

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Use Permit # 142
Eagle Crest

DATE: November 19, 2001

PROPOSAL: Develop a 5,000 square foot financial building on one commercial lot.

LAND AREA: 2.00 Acres, more or less

CONCLUSION: In conformance with the Comprehensive Plan and Design Standards.

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

LEGAL DESCRIPTION: Lot 2, Block 1, Eagle Crest, located in the NW 1/4 of Section 23, T10N, R7E, Lancaster County, Nebraska.

LOCATION: Generally located at N. 84th and Holdrege Streets.

APPLICANT: Carl Sjulín
1201 Lincoln Mall, Suite 102
Lincoln, NE 68508
(402)475-5100

OWNER: Same

CONTACT: Michael Johnson
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402)474-6311

EXISTING ZONING: O-3, Office Park District

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	Undeveloped	O-3, Office Park
South:	Undeveloped	R-3, Residential
East:	Agriculture and Church	AG, Agricultural
West:	Commercial and Undeveloped	B-2, Planned Business

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan shows this area as commercial (page 40).

The Comprehensive Plan indicates that, on average, commercial areas are anticipated to have a "Floor area ratio (FAR) of 0.25. Higher or lower FAR may be appropriate if the sites are found to be suitable for a more intensive or a less intensive density utilizing the zoning criteria described in the plan" (page 53). This application has an average FAR of 0.057.

HISTORY: City Council approved Preliminary Plat #00006, Special Permit #1839, Use Permit #128, and Change of Zone #3255 for Morning Glory Estates to the north of Holdrege Street was approved by the City Council on **July 30, 2001**.

City Council approved Preliminary Plat #00026 and Special Permit 1881, Eagle View Community unit Plan for 12 dwelling units south of this area on **April 9, 2001**.

City Council approved Change of Zone #3171 from AG, Agricultural to O-3, Office Park and R-3, Residential in the area of this use permit on **September 20, 1999**.

City Council denied Special Permit #1370, Sunrise Hills 3rd Addition Community Unit Plan for 15 single family units, 36 multi-family units, two outlots and a church on the area and adjacent area of this use permit on **July 30, 1990**.

City Council approved Special Permit #1311, Sunrise Estates Community Unit Plan for 28 dwelling units to the south and east of this site on **July 31, 1989**.

The area was zoned A-A, Rural and Public Use District until it was updated to AG, Agricultural in **1979**.

UTILITIES: Utilities are available in N. 84th Street, extensions into the subdivision are required as part of the final plat.

TOPOGRAPHY: Sloping to the northeast.

TRAFFIC ANALYSIS: N. 84th Street is classified as an Urban/rural principal arterial in the Functional Street and Road Classification in the Comprehensive Plan.

Eagle Crest Road is classified as a local street in the Functional Street and Road Classification in the Comprehensive Plan.

The access to this property is on Eagle Crest Road to N. 84th Street. Eagle Crest Road will eventually be extended to Holdrege Street when the property to the north is developed.

PUBLIC SERVICE: The nearest fire station is located at N. 84th and Holdrege.

REGIONAL ISSUES: This commercial use will serve many, including the recently platted subdivision to the south and east and residents of the general area.

ANALYSIS:

1. This is an application for a use permit to allow a 5,000 square foot financial building on the northeast corner of N. 84th Street and Eagle Crest Road.
2. The applicant meets all design and zoning standards and does not request any waivers.
3. The Public Works & Utilities Department has no objections to the application.
4. The Building and Safety Department Fire Prevention has no objections.
5. The Lincoln Police Department has no objections to this application.
6. The Parks and Recreation Department has no objection to this application.
7. The Lincoln-Lancaster County Health Department indicated that the Lower Platte South NRD should be contacted by the developer for guidance in controlling erosion during construction.
8. The Lincoln-Lancaster County Health Department indicated that the developer shall be responsible for controlling off-site dust emissions in accordance with the Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2, Section 32.

