from Hazel Scott Drive down to Pine Lake Road on the west side of the 16th Street driveway.

13. This project would be located between two schools, Lincoln Southwest High School and Scott Middle School. Adams Elementary is located in the neighborhood south of Pine Lake Road between South 14th and South 27th Streets. Based on the Traffic Impact Study, the proposed 5-foot private sidewalk around the site, and the trail

crossing improvements set out in the conditions of approval, the proposed plan addresses potential impacts on school children and school-related vehicular traffic. The proposed trail crossing measures are in line with other similar driveway and street crossings in Lincoln. The removal of the north driveway on Hazel Scott Drive that was shown on the previous plans should help alleviate concerns expressed about loss of the informal parking by parents along either side of Hazel Scott Drive for pick-up/drop-off and special events at the middle school. Restricting the Hazel Scott Drive access to right-out/left-in only as shown should help eliminate some minor amount of traffic that might otherwise cut through the neighborhood going to and from the stores. The developer will also be required to build the missing sidewalk connection on the north side of Hazel Scott Drive from the Costco development to Shadow Ridge Road.

14. Use restrictions on Lot 6, the northeast pad site, are proposed in response to concerns expressed by neighbors about potential impacts of undesirable, disruptive, and/or 24-hour uses on the site per the B-2 zoning if restrictions were not put in place. Lot 6 is the closest lot to existing homes to the northeast. It is proposed to prohibit fast food drive thru facilities, motorized vehicle fuel sales facilities, motorized vehicle repair/service, motorized vehicle wash facilities, and the sale of alcoholic beverages for consumption off the premises (liquor sales). Bars would also be prohibited; however, consumption of alcohol on the premises in a restaurant would still be possible on Lot 6 as long as spacing and other state licencing requirements were met.

15. There was concern expressed by the public about impacts to the Lincoln Memorial Park cemetery grounds to the north. As discussed above, a 30-foot wide landscaped buffer would be installed on the north side of the Costco property and the north side of Lot 6. The landscape buffer will provide visual and noise screening to the cemetery. The distance from the north side of the buffer to the edge of the cemetery grounds is variable but would be approximately 137 feet at the closest point, which is on the western end adjacent to the funeral home (see attached informational exhibit titled “Cemetery Distance Exhibit” included with the site plans). On the eastern end, there would be approximately 257 feet between the north side of the buffer and the cemetery grounds. In addition, the land in between will be retained by Lincoln Memorial Park and would be re-zoned from AG to R-1 with the associated change of zone application to indicate that commercial development is not appropriate there.

16. A formal Traffic Impact Study (TIS) was prepared by the developer's project engineer which detailed the site specific impacts and mitigation strategies for the proposed Costco development. The TIS was conducted by licensed professional traffic engineers and followed the City of Lincoln process for TIS requirements as presented in the City's Access Management Policy (AMP). This is the same process that is followed for all new development and redevelopment projects to identify operational and safety improvements that are required to best mitigate

expected impacts of additional trips on the City street network.

The TIS was reviewed by the Public Works and Utilities Department, who found it generally satisfactory. The scope of the study included an evaluation of existing traffic conditions at study area intersections and also the proposed traffic conditions with buildout of the site and commercial land uses as detailed in the Institute of Transportation Engineers Trip Generation Manual, Latest Edition. The TIS analyzed worst-case peak hour turning movement volumes that consider both the application of new, estimated vehicle trips in addition to peak hour commuter traffic at study area intersections. The traffic study included anticipated trip generation for the four pad sites adjacent to their project. The assumed uses for the pad sites were reasonable and should provide a conservative estimate of ultimate site trips. Key highlights and recommendations of the TIS include the following:

a. Recommendation of increased level of traffic control at the intersection of Pine Lake Road and South 20th Street/Hazel Scott Drive including either a roundabout or a signalized intersection with improved turn lane geometry on all approaches.

b. A median-divided, ¾ access (left-in, right-in/right-out) at the intersection of Pine Lake Road and South 16th Street for improved operations and safety.

c. Right-in/right-out access locations along both South 14th Street and Pine Lake Road with auxiliary turn lanes.

d. Extension of several existing study area turn lanes and modifications to the South 14th Street and Pine Lake Road traffic signal and geometry.

e. Improvements to alignment and markings of the existing trail crossing at site access locations and additional sidewalk route along the rear of the proposed development.

Public Works recommends several revisions to the site plan based on the traffic information submitted, which are listed in the conditions of approval below. The primary revisions include removal of the traffic signal shown at South 16th Street and providing for the removal of the south driveway on South 14th Street at the time the funeral home redevelops into another commercial use.

A condition of approval would require a common access easement be dedicated through the funeral home parking lot and over the two access points on South 14th Street. It is important that traffic for the new commercial uses have access to the South 14th Street driveway through the funeral home parking lot to allow some left-in movements from 14th Street that avoid the 14th Street and Pine Lake Road intersection. The funeral home could temporarily block access through their site during funeral services. Another condition requires that the funeral home's south

driveway be eliminated at the time the funeral home redevelops into another commercial use. The south driveway access does not meet Access Management Policy and should be eliminated in the future, given that the north driveway will then be extended east to more directly serve the rest of the commercial center.

Several major traffic-related changes were included in the re-submitted plans. First was the removal of the north driveway access on Hazel Scott Drive. Left-out and right-in turns are shown as prohibited from the driveway on Hazel Scott Drive. Public Works does not oppose this change, which was added at the request of neighbors who were concerned about traffic that might exit left from the site or enter via Hazel Scott Drive and increase traffic through the neighborhood and around the north side of the school.

The site plan continues to show a traffic signal symbol at South 16th Street and Pine Lake Road. In addition, Sheet 2 now shows three "Intersection Design Options" at South 16th Street including a fully open option with a traffic signal, a fully open option with no signal, and three-quarter access (no left outs permitted). A traffic signal and fully open intersection without signal are not recommended or supported by the TIS. A signal at that intersection would not meet the Access Management Policy spacing requirements, and it is unlikely that such a signal would meet the minimum traffic warrants necessary to justify it. Public Works and Utilities continues to be supportive of the three-quarter access only at that intersection as recommended by the TIS.

If a traffic signal were installed at South 16th Street, then the signal at Hazel Scott Drive would likely be deleted as described in the conditions of approval. Two traffic signals along Pine Lake Road for this development are not necessary or justifiable based on the traffic generation projected for this application. This would increase wait times for school and neighborhood traffic. If a signal were approved at 16th Street, the developer would be responsible for the cost of the signal. The developer could request an improvement district be approved in cooperation with the commercial development to the south that would also benefit from the signal. The City does not have funding available to put towards installation of a signal at South 16th Street.

The site plan no longer shows future potential right-of-way to be dedicated in the event of roundabout construction at South 20th Street/ Hazel Scott Drive and Pine Lake Road. One of the conditions of approval would require that the right-of-way be added back onto to the site plan, with the understanding that the right-of-way would be dedicated in the event the signalized intersection is converted to a roundabout some time in the future. Providing for the future roundabout is an important consideration in approval of the overall plan.

17. Parking will be regulated per Chapter 27.67 of the Zoning Ordinance. No parking waivers are requested. The standard parking requirement for office and commercial uses in the B-2 District is 1 stall per 300 square feet.

18. Stormwater detention will be provided in the southeast corner of the site. Title 28 on Stormwater Quality is applicable for this project because there is no approved preliminary plat and the area of construction activity is greater than one acre.

19. Neighborhood meetings were held on August 31 and September 27, 2016. Both meetings had high attendance by neighbors, nearby commercial property owners, and other interested parties. A significant number of written comments were received prior and subsequent to the official application submittal. The Planning Commission has received copies of all written comments received on the Costco project and applications.

CONDITIONS OF APPROVAL:

This approval permits 199,000 square feet of commercial space.

Site Specific Conditions:

1. The City Council approves associated request:

    1.1 Change of Zone #16030

    1.2 Amendment of Comprehensive Plan #16004

2. The permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below before a final plat is approved:

    2.1 Make the following revisions on all applicable sheets:

        2.1.1 At the intersection of Hazel Scott Drive/South 20th Street and Pine Lake Road:

            2.1.1.1 Revise the north and south approaches to include a single lane departing Pine Lake Road and three lanes approaching Pine Lake Road. This is consistent with the mandatory four-in cross section for a signalized intersection, side-street approach design.

            2.1.1.2 Show extended east/westbound turning lanes as recommended by the Traffic Impact Study.

2.1.1.3 Show right-of-way for the future roundabout on a separate outlot and revise the grading plan accordingly.

2.1.2 On Hazel Scott Drive:

2.1.2.1 Show a 265-foot plus taper southbound right turn lane at Hazel Scott Drive and Pine Lake Road. The proposed exiting driveway should not conflict with this turn lane.

2.1.2.2 Revise the note for the Hazel Scott Drive access to read, “Right-out and left-in only. No right-in or left-out.”

2.1.2.3 Extend the boundary of Outlot “A” east and south to the edge of the property adjoining Hazel Scott Drive and Pine Lake Road.

2.1.3 At the intersection of South 16th Street and Pine Lake Road:

2.1.3.1 Retain ¾-access as proposed and recommended by the Traffic Impact Study. Remove the three Intersection Design Options at the top of Sheet 2.

2.1.3.2 Remove the traffic signalization symbol and the note for “Future signalized intersection”.

2.1.3.3 Show the vacation of part of the right-of-way stub on Private Drive A to the satisfaction of Public Works and Utilities.

2.1.4 At the right-in/right-out access point on South 14th Street, show a 165-foot plus 50-foot straight taper northbound right turn lane.

2.1.5 At the intersection of South 14th Street and Pine Lake Road:

2.1.5.1 Modify the median in Pine Lake Road for South 14th Street and South 16th Street to provide left turn lane lengths of approximately 300' westbound and 200' eastbound, with a 120' taper for each direction to the satisfaction of the Public Works and Utilities Department.

2.1.5.2 Show opening of the second southbound left turn lane and modifications to the signal for protected southbound left-turn phasing as recommended by the Traffic Impact Study.

2.1.6 Show standard taper lengths on all turn lanes. The only exception is for the northbound right turn lane into Private Drive West as identified in Condition 2.1.5.1 above.

2.1.7 Show a common access easement over the funeral home driveways and parking lot to the proposed east-west private drive. Add a note to Sheet 1 stating that this access easement may be blocked during funeral services.

2.1.8 Revise the proposed right-of-way/easement dedication shown for the trail along Pine Lake Road to more clearly differentiate between the proposed right-of-way and easement legend patterns. This information may be shown on an additional sheet if necessary.

2.1.9 Revise the driveway entrance design on Hazel Scott Drive to clearly prohibit right-in turn movements, to the satisfaction of the Public Works and Utilities Department.

2.1.10 The sidewalk to be installed along Hazel Scott appears to be shown against the right-of-way line. Revise placement of the sidewalk to be 1-2 feet off the right-of-way line in the event that the City needs to repair or replace the sidewalk in the future.

2.2 Make the following revisions to Sheet 1:

2.2.1 Revise Note 15 to read, "If the existing funeral home on Lot 1 redevelops into different commercial uses, the following is required: the northern driveway will be reconfigured to better serve the multiple commercial properties; a right hand turn lane will be required to the northern driveway on South 14th Street and the sidewalk relocated to provide adequate safety for pedestrians; all improvements, and right of way dedication, will be at the expense of the developer redeveloping the funeral home property; the south right-in/right-out access on South 14th Street shall be eliminated at that time; a 300-foot plus taper northbound right turn lane shall be required to be installed at that time for the north access point on South 14th Street; and a common access easement shall be provided over Lot 1 from South 14th Street along the new east-west driveway."

2.2.2 Revise the last sentence of Note 16 to read, "10 feet of additional right-of-way or easement will be dedicated/provided." Add the following text at the end of the note, "The bike trail shall be located a minimum of 10 feet behind back of curb to provide adequate separation and room for street trees. Street trees shall be installed six feet from the back of curb."

2.2.3 Add the following note: "The future right-of-way shown for a roundabout at South 20th Street/Hazel Scott Drive and Pine Lake Road shall be dedicated if construction of a roundabout at that intersection occurs."

2.2.4 Add the following note: "If a traffic signal is approved at the intersection of South 16th Street and Pine Lake Road, the following shall occur: the developer is required to submit a revised Traffic Impact Study that provides justification for the signal to the satisfaction of the Public Works and Utilities Department; in addition, the right-of-way stub on Private Drive "A" shall be retained by the City; the traffic signal at South 20th Street/Hazel Scott Drive and Pine Lake Road shall be removed from the plans. The cost to install the traffic signal will at the developer's expense."

2.2.5 Revise Note 18 to read, "The buildings on Lot 5 shall substantially conform to the building elevations included in this use permit (sheets 6 thru 10) to the satisfaction of the Planning Director."

2.2.6 Revise the second sentence of Note 21 to read, "The Maintenance Agreement shall be submitted at time of building permit."

2.2.7 Revise General Note 19 on Sheet 1 to read: "All buildings in the Center, including the Costco building, shall meet the following design standards:

A.) Buildings of 50,000 square feet or greater will include at least 20% of the gross area of vertical surfaces as decorative CMU, brick or stone; half of those required masonry materials shall be brick or stone, the remainder and any masonry areas in excess of 20% may be decorative CMU. Buildings of less than 50,000 square feet will include at least 50% of the gross area of vertical surfaces as decorative CMU, brick or stone; half of those required masonry materials shall be brick or stone, the remainder and any masonry areas in excess of 50% may be decorative CMU. The required masonry materials shall be used to the extent feasible on facades oriented towards public streets, with any remaining required masonry used on other facades.

B.) All buildings in the center will utilize building materials and colors similar to the Costco building.

C.) Calculations of the gross area of vertical surfaces, the required area of masonry materials, and the proposed area of masonry on each facade shall be provided at the time of application for building permits."

2.2.8 Add the following note: "The following additional screening requirements apply:

A.) Screening is required along the east side of Lot 6 and on Lot 5 east of the parking lot adjacent to the west side of Outlot "A" that meets the standard set forth in Section 7.5 of the Design Standards for Screening and Landscaping. This screening is required to be installed with construction on Lot 5.

B.) Screening is required on the south side of Lots 2 through 5 to provide a 60% landscape screen from the surface of the ground to 6 feet. This screening is required to be installed at the time of building permit for each lot.

C.) A 30-foot wide landscaped buffer zone is required along the north side of Lots 5 and 6 to provide a 100% landscape screen from the surface of the ground to 10 feet. This screening is required to be installed with construction on Lot 5.

D.) The north side of Lot 1 does not need to comply with Section 7.5 of the Design Standards for Screening and Landscaping until such time as the funeral home redevelops into a different use."

2.2.9 Correct the Required Parking Stalls for Lot 1 to 74 and revise the Total Required Parking Stalls to 667.

2.3 Make the following revisions to Sheet 3:

2.3.1 Specify that the "Trail Crossing Detail" applies to both the South 16th Street and South 18th Street trail crossings.

2.3.2 Modify the Trail Crossing Detail to show only the following safety improvement measures:

2.3.2.1 Stop signs for vehicles turning right out of the driveways.

2.3.2.2 Marked stop bars for vehicles turning right out of the driveways.

2.3.2.3 Advanced trail crossing signs along the driveways approaching Pine Lake Road.

2.3.2.4 The trail crossings shall be on raised traffic tables to the satisfaction of the Public Works and Utilities Department.

2.3.2.5 The trail crossings shall be marked/striped.

2.3.3 The sidewalk connection from Pine Lake Road to the store should be shown as clearly connecting to the trail along Pine Lake Road per the Design Standards for Pedestrian Circulation in Commercial and Industrial Areas, Section 2, item #1.

2.3.4 Note that truck deliveries may not exit/enter from Hazel Scott Drive.

2.4 Revise the title of Sheet 8, “Loading Dock Perspective” as the loading dock does not appear on the elevation.

2.5 Identify the trees northeast of the development as to remain during construction.

2.6 Submit a revised Grading & Drainage Plan, stormwater report, and any other necessary drainage-related plans and calculations to the satisfaction of the Public Works and Utilities Department. No grading anywhere on the site is permitted to begin until this condition of approval is complete.

2.7 Revise the submitted elevations as necessary to meet the design criteria as modified with Condition of Approval 2.2.7.

