

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, May 9, 2018, 1:00 p.m., Hearing Room 112, on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS AND OTHERS IN ATTENDANCE: Tom Beckius, Tracy Corr, Tracy Edgerton, Deane Finnegan, Cristy Joy, Maja V. Harris, Chris Hove, Dennis Scheer, and Sändra Washington. David Cary, Steve Henrichsen, Tom Cajka, Rachel Jones, Dessie Redmond, Geri Rorabaugh and Teresa McKinstry of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Hearing

Chair Scheer called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Scheer requested a motion approving the minutes for the regular meeting held April 25, 2018. Motion for approval made by Finnegan, seconded by Joy and carried 9-0: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Scheer and Washington voting 'yes'.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

May 9, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Scheer and Washington.

The Consent Agenda consisted of the following items: **ANNEXATION NO. 18002, CHANGE OF ZONE NO. 07063C SPECIAL PERMIT NO. 1989C AND SPECIAL PERMIT NO. 1906B.**

ANNEXATION NO. 18002, CHANGE OF ZONE NO. 07063C and SPECIAL PERMIT NO. 1989C were removed from the Consent Agenda and scheduled for separate public hearing.

Beckius moved approval of the remaining Consent Agenda, seconded by Washington and carried 9-0: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Scheer and Washington voting 'yes'.

Note: This is FINAL ACTION on **SPECIAL PERMIT NO. 1906B** unless appealed by filing a letter in the Office of the City Clerk within 14 days.

Scheer called for Requests for Deferral.

TEXT AMENDMENT NO. 18006

TO AMEND SECTIONS 27.06.180 AND 27.62.150 OF THE LINCOLN MUNICIPAL CODE TO ALLOW OUTDOOR VEHICLE STORAGE AS A CONDITIONAL USE IN THE I-1 INDUSTRIAL DISTRICT AND REPEALING SAID SECTIONS AS HITHERTO EXISTING: **May 9, 2018**

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Scheer and Washington.

Staff recommendation: Approval.

Harris moved to defer this item for two weeks to the regular Planning Commission hearing on May 23, 2018, as requested by the applicant; seconded by Beckius and carried 9-0: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Scheer and Washington voting 'yes'.

There were no ex parte communications disclosed on this item.

There was no testimony in support or opposition.

ANNEXATION NO. 18002

TO ANNEX APPROXIMATELY 33.56 ACRES, MORE OR LESS, ON PROPERTY GENERALLY LOCATED AT NW 48TH STREET AND WEST HOLDREGE STREET

AND

CHANGE OF ZONE NO. 07063C

FROM AG (AGRICULTURAL DISTRICT) TO R-3 (RESIDENTIAL DISTRICT) PUD (PLANNED UNIT DEVELOPMENT), ON APPROXIMATELY 42.05 ACRES, MORE OR LESS, ON PROPERTY GENERALLY LOCATED AT NW 48TH STREET AND WEST HOLDREGE STREET

PUBLIC HEARING:

May 9, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Scheer and Washington.

Staff recommendation: Approval of Annexation No. 18002 and Conditional Approval of Change of Zone No. 07063C.

There were no ex parte communications disclosed on this item.

Staff Presentation: Rachel Jones, Planning Department stated that these applications are associated with the Village West final plat. She presented an exhibit of the applications. The approved layout for this area is for single-family and two-family development. This is being annexed in phases. The grading, drainage and site details were all approved with a previous PUD amendment.

Beckius questioned the areas of zoning that are being adjusted. Jones pointed out the area that is affected. She believes a portion will be developed as apartments, perhaps with an amendment coming through in the future.

PROPONENTS:

1. **DaNay Kalkowski, Seacrest & Kalkowski, 1111 Lincoln Mall**, appeared on behalf of the owner and developer, Ringneck Development. This area was part of a larger master plan. This is the next phase of residential.

OPPONENTS:

1. **Janet Malone, 5511 W. Partridge Lane**, has a question. She has been to a few neighborhood meetings. She was always told there would be a buffer of single-family built behind her house. They are already building, with townhouses right behind her. She wondered if there would be commercial behind her house as well. She wondered what will happen west of this development. She is not opposed to the new homes.

STAFF QUESTIONS:

Jones stated that the area behind Malone's house is for future development. The PUD site plan shows this approved for single-family layout.

Joy questioned the process if this was to change. Jones replied that any change would be considered before Planning Commission. Owners within 200 feet would be notified of any potential change and public hearing.

APPLICANT REBUTTAL:

Kalkowski stated that it is her understanding that the plan is to continue with single-family. This is an area for the future.

Malone noted that someone is already building two-family in the block behind her.

ANNEXATION NO. 18002

ACTION BY PLANNING COMMISSION:

May 9, 2018

Corr moved approval, seconded by Hove and carried 9-0: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Scheer and Washington voting 'yes'.

CHANGE OF NO. 07063C

ACTION BY PLANNING COMMISSION:

May 9, 2018

Hove moved Conditional Approval, seconded by Corr and carried 9-0: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Scheer and Washington voting 'yes'.

SPECIAL PERMIT NO. 1989C

TO AMEND SPECIAL PERMIT NO. 1989B FOR PLANNED SERVICE COMMERCIAL TO EXPAND THE BOUNDARY AND A WAIVER TO REDUCE AN INTERNAL SETBACK TO 0 FEET, ON PROPERTY GENERALLY LOCATED AT SOUTH 27TH STREET AND KENDRA LANE

PUBLIC HEARING:

May 9, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Scheer and Washington.

Staff recommendation: Conditional Approval.

There were no ex parte communications disclosed on this item.

Staff Presentation: Dessie Redmond, Planning Department stated this is a request to amend an existing special permit to expand the boundaries to include Lot 1 in Tamarin Ridge 1st Addition. There is a waiver to reduce the interior lot setback. The subject property currently has Sid Dillon Auto situated on it.

Beckius questioned the lighting requirement for the canopy system. Redmond believes that to be a question for Building and Safety. She is unsure of the exact requirement.

Corr inquired if Lot 4 goes all the way, east to west. Redmond replied yes. Currently, the special permit does not include the lot at the southeast corner.

PROPONENTS:

1. Jeremy Williams, Design Associates of Lincoln, 1609 "N" Street appeared on behalf of Sid Dillon Auto Group. Sid Dillon is the owner of Lots 1, 3 and 4, 1st Addition. The purpose of this amendment is to construct a canopy for the inventory storage. There is a sideyard setback on Lot 4 and a rear yard setback on Lot 1. This is to build the canopy on that space.

Joy questioned the setback on 27th Street. Williams recalls it to be 50 feet. Joy wondered about the location of the canopy in relation to the setback. Williams responded the canopy will be located behind the setback.

There was no testimony in opposition.

SPECIAL PERMIT NO. 1989C

ACTION BY PLANNING COMMISSION:

May 9, 2018

Finnegan moved Conditional Approval, seconded by Washington and carried 9-0: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Scheer and Washington voting 'yes'.

CHANGE OF ZONE NO. 18010

FROM B-1 LOCAL BUSINESS AND R-2 RESIDENTIAL TO B-3 COMMERCIAL, ON PROPERTY GENERALLY LOCATED AT 11751 'A' STREET AND 1425 SOUTH 118TH STREETS, AND FROM B-1 TO R-2 ON PROPERTY GENERALLY LOCATED AT 11818 'A' STREET

PUBLIC HEARING:

May 9, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Scheer and Washington.

Staff recommendation: Approval.

There were no ex parte communications disclosed on this item.

Staff Presentation: Tom Cajka, Planning Department stated this application is a request to amend the change of zone. It is a ballfield owned by the Waverly School District. When we looked at the whole commercial area, we recommended it be rezoned. The owner wants to use it for contractor services. Contractor services are allowed in B-1. There are a few uses allowed in B-3 zoning that are not allowed in B-1. In this case, for this property, motorized vehicle sales wouldn't be allowed since it has to be 100 feet away from a residential district. As part of this zoning application, we have requested a zoning agreement. The B-3 zoning is being expanded about 40 feet to the south. Currently, the zoning line runs through the middle of the house. It is not a good idea to have two zoning districts on a single property. The owner has said he is going to demolish the existing building and build a new building. In the zoning agreement, we are recommending they relinquish direct access to 'A' Street. A 6-foot high solid fence would need to be provided on the south boundary and a fence on the west boundary, unless they are using it for access. Also, at some point, someone graveled the right-of-way of 'A' Street. This needs to be removed and re-seeded.

Beckius asked if the applicant has access off 118th Street. Cajka replied yes, the site plan shows this.

Harris believes the landscape area to be ten feet wide. She inquired about the height requirement for the screening. Cajka responded that per City design standards, all parking lots are required to have a 90 percent screen from the ground to 3 feet high. If there is no parking, it doesn't have to technically be parking lot screening. In the LPlan 2040 – 2016 Update Comprehensive Plan, 'A' Street is shown as an arterial. We probably aren't that many years out

until the City gets out here.

PROPONENTS:

1. Andrey Rybak, Old City Building Group, 9388 Northern Sky Road stated that they are asking for a waiver of the required six foot landscaping strip between S. 118th Street and the parking lot. Since we are giving up 17 feet on the other side and 10 feet for a landscaping strip, we would like the landscaping on 118th Street to start on the edge of the property line.

Cajka noted the staff report shows a 6-foot screening in the zoning agreement. The Design Standards today exempt parking lots from screening if the length is less than 150 feet. Staff does not object to deleting the screening requirement for 118th Street. This will be reflected in the zoning agreement.

Washington would like the location pointed out specifically. Cajka stated that a 6-foot fence would be required on the south and west boundary. The 10-foot landscaping on 118th Street would not be required.

Beckius asked if the applicant is agreeable to all other conditions. Rybak replied yes.

There was no testimony in opposition.

CHANGE OF NO. 18010

ACTION BY PLANNING COMMISSION:

May 9, 2018

Corr moved Conditional Approval, seconded by Beckius.

Corr thinks this looks like a good project. It cleans up areas on both sides of the street.

Beckius noted this brings a lot of site conditions. He appreciates the applicant's cooperation.

Scheer agreed with other Commissioner's comments. He believes this will be a good improvement to the area.

Motion for Conditional Approval carried 9-0: Beckius, Edgerton, Finnegan, Harris, Hove, Joy, Washington, Corr and Scheer voting 'yes'.

SPECIAL PERMIT NO. 1629H
TO ALLOW A WAIVER TO PARKING REQUIREMENTS ON PROPERTY GENERALLY LOCATED AT
SOUTH 27TH STREET AND PINE LAKE ROAD

AND

USE PERMIT NO. 100C
TO REPLACE THREE OFFICE/MEDICAL LOTS WITH TWO MIXED USE BUILDINGS, INCLUDING
WAIVERS FOR PARKING, BUILDING HEIGHT, USES WITHIN A REAR YARD SETBACK, MINIMUM
LOT AREA AND LIGHTING ON PROPERTY GENERALLY LOCATED AT SOUTH 27TH STREET AND PINE
LAKE ROAD

PUBLIC HEARING:

May 9, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Scheer and Washington.

Staff recommendation: Conditional Approval of both applications.

Any ex parte communications were requested.

Beckius announced that he received an email message from Marcia Gurlach and requested that she contact the Planning Dept.

Staff Presentation: **Dessie Redmond, Planning Department** stated this is located at S. 27th Street and Pine Lake Road on the southeast corner. This is a request to amend a use permit and special permit to build two mixed use buildings instead of three medical/office lots. The request includes underground parking with commercial on the first floor. The zoning for H-4, R-3 and O-3 was approved in 1994. The intent of these districts was to keep the H-4 along the arterial streets and the O-3 would provide some buffering to the R-3. In 1996, the original use permit and special permit were approved. The waiver being requested is a reasonable waiver to request. Other projects that have this type of similar waiver are South Pointe, East Park and Wedgewood among others. Three or more bedroom units would be prohibited. The height waiver in O-3 by right, allows a 35-foot apartment building to be built -- this would be approximately three stories. Height is measured from the center of a pitched roof to the grade. The increase in height is significant. The applicant is technically asking to add only one story. By right, a developer could do an office building that is 45 feet in height. Staff is supportive of the use. The height waiver is up for consideration as part of this request.

Harris questioned Redmond's 4-story office comment. Redmond stated that depending on the use that is being requested in O-3, if it was a building that has office, by right they could build up to 45 feet tall. It depends on the use. Residential can go up to 35 feet tall. Office can go to 45 feet tall.

Corr wondered about the purpose of 35 feet versus 45 feet. Redmond believes that is typical across zoning districts. Certain uses can go to certain heights.

Washington is trying to understand the difference between 35 feet versus 45 feet. She believes that office stories are taller than residential. Scheer stated that it is measured in floor to floor height. Steve Henrichsen stated that height requirements have been in the Lincoln Municipal Ordinance for quite some time. It isn't by story, it is by height. We are trying to point out that the measurement is based on the grade as well -- the grade average. The east side is sloping and is relatively flat toward 27th Street. With a 35-foot height limit, a pitched roof on the west side could probably go three stories. On the east side with sloping, you could probably go four stories and possibly fit within the 35-foot height requirement. Apartments are allowed here by right. This proposal has five stories on the sloped eastern side and four stories on the 27th Street side. This proposal has a flat roof.

Steve Henrichsen of the Planning Department stated there have been two neighborhood meetings. Several questions were raised about the height waiver. This waiver is higher than some others in the suburban areas. He referred to a table identifying other developments with height waivers (Exhibit "A", see pp.19-20). The Scheels store asked for a height waiver of over 70 feet, but it is commercial. The Planning Dept. has four waivers in process. At the next Planning Commission meeting will be three applications. They are around S. 40th St. and Yankee Hill Rd. They are asking for 55 feet in height. In general, we have had quite a few in the range of 45 to 55 feet. Some are in the vicinity of commercial and drainageways. Some were next to a golf course. In suburban areas, we are seeing a lot of 4-story apartment buildings with underground parking. The parking requirement is already 1:100 square feet. We have found in large mixed centers, it doesn't make sense to have additional parking since there are uses that are used during different times of the day. The applicant has agreed to have at least 60 percent of their units as one bedroom or studio units. This reduces the parking requirement.

Beckius believes we are looking at height adjustments that may not feel as similar as what is before us now. Many of these are with PUD's that occurred before any buildout happened. Henrichsen stated that Flat 84 development had existing townhomes to the west and the height was increased to 45 feet. Most are in regards to existing projects. Another one was Knolls Senior Living. That changed a golf course to 45 foot height as a result of negotiation with neighbors; they have a greater setback.

Harris asked why we don't codify the 1:100 parking requirement. Henrichsen stated that the same question was asked about height limit. For parking, we had several waivers in the B-5 District. We went ahead and changed that. In the future, this could be something we look at. We did the same thing with accessory storage for home improvement centers. He believes the 1:300 is something we can look at. On height, one benefits is that it allows for a case-by-case analysis. The apartments are allowed with a certain height. The Planning Commission gets to review what the appropriate height is. Perhaps there are circumstances to change an existing plan. These are all things that are reviewed by staff.

Edgerton questioned if the numbers include the underground parking as part of the waiver. Redmond answered they are all added up and the applicant has to provide a total amount of parking stalls. We have 135 dwelling units and so much square feet for commercial. Edgerton wanted to know if the underground parking would be available for everyone. Henrichsen responded she would have to ask the applicant.

Corr doesn't feel her question was answered. Why is office allowed higher than residential? Henrichsen believes it goes back to the 1979 Ordinance. He would guess that a residential use is 24 hour and more active. Office tends to clear out at the end of the day.

Corr understands that there have already been some waivers approved prior to this. She is looking at the rear yard reduced from 40 to 20 feet on the eastern edge, see No. 5 on the staff report. Henrichsen believes there was a waiver associated with the day care center to the east of this. He believes it goes only to the one lot for the day care. Regarding the office buildings to the east, he believes they have parking within ten feet of the property line. The current site plan as shown has a 40 foot setback to the building, but ten feet to the parking areas. This application proposes 40 feet for the building and parking. Redmond pointed out the location of the day care building. Corr also asked about the location of the pedestrian easement. Henrichsen showed that it is on the eastern edge of this development.

Corr asked about the stormwater retention location. Redmond pointed out areas on the map.

PROPOSERS:

1. Rick Krueger, Krueger Development, 8200 Cody Drive appeared as manager of South Ridge Village. This area was previously the South Ridge Coalition. This is the last open piece of ground from the coalition. We developed the south portion from Red Robin to the residential. We retained the commercial aspect. We sold off the DuTeau site. That parcel was undeveloped for some time. In 2014, the Planning Dept. started a process called reFORM which he believed at the heart, allowed for increased density. This site was specifically called out in 2014 to add residential in a commercial district. A lot of times when you are dealing with rehabilitation, you run into many issues. He believes the previous Planning Director, Marvin Krout, was trying to make development a little easier. We looked at designs. This development will be 20 percent 2-bedroom units and 80 percent 1- bedroom and efficiency units. There are three items we are asking for. When we pull a permit at Building and Safety, different uses have different parking requirements. All these mixed uses can be a problem. The rationale is the idea of concurrent parking. When you park for a theater at South Pointe, a lot of people park in the building north of the theaters. That is not concurrent parking. A lot of the office uses aren't there at night. In this case, we have 104 stalls underneath for tenants and the elevator for the garage doesn't intersect with any of the office uses. As a part of this application, we are going to rehabilitate two of the detention cells. The City didn't have standardized methodology for detention cells when this was developed. Finally, there is a

waiver for balconies in the rear yard. One question from a neighbor was, do we really need this, why here? The Comprehensive Plan anticipates increased development within the City proper and it increases efficiency in the built environment. We have arterials on two sides and both are built to collector road status. He doesn't think the people who live or work here will go through the neighborhoods. He believes they will go north or west. The staff put out a Residential Land Survey report in March 2018 and it says "rental vacancy rate is 3.6 percent". We are seeing an increased demand for this kind of living. As far as office use, we have nothing to rent. This is a successful subdivision. This is a good place to live and own real estate. Porter Ridge Rd. and 29th St. were done by design through the residential in hopes to further integrate residential and commercial uses.

Harris questioned if any buildings are going away. Krueger noted that nothing is going to be demolished to make way for this. This is currently open ground.

Corr is a little confused. If you can find tenants for office buildings, why not go ahead with the plans as they are? Krueger believes what is being proposed is a superior plan. He believes this is more rational from an investor standpoint.

Washington wondered about the rear yard and balconies. It looks as if balconies are on three sides. Krueger referenced the site plan (Exhibit "B"; see p.21) and pointed out the 40-yard setback line. We are creating an area that will be essentially a private park. He expects to have a controlled access point. There will be a trail meandering through the green space.

Harris questioned the pool and what the neighbors would view. Krueger showed a representation of the grade and the new buildings. In the eastern building, a whole lot occurs below the site line of the neighbors.

Corr wondered about the grade change to the pool. **Nate Burnett from Rega Engineering** appeared. He showed the County GIS contours. He believes there is 10 to 12 feet of grade change from the fence.

Finnegan understands there will be 104 parking spots in the underground parking but 131 apartments. She questioned where the excess people will park. Krueger responded that people can choose to park on the surface or below. We will net 88 additional parking spaces.

Corr questioned if extra underground stalls would be rented or utilized by the office tenants. Krueger responded that underground parking would be available strictly to residential tenants.

Beckius wondered about the impact of this project if the applicant didn't have to obtain the 65-foot variance being requested. Krueger would have to reassess. We have worked with staff extensively over the last year.

Corr inquired about the target tenant. Krueger would see this trending more towards the older population. It is a very walkable site. There are shops, businesses, restaurants, car lots and many other uses within walking distance.

2. **Keith Dubas, 1712 'E' Street** has worked with Rick Krueger on this project. He has worked on and off with Rick for about 20 years. He is excited about this project. He thinks it answers a lot of questions on new urbanism. The theater and book store is close by. You can live and work in the area or entertain at various locations. You could potentially live and work in the same building. With regard to the change in elevation, because of the topography change and on the eastern edge there is a great grade change allowing for the eastern building to almost lose one floor in height. The building itself he hopes will be an attractive addition to the neighborhood. It won't shade any of the residents and will block the view of the parking lot. All in all, he wanted to support the concept of this building. The height and number of units he believes are consistent with the Comprehensive Plan.

OPPONENTS:

1. **Ron Olds, 2854 Lawson Dr.** is a member of the townhome association. The President of Porter Ridge West Townhome Association is Jane Peek. She was unable to appear today. He is testifying on her behalf. See written statement and referenced illustrations and photos (Exhibit "C"; see pp.22-76). You don't see many of our houses in the exhibits. They are ignored. We had an architecture student insert our houses into the view. We get to look at these buildings out of our back windows and living rooms. Scheels is 73 feet tall. We are a little concerned with the size of these. They will look into our back yards.

The association President sent a letter. Jane Peek's letter referenced that most of their association is primarily duplex units, 94% of which are owner occupied, and the majority are 55 or plus in age. Porter Ridge Rd. runs down the middle of the association. She feels these buildings are not in keeping with the Comprehensive Plan. The association feels that this project will stand as a wall between existing homes and businesses. They do not feel there is any justification for the height variance. Scheels received a waiver for 73 feet. Scheels is buffered by a more significant grade.

Olds continued that when they purchased their property, they knew this property would fill in over time. They expected a reasonable height. An architecture student generated a view which he believes is a little more accurate. The back view from the townhomes would be directly into the 2nd floor of the proposed buildings, with two floors above yet. We were originally told about a 61-foot variance, now it is 65 feet.

Harris questioned if Olds heard Planning staff say that a residential building of 35 feet tall would be allowed by right and a commercial building of 45 feet. Olds responded that he wouldn't be happy with 35 feet, but he could live with it since it is allowed.

Beckius is hearing that as a representative of the townhome association, their primary concern seems to be the building height. Is it fair to say there is not as much concern regarding the aspects of the parking ratio or rear yard setback, that the building height is the primary concern? Olds believes there are concerns with traffic, as well as building height. We are also worried about parking.

2. Kristen Bagby is Jane Peek's daughter. Jane is unable to attend due to a scheduled medical procedure. She lives at 2841 Porter Ridge Rd. Kristen read the remainder of the written statement of Jane Peek, referencing photographs (Exhibit "C"; see pp.22-76). The staff report talks about height waiver for other projects. One was at 98th St. and Van Dorn with nothing else around. Another was on Hwy. 2 with mature trees. One property is the old Home Real Estate building on N. Cotner. It is surrounded by commercial properties and a power station. She only found one instance that was somewhat similar to what is being requested today. It only affected two residences, not an entire neighborhood. Trees will take decades to mature and will not screen these buildings. We request that the setbacks be retained. This project is not on an arterial street. The Comprehensive Plan suggests mixed-use be on an arterial street. It is well and good that Porter Ridge Rd. is wide. It is the only access to this subdivision. There was an article in the paper lamenting parking around the State Capitol building. We have lived with this traffic since 2004 since the mall was constructed. We have an informal petition with 225 signatures gathered (Exhibit "D"; see pp.77-91). We do not ask that the height be reduced. We want the original O-3 zoning retained. This is 60 feet from our homes. We have lived with office and retail for years. We ask you reject the height waiver.

Corr asked if there was anyone attending from the association in support of Jane Peek's comments to please stand. About 25 people stood in support of the testimony in opposition.

3. Fred Hoppe represents Porter Ridge West Townhome Association. They haven't had any large matters before today. They went out and gathered many signatures. This is an exception to the zoning code. It will change the scope of the entire area. Commercial buildings are generally 1-story buildings, 20 feet high. This is too many floors. What they are proposing is going from three buildings that covered about 60 percent of the space to 80 percent coverage of the building site. This creates a mass, five or four stories tall. That is completely disproportional to the housing to the south. Parking, traffic and height have been identified as major issues. They believe if the height is limited to 35 feet, which is what this is zoned for, solves the other issues. That limits the numbers of people who need parking. It lessens the traffic. He doesn't believe we have heard anything that justifies an exception to the rule. The buildings can be built to the rule. They don't need an exception. The applicant isn't asking for a little exception. This is one and a half times for one building and almost double for another building. This is a scope in the request of a huge magnitude and that should be kept in mind. This is one situation where there shouldn't be an exception. That is what the neighborhood

wants. No exceptions. They will accept the residential use. This is essentially a fortress that they are asking to put in place. Keeping the height down keeps everything else down.