CONDITIONS:

Site Specific:

1. This approval permits a 5,000 square foot financial 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 Remove the City Council approval certificate
- 2.1.2 Revise the Planning Commission approval certificate to indicate "Use Permit" rather than "Preliminary Plat".
- 2.1.3 Revise the site plan to indicate the sign at the corner of Eagle Crest Road and N. 84th Street as a ground sign.
- 2.1.4 Revise the site plan to move the internal directional signs outside the front yard setback and to indicate only one sign parallel to Eagle Crest Road per drive entrance/exit.
- 2.1.5 Remove references to any other lots or blocks not included in this permit area.
- 2.1.6 Add a sidewalk to extend from the sidewalk on the north side of Eagle Crest Road to the financial building.
- 2.1.7 Sign the Engineers Certificate.
- 2.1.8 Revise general note #14 to remove the last sentence indicating "A waiver has been requested to place the ground signs for the pad site within the setback".
- 2.1.9 Revise general note #21 to indicate "Block" instead of "Blocks".
- 2.1.10 Revise the landscape plan to indicate tree coverage required by the City of Lincoln Design Standards for Parking Lots.
- 2.1.11 Revise the landscape plan to add a note indicating that street trees on both N. 84th Street and Eagle Crest Road shall be planted on private property no closer than 5 feet behind the sidewalks.
- 2.1.12 Revise the landscape plan to replace Mugo Pine with either Colorado Blue Spruce, Norway Spruce or Concolor Fir.
- 2.2 Submit six copies of the final site plan as approved.
- 2.3 Ornamental street lights are approved by L.E.S.
- 2.4 The construction plans comply with the approved plans.

- 2.5 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 this use permit all development and construction is to comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping, are to be permanently maintained by the owner or an appropriately established association approved by the City.
 - 3.3 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.
 - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.5 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

Becky Horner
Planner

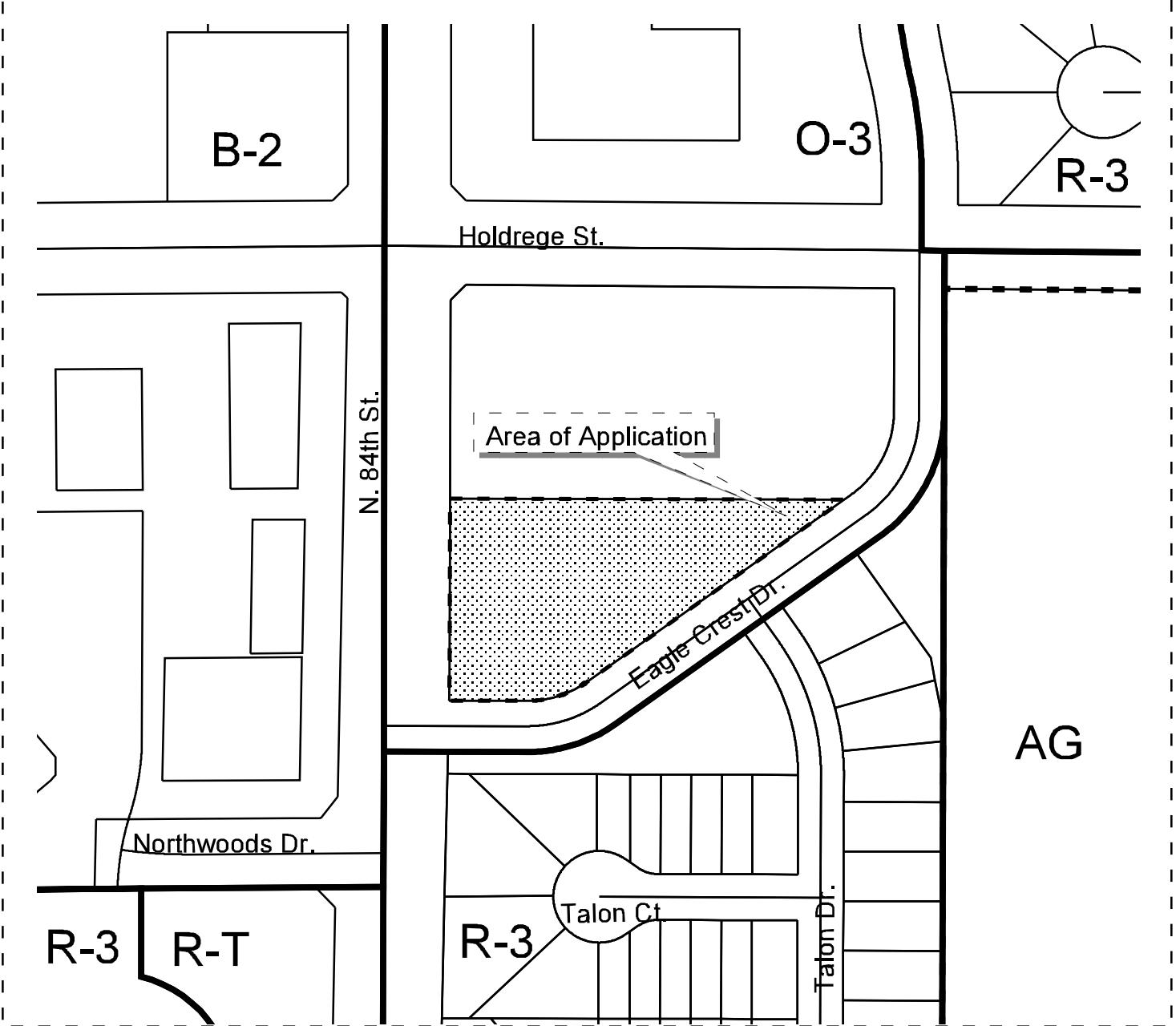
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**Use Permit #142
Eagle Crest Add
N. 84th & Holdrege St.**



