

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

**P.A.S.:** Use Permit #133 **DATE:** November 13, 2001  
Change of Zone #3253  
Change of Zone #3195

**PROPOSAL:** **North:** To change the zoning from R-3 to B-2 and permit 13,550 square feet of office uses.  
**South:** To change the zoning from R-3 to B-2 and permit 26,400 square feet of commercial uses, including retail, office, and a car wash/gas station/convenience store.

**WAIVER REQUESTS:** **North:** Rear yard setback from 50 feet to 25 feet  
Front yard setback from 50 feet to 25 feet  
**South:** Front yard setback from 50 feet to 40 feet along S. Coddington Avenue  
Street trees along S. Coddington Avenue and W. Van Dorn Street

**LAND AREA:** **North:** 1.7 acres  
**South:** 4.64 acres

**CONCLUSION:** The proposed changes of zone, combined with the proposed use permit, protect the Capitol view corridors, the developing residential uses to the northeast, and the Bison Trail to the southeast.

<b><u>RECOMMENDATION:</u></b>	<b>Change of Zone #3195</b>	Approval
	<b>Change of Zone #3253</b>	Approval
	<b>Use Permit #133</b>	Conditional Approval

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** See attached



**SURROUNDING LAND USE AND ZONING:**

**North**

North:	R-3	Developing residential lots
South:	B-1/R-3	Lee's Chicken (Proposed B-2)
East:	R-3	Developing residential lots
West:	R-3	Low density residential

**South**

North:	B-1	Lee's Chicken
South:	AG	Open space and Bison Trail
East:	AG	Open space
West:	B-1	Ice Cream Stand (Proposed B-2)

**ASSOCIATED APPLICATIONS:** Changes of Zone #3247 and #3196 (both on Council's Pending List)

**HISTORY:**

**April 17, 2000** City Council placed Changes of Zone #3247 and #3196 on the Pending List in anticipation of a use permit being submitted by one of the property owners. Use permit #133 is that use permit. The Planning Department requested the changes of zone from B-1, AGR, and R-3 to B-2 in order to protect the Bison Trail, the Capitol view corridors, and the developing residential in the area.

The existing commercial zoning pattern dates back to at least October 1953. It appears that the commercial zoning was established at 250 by 250 feet in area. The 250 by 250 foot area doesn't match the land use on any corner. In the 1950's, 'G' Local Business zoning was once on all four corners. The R-3 lot east of Lee's Chicken was used for parking as early as 1964. By the 1970's the northwest corner was no longer zoned commercial. In 1979 the zoning was converted to 'B-1' Local Business.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Land Use Plan designates a portion of the north property as Commercial and the remainder as Urban Residential. The south property is designated as Urban Residential. Both properties are in Capitol view corridors.

The Comprehensive Plan states:

**Urban Design**

*Goals*

- Protect and enhance the State Capitol, its Environs, and vistas to our premier landmark as a particular asset and responsibility of this community. (p 175)

**Neighborhood Centers**

*Goals*

- Maintain and encourage retail establishments and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with but not intrusive upon residential neighborhoods.
- Provide geographically convenient and accessible retail areas throughout the City and County so as to provide the widest possible variety of goods and services. (p 63)

**Wetland and Water Bodies**

*Goals*

- Maintain, preserve and enhance existing wetlands and restore degraded wetlands.
- Protect the quantity and quality of ground and surface water (p 70)

**Transportation Planning Process**

*Goals*

- Maintain zoning and traffic patterns that are compatible with existing land uses and retain the character of rural and urban neighborhoods. (p 81)

**UTILITIES:** **North:** Available  
**South:** Sanitary sewer is not available at this time  
 There is an existing main in W. Van Dorn Street  
 The south portion must be annexed prior to development

**TOPOGRAPHY:** **North:** Slopes upward, south to north  
**South:** Increases in elevation from north to south, with wetlands in a depression on the northern portion of the site

**TRAFFIC ANALYSIS:** Both S. Coddington Avenue and W. Van Dorn Street are minor arterials. There is a future trail identified along S. Coddington Avenue abutting both properties.

**PUBLIC SERVICE:** **North:** City of Lincoln fire and police  
**South:** County Sheriff and Southwest rural fire district until annexed, then City fire and police

**REGIONAL ISSUES:** None apparent

**ENVIRONMENTAL CONCERNS:** Wetlands protection

**AESTHETIC CONSIDERATIONS:** Capitol view corridors. View from the Bison Trail to rear of buildings, gas pumps, and parking area on southeast corner.

**ALTERNATIVE USES:** Mixed use residential/commercial. On the north side, this would provide a softer transition from the single family residential. On the south side, the buildings could be designed so that they also face the bicycle trail.

**ANALYSIS:**

**Changes of Zone #3195 and #3253**

1. Both petitions propose to expand existing commercial zoning at the corner of S. Coddington Avenue and W. Van Dorn Street.
2. Both expansions align the zoning district boundaries more closely with the ownership pattern.
3. The proposal on the southeast corner as shown on use permit #133 preserves the mature tree stands along S. Coddington Avenue and W. Van Dorn Street. The expansion also permits the owner to develop the land without filling the wetlands and natural drainage way.
4. The proposal on the northeast corner provides a transition between the developing residential and the Lee's Chicken site.
5. Neither corner contains the minimum 5 acres required for the B-2 district. When the north and south corners are combined, the total district area is 6.34 acres.
6. The B-2 zoning district prohibits off premise signs and requires a use permit. Both factors promote the goal of protecting Capitol vistas.

**Use Permit #133 - North**

1. The small office buildings provide an adequate buffer between the developing residential and the Lee's Chicken site.
2. The requests to modify the yards are appropriate given the unusual shape of the lot and the limitations on uses. If more area were incorporated into this portion of the use permit, the yard reductions would not be necessary or appropriate. No side yard waiver is required - the required side yard is 20 feet when abutting residential.
3. The site plan should clearly state that changes from office to other commercial uses will require a public hearing.

4. While the screening exceeds design standards, 800 square feet of shrubs are also required in the B-2 district.

**Use Permit #133 - South**

1. A reduction in rear yard setback would allow improvements to be moved further south and east, away from both the mature trees and the wetlands. It would also make the reduction in front yard setback unnecessary.
2. There should be a sidewalk connection to the edge of the property in the southeast corner. This would allow a connection between the trail and this development.
3. Additional deciduous and coniferous trees should be provided on the south and east edges of the property. This will screen the rear of the retail building, the trash containers, and the gasoline pumps from the Bison Trail. The site plan should provide an attractive entrance along the side nearest the trail.
4. Although Parks & Recreation has requested a trail easement along the frontage, it cannot be a condition of approval. The applicant may voluntarily grant the easement.

**USE PERMIT CONDITIONS:**

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Revise the North site plan to show:
  - 1.1.1 Add a note stating "A change from office to another commercial use shall require a public hearing."
  - 1.1.2 Label the building envelopes.
  - 1.1.3 Label the lot lines.
  - 1.1.4 Remove the Planning Commission approval block.
  - 1.1.5 Delete waiver request number 3.
  - 1.1.6 Label the purpose of Outlot A.

