

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 2, 2005 PLANNING COMMISSION MEETING

P.A.S.: Use Permit #05002, Northwoods Office Park

PROPOSAL: Develop two 5,000 sq. ft. office buildings in an R-T District

LOCATION: Southwest corner of N. 84th St. and Northwoods Dr.

LAND AREA: 1.1 acres, more or less

CONCLUSION: With conditions, the use permit is in conformance with the Zoning Ordinance and Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1, Block 2, Northern Lights 11th Addition, located in the NE 1/4 of Section 22, Township 10 North, Range 7 east, Lancaster County, NE

EXISTING ZONING: R-T Residential Transition

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	B-2 Neighborhood Business	Commercial, Northwoods Plaza
South:	R-3 Residential	Single-family/two-family residential
East:	R-3 Residential	Single-family/two-family residential
West:	R-3 Residential	Single-family/two-family residential

HISTORY:

November 27, 2002 Northern Lights 11th Addition final plat was approved by the Planning Commission.

December 2, 1996 Regent Heights 1st Addition/Northern Lights preliminary plat was adopted by City Council.

December 2, 1996

Change of Zone #2943 from AG to R-T was approved by the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods.(F-17)

The Land Use Plan designates commercial for this site. (F-24)

Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood. (F-18)

Encourage mixed-use redevelopment, adaptive reuse, and in-fill development including residential, commercial and retail uses. (F-18)

Development principles include; Transition of uses, less intense office uses near residential areas. (F-21)

UTILITIES: Utilities are available

TRAFFIC ANALYSIS: N.84th St. is classified as a principal arterial.

ANALYSIS:

1. This is an application for a use permit to construct two office/medical buildings.
2. The applicant has requested a waiver to the sign requirements. The R-T district does not allow for a modification of the sign requirements. All signs must be in conformance with Section 27.69.083.
3. The applicant has requested a waiver to the preliminary plat and internal side yard setbacks. These waivers are not necessary. The R-T district has a zero side yard setback when abutting a commercial or industrial district. A preliminary plat is not required when there are no new streets.
4. The office buildings will provide a transition between the commercial center and the residential.
5. The entrance drive should be relocated to N. 83rd St. between Northwoods Dr. and Rainy River Rd. or onto Northwoods Dr. This would reduce the amount of traffic using the residential streets to access the office park.

CONDITIONS:

Site Specific:

1. This approval permits two buildings up to 5,000 sq. ft. of office floor area per building.

General:

2. Before receiving building permits:

- 2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

- 2.1.1 A revised site plan showing the following revisions:

- 2.1.1.1 Delete the signs shown along N. 84th St.

- 2.1.1.2 Change the setback along N. 84th St. from 10 feet to 20 feet.

- 2.1.1.3 Parking cannot encroach into the frontyard setback. The parking curb must be a minimum of 22.5' from the property line.

- 2.1.1.4 Delete Note 18.

- 2.1.1.5 Delete "ATM" from Note 19. ATM's are not allowed in R-T

- 2.1.1.6 Provide a boundary survey and gross acreage

- 2.1.1.7 Identify the street right-of-way.

- 2.1.1.8 Identify the lot line.

- 2.1.1.9 Remove the City Council approval.

- 2.1.1.10 Delete Note 21.

- 2.1.1.11 Delete all requested waivers.

- 2.1.1.12 Show sidewalks along Northwoods Dr. and continue the sidewalk from the buildings to the sidewalk along the streets.

2.1.1.13 Relocate the entrance drive to N. 83rd St. between Northwoods Dr. and Rainy River Rd. or to Northwoods Dr.

2.1.1.14 In Note 15, delete "lot shown on each lot."

2.1.5 A permanent reproducible final site plan as approved.

2.3 The construction plans comply with the approved plans.

2.4 Final plat is approved by the City.

2.6 The required easements as shown on the site plan are recorded with the Register of Deeds.

STANDARD CONDITIONS:

3. The following conditions are applicable to all requests:

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

3.2 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

3.8 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

3.9 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

Tom Cajka
Planner

DATE: February 11, 2005

APPLICANT: Cale Luckey
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402) 474-6311

OWNER: Regent Heights LTD Partnership
P.O. Box 22296
Lincoln, NE 68542

CONTACT: same as applicant



2002 aerial

Use Permit #05002 N. 84th & Northwoods Dr.