4. Paul Hoffmann 7121 S. 31st Place won't see this development, but he has lived in this area for about 21 years. Living close to where this will be, everything on the part of the developer has been an assumption of a static environment. Apartments presuppose visitors. A garage doesn't presuppose that is where someone wants to be. There could be people that move in here with children. He keeps hearing this is what will be. Porter Ridge Road is a very small street. It is not easy to have a lot of people park on it. People don't talk about what the road is like in bad weather or when there is construction in the area. The applicant implied people will exit the neighborhood to the north or west. There are a lot of people who might need to change their path depending on the direction of a school or daycare. He doesn't know if these apartments will allow pets, which will have its own impact. He won't look into the apartments, but he still has these concerns. You can hear South Pointe from a block away. This is a rather large monolithic imposing structure. He doesn't believe this is sustainable or fair to the people who live across the street. He will not be impacted by direct line of sight, but he is still concerned for the people who live in the immediate area.

Finnegan left at 2:52 p.m.

5. Jane Hanson 2829 Porter Ridge Rd. teaches at the University. A traffic study in 2003 showed a daily traffic load is 1,000 more than most residential loads. Many people have figured out where we are located. People speed towards the day care center and head to Pine Lake Rd. She is concerned not just for herself, but people will look at the back entrance of the service entrance of food establishments. It is chaos there. Starbuck's gets backed up. There are dumpsters and rats. She had a massive stroke. The reason she is here today is because the access to her road allowed emergency services to reach her in a matter of minutes. Elderly or young, this will be difficult to have service vehicles get to this area. We talk about urban planning and multi-use housing and buildings, but it is only appropriate where it improves the need of what we are trying to accomplish. It is not a good idea in this area.

6. Mike Fine, 3120 Katelyn Lane appeared. In this area where the shops and townhouses are, it is very tight. He has lived in the area for about 13 years. When a massive structure gets built and it is already congested, are we already thinking about safety? What about emergency vehicles? Krueger talked about office space on the first floor. He finds that odd. A quarter mile down Pine Lake Road is office space that is empty and has been for quite some time. To build just to build, especially in a place that shouldn't, is ridiculous. He believes there are many existing opportunities for a developer to find the right location. The Planning Commission needs to look at the conditions of this area. He feels this building is too tall for this site.

STAFF QUESTIONS:

Washington questioned if the addition of commercial on the first floor raises the allowable height of the building. Redmond replied no, the district height is 35 feet.

Harris is trying to understand the grade difference and how it affected the conditions of approval. Is the 35 feet being shown and what is below grade? Redmond believes perspective comes into play. She believes the applicant is saying that the neighbors would only see the top three floors, not the bottom floor, due to the grade change. She doesn't think the height can be netted like that.

Harris questioned if the grade difference and 40-foot setback were the only factors that caused Planning staff to recommend approval, or were potential benefits, the general idea of the project and the trend we are seeing toward walkability and mixed use, factored into staff being willing to accept a taller building. Was staff just looking at setbacks and the grade difference? Redmond stated that when staff makes a recommendation, it is all of the above. The open space, the existing topography and the grade are reviewed. In addition, the Comprehensive Plan encourages mixed-use development.

Harris wondered if this is the kind of development that Planning wants to see and as a result, Planning is more willing to compromise? Redmond stated that the Planning Dept. utilizes documents such as the Comprehensive Plan when the staff report is being written. As a community, what is in the Comprehensive Plan, we decided we want to see mixed-use development in some of those areas. Transitional areas are some of those areas.

Edgerton stated that someone mentioned a traffic study. Redmond is not aware of the study. If it was done in 2003, perhaps someone from Public Works and Utilities could speak to it. We have had discussions with Public Works and they have stated the public infrastructure in the area can support this type of trip generation. Henrichsen looked up trip generation from when this was approved. Even with this change, it might add a few more trips, but with 22,000 trips a day on Pine Lake Road, it won't be anything noticeable. Corr wondered about current numbers. Henrichsen replied the traffic study was from 2003, but believes numbers are still falling within the range. It has always been part of the approval that there would be some commercial development on this site.

Hove left at 3:32 p.m.

Beckius stated that O-3 is referred to as a buffer or transitional space. He doesn't necessarily disagree. When you look at building sites, the variance being proposed, how do we think of this as a buffer or transitional when we are looking at a building height. The height of what it is abutting should be reviewed. Redmond stated that components such as topography come into play. Those views come into play. That is what we are here to discuss today.

Beckius would like clarification about the grade issue. Is it fair to say that grade would not substantially change if another use would go on this site? If the 35-foot building were in play, we would see about 25 feet visually. Redmond believes that is fair to say. Corr noted there are slopes going both ways. It wouldn't be the same view for everyone. Beckius was trying to look at the visual height impact to existing residences.

Scheer would like a reminder of the requirements for landscape screening in this setback area. Henrichsen noted that there are existing trees and the proposal wants them to remain. There is a requirement for multi-family as part of a CUP (community unit plan) or PUD (planned unit development) to generally have a screen of 6 to 15 feet in height that covers about 50 percent of the area. If it is next to multi-family or adjacent to existing multi-family, it should be a 50 percent screen of 6 feet to 20 feet in height. The entire length would have to be at least 12 feet in height. Scheer wondered if the grade issue is considered. Henrichsen stated that we try to take that into account. We look at it from all points. That is also a design height. It is the mature height of the species. What you see initially will change over time. We also note in the revised staff report and in the applicant agreement that all elevations have been shown and are becoming a part of what is being approved. That is what we will review at the time of building permit. When you are looking at the drawings, most of the balconies are quite small. Balconies won't be allowed to have grills. We look at all of the elements when reviewing these. In this case, the applicant agreed they can be used as part of the approval.

Corr questioned if a fence could be part of the screening. Henrichsen replied yes, but you have to screen higher than a 6-foot fence, so it wouldn't really help.

APPLICANT REBUTTAL:

Rick Krueger pointed out on the west building where the land is more flat, we have put residences on the first floor, so residences would be next to residences. The office space wouldn't be quite so prominent. We are dropping the approved office space from 56,000 to 27,300 square feet. This improvement doesn't need any extension of city services or TIF (tax increment financing). The staff report shows 15 points that are in compliance with the Comprehensive Plan. It gives the development community direction. We aren't determined on pets yet. If neighbors have issues with speeding or stop signs, that is outside our jurisdiction or power. Regarding the back side of the PetsSmart building, we spend considerable money trying to beautify the area. Dumpsters for South Ridge Village are trying to deal with the cardboard issue, which doubles the amount of space we need for pick up. We are constantly trying to deal with the issues of back spaces. Henrichsen spoke to traffic. We aren't changing any public access points that exist today. He could make the argument that having residential eyes at night makes the area safer than having a building closed up all night. The access point is all within our control. Letters they received from neighbors generally fall into three categories--height, density and appropriateness. We also received a good staff report in compliance with the Comprehensive Plan. We have worked hard to keep the rear yard open. He disagrees with Fred Hoppe that

says we have more coverage of the site. He doesn't believe that is necessarily true. One thing that wasn't mentioned but was brought forward in meeting with the neighbors, we placed some internal stop signs; for drainage, we are going to bring a pipe in and try to improve drainage in the area. We have increased landscaping from what is there. South Ridge Village is the only commercial center that is part of the State Arboretum. Trees have been placed on the property line. We have already started with the landscaping. This isn't the only place where commercial occurs. He presented a picture of what the area could look like. He understands screening will take a while for the trees to grow. One thing that didn't come up today, but came up in a neighborhood meeting, was the possible effect on property values. About eight years ago, the day care was put in. We did some assessments. We didn't put any names on this. We found out the highest valuation and increases were next to the day care. We also found that being adjacent to the office park has led to a property tax valuation that has increased an average of 100 percent faster. We used properties of people who had written in. The closer you get to a commercial district, the more valuable a property is.

Corr inquired if inflation was taken into consideration. Krueger responded that they looked at the increase in assessed valuation. His assistant went out today at about 11:00 a.m. and counted parking stalls in the area. The parking lot was not full at all. There were plenty of empty spaces, approximately 110 vacant stalls. Concurrently with the parking issue, people who live in apartments with underground parking, they will leave for work in the morning and not come back till afternoon. Traffic trips and people who come to offices leave at 5:00 p.m. This allows us to have less surface area and the development is more pedestrian friendly.

Corr noted a drawing showed a trail weaving in and out of the trees. She questioned if it will be paved, rocked or mulch. Krueger pointed out the trees that are already existing today. He would hope a concrete walk.

SPECIAL PERMIT NO. 1629H

ACTION BY PLANNING COMMISSION:

May 9, 2018

Washington moved conditional approval, seconded by Harris.

Washington is not as worried about parking, but she is worried about the height. She is a planner by training and is a fan of new urbanism and the concept works well when done to scale. New urbanism doesn't work as well as an infill in already developed areas. When done well, it provides great potential for walkability and livability. In today's proposal, she sees what looks like an inappropriately large development tucked in next to residential. She is in this development area a lot on the commercial side and it is difficult to find parking between 4:30 and 8:30. She can agree to the parking waiver, but will vote to deny the use permit.

Beckius will also vote for the parking waiver, but he is against the use permit as well. He is concerned with the height. He likes the concept, however he believes it is reasonable to expect

some predictability with what the neighborhoods will have located directly behind them. He would support 45 feet for a height, but he takes issues with a height to 65 feet.

Washington agrees with the Commissioners' comments. She thinks 65 feet is too much. She thinks O-3 zoning can be an appropriate buffer between business and residential. The residential has been here for a significant time period and this changes the landscape. She cannot support that much of a height extension no matter how much she likes the mixed use.

Harris will support both applications. She recognizes the concerns of the neighbors and they are valid, but she believes the topography and setback, as well as what looks to be quality buildings with nice materials and features, will add significant benefit to the area. She thinks this represents a trend. She thinks this type of building is appropriate, particularly close to a more significant retail node, when retail is struggling nationwide. She thinks the benefits will outweigh the potential drawbacks. She believes the applicant has demonstrated a willingness to work with the neighbors. This application checks a lot of boxes with the Comprehensive Plan.

Corr echoes the comments of fellow Commissioners. This area is right for infill, but this application is way too tall. She went today and looked at the site. She can't see putting that high a structure in this spot. She finds it funny how perception of the same thing can be different from different people. She is referring to the Comprehensive Plan and reFORM. She thinks this would be a great destination center. That is what she thinks of with reFORM and this corner. There were supposed to be design standards with reFORM and we are still waiting. She doesn't know how staff supports this with the scale and what she perceives as the lack of compatibility. The neighbors are saying they want the office designation to remain. Residential and more eyes are safer, but what she hears them saying is they don't want this looking down into their property. The height is wrong for this site.

Joy has similar philosophies with what has been voiced. She has a challenge with the parking. She will not support the parking waiver. She believes in new urbanism as well. There is congestion here currently. From the height standpoint, it seems a great amount of thought was put in the initial plan and she wants to see it left at the current allowed height.

Scheer likes this project a lot. He doesn't mind the density and height. He thinks it is a creative approach to this land. The many points from the Comprehensive Plan are aligned and he likes that. He doesn't like how the height is not mitigated. He agrees with fellow Commissioners on the fit between existing residential and this project. He wishes there were more distance between the two or a much higher commitment to screening. He believes it could be a great green space and make this project work, but it doesn't. He doesn't see a way with the existing City design standards how to get there. He appreciates the creativity of this. It is a wonderful approach and a big idea. He will vote for the special permit waiver, but against the use permit.

SPECIAL PERMIT NO. 1629H

ACTION BY PLANNING COMMISSION:

May 9, 2018

Motion for Conditional Approval made by Washington, seconded by Harris and carried 6-1: Beckius, Corr, Edgerton, Harris, Scheer and Washington voting 'yes'; Joy voting 'no'; Finnegan and Hove absent.

USE PERMIT NO. 100C

ACTION BY PLANNING COMMISSION:

May 9, 2018

Motion for Denial made by Washington, seconded by Corr and carried 6-1: Beckius, Corr, Edgerton, Joy, Scheer and Washington voting 'yes'; Harris voting 'no'; Finnegan and Hove absent.

There being no further business to come before the Commission, the meeting was adjourned at 4:15 p.m.

Note: These minutes will not be formally approved by the Planning Commission until their next regular meeting on Wednesday, May 23, 2018.

UP100C, SP1629H - Cover Page
Exhibit A
(pp. 19-20)

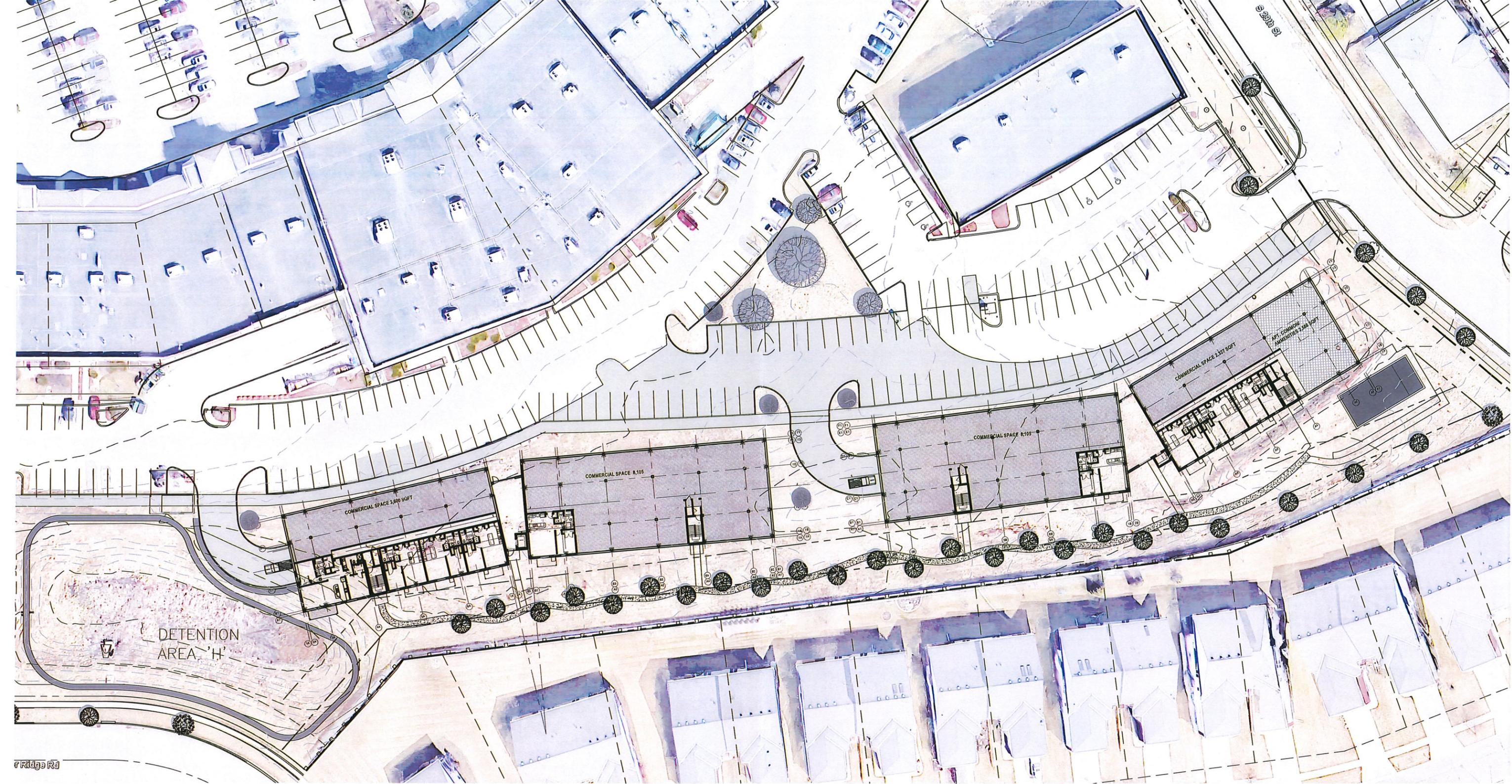
Residential Height Waivers
As of May 9, 2018
Examples Outside of Downtown

Date Approved	Project	Height	Setback	Adjacent Uses
In Process	South Ridge Village UP 100C S. 27 th & Pine Lake Road	65'	40'	Existing development adjacent to townhomes on one side
In Process	Wilderness Heights PUD CZ 07060 'B' S. 40 th & Yankee Hill Road	55'	30'	New development with apartments next to commercial & single family
In Process	Wilderness Commons PUD CZ 06075 'A' S. 40 th & Yankee Hill Road	55'	20' to open space	New development with apartments next to commercial
In Process	Wilderness Creek PUD CZ 06075 'A' S. 40 th & Yankee Hill Road	55'	10' to open space	New development with apartments next to commercial & drainageway
2/12/2018	Wandering Creek PUD CZ 17030 S. 91 st & Van Dorn	50'	10' to open space	New development with apartments next to commercial & drainageway
1/8/2018	Gateway PEUP 3AH N. 66 th & Q Street	55'	10' to drainage	Redevelopment next to commercial and drainageway
1/9/2017	Wilderness Hills Comm. PUD CZ 16036 (UP 154) S. 30 th & Yankee Hill Rd	50'	20'	New development next to apts./ commercial (height 1 st approved in 2004)
10/24/2016	Leighton Mixed Use PUD CZ 16024 N. 48 th & Leighton	75'	30'	Redevelopment next to commercial and apartments
7/11/2016	48 th & Holdrege PUD CZ 16016 N. 48 th & Holdrege	70'	7' to 48 th Street	Redevelopment in commercial area with single family across street to east
4/11/2016	Gateway PEUP 3AG 225 N. Cotner Blvd.	55'	20' to comm.	Redevelopment in commercial area
3/28/2016	Scout's Treefield Park SP 15072 SW 30 th & West A St.	40'	30'	New development next to commercial
1/11/2016	Shadow Creek PUD CZ 15028 S. 90 th & O Street	50'	10' next to drainage	New development next to commercial and drainageway
9/30/2015	Wyuka CUP SP 15043 N. 45 th & Vine Street	48'	Next to detention & tower	Redevelopment of relocated broadcast tower site next to cemetery

Date Approved	Project	Height	Setback	Adjacent Uses
8/31/2015	Victory Park PUD CZ 15021 S. 70 th & O Street	45'	100'	Redevelopment of Vet's Hospital next to single family
8/3/2015	Knolls Senior Living SP 15035 Norman & Old Cheney Road	45'	135' +	Redevelopment of golf course next to single family
7/14/2015	Eastmont at Yankee Hill PUD CZ 15013 S. 48 th & Yankee Hill Road	50'	30'	New development with acreage residential on two sides
3/9/2015	Highlands Apartments UP 15002 NW 12 th & Isaac Drive	40'	15' to golf course	New development next to golf course
6/2/2014	Appian Way Apartments UP 140 'D' S. 91 st & Pine Lake Road	52'	15'	New development with apartments next to commercial
3/10/2014	Broadmoor Ashbrook SP 13043 & Highway 2	41'	50'	New development next to church and single family
10/23/2013	Flats at 84 SP 1674 S. 84 th & Cheney Ridge Road	45'	50'	Revision to previously approved apartment plan: next to existing townhomes
11/16/2011	Fallbrook CZ 05085A N. 1 st & Highway 34	45' Center 75' Apts. 75' Hotel 75' Office	Various	New development: apts. next to school; commercial along Highway 34
	Older Examples:			
4/9/2007	Woodlands at Y. H. PUD CZ 05068	45'	20'	New development with apts. next to commercial and single family
5/17/2004	Wilderness Hills CUP SP 1999 33 rd & Wilderness Hills Blvd.	50'	10'	New development with apartments next to commercial

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UP100C, SP1629H - Cover Page
Exhibit B
(p.21)



TRIGER

UP100C, SP1629H - Cover Page
Exhibit C
(pp. 22-76)

Good afternoon,

I am Ron Olds, a member of the Porter Ridge West Townhouse Association, and will be reading a statement in the absence of our association's president Jane Peek who was unable to attend this meeting.

The Porter Ridge West Townhouse Association is comprised of 57, primarily duplex units, 95% of which are owner occupied and the majority of which are 55 + in age. The units were constructed between 1996 and 2003 and are bordered by S 28th and 29th streets on Porter Ridge Road, Lawson and Collister streets. We are here today (please rise) to discuss Use Permit #100C and Special Permit #1629H requested by Krueger Development. We are located immediately to the south of this proposed project.

When we purchased our homes, we knew the property that is being addressed today was zoned commercial, but we had a reasonable expectation that the buildings would be low profile as the rest of the businesses in that immediate area.

Some of the 'Key Quotes from the 2040 Comprehensive Plan', as noted in your Staff Report, state that projects like this should:

(P. 5.1-5.2) □ Strive for predictability for neighborhoods and developers.

(P. 5.7-5.8) minimize impacts on adjacent areas

(P. 5.14-5.16) • Develop infill commercial areas to be compatible with the character of the area.

• Maintain and encourage businesses that conveniently serve nearby residents, while ensuring compatibility with adjacent neighborhoods.

• Avoid encroachment into existing neighborhoods during expansion of existing commercial and industrial uses and take steps to ensure expansions are in scale with the adjacent neighborhoods.

We feel that these huge buildings are not in keeping with these points in the Comprehensive Plan.

(P. 6.2-6.3) - 'Guiding Principles for Mixed Use Redevelopment' states that 'Mixed Use Redevelopment should'
o Occur on sites supported by adequate road and utility capacity. Be located and designed in a manner compatible with existing or planned land uses.

o Develop with substantial connectivity between developing or existing neighborhoods.

We feel that this project does not connect the existing businesses and the neighborhood, instead it will stand as a wall between the two.

Krueger Development maintains that because of a slight drop in topography between this project and our properties to the south that the O-3 zoning should be changed from 45 feet to 65 feet. It shouldn't make a difference if the project is on a hill or in a valley. There is no justification for the height variance. The O-3 zoning was originally assigned for a reason. This is a suburban area and a 65-foot building does not reflect the single-family neighborhood surrounding it or the low-profile businesses on the same property on which it will be constructed.

To give you some perspective, Scheels received a waiver to 73 feet. Can you imagine having Scheels in your backyard with people looking down into your home? Scheels is buffered from neighboring housing by a far more significant grade, a greater separation than 70 feet, as well as extensive landscaping provided by the developer and 18 years of growth.

Krueger Development gave us some illustrations that were not quite accurate. We had an architecture graduate student friend generate some illustrations that more accurately depict a comparison of our properties and the project we are discussing. We have used more centrally located units in our association with the more prevalent elevations as noted by Section Cuts 2A and 3A.

(Show Project Illustration #1)

Cut 2A (Illustration #2) Includes actual pictures of our townhouses and lots that will be abutting the 5-story building. One must also keep in mind that we have only a basement and first floor which is at a height of only 17 feet above grade as opposed to the peak of our properties. We must also keep in mind that these illustrations are showing the 61 feet height variance that we were originally told would be requested not the 65 feet variance that is sited in Use Permit #100C. As you can see by these illustrations, we will essentially be looking into the 2nd floor of the apartment buildings.

(Illustration #3) Cut 3A is abutting the 4-story building.

The analysis section in your Staff Report states 'There is a precedent for granting height waivers for similar projects.'

- Wandering Creek – Height waiver approved for multi-family residential for up to 50 feet
This is located at 98th and Van Dorn with no buildings around it. In fact there is nothing there at all. (Picture #1)
- Broadmoor Ashbrook Apartments – Height waiver approved from 35 feet to 40 feet
This is located at Pine Lake and Hwy 2 with surrounding houses buffered by mature trees and a small ravine. (Picture #2)
- Cheney Ridge Community Unit Plan – Height waiver approved for up to 45 feet (Picture #3)
- 225 N. Cotner – Height waiver approved for up to 55 feet
This is the location of the old Home Real Estate building which is surrounded by commercial properties and a power station. (Picture#4)
- Wilderness Heights PUD is requesting a height waiver for up to 55 feet
This is located 'on property generally located southeast of the intersection of South 40th Street and Yankee Hill Road.' Vacant land (Picture #5)

Four of these examples are not germane to this project, there are no existing residences surrounding them. Only the townhouses at 6130 and 6134 Stone Gate are affected by the Flats on Cheney Ridge not 17, as in the case we are discussing today.