- 1.1.7 Provide landscaping which meets Design Standards.
  - 1.1.8 Correct the planting size for Skyline Honeylocust and Amur Maple - they should be 1-1/2 inches in diameter.
  - 1.1.9 Revise the plans to the satisfaction of the Public Works & Utilities Department.
  - 1.1.10 Remove the lot labels. The lots do not front upon or take access to a private roadway or public street, and no waiver was requested.
- 1.2 Revise the South site plan to show:
- 1.2.1 A planting plan for the detention cell as requested by Parks & Recreation.
  - 1.2.2 Separate the waiver requests from the rest of the notes. List them under the heading "waivers".
  - 1.2.3 Dimension the building envelopes.
  - 1.2.4 Provide sign envelopes.
  - 1.2.5 In Note 17, change "is hereby" to "shall be".
  - 1.2.6 In Note 4, change "are hereby" to "shall be".
  - 1.2.7 Delete the word "generic" from the "use permit" label.
  - 1.2.8 Substitute Austrian Pine for White Fir. Austrian Pine has historical significance in this corridor.
  - 1.2.9 Provide landscaping which meets Design Standards for open spaces in B-2 (Section 7.6) and parking lots (Section 7.1). Add landscaping along the south and east lot lines which meets design standards for adjacent land uses of substantially different character (Section 7.5).
  - 1.2.10 Add a sidewalk to the southeast property line so that the Bison Trail can potentially connect to this site.

- 1.2.11 Add sidewalks along S. Coddington Avenue and W. Van Dorn Street.
- 1.2.12 Revise the plans to the satisfaction of the Public Works & Utilities Department.
- 1.2.13 Add a note stating that City utilities will not be extended to this site and no development shall occur until the area is annexed.
- 1.3 Revise the overall site plan to show:
  - 1.3.1 The changes required by 1.1 and 1.2
- 2. This approval permits 13,550 square feet of office uses on the north side of W. Van Dorn Avenue and 26,400 square feet of commercial on the south side of W. Van Dorn Avenue.
  - 2.1 The City Council approves the following waivers and adjustments:
    - 2.1.1. Street trees on the south side of W. Van Dorn Street east of S. Coddington Avenue.
    - 2.1.2 Street trees on the east side of S. Coddington Avenue south of W. Van Dorn Street.
    - 2.1.3 On the north side of W. Van Dorn Street, an adjustment of front yard setback from 50 feet to 25 feet and of rear yard setback from 50 feet to 25 feet.
    - 2.1.4 On the south side of W. Van Dorn Street, an adjustment of rear yard setback from 30 feet to 20 feet.
  - 2.2 The City Council approves:
    - 2.2.1 Change of Zone #3195.
    - 2.2.2 Change of Zone #3196.
    - 2.2.3 Change of Zone #3253.

General:

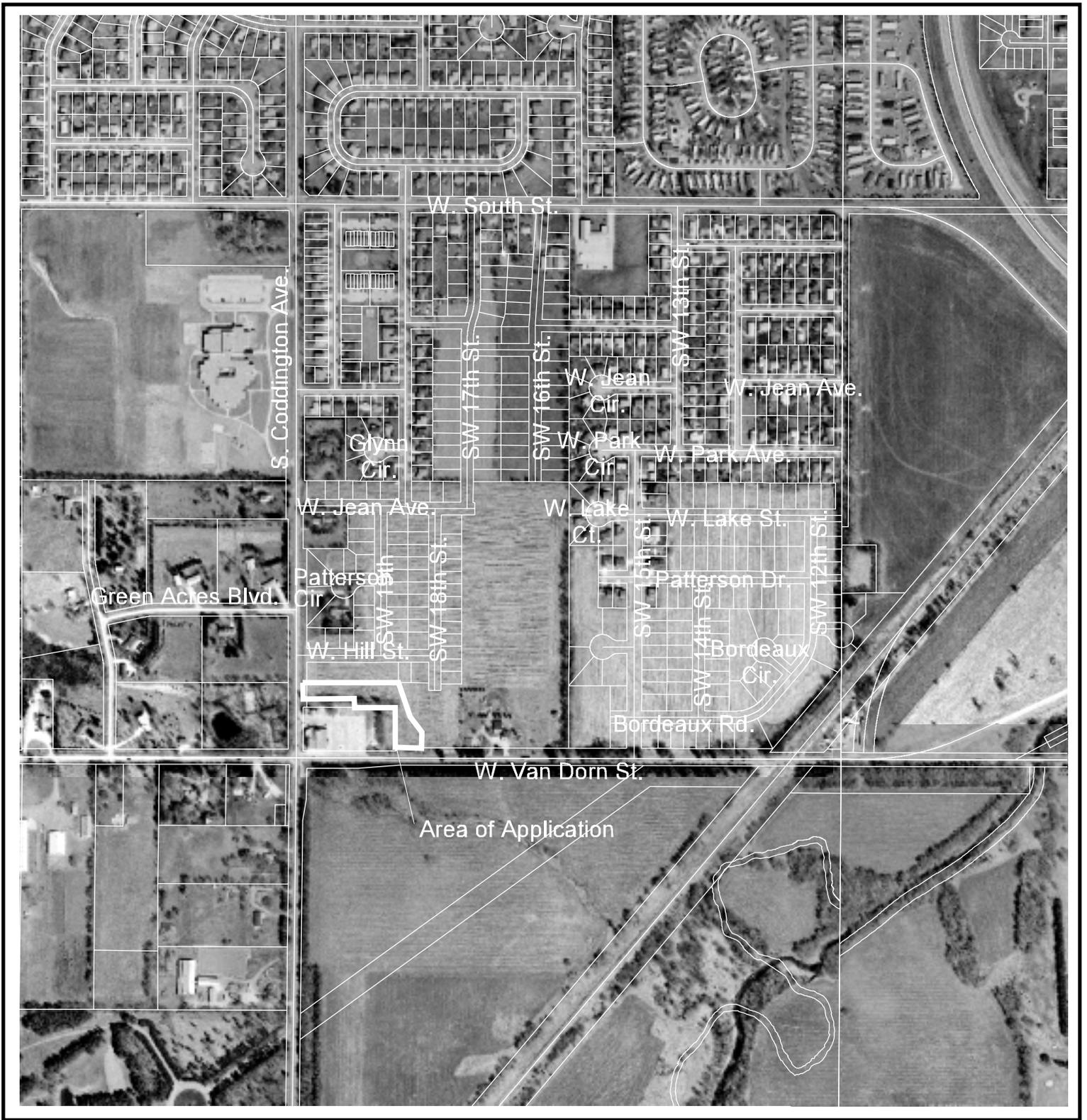
3. Before receiving building permits:
  - 3.1 The permittee shall have submitted a revised final plan including 6 copies and the plans are acceptable.
  - 3.2 The construction plans shall comply with the approved plans.
  - 3.3 Final Plats shall be approved by the City.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
  - 4.1 Before occupying the buildings all development and construction shall have been completed in compliance with the approved plans.
  - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established property owners association approved by the City Attorney.
  - 4.3 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.
  - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk 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:

