

## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for October 12, 2016 PLANNING COMMISSION MEETING

- PROJECT #:** Change of Zone No. 16030 - Costco Center
- PROPOSAL:** From AG Agriculture District and R-1 Residential District to B-2 Planned Neighborhood Business District and R-1 Residential District
- LOCATION:** South 14<sup>th</sup> Street and Pine Lake Road
- LAND AREA:** From AG to B-2: 25.93 acres, more or less  
From AG to R-1: 6.22 acres, more or less  
From R-1 to B-2: 8.45 acres, more or less
- EXISTING ZONING:** AG Agriculture District and R-1 Residential District
- CONCLUSION:** With approval of the associated application for Comprehensive Plan Amendment #16004, the Future Land Use Map in the 2040 Comprehensive Plan will be amended to show future residential and commercial land uses on this site. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan pending approval of the Comprehensive Plan Amendment.

<b><u>RECOMMENDATION:</u></b>	Conditional approval
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** See attached legal descriptions and illustrations.

**EXISTING LAND USE:** Agriculture and funeral home

### **SURROUNDING LAND USE AND ZONING:**

North: Lincoln Memorial Park Funeral Home and Cemetery and agriculture; R-1  
South: Commercial; B-2  
East: Scott Middle School; P  
West: Lincoln Southwest High School and single family residential; I-3 and AG

**ASSOCIATED APPLICATIONS:** Use Permit #16009 and Comprehensive Plan Amendment #16004

**HISTORY:**

Prior to 1979, this area was zoned A-1 Single Family Dwelling District. In 1979, the zoning was changed to R-1 Residential District. The western portion was changed to AG Agriculture District after 1979.

- Apr 1987 Lincoln Memorial Park was designated as Pre-Existing Special Permit #12 in 1987 when Administrative Amendment #87002 was approved to add a mausoleum.
- May 1989 Administrative Amendment #89093 to Pre-Existing Special Permit #12 approved four signs on the west side of Lincoln Memorial property.
- Sept 1996 Administrative Amendment #96036 to Special Permit #1570 for The Ridge 1<sup>st</sup> Addition Preliminary Plat and South Ridge Community Unit Plan showed a conceptual future lot layout for single family residential homes on the east portion of the site currently zoned R-1 Residential. That area was platted as an outlot for future development in August 1996 under The Ridge 13<sup>th</sup> Addition.
- June 1999 Administrative Amendment #98062 to Pre-Existing Special Permit #12 for Lincoln Memorial approved a manufactured structure to be used as an office.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

P. 1.9 - The Future Land Use Map currently designates this area for future Public and Semi-Public and Urban Density Residential land uses. The associated application for Comprehensive Plan Amendment #16004 would revise the future land use on the majority of this site to Commercial.

P. 5.1 - Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.

P. 5.1-5.2 - Business & Economy Guiding Principles

- Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.
- Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.
- Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.
- Provide flexibility to the marketplace in siting future commercial and industrial locations.
- Strive for predictability for neighborhoods and developers.
- Encourage commercial centers to encompass a broad range of land uses with the integration of compatible land use types.

P. 5.3 - Apply design standards as a tool for economic development. They provide assurances for surrounding property owners as well as prospective developers.

P. 5.5 - Commercial and Industrial Development Strategies

- It is the policy that Commercial and Industrial Centers in Lancaster County be located:
  - Within the City of Lincoln or incorporated villages.
  - Outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning).
  - Where urban services and infrastructure are available or planned for in the near term.
  - In sites supported by adequate road capacity — commercial development should be linked to the implementation of the transportation plan.
  - In areas compatible with existing or planned residential uses.
  - In existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and to more efficiently utilize existing infrastructure.
  - In areas accessible by various modes of transportation (i.e. automobile, bicycle, transit, and pedestrian).
  - So that they enhance entryways or public way corridors, when developing adjacent to these corridors.
  - In a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this Plan.

P. 5.7 - Strategies for Commercial Centers

- Disperse Commercial Centers throughout the community to support convenience of access and to lessen impacts on infrastructure.
- Locate Commercial Centers where they will have access to arterial streets with adequate capacity and be supported by transit, trails, sidewalks, and local streets.
- Discourage "four corner commercial development."
- Encourage multiple street connections to adjacent residential neighborhoods to allow convenient access for neighboring residences and pedestrians without the use of arterial streets, but exercise care in designing the street network to minimize undesirable traffic impacts.
- Develop smaller stores next to larger anchor stores in centers to encourage small businesses and to provide a variety of goods and services for customers utilizing the centers.
- Design streets and public spaces to enhance pedestrian activity and support multiple modes of transportation.
- Create a pedestrian-oriented environment in the physical arrangement of buildings and parking.
- Develop Commercial Centers as compact clusters or mixed use nodes with appropriate site design features to accommodate shared parking and ease of pedestrian movement, to minimize impacts on adjacent areas, and encourage a unique character.
- Discourage auto-oriented strip commercial development; Commercial Centers should not be developed in a linear strip along a roadway or be completely auto-oriented.
- Design new Commercial Centers in a manner that facilitates future development and intensification of land uses on the site.
- Redevelop existing commercial strips for residential mixed use and/or transit oriented development where appropriate.
- Design buildings and land uses at the edge of the center to be compatible with adjacent residential land uses. Examples of compatible land uses include apartments, mixed use residential buildings, offices, assisted living facilities, or child care centers.
- Buildings should be compatible in terms of height, building materials and setback. Small compatible commercial buildings at the edge could include retail or service uses. Buildings with more intrusive uses should have greater setbacks, screening requirements and be built of more compatible materials.
- Locate the most intensive commercial uses, such as restaurants, car washes, grocery stores, gas stations/ convenience stores and drive through facilities nearer to the major street or roadway and furthest from the residential area (unless contained within a mixed use center). Lighting, dumpsters, loading docks and other service areas should be screened from residences.