Zoning:

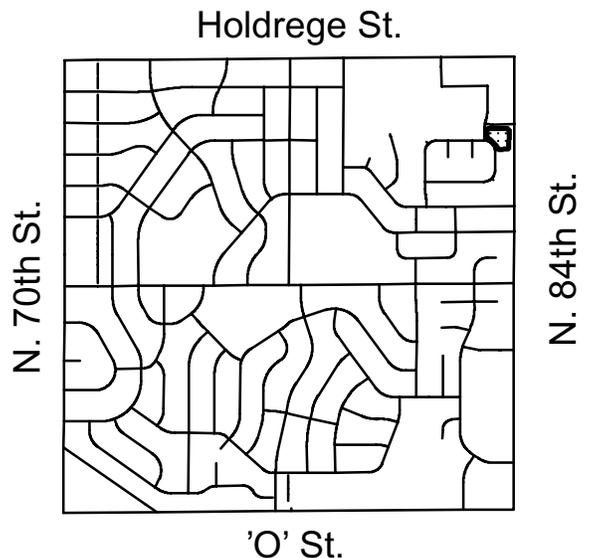
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 22 T10N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction



'O' St.

Lincoln City - Lancaster County Planning Dept.

NORTHWOODS OFFICE PARK

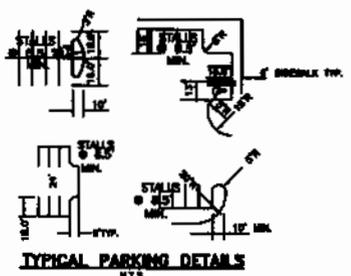
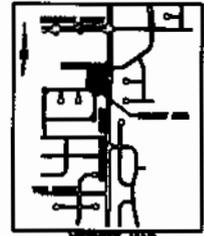
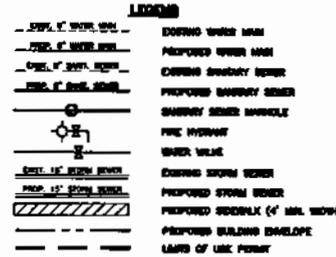
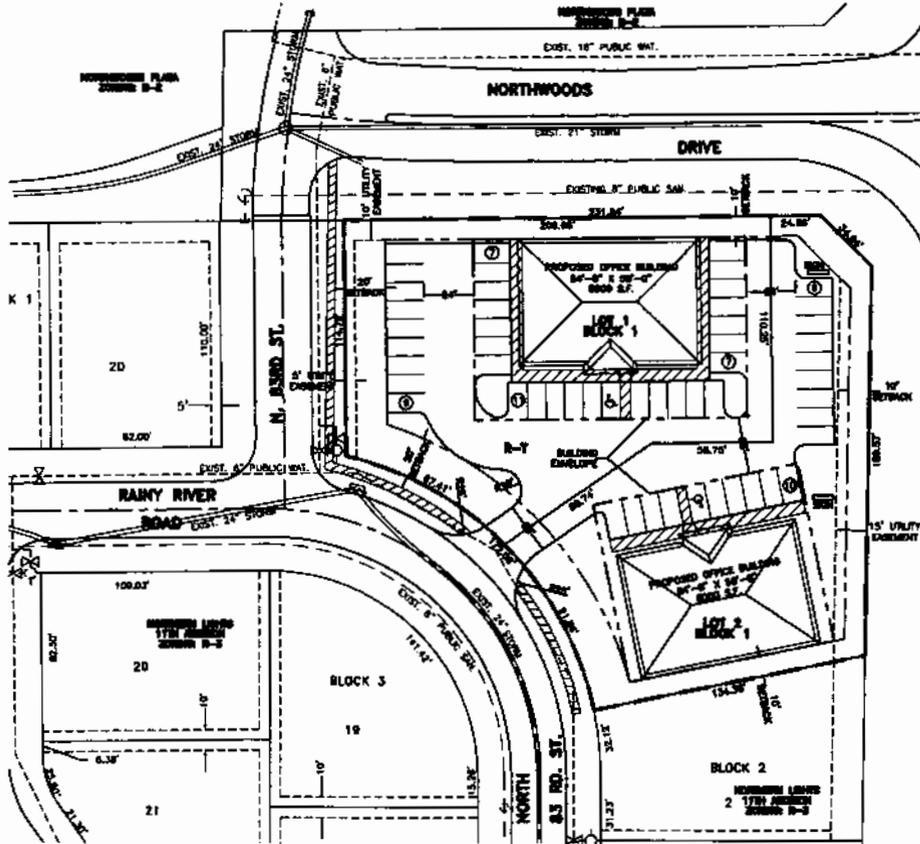
USE PERMIT # SITE PLAN