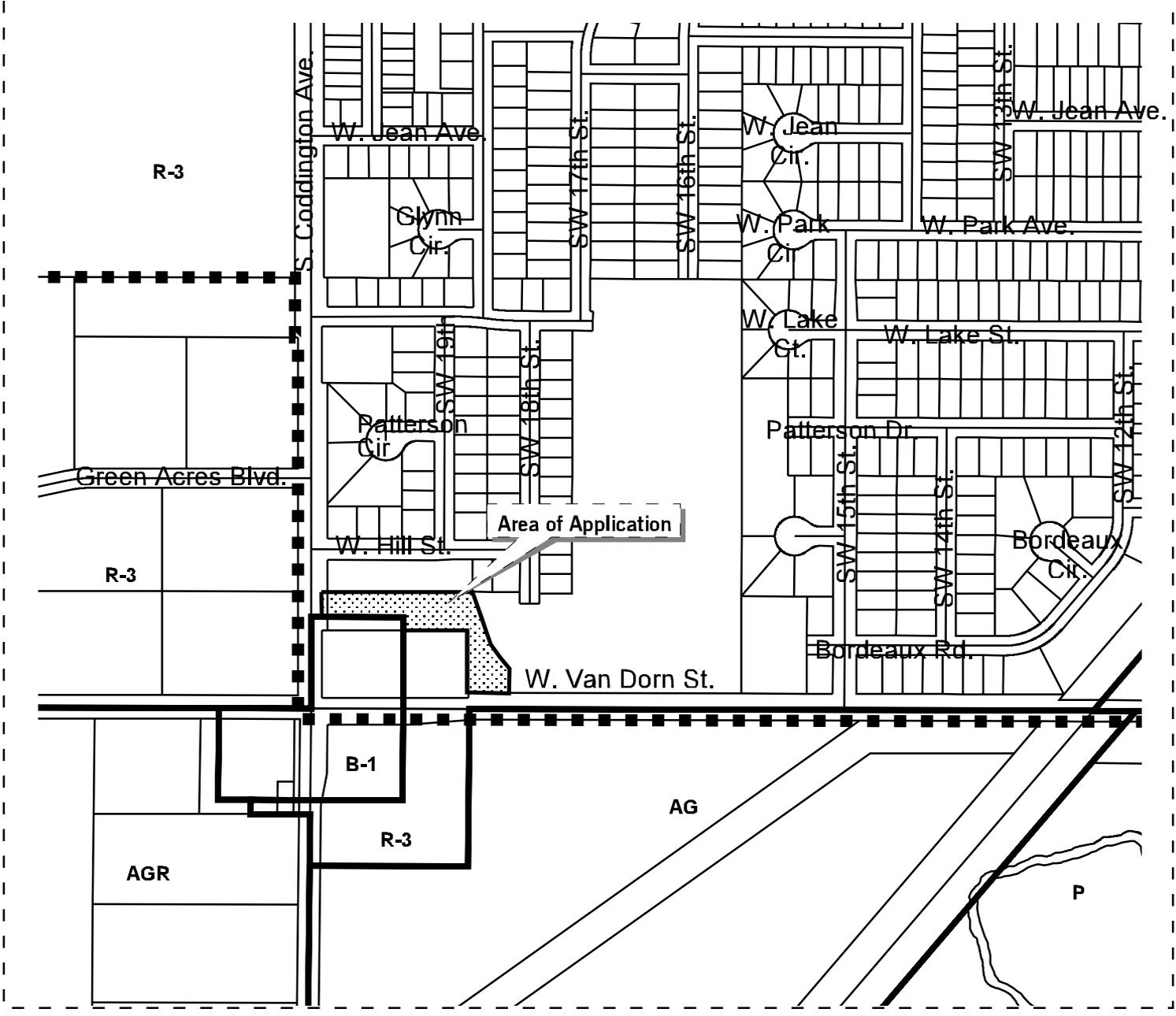
Jason Reynolds  
Planner



**Change of Zone #3195  
Lee's Place  
W. Van Dorn & Coddington  
R-3 to B-2**



Photograph Date: 1997

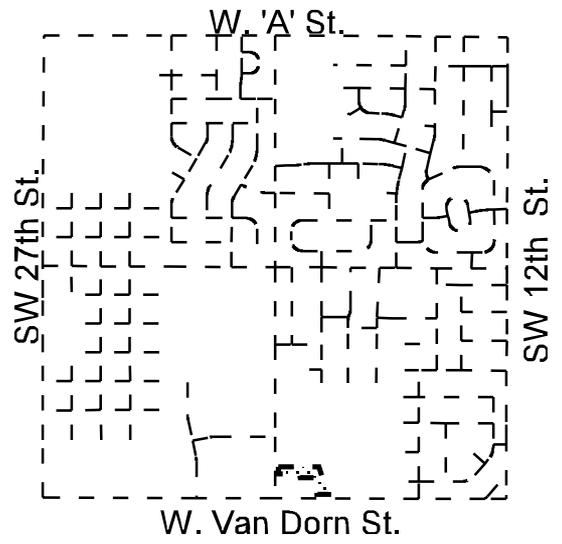
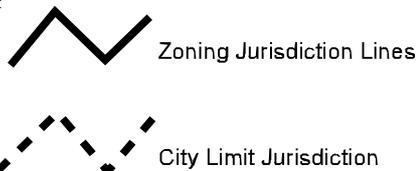


**Change of Zone #3195  
Lee's Place  
W. Van Dorn & Coddington  
R-3 to B-2**

**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. 33 T10N R6E





W. Van Dorn St.

Coddington Ave.