2.8 Revise the submitted elevations for the Costco warehouse building to provide curbs between pedestrian areas and parking or driving aisles as required in the Design Standards for Pedestrian Circulation in Commercial and Industrial Areas.

2.9 Provide two cross-sections of the 30-foot landscape buffer per Condition 2.2.8 to the satisfaction of the Planning Director, to be included as an official sheet in the use permit plan set.

2.10 Revise the submitted landscape plans as necessary to meet the minimum landscape design standards and the additional required screening as listed in Condition 2.2.8. Ensure the screening calculations and tables are correct and present complete species information.

2.11 Apply for an administrative amendment to Pre-Existing Special Permit #42 for Lincoln Memorial Park to remove the funeral home from the boundary.

3. Final plat(s) is/are approved by the City.

Before the approval of a final plat, the public streets, private roadway improvements, sidewalks, public sanitary sewer system, public water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance. A cash contribution to the City in lieu of a bond, escrow, or security agreement may be furnished for street trees on a final plat with 10 or fewer lots.

Permittee agrees:

to complete the installation of sidewalks along the west side of Hazel Scott Drive as shown on the final plat within four (4) years following the approval of the final plat.

to complete the installation or relocation of sidewalks along the east side of South 14th Street and the north side of Pine Lake Road as shown on the final plat within two (2) years following the approval of this final plat.

to construct the sidewalk in the pedestrian way easements in Lot 5.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

to complete the planting of the street trees along the west side of Hazel Scott Drive within this plat within two (2) years following the approval of the final plat.

to complete the installation of street trees along the east side of South 14th Street and the north side of Lake Road as shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to complete the public and private improvements shown on the Use Permit.

to keep taxes and special assessments on the outlots from becoming delinquent.

to maintain the outlots and private improvements in a condition as near as practical to the original construction on a permanent and continuous basis.

to maintain the street trees located on private property and landscape screens on a permanent and continuous basis.

to maintain the sidewalks in the pedestrian way easements on Lot 5 and all of its elements in a condition as near as practical to the original or as constructed condition in order to provide the user with a safe and convenient facility on a permanent and continuous basis.

to maintain and supervise the private facilities which have common use or benefit in a condition as near as practical to the original construction on a permanent and continuous basis, and to recognize that there may be additional maintenance issues

or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development and that these are the responsibility of the land owner.

to retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Permittee(s) may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:

(1) Permittee shall not be relieved of Permittee's maintenance obligation for each specific private improvement until a register professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.

(2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to pay all design, engineering, labor, material, inspection, and other improvement costs.

to relinquish the right of direct vehicular access from lot 1-3 to S. 14th Street and Pine Lake Road, and from Lot 6 to Hazel Scott Drive.

3.1 Submit an application to vacate the right-of-way stub on Private Drive "A" with the final plat application.

Standard Conditions:

4. The following conditions are applicable to all requests:

4.1 Before occupying buildings all development and construction is to substantially comply with the approved plans.

4.2 All privately-owned improvements, including landscaping are to be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.

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 This resolution's terms, conditions, and requirements bind and obligate the permittee, 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, filing fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

Prepared by

Rachel Jones, Planner

DATE: October 4, 2016

APPLICANT: Costco Wholesale c/o TJ Design Strategies
2311 W. 22nd Street, Suite 208
Oak Brook, Illinois 60523

OWNER: The Lincoln Memorial Park Cemetery Association
1929 Allen Parkway
Houston, Texas 77019

CONTACT: Theodore R. Johnson
2311 W. 22nd Street, Suite 208
Oak Brook, Illinois 60523

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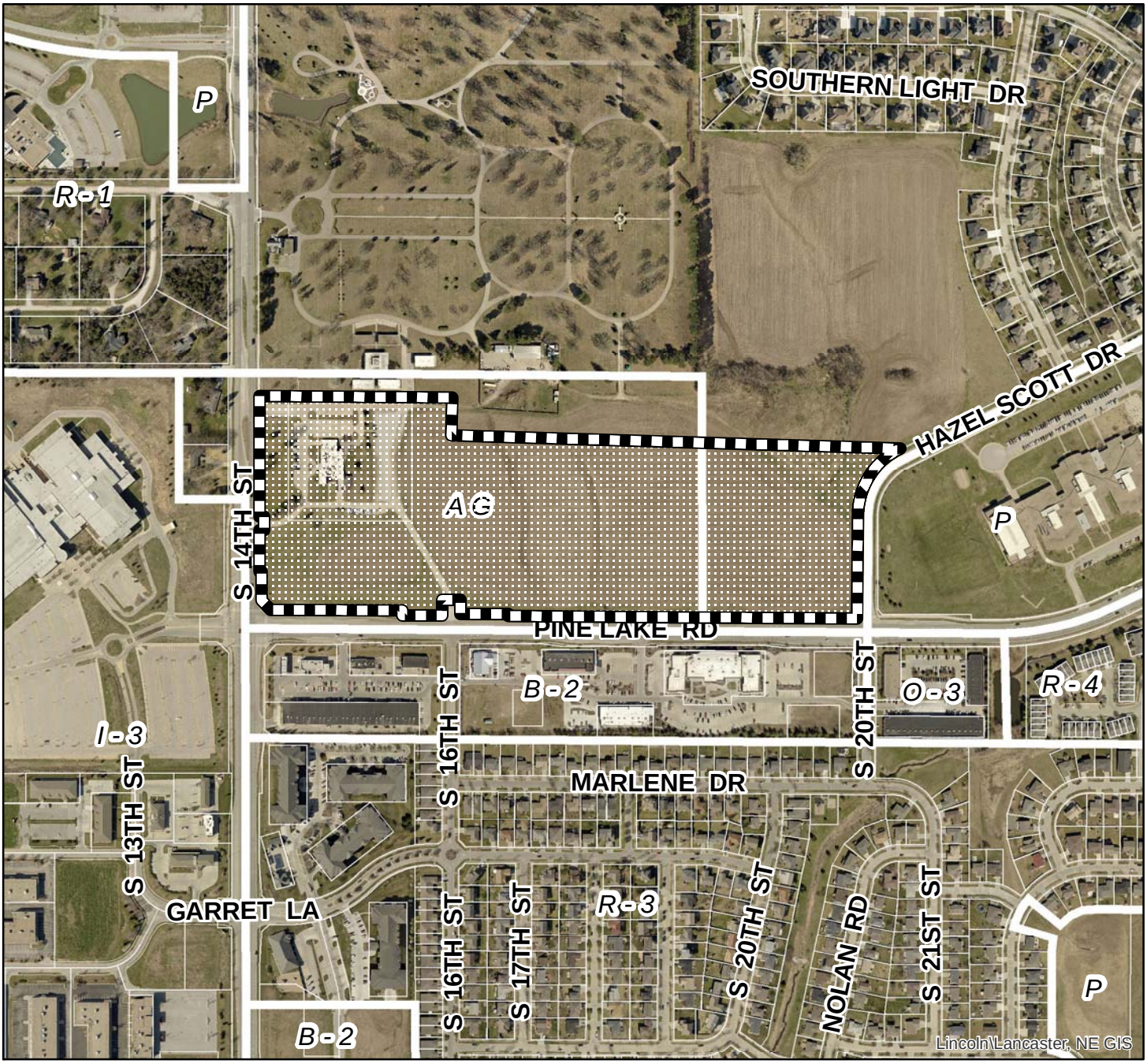
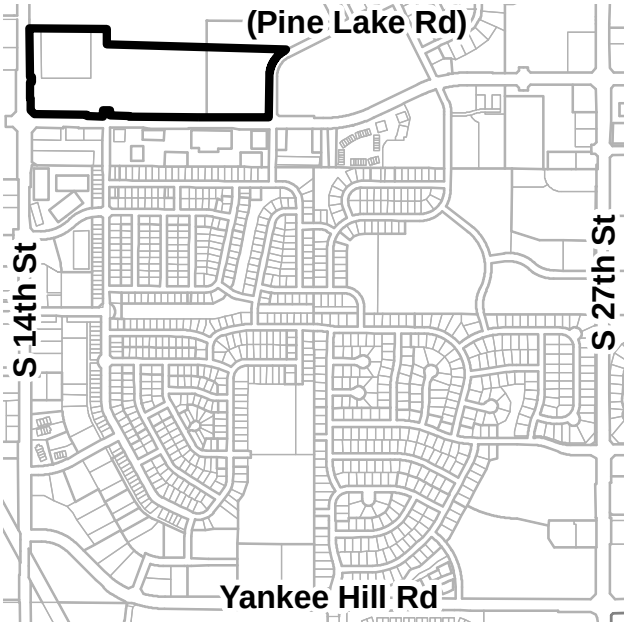


2016 aerial

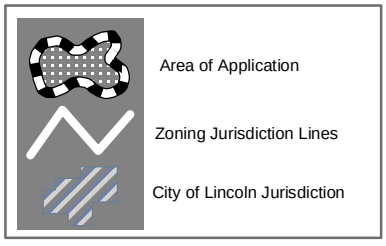
Use Permit #: UP16009
Costco Wholesale
S 14th St & Pine Lake Rd



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.24 T09N R06E



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USE PERMIT LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 92 I.T., AND A PORTION OF OUTLOT D, THE RIDGE 13TH ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST, OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT D, THE RIDGE 13TH ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD AND ON THE WEST RIGHT-OF-WAY LINE OF HAZEL SCOTT DRIVE; THENCE, WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID OUTLOT D, AND THE SOUTH LINE OF SAID LOT 92 I.T., ON AN ASSUMED BEARING OF NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, A DISTANCE OF 1269.84 FEET TO A POINT; THENCE NORTH 00 DEGREES 24 MINUTES 35 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 7.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 175.50 FEET TO A POINT; THENCE NORTH 00 DEGREES 24 MINUTES 35 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 66.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 24 MINUTES 35 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 57.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 144.59 FEET TO A PONT; THENCE NORTH 00 DEGREES 24 MINUTES 35 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 17.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 480.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 14TH STREET; THENCE NORTH 44 DEGREES 50 MINUTES 33 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING A SOUTHWEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 46.88 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 105.72 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 7.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 149.84 FEET TO A POINT; THENCE NORTH 89 DEGREES 54 MINUTES 20 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 17.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT

92 I.T., A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 17.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 439.30 FEET TO THE NORTHWEST CORNER OF LOT SAID 92 I.T., SAID POINT BEING THE SOUTHWEST CORNER OF LOT 77 I.T.; THENCE SOUTH 89 DEGREES 32 MINUTES 37 SECONDS EAST, ALONG THE NORTH LINE OF SIAD LOT 92 I.T., SAID LINE BEING THE SOUTH LINE OF SAID LOT 77 I.T., A DISTANCE OF 703.30 FEET TO A POINT; THENCE SOUTH 01 DEGREES 40 MINUTES 50 SECONDS WEST, A DISTANCE OF 137.47 FEET TO A POINT; THENCE SOUTH 88 DEGREES 19 MINUTES 10 SECONDS EAST A DISTANCE OF 1635.85 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT D, SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF HAZEL SCOTT DRIVE; THENCE SOUTH 63 DEGREES 26 MINUTES 42 SECONDS WEST, ALONG THE EAST LINE OF SAID OUTLOT D, SAID LINE BEING A NORTHWEST RIGHT-OF-WAY LINE OF HAZEL SCOTT DRIVE, A DISTANCE OF 4.77 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 272.37 FEET, A DELTA ANGLE OF 63 DEGREES 03 MINUTES 51 SECONDS, AN ARC LENGTH OF 299.79 FEET, ALONG AN EASTERLY LINE OF SAID OUTLOT D, SAID LINE BEING A NORTHWEST RIGHT-OF WAY LINE OF SAID HAZEL SCOTT DRIVE, A CHORD BEARING OF SOUTH 31 DEGREES 54 MINUTES 46 SECONDS WEST, AND A CHORD DISTANCE OF 284.89 FEET TO A POINT; THENCE SOUTH 00 DEGREES 22 MINUTES 50 SECONDS WEST, ALONG AN EAST LINE OF SAID OUTLOT D, SAID LINE BEING A WEST RIGHT-OF WAY LINE OF SAID HAZEL SCOTT DRIVE, A DISTANCE OF 375.41 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 1,497,660.94 SQUARE FEET OR 34.38 ACRES, MORE OR LESS.

