

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 12, 2004 PLANNING COMMISSION MEETING

P.A.S.: Use Permit 123B, Landmark Corporate Center

PROPOSAL: To adjust the front yard setback from 50' to 15' for the location of one ground sign per lot and to waive the required 30' maximum setback from building pad site to ground sign.

LOCATION: N. 33rd Street north of Superior Street.

WAIVER REQUEST:

1. Reduce the front yard setback from 50' to 15' for the placement of one ground sign per lot.
2. Waive the required 30' maximum setback from building pad site to ground sign.

LAND AREA: Approximately 156 acres, more or less.

CONCLUSION: The reduction of the front yard setback for one ground sign and waive the 30' maximum setback from the building is acceptable, provided the waivers apply only to one ground sign per lot.

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

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: I-3, Employment Center District, B-2, Planned Neighborhood Business District.

EXISTING LAND USE: Industrial center uses and undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	Residential	R-3 and R-5, Residential,
South:	Undeveloped, commercial,	R-3, H-3, Highway Commercial, P , Public
East:	Undeveloped	P, R-3, AG, Agricultural
West:	Residential, commercial	R-5, B-5, Planned Regional Business, B-2, Planned Neighborhood Business, I-1, Industrial

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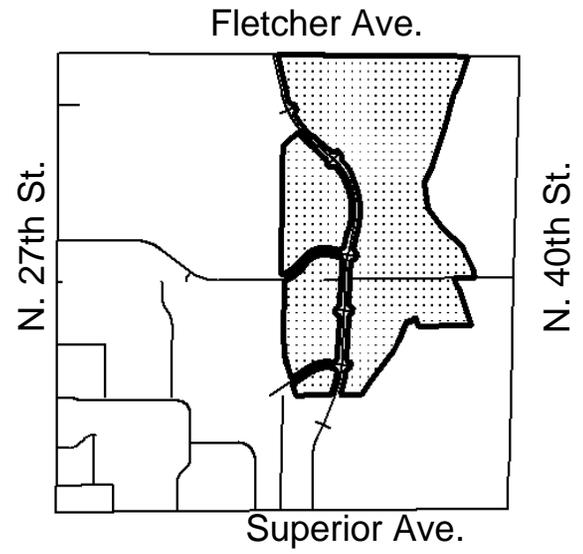
2002 aerial