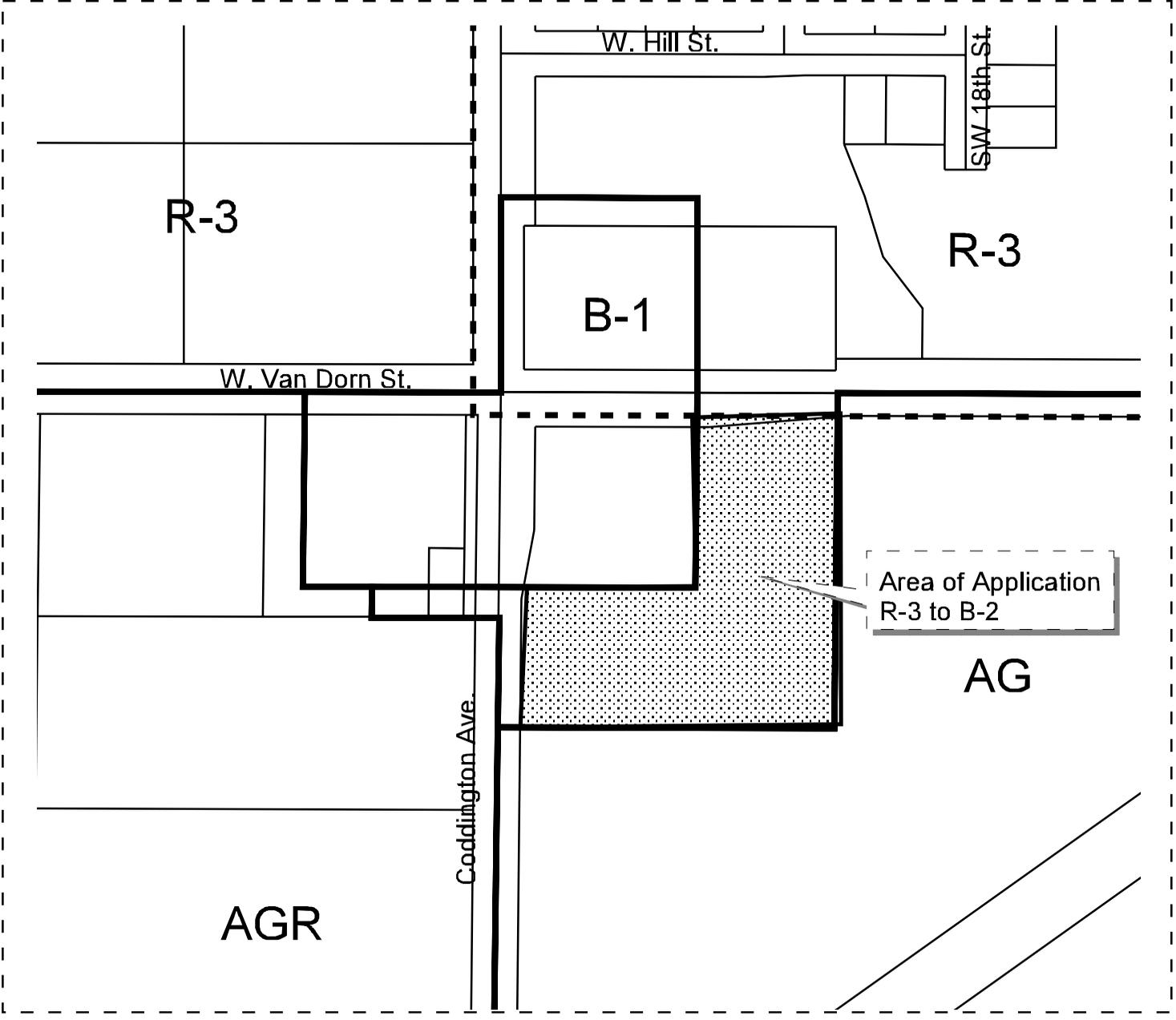
Area of Application  
R-3 to B-2

**Change of Zone #3253  
W. Van Dorn & Coddington**



Photograph Date:1997

Lincoln City - Lancaster County Planning Dept.

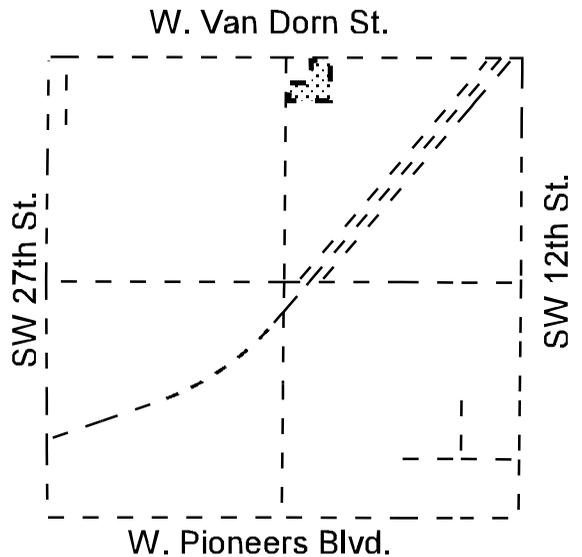


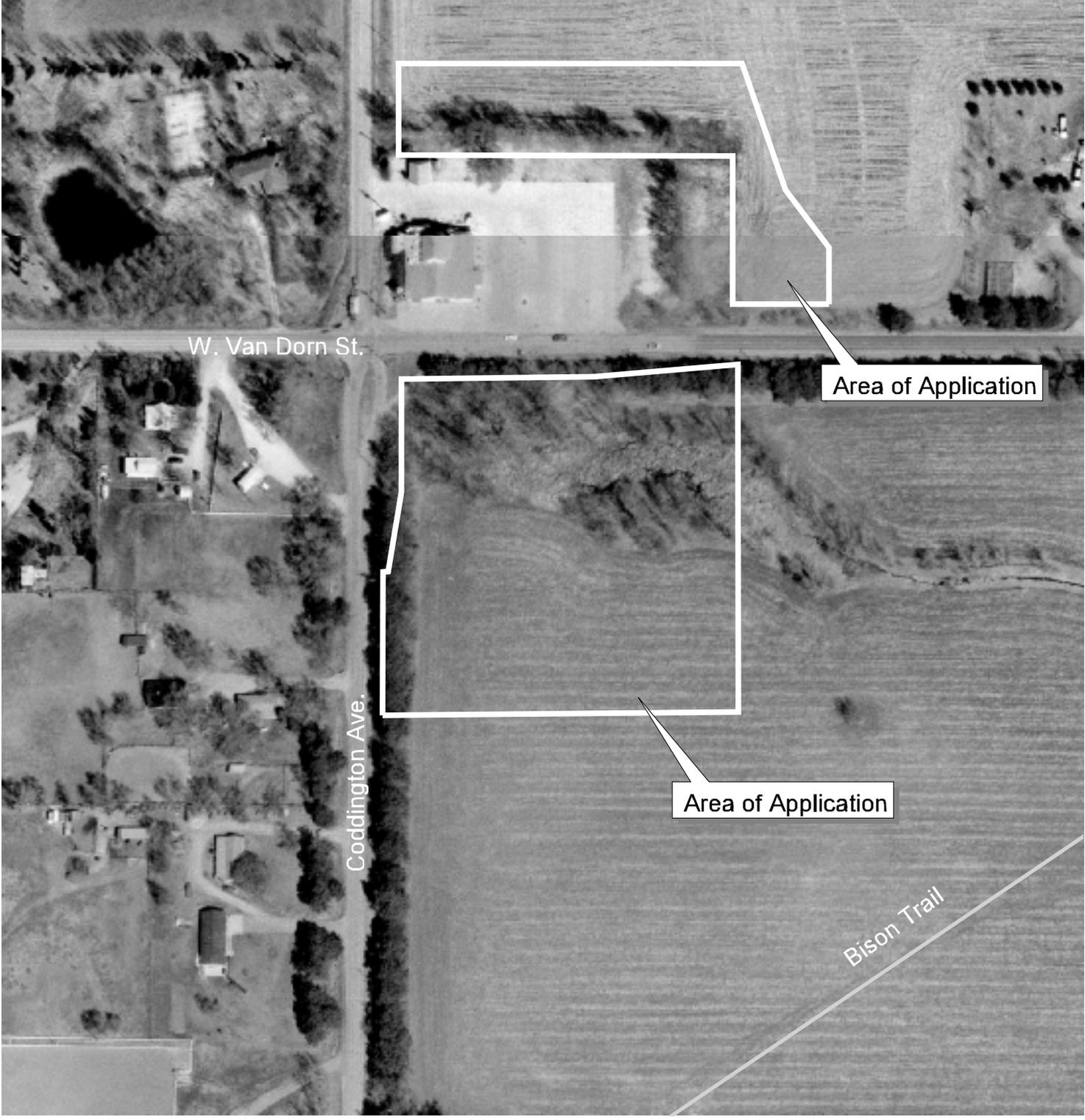
## Change of Zone #3253 W. Van Dorn & Coddington