ENGINEER & ARCHITECT
DUNN ASSOCIATES
1711 LINCOLN AVE.
LINCOLN, NE 68501
PHONE 474-8911

OWNER
DUNN INVESTMENT LTD PARTNERSHIP
A. BIRN, PARTNER
1711 LINCOLN AVE.
LINCOLN, NE 68501
PHONE (402)481-1887

DEVELOPER
DUNN INVESTMENT GROUP, LLC
201 W. STREET, SUITE 201
LINCOLN, NE 68501
PHONE (402)483-4488

SCALE: 1"=30'



LAND USE & PARKING SUMMARY

BLOCK LOT	ZONE	FLOOR AREA (S.F.)	USE	MIN. PARKING	ACTUAL STALLS
1	1	100,000	OFFICE	100	100
2	1	100,000	OFFICE	100	100
3	1	100,000	OFFICE	100	100

LEGAL DESCRIPTION
A TRACT OF LAND COMPOSED OF LOT 1, BLOCK 2, NORTHERN LANE 17TH AVENUE, LOCATED IN THE NORTHERN QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 7 WEST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, STATE OF NEBRASKA.

- GENERAL NOTES**
1. SHADY SIDE AND UNDER SIDE TO BE 10' MINIMUM OVERHANG. STORM SEWER SHALL BE CONSTRUCTED UNDER APPROVED 200' MINIMUM OF THE BUILDING AND SAFETY PLANNING DEPARTMENT. PUBLIC AND PRIVATE UTILITIES TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
 2. ALL FOUNDATION REMAIN SHALL BE 30" (MIN) UNLESS OTHERWISE NOTED.
 3. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN ORDINANCES OF THE CITY OF LINCOLN FOR STORM CONTROL AND SUBSTANTIATION DESIGN AND AFTER LAND PREPARATION.
 4. PUBLIC SIDEWALKS SHALL BE MIN. 4' WIDE.
 5. ALL BUILDINGS ALONG CURVES ARE CURVE DIVERGENT.
 6. DRIVE VEHICLES ACCESS TO NORTH BATH STREET, NORTH BATH STREET AND NORTHWOODS DRIVE SHALL BE MAINTAINED, EXCEPT AS NOTED.
 7. ALL ELEVATIONS ARE TO 1988 F.S.D.
 8. ALL PARKING LOT BARRIERS SHALL BE RUBBER, CONCRETE CURB AND BUTTER BARRIER.
 9. ALL BUILDINGS, DRIVEWAYS, AND PARKING DRIVEWAYS WITHIN THIS USE PERMIT SHALL BE MAINTAINED BY AN ASSOCIATION OF PROPERTY OWNERS.
 10. UTILITY EASEMENTS TO BE PROVIDED AS INDICATED BY L.L.E.
 11. THE PROPOSED LOT LINES ARE CONCEPTUAL AND MAY VARY IN THE FINAL PLAN.
 12. TOTAL BLOCKS - 1
TOTAL LOTS - 2
 13. LANDSCAPING IS NOT SHOWN ON THIS SITE PLAN, BUT WILL BE SHOWN AT THE TIME OF BUILDING PERMIT.
 14. ALL TREES, SHRUBS AND OTHER BUILDING PROJECTIONS MAY EXTEND OVER THE BUILDING ENVELOPE LINES BUT NOT LOT LINES.
 15. THE DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPE/LOT BOUNDARY ON EACH LOT.
 16. ALL DRIVEWAYS SHALL BE 30" WIDE TYPICAL UNLESS OTHERWISE NOTED.
 17. ALL BARRIERS PARKING BARRIERS SHALL BE IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT, FEDERAL REGISTER, VOL. 36, NO. 144 (RULES AND REGULATIONS).
 18. THE SALE OF ALCOHOL SHALL CONFORM WITH THE ZONING ORDINANCE.
 19. ADJ. FINCHER, BECOMING UNENCUMBERED, IS AN ACCESSORY BUILDING AS NOT SHOWN ON THE SITE PLAN IF THEY ARE SET 3' OR SMALLER AND ARE CONSTRUCTED OUTSIDE OF BARRIERS, WITH PROPERLY EMBLEMED AND REQUIRED SIGNAGE PERMITTED, AND ARE FULLY ACCESSIBLE TO THE BARRIERS CONFORMANCE PROGRAM, AND ARE IN CONFORMANCE WITH ALL OTHER APPLICABLE CODES.
 20. BE ARE REQUESTING A COMMON ACCESS EASEMENT OVER ALL BARRIERS & PARKING BARRIERS.
 21. THE STREET TREE PLAN SHALL BE REFERRED UNTIL THE TIME OF FINAL PLAN.