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COSTCO CENTER USE PERMIT

LINCOLN, NEBRASKA

PRELIMINARY CIVIL ENGINEERING

GENERAL SITE NOTES

1. SANITARY SEWERS & WATER MAINS ARE TO BE PUBLIC UNLESS OTHERWISE NOTED.
2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. PAVING RADII TO BE 20' UNLESS OTHERWISE NOTED.
4. INTERSECTION ANGLES SHALL BE 90° ±10° UNLESS OTHERWISE NOTED.
5. ELEVATIONS ARE BASED ON NAVD 1988.
6. SIDEWALKS SHALL BE 4' WIDE MINIMUM AND SIDEWALK EASEMENTS SHALL BE 10' WIDE. (UNLESS OTHERWISE NOTED)
7. AN ASSOCIATION MAY BE ESTABLISHED TO MAINTAIN OPEN SPACES.
8. LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY AT THE TIME OF FINAL PLAT.
9. STREET DIMENSIONS ARE TO BACK OF CURB.
10. EXACT LOCATIONS OF WATER, SEWER, DRAINAGE AND PAVING WILL BE SUBMITTED WITH INDIVIDUAL SITE PLANS AT TIME OF BUILDING PERMIT IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.
11. DETAILS OF ALL SIGNS, INCLUDING TYPE, HEIGHT AND SIZE, WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH THE BUILDING PERMIT AND NEED NOT BE SHOWN ON THE PLAN, AND SHALL BE IN ACCORDANCE WITH LINCOLN MUNICIPAL CODE TITLE 27.
12. THE "CENTER SIGN" FOR THIS USE PERMIT WILL BE LOCATED ON LOT 5 ONLY.
13. BUILDING LAYOUTS SHOWN ARE CONCEPTUAL AND MAY VARY AT TIME OF BUILDING PERMIT.
14. BUILDING SETBACKS SHALL BE PER THE B-2 ZONING DISTRICT.
15. PARKING WILL BE REGULATED ACCORDING TO THE B-2 ZONING ORDINANCE.
16. A DEVIATION REQUEST TO THE ACCESS MANAGEMENT POLICY FOR INTERSECTION SPACING IS REQUESTED FOR THE FOLLOWING INTERSECTIONS:
    A.) THE SOUTHERN 14TH STREET ACCESS TO THE EXISTING FUNERAL HOME SHALL BECOME A PRIVATE DRIVE THAT ACCESSES LOTS 2,3, AND 4. A RIGHT TURN LANE WILL BE BUILT AND THE SIDEWALK RELOCATED TO BE AT LEAST 9 FEET BEHIND BACK OF CURB.
    B.) IF THE EXISTING FUNERAL HOME ON LOT 1 REDEVELOPS INTO DIFFERENT COMMERCIAL USES,THE FOLLOWING IS REQUIRED: THE NORTHERN DRIVEWAY WILL BE RECONFIGURED TO BETTER SERVE THE MULTIPLE COMMERCIAL PROPERTIES.A RIGHT HAND TURN LANE WILL BE REQUIRED TO THE NORTHERN DRIVEWAY ON 14TH STREET AND THE SIDEWALK RELOCATED TO PROVIDE ADEQUATE SAFETY FOR PEDESTRIANS. ALL IMPROVEMENTS, AND RIGHT OF WAY DEDICATION, WILL BE AT THE EXPENSE OF THE DEVELOPER REDEVELOPING THE FUNERAL HOME PROPERTY.
    C.) THE RIGHT IN / RIGHT OUT ON PINE LAKE ROAD (18TH STREET) WILL NOT SERVE MULTIPLE PROPERTIES AS RECOMMENDED IN THE ACCESS MANAGEMENT POLICY.
17. THE RIGHT TURN LANES CONSTRUCTED ON PINE LAKE ROAD SHALL BE DESIGNED TO PROVIDE SAFE PEDESTRIAN CROSSING FOR THE BIKE TRAIL. THE BIKE TRAIL SHALL BE LOCATED A MINIMUM OF 9 FEET BEHIND BACK OF CURB OF THE TURN LANES. 10 FEET OF ADDITIONAL RIGHT OF WAY WILL BE REQUIRED.
18. THE INTERSECTION OF 16TH AND PINE LAKE ROAD SHALL MAINTAIN FULL ACCESS IN ALL DIRECTIONS.
19. OUTLOT "B" SHALL BE RESERVED FOR RIGHT OF WAY FOR A POTENTIAL ROUNDABOUT AT 20TH / HAZEL SCOTT DRIVE AND PINE LAKE ROAD. THE CITY HAS UNTIL MARCH 1ST, 2017 TO FUND THE ROUNDABOUT OPTION. IF THE CITY HAS NOT SECURED FUNDING BY MARCH 1ST, 2017, THE DEVELOPER MAY PROCEED WITH TURN LANE RECONSTRUCTION AND TRAFFIC SIGNAL INSTALLATION AT THEIR COST. OUTLOT "B" MAY BE UTILIZED FOR DEVELOPMENT IF THE TRAFFIC SIGNAL IS INSTALLED. IF THE CITY PROCEEDS WITH THE ROUNDABOUT PROJECT, THE CONSTRUCTION SHALL BE COMPLETED BY OCTOBER, 2017, AHEAD OF COSTCO'S GRAND OPENING.
20. TRAFFIC SIGNAGE SHALL BE INSTALLED TO PROHIBIT DELIVERY'S AND SERVICE VEHICLES FROM TURNING LEFT ONTO HAZEL SCOTT DRIVE.
21. A LANDSCAPE PLAN WILL BE PROVIDED AT TIME OF BUILDING PERMIT. A STREET TREES PLAN FOR PINE LAKE, 14TH STREET, AND HAZEL SCOTT DRIVE WILL BE DESIGNED WITH THE FINAL PLAT.
22. THE COSTCO BUILDING ON LOT 5 (WAREHOUSE & FUELING STATION) SHALL SUBSTANTIALLY CONFORM TO THE BUILDING ELEVATIONS INCLUDED IN THIS USE PERMIT (SHEETS 6 THRU 10).
23. ALL BUILDINGS IN THE CENTER WILL MEET THE FOLLOWING DESIGN STANDARDS:
    A.) ALL BUILDINGS WILL INCLUDE AT LEAST 20% OF THE VERTICAL SURFACE AS DECORATIVE CMU, BRICK, OR STONE. THIS MATERIAL WILL BE USED ON ANY BUILDING SURFACE THAT FACES A PUBLIC STREET. THE BUILDINGS WILL UTILIZE SIMILAR BUILDING MATERIALS AND COLORS AS THE COSTCO BUILDING.
24. A PROGRAMMED FLASHING SIGNAL SHALL BE INSTALLED AT THE STOP SIGN AT THE RIGHT OUT LOCAITON ON PINE LAKE ROAD. THIS SIGNAL WILL BE PROGRAMMED TO OPERATE DURING SCHOOL DISMISSAL TIMES TO ALERT DRIVERS OF POTENTIAL PEDESTRIANS WALKING EASTBOUND DURING THIS TIME PERIOD.
25. A 5' PEDESTRIAN SIDEWALK SHALL BE INSTALLED ON THE WEST SIDE OF 16TH STREET ENTERING THE COSTCO PROPERTY. THIS SIDEWALK SHALL FOLLOW THE DRIVEWAY NORTH AND EAST AROUND THE BUILDING AND SHALL CONNECT TO HAZEL SCOTT DRIVE NORTH OF THE DRIVEWAY CONNECTION. THIS SIDEWALK WILL PROVIDE A PEDESTRIAN OPTION FOR STUDENTS WALKING TO THE NEIGHBORING RESIDENTIAL NEIGHBORHOOD.
26. THE WATER QUALITY IMPROVEMENTS FOR THIS SITE SHALL BE INCORPORATED INTO THE STORMWATER DETENTION CELLS. THE MAINTENANCE AGREEMENT, CALCULATION WORKSHEETS, AND EASEMENT DOCUMENTS SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT.
27. HAZEL SCOTT DRIVE SHALL BE RECONFIGURED AS SHOWN ON THE USE PERMIT SITE PLAN TO DIRECT TRAFFIC PRIMARILY TO THE COMMERCIAL DEVELOPMENT AND AWAY FROM THE NEIGHBORHOOD.

OWNER
LINCOLN MEMORIAL PARK CEMETERY
6800 S. 14TH ST.
LINCOLN, NE 68512
PHONE: 402-423-1515

DEVELOPER
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA. 98027
PHONE: 425-313-8103

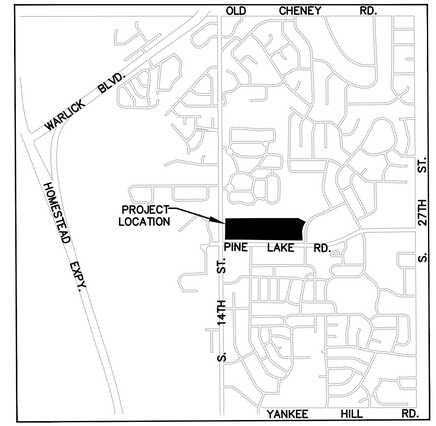
ENGINEER & PREPARER
OLSSON ASSOCIATES
601 "P" STREET
LINCOLN, NE. 68508
PHONE: 402-474-6311

SHEET INDEX

1	COVER / NOTE PLAN
2	SITE PLAN
3	SITE PLAN
4	GRADING & DRAINAGE PLAN
5	PROFILE SHEET
6	BUILDING ELEVATIONS
7	BUILDING ELEVATIONS
8	BUILDING ELEVATIONS
9	BUILDING ELEVATIONS
10	BUILDING ELEVATIONS

ZONING

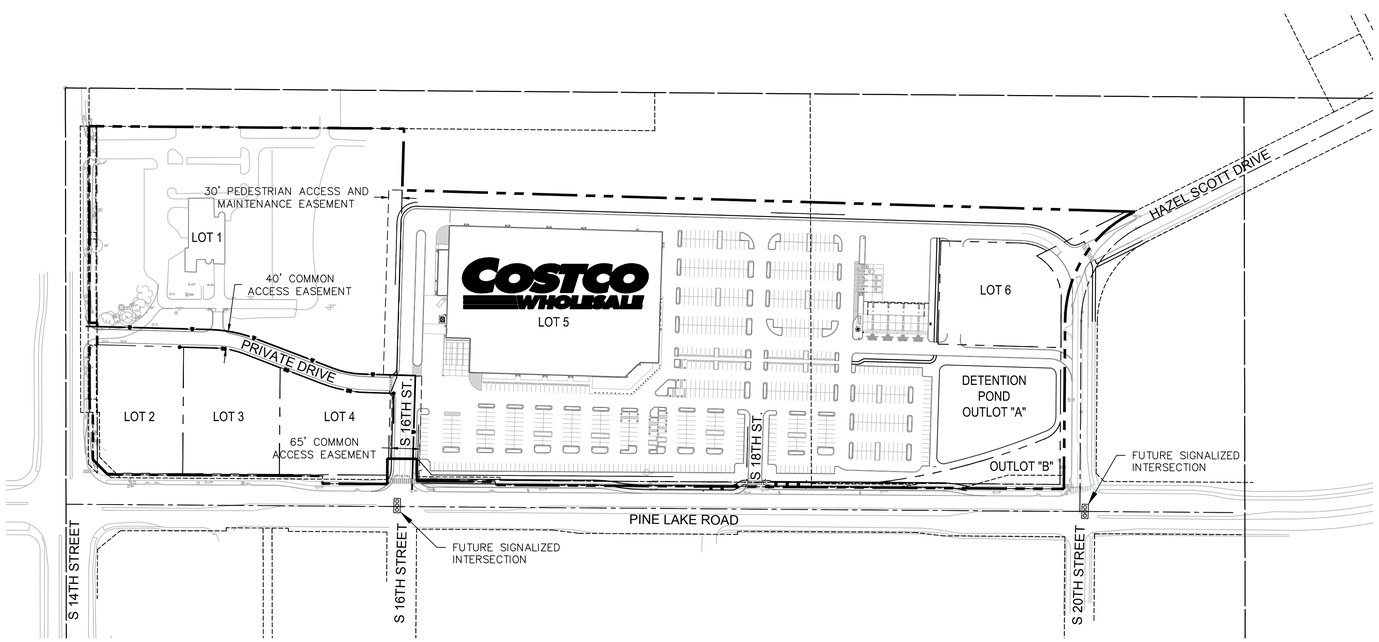
THE PROPOSED ZONING FOR THE PROPERTY IS B-2 COMMERCIAL



LAND USE TABLE

BLOCK/ LOT NUMBER	USE	FLOOR AREA (FT2)	REQUIRED PARKING STALLS	PROVIDED PARKING STALLS	HEIGHT
BLOCK 1					
1	COMMERCIAL / FUNERAL HOME				40'
2	COMMERCIAL	5,000	23		40'
3	COMMERCIAL	4,000	18		40'
4	COMMERCIAL	4,000	18		40'
5	DISCOUNT CLUB COMMERCIAL	157,000	707	752	40'
6	COMMERCIAL	7,000	32		40'
	TOTAL	177,000	798		
	RATIO		4.5 / 1,000 S.F.		

LOT 1 CURRENTLY IS A FUNERAL HOME. AN AMENDMENT TO THE USE PERMIT WILL BE REQUIRED IF THIS LOT REDEVELOPS INTO COMMERCIAL USES.
LOTS 2,3,4, AND 6 WILL REQUIRE AN ADMINISTRATIVE AMENDMENT TO THE USE PERMIT THAT INCLUDES A SITE PLAN TO VERIFY LAND USE AND PARKING CONFORMANCE.



N

0' 75' 150' 300'
SCALE IN FEET

OLSSON ASSOCIATES
601 P Street S. Suite 200
P.O. Box 84608
Lincoln, NE 68508
TEL 402.474.6311
FAX 402.474.5160

PROFESSIONAL CIVIL ENGINEER
BRIAN H. LUNDBERG
E-14253
STATE OF NEBRASKA

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

COVER / NOTE PLAN

COSTCO CENTER USE PERMIT

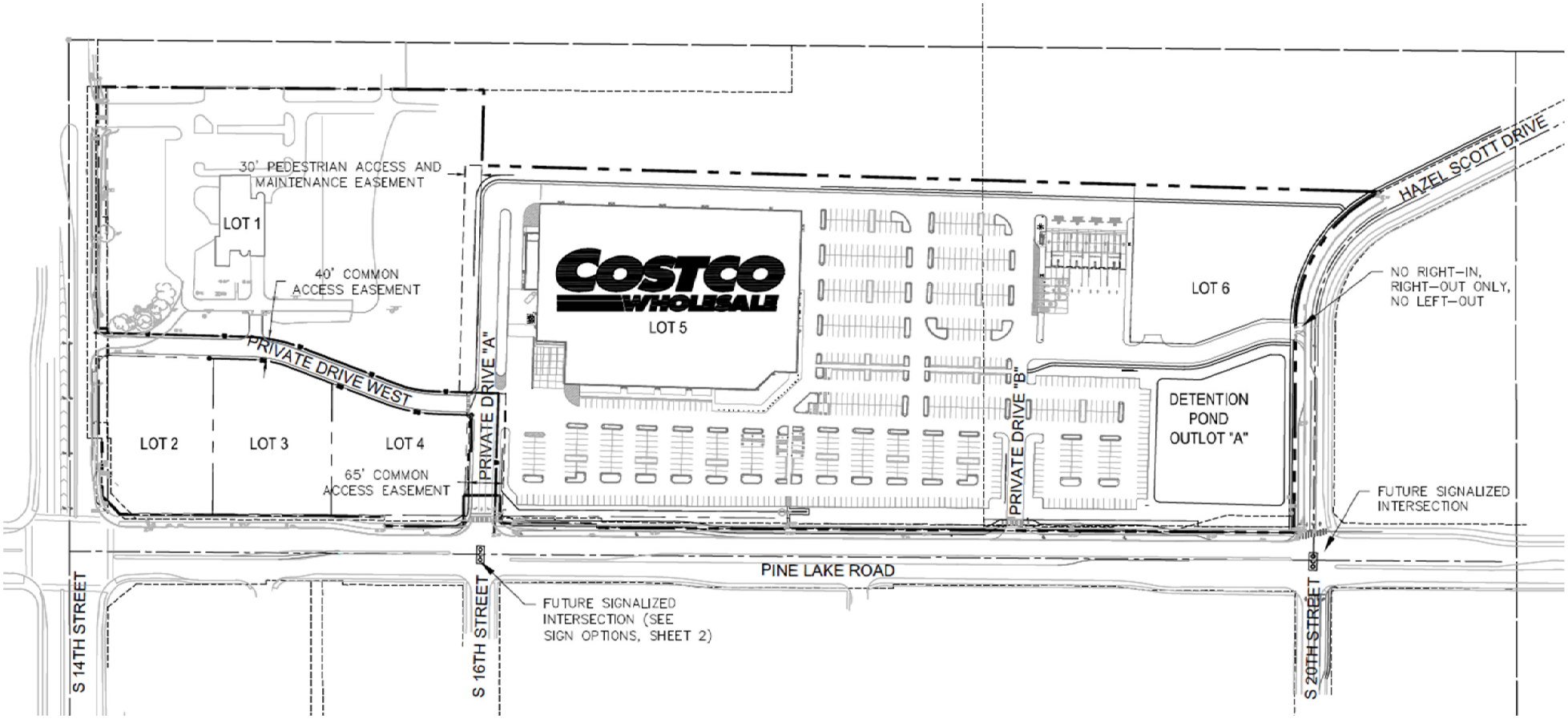
LINCOLN, NEBRASKA

2016

dr:	CAD
d:	KLU
rev. d:	BHL
QA/QC:	MCP
o.:	015-3421
dr: o.:	
d:	09-14-2016

SHEET 1 OF 10

DWG: F:\Projects\015-3421\40-Design\AutoCAD\Preliminary Plans\Sheets\LDVP\City Prelim\C_COVR_53421.dwg USER: jvogt
DATE: Sep 15, 2016 2:17pm XREFS: C_TBLK_53421_24x36 C_PBASE_53421 C_XBASE_53421 V_SRVY_ALTA_015-3421 C_PBNDY_53421


30' PEDESTRIAN ACCESS AND MAINTENANCE EASEMENT
LOT 1
40' COMMON ACCESS EASEMENT
PRIVATE DRIVE WEST
LOT 2
LOT 3
LOT 4
65' COMMON ACCESS EASEMENT
PRIVATE DRIVE "A"
COSTCO WHOLESALE
LOT 5
PRIVATE DRIVE "B"
LOT 6
DETENTION POND OUTLOT "A"
HAZEL SCOTT DRIVE
NO RIGHT-IN, RIGHT-OUT ONLY, NO LEFT-OUT
FUTURE SIGNALIZED INTERSECTION
PINE LAKE ROAD
FUTURE SIGNALIZED INTERSECTION (SEE SIGN OPTIONS, SHEET 2)
S 14TH STREET
S 16TH STREET
S 20TH STREET

GENERAL SITE NOTES

1. SANITARY SEWERS & WATER MAINS ARE TO BE PUBLIC UNLESS OTHERWISE NOTED.
2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. PAVING RADII TO BE 20' UNLESS OTHERWISE NOTED.
4. INTERSECTION ANGLES SHALL BE 90° ±10° UNLESS OTHERWISE NOTED.
5. ELEVATIONS ARE BASED ON NAVD 1988.
6. SIDEWALKS SHALL BE 4' WIDE MINIMUM AND SIDEWALK EASEMENTS SHALL BE 10' WIDE. (UNLESS OTHERWISE NOTED)
7. AN ASSOCIATION MAY BE ESTABLISHED TO MAINTAIN OPEN SPACES.
8. LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY AT THE TIME OF FINAL PLAT.
9. STREET DIMENSIONS ARE TO BACK OF CURB.
10. EXACT LOCATIONS OF WATER, SEWER, DRAINAGE AND PAVING WILL BE SUBMITTED WITH INDIVIDUAL SITE PLANS AT TIME OF BUILDING PERMIT IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.
11. DETAILS OF ALL SIGNS, INCLUDING TYPE, HEIGHT AND SIZE, WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH THE BUILDING PERMIT AND NEED NOT BE SHOWN ON THE PLAN, AND SHALL BE IN ACCORDANCE WITH LINCOLN MUNICIPAL CODE TITLE 27.
12. THE "CENTER SIGN" FOR THIS USE PERMIT WILL BE LOCATED ON LOT 5 ONLY.
13. BUILDING SETBACKS SHALL BE PER THE B-2 ZONING DISTRICT.
14. PARKING WILL BE REGULATED ACCORDING TO CHAPTER 27.67 OF THE ZONING ORDINANCE.
15. A DEVIATION TO THE ACCESS MANAGEMENT POLICY FOR THE INTERSECTIONS AS NOTED ON THE PLANS WILL BE REQUESTED AT TIME OF CONSTRUCTION DESIGN. THE LENGTH OF TAPER, STORAGE LENGTH, AND DECELERATION LENGTH FOR RIGHT TURN LANES ARE DEVIATIONS TO THE ACCESS MANAGEMENT POLICY AND ARE REQUIRED DUE TO EXISTING GEOMETRIC CONSTRAINTS. THE LENGTH OF RIGHT TURN LANES ARE ALSO REDUCED AS RIGHT TURNS ARE A "FREE FLOWING" TRAFFIC MOVEMENT.