### 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. 4 T9N R6E



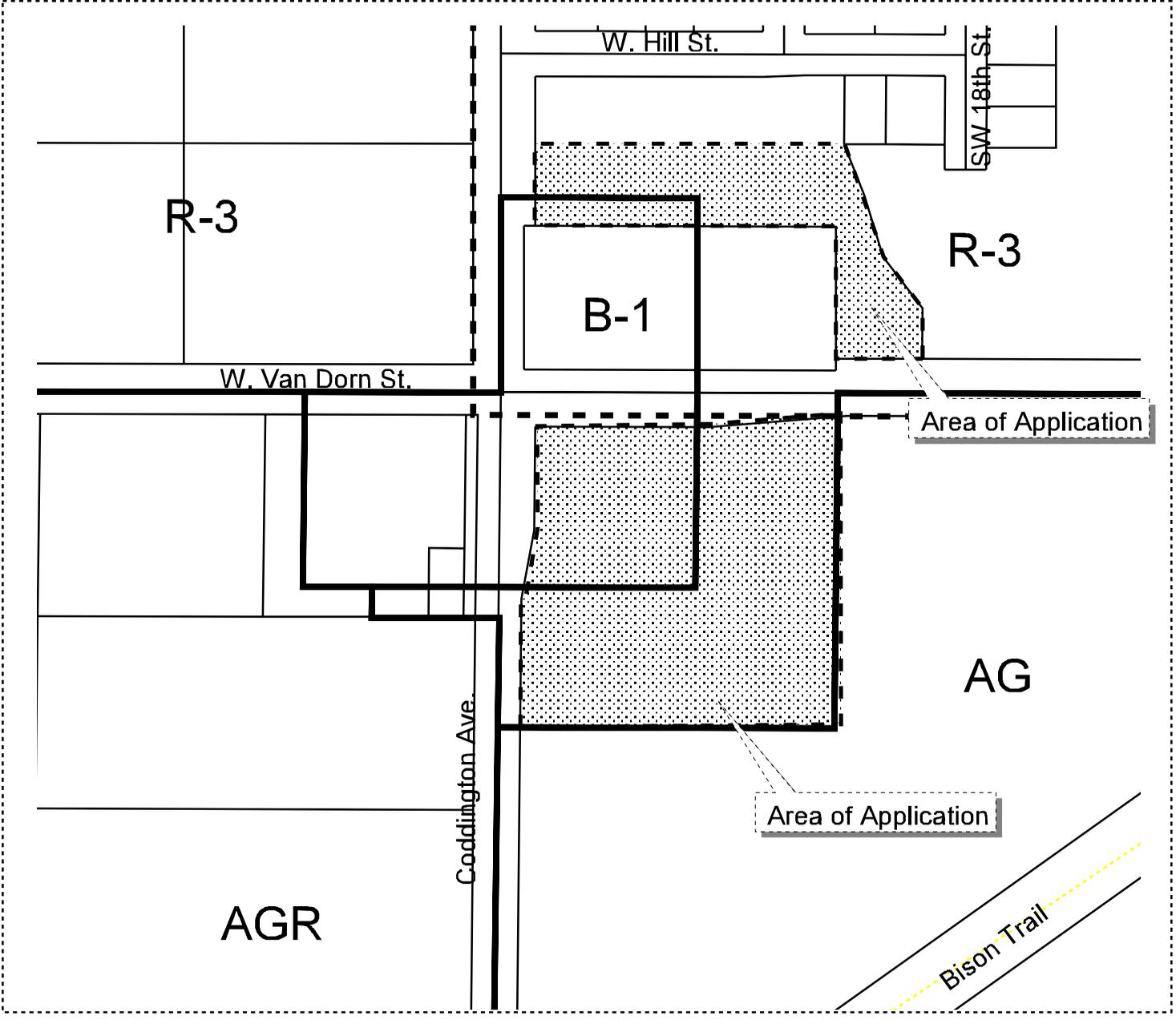


**Use Permit #133  
W. Van Dorn & Coddington**



Photograph Date:1997

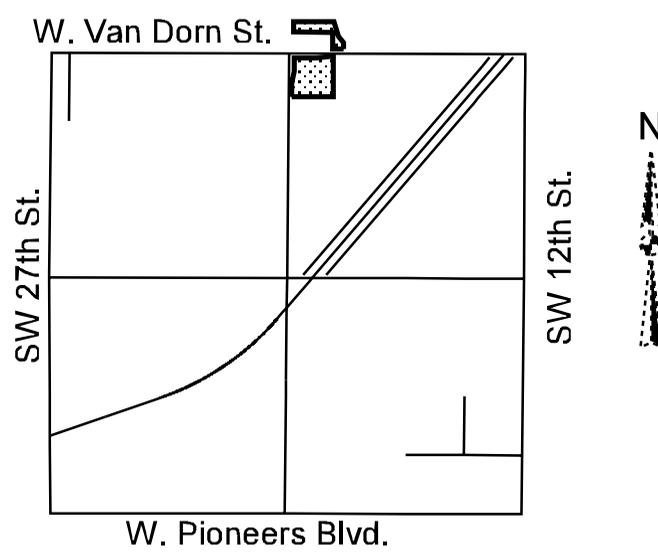
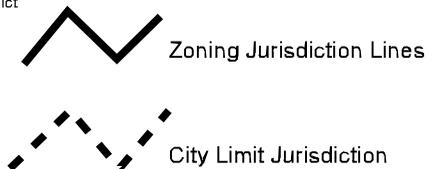
Lincoln City - Lancaster County Planning Dept.



**Use Permit #133  
W. Van Dorn & Coddington**

- 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. 4 T9N R6E



CZ # 3195

**CHANGE OF ZONE FROM 'B-1' TO 'B-2'**  
**LEGAL DESCRIPTION:**

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A LEGAL DESCRIPTION OF A PORTION OF OUTLOT 'A', LEE'S PLACE, LOCATED IN SE 1/4 OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 6 EAST, OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF SAID S.E. 1/4 OF SECTION 33, AND EXTENDING THENCE N. 00°22'55" W., ALONG THE WEST LINE OF SAID S.E. 1/4 A DISTANCE OF 241.71 FEET; THENCE N. 89°50'12" E., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE N. 00°22'55" W., A DISTANCE OF 41.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST HILL STREET;

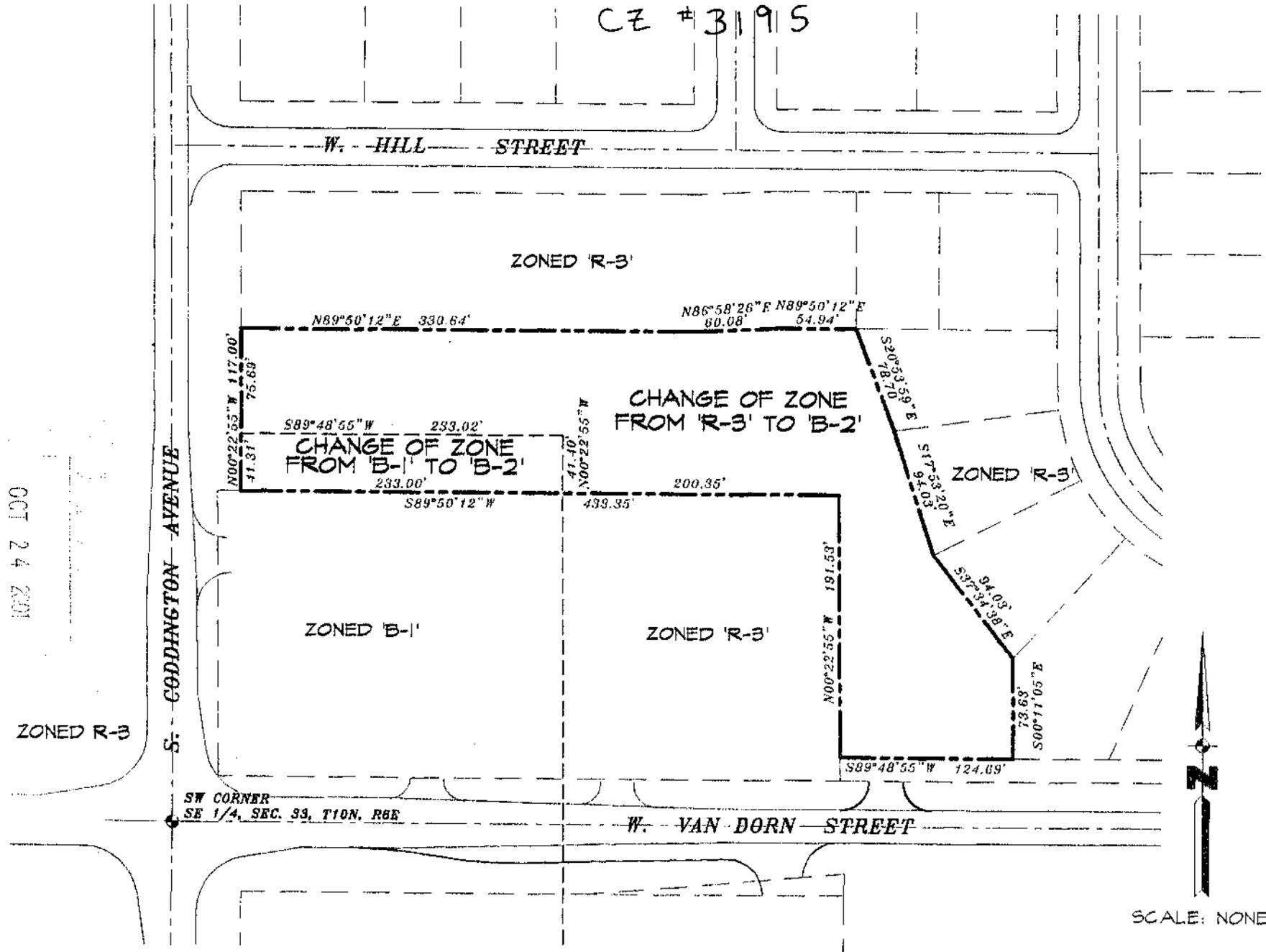
THENCE N. 89°48'55" E., A DISTANCE OF 233.02 FEET;