Use Permit #123B
N. 33rd & Superior St.
Landmark Corporate Center

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

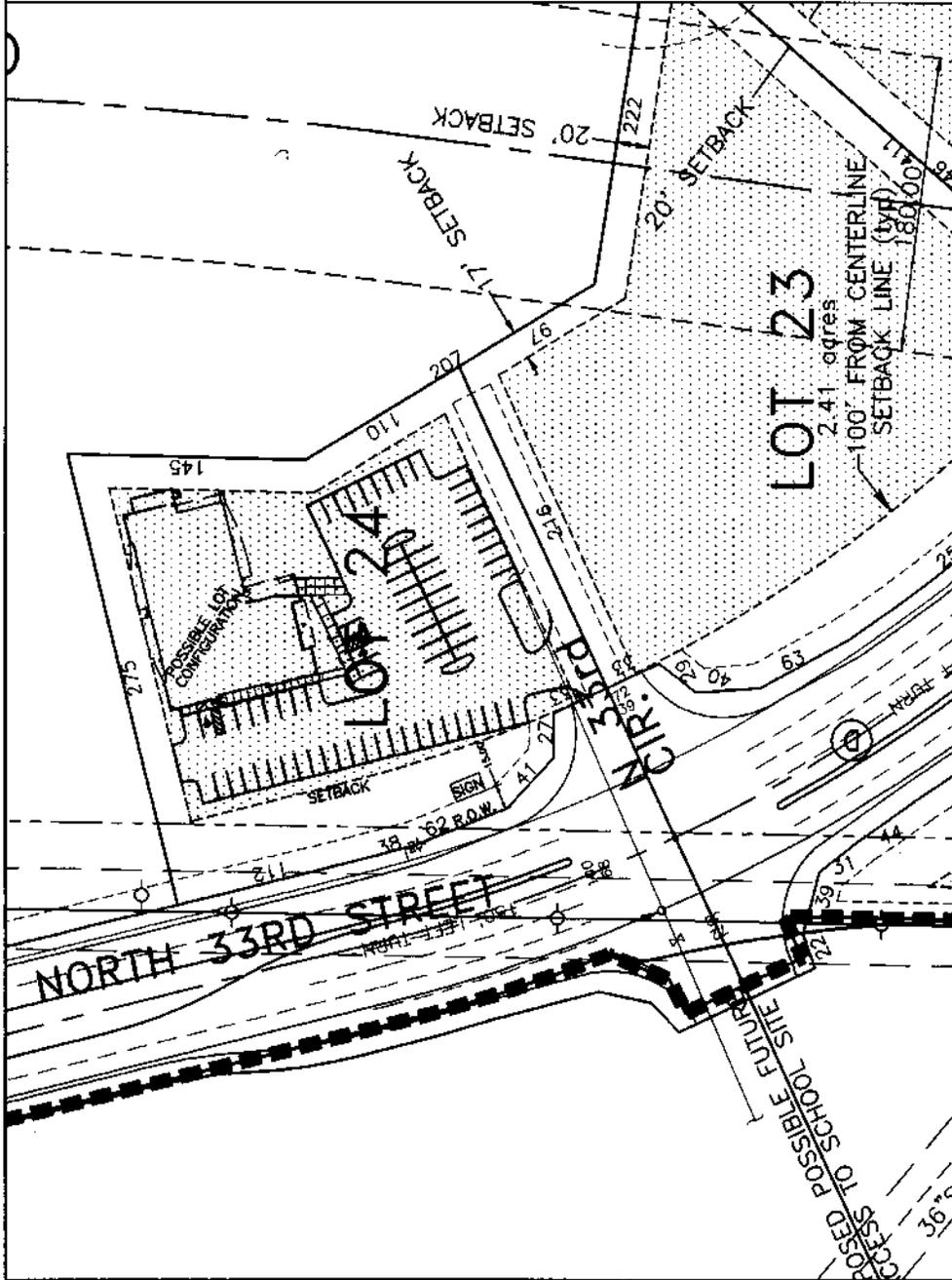
One Square Mile
 Sec. 6 T10N R7E



THIS EXHIBIT IS FOR SCHEMATIC PURPOSES ONLY AND DOES NOT REFLECT PROPOSED LOT LAYOUTS.



SCALE: 1"=100'



51. ONE ON-PREMISES GROUND SIGN ASSOCIATED WITH A FREE STANDING PAD SITE BUILDING PER LOT SHALL BE PERMITTED TO BE LOCATED MORE THAN 30 FEET FROM THE PAD SITE BUILDING AND WITHIN THE FRONT YARD SETBACK ALONG SOUTH 33RD STREET, PROVIDED SUCH SIGN SHALL BE LOCATED AT LEAST 15 FEET FROM THE RIGHT-OF-WAY.

F:\Projects\20030379\LprelimRevision5\dwg\ex-sign-location.dwg 04/26/04 01:44:59 PM CDT

**LANDMARK CORPORATE CENTER
SIGN LOCATION EXHIBIT**

OLSSON ASSOCIATES
CONSULTING ENGINEERS
1111 Lincoln Mall, P.O. Box 84608, Lincoln, NE 68501

EXHIBIT 4.26.04

SEACREST & KALKOWSKI, P.C.

1111 LINCOLN MALL, SUITE 350
LINCOLN, NEBRASKA 68508-3905

TELEPHONE (402) 435-6000
FACSIMILE (402) 435-6100

KENT SEACREST
E-MAIL: kent@sk-law.com

DANAY KALKOWSKI
E-MAIL: danay@sk-law.com

April 15, 2004

Marvin Krout
Planning Department
555 South 10th Street
Lincoln, NE 68508

Re: Amendment to Landmark Corporate Center Use Permit

Dear Marvin:

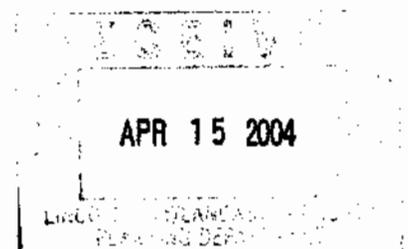
Our office represents North Thirty-Third, LLC, the primary owner of property within Landmark Corporate Center. The lots located within Landmark Corporate Center are large lots which may permit multiple users on a single lot. North Thirty-Third, LLC is requesting two waivers to the Use Permit which will permit more flexibility for the location of ground signs associated with individual pad sites located on a lot. The two waivers will only affect one ground sign per lot.

North Thirty-Third LLC is requesting the following waivers:

1. A waiver to allow one ground sign associated with a free standing pad site building per lot to be located more than thirty (30) feet from the pad site building. This waiver will allow a sign to be placed by North 33rd Street if a building's parking lot is located between the building and the street.
2. A reduction in the front yard setback along South 33rd Street to permit the placement of one ground sign associated with a free standing pad site building per lot to be placed along South 33rd Street at least fifteen (15) feet from the right-of-way. This waiver will allow one sign per lot to be located closer to North 33rd Street.

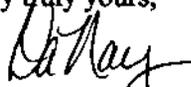
Enclosed please find the following:

1. City of Lincoln Zoning Application Form
2. Application fee in the amount of \$740.00
3. 21 copies of the Site Plan.



We have discussed the above request with Ray Hill and Becky Horner. If you have any questions regarding the waiver requests, please feel free to give me a call.

Very truly yours,



DANAY KALKOWSKI
For the Firm

Enclosures

cc: Don Linscott

APR 15 2004

Legal description

Landmark Corporate Center Addition

Outlot "A", Outlot "B", Outlot "C", Outlot "D", and Outlot "E"

Lot 1, and Lot 2, Block 1

Lot 1, Lot 2, and Lot 3, Block 2

Lot 1, Lot 2, and Lot 3, Block 3

Lot 1, and Lot 2, Block 4

Lot 1, Lot 2, Lot 3, Lot 4, and Lot 5, Block 5

Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, and Lot 9, Block 6

All located in N¹/₂ + SE¹/₄ Section 6-10-7