    A.) THE SOUTHERN 14TH STREET ACCESS TO THE EXISTING FUNERAL HOME SHALL BECOME A PRIVATE DRIVE THAT ACCESSES LOTS 2,3, AND 4. A RIGHT TURN LANE WILL BE BUILT AND THE SIDEWALK RELOCATED TO BE AT LEAST 9 FEET BEHIND BACK OF CURB.

    B.) IF THE EXISTING FUNERAL HOME ON LOT 1 REDEVELOPS INTO DIFFERENT COMMERCIAL USES, THE FOLLOWING IS REQUIRED: THE NORTHERN DRIVEWAY WILL BE RECONFIGURED TO BETTER SERVE THE MULTIPLE COMMERCIAL PROPERTIES. A RIGHT TURN LANE WILL BE REQUIRED FOR THE NORTHERN DRIVEWAY ON 14TH STREET AND THE SIDEWALK RELOCATED TO PROVIDE ADEQUATE SAFETY FOR PEDESTRIANS. ALL IMPROVEMENTS, AND RIGHT OF WAY DEDICATION, WILL BE AT THE EXPENSE OF THE DEVELOPER REDEVELOPING THE FUNERAL HOME PROPERTY. IN ADDITION, A NORTHBOUND RIGHT TURN LANE SHALL BE REQUIRED TO BE INSTALLED AT THE TIME FOR THE NORTH ACCESS POINT ON S 14TH STREET.

    C.) THE RIGHT IN / RIGHT OUT ON PINE LAKE ROAD (18TH STREET) IS A DEVIATION AS IT DOES NOT SERVE MULTIPLE LOTS AND DOES NOT MEET THE 660' INTERSECTION SPACING REQUIREMENTS FOR A MINOR ARTERIAL.
16. THE RIGHT TURN LANES CONSTRUCTED ON PINE LAKE ROAD SHALL BE DESIGNED TO PROVIDE SAFE PEDESTRIAN CROSSING FOR THE BIKE TRAIL. THE BIKE TRAIL SHALL BE LOCATED A MINIMUM OF 9 FEET BEHIND BACK OF CURB OF THE TURN LANES. 10 FEET OF ADDITIONAL RIGHT OF WAY, OR EASEMENT WILL BE PROVIDED. THE BIKE TRAIL SHALL BE LOCATED A MINIMUM OF 10 FEET BEHIND BACK OF CURB TO PROVIDE ADEQUATE SEPARATION AND ROOM FOR STREET TREES. STREET TREES SHALL BE INSTALLED 6 FEET BEHIND BACK OF CURB.

17. A LANDSCAPE PLAN WILL BE PROVIDED AT TIME OF BUILDING PERMIT. A STREET TREES PLAN FOR PINE LAKE, 14TH STREET, AND HAZEL SCOTT DRIVE WILL BE SUBMITTED WITH THE FINAL PLAT.
18. THE BUILDINGS ON LOT 5 SHALL SUBSTANTIALLY CONFORM TO THE BUILDING ELEVATIONS INCLUDED IN THIS USE PERMIT (SHEETS 6 THRU 10).
19. ALL BUILDINGS IN THE CENTER, INCLUDING THE COSTCO BUILDING SHALL MEET THE FOLLOWING DESIGN STANDARDS:

    A.) BUILDINGS OF 50,000 SQUARE FEET OR GREATER WILL INCLUDE AT LEAST 20% OF THE GROSS AREA OF VERTICAL SURFACES AS DECORATIVE CMU, BRICK, OR STONE. BUILDINGS OF LESS THAN 50,000 SQUARE FEET WILL INCLUDE AT LEAST 50% OF THE GROSS AREA OF VERTICAL SURFACES AS DECORATIVE CMU, BRICK OR STONE, 30% OF THOSE REQUIRED MASONRY MATERIALS SHALL BE BRICK OR STONE, THE REMAINDER AND ANY MASONRY AREAS IN EXCESS OF 50% MAY BE DECORATIVE CMU. THE REQUIRED MASONRY MATERIALS SHALL BE USED TO THE EXTENT FEASIBLE ON FACADES ORIENTED TOWARDS PUBLIC STREETS, WITH ANY REMAINING REQUIRED MASONRY USED ON OTHER FACADES

    B.) ALL BUILDINGS IN THE CENTER WILL UTILIZE BUILDING MATERIALS AND COLORS COMPATIBLE TO THE COSTCO BUILDING.

    C.) CALCULATIONS OF THE GROSS AREA OF VERTICAL SURFACES, THE REQUIRED AREA OF MASONRY ON EACH FACADE SHALL BE PROVIDED AT THE TIME OF APPLICATION FOR BUILDING PERMITS.
20. A 5' PEDESTRIAN SIDEWALK SHALL BE INSTALLED ON THE WEST SIDE OF 16TH STREET ENTERING THE COSTCO PROPERTY. THIS SIDEWALK SHALL FOLLOW THE DRIVEWAY NORTH AND EAST AROUND THE BUILDING AND SHALL CONNECT TO HAZEL SCOTT DRIVE NORTH OF THE DRIVEWAY CONNECTION. THIS SIDEWALK WILL PROVIDE A PEDESTRIAN OPTION FOR STUDENTS WALKING TO THE NEIGHBORING RESIDENTIAL NEIGHBORHOOD. THE SIDEWALK SHALL BE CONNECTED TO THE EXISTING SIDEWALK ALONG HAZEL SCOTT DRIVE, SHALL BE PRIVATELY OWNED AND MAINTAINED, AND WILL BE LOCATED IN A PEDESTRIAN WAY EASEMENT. WITH CONSTRUCTION ON LOT 5, A SIDEWALK SHALL BE BUILT ON THE NORTH SIDE OF HAZEL SCOTT DRIVE FROM LOT 5 TO SHADOW RIDGE ROAD.
21. THE WATER QUALITY IMPROVEMENTS FOR THIS SITE SHALL BE INCORPORATED INTO THE STORMWATER DETENTION CELLS. THE MAINTENANCE AGREEMENT, CALCULATION WORKSHEETS, AND EASEMENT DOCUMENTS SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT.

LAND USE TABLE

BLOCK/ LOT NUMBER	USE	FLOOR AREA (FT2)	REQUIRED PARKING STALLS	PROVIDED PARKING STALLS
BLOCK 1				
1	FUNERAL HOME *	22,000	73	--
2	COMMERCIAL	5,000	17	--
3	COMMERCIAL	4,000	14	--
4	COMMERCIAL	4,000	14	--
5	DISCOUNT CLUB COMMERCIAL	157,000	524	754
6	COMMERCIAL ***	7,000	24	--
	TOTAL	199,000	666	
	RATIO		1 / 300 S.F.	

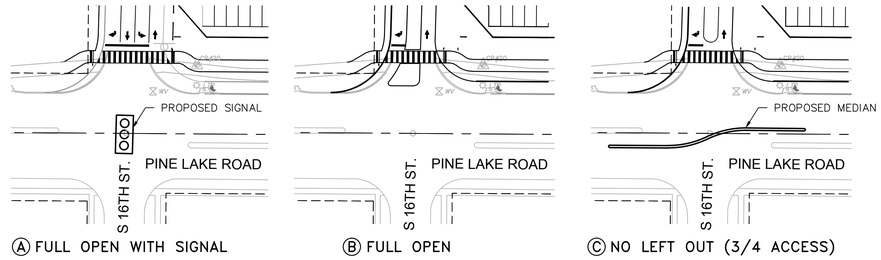
* LOT 1 CURRENTLY IS A FUNERAL HOME. AN AMENDMENT TO THE USE PERMIT WILL BE REQUIRED IF THIS LOT REDEVELOPS INTO COMMERCIAL USES.

** LOTS 2,3,4, AND 6 WILL REQUIRE AN AMENDMENT TO THE USE PERMIT THAT INCLUDES A SITE PLAN TO VERIFY LAND USE AND PARKING CONFORMANCE.

***THE FOLLOWING USES ARE PROHIBITED ON LOT 6: FAST FOOD DRIVE THRU FACILITIES (i.e. MCDONALDS, BURGER KING, WENDYS, AND SIMILAR BUSINESSES), MOTORIZED VEHICLE FUEL SALES FACILITIES, MOTORIZED VEHICLE REPAIR / SERVICE, MOTORIZED VEHICLE WASH FACILITIES, AND THE SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION EITHER ON OR OFF THE PREMISES EXCEPT ON-SALE FOR RESTAURANTS.

LEGEND

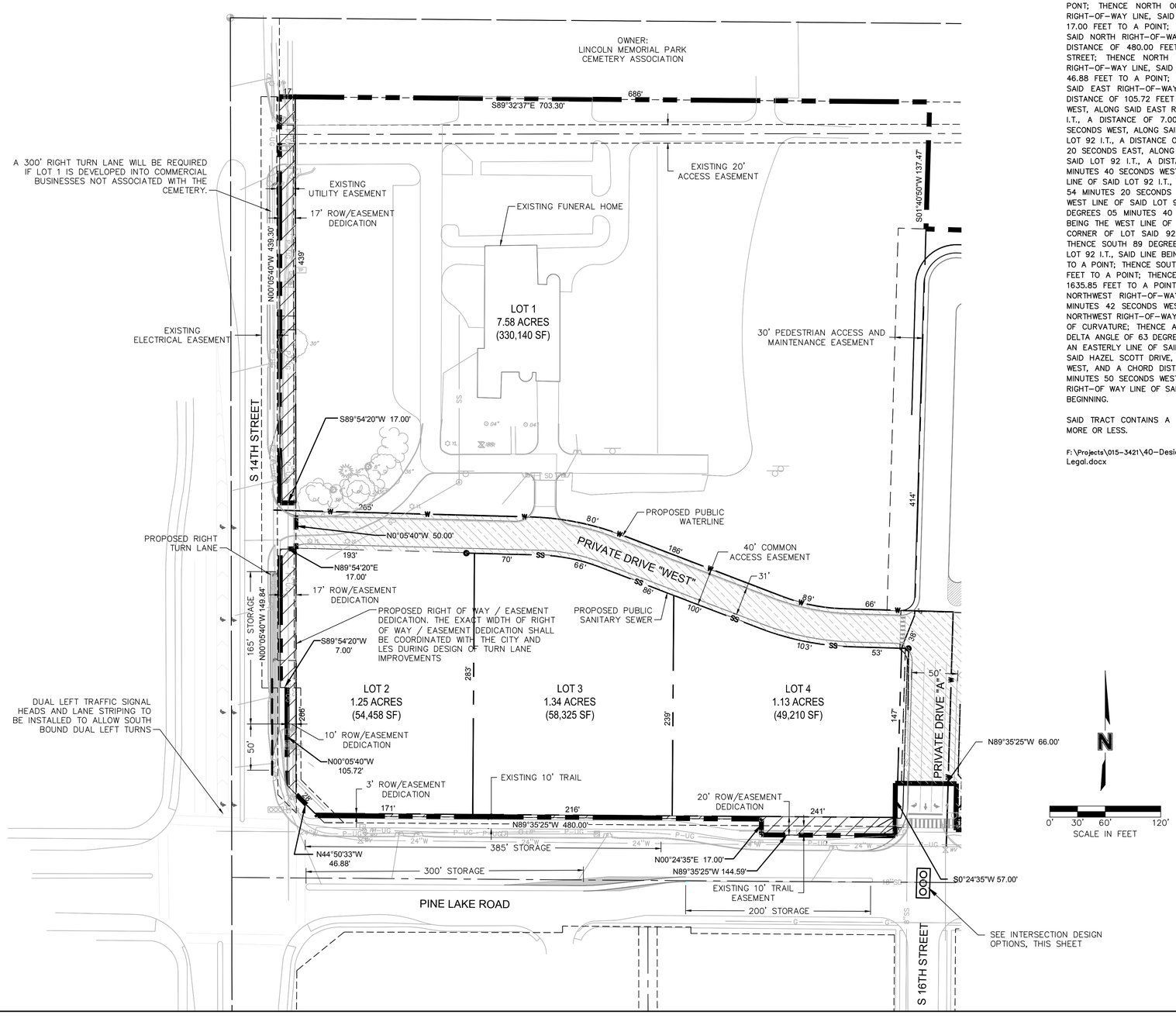
- TURN LANE IMPROVEMENTS
- PROPOSED ACCESS EASEMENT
- R.O.W. TO BE DEDICATED
- R.O.W. TO BE DEDICATED FOR INTERSECTION IMPROVEMENTS



Ⓐ FULL OPEN WITH SIGNAL Ⓑ FULL OPEN Ⓒ NO LEFT OUT (3/4 ACCESS)

16TH STREET INTERSECTION DESIGN OPTIONS

SCALE 1"=60'



USE PERMIT LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 92 I.T., AND A PORTION OF OUTLOT D, THE RIDGE 13TH ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST, OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT D, THE RIDGE 13TH ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD AND ON THE WEST RIGHT-OF-WAY LINE OF HAZEL SCOTT DRIVE; THENCE, WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID OUTLOT D, AND THE SOUTH LINE OF SAID LOT 92 I.T., ON AN ASSUMED BEARING OF NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, A DISTANCE OF 1269.84 FEET TO A POINT; THENCE NORTH 00 DEGREES 24 MINUTES 35 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 7.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 175.50 FEET TO A POINT; THENCE NORTH 00 DEGREES 24 MINUTES 35 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 66.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 24 MINUTES 35 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 57.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 144.59 FEET TO A PONT; THENCE NORTH 00 DEGREES 24 MINUTES 35 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 17.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 480.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 14TH STREET; THENCE NORTH 44 DEGREES 50 MINUTES 33 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING A SOUTHWEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 46.88 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 105.72 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 7.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 149.84 FEET TO A POINT; THENCE NORTH 89 DEGREES 54 MINUTES 20 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 17.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 17.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 439.30 FEET TO THE NORTHWEST CORNER OF LOT SAID 92 I.T., SAID POINT BEING THE SOUTHWEST CORNER OF LOT 77 I.T.; THENCE SOUTH 89 DEGREES 32 MINUTES 37 SECONDS EAST, ALONG THE NORTH LINE OF SIAD LOT 92 I.T., SAID LINE BEING THE SOUTH LINE OF SAID LOT 77 I.T., A DISTANCE OF 703.30 FEET TO A POINT; THENCE SOUTH 01 DEGREES 40 MINUTES 50 SECONDS WEST, A DISTANCE OF 137.47 FEET TO A POINT; THENCE SOUTH 88 DEGREES 19 MINUTES 10 SECONDS EAST A DISTANCE OF 1635.85 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT D, SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF HAZEL SCOTT DRIVE; THENCE SOUTH 63 DEGREES 26 MINUTES 42 SECONDS WEST, ALONG THE EAST LINE OF SAID OUTLOT D, SAID LINE BEING A NORTHWEST RIGHT-OF-WAY LINE OF HAZEL SCOTT DRIVE, A DISTANCE OF 4.77 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 272.37 FEET, A DELTA ANGLE OF 63 DEGREES 03 MINUTES 51 SECONDS, AN ARC LENGTH OF 299.79 FEET, ALONG AN EASTERLY LINE OF SAID OUTLOT D, SAID LINE BEING A NORTHWEST RIGHT-OF WAY LINE OF SAID HAZEL SCOTT DRIVE, A CHORD BEARING OF SOUTH 31 DEGREES 54 MINUTES 46 SECONDS WEST, AND A CHORD DISTANCE OF 284.89 FEET TO A POINT; THENCE SOUTH 00 DEGREES 22 MINUTES 50 SECONDS WEST, ALONG AN EAST LINE OF SAID OUTLOT D, SAID LINE BEING A WEST RIGHT-OF WAY LINE OF SAID HAZEL SCOTT DRIVE, A DISTANCE OF 375.41 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 1,497,660.94 SQUARE FEET OR 34.38 ACRES, MORE OR LESS.