THENCE S. 00°22'55" E., A DISTANCE OF 41.40 FEET;

THENCE S. 89°50'12" W., A DISTANCE OF 233.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 9635.59 S.F. OR 0.22 ACRES, MORE OR LESS.

# CHANGE OF ZONE EXHIBIT FOR LEE'S PLACE

CZ #31915



OCT 24 2001



SCALE: NONE

DESCRIPTION B - *Change of Zone 3253*

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH PM, LANCASTER COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID NORTHEAST QUARTER;

THENCE ON THE WEST LINE OF THE SAID NORTHEAST QUARTER, ON AN ASSIGNED BEARING OF S 00°00'05" W, A DISTANCE OF 300.00 FEET; THENCE S 89°59'55" E A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

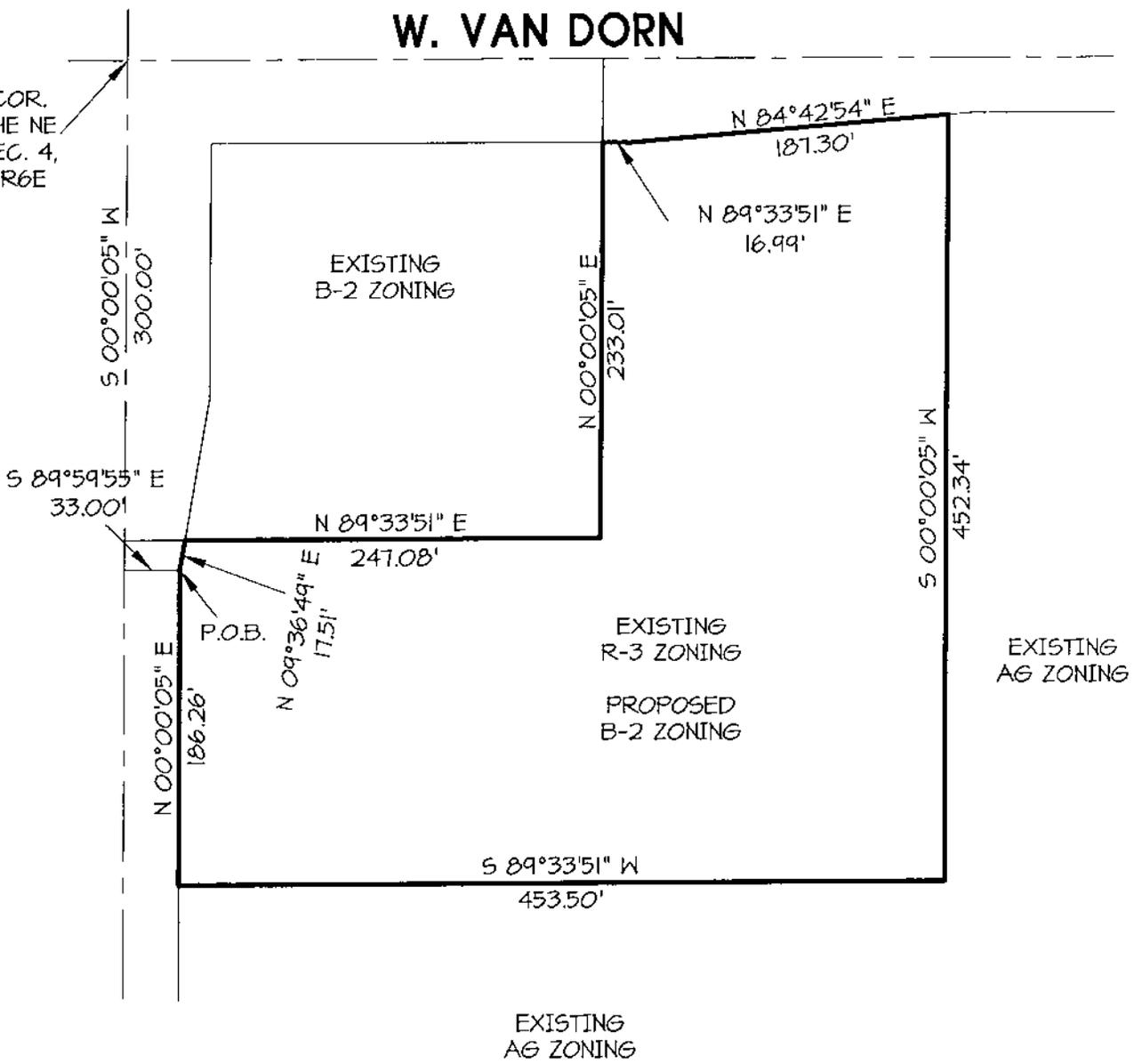
THENCE N 09°36'49" E A DISTANCE OF 17.51 FEET, TO A POINT LOCATED 283.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 4;  
THENCE N 89°33'51" E A DISTANCE OF 247.08 FEET, ON A LINE 283.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE;  
THENCE N 00°00'05" E A DISTANCE OF 233.01 FEET, ON A LINE 283.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE;  
THENCE N 89°33'51" E A DISTANCE OF 16.99 FEET, ON A LINE 50.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE;  
THENCE N 84°42'54" E A DISTANCE OF 187.30 FEET, TO A POINT LOCATED 34.17 FEET SOUTHERLY OF SAID NORTH LINE;  
THENCE PARALLEL TO SAID WEST LINE S 00°00'05" W A DISTANCE OF 452.34 FEET;  
THENCE PARALLEL TO SAID NORTH LINE, S 89°33'51" W A DISTANCE OF 453.50 FEET TO A POINT LOCATED 33.00 FEET EASTERLY FROM SAID WEST LINE;  
THENCE PARALLEL TO SAID WEST LINE, N 00°00'05" E A DISTANCE OF 186.26 FEET, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 3.24 ACRES MORE OR LESS