It was mentioned at a meeting with Krueger Development and Steve Henrichsen of the Planning Department that a variance was granted at NW 1st and Highland Road and we were aware of this. Again, this building effects only 2 houses not 17. On a selection made on the County Assessor's Website of all O-3 zoned properties in the city, this is the only one of the 54 that that we found that directly affects residential properties. (Picture & packet #6)

The height variance request for this project to 65 feet does not meet many of the requirements in the Comprehensive Plan. This project is definitely not low profile, it will be a monolith in our backyards reducing our privacy and quality of life. We don't want the intrusion into our neighborhood that this will create. We understand why Krueger is asking for these changes. To maximize their revenue for a project. It's what companies do. But we expected an office building that would be closed at night, dark and quiet, none of which will occur if these 4 and 5 story apartment buildings are constructed. And no amount of trees, that take decades to mature, are going to screen these buildings. Had we known that our properties would abut a structure like this we would not have purchased our homes in the first place. Here is a picture of townhouses on S 16th abutting Krueger apartments of Garrett, and this is only a 3-story building, (Picture # 6) It is our understanding that O3 zoning restricts height to 35 feet for residential and 45 feet for office and we request that you retain that limit for this project.

Under 'Analysis', #11 states 'The Comprehensive Plan requires mixed use development to be on at least one

arterial. street.'

Actually, this project is not on an arterial street. From 29th Street it, is located more than one block off of an arterial past a mall that generates lots of traffic causing congestion. The access provided by Krueger Development off of Porter Ridge Road is even more circuitous, past the U-stop and up an alley. (Exhibit)
It's all well and good that Porter Ridge off S 27th and S 29th off Pine Lake Road are wide but they narrow rapidly, and these two routes are the only access into the Porter Ridge neighborhood as well as access to other subdivisions. We also question the accessibility of fire rigs and emergency vehicles.

We have multiple documents dating back to 2001 from Street and Traffic Operations regarding the excessive traffic and speeding on the portion of Porter Ridge Road between S 28th and 29th Streets that effect our association specifically. A traffic study was done in 2009 by the same department and we were informed that this same portion of Porter Ridge Road had over 1000 cars a day, which is twice the normal residential neighborhood. Any traffic mitigation by traffic mitigation by 'traffic calming' devices would require the residents to fund and maintain anything that would be proposed to be done. The volume has not diminished but increased in the interim 9 years and it includes car transports from Duteau Chevrolet.

It is laughable to think that any of these units won't have a car for which to provide parking and that many tenants will use public transportation. There is one bus route to downtown from this area and unless you work downtown you will need another hour each way to commute anywhere else in the city. And even if a significant number of tenants use the bus the biggest majority will still have a car to accommodate. The idea that many of these tenants will use public transportation and not own a vehicle is unrealistic.

There an article in the newspaper on May 3rd lamenting the lack of parking around the Capitol and how this impacts the residents in that area. We feel this project is burdening our neighborhood with the same issues, inconveniencing shoppers/diners and residents. We leave it to the businesses in the strip mall to argue this point further.

Other than giving you this information we are not going to argue the reduction in parking and traffic issues. We have lived with this traffic since 2004 when the mall was constructed, and we know of what we speak. We don't feel that this will be a consideration in your decision.

We have an informal petition of the entire Porter Ridge Subdivision, no other subdivisions surrounding us were contacted. We were able to gather 230 signatures, on a busy graduation weekend when many people were gone and have had people call us back so they may sign and voice their objections to this project and the congestion it will create. Most of the people we contacted had not heard of this project and were shocked at its scope.

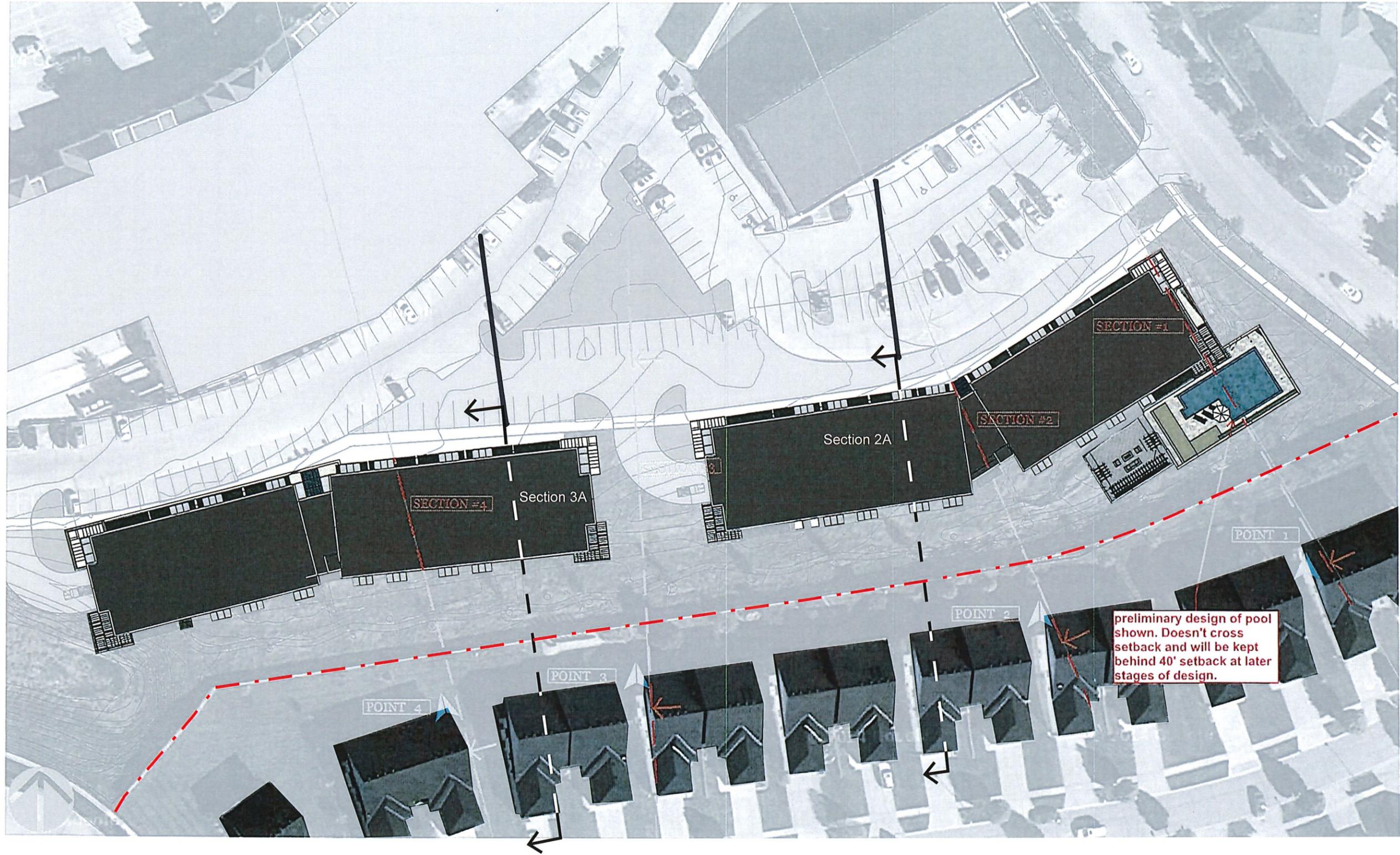
We know we can't ask you to reduce the height allowed on this project, we only ask that you retain the original O-3 zoning limitations.

We do not feel that the objection to this project is comparable to the objections of Walmart and Costco. We are not arguing an unknown and this is 60 feet from our homes, not blocks away. We have lived with the office and retail malls and traffic for 20 years. We know exactly what we are happening with this project.

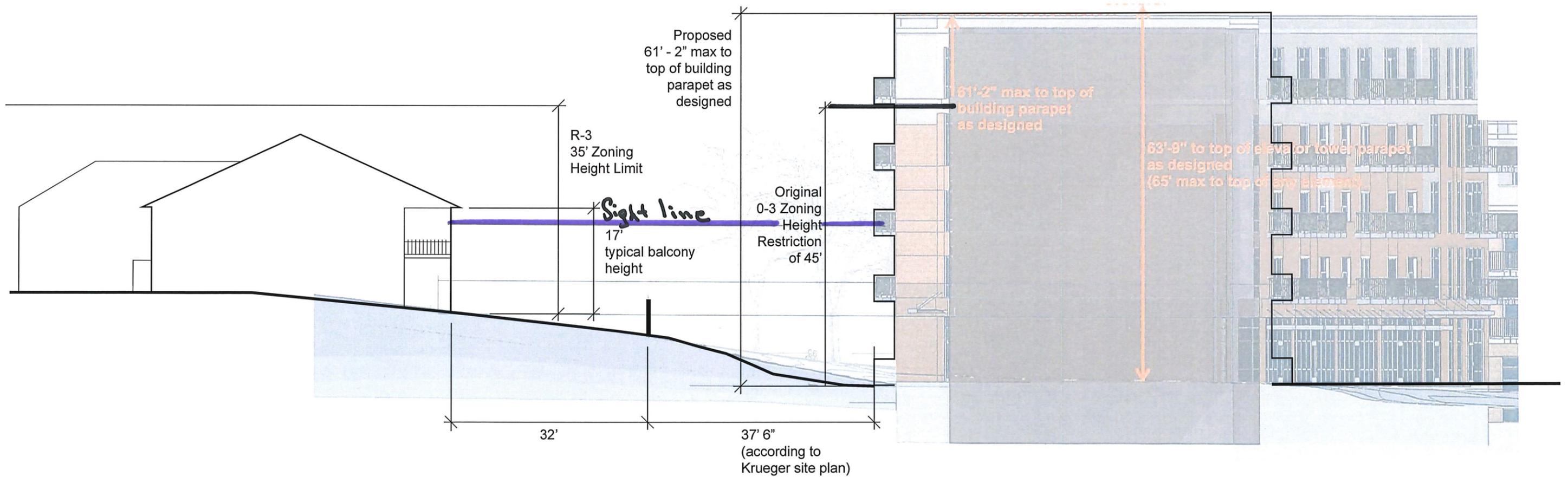
We ask that you deny the request for a height waiver in Use Permit # 100C, and reduced parking requirements in Special Permit #1629H.

Please stand 60 feet from Scheels and ask yourself if you would like your home to be located next to close to a structure of its size. And please notify us of your decision regarding #Use Permit #100C and Special Permit #1629H.

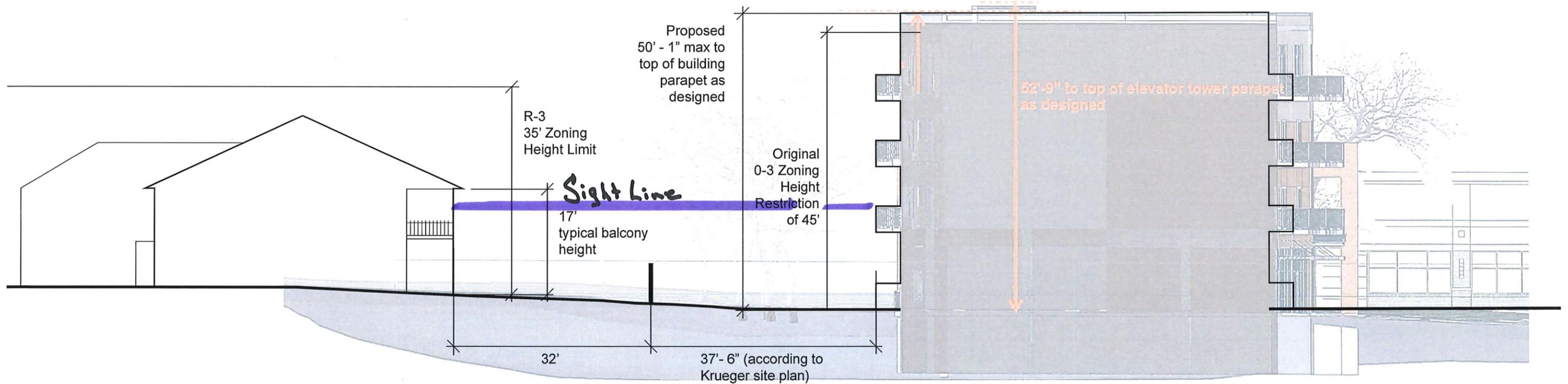
Thank you



SITE PLAN WITH SECTION CUTS. SCALE 1"=60' (1:720)

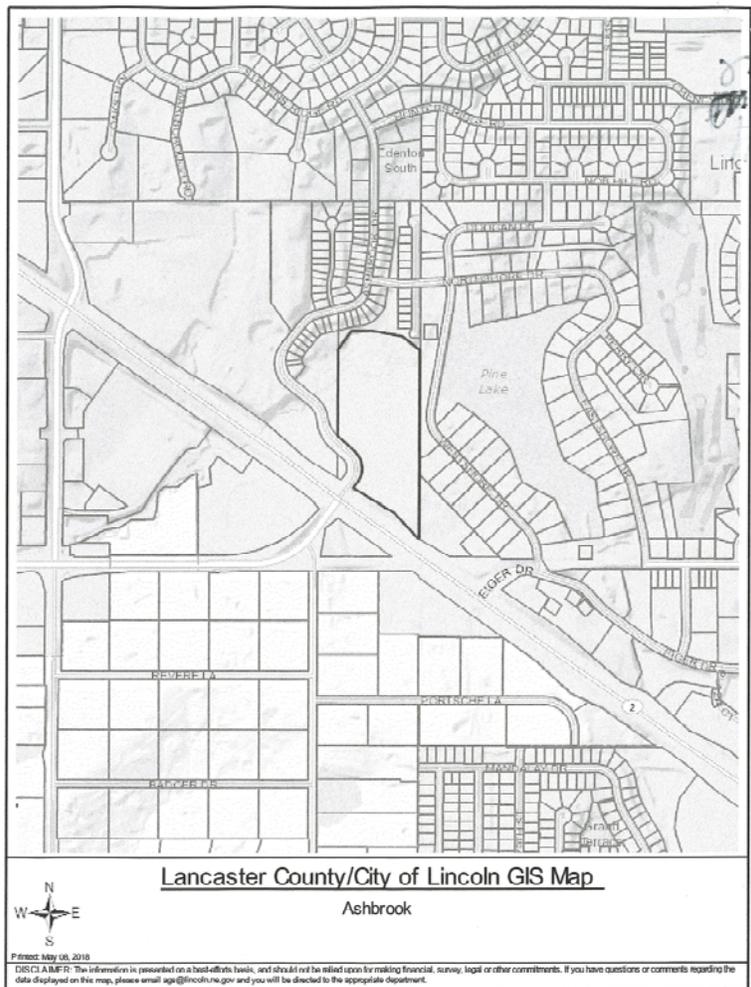


SECTION CUT 2A. SCALE 1/16" = 1'-0" (1:192)



SECTION CUT 3A. SCALE 1/16" = 1'-0" (1:192)









#6



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- [Transfer Search](#)
- [Mobile Mapping](#)

Owner Information
TRU-BUILT INVESTMENTS
4811 NW 1 ST
STE 5
LINCOLN, NE 68521

Property Image(R336359)

Account Number
11-03-433-002-000

Situs Address
4811 NW 1ST ST
LINCOLN, NE 68521



1103433002000 10/09/2015

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[Other](#)

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Owner Information
 C STREET LLC
 PO BOX 23138
 LINCOLN, NE 68542

Account Number
 11-03-435-001-000

Situs Address
 5001 NW 1ST ST
 LINCOLN, NE 68521

Property Image(R381333)



1103435001000 06/26/2017

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Lancaster County/City of Lincoln GIS Map

5001 NW 1st Street



Printed: May 08, 2018

DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email ags@lincoln.ne.gov and you will be directed to the appropriate department.