Photograph Date: 1997

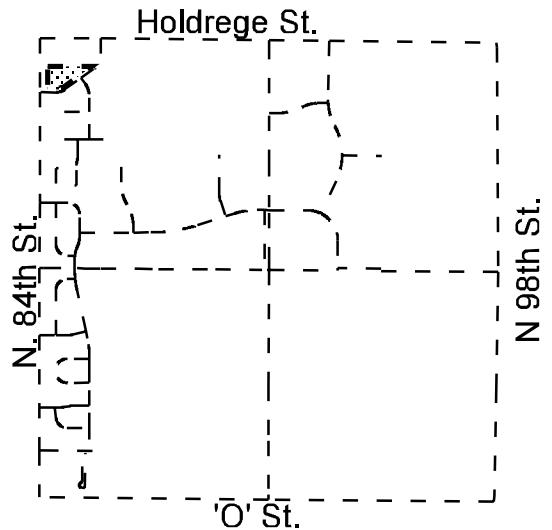
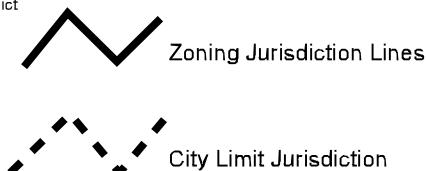


**Use Permit #142
Eagle Crest Add
N. 84th & Holdrege St.**

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. 23 T10N R7E





OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

5 November 2001

Ms. Kathleen L. Sellman
Planning Department
County-City Building
555 South 10th Street
Lincoln, Nebraska 68508

Re: Eagle Crest Addition
West Gate Bank
Use Permit
OA Project No. 2-2001-0856.1-11-502

Dear Kathleen:

Enclosed are twenty (20) prints of the above referenced Use Permit, five (5) prints of the Landscape Plan, and five (5) prints of the Grading and Drainage Plan, a check in the amount of \$585.00 for the application fee, the completed application form, an ownership certificate that has been prepared by Nebraska Title Services, and one set of prints reduced to 8½ x 11. The proposed Use Permit is located at North 8400 Eagle Crest Road, and more particularly described in the Surveyor's Certificate.

The proposed Use permit consists of one (1) lot zoned "O-3". The purpose for this Use Permit application is to permit the development of a five thousand square foot 5,000 Bank Building. The Owner and Developer of this property is Mr. Carl J. Sjulín, trustee of the Carl J. Sjulín Revocable Trust. 1201 Lincoln Mall, Suite 102, Lincoln, Ne 68508, phone number (402) 475-5100.

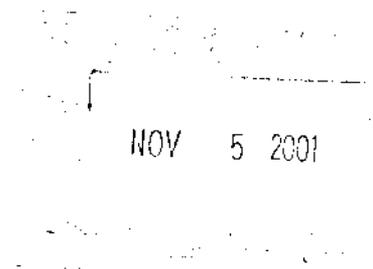
Please contact me if you have any questions or require additional information.