- REMARKS**
1. A CHANGE TO THE REQUIREMENT FOR A PRELIMINARY PLAN.
 2. A CHANGE OF THE MINIMUM USE VARIOUS BARRIERS TO 17' FOR LOTS 1 AND 2, BLOCK 1.
 3. A CHANGE TO THE A-T SIGN REQUIREMENTS TO ALLOW THE SIGN FOR EACH BUILDING TO BE LOCATED ON LOT 2, FROM THE BATH STREET.

DEVELOPER'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE ABOVE DESCRIBED PLOT AND THAT ALL CORNER MARKERS HAVE BEEN PLACED ON FOUND AT ALL CORNER MARKERS.

DATE: _____ SURVEYOR: _____

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

DATE: _____ ENGINEER: _____

APPROVAL
THE FOREGOING USE PERMIT WAS APPROVED BY THE CITY COUNCIL.
RESOLUTION # _____ ON THIS _____ DAY OF _____, 2005.

ATTEST:
CITY CLERK

OLSON ASSOCIATES
ENGINEER & ARCHITECT
1711 LINCOLN AVE.
LINCOLN, NE 68501
PHONE 474-8911

USE PERMIT #
NORTHWOODS OFFICE PARK

SHEET
1 OF 2

FEB - 3 2005

LINCOLN, NE

NORTHWOODS OFFICE PARK

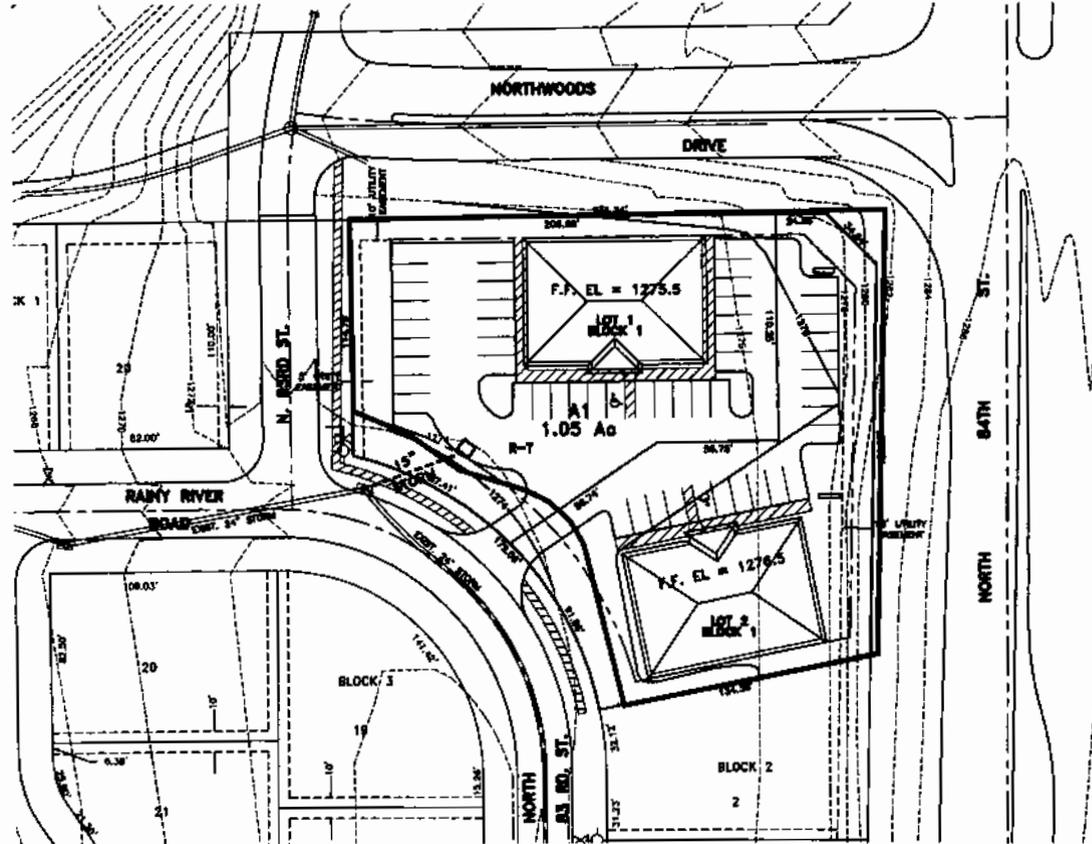
USE PERMIT # GRADING AND DRAINAGE PLAN

APPROVED FOR THE CITY OF LINCOLN, NE
 FEB - 3 2005
 LINCOLN, NE
 FEB 3 2005

OLSON ASSOCIATES
 ENGINEERS • PLANNERS • ARCHITECTS • INTERIORS
 1000 N. LINCOLN ST. SUITE 100
 LINCOLN, NE 68502
 TEL: 402.441.1111
 FAX: 402.441.1112
 WWW.OLSONASSOCIATES.COM

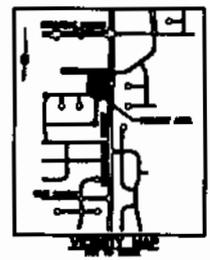
PRELIMINARY PIPE SIZES

Location	Type of Service	Configuration	APC	Sum APC	Flow Characteristics	Intensity (in/hr)	Runoff Co.	Catchment Area (Ac)	Length (ft)	Flow (cfs)	Velocity (ft/s)	Depth (ft)	Remarks
A1	1.08	6.7	0.74	0.74	0.4	0.44	0.78	0.0001	10	0.13	7.24	0.18	



- NOTE:**
1. ALL ELEVATIONS ARE BASED ON NAVD 1988.
 2. DEVELOPED BASINS SHOWN ARE FOR RATIONAL METHOD CALCULATION USED FOR INLET LOCATION DESIGN.
 3. REFER TO NORTHERN LIGHTS ADDITION PRELIMINARY PLAT MASTER DRAINAGE PLAN FOR OVERALL DRAINAGE AND DETENTION INFORMATION.