W SILVERADO DR
W LANDER DR

ASTER RD Aster

NEBROOK BLVD

JRD ST

MERCHANT DR

BLUE SAGE BLVD

WINTER FOREVER DR

34

3
Highlands Pool

W FLETCHER AV

W FLECK DR
W FLETCHER DR
W FLETCHER BLVD

W HIGGINS

W CLACK DR

W FLEET ST

W HARVEY DR

W HARVEY DR

Highlands

Fredstrom

Highlands

Highlands South

W GRAND DR

Highlands Golf Course

500m

1000 ft

#1

6700 6705 6700 6711 6701
 6620 6601
 6600 830 810 800
 750 740 730 716 700

MERCHANT DR

840

6550

BLUE SA

805
 801 755 751
 745 741

700

FALLBROOK BLVD

844

850

701

6355

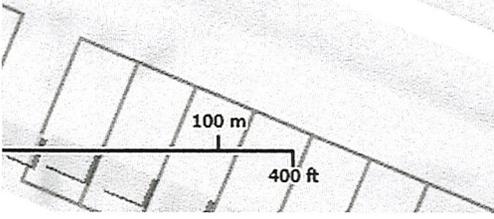
Farm Credit Svcs

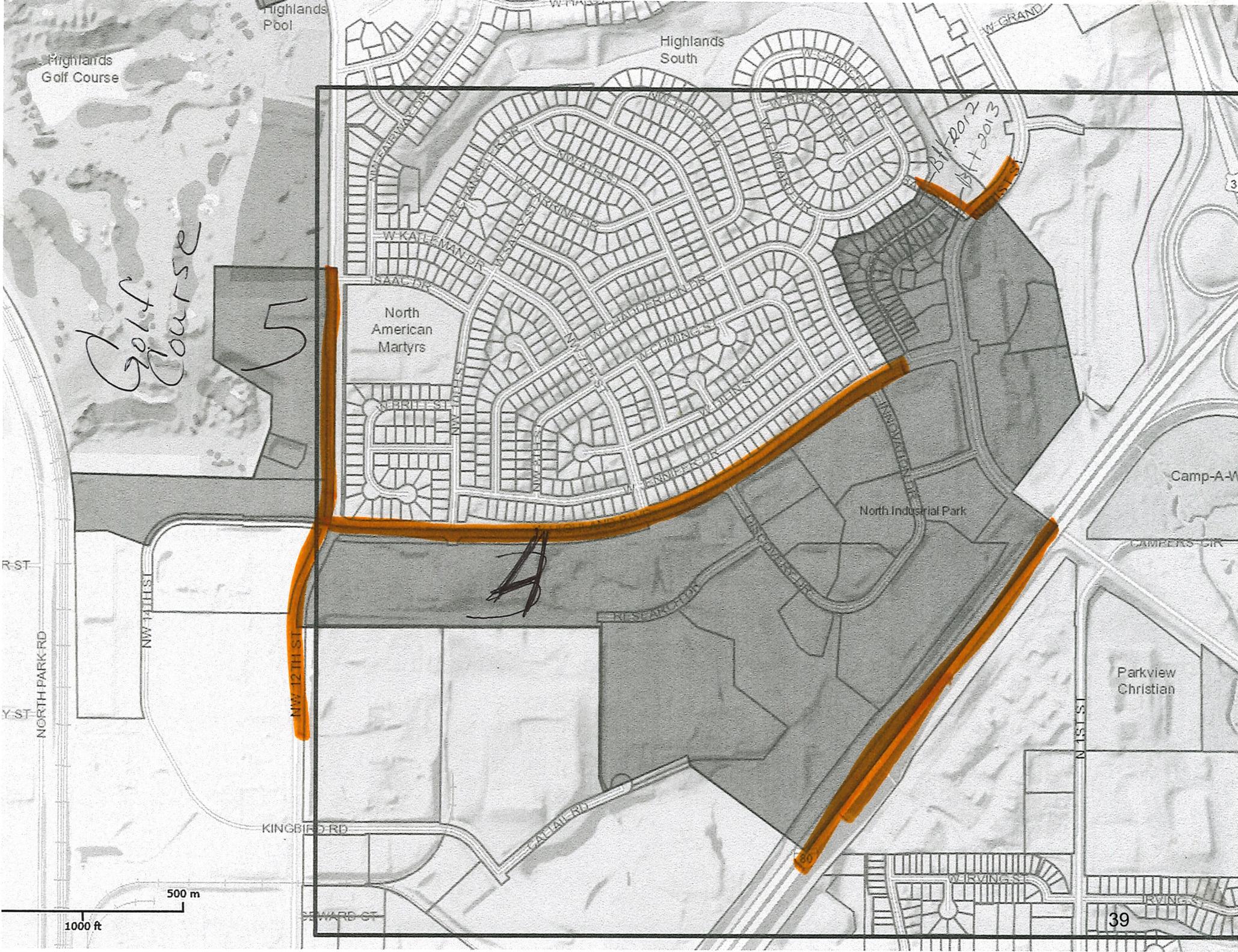
855

755

Bryan
Med CTR

1020 1010 1000 940 930 920 910 900
 100m
 400 ft





Highlands Golf Course

Highlands Pool

Highlands South

Golf Course

North American Martyrs

North Industrial Park

Camp-A-W

Parkview Christian

R ST

Y ST

NORTH PARK RD

NW 11TH ST

NW 12TH ST

KINGBIRD RD

CATALPA RD

SEWARD ST

DOUGLASS ST

W. GRAND

W. GRAND

2012
2013

500 m

1000 ft

N 1ST ST

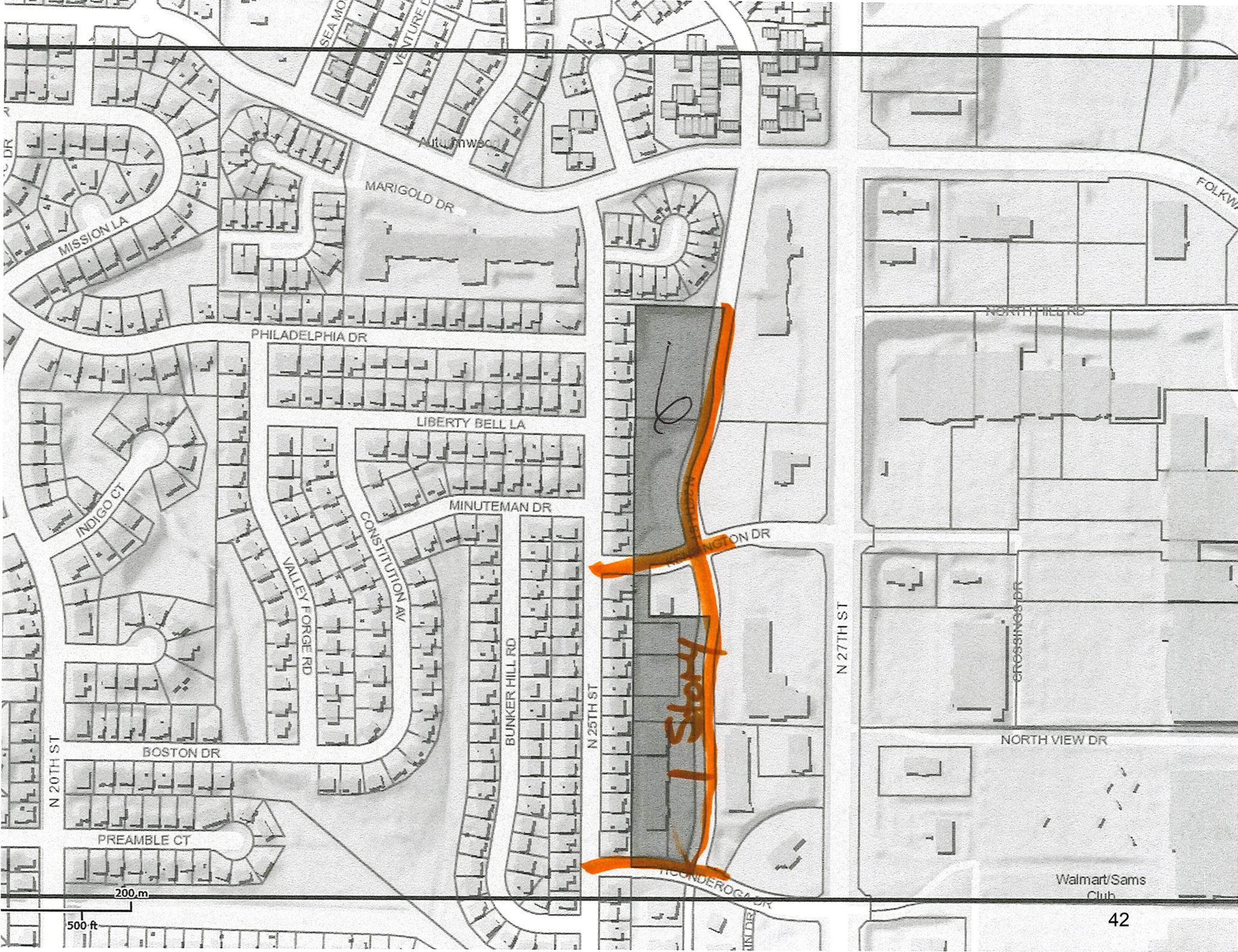
W IRVING ST

IRVING ST

39



100 m
400 ft

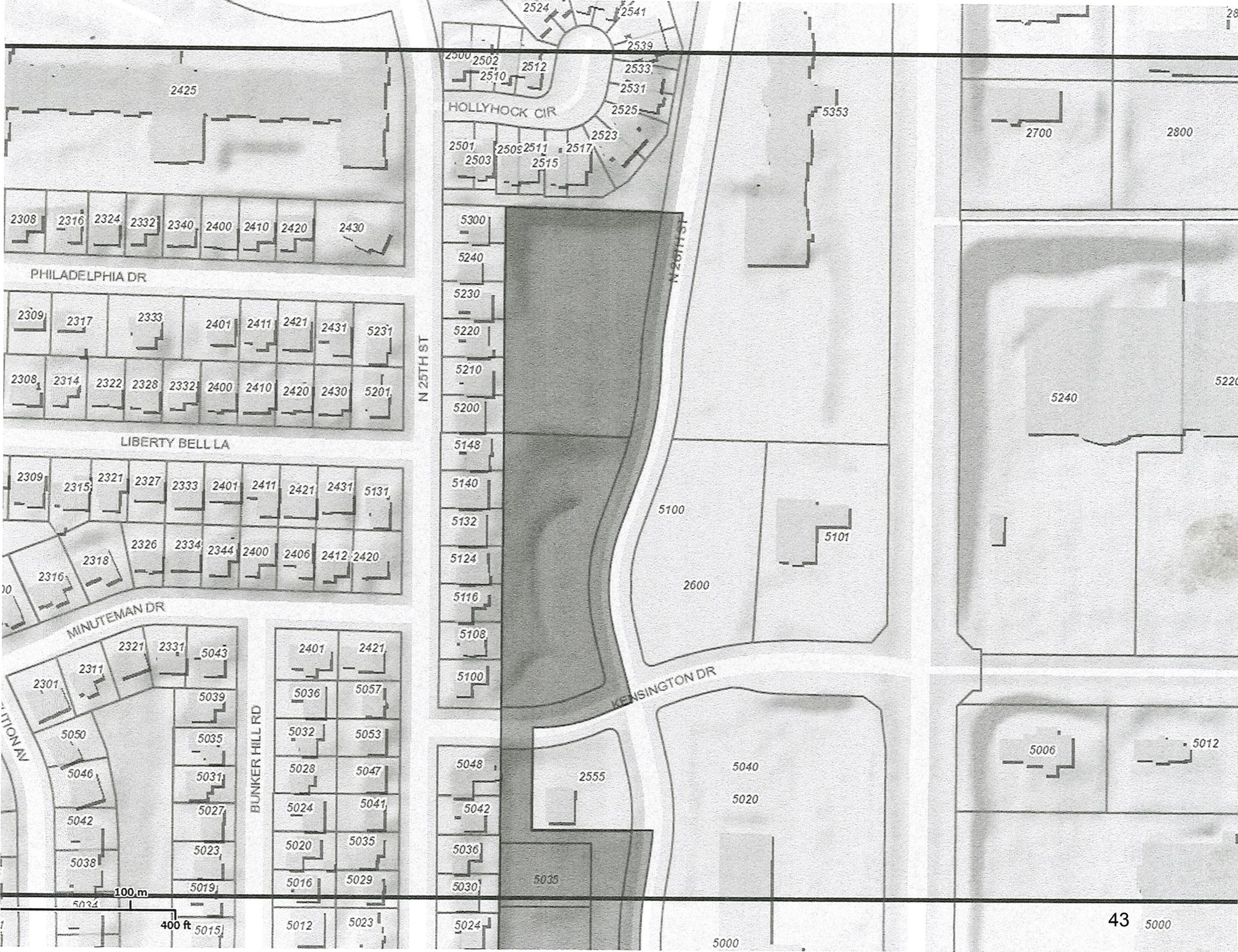


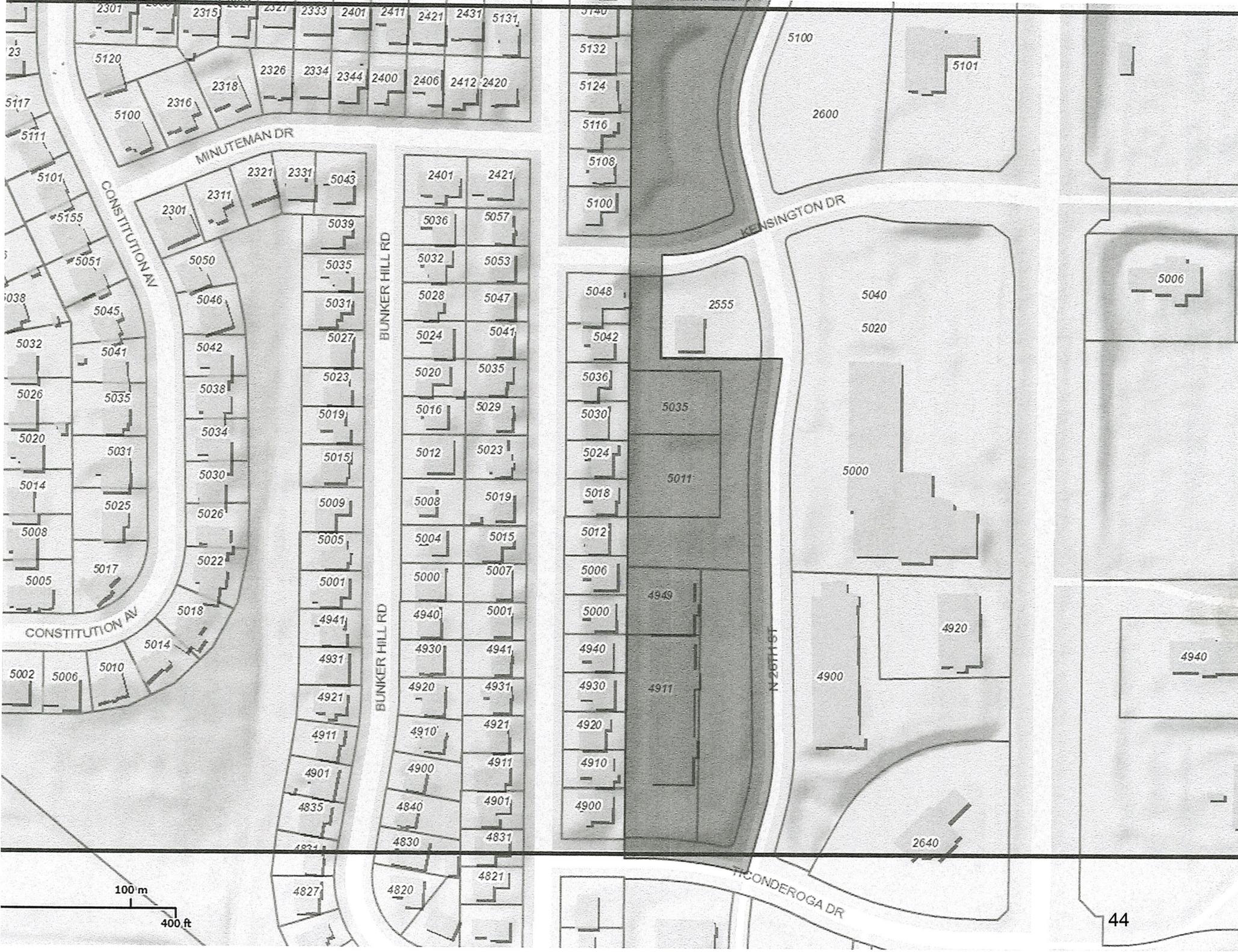
1 Story

200m

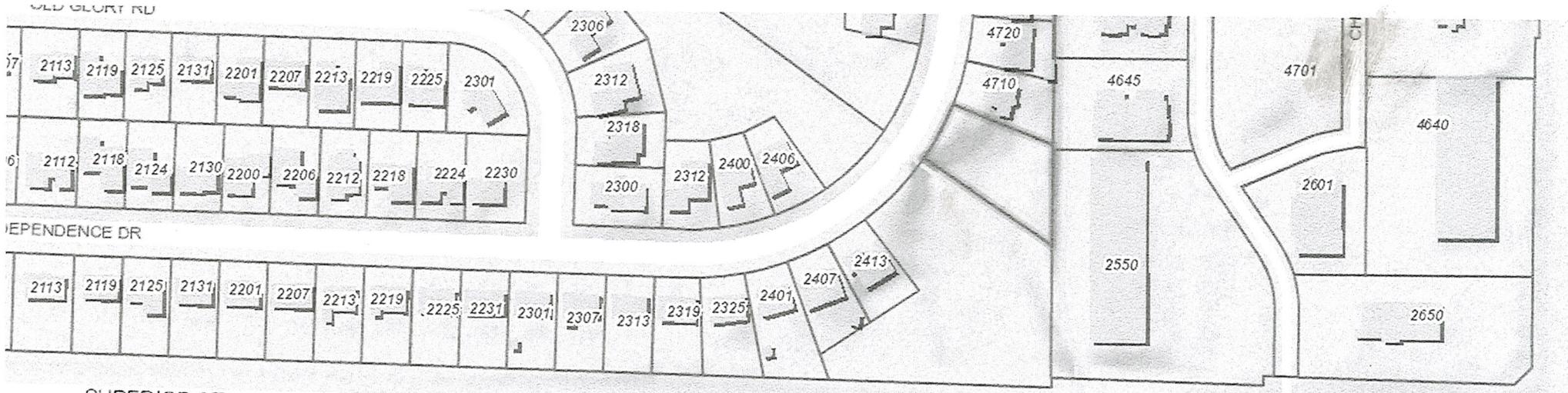
500 ft

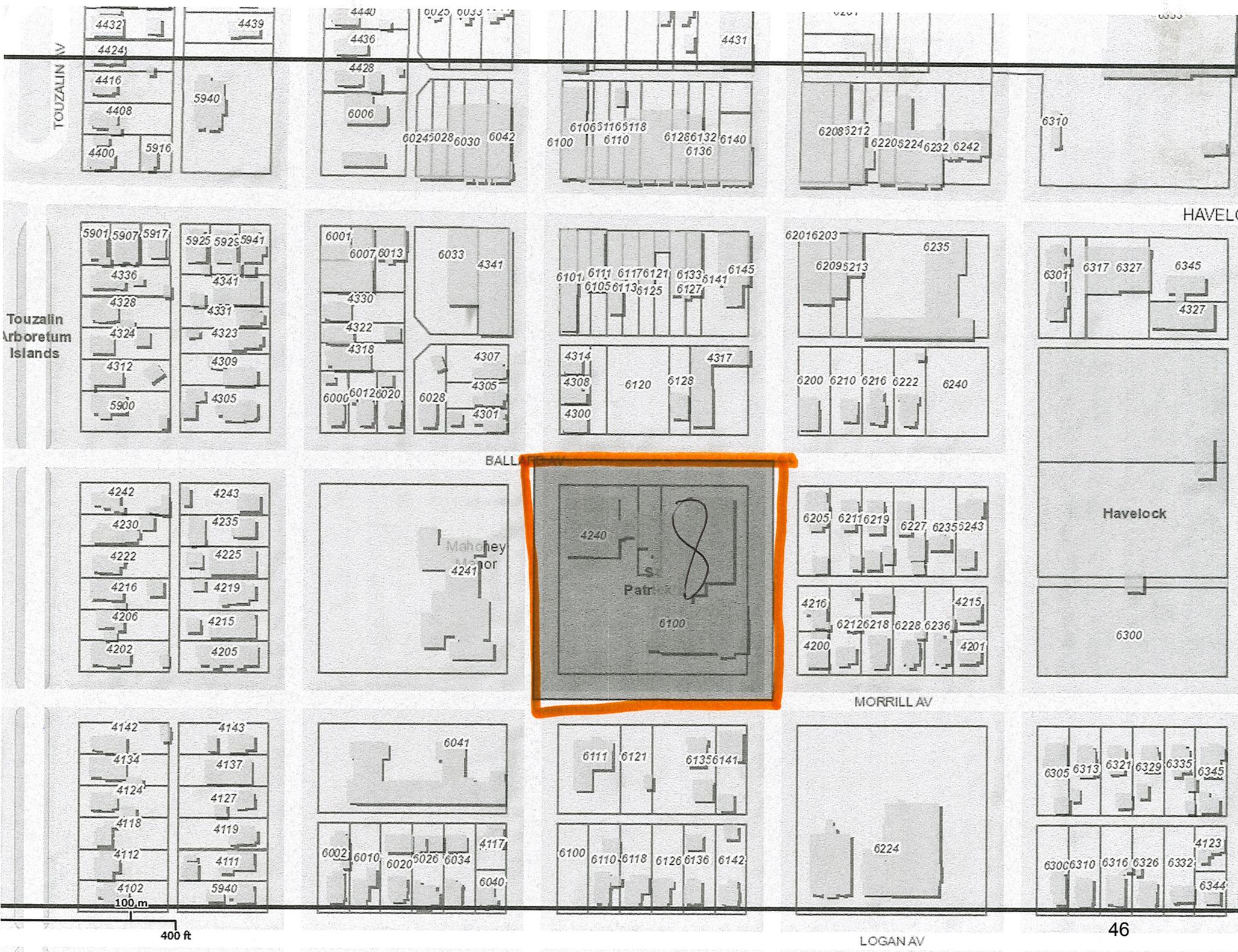
Walmart/Sams Club





100 m
400 ft





Touzalin Arboretum Islands

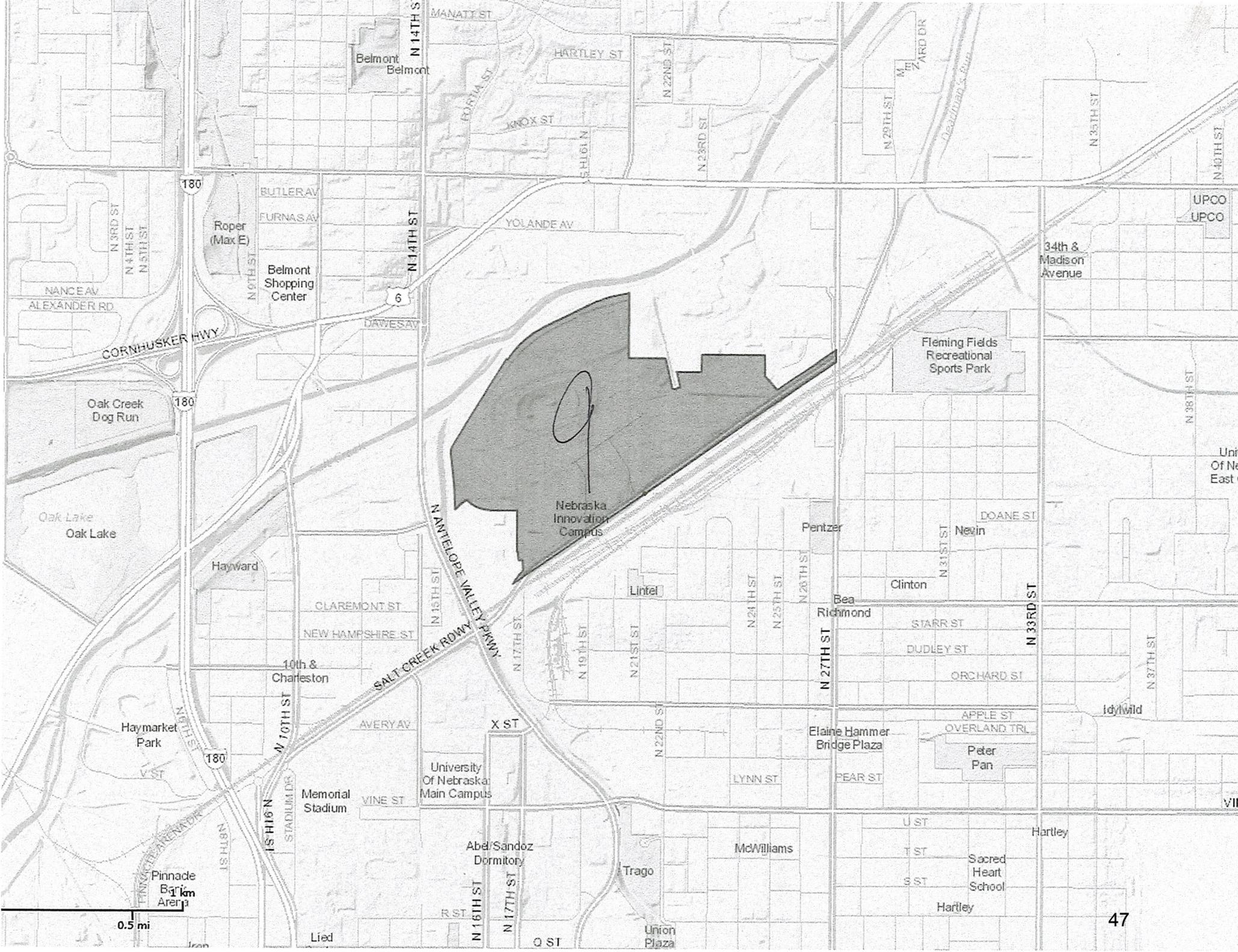
HAVELC

BALL ALLEY

MORRILL AV

LOGAN AV

400 ft



Nebraska Innovation Campus

0.5 mi





Waterford Lake

NEWTONS

FRONT DR

EDGEWATER LA

BOATHOUSE RD

N 112 ST

Hwy 34

N 112 St

unimproved

13

500 m

1000 ft

50



Southeast Community College

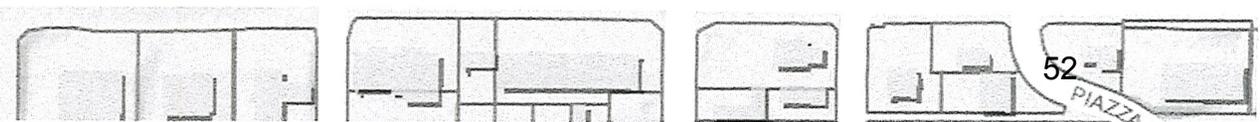
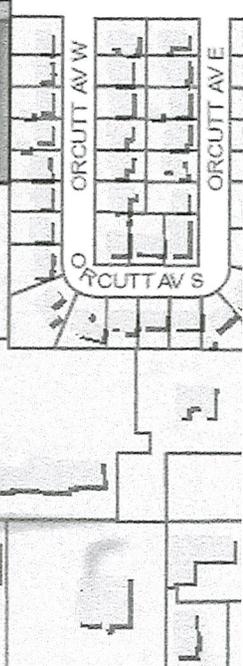
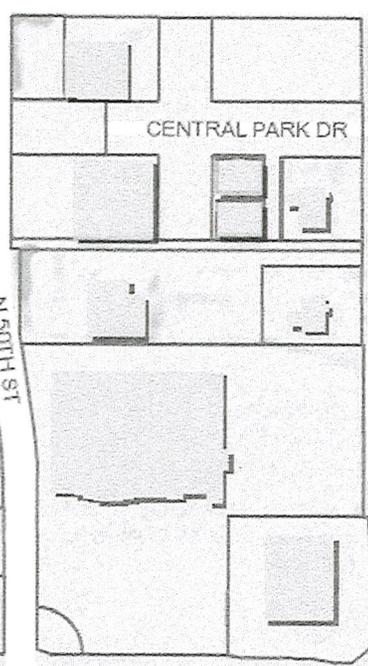
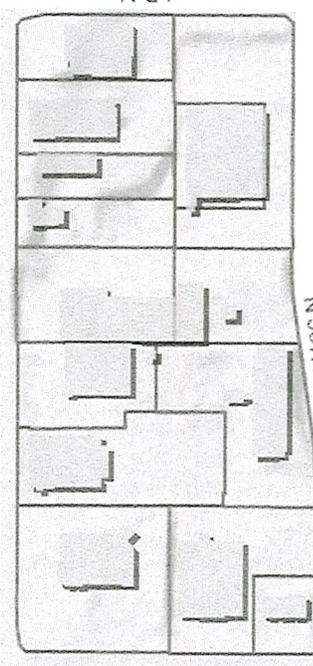
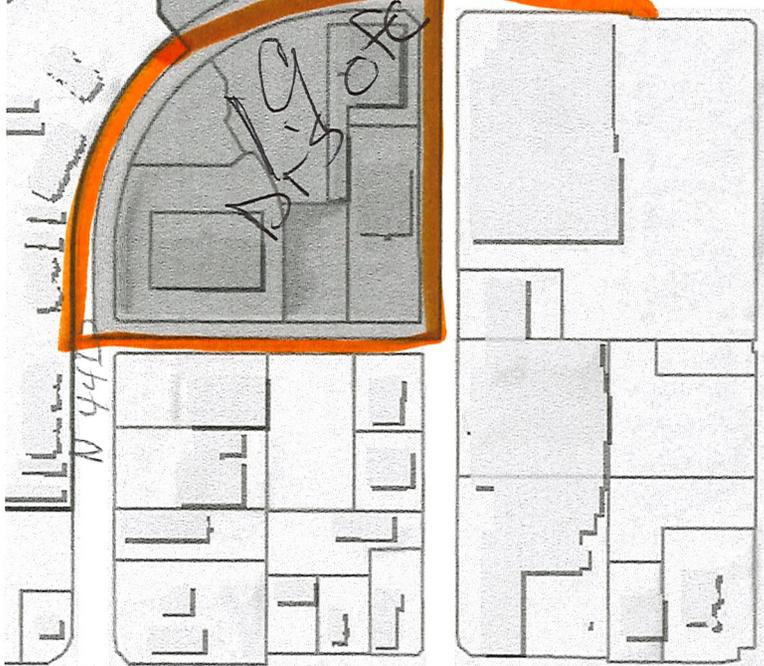
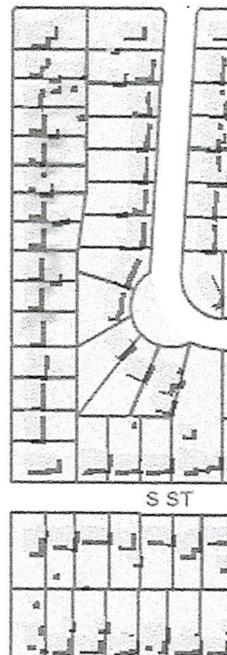
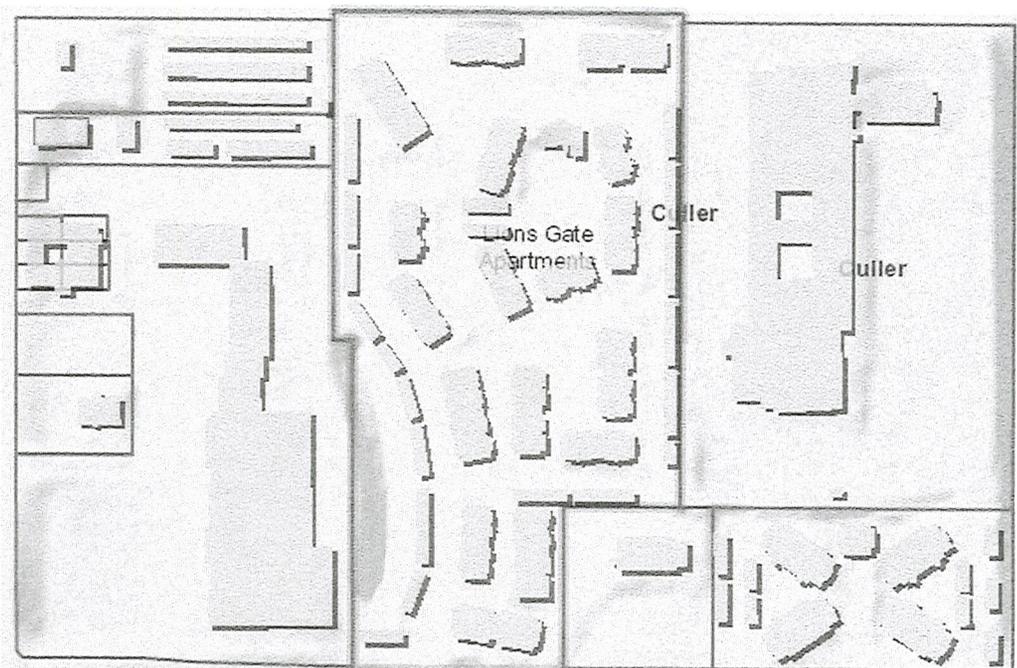
Herbert

