

BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

April 5, 2001

Ms. Kathleen A. Sellman, AICP
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: USE PERMIT FOR 'B-2' PLANNED NEIGHBORHOOD BUSINESS DISTRICT
KENSINGTON PLAZA - S. 16TH STREET & OLD CHENEY ROAD

Dear Kathleen,

On behalf of Buggy Bath Old Cheney L.L.C., we are re-submitting the following Use Permit Kensington Plaza for your review. We have made a few changes to the site plan. We have revised the configuration of the building on Lot 5 and have reduced the square footage on Lot 4 from 10,800 S.F. to 8,000 S.F.

We are proposing a mixed-use project as follows:

An existing gas/ convenience store	3,200 SF
Existing Retail on east end of gas/ conv.	1,900 SF
Commercial/ Retail	32,900 SF
Office	18,000 SF

TOTAL	56,000 SF

J.D. Burt of Design Associates is submitting a Traffic Study for your review.

We are requesting the following waiver to the subdivision ordinance as part of this Use Permit:

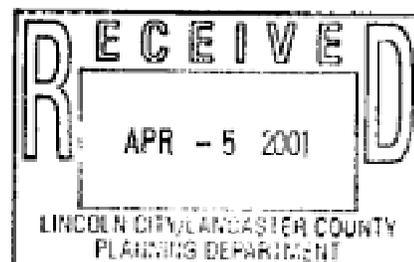
Waiver of sidewalks on the South side of Kensington Court. We feel there will be very little pedestrian movement to and through the site and the sidewalk shown on the North side of Kensington Court can handle the east/ west movement of pedestrians.

Waiver of the sanitary sewer is running against the street grade of the Private Roadway. However, there will be a minimum of five feet of cover over the sewer.

We are requesting the following waiver to the zoning ordinance:

Waiver of the required rear yard setback from 50 feet to 20'. The site is adjacent to an existing bike trail that is centered on a 100' wide vacated railroad right of way, with multi-family units farther to the east. We are proposing a heavy landscape screen on our property to actually enhance the trail area.

Please contact me if you have any further questions or comments.



Sincerely,

A handwritten signature in black ink, appearing to read "B. Carstens". The signature is stylized with a large, looping initial "B" and a smaller "C" followed by "arstens".

Brian D. Carstens

CC. Michael Rausch
Don Linscott
Sam Olson

ENCLOSURES: 16 Copies of Sheet 1 of 4
6 Copies of Sheets 2 through 4 of 4
8-1/2" x 11" reductions of the plans

M e m o r a n d u m

[REDACTED]

To: Jason Reynolds, Planning Department

From: Dennis Bartels, Public Works & Utilities

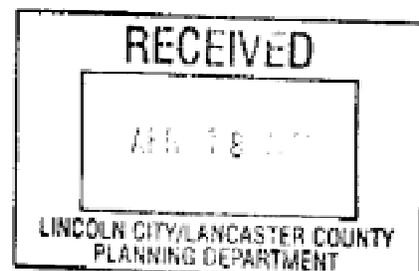
Subject: Use Permit #137, Kensington Plaza, and Amendment to Use Permit #64

Date: April 17, 2001

cc: Roger Figard, Nicole Fleck-Tooze, Virendra Singh

Engineering Services has reviewed Use Permit #137, Kensington Plaza, on the east site of 16th, north of Old Cheney and has the following comments:

1. The plans show construction of a west bound right turn lane in Old Cheney approaching 16th Street. The plans need to be revised to show right-of-way for this reconstruction including the relocation of the existing 8' bicycle path.
2. Sewer and water, as shown, are satisfactory.
3. The traffic study as submitted shows that the driveways, as shown, do not function at buildout. The left turn stacking movements severely conflict with each other at the traffic volumes shown. The site accesses along with those on the west side need to be revised so that allowable movements at these driveways can occur safely. Right turn lanes need to be considered along 16th Street where peak hour right turns approach 50 turns. Controlling the required traffic movements may require construction in South 16th Street. Revisions may require moving driveways and redesign of the site.
4. The drainage study has not been revised per my February 5th comments.
5. There are no professional seals on the plans or the traffic impact study.



Memorandum

To: Jason Reynolds, Planning
From: Rachel Martin, Parks and Recreation
Date: April 16, 2001
Re: Kensington Plaza

Parks and Recreation Department staff have reviewed the above-referenced proposal and have the following comments:

- 1) Is sidewalk shown on north side of Kensington Court existing or to be constructed? Landscape plan indicates only a 4 foot wide space between curb and walk, which is too narrow to plant street trees. If sidewalk is to be constructed, it is recommended it be placed next to curb and Columnar Norway Maple be planted 4 feet north of walk.
- 2) The 8' wide bike path on the north side of Old Cheney is needed as part of the trail system and will need to be replaced.
- 3) The waiver of the required rear yard setback from 50' to 20' is acceptable by Parks and Recreation given a stipulation for heavy screening, and addition of taller screen trees behind lots 1, 5, 6, and 7.