# W. VAN DORN

NW COR.  
OF THE NE  
1/4 SEC. 4,  
T9N, R6E

S. CODDINGTON



**CHANGE OF ZONE** EXCLUSIVE OF CODDINGTON R.O.W.

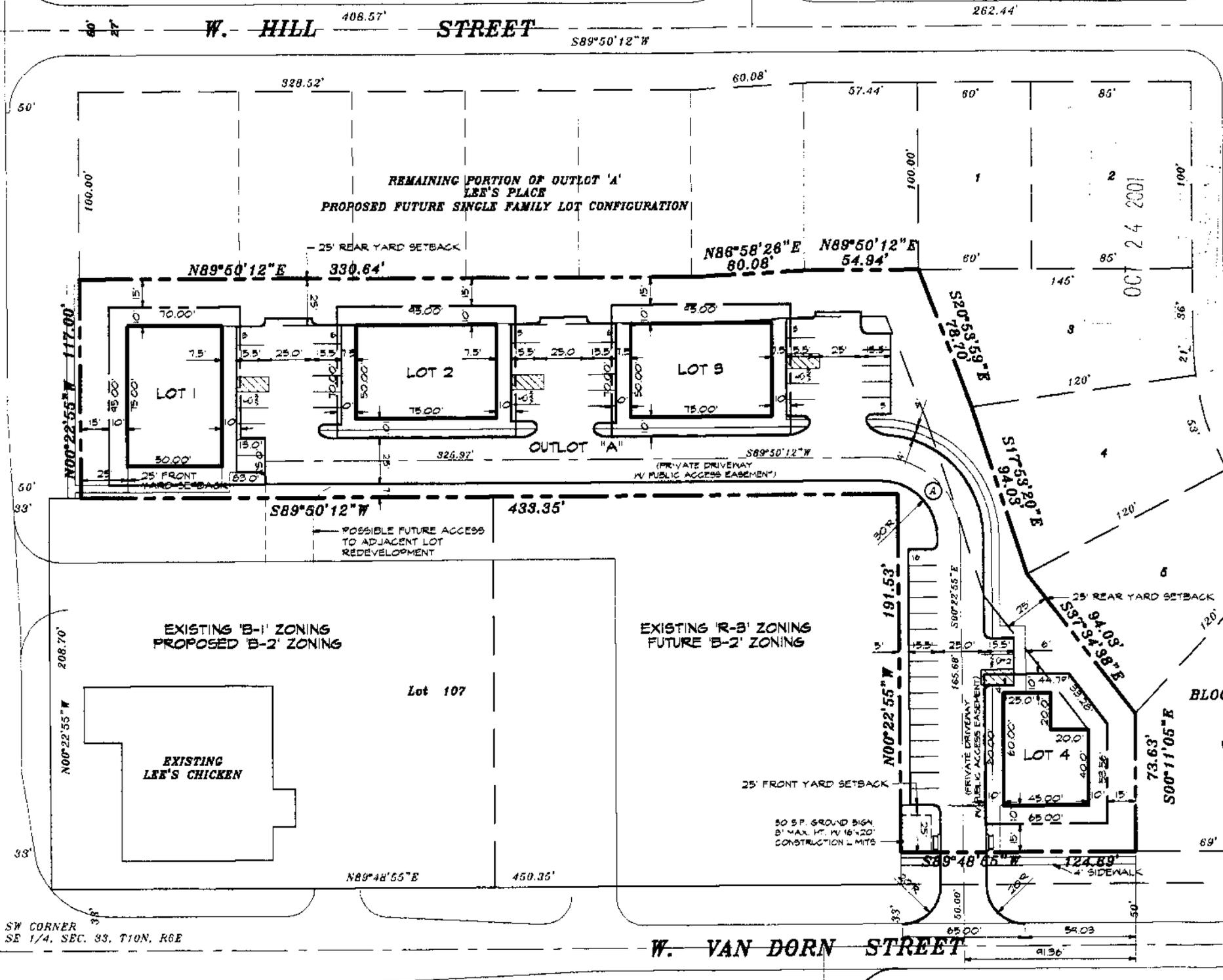
SCALE: 1" = 100'



S. CODDINGTON AVENUE

W. HILL STREET

W. VAN DORN STREET



OCT 24 2001

2

S. CODDINGTON AVENUE

W. HILL STREET

W. VAN DORN STREET

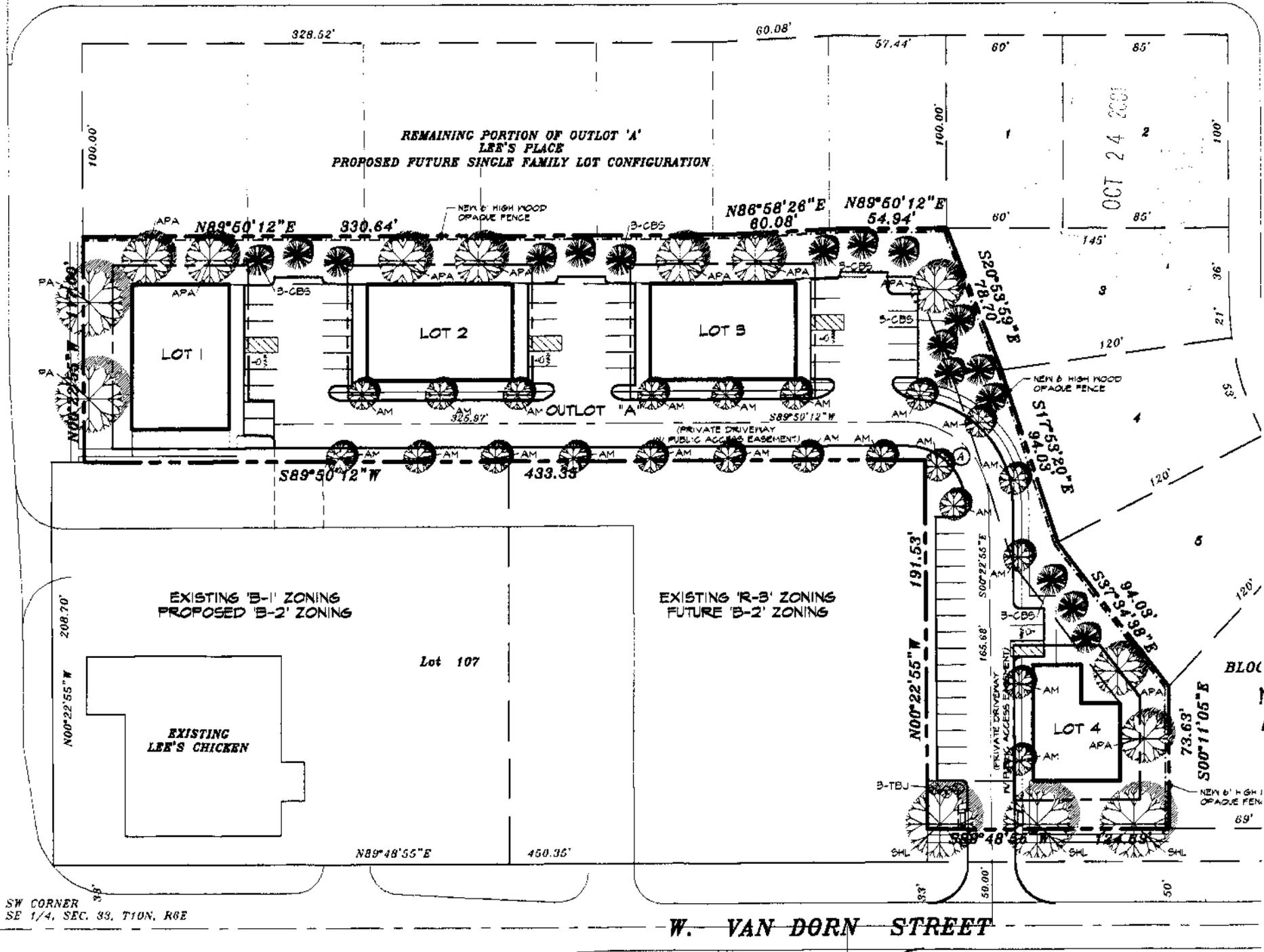
REMAINING PORTION OF OUTLOT 'A'  
LEE'S PLACE  
PROPOSED FUTURE SINGLE FAMILY LOT CONFIGURATION