JDM
1 story

Unimproved

14

500 m
1000 ft
Pyrtle





CEASTBOROUGH BL
EAST AV
EL DORA LA
E EL DORA LA
S EL DORA LA
PRESTWICK RD
W RIO RD
LAKESIDE CT
S WEDGEWOOD DR
ENGLEWOOD DR

ORNBOROUGH LA
CAROL CIR
GLENHAVEN DR
N 75TH ST
W BROADVIEW DR
JEFFERY DR
SKYWAY RD
MESA RD
CORPORATE DR
LAKESIDE DR
WEDGEWOOD DR
GLENWOOD CIR
S WEDGEWOOD DR
ENGLEWOOD DR

DOTSON RD
INDIAN RD
TERRACE RD
RENO RD
VEGAS RD
APACHE TRL
S 77TH PL
HAZELWOOD DR
SYCAMORE DR
DRIFTWOOD DR

SIERRA DR
BROADVIEW DR
TRAIL RIDGE RD
TRAIL RIDGE CT
RUSSWOOD BLVD
TRAIL RIDGE CT
RUSSWOOD PKWY
CHERRY HILL BLVD
CHESTNUT LA
S CHERRYWOOD DR
N HAZELWOOD DR
REDWOOD DR
BIRCHWOOD DR
SANDALWOOD DR
DORSET DR
CAMERIAN CT
DUNDEE DR
WAY

RUSSWOOD CIR
RUSSWOOD CT
SUNRIDGE CIR
SUNRIDGE RD
BLUE SKY DR
COLLEGE PARK RD
INDIAN HILLS DR
SMOKY HILL

1000 ft
500 m



ELDON DR
WAINOR DR
CRESTLINE DR
SUMNER ST
EMANOR DR
RIVIERA DR
HERITAGE PINES CT
S 61ST ST
S 62ND ST

TWIN RIDGE RD
RAINIER CT
ROGERS CIR
MEEKER CIR
EMANOR DR
RIVIERA DR
HERITAGE PINES CT
S 61ST ST
S 62ND ST

MONTICELLO DR
EVERGREEN DR
RAINIER DR
ROGERS CIR
MEEKER CIR
MORNINGSIDE DR
S 61ST ST
S 62ND ST

CAMPBELL DR
TETON DR
EVERETT ST
RUSTY LA
S BERMUDA DR
FLINT RIDGE RD
BOXELDER DR

SILVER RIDGE RD
KINGSTON RD
BRIGHTON AV
EVERETT ST
BROADMOORE DR
MONTEREY DR
S BERMUDA DR
FLINT RIDGE RD

DR
PACIFIC SAYLOR CIR
SOUTH ST
OLD POST PL

ROA
SUMNER PL
LORNA
GREENBRIAR LA
S 61ST ST

BUCKINGHAM DR
REGENCY DR
BRENTWOOD CIR
WHITESTONE DR
N HAMPTON RD
LINCOLNSHIRE RD
OXFORD RD
S HAMPTON RD
OLD POST RD

SUSSEX PL
SAINT JAMES RD
DOVER CT
YORKSHIRE CT
S 77TH ST

S HAZELWOOD DR
ROSEWOOD DR
COTTONWOOD DR
COBBLESTONE DR
HICKORY LA
IMPERIAL
TALBOT
SU
OAKDALE
IRIS ST
PINEDALE
DEVOE DR
TEAL CIR

TRENDWOOD DR
LAKE ST
MYRTLE ST
S 80TH ST

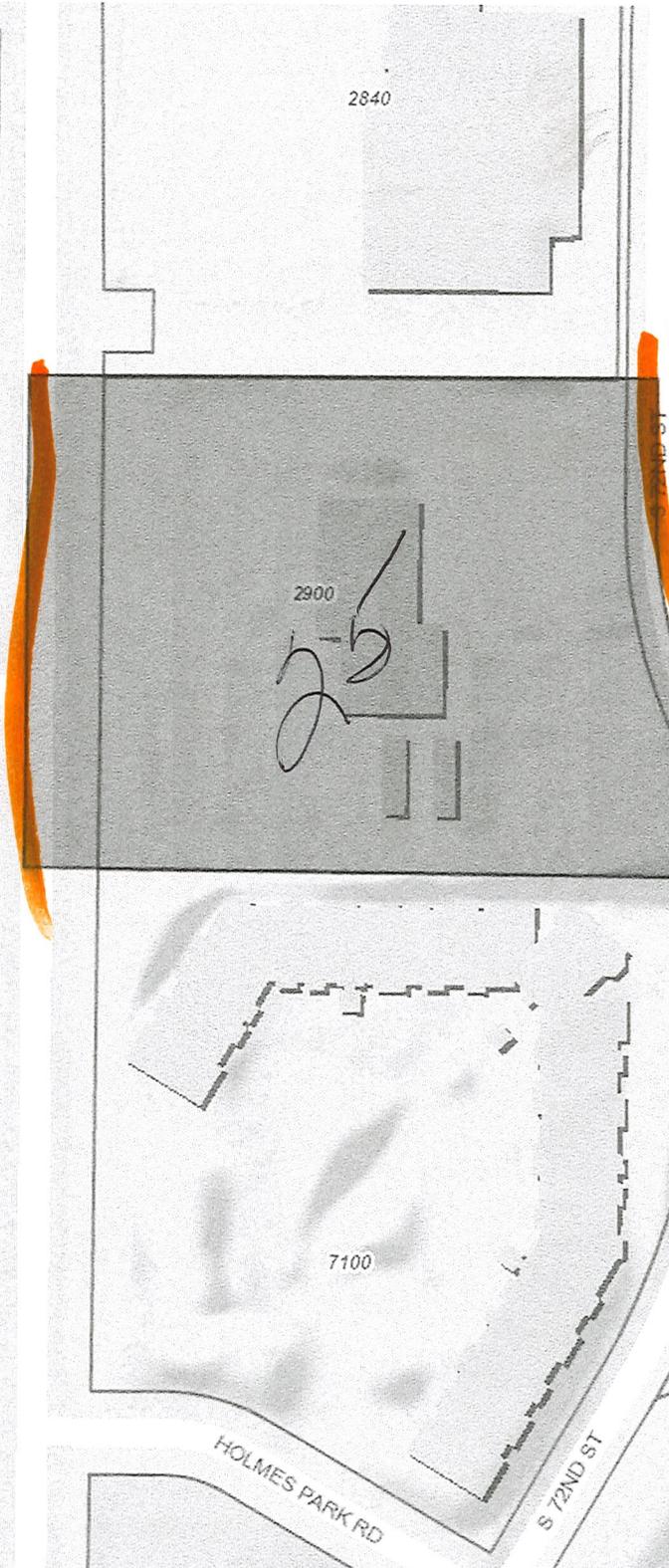
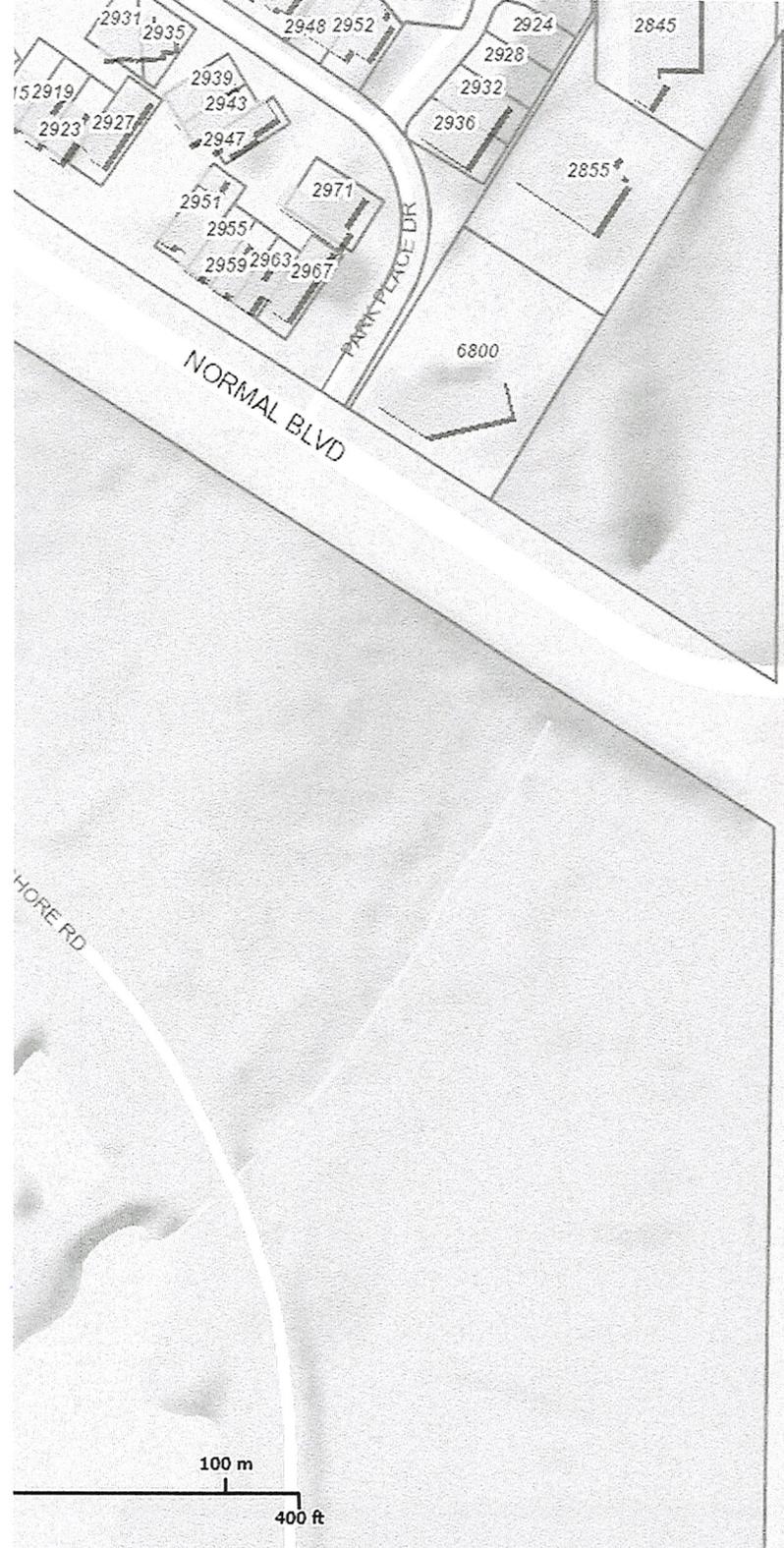
54

500 m
1000 ft
WINDING W
MAL BLVD

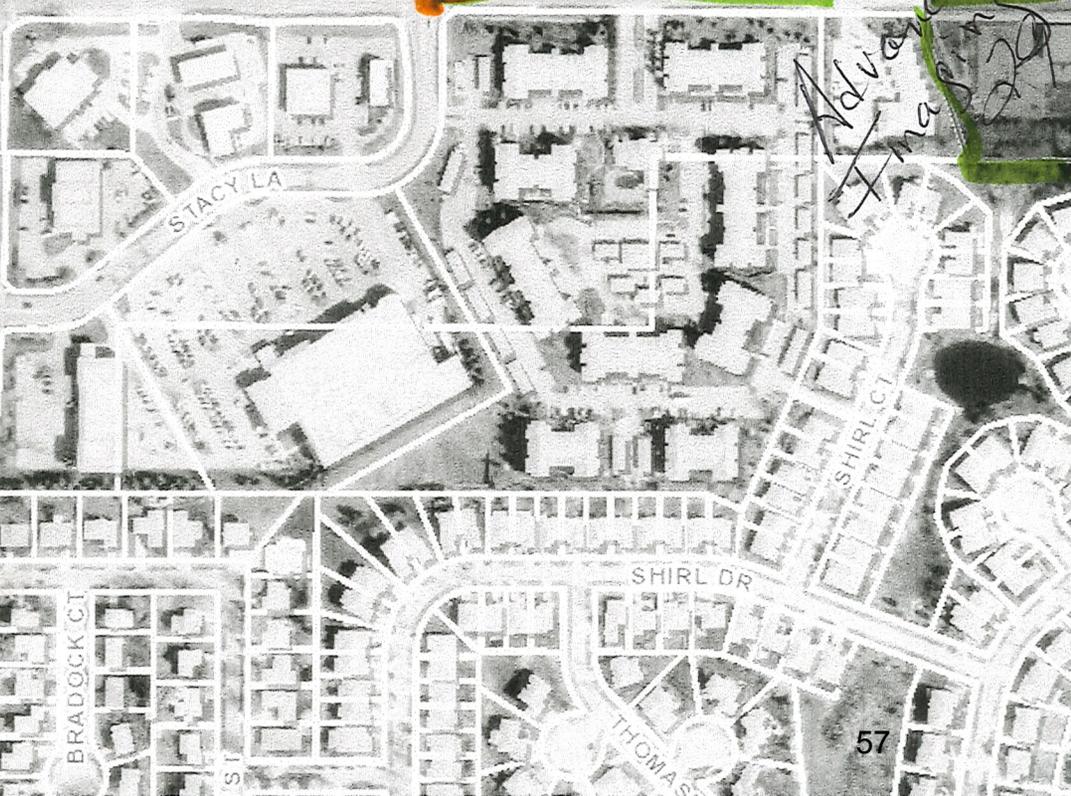
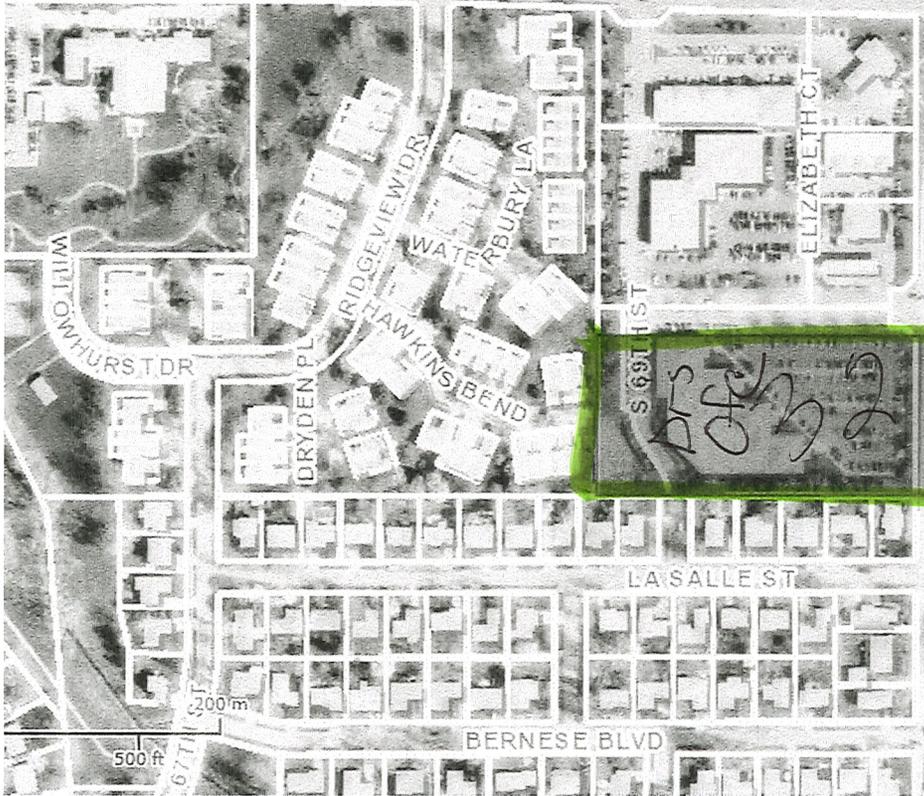
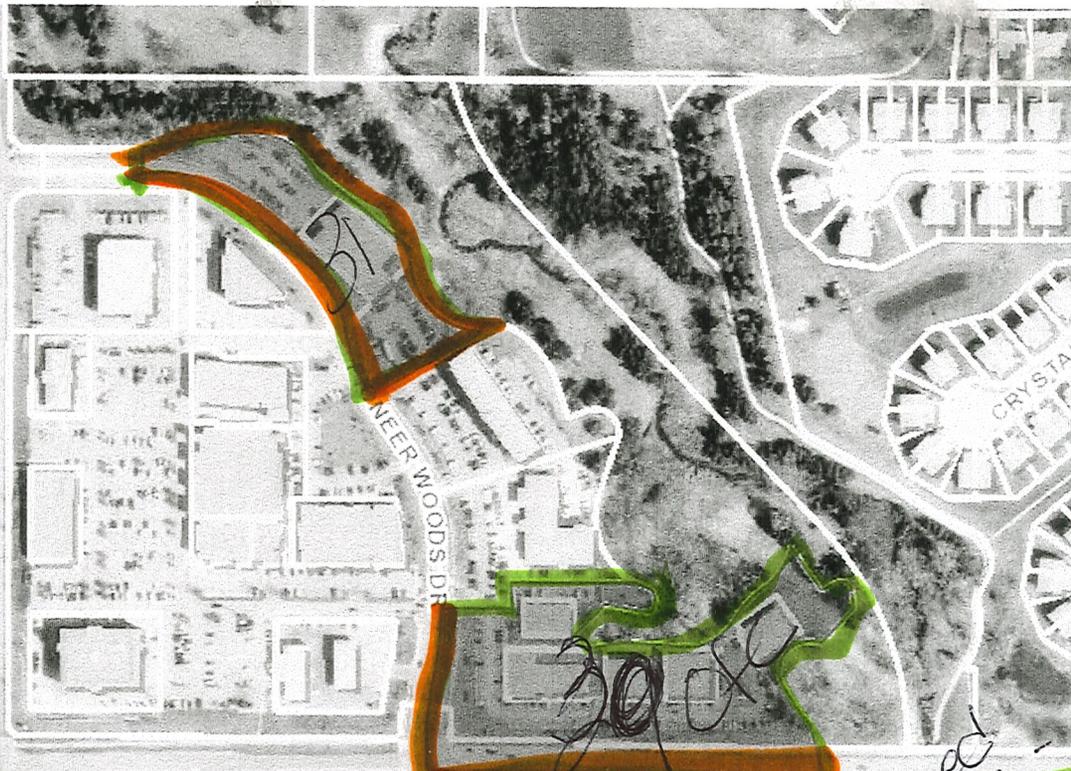
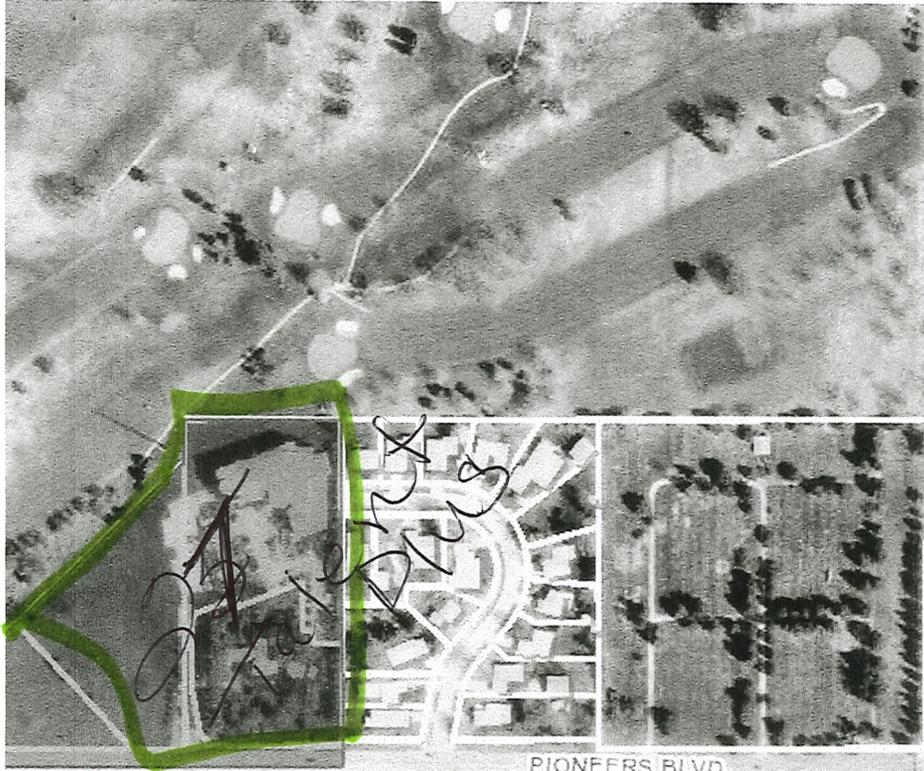
21
One Story
One Story

22
One Story

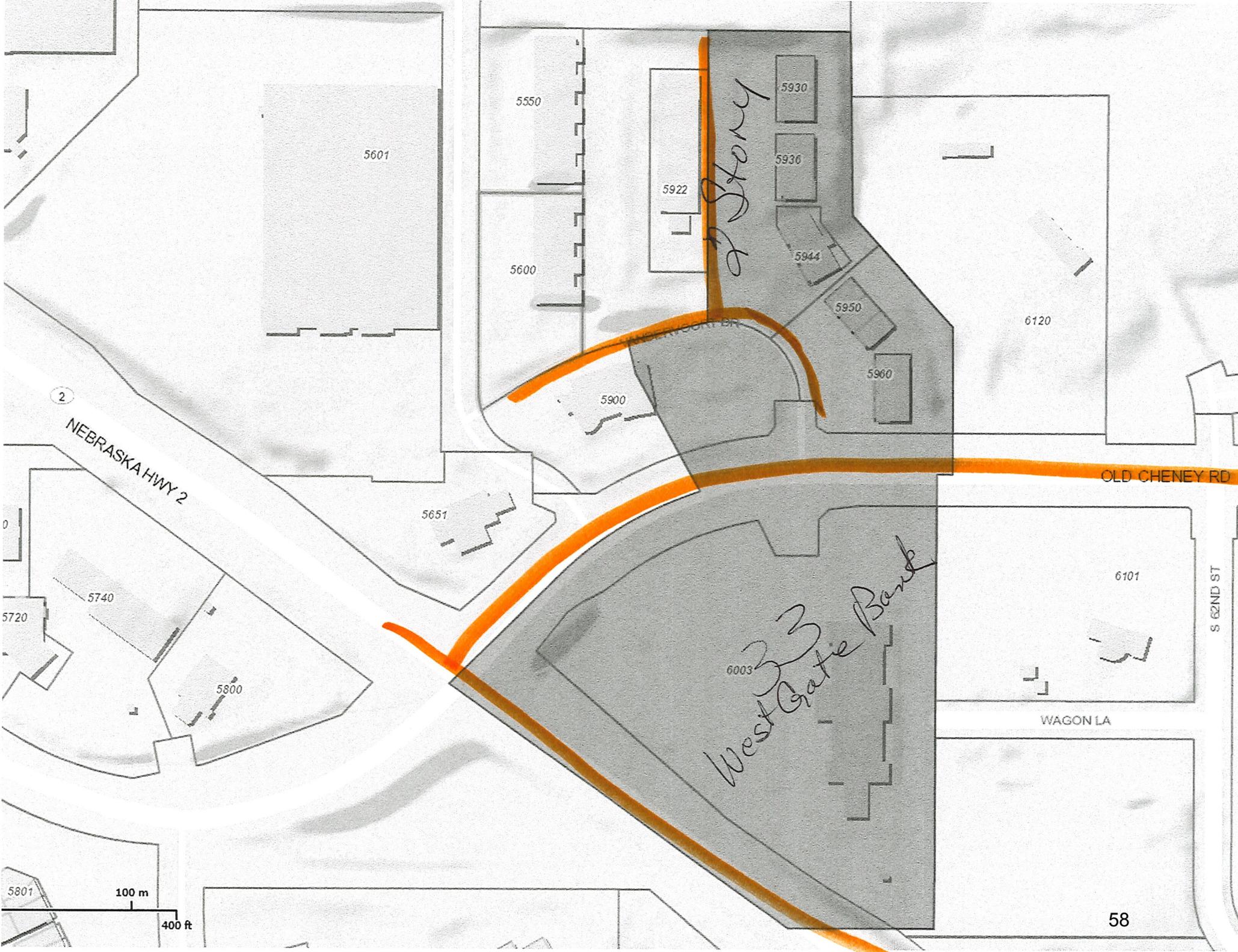
23



100 m
400 ft



Advanced
Mapping



Stony

West Gate Blvd

2
NEBRASKA HWY 2

OLD CHENEY RD

S 62ND ST

WAGON LA

100 m

400 ft

58



34
Ver

32
Off



1 story
36'