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11-22-16

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

SITE PLAN

COSTCO CENTER
USE PERMIT

LINCOLN, NEBRASKA

2016

dr:	CAD
d:	KLU
rev: d:	BHL
QA/QC:	MCP
ro: o.:	015-3421
dr: o.:	
d:	09-14-2016

SHEET
2 OF 10

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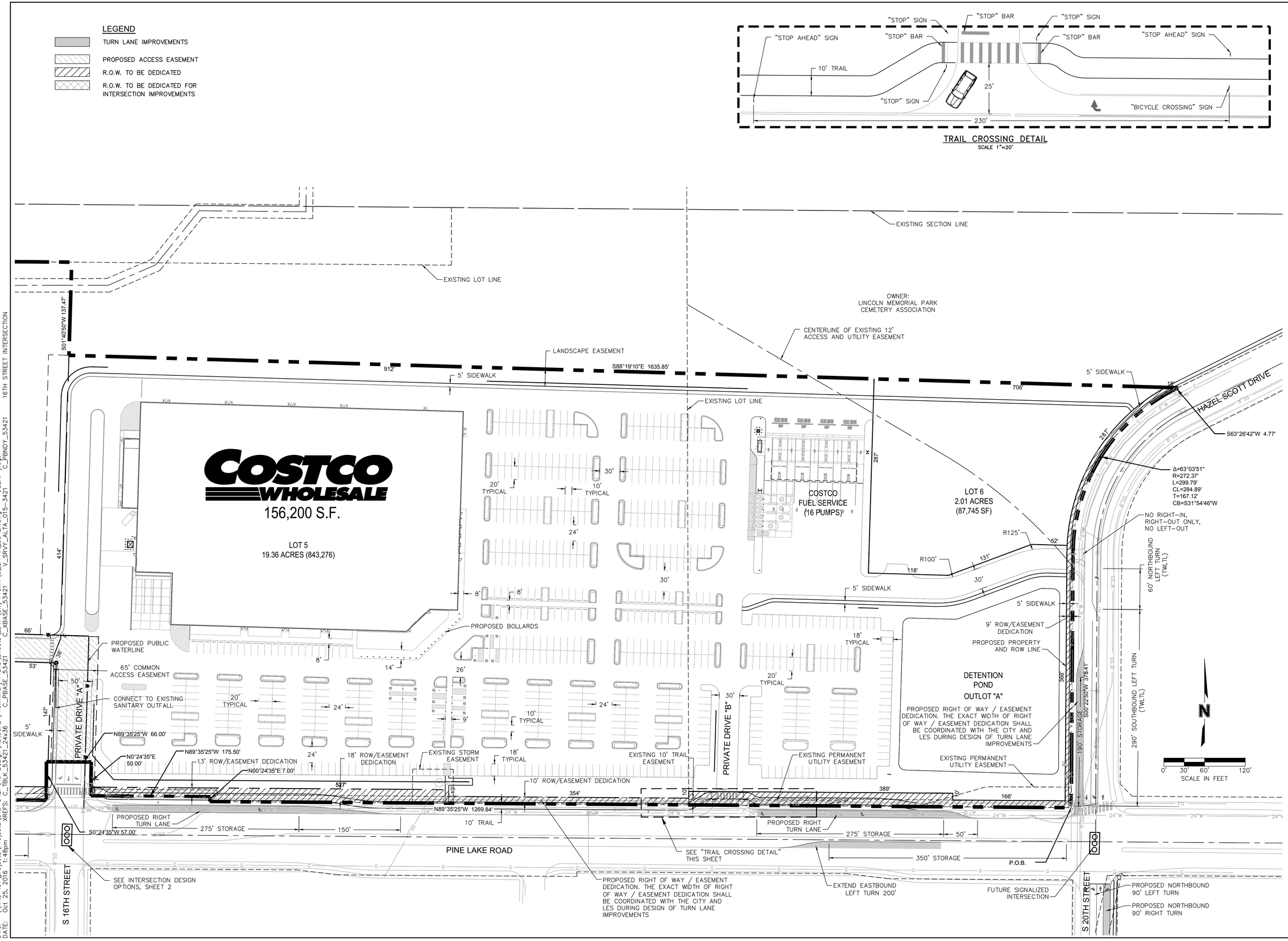

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DATE: Oct 25, 2016 1:48pm XREFS: C_TBLK_53421_24x36 C_PBASE_53421 C_XBASE_53421 V_SRVY_ALTA_015-3421 C_PBNDY_53421 16TH STREET INTERSECTION

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d:	09-14-2016

SHEET
3 OF 10

LEGEND

- PROPOSED PROPERTY LINE
- 1290 — EXISTING CONTOUR
- 1290 — PROPOSED CONTOUR
- RETAINING WALL / LANDSCAPE WALL
- SD — PROPOSED STORM SEWER

Table 1. – Post-Development Storage Area

Name	Description	Outfall Type	Bottom Elevation (feet)	Top of Berm Surface Area (acre)	Top of Berm Elevation (feet)
East Pond	Post-development	1 – 15" RCP*	1212.2	1.10	1221.0
West Offsite	Hypothetical Post-development	1 – 18" RCP**	1208.0	0.25	1214.4

*Inlet is restricted by 5" orifice at invert 1212.2 feet and stair-stepped, sharp-crested weirs with crests at 1215.7 (1.2 feet long), 1217.0 (5 feet long), and 1218.2 feet (10 feet long).
**Inlet will need to be restricted by 2" water quality orifice and sharp crested weir with crest at 1211.0 (20 feet long).

Table 2. – Peak Flows from Subbasins and Nodes (cfs)

Location	2-Year	10-Year	100-Year
Exist West Offsite	14	24	36
Proposed West Offsite	17	26	38
Exist West	3.5	6.0	9.1
Prop West	1.1	1.7	2.5
Exist Middle	37	63	97
Middle Offsite	22	38	58
Prop Middle	11	18	25
Middle Combined	23	40	61
Exist East	64	111	169
Prop East	69	108	156
East Offsite	56	97	148
East Combined	62	110	162

Table 3. – Detention Pond Routing – East Pond

Event	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Elevation (ft)	Peak Volume (ac-ft)
2-Year	69	6.1	1216.90	1.99
10-Year	108	13	1218.29	3.20
100-Year	156	15	1219.96	4.94

Table 4. – Detention Pond Routing – West Offsite

Event	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Elevation (ft)	Peak Volume (ac-ft)
2-Year	17	12	1211.51	0.32
10-Year	26	14	1212.33	0.45
100-Year	38	16	1213.37	0.64

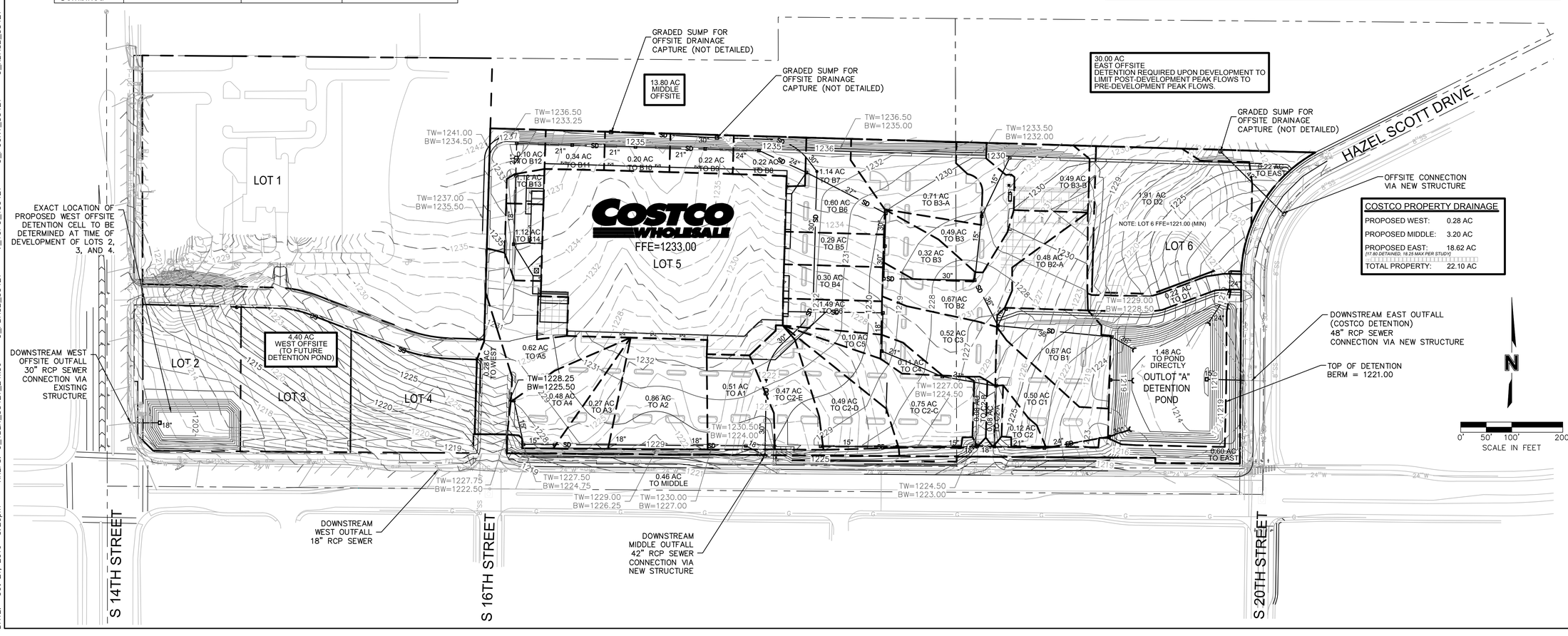
Table 5. – Subbasin Hydrologic Parameters

Location	Drainage Area (ac)	Time of Concentration (min)	Curve Number
Exist West Offsite	4.4	8.0	89
Prop West Offsite	4.4	8.0	95
Exist West	1.11	8.0	89
Prop West	0.28	8.0	98
Exist Middle	25.8	40.1	89
Middle Offsite	13.8	34.2	89
Prop Middle	2.83	8.0	98
Exist East	38.4	31.5	89
Prop East	18.3	8.7	95
East Offsite	30.0	26.2	89

STORM SEWER PIPE AND STRUCTURE TABLE

TITLE: Costco Center Use Permit
JOB #: 015-3421
DESIGN CONDITIONS: PRIVATE - 10 YEAR STORM EVENT

STRUCTURES		RUNOFF CALCULATIONS								PIPE DESIGN					
FROM	TO	DIRECT AREA (ACRES)	TOTAL AREA (ACRES)	C	SAFETY FACTOR (N/A)	Tc (MIN)	FLOW TIME (MIN)	INTENSITY EST (IN/HR)	Q DESIGN (CFS)	DESCRIPTION	PIPE LENGTH (L.F.)	PIPE SLOPE (%)	PIPE DIA (IN)	Q FULL CAPACITY (CFS)	Comments
A5		0.62		0.80	0.80	8.0		6.00	2.98	Curb Inlet					
	A4		0.62	0.80	0.80	8.0	0.32	6.00	2.98	15" RCP	90.0	0.75	15	5.61	
A4		0.48		0.80	0.80	8.0		6.00	2.30	Curb Inlet					
	A3		1.10	0.80	0.80	8.3	0.17	6.00	5.29	15" RCP	61.0	1.00	15	6.48	
A3		0.27		0.80	0.80	8.0		6.00	1.30	Curb Inlet					
	A2		1.37	0.80	0.80	8.5	0.53	6.00	6.58	18" RCP	200.0	1.00	18	10.53	
A2		0.86		0.80	0.80	8.0		6.00	4.13	Curb Inlet					
	A1		2.23	0.80	0.80	9.0	0.39	6.00	10.70	18" RCP	175.0	1.25	18	11.78	
A1		0.51		0.80	0.80	8.0		6.00	2.45	Curb Inlet					
	MIDDLE		2.74	0.80	0.80	9.4	0.08	6.00	13.15	18" RCP	42.0	1.75	18	13.93	To "Middle" (Excludes ROW)
B14		1.12		0.80	0.80	8.0		6.00	5.38	Curb Inlet					Includes Truck Dock and 15% of Building Roof
	B13		1.12	0.80	0.80	8.0	0.42	6.00	5.38	18" RCP	136.0	0.75	18	9.12	
B13		1.12		0.80	0.80	8.0		6.00	5.38	Curb Inlet					Includes 25% of Building Roof
	B12		2.24	0.80	0.80	8.4	0.19	6.00	10.75	21" RCP	62.0	0.50	21	11.23	
B12		0.10		0.80	0.80	8.0		6.00	0.48	Curb Inlet					
	B11		2.34	0.80	0.80	8.6	0.39	6.00	11.23	21" RCP	108.0	0.50	21	11.23	
B11		0.34		0.80	0.80	8.0		6.00	1.63	Curb Inlet					
	B10		2.68	0.80	0.80	9.0	0.32	6.00	12.86	21" RCP	124.0	0.75	21	13.76	
B10		0.20		0.80	0.80	8.0		6.00	0.96	Curb Inlet					
	B9		2.88	0.80	0.80	9.3	0.31	6.00	13.82	21" RCP	139.0	1.00	21	15.89	
B9		0.22		0.80	0.80	8.0		6.00	1.06	Curb Inlet					
	B8		3.10	0.80	0.80	9.6	0.30	6.00	14.88	24" RCP	105.0	0.50	24	16.04	
B8		0.22		0.80	0.80	8.0		6.00	1.06	Curb Inlet					
	B7		3.32	0.80	0.80	9.9	0.29	6.00	15.94	24" RCP	102.0	0.50	24	16.04	
B7		1.14		0.80	0.80	8.0		6.00	5.47	Curb Inlet					Includes 25% of Building Roof
	B6		4.46	0.80	0.80	10.2	0.46	6.00	21.41	27" RCP	175.0	0.50	27	21.96	
B6		0.60		0.80	0.80	8.0		6.00	2.88	Curb Inlet					
	B5		5.06	0.80	0.80	10.7	0.16	6.00	24.29	30" RCP	64.0	0.50	30	29.08	
B5		0.29		0.80	0.80	8.0		6.00	1.39	Curb Inlet					
	B4		5.35	0.80	0.80	10.9	0.16	6.00	25.68	30" RCP	64.0	0.50	30	29.08	
B4		0.30		0.80	0.80	8.0		6.00	1.44	Curb Inlet					
	B3		5.65	0.80	0.80	11.0	0.47	6.00	27.12	30" RCP	190.0	0.50	30	29.08	
B3B		0.49		0.80	0.80	8.0		6.00	2.35	Curb Inlet					
	B3A		0.49	0.80	0.80	8.0	0.44	6.00	2.35	15" RCP	128.0	1.00	15	6.48	
B3A		0.71		0.80	0.80	8.0		6.00	3.41	Curb Inlet					
	B3		1.20	0.80	0.80	8.4	0.35	6.00	5.76	15" RCP	125.0	1.00	15	6.48	
B3		0.32		0.80	0.80	8.0		6.00	1.54	Curb Inlet					
	B2		7.17	0.80	0.80	11.5	0.23	6.00	34.42	36" RCP	100.0	0.50	36	47.29	
B2A		0.48		0.80	0.80	8.0		6.00	2.30	Fuel Station Inlet					
	B2		0.48	0.80	0.80	8.0	0.16	6.00	2.30	15" RCP	35.0	0.50	15	4.58	
B2		0.67		0.80	0.80	8.0		6.00	3.22	Curb Inlet					
	B1		8.32	0.80	0.80	11.7	0.50	6.00	39.94	36" RCP	224.0	0.50	36	47.29	
B1		0.67		0.80	0.80	8.0		6.00	3.22	Curb Inlet					
	B0		8.99	0.80	0.80	12.2	0.11	6.00	43.15	36" RCP	49.0	0.50	36	47.29	To East Detention (Costco) Excludes ROW
C6		1.49		0.80	0.80	8.0		6.00	7.15	Curb Inlet					
	C5		1.49	0.80	0.80	8.0	0.18	6.00	7.15	18" RCP	75.0	1.25	18	11.78	Includes 35% of Building Roof
C5		0.10		0.80	0.80	8.0		6.00	0.48	Curb Inlet					
	C4		1.59	0.80	0.80	8.2	0.44	6.00	7.63	21" RCP	188.0	1.25	21	17.76	
C4		0.11		0.80	0.80	8.0		6.00	0.53	Curb Inlet					
	C3		1.70	0.80	0.80	8.6	0.30	6.00	8.16	21" RCP	138.0	1.50	21	19.46	
C3		0.52		0.80	0.80	8.0		6.00	2.50	Curb Inlet					
	C2		2.22	0.80	0.80	9.0	0.29	6.00	10.66	21" RCP	123.0	1.00	21	15.89	
C2E		0.47		0.80	0.80	8.0		6.00	2.26	Curb Inlet					
	C2D		0.47	0.80	0.80	8.0	0.52	6.00	2.26	15" RCP	150.0	1.00	15	6.48	
C2D		0.49		0.80	0.80	8.0		6.00	2.35	Curb Inlet					
	C2C		0.96	0.80	0.80	8.5	0.36	6.00	4.61	15" RCP	123.0	1.00	15	6.48	
C2C		0.75		0.80	0.80	8.0		6.00	3.60	Curb Inlet					
	C2B		1.71	0.80	0.80	8.9	0.08	6.00	8.21	18" RCP	33.0	1.00	18	10.53	
C2B		0.08		0.80	0.80	8.0		6.00	0.38	Curb Inlet					
	C2A		1.79	0.80	0.80	9.0	0.08	6.00	8.59	18" RCP	34.0	1.25	18	11.78	
C2A		0.08		0.80	0.80	8.0		6.00	0.38	Curb Inlet					
	C2		1.87	0.80	0.80	9.0	0.24	6.00	8.98	18" RCP	98.0	1.00	18	10.53	
C2		0.12		0.80	0.80	8.0		6.00	0.58	Curb Inlet					
	C1		4.21	0.80	0.80	9.3	0.26	6.00	20.21	24" RCP	129.0	1.00	24	22.68	
C1		0.50		0.80	0.80	8.0		6.00	2.40	Curb Inlet					
	C0		4.71	0.80	0.80	9.5	0.10	6.00	22.61	30" RCP	41.0	0.50	30	29.08	To East Detention (Costco) Excludes ROW
D2		1.91		0.80	0.80	8.0		6.00	9.17	Curb Inlet					
	D1		1.91	0.80	0.80	8.0	0.17	6.00	9.17	18" RCP	75.0	1.25	18	11.78	Future Outlot Connection
D1		0.22		0.80	0.80	8.0		6.00	1.06	Curb Inlet					
	D0		2.13	0.80	0.80	8.2	0.42	6.00	10.22	18" RCP	188.0	1.25	18	11.78	
P5		13.80		0.46	0.46	34.2		6.00	38.09	Area Inlet					
	P4		13.80	0.46	0.46	34.2	0.37	6.00	38.09	30" RCP	208.0	1.00	30	41.13	
P4		0.00		0.46	0.46	34.2		6.00	0.00	Area Inlet					
	P3		13.80	0.46	0.46	34.6	0.35	6.00	38.09	30" RCP	201.0	1.00	30	41.13	
P3		0.00		0.46	0.46	34.2		6.00	0.00	Junction Manhole					
	P2		13.80	0.46	0.46	34.9	0.42	6.00	38.09	30" RCP	239.0	1.00	30	41.13	
P2		0.00		0.46	0.46	34.2		6.00	0.00	Junction Manhole					
	P1		13.80	0.46	0.46	35.3	0.35	6.00	38.09	30" RCP	200.0	1.00	30	41.13	
P1		0.00		0.46	0.46	34.2		6.00	0.00	Junction Manhole					
	MIDDLE		13.80	0.46	0.46	35.7	0.26	6.00	38.09	30" RCP	149.0	1.00	30	41.13	Offsite To "Middle" (Via Public Line)
PB		30.00		0.54	0.54	26.2		6.00	97.20	Area Inlet					
	PA		30.00	0.54	0.54	26.2	0.24	6.00	97.20	42" RCP	170.0	1.00	42	100.88	Offsite To "East" (Via Public Line)