Sincerely,

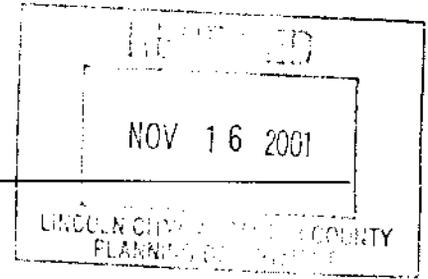

Michael R. Johnson, R.L.S.

Encls.

cc Carl J. Sjulín
Wade Stange



Memorandum



To: Becky Horner, Planning Department

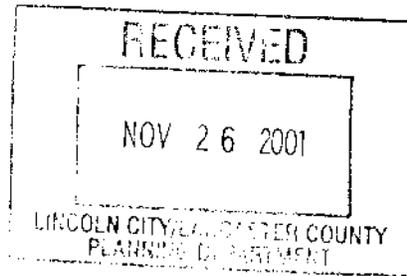
From: Charles W. Baker, Public Works and Utilities *CB*

Subject: Use Permit # 142, Eagle Crest Addition Union Bank Facility

Date: November 16, 2001

cc: Roger Figard
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the site plan for the proposed Union Bank Facility located at North 84th and Holdrege. Public Works has no objections.



Memo

To: Becky Horner, Planning Department
From: Mark Canney, Parks & Recreation *MC*
Date: November 21, 2001
Re: Eagle Crest UP 142

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:

1. The following needs to be noted on the landscape plan as number 5:
 5. Street trees on both N. 84th and Eagle Crest Road shall be planted on private property behind the sidewalks and no closer than 5 feet from the sidewalk.
2. Mugo pine should be replaced with either Colorado Blue Spruce, Norway Spruce or Concolor fir on revised plan.

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

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

TO: Becky Horner

DATE: 11/15/2001

DEPARTMENT: Planning

FROM: Chris Schroeder
Jerry Hood

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: Eagle Crest UP #142

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the requested use permit #142 for the Eagle Crest West Gate Bank with the following items noted:

- Sewerage disposal will be the City of Lincoln municipal collection system.
- Water supply will be the City of Lincoln municipal supply.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- 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.

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 # DRF01103

Address

Job Description: EAGLE CREST

Location: EAGLE CREST

Special Permit: N

Preliminary Plat: N

Use Permit: Y 142

CUP/PUD: N

Requested By: BECKY

Status of Review: Approved

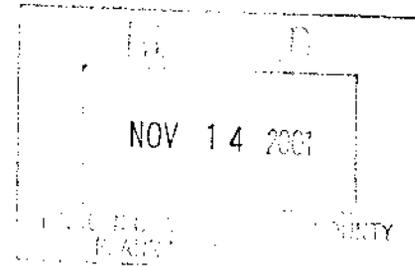
Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

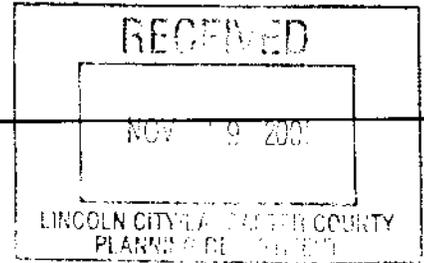
Comments:

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
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 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



SUPERVISOR, CUSTOMER SERVICE SUPPORT



November 16, 2001

Becky Horner
City-County Planning Department
555 So 10 St
Lincoln NE 68508-3992

SUBJECT: Eagle Crest; UP142

Becky,

I have reviewed the above-mentioned request.

I find no concerns on behalf of the United States Postal Service and would agree with this proposal as submitted.

Please feel free to call me with any questions.

Thank you,

A handwritten signature in cursive script, appearing to read "Ronald G. White".

Ronald G. White
Supervisor, Customer Service Support



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LIN
COLN.NE.US>

11/13/2001 10:01
AM

To: R Horner <RHorner@ci.lincoln.ne.us>
cc:
Subject: Eagle Crest UP 142

Becky,

The Lincoln Police Department has no objections to the Eagle Crest Use Permit 142.

Michael S. Woolman
Planning Sergeant
Lincoln Police Department