100 m
400 ft

60



27 houses

37 houses

Post Office

40

100 houses

500 m
1000 ft

BRIARWOOD AV

Old Cheney

VILLAGE BLVD

VILLAGE LA

VILLAGE DR

KIPLING PL

JACQUELYN DR

PLANTATION DR

43

UNION DR

Williamsburg
Ofc

S 41ST ST

S 40TH ST

S 41ST ST

S 42ND ST

S 43RD ST

DUXHALL DR

BINGHAM CI

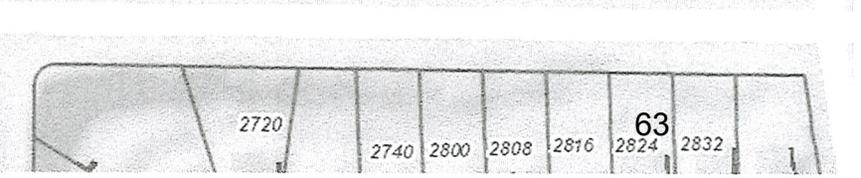
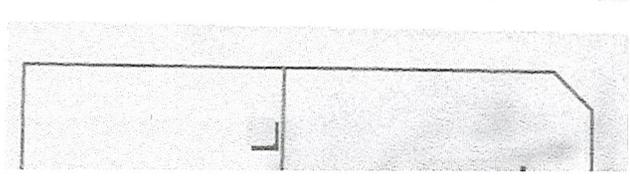
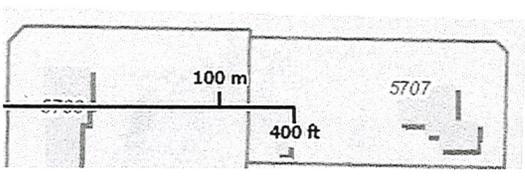
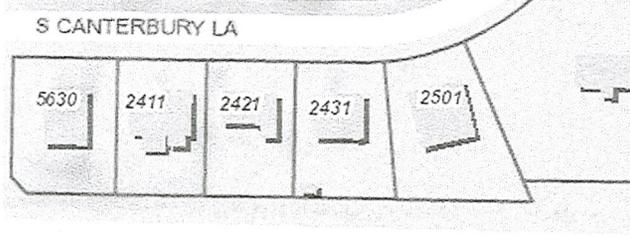
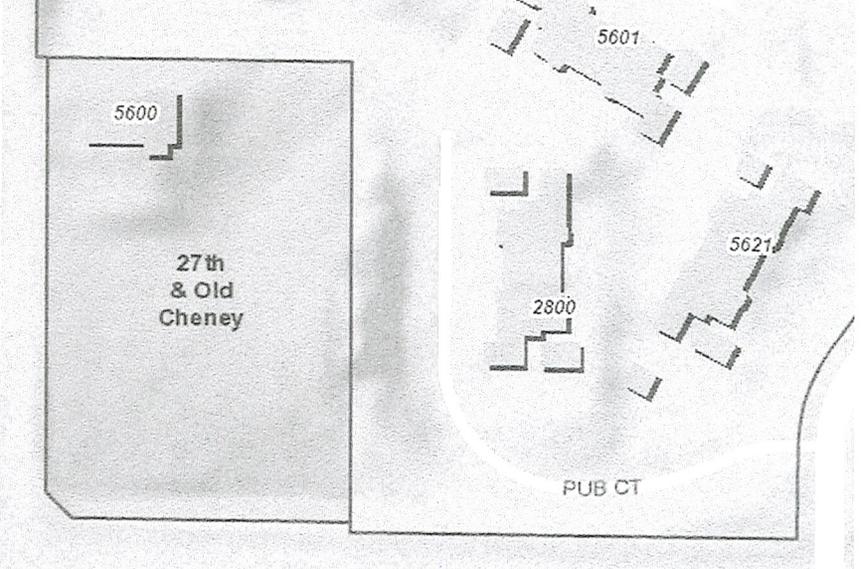
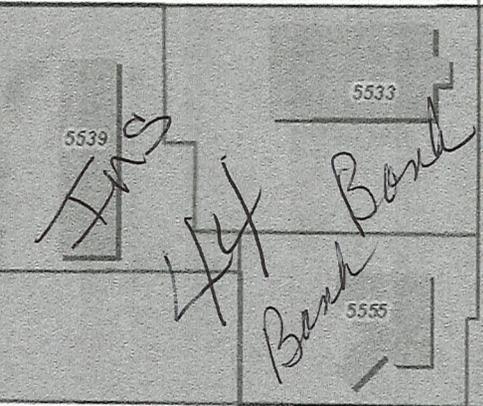
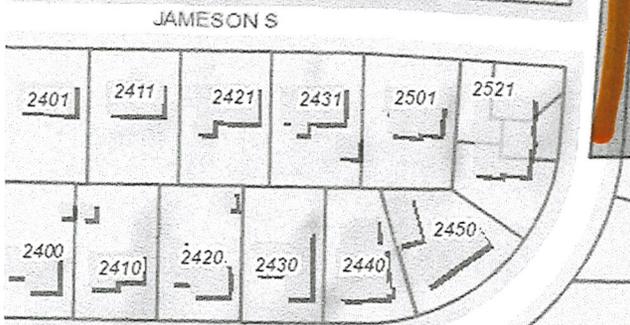
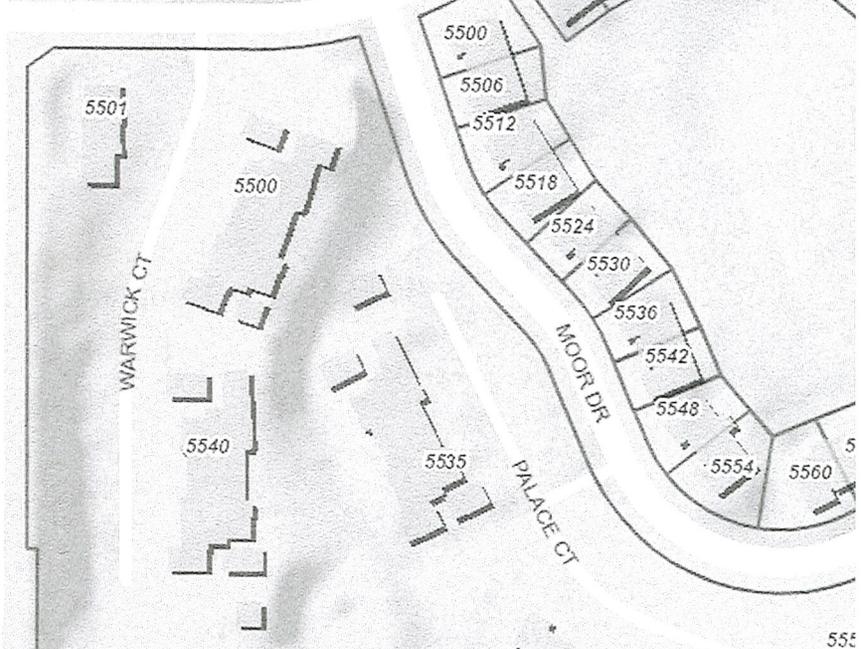
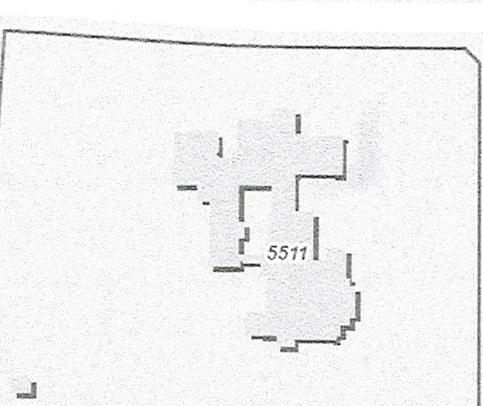
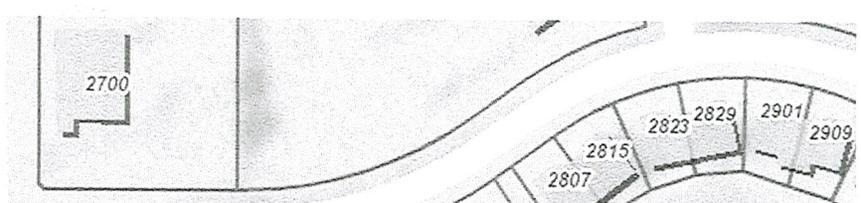
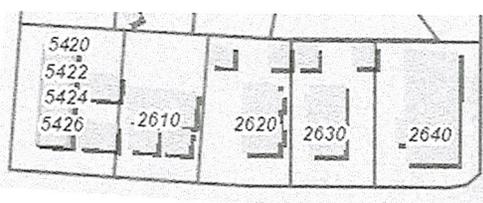
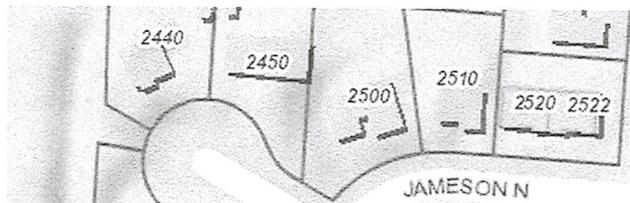
BROWNING ST

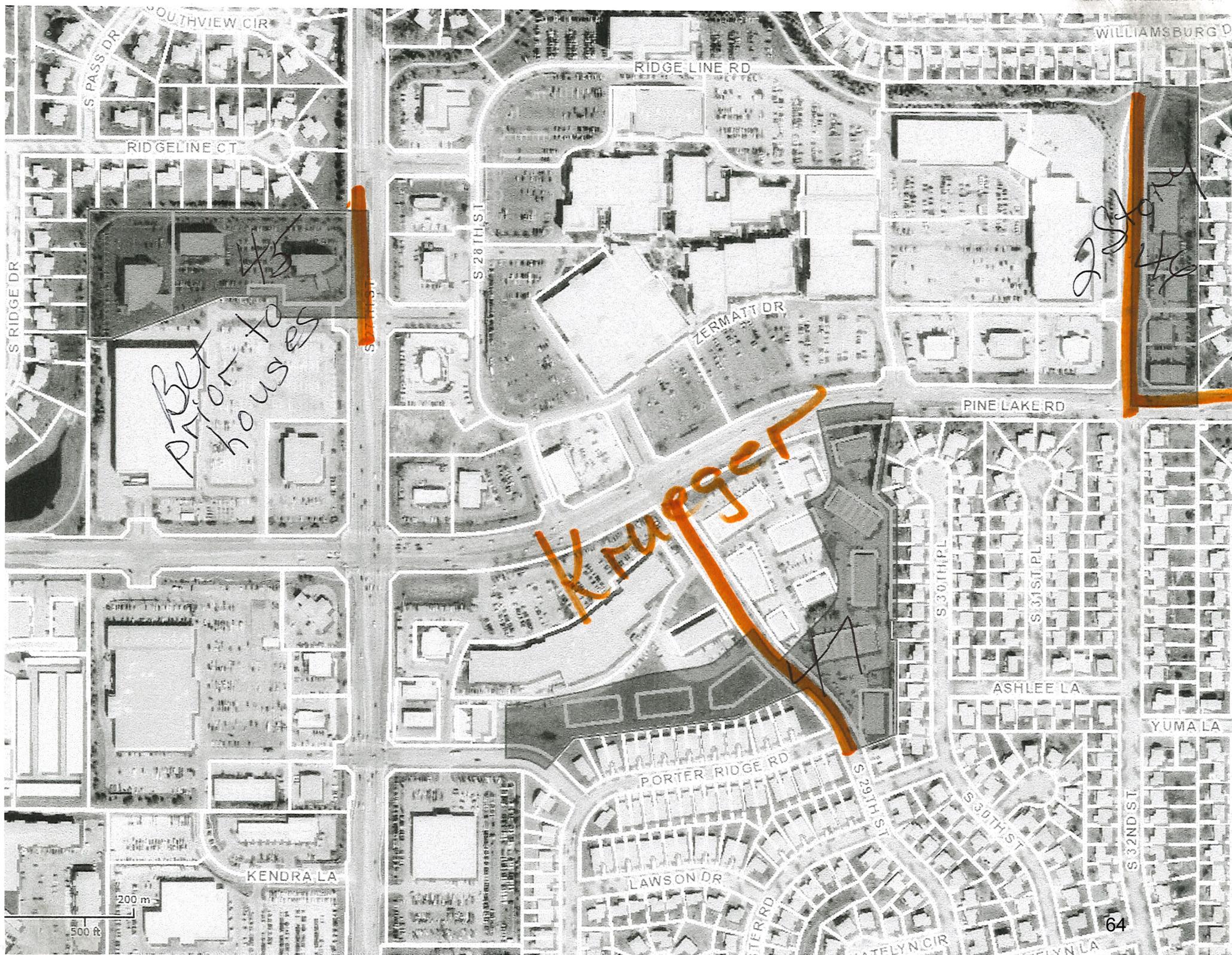
BROWNING ST

CAPE CHARLES

200 m

500 ft





Prior to houses

Kruget

2500
45

500 ft

200 m

64

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 16-18-325-002-000

Tax Year: 2018

Run Date: 4/7/2018 1:11:17 PM

Page 2 of 5

GENERAL BUILDING INFORMATION

Bldg No: 1 Building Type: 81-Office - Multi Tenant Identical Units: 1 No. of Units: 1 Func: 4 - Typical
 Building 1 of 1

COMMENTS

*Krueger Owned
 Blt 2000*



1618325002000 09/06/2016

BUILDING SUMMARY

Total Area: 5,536 RCNLD: \$592,943
 RCN: \$884,989 RCNLD/SF: \$107.11
 Depreciation %: 33

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MS Class	Yr Blt	Rank	Stories	Area	Perimeter	Wall Hat	Eff Aae
01	344 Office Building	D	2000	2.00	1	3,719		16	15
02	444 Dental Office/Clinic	D	2000	2.00	1	1,817		16	15

COMMERCIAL COMPONENTS

Sec	Code	Units	Pct.	Size	Other	Year
01	612 Warmed and Cooled Air		100			
01	882 Stud -Brick Veneer		60			
01	885 Stud -EIFS (Synthetic Stucco)		40			
01	8060 Canopv. Office/Bank Wood Frame	60				
02	612 Warmed and Cooled Air		100			

House behind this blt in 1996

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 16-18-327-004-000

Tax Year: 2018

Run Date: 4/7/2018 1:16:50 PM

Page 2 of 5

GENERAL BUILDING INFORMATION

Bldg No: 1 Building Type: 82-Medical Office - Single Tenant Identical Units: 1 No. of Units: 1 Func: 4 - Typical
 Building 1 of 1

COMMENTS



2 Story

1618327004000 04/17/2017

BUILDING SUMMARY

Total Area: 5,327 RCNLD: \$530,433
 RCN: \$791,691 RCNLD/SF: \$99.57
 Depreciation %: 33

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MS Class	Yr Blt	Rank	Stories	Area	Perimeter	Wall Hat	Eff Ace
01	341 Medical Office	D	2000	2.00	1	4,303	272	10	15
02	344 Office Building	D	2000	2.00	1	1,024	166	10	15

COMMERCIAL COMPONENTS

Sec	Code	Units	Pct.	Size	Other	Year
01	612 Warmed and Cooled Air		100			
01	882 Stud -Brick Veneer		75			
01	885 Stud -EIFS (Synthetic Stucco)		25			
01	8060 Canopv. Office/Bank Wood Frame	130				
02	612 Warmed and Cooled Air		100			

House behind blt 1993

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 16-18-327-006-000

Tax Year: 2018

Run Date: 4/7/2018 1:21:48 PM

Page 2 of 6

GENERAL BUILDING INFORMATION

Bldg No: 1 Building Type: 80-Office - Single Tenant Identical Units: 1 No. of Units: 1 Func: 4 - Typical
 Building 1 of 1

COMMENTS

Sec 01. 1st Floor Sec 02. 1st Floor Sec 03. 2nd Floor



2 Story

1618327006000 07/17/2017

BUILDING SUMMARY

Total Area: 6,440 RCNLD: \$649,237
 RCN: \$874,681 RCNLD/SF: \$100.81
 Depreciation %: 26

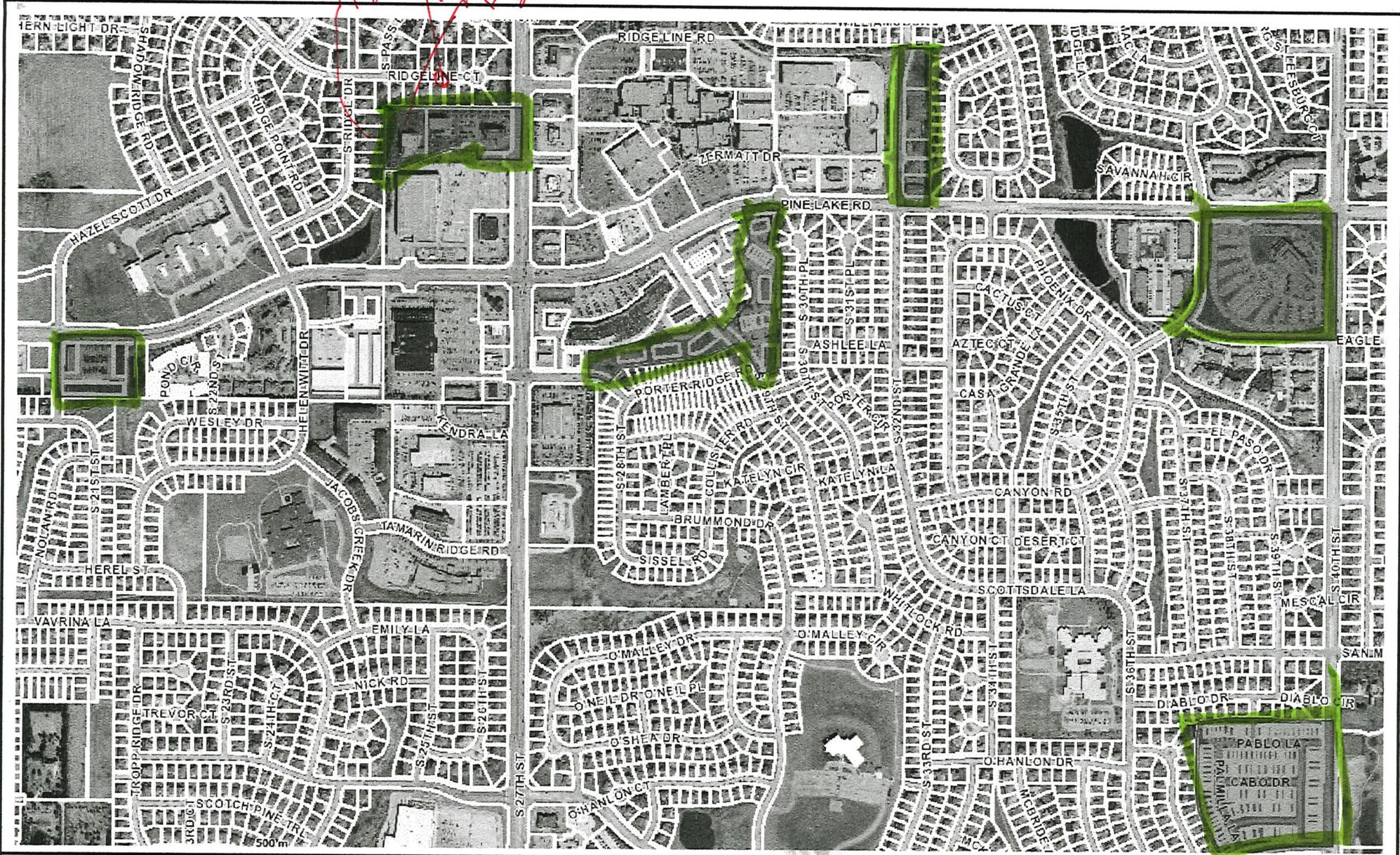
COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MS Class	Yr Blt	Rank	Stories	Area	Perimeter	Wall Hat	Eff Age
01	344 Office Building	D	2000	2.00	1	2,308	208	10	10
02	344 Office Building	D	2000	2.00	1	2,308	208	10	15
03	344 Office Building	D	2000	2.00	1	1,824	264	10	10

COMMERCIAL COMPONENTS

Sec	Code	Units	Pct.	Size	Other	Year
01	612 Warmed and Cooled Air		100			
01	882 Stud -Brick Veneer		75			
01	885 Stud -EIFS (Synthetic Stucco)		10			
01	8060 Canopy. Office/Bank Wood Frame	108				
01	895 Stud -Vinyl Siding		15			
02	612 Warmed and Cooled Air		100			
03	612 Warmed and Cooled Air		100			

*Box 2006
Box 17
Miss
Blair
2005*



Lancaster County/City of Lincoln GIS Map

O-3

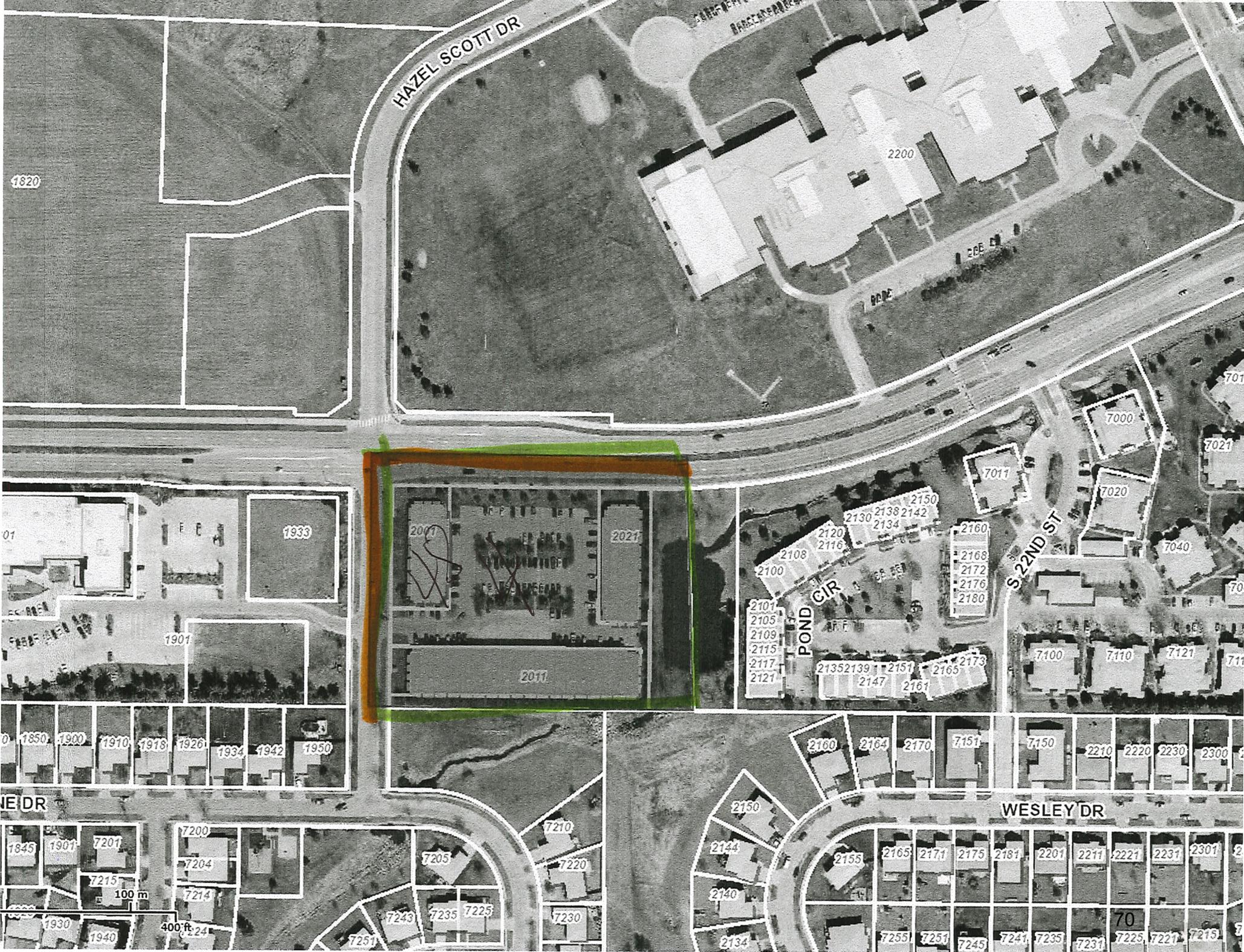
Printed: Apr 06, 2018

DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email ags@lincoln.ne.gov and you will be directed to the appropriate department.