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GRADING & DRAINAGE PLAN

COSTCO CENTER USE PERMIT

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LINCOLN, NEBRASKA

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SHEET 4 OF 10

DWG: \\fnts-fs1\projects\Projects\015-3421\40-Design\AutoCAD\Preliminary Plans\Sheets\LDVP\City Prelim\C_DRN_53421.dwg USER: jvogt
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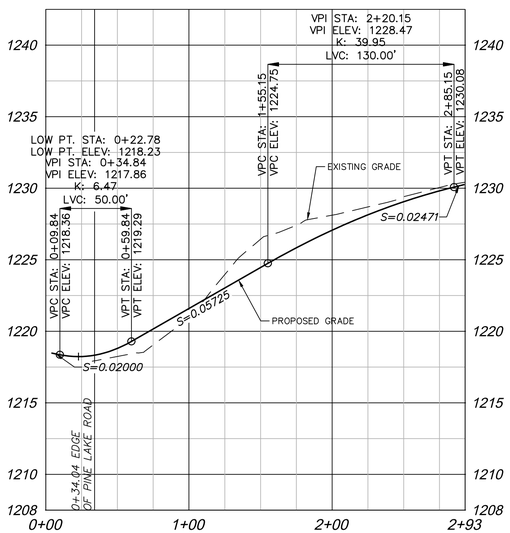
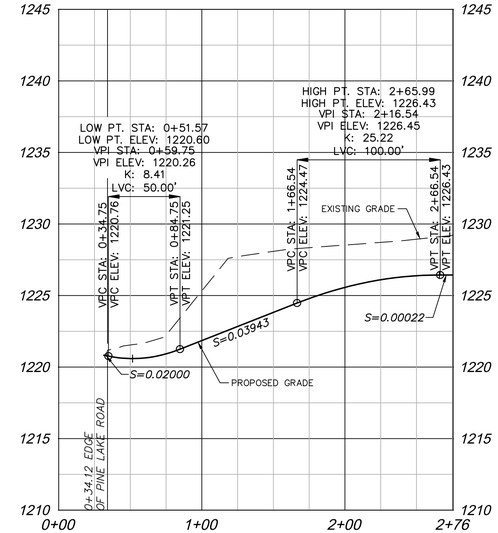


PRIVATE DRIVE "A"



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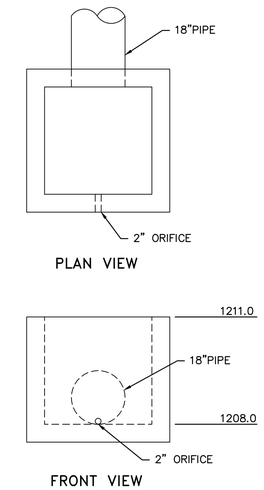
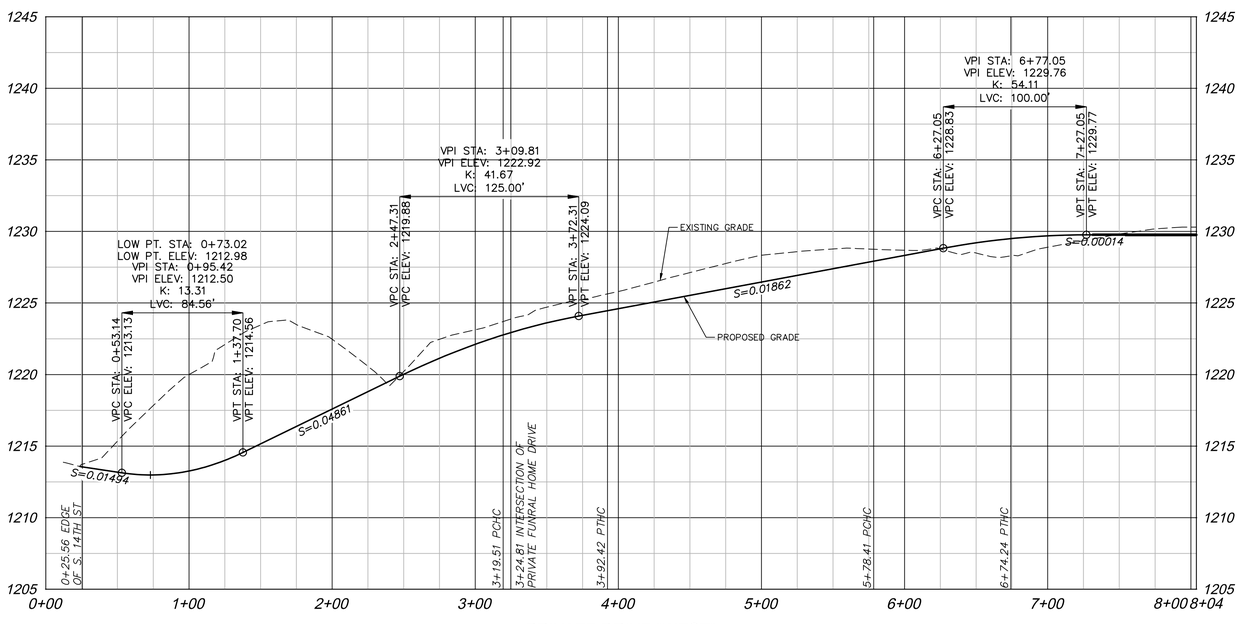


WEST POND OUTFALL



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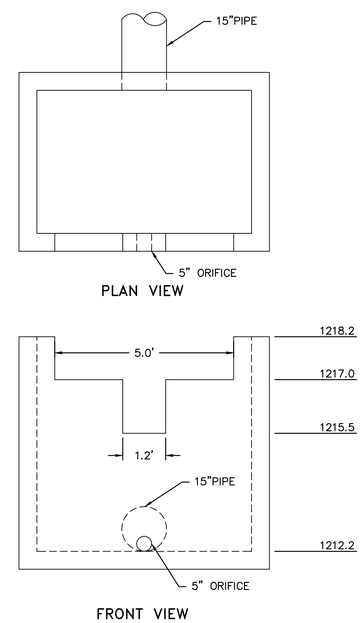

EAST POND OUTFALL

0' 2.5' 5' 10'
VERTICAL

0' 25' 50' 100'
HORIZONTAL

SCALE IN FEET

OLSSON ASSOCIATES
601 P Street S. Suite 200
P.O. Box 84608
Lincoln, NE 68508
TEL 402.474.6311
FAX 402.474.5160

PROFESSIONAL CIVIL ENGINEER
BRIAN H. HOWARD
LICENSED
E-14459
STATE OF NEBRASKA
11-22-16

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

PROFILE & OUTFALL DETAILS SHEET

COSTCO CENTER
USE PERMIT

2016

LINCOLN, NEBRASKA

dr:	CAD
d:	KLU
rev: d:	BHL
QA/QC	MCP
ro: o.:	015-3421
dr: o.:	
d:	09-14-2016

SHEET
5 OF 10

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MG2

AUGUST 26TH, 2016
PROJECT #16-5038-01
LINCOLN, NE

ENTRY PERSPECTIVE

COSTCO WHOLESALE

OLSSON ASSOCIATES
601 P Street, Suite 200
P.O. Box 84608
Lincoln, NE 68508
TEL 402.474.6311
FAX 402.474.5160

PROFESSIONAL CIVIL ENGINEER
BETH HORNER EVANS
STATE OF NEBRASKA

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

ENTRY PERSPECTIVE
BUILDING ELEVATIONS

COSTCO CENTER
USE PERMIT

LINCOLN, NEBRASKA

2016

dr:	CAD
d:	KLU
rev: d:	BHL
QA/QC:	MCP
ro:	015-3421
dr: ro:	
d:	09-14-2016

SHEET
6 OF 10

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MG2

AUGUST 26TH, 2016
PROJECT #16-5038-01
LINCOLN, NE

TIRE CENTER PERSPECTIVE

COSTCO WHOLESALE

OLSSON ASSOCIATES
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P.O. Box 84608
Lincoln, NE 68508
TEL 402.474.6311
FAX 402.474.5160

PROFESSIONAL CIVIL ENGINEER
Bert H. Vaughan
E-14263
STATE OF NEBRASKA

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

TIRE CENTER PERSPECTIVE
BUILDING ELEVATIONS

COSTCO CENTER
USE PERMIT

2016

LINCOLN, NEBRASKA

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d:	09-14-2016

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7 OF 10

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MG2

AUGUST 26TH, 2016
PROJECT #16-5038-01
LINCOLN, NE

LOADING DOCK PERSPECTIVE

COSTCO WHOLESALE

OLSSON ASSOCIATES

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Lincoln, NE 68508

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LOADING DOCK PERSPECTIVE
BUILDING ELEVATIONS

COSTCO CENTER
USE PERMIT

LINCOLN, NEBRASKA

2016

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

dr	CAD
d	KLU
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QA/QC	MCP
o.:	015-3421
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d	09-14-2016

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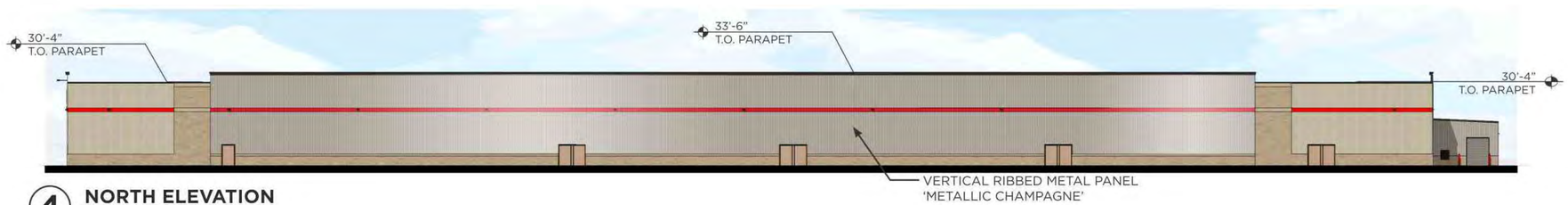
8 OF 10

DWG: F:\Projects\015-3421\40-Design\AutoCAD\Preliminary Plans\Sheets\LDVP\City Prelim\C_COVR_53421.dwg USER: jvogt
DATE: Sep 14, 2016 2:00pm XREFS: C_TBLK_53421_24x36 C_PBASE_53421 C_XBASE_53421 V_SRVY_ALTA_015-3421 C_PBNDY_53421

1 SOUTH ELEVATION

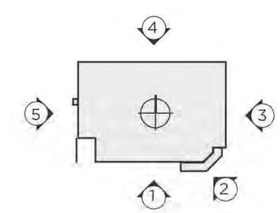
2 ENTRY ELEVATION

3 EAST ELEVATION



4 NORTH ELEVATION

5 WEST ELEVATION



MG2

AUGUST 26TH, 2016
PROJECT #16-5038-01
LINCOLN, NE

CONCEPT WAREHOUSE ELEVATIONS

COSTCO WHOLESALE

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PROFESSIONAL CIVIL ENGINEER
BRETT HOLMES
E-14223
NEBRASKA
STATE OF NEBRASKA

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

CONCEPT WAREHOUSE ELEVATIONS
BUILDING ELEVATIONS

COSTCO CENTER
USE PERMIT

2016

LINCOLN, NEBRASKA

dr:	CAD
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QA/QC:	MCP
o.:	015-3421
dr: o.:	
d:	09-14-2016