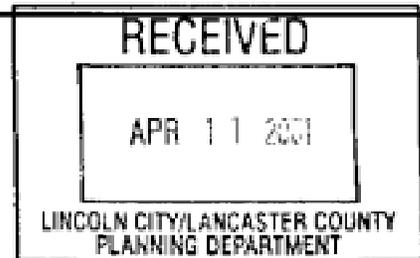
Please phone me at 441-7936 with any questions.

SUPERVISOR, CUSTOMER SERVICE SUPPORT



April 10, 2001

Jason Reynolds
City-County Planning Department
555 So 10 St
Lincoln NE 68508-3992



SUBJECT: Revised Kensington Plaza/UP #137

Jason,

I have reviewed the above-mentioned request.

There is currently a Kensington Drive located five blocks north of Superior running east and west of North 27th. To also have a Kensington Court then on the extreme south side of the city will be confusing for anyone looking for either street.

Due to this I would request that Kensington Court be renamed.

Please feel free to call me with any questions.

Thankyou.

A handwritten signature in cursive script that reads "David L. Wampler".

David L. Wampler
Acting Supv. Customer Service Support

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # DRF01012

Address

Job Description: KENSINGTON PLAZA

Location: KENSINGTON PLAZA

Special Permit: N

Preliminary Plat: N

Use Permit: Y 137

CUP/PUD: N

Requested By: RAY HILL - JASON

Status of Review: Approved

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1982 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1989 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

RECEIVED

APR 10 2001

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT



"Dennis L. ROTH"
<DROTH@LANCJES2
.ci.lincoln.ne.us>

To: <jreynolds@ci.lincoln.ne.us>
cc:
Subject: Kensington Plaza

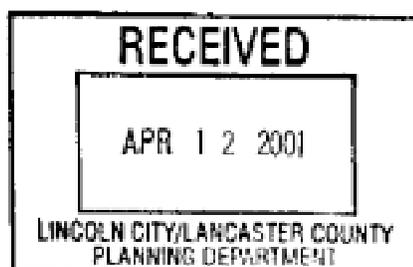
04/11/2001 12:36
AM

PROJ NAME: Kensington Plaza (revised)
PROJ NMBR: use permit #137
PROJ DATE: 04/06/01
PLANNER: Jason Reynolds

Street name "Kensington" already exists! Located about eight blocks north of Superior and running both east & west off 27th. Use of the same street name at opposit ends of the City, COULD present problems in the dispatching of emergency vehicles.

STRONGLY RECOMMEND alternate name be selected.

Dennis "denny" Roth, ESD II, CAD Admin
Emergency Communications 911 Center



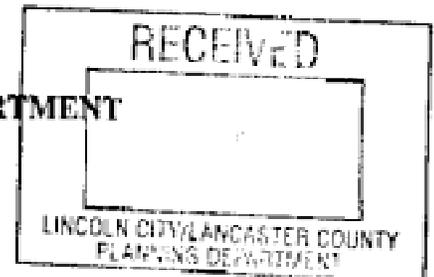
M.Woolman

From: "M.Woolman"
To: <RHILL@CI.LINCOLN.NE.US> - JASOY
Sent: Friday, February 02, 2001 9:38 AM
Subject: KENSINGTON PLAZA
Ray,

The Lincoln Police Department has no objections for the Kensington Plaza use permit #137.

Michael S. Woolman
Planning Sergeant
Lincoln Police Department
441-7215

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**



TO: Ray Hill - *JASH*

DATE: 2/2/2001

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Leon F. Vinci, MPH
EH File
EH Administration

SUBJECT: Kensington Plaza
UP #137

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the use permit application and has, at this time, not identified any serious negative environmental health impacts from the proposed development. However, the following points are noted.

- The applicant should review the City of Lincoln, Noise Control Ordinance Chapter 8.24 L.M.C. Specifically, measured at the property line for residential zoning, noise pollution cannot exceed 65 dB(A) from 7:00 am to 10:00 pm and 55 dB(A) from 10:00 pm to 7:00 am.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of vegetable ground cover will also be incorporated as necessary.
- Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.



INTER-DEPARTMENT COMMUNICATION

DATE April 13, 2001

TO Jason Reynolds, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN #56S-16E

Attached is the Site Plan for Kensington Plaza (Use Permit #137).

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require blanket utility easements, excluding building envelopes, over the entire development.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

Sharon Theobald



ST/ss
Attachment
c: Terry Wiebke
Easement File