Pitot's 100's
2 Store
1 Store

100 m
 400 ft



HAZEL SCOTT DR

BRASCO DR

1820

2200

1933

2001

2021

2011

2100

2108

2116

2120

2130

2134

2138

2142

2150

2160

2168

2172

2176

2180

POND CIR

S 22ND ST

7000

7011

7020

7021

7040

7100

7110

7121

2160

2164

2170

7151

7150

2210

2220

2230

2300

WESLEY DR

WESLEY DR

1845

1901

7201

7200

7204

7214

1930

1940

7205

7210

7220

7243

7235

7225

7230

7251

2150

2144

2140

2134

2160

2164

2155

2165

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2201

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2221

2231

2301

7255

7251

7245

7241

7235

7231

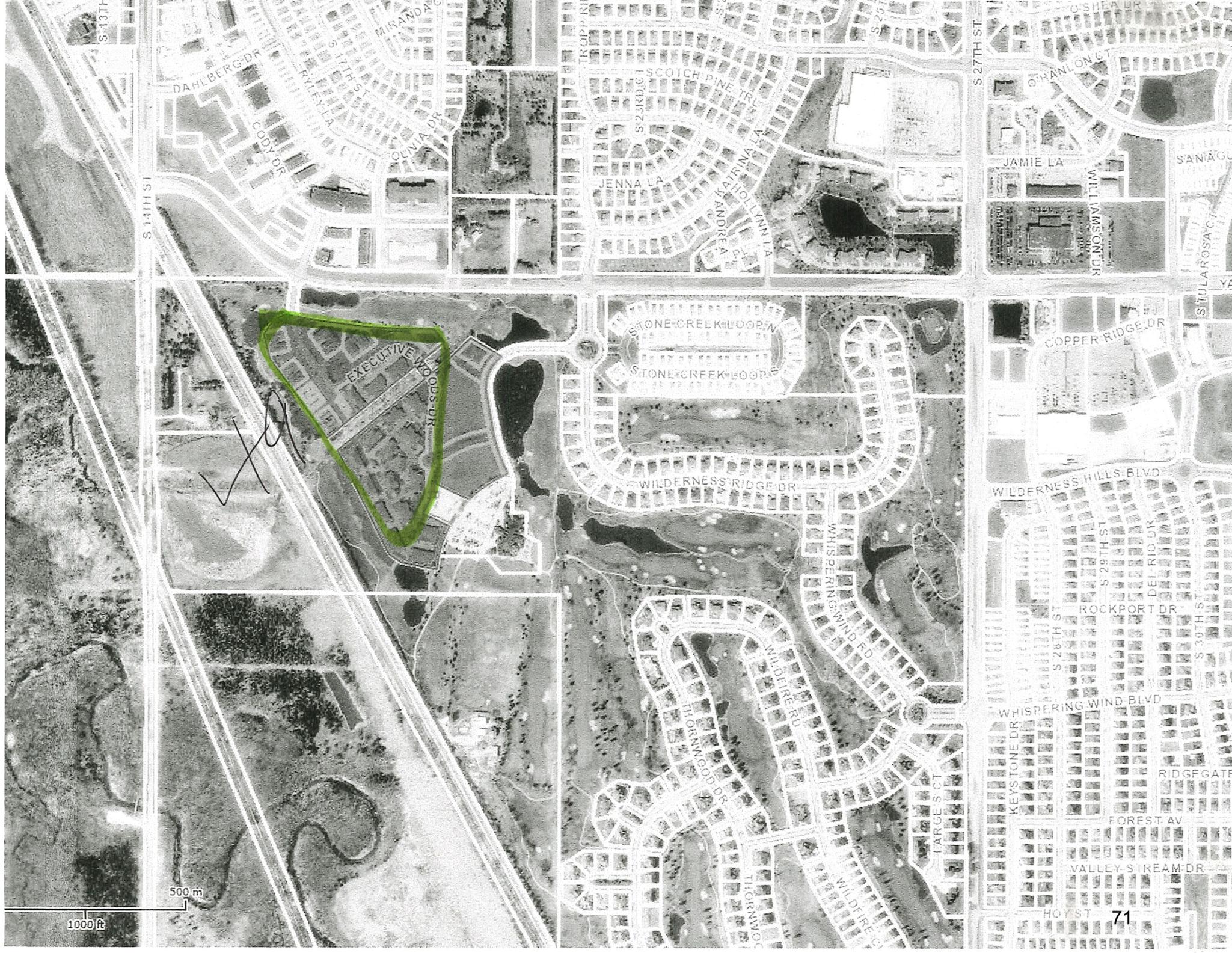
7225

7221

7215

100m

400ft



S 14TH ST

DAHLBERG DR

CODI DR

RYLENA

OCINIA DR

MIRANDA DR

TROPP RD

JENNA LA

S 23RD CT

ANDREA

AIRINA LA

HOLLYN LA

S 20TH

S 27TH ST

JAMIE LA

WILLIAMSON DR

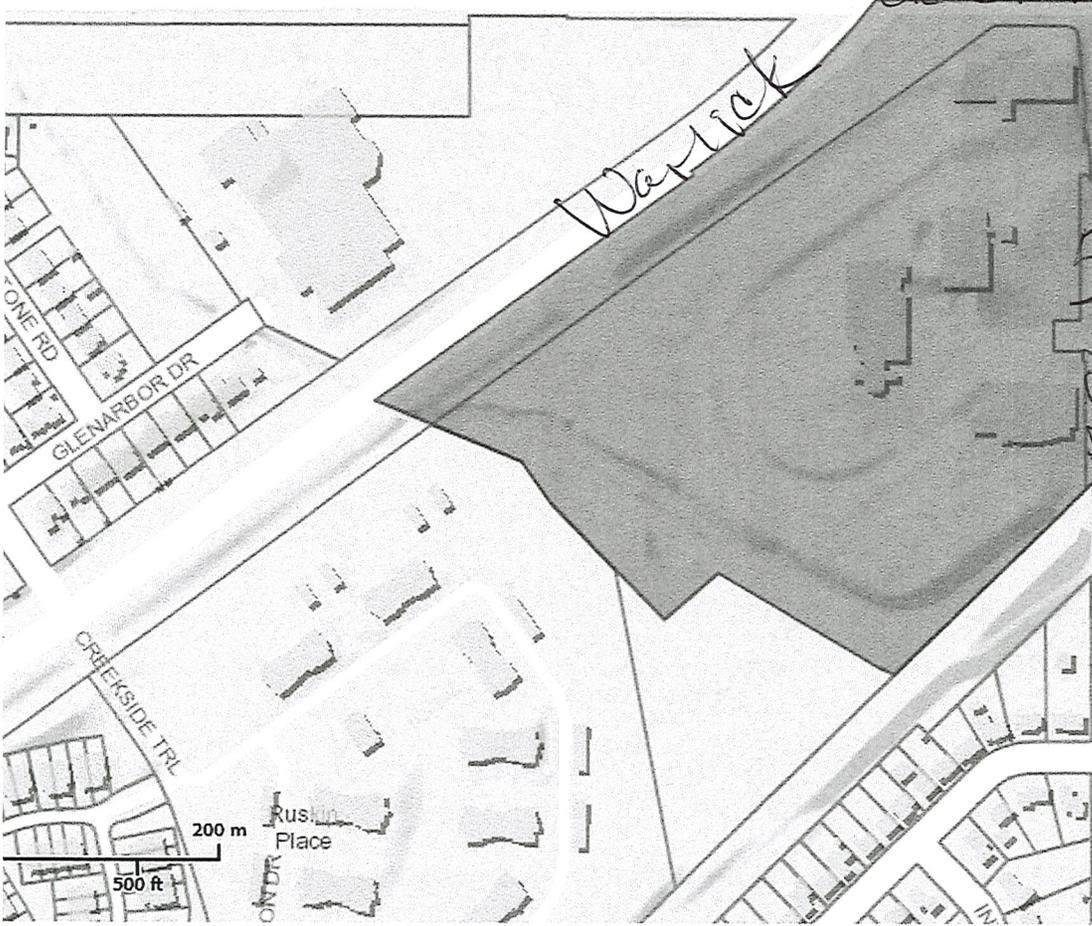
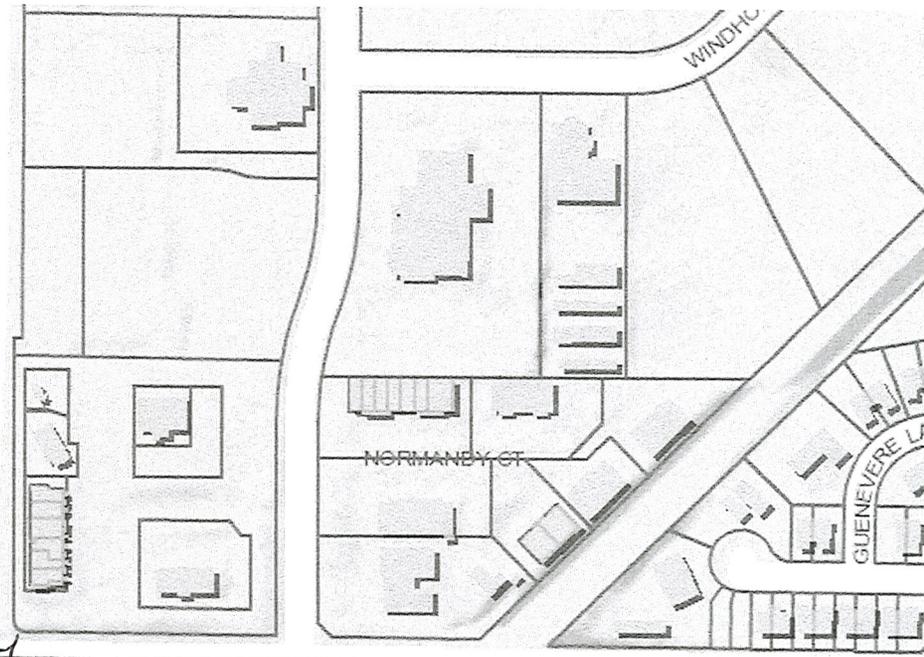
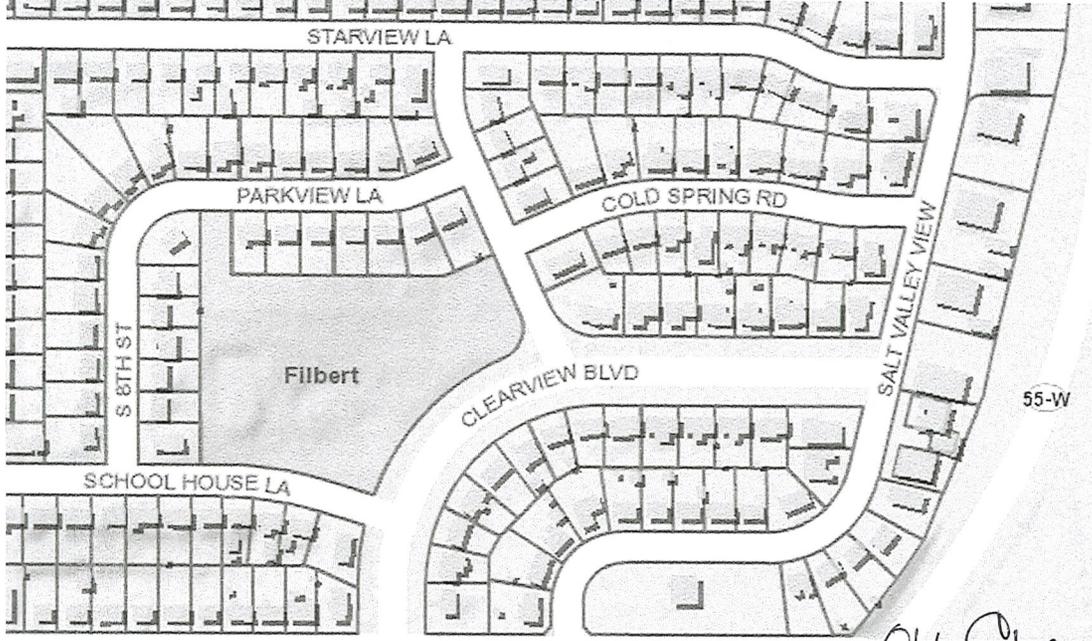
SANAGU

STULAROSA CT

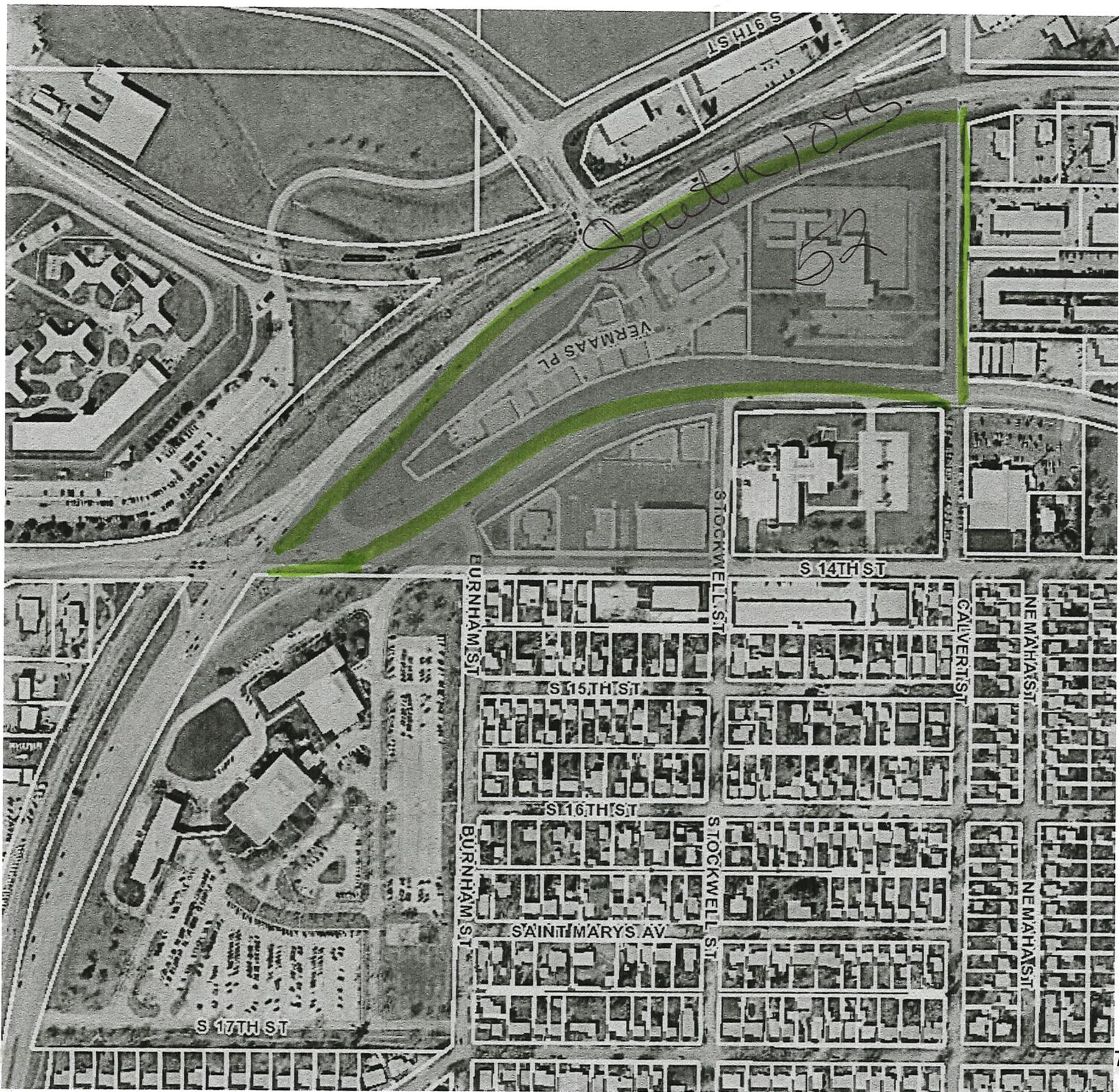
500 m

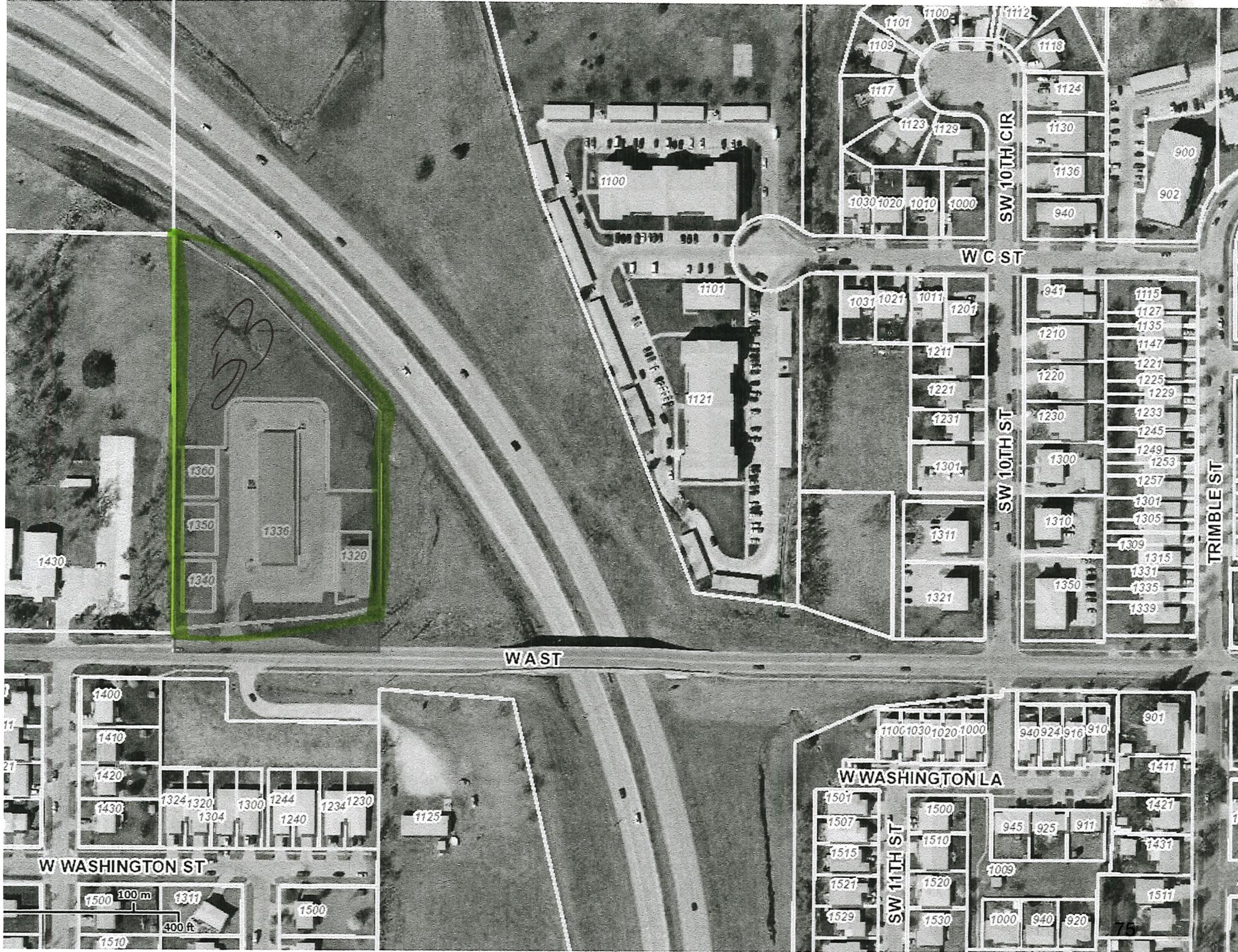
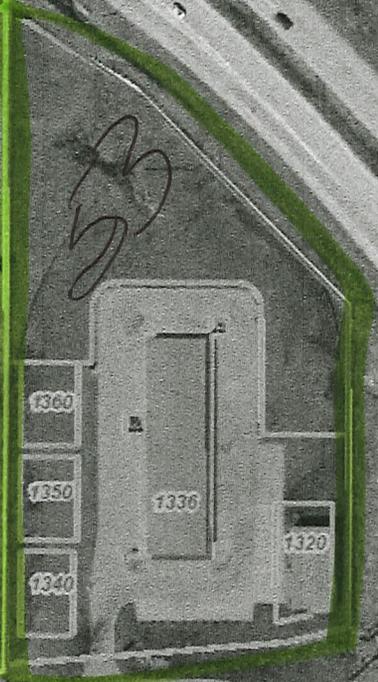
1000ft

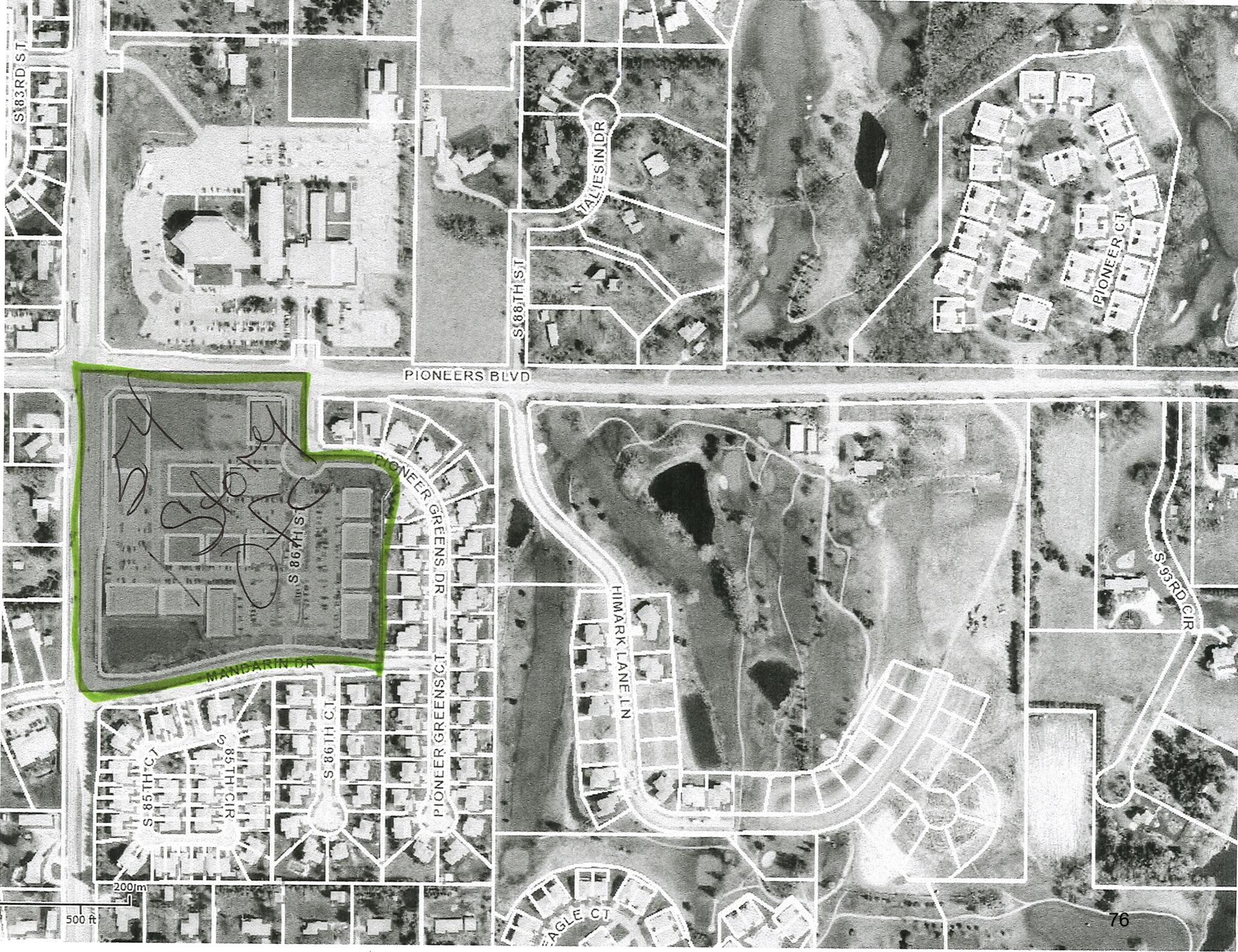




55-W







200m

500 ft

UP100C, SP1629H - Cover Page
Exhibit D
(pp. 77-91)