SHEET
9 OF 10

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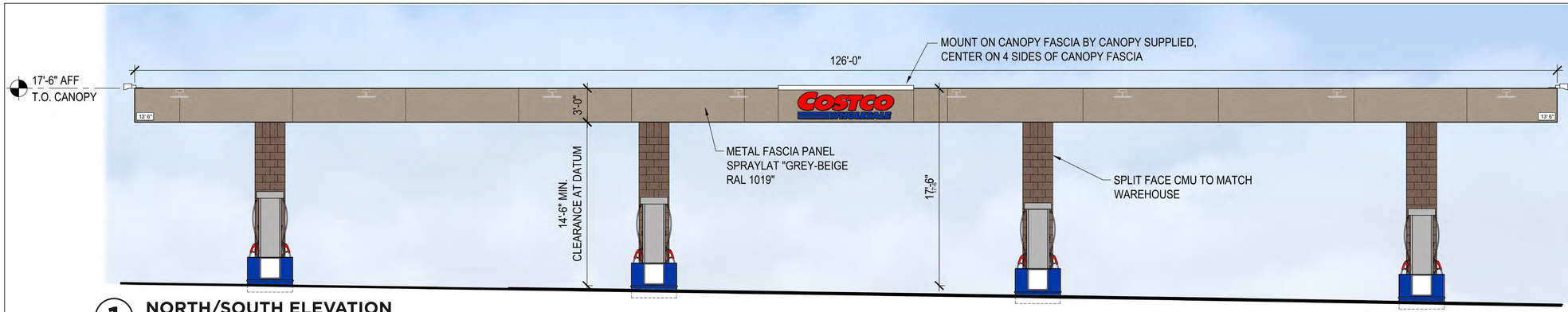
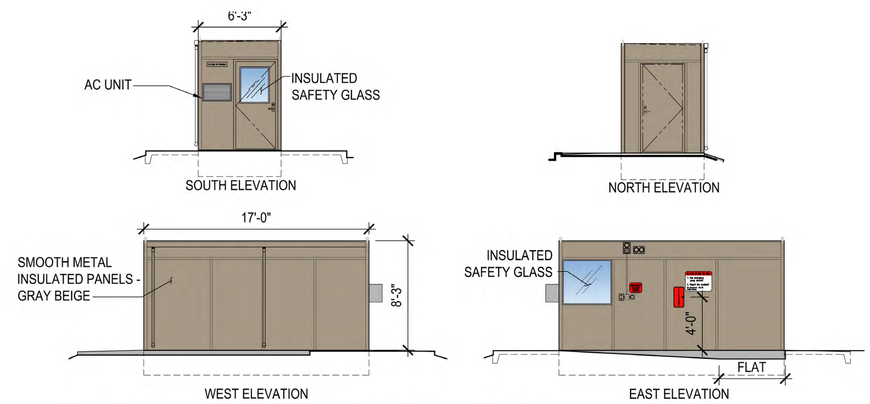


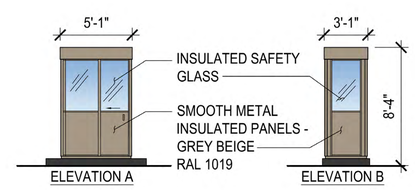
1 NORTH/SOUTH ELEVATION
SCALE: NTS

2 EAST/WEST ELEVATION
SCALE: NTS



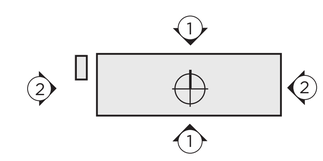
3 CONTROLLER ENCLOSURE
SCALE: NTS

4 SIGNAGE DETAIL
SCALE: NTS



SIGNAGE AREA TABULATION (WALL SIGNS)				
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
4	COSTCO GASOLINE	2'-6" X 8'-7"	21 SF	84 SF
			TOTAL SIGNAGE AREA	84 SF

5 WARMING HUT
SCALE: NTS



MG2

SEPTEMBER 13TH, 2016
PROJECT #16-5038-01
LINCOLN, NE

FUEL ELEVATIONS

COSTCO WHOLESALE

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PROFESSIONAL CIVIL ENGINEER
BRIAN C. BECHTOLD
E-14259
STATE OF NEBRASKA
9-14-16

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

FUEL ELEVATIONS
BUILDING ELEVATIONS

COSTCO CENTER
USE PERMIT

2016

LINCOLN, NEBRASKA

dr	CAD
d	KLU
rev. d	BHL
QA/QC	MCP
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dr. o.:	
d	09-14-2016

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10 OF 10

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DATE: Sep 14, 2016 2:00pm XREFS: C_TBLK_53421_24x36 C_PBASE_53421 V_SRVY_ALTA_015-3421 C_XBASE_53421 C_PBNDY_53421

BOTANICAL/COMMON NAMES	INSTALLED SIZE	FORM	SPACING	HT/SPREAD AT MATURITY
CANOPY TREES (TOTAL 167)				
ACER x FREEMANII 'AUTUMN BLAZE'/ AUTUMN BLAZE RED MAPLE	3" CAL	B&B	AS SHOWN	50 X 40'
ACER RUBRUM 'RED SUNSET'/RED SUNSET RED MAPLE	3" CAL			45 x 35'
BETULA NIGRA 'HERITAGE'/HERITAGE RIVER BIRCH	12' HT.			40 X 30'
CELTIS OCCIDENTALIS/HACKBERRY	3" CAL			45 x 35'
GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'/ SHADEMASTER HONEYLOCUST	3" CAL			45 x 35'
GYMOCLADUS DIOICUS/ KENTUCKY COFFEETREE	3" CAL			50 X 35'
QUERCUS IMBRICARIA/SHINGLE OAK	3" CAL			50 X 40'
QUERCUS RUBRA/ RED OAK	3" CAL			50 X 45'
TILIA AMERICANA 'REDMOND'/ REDMOND LINDEN	3" CAL			35 x 25'
ULMUS X 'MORTON PLAINSMAN'/ VANGUARD ELM	3" CAL			45 X 40'
SYRINGA RETICULATA /JAPANESE TREE LILAC	2.5" CAL			25 X 15-25'
ORNAMENTAL TREES (TOTAL 79)				
AESCULUS X CARNEA 'BRIOTII'/RUBY RED FLOWERING CHESTNUT	2" CAL	B&B	AS SHOWN	30-40 X 20-30'
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'/ AUTUMN BRILLIANCE SERVICEBERRY	6' HT.			20-25 X 15'
MALUS CV./ CRABAPPLE CULTIVARS	2" CAL			10-15 X 12-20'
EVERGREEN TREES (TOTAL 173):				
JUNIPERUS VIRGINIANA 'BURKII'/BURK'S JUNIPER	8-10' HT.	B&B	AS SHOWN	12-15 X 5-6'
PICEA ABIES/ NORWAY SPRUCE	8-10' HT.	B&B	AS SHOWN	60-70 X 30'
PICEA GLAUCA VAR. DENSATA/BLACK HILLS SPRUCE	8-10' HT.	B&B	AS SHOWN	30-40' X 15'
PICEA PUNGENS/ COLORADO SPRUCE	8-10' HT.	B&B	AS SHOWN	50-60 X 25'
PINUS STROBUS/WHITE PINE	8-10' HT.	B&B	AS SHOWN	70 X 20-35'
THUJA PLICATUM 'GREEN GIANT'/GREEN GIANT ARBORVITAE	8-10' HT.	B&B	AS SHOWN	25-30 X 8-10'
SHRUBS (TOTAL 947)				
HYDRANGEA PANICULATA 'QUICKFIRE'/QUICKFIRE HYDRANGEA	36" HT.	CONT.	7' O.C.	6-8 X 6-8'
ILEX VERTICILLATA 'WINTER RED'/WINTER RED WINTERBERRY AND MALE CULTIVAR	30" HT.	CONT.	6' O.C.	6-9 X 6-8'
JUNIPERUS CHINENSIS 'SEA GREEN'/ SEA GREEN JUNIPER	24" SPD.	CONT.	4' O.C.	4' X 4-5'
PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'/ SUMMER WINE NINEBARK	30" HT.	CONT.	5' O.C.	5-7 X 5-7'
PINUS MUGO 'AUREA'/GOLDEN MUGHO PINE	36" SPD.	B&B	5' O.C.	4-6' X 4-6'
RHUS AROMATICA 'GRO-LOW'/ GRO-LOW SUMAC	24" SPD.	CONT.	3.5' O.C.	30" X 6'
ROSA 'KNOCKOUT'/ KNOCKOUT ROSE	24" SPD.	CONT.	4' O.C.	3-4 X 3-4'
ROSA 'CORAL DRIFT'/ CORAL DRIFT ROSE	18" SPD.	CONT.	3' O.C.	1.5 - 3'
SPIRAEA JAPONICA 'MAGIC CARPET'/MAGIC CARPET SPIREA	24" SPD.	CONT.	2' O.C.	18" X 2'
TAXUS X MEDIA 'EVERLOW'/EVERLOW YEW	24" SPD.	CONT.	4' O.C.	3 X 5'
VIBURNUM PLICATUM TOMENTOSUM 'MARIESII'/MARIES DOUBLEFILE VIBURNUM	24" HT.	CONT.	7' O.C.	6-8 X 6-8'

PROPOSED STREET TREE:
QUERCUS MUEHLENBERGII/CHINKAPIN OAK
QUERCUS RUBRA/RED OAK
ACER X FREEMANII 'AUTUMN BLAZE'/AUTUMN BLAZE MAPLE

BOTANICAL/COMMON NAMES	INSTALLED SIZE	FORM	SPACING	HT/SPREAD AT MATURITY
PERENNIALS & ORNAMENTAL GRASSES (749 GRASSES)				
ACHILLEA 'SUNNY SEDUCTION'/SUNNY SEDUCTION YARROW	No.1	CONT.	18" O.C.	18" x 18"
ANDROPOGON GERARDII/BIG BLUESTEM			24" O.C.	5-6' x 24"
CALAMAGROSTIS X A. 'KARL FOERSTER'/ KARL FOERSTER FEATHER REED GRASS			24" O.C.	4-5' x 24"
HEMEROCALLIS 'HAPPY RETURNS'/ HAPPY RETURNS DAYLILY			18" O.C.	18" x 24"
HEMEROCALLIS 'RUBY STELLA'/ RUBY STELLA DAYLILY			18" O.C.	24" x 24"
MISCANTHUS SINENSIS 'LITTLE KITTEN'/LITTLE KITTEN MAIDENGRASS			24" O.C.	1.5-3' x 18-24"
NEPETA X FAASSENII 'WALKER'S LOW'/ WALKER'S LOW CATMINT			24" O.C.	18" x 2-3'
PANICUM VIRGATUM 'SHENANDOAH'/SHENANDOAH SWITCHGRASS			30" O.C.	36" x 30"
SORGHASTRUM NUTANS/INDIAN GRASS			24" O.C.	5-6' x 24"
RUDBECKIA FULGIDA 'GOLDSTURM'/ GOLDSTURM BLACK-EYED SUSAN			18" O.C.	18-24" x 18"

NOTES:
1. ALL AREAS NOT SHOWING LANDSCAPE BEDS SHALL RECEIVE SOD UNLESS OTHERWISE NOTED.
2. ALL SHRUB BEDS/GROUPINGS AND TREE SAUCERS SHALL RECEIVE 2" COMPOSTED SHREDDED HARDWOOD BARK MULCH.
3. ALL BEDS SHALL BE GRADED TO DRAIN; PARKING LOT ISLANDS SHALL BE MOUNDED.
4. ALL PLANTS SHALL CONFORM TO ANSI Z 60.1 STANDARDS.
5. ALL LANDSCAPE SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. ALL LANDSCAPE MATERIAL SHALL BE MAINTAINED IN GOOD CONDITION BY PEOPLE SPECIALIZING IN SUCH WORK.

BUILDING FOOTPRINT: 156,508 SF
PAVED AREAS: 502,105 SF
ZONING: B2

LANDSCAPE REQUIREMENTS

SECTION 7.1: 1 TREE PER 6000 SF OF PAVED PARKING AREA AND 3' TALL SCREEN, 60% OF PARKING LOT LENGTH, OF WHICH 50-75% IS CONIFEROUS

TREE REQUIREMENT:
- 1 TREE / 6000 SF OF PAVED PARKING AREA (INC. DRIVE AISLES)
  PAVED PARKING AREA: 502,105 SF
  TREES REQUIRED: 84
  TREES PROVIDED: 111 DECIDUOUS SHADE TREES AND 6 ORNAMENTAL/UNDERSTORY TREES IN PARKING LOT

SCREENING REQUIREMENTS:
- SOUTH PARKING LOT SCREENING: 3 FOOT TALL SCREEN, 60% OF LENGTH, 50-75% CONIFEROUS
  LENGTH OF SOUTH PARKING LOT: 1106 FEET
  60% OF 1106 = 664 FEET
  REQUIRED: 664 FEET OF 3' TALL SCREEN
  PROVIDED: 879 FEET (79%); OF 4' TALL SCREEN, 61% IS CONIFEROUS
- EAST PARKING LOT SCREENING: 3 FOOT TALL SCREEN, 60% OF LENGTH, 50-75% CONIFEROUS
  LENGTH OF SOUTH PARKING LOT: 238 FEET
  60% OF 238 = 143 FEET
  REQUIRED: 143 FEET OF 3' TALL SCREEN
  PROVIDED: 188 FEET (79%); OF 4' TALL SCREEN, 60% IS CONIFEROUS

SECTION 7.5: 10' TALL SCREEN, 60% OF PARKING LENGTH, OF WHICH 50-75% IS CONIFEROUS

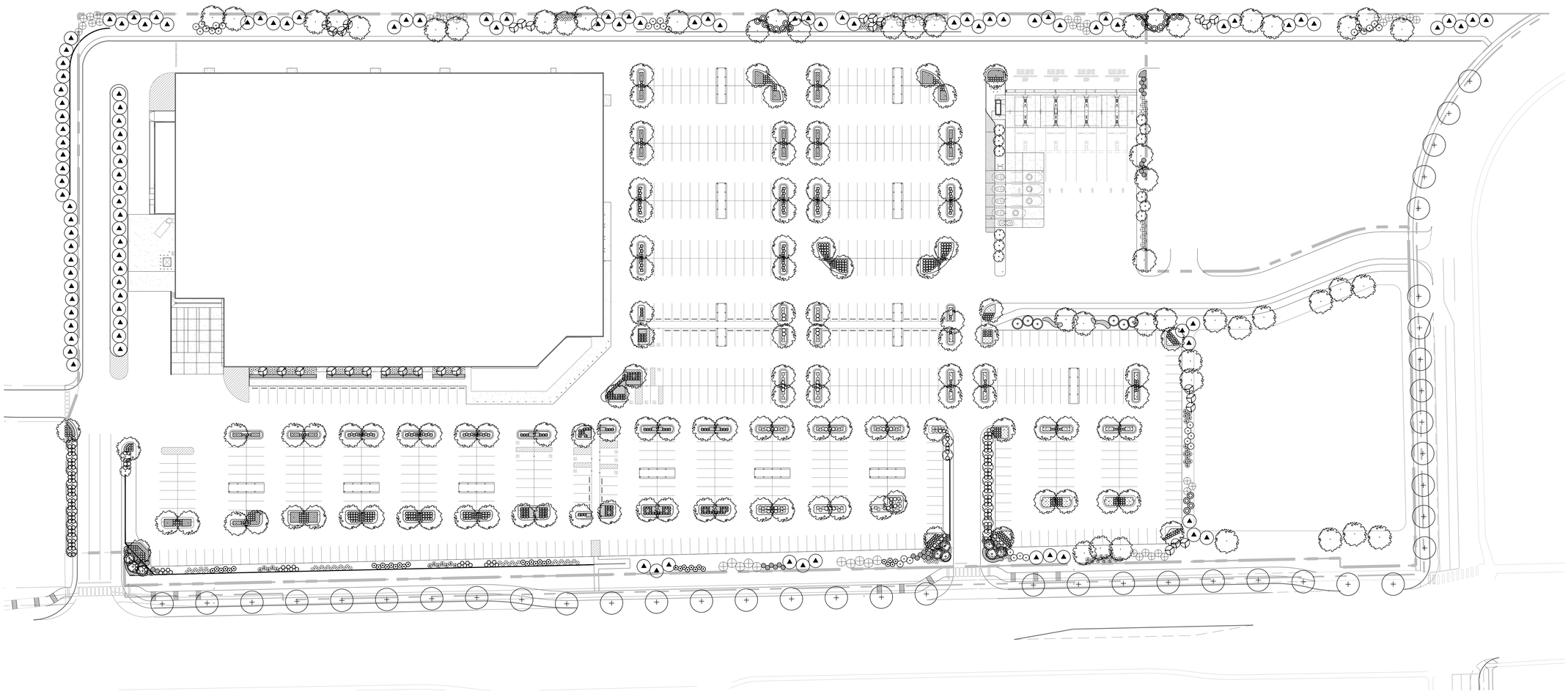
SCREENING REQUIREMENTS:
- NORTH BOUNDARY SCREENING:
  LENGTH OF SOUTH PARKING LOT: 1617 FEET
  60% OF 1616 = 970 FEET
  REQUIRED: 970 FEET OF 10' TALL SCREEN
  PROVIDED: 1232 FEET (76%); OF 10' TALL SCREEN, 76% IS CONIFEROUS