EXISTING 'B-1' ZONING  
PROPOSED 'B-2' ZONING

EXISTING 'R-3' ZONING  
FUTURE 'B-2' ZONING

EXISTING  
LEE'S CHICKEN

OCT 24 2008



SW CORNER  
SE 1/4, SEC. 33, T10N, R6E





# Memo

**To:** Brian Will, Planning Department  
**From:** Mark Canney, Parks & Recreation *MC*  
**Date:** November 5, 2001  
**Re:** West Van Dorn Plaza (Formerly Lee's Place)

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Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

Resubmit a Landscape Plan with the following changes:

1. Existing tree mass including Austrian Pines and Lilacs have historical significance along this corridor. Plant material should be recognized and be reflected in the long term planning and planting plans.
2. Provide planting plan on detention cell to help determine the water quality taking into consideration the parking lot runoff will contain petrochemicals. A pre-treated area or cell should occur before runoff enters wetlands.
3. The Comprehensive Plan indicates trail connection along frontage of property. Need trail easement location along Coddington with a 10' wide concrete trail, either through on the east side of the existing tree mass.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.

**-LES** INTER-DEPARTMENT COMMUNICATION

DATE November 5, 2001

TO Brian Will, City Planning

FROM Sharon Theobald  
(Ext. 7640)

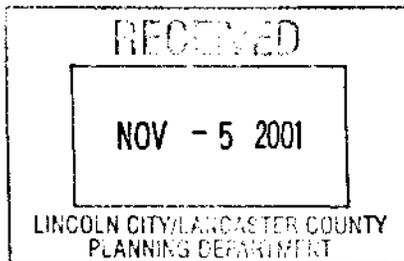
SUBJECT DEDICATED EASEMENTS  
DN #26S-19W

Attached is the Use Permit for Lee's Place.

**In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.**

ALLTEL, Time Warner Cable, and the Lincoln Electric System will not require any additional easements.

*Sharon Theobald*



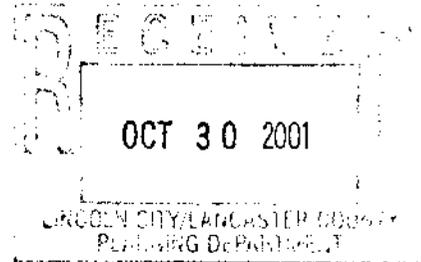
ST/nh  
Attachment  
c: Terry Wiebke  
Easement File

**Design  
Associates** of Lincoln, Inc.

Pershing Square  
1609 'N' Street  
Lincoln, NE 68508  
Phone: (402) 474-3000 • Fax: (402) 474-4045

October 29, 2001

Kathleen Sellman  
Lincoln-Lancaster County  
Planning Department  
555 South 10<sup>th</sup> Street  
Lincoln, Nebraska 68508



RE: REVISED- Generic Use Permit #133  
West Van Dorn Plaza  
Coddington Avenue and West Van Dorn Street

Ms. Sellman:

On behalf of Stockwell Properties, L.L.C., the following is offered as a re-submittal of a Generic Use Permit application for property located at the southeast corner of Coddington and Van Dorn Street. This plan is being offered in conjunction with the Use Permit application for Lee's Place located immediately north of West Van Dorn Plaza. The attached site, grading and landscape plans are offered as concept for the requested permit. Revisions to the site plan from the initial submittal of this application include the following:

- Dedication of additional right-of-way along West Van Dorn Street and Coddington Avenue;
- Relocation of the West Van Dorn Street driveway to the east;
- Reduction of the drainage structure length for the West Van Dorn Street access from 170 feet to approximately 40 feet;
- Reduction of wetland disruption from 0.41 acre to approximately 0.25 acre;
- Relocation of the fuel pump islands to the south and west; and
- Conversion of 5,400 square feet of retail to 7,200 square feet of office use.

In addition the following is offered in response to specific staff comments.

Staff has requested the dedication of additional right-of-way along West Van Dorn Street and Coddington Avenue. The plan has been revised to include dedication of right-of-way to provide 50' as measured from each respective centerline. **A request to reduce the required front yard setback from 50' to 40' along Coddington Avenue is requested to accommodate parking located at the west end of the proposed buildings.**

Access is proposed to both street frontages to accommodate internal circulation. The access to West Van Dorn Street has been relocated to the east to increase the separation

from the intersection of Coddington and Van Dorn. Revision to this access includes an eastbound to southbound right turn deceleration lane at the request of staff.

The plan has been revised to indicate the sanitary sewer located along the north side of West Van Dorn is future. It is acknowledged installation of this sanitary main is required prior to sanitary sewer service to the proposed development.

Water service to the site is shown from the existing water main located in Coddington Avenue. Service to the north side of West Van Dorn Street is also available from the Coddington Avenue water main. It appears the requested 12-inch water main in West Van Dorn is not needed to serve the abutting properties.

The submittal has been expanded to include storm water and detention calculations. All contributing drainage basins totaling 119.48 acres are shown on the grading plan. The revised plan continues to provide an adequate area to accommodate storm water detention and required wetland mitigation at the northwest corner of the site.

A landscape plan is included as part of the re-submittal. **A waiver of street trees along Coddington Avenue and West Van Dorn Street is requested due to the existing coniferous trees located along both frontages.** Landscape and parking lot screening is not proposed along the south and east limits of the site due to the adjacent agricultural zoning.

It is acknowledged that additional information will be required prior to approval of a final development plan that includes the following:

Site plan identifying specific building and parking dimensions  
Wetland delineation and mitigation plan

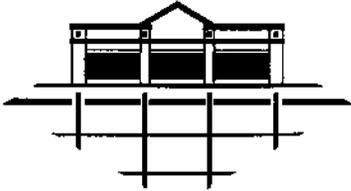
Please advise if additional information is needed to process this application.

Sincerely,



J.D. Burt  
For the firm

cc: Don Linscott



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

October 23, 2001

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

RE: LEE'S PLACE  
USE PERMIT #133

Dear Ms. Sellman,

This letter is in response to the corrections requested by the Planning and Public Works Departments from the October 19th meeting. The following refers to the revised re-submitted plans with revision date 8/23/2001.

- 1) The private roadway has been changed to a private driveway.
- 2) The sewer and water lines have been changed from public to private. See the utility plan for details.
- 3) The private driveway allows for additional parking stalls and one less tree. See the site plan and landscape plan for details.

If you have any questions please give us a call.

Sincerely,

Brian D. Carstens

cc: Rick Krueger

Enclosed: 16 copies of sheets 1 & 2 of 5  
6 copies of sheets 3, 4, & 5 of 5

OCT 24 2001