Opposed to #100C & #1629#

			C	D	E
1	SIGNATURE	NAME	ADDRESS	PHONE	EMAIL
2		Susan Lukasiwicz	2844 Lawson Dr.	308-750-1084	suelakeR@icloud.com
3		Shannon Holweger	7328 Collister Rd	402-304-0909	shannonholweger@yahoo.com
4		Scott Holweger	7328 Collister Rd	402-304-0939	smholweger@yahoo.com
5		Bill Hobbie	7335 Collister Rd	402-450-8091	jmh72@nebrr.com
6		Dan Summers	7335 Collister Rd.	785-421-7869	dan.summers53@gmail.com
7		CAROLYN ALLST	7337 COLLISTER RD	402-420-2710	
8		MIKE HEWITT	7336 COLLISTER RD	402-525-3971	
9		DARREN MONCRIEF	7350 COLLISTER	402-304-0485	
10		KEVIN BARKER	2855 LAWSON DR.	(309) 440-5532	
11		Ronald R. Olds	2854 Lawson Dr.	(402) 328-8082	olds.rou@gmail.com
12		Jane Olds	2854 Lawson Dr.	(402) 440-4772	olds.jane@gmail.com
13		Patricia A Mook	2850 Lawson Dr	402-450-3374	patmook@gmail.com
14		MIKE NOBBMAN	7409 Collister Rd	770-7523	
15		Robert Brandt	2834 Lawson Dr	402 416-2353	brandt@nebrr.com
16		Sherilyn Brandt	2834 LAWSON DR	402-423-2874	"
17		MARY COX	3830 Lawson Dr	402-560-1050	
18		DAN SWANSON	2850 LAWSON	402-9112	
19		ROSE M. MICHEL	2814 LAWSON DR	402-423-8298	
20		Philip C Michel	2814 LAWSON DR	402-423-2298	philip.michel@hotnetmail.com

hotnetmail.com
20

Opposed to #100C & #1629H

			C	D	E
1	SIGNATURE	NAME	ADDRESS	PHONE	EMAIL
2		Gayle Miller	3731 Stockwell Cr	402-730-3171	gayle.miller73@gmail
3		Diana Rogers	5439 Sherman St	402-301-1672	diana.roggers_personal@yahoo.com
4		KEVIN L. ROGERS	5439 Sherman St	402-432-8163	
5		Chris Dawson	6329 S. 28th	402-560-3739	
6		Amarah Davis	2825 W. Peach St	618-973-9599	
7		JASON USBOW	7900 S. 21 St	402-840-9001	ah: 81702@gmail.com
8		Elizabeth Kube	7300 S. St.	402-640-9154	
9		Carol Siefkes	2820 Lawson Dr.	402-423-2144	
10		Anne Marie Lardenoit	2825 Lawson	(402) 400-1704	alardenoit08@gmail.com
11		Todd Lardenoit	2825 Lawson	(402) 400-1704	
12		Sally Mathis	7345 S. 28th		
13		OLIVER E. NESBITT	7355 S. 28th	402-328-9491	
14		Charlene Prai	7401 S. 28th	402-802-7030	cprai@msn.com
15		Jared Bowler	7410 S. 28th	972-827-9879	
16		Diona Hartwig	7420 S. 28th	402-432-1680	diwags8@hotmail.com
17		Mark Othmer	7430 S. 28th	402-430-7192	
18		Barbara J. Roche	7451 S. 28th	402-484-0261	
19		Dean J. Roche	7451 S. 28th	402-484-0261	
20			7435 S. 28th	402-217-8285	

Opposed to #100C §#7629H

			C	D	E
1	SIGNATURE	NAME	ADDRESS	PHONE	EMAIL
2	Deanna Lytle	Deanna LYTLE	2857 Porter Ridge	402-421-3301	
3	Kenneth Lytle	KEN LYTLE	2857 PORTER RIDGE	402-421-3301	
4	Marilyn Burkland	Marilyn Burkland	2853 Porter Ridge	402-435-5503	
5	Ravette Engstrom	RAVETTE ENGSTROM	2847 PORTER RIDGE RD	402-730-1942	
6	Dale P Wilson	DALE P Wilson	2847 Porter Ridge Rd	402-212-5815	
7	Delma Pieper	DELMA-PIEPER	2835 Porter Ridge Road	402-261-4797	
8	Norbert Pieper	NORBERT-PIEPER	2835 Porter Ridge Road	402-261-4797	
9	Kathryn Dunagan	Kathryn Dunagan	2831 Porter Ridge Rd	402-421-8601	
10	Bonnie Collins	Bonnie Collins	2821 Porter Ridge Rd	402-525-6522	
11	Matt Collins	Matt Collins	2821 Porter Ridge Rd	402-525-5361	
12	Grant Davis	Grant Davis	2804 Porter Ridge Rd	308-293-3508	
13	Mary Rotherham	Mary Rotherham	2820 Porter Ridge Rd	402-150-5338	
14	David Dingle	DAVID DINGLE	2828 Porter Ridge	402-853-9776	
15	Miki L. Hood	Miki Hood	2861 Porter Ridge	402-423-4460	
16	Jerrold C. Hood	JERROLD C. HOOD	2861 PORTER RIDGE	402-423-4460	
17	Leslie A. Roberts	Leslie A Roberts	2864 Porter Ridge Rd	402-421-1554	
18	Sue Roberts	^{Ada} Sue Roberts	2864 Porter Ridge Rd	402-421-1554	
19	Nathan Schwank	Nathan Schwank	2872 Port Ridge Rd	402 416 3550	
20	Bob Sy	Bob Sy	2883 " "	⁴²⁰ 402-6155	

Opposed to the road \$ #1629H

	C	D	E		
1	SIGNATURE	NAME	ADDRESS	PHONE	EMAIL
2		Rachel Smith	2917 Pinelake Rd STEB	402-745-0384	rsmith@ecseyes.com
3		Rhonda Coash	2917 Pinelake Rd	402-323-2062	rcoash@ecseyes.com
4		Kelsey McIntyre	7440 Tallgrass Pkwy Apt 309C	402-218-0317	kmcintyre@ecseyes.com
5		Cheryl Matz	760 S 33rd St	402-802-1058	Cherylmatz@gmail.com
6		Rose Walker	2917 Pinelake Rd STEB	402-429-2503	rwalker@ecseyes.com
7		Erin Devine	2917 Pinelake Rd STEB	402-613-0972	edevine@ecseyes.com
8		McKenzie Martin	570 175th rd Pleasant Dale	402-580-0145	mmartin@ecseyes.com
9		Alba Argueta	7417 S 29th St	402-320-0283	alba.argueta5@gmail.com
10		Carol J. Piscatelli	7425 S 29th St		
11		Amy Decker	7420 S. 29 St.	402-421-6797	—
12		Lynn Sykas	7449 S 29 St	402-450-3925	
13		Nancy Penny	7521 So. 29	402-610-2222	
14		Jeff Swell	7506 Whitlock Pl	402-328-0417	
15		Jeff Ray	7500 Whitlock Pl	402-403617	
16		CARRIE RAY	7500 WHITLOCK PL	402-438-3429	carricannray@gmail.com
17		Nancy Elley	4820 So. 72nd St	402-440-9162	nelley59@gmail.com
18		Alex Ray	7500 Whitlock PL	—	alexlogunray@gmail.com
19		Kira Ray	7500 Whitlock PL.	402-438-3429	
20		Libby Elder	7530 S. 29th Street	402-440-1436	libbyelder1@gmail.com

Opposed to 100C §# 16 29 H

			C	D	E
1	SIGNATURE	NAME	ADDRESS	PHONE	EMAIL
2		Doug Hoeven	7212 S. 30 th Pl.	402-326-2591	
3		Ron Avila	7140 S. 30 th Pl	402-440-2265	
4		Katie Elder	7120 S. 30 th Pl	402-420-6619	
5		Leticia Sherman	7110 S 30 th Pl	402-601-1902	
6		Chris Sherman	7110 So. 30 th pl.	402-525-7121	
7		SCOTTY HOEFER	7030 S 30 th Pl	402-840-2032	
8		Jeff Shreckack	7020 S. 30 th Pl.	402-560-2220	
9			7011 So 30 th Pl	402-440-5097	
10		Miranda Hatcher	7031 S 30 th Pl	402-768-8246	
11		Jim Swartz	7101 So 30 th Pl	402-420-1049	
12		Kelly Petersen	7211 S. 30 th Pl.	402-560-5744	
13		Corey Petersen	7211 S. 30 th Pl.	402-560-5744	
14		Bruce Hahn	7307 S. 30 th	402-890-4246	
15		Jill McAffery	2900 Porter Ridge Rd	402-730-7385	
16		Jodi Hatcher	7322 S 29 th	402-429-6755	
17		Charles J Lyster	7340 S 29	402-420-7406	
18		Patricia L Lyster	7340 S. 29	402-420-7406	
19		Harry G. Pelan	7328 S. 29 th St	402-420-5007	
20		Karen L. Pelan	"	"	

Opposed to #1000 & #1629 H

			C	D	E
1	SIGNATURE	NAME	ADDRESS	PHONE	EMAIL
2		Sarah Duer	2812 Porter Ridge Rd	402-421- 133 ²⁵⁷⁸	sjd133@hotmail.com
3	Debra Pester	DEBRA PESTER	2825 Porter Ridge Rd	402-310-4173	bruce-deb.pesther@yahoo.com
4	Bruce Pester	Bruce Pester	" " " "	"	"
5	Steve Noyce	Steve Noyce	2757 Porter Ridge		
6					
7	Sally Hinds	Sally Hinds	2800 Lawson Dr	402-875-0794	SPAR365@gmail.com
8	Andrew Hind	Andrew Hind	2800 Lawson Dr	402-875-0794	}
9	Brian E. Nesbitt		7355 S 28th		
10		SCOTT FOERSTER	7421 S 28th	40-499-7811	sj4str4nu@yahoo.com
11		Jim Tiemann	7441 S. 28	402-440-2875	
12	Ruth Tiemann	Ruth Tiemann	7441 S 28		
13		Jennifer Heckman	2821 Sissel Rd.	402-617-4517	ekebykvarneyahoo.com
14	Linda Baker	LINDA Baker	2811 Sissel Rd.	402-490-9119	
15	John C Keller	John C Keller	2825 Sissel Rd	307-746-5657	
16	Judy Kay Jensen	Judy Kay Jensen	2829 Sissel Rd	402-420-6370	jensenjKay@yahoo.com
17	Chikako Huffman	CHIKAKO HUFFMAN	2833 SISSEL RD.	402-328-9580	
18	Becky Hohensee	Becky Hohensee	2845 Sissel Rd	4024295115	hohenseefam@neb.rr.com
19	Peggy Carlson	Peggy Carlson	2840 Sissel Rd	402-421-2241	pechrist@excite.com
20		Dominic Vu	2836 SISSEL RD	402 580-1051	

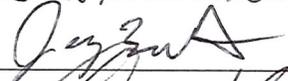
Opposed to #1060 & #1629 #

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1	SIGNATURE	NAME	ADDRESS	PHONE	EMAIL
2		Mark A Gooden	3010 Porter Cir		
3		Minh Nguyen	3030 Porter Cir		
4		Linda Nguyen	3030 Porter Cir		
5		Tod Sehrent	3011 Porter Cir		
6		N GUL NGUYEN	7337 5th St		
7		Michelle Mesnard	7361 S. 30th St.		
8		Brian Gilman	7348 S 30th St		
9		Gomathi Kallapiran	7340, S. 30th St		
10		Rollin Hoepke	7318 So. 30th		
11		Melvin Joyce	7324 So. 30th		
12		Lois Joyce	7324 So 30th		
13		Jan Rotherham	2864 Katelyn Cir		
14		Judy Runion	2848 Katelyn Cir		
15		Eric Knoll	2865 Katelyn Cir		
16		Patricia L Knoll	2865 Katelyn Cir		
17		STEVEN BRUMMOND	2855 BRUMMOND		
18		SCOTT OEHM	2847 Brummond Dr.		
19		Maria Rodriguez	7430 Lambert Pl.		
20		Jessica Rut	2840 Brummond Drive		

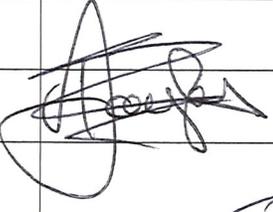
Opposed to #10005 #1629 #

1	SIGNATURE	NAME	ADDRESS	PHONE	EMAIL
2	<i>Mary Andelt</i>	Mary Andelt	2921 Katelyn Ln	402-420- ⁶²⁹³ 620	andeltb@windstream.net
3	<i>Janice Olson</i>	Janice Olson	3001 Katelyn Ln	402-420-2248	
4	<i>Jeremy Graviett</i>	Jeremy Graviett	3001 Katelyn Ln	573-979-7126	
5	<i>Kandi Graviett</i>	Kandi Graviett	3021 Katelyn Ln	573 979 1130	Kandi.graviett@gmail.com
6	<i>Jason Kivett</i>	Jason Kivett	3101 Katelyn Ln	402-432-3125	Jason.A.Kivett@gmail.com
7	<i>Buell Fogg</i>	BUELL FOGG	3020 KATELYN LN	402-420-2123	buell.fogg@Ucollege.edu
8	<i>Hai Wang</i>	Hai Wang	7344 S 30th	402-525-8100	haichuanduan@yahoo.com
9	<i>Dan Bartels</i>	Dan Bartels	7336 S. 30 th	402-423-7991	dpbartels52@yahoo.com
10	<i>Sheryl A. Ruff</i>	Sheryl A Ruff	7327 S 30 th	402 420 2820	carcol@allophone.com
11	<i>Wendy Tuelle</i>	Wendy Tuelle	7321 S. 30 th	402-450-4050	wtuelle@hotmail.com
12	<i>Jared Anderson</i>	Jared Anderson	2880 Katelyn Circle	484-666-6444	
13	<i>Jenny L Madden</i>	Jenny L Madden	2871 Katelyn Circle	402-730-3552	jmadden64@gmail.com
14	<i>Brienne Meaghers-Hays</i>	Brienne Meaghers-Hays	7554 Brummond Dr.	402-219-3183	
15	<i>Theodore Hays</i>	Theodore Hays	7554 Brummond Drive	402 326 5196	
16	<i>Lorrie Dahl</i>	Lorrie Dahl	7541 Brummond Dr	402.580.8758	ldahl@neb.rr.com
17	<i>Crystal Kjar</i>	CRYSTAL KJAR	7540 Brummond Dr	402-202-3184	
18	<i>Kristen Gutierrez</i>	Kristen Gutierrez	7524 Brummond Dr	402-270-0318	Kristen7404@gmail.com
19	<i>Paul Hast</i>	PAUL HAST	7514 Brummond Dr	614-732-2955	PAUL.HAST@UNL.EDU
20	<i>Bambi Reynolds</i>	Bambi Reynolds	7501 Brummond	402-202-3453	bambi.reynolds46@gmail.com

Opposed to #100 C & #1629 H

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1	SIGNATURE	NAME	ADDRESS	PHONE	EMAIL
2		William A. Bushman	3010 Ashler Lane	402-416-3225	wbushman@gmail.com
3		Nick Bushman	2231 S. 31 st PL	402-450-1304	nbushman@net.net.com
4	Mandy Pearson	Mandy Pearson	7801 S. 31 st PL	402-421-8005	mandypearson101@gmail.com
5	Sara Hoffman	Sara Hoffman	7121 S. 31 st PL	402-416-3619	shoffman923@gmail.com
6	Paul S. Hoffman	Paul Hoffman	7121 S. 31st PL	402-421-3925	
7	Hannah Hoffman	Hannah Hoffman	7121 S. 31 st PL	402-420-2733	
8	Sara M Weber	Sara Weber	7021 S. 31 st PL	785-764-3060	
9		Jeremy Bernhardt	7000 S 31 st PL	402-450-2083	
10		Adam Koenig	7020 S 31 st PL	402-340-1630	
11	Rachael Koenig	Rachael Koenig	7020 S 31 st PL	402-340-1630	
12		Mayra Contreras	7040 S 31 st PL		mayra@hotmail.com
13	Francisco Munoz-Arriola		714 S 31 st PL	858-568-5644	munoz18@yahoo.com
14		Adam Ward	3021 S 31 st PL		
15	Diane M. McClain	Ryan M. McClain	3111 Ashler Lane		
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Opposed to #1000 & #1629 H

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1	SIGNATURE	NAME	ADDRESS	PHONE	EMAIL
2	Carol H. McClain	Carol H. McClain	2810 Sissel Rd.	402-425-7124	cent5318@aol.com
3	Tim McClain	Timothy K. McClain	2810 Sissel Rd	402-423-7124	cent5318.aol mail
4	Robin Hadfield	Robin Hadfield	2801 Brummond Dr	402- 304 1333	robinh2801@gmail.com
5	Troy Hartwig	Troy Hartwig	7420 S 28th	402 432-3579	thartwig68@gmail.com
6	Robin L Bell	Robin L. Bell	2804 Porter Ridge Rd	402/730-2198	gobigrednbelle@yahoo.com
7	Carol Ochsner	Carol Ochsner	2818 Porter Ridge Rd	402/525/8469	dcachsner@hotmail.com
8	Dennis Ochsner	Dennis Ochsner	2818 Porter Ridge Rd	402/525/8468	dcachsner@hotmail.com
9	[Signature]	OSCAR PEREIRA	2844 Porter Ridge Rd	702/421/0893	opereira1@unl.edu
10	[Signature]	MARIA D. LORENZO	2844 Porter Ridge Rd	702/421/0893	mlorenzo1@unl.edu
11	Richard Rocker		2820 " " "	702/505-5373	R.R. @ Gmail, Com
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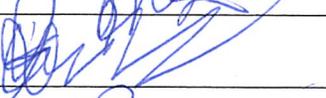
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Opposed to #10005 #1629H

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1	SIGNATURE	NAME	ADDRESS	PHONE	EMAIL
2		Scott Reins	2943 Pine Lake Rd	499-8888	sreins2020@hotmail.com
3	Nancy Meyerle	Nancy Meyerle	2801 Pine Lake Rd	402-540-0904	n.meyerle@ecseyes.com
4	Courtney Avila	Courtney Avila	2801 Pine Lake Rd	817-4794	Cavila@ecseyes.com
5	Ramona Wilson	Ramona Nelson	3312 S. 42nd St	402-904-0224	rnelson@ecseyes.com
6		Heidi Behrens	2801 Pine Lake Rd	402-659-6511	hbehrens@ecseyes.com
7	Michelle Holt	Michelle Holt	2801 Pine Lake Rd	402-430-0882	mholt@ecseyes.com
8	Janet Schwartz	Janet Schwartz	2801 Pine Lake Rd	402-423-3235	jssnanny@hotmail.com
9		Michaela Rystrom	2801 2801 Pine Lake Rd	402-764-0101	mrystrom@ecseyes.com
10	Deb Iwanski	Deb Iwanski	2801 Pine Lake Rd	402-525-8511	diwanski@ecseyes.com
11		JEFF MICEK	7510 S. 29th St.	402-560-0576	jeff.micek@yahoo.com
12		JONATHAN HEMMENWAY	7450 S. 29th St	402-304-8968	jhemmenway@gmail.com
13	Kathleen Davidson	Kathleen Davidson	744 S 29 St	402-423-3120	
14	Cynthia Miller	Cynthia Miller	7430 So. 29	402-580-1042	cmillerfamily@gmail.com
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Opposed to #100C §#1609H

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1	SIGNATURE	NAME	ADDRESS	PHONE	EMAIL
2		JEFF CARTER	2920 KATELYN LN	402-202-7196	jwcarter@yahoo.com
3		Gabe Sanchez	7331 S 29th St	402-202-6092	gabesanchez23232@yahoo.com
4		KIRAN RAMI	7323 S. 29th St	(562)2132739	
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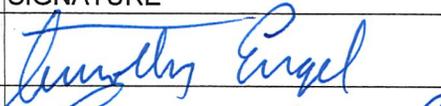
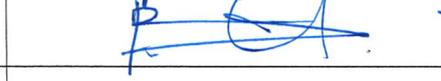
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Opposed to #100CF#1629H

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1	SIGNATURE	NAME	ADDRESS	PHONE	EMAIL
2		Timothy Engel	2840 Brummond	402-209-0551	timeng@mail.com
3		Linda Engel	2840 Brummond	402-209-0551	lindaengel@mail.com
4		Kim Pelowski	47401 Lambert PL	402-420-5501	Kimp@neb.rr.com
5		Barb McMeekin	7401 Lambert Pl.	402-429-9674	Bmcmeekin@neb.rr.com
6		Jim Ziller	7421 LAMBERT PL	515-240-2312	XZILLERS@YAHOO.COM
7		Lola Bankole	2818 Brummond Dr	520 709 3837	lbankole50st@yale.com
8		Tunde Bankole	2818 Brummond Dr.	520 709 3838	bankole.tunde2003@yahoo.com
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Opposed to #100C § #1629 H

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1	SIGNATURE	NAME	ADDRESS	PHONE	EMAIL
2	<i>[Signature]</i>	Dave Wagner	2811 Brummond Drive	402-474-5410	Flounder320@hotmail.com
3	<i>[Signature]</i>	Marina Bush	2819 Brummond Dr	402-805-7906	
4	<i>[Signature]</i>	Jeffery Bush	2819 Brummond Dr	402-843-6435	
5	<i>[Signature]</i>	Brian Torrance	2837 Brummond Dr	402-405-1988	brian.torrance@gmail.com
6	Jane L. Hansen				
7	<i>[Signature]</i>	Jane Peck	284 Porter Ridge Rd	402-730-7335	jpeck45@gmail.com
8	<i>[Signature]</i>	Steve Peck	"	402-617-6715	scpeck@gmail.com
9	<i>[Signature]</i>	Mike Fine	3120 Katelyn Lane	402-326-1821	mfine@windstream.net
10	<i>[Signature]</i>	Gray Hill	2836 Porter Ridge Rd	402-420-0602	GrayHill@Comcast.com
11	<i>[Signature]</i>	Carolyn Ann Moore	7344 Collister Rd.	402-420-7026	annmoore80515@gmail.com
12	<i>[Signature]</i>	Mark Moore	7344 Collister Rd	402-420-7026	markmoore80515@gmail.com
13	<i>[Signature]</i>	Kate Hermit	1336 Collister Rd.	402-579-9747	katehermit@gmail.com
14	<i>[Signature]</i>	Marsha Ceresa	2834 Porter Ridge Rd	402-440-0437	Marsha.dreesen@gmail.com
15	<i>[Signature]</i>	Ron Flohr	2507 W 76th St	402-570-4990	ron.flohr@gmail.com
16	<i>[Signature]</i>	Deborah	2834 Porter Ridge Rd	669-1652	
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Opposed to #1000 §#1629H

			C	D	E
1	SIGNATURE	NAME	ADDRESS	PHONE	EMAIL
2	Nonna Aschwege	Downa Aschwege	2874 Lawson Dr.	402-426-0903	daschweg@Ncherry.net
3	Cheryl E. Leif	Cheryl E. Leif	2804 Lawson Dr.	402-423-7934	Cherry2804@windstream.net
4	Jola H. Schmidt	Jola H. Schmidt	7315 Collister	(712) 730-1010	jkschmidt@mac.com
5	Karen S. Schmidt	Karen S. Schmidt	7315 Collister Rd	712-730-1008	
6	Mark Schmidt	Mark A. Schmidt	7315 Collister Rd.	712-730-1982	mark.schmidt@unc.edu
7	Marlene Power	Marlene T Power	7327 Collister Rd	402-423-1186	
8	Sudeep Banerjee	SUDEEP BANERJEE	7345 Collister	402-730-4655	
9	Eugene Keller	XXXXXXXXXX	2838 Lawson Dr.	303-969-1592	
10	Mary J Gattman	Mary J Gattman	2840 Lawson Dr	402-432-2553	
11	Shirley J. Wimmer	SHIRLEY J. WIMMER	7317 COLLISTER RD	402-432-5933	wimmerlands@gmail.com
12	Esther Pester	Esther PESTER	7335 Collister	402-310-4173	
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