SECTION 7.6: MIN. 3 DECIDUOUS SHADE TREES AND 400 SF OF SHRUB/ORNAMENTAL GRASS PER 10,000 SF BUILDING COVERAGE

BUILDING COVERAGE: 156,508 SF
REQUIRED: 47 DECIDUOUS SHADE TREES AND 6260 SF SHRUBS/ORN'L GRASSES
PROVIDED: 111 DECIDUOUS SHADE TREES AND 22,134 SF OF SHRUBS/ORNAMENTAL GRASSES IN PARKING LOT ISLANDS

SECTION 7.11: 10' TALL SCREEN

PROVIDED: 10' TALL CONTINUOUS SCREEN OF 20 CONIFEROUS EVERGREENS



0 25' 50' 100'
1" = 50'-0"

COSTCO WHOLESALE
LINCOLN, NE

LINCOLN, NE

SMITHGROUP JJR
201 DEPOT STREET
ANN ARBOR, MI 48104
734.662.4457
www.smithgroupjjr.com

21277.000
OCTOBER 24, 2016

PRELIMINARY
LANDSCAPE PLAN

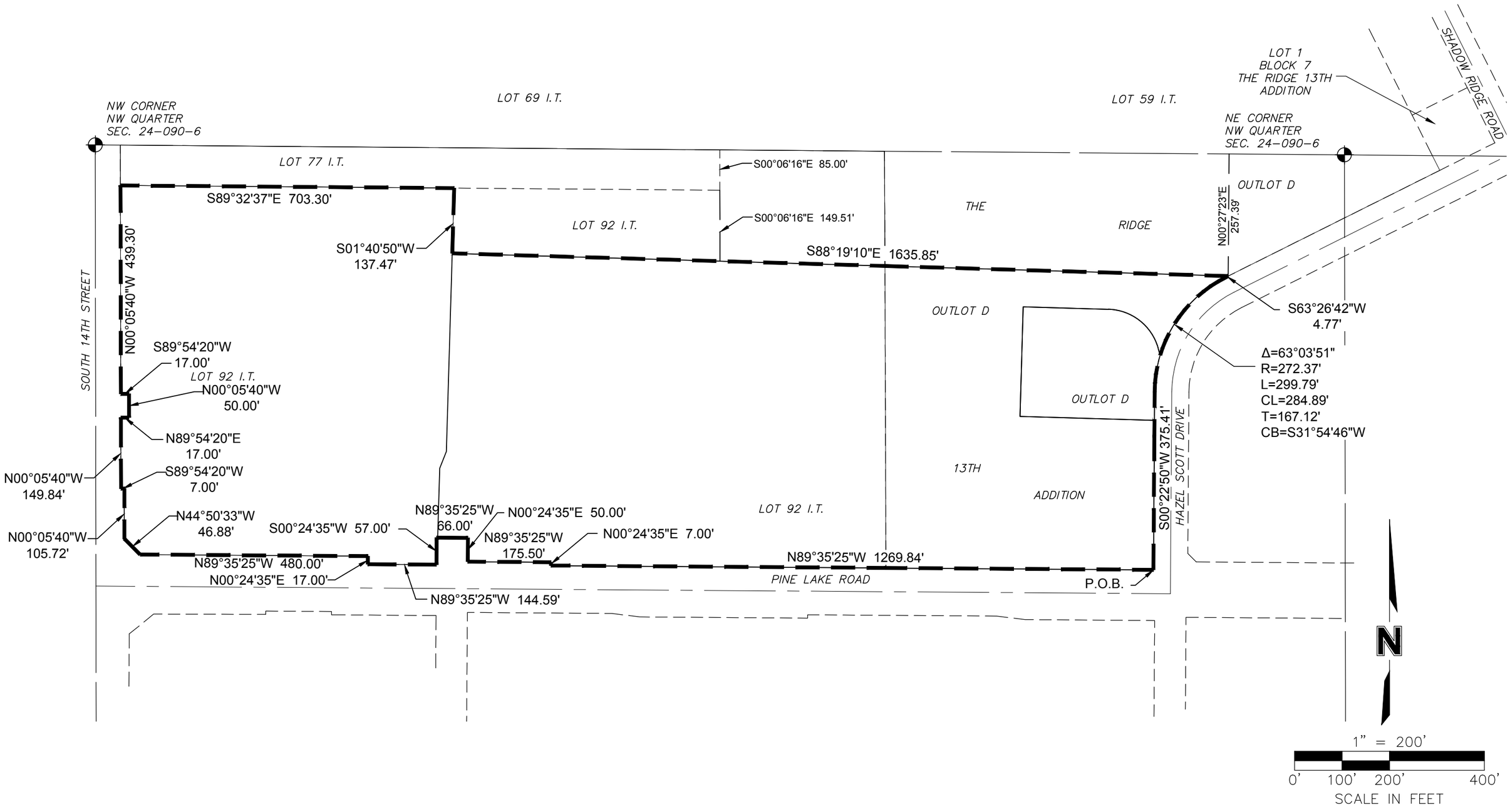
L-1

COSTCO WHOLESALE

PRELIMINARY LANDSCAPE PLAN

LINCOLN, NEBRASKA

OCTOBER 24, 2016



PROJECT NO: 015-3421	CEMETERY DISTANCE EXHIBIT	EXHIBIT
DRAWN BY: DAT		
DATE: 09.28.16		

OLSSON ASSOCIATES
601 P S[illegible], S[illegible] 200
P.O. Box 84608
L[illegible]o[illegible], NE 68508
TEL 402.474.6311
FAX 402.474.5160

DWG: F:\Projects\015-3421\40-Design\Survey\SRVY\Xref\V_SRVY_ReZoning_015-3421.dwg USER: sfryc
DATE: Sep 28, 2016 1:48pm XREFS:

TJ Design Strategies, LTD.
planning . site development . consulting

September 14, 2016

Mr. Steve Henrichsen
City of Lincoln
Planning Department
555 S. 10th Street, Suite 213
Lincoln, NE 68508

RE: Costco Wholesale Corporation
Change of Zone Application; Comprehensive Plan Amendment
and Use Permit Application

Dear Steve:

Please accept this letter on behalf of my client Costco Wholesale Corporation as well as the current owner The Lincoln Memorial Park Cemetery Association in their pursuit to obtain a Change of Zone for approximately 40.58 acres located at the intersection of S 14th Street and Pine Lake Road as depicted on the attached site plan. They are seeking to rezone and replat 6 parcels from AG and R-1 to R-1 and B-2.

Besides the Change of Zone request, we have been informed that this project also requires a Comprehensive Plan Amendment. In addition, Costco Wholesale Corporation as the contract purchaser is seeking a Use Permit for the construction of a member's only retail warehouse along with accessory uses to include an attached Tire Center and a free-standing Fueling Facility. The proposed location for this development will be constructed on approximately 21.73 acres on the north side of Pine Lake Road between the intersections of S. 16th Street and Hazel Scott Drive. The proposal also includes a 1.74 acre lot to be sold to a future user as well as a 1.10 acre on site detention pond. Within this application we are requesting on behalf of the seller Use Permit approval for three lots (1.35 acres, 1.35 acres and 1.18 acres) west of the proposed Costco parcel adjacent to Pine Lake Road and immediately south of the existing funeral home. We acknowledge that any site plan specific use permits for the proposed lots other than Costco's designated lot must be addressed with the City at the time a user has been determined.

We also request a waiver for this project as it applies to Design Standards for Screening and Landscaping, Section 7.5. Section 7.5 requires screening between the funeral home and the cemetery to the north due to the new commercial zoning requested abutting the residential zoning of the cemetery. We have been informed this isn't necessary as they are essentially the same premises. We do not believe we are in need of any other

2311 W. 22nd Street, Suite 208, Oak Brook, IL 60523 P: 630.368.0840 F: 630.368.0845 E: info@tjdesignltd.com

additional waivers and/or variances; however wish to request that should any arise during the review process, that we will be able to incorporate such requests at that time.

If you have any questions, and/or require any additional information, please do not hesitate to contact our office at 630-368-0840.

Sincerely,

TJ Design Strategies, Ltd.

Theodore R. Johnson, ASLA
President
Authorized Costco Wholesale Representative

Current Project - Agency Review Report

Agency Name	User Name	Review Cycle	Review Status	Comments	Assignment
Building & Safety	Terry Kathe	1	Did Not Complete		Individual
		2	In Review		Individual
City Recycling Office	Gene Hanlon	1	Did Not Complete		Individual
County Health	chris schroeder	1	Recommend Approval	During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary. Developers are responsible for all mosquito control issues during the building process and all outlots, green-spaces, and/or natural corridors subsequently controlled by the owner, tenant, occupant, lessee, or otherwise, for that subdivision would be responsible for vectors of zoonotic disease in those areas.	Individual
		2	Recommend Approval	see review 1 comments.	Individual
Development Review Manager	steve henrichsen	1	Corrections Required		Individual
		2	Corrections Required		Individual
Emergency Communications	Kelly Davila	1	Did Not Complete		Individual
Fire Department	patrick borer	1	Recommend Approval	Lincoln Fire and Rescue recommends approval of this application.	Individual
Historic Districts/Capitol Environs	ed zimmer	1	Corrections Required	The concept elevations provided are of lesser material interest than the sample photographs. As in the "Sign Wall" photo:	Individual

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				1) Provide curbs between pedestrian areas and parking or driving aisles. 2) At least half of the required masonry area shall be brick. General Note 23 on Sheet 1 is confusing and appears difficult to implement. Revise General Note 23 on Sheet 1 to read: 23. All buildings in the Center, including the Costco building, shall meet the following design standards: A.) All buildings will include at least 20% of the gross area of vertical surfaces as decorative CMU, brick or stone. Half of those required masonry materials shall be brick or stone, the remainder and any masonry areas in excess of 20% may be decorative CMU. The required masonry materials shall be used to the extent feasible on facades oriented towards public streets, with any remaining required masonry used on other facades. (B.) All buildings in the center will utilize building materials and colors similar to the Costco building. (C.) Calculations of the gross area of vertical surfaces, the required area of masonry materials, and the proposed area of masonry on each façade shall be provided at the time of application for building permits.	
		2	Pending		Individual
LES	les reviews	1	Corrections Required	9/29/2016 See required easements on DWG. Relocation will be needed for facilities in R.O.W, Hazel Scott Dr. & 14th & Pine Lake. DG & SLS	First In Group
Lincoln Police Department	Lincoln Police Department	1	Did Not Complete		First In Group
Lower Platte South NRD	kyle hauschild	1	Recommend Approval	ok KH	Individual
Parks & Recreation	mark canney	1	Recommend Approval		First In Group
		2	Pending		Individual
Planning Dept	brenda thomas	1	No Review Required		First In Group
Public Works -	bob simmering	1	Corrections Required	9-30	First In Group

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Engineering Services				See Burkland letter regarding access, ROW dedication and traffic issues. EO required for all public improvements including turn lanes, traffic signals, trail construction.	
		2	Recommend Approval	See 9-30 comment	Individual
Public Works - Watershed Management	tim	1	Corrections Required	- Both "East Offsite" and "Middle Offsite" are not accurate drainage areas. Please revise the drainage areas to reflect the actually grading. As shown now, there will be areas from both "East Offsite" and "Middle Offsite" that to not get to the inlets, but sheet flow into the "East" area, increasing the flow in this area. - Need to see actual grading for the "West" detention cell. Cannot show it as "Future". - Need to show the detail for the outlet structure in both detention cells, making sure to include the WQCV outlet. Also show a detail of the state storage elevations for the 2, 10, and 100-year in both detention cells. - In the drainage report, it is shown that the outfall for the "East Pond" is a 15" RCP, with a stair-stepped weir. Yet, on the site plan, the outfall is shown as a 21" RCP that taps into the existing 42" RCP. This existing 42" RCP then taps into the 48" RCP down Hazel Scott Dr. There are two issues here. The first issue is that the outfall shown in the report is different than what is shown on the site plan. Please correct either the report or the site plan. The second issue is how the 21" RCP connects into the 42" RCP. Please show a detail of this. - Detention cell side slopes need to be 4:1. Currently they look closer to 3:1. Also, the top width of the detention cell needs to be 14 ft. Currently it appears there is no top width. - Set a Minimum Floor Elevation for Lot 6 at 1 ft above the 100-year elevation in the adjacent detention cell. - Add a note that states that once the "East Offsite" area is developed, detention will be required for that area so that the post development flows are not greater than the pre development flows. - Please submit the official WQCV form. The provided calculations look ok, but the official form needs to be submitted. Also include a maintenance plan for the WQ	Individual

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				requirements. A maintenance agreement is not needed at this time, but will be required prior to Building Permit.	
		2	Corrections Required	My first comment from the previous review has still not been addressed. This grading plan does not accurately represent the drainage areas, and is proposing grading outside the limits of the Use Permit. This means that the drainage report is also inaccurate because it is based on inaccurate drainage areas. This plan cannot be approved at this time because it is inaccurate. Furthermore, with the requirement to dedicate ROW at the southeast corner of the property for the potential roundabout at Hazel Scott Dr., the hesitancy to show the exact location of the West Detention Cell, and the inaccurate drainage areas, it appears there is not enough area on this property to meet the detention requirements. The following is a list of issues that need to be addressed before this plan can be approved: 1. Revise the grading plan to show accurate drainage areas to follow the contours, not the property lines. Then revise the drainage report, using the accurate drainage areas. 2. Show how the 100-year is routed from the East Offsite and West Offsite areas. Any 100-year overland flow has to be in a flowage easement. 3. Existing East area leaves the site at the southeast end of the property through an existing 42" pipe. Proposed East Offsite area leaves the site at a different area. Please show how this change in outlet points will be handled. Does the existing storm sewer have the capacity to handle this new outlet point? 4. We need to see the exact location of the West Detention Cell. It is not acceptable to say the location will be determined at the time of development, and this detention cell should not be called "future". Also, this detention cell needs to either be on an outlot (similar to Outlot A) or be in an easement. 5. I mentioned this in my previous review – all detention cell side slopes need to be at a 4:1. Also, Parks and Recreation will need to review the location of the detention cell in relation to the bike trail to determine if it meets their clearance requirements. Typically we require a 10 ft buffer on all sides of a detention cell. 6. Plot out the 100-year ponding elevation for both	Individual

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				detention cells, making sure there is at least 1 ft of freeboard on all sides of the detention cells. 7. The East Detention Cell needs to be reconfigured so that it does not conflict with the required ROW dedication for the roundabout at Hazen Scott Dr. The new location of the East detention cell closer to the existing roadway has also created possible conflicts with sightlines for vehicles on Hazel Scott Dr. with bicycle traffic along Old Cheney. Traffic will need to review this to verify if the location of the detention cell is acceptable. 8. Revise Note 21 to say that the WQ maintenance agreement is the only thing that is not needed at this time, but will be required prior to Building Permit. 9. Need to add a railing to the East Detention Pond outlet structure.	
Public Works & Utilities - Wastewater	brian kramer	1	Recommend Approval	All lots appear to have sanitary sewer.	Individual
Public Works & Utilities - Water	dave beyersdorf	1	Recommend Approval		First In Group
Stronger Safer Neighborhoods	Jon Carlson	1	Did Not Complete		Individual
United States Post Office	kerry kowalski	1	Recommend Approval	Recommend approval on the condition all new delivery addresses are established in Centralized Box Units (CBUs) which will be purchased and installed at the developer's expense in a location mutually agreed upon by the developer and the US Postal Service.	First In Group
Windstream	Jeff Zoller	1	Did Not Complete		Individual