- LEGEND**
- PROPOSED MAJOR CONTOUR
 - - - - - PROPOSED MINOR CONTOUR
 - — — — — DRAINAGE MAJOR CONTOUR
 - - - - - DRAINAGE MINOR CONTOUR
 - — — — — DRAINAGE DITCH
 - — — — — PROPOSED STORM BASIN
 - PROPOSED CATCH BASIN



GRADING AND DRAINAGE PLAN
 NORTHWOODS OFFICE PARK
 USE PERMIT #
 LINCOLN, NE 2005

Drawn by: [Name]
 Checked by: [Name]
 Approved by: [Name]
 Date: [Date]

SHEET 2 OF 2



OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

February 3, 2005

Mr. Marvin Krout
Planning Department
555 South 10th Street, Suite 213
Lincoln NE 68508

Re: Northwoods Office Park Use Permit
OA Project No. 2003-1227



Dear Marvin:

Enclosed find the following documents for the above-mentioned project:

1. 21 copies of the Site Plan sheets 1 & 2.
2. 9 copies of the Drainage and Grading Plan.
3. City of Lincoln Zoning Application (Use Permit)
4. \$740 Submittal Fee.
5. 1 copy of the Ownership Certificate.

We are submitting a Use Permit application on behalf of the owner, Regent Heights LTD Partnership. The Use Permit consists of lot 1, block 2, Northern Lights 11th Addition, located in the NE 1/4 of Section 22, Township 10 North, Range 7 East of the 6th P.M., City of Lincoln, Lancaster County, Nebraska. This area has an existing zoning of R-T.

We are requesting the following waivers:

1. A waiver to the requirement to submit a Preliminary Plat.
2. A waiver of the internal side yard setbacks to 0' for lots 1 and 2.
3. A waiver to the R-T sign requirements to allow the sign for each building to be located on lot 2, fronting 84th Street.

If you require further information or have any questions, please call me at (402) 474-6311.

Sincerely,

Cale Luckey

cc: Teresa Burnap; Grindstone Investment Group LLC
Tom White, John Brager; Ridge Development Co.