**UTILITIES:** All utilities are available.

**ANALYSIS:**

1. This is a request to rezone portions of the Lincoln Memorial Cemetery property east of South 14<sup>th</sup> Street and north of Pine Lake Road in association with proposed Use Permit #16009 for Costco Wholesale. Lincoln Memorial proposes to sell the undeveloped land for commercial development.
2. The area to be included within the use permit boundary would be rezoned from AG Agriculture and R-1 Residential to B-2 Planned Neighborhood Business District. The remaining strip of AG Agriculture zoning on the north side of the use permit area would be rezoned from AG Agriculture to R-1 Residential to match the zoning over the rest of Lincoln Memorial (see attached illustrations).
3. The B-2 zoning district is intended to provide a developing area for planned retail uses to serve neighborhoods. The B-2 district includes a use permit provision to provide for the integration of the business area with adjacent residential areas and thus reduce the adverse impact on residential areas through enhanced design.
4. B-2 zoning is appropriate for the commercial development at this location. There is existing B-2 zoning over the commercial area south of Pine Lake Road. The Lincoln Memorial funeral home would also be included within the B-2 zoning district. Funeral homes are a permitted use in the B-2 district. It is appropriate to rezone the remaining portion of AG zoning on the north side of the commercial site to R-1 to match the zoning over the rest of Lincoln Memorial, as it will operate as part of the larger cemetery property.
5. The Comprehensive Plan would be amended with the associated Comprehensive Plan Amendment #16004 to revise the designated future land uses from public/semi-public and urban density residential to commercial within the use permit boundary. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan pending approval of the Comprehensive Plan Amendment.
6. With Lincoln Memorial proposing to sell the undeveloped land for development rather than retain it for cemetery expansion, it was necessary to consider the proposed commercial uses and their appropriateness and suitability for this site. This site had not been envisioned for commercial uses and was designated for public/semi-public land uses. There is also a large amount of existing and approved commercial space in southwest Lincoln that is more than sufficient to meet demand well into the future.

Costco examined several other potential locations throughout south Lincoln, their stated target market area. They determined that this site best suited their space, access, and location criteria. The location along two major streets lends sufficient access and road capacity for commercial uses. Although there is no lack of commercial uses in this area generally, this development would allow for the first Lincoln location for a specific commercial user who has spent several years, unsuccessfully, to find a site elsewhere in Lincoln. The B-2 zoned commercial uses directly to the south lend some precedent to additional commercial along this stretch of Pine Lake Road. In addition, there would remain an approximately 600-foot buffer continuing to be designated as future Residential land uses between the commercial area and existing homes to the northeast.

Consideration of all of these factors including the proposed conditions of approval of the associated use permit application resulted in the recommendation of approval for this change of zone application, which along with the comprehensive plan amendment, provide the basis for the proposed development. The conditions of approval for Use Permit #16009 require extensive landscape screening and other requirements designed to help mitigate impacts to the middle school, cemetery, and nearby neighborhoods. Specific site issues regarding traffic and pedestrian circulation will be addressed in the use permit.

Prepared by:

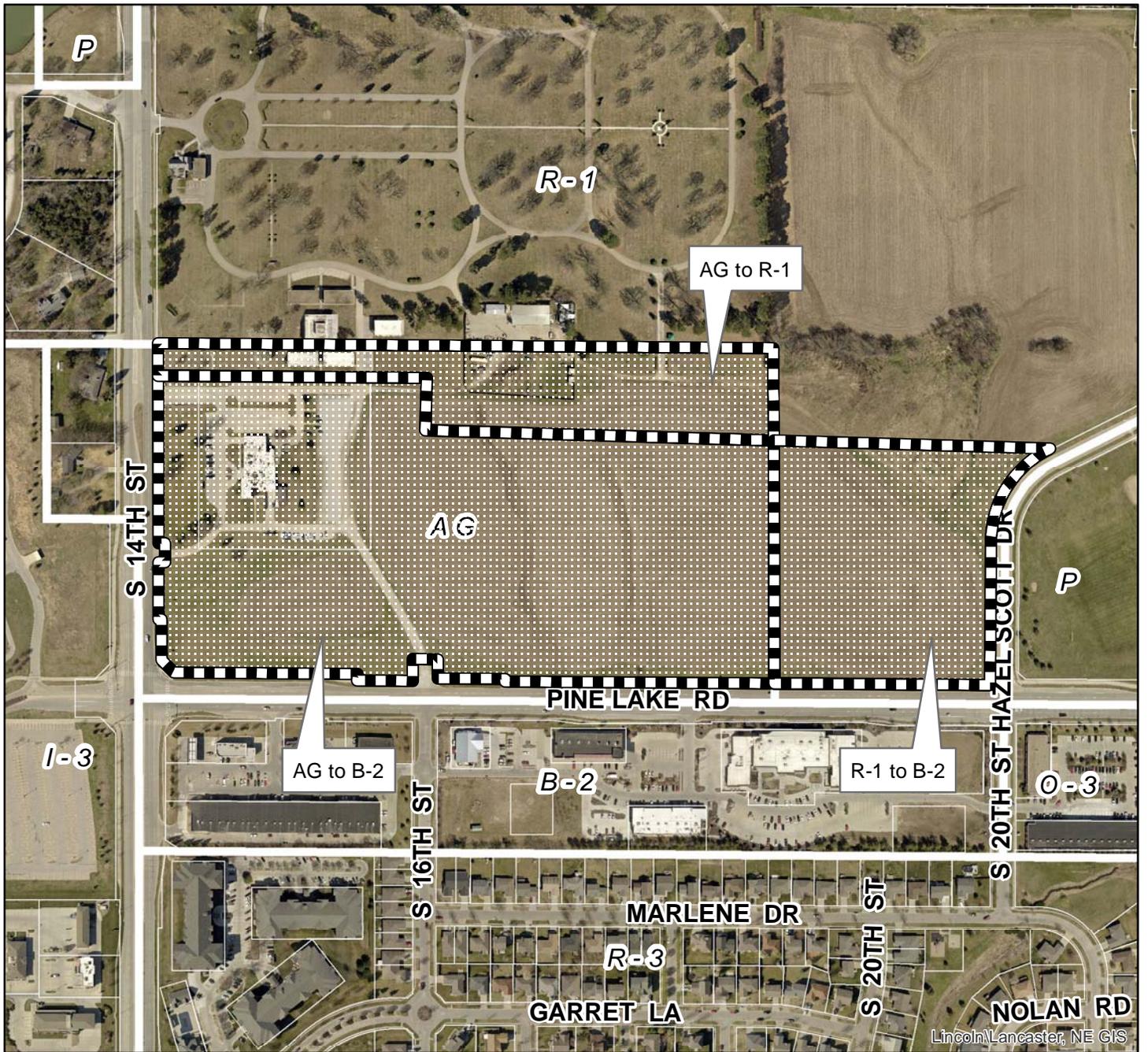
Rachel Jones, Planner

**DATE:** October 4, 2016

**APPLICANT:** Costco Wholesale c/o TJ Design Strategies  
2311 W. 22<sup>nd</sup> Street, Suite 208  
Oak Brook, Illinois 60523

**OWNER:** The Lincoln Memorial Park Cemetery Association  
1929 Allen Parkway  
Houston, Texas 77019

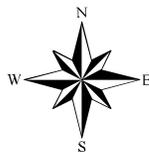
**CONTACT:** Theodore R. Johnson  
2311 W. 22<sup>nd</sup> Street, Suite 208  
Oak Brook, Illinois 60523



Lincoln/Lancaster, NE GIS

2016 aerial

**Change of Zone #: CZ16030**  
**Costco Wholesale**  
**S 14th St & Pine Lake Rd**



One Square Mile:  
 Sec.24 T09N R06E

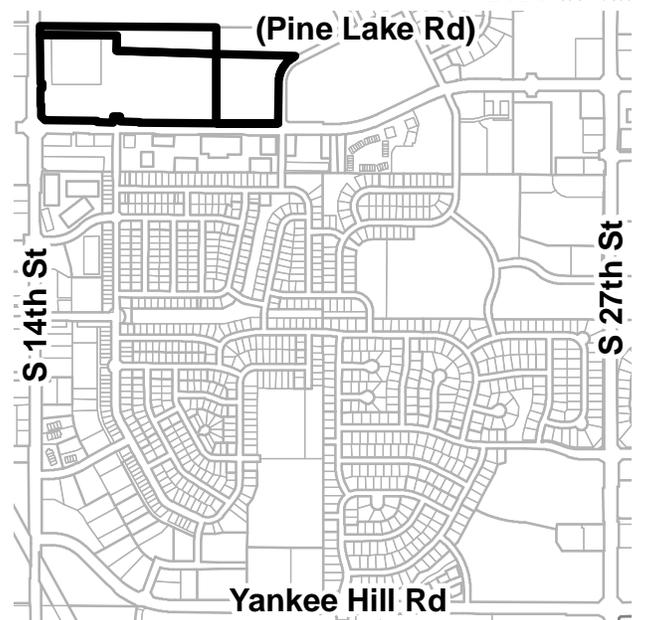
**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential 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

Area of Application

Zoning Jurisdiction Lines

City of Lincoln Jurisdiction



## AG TO B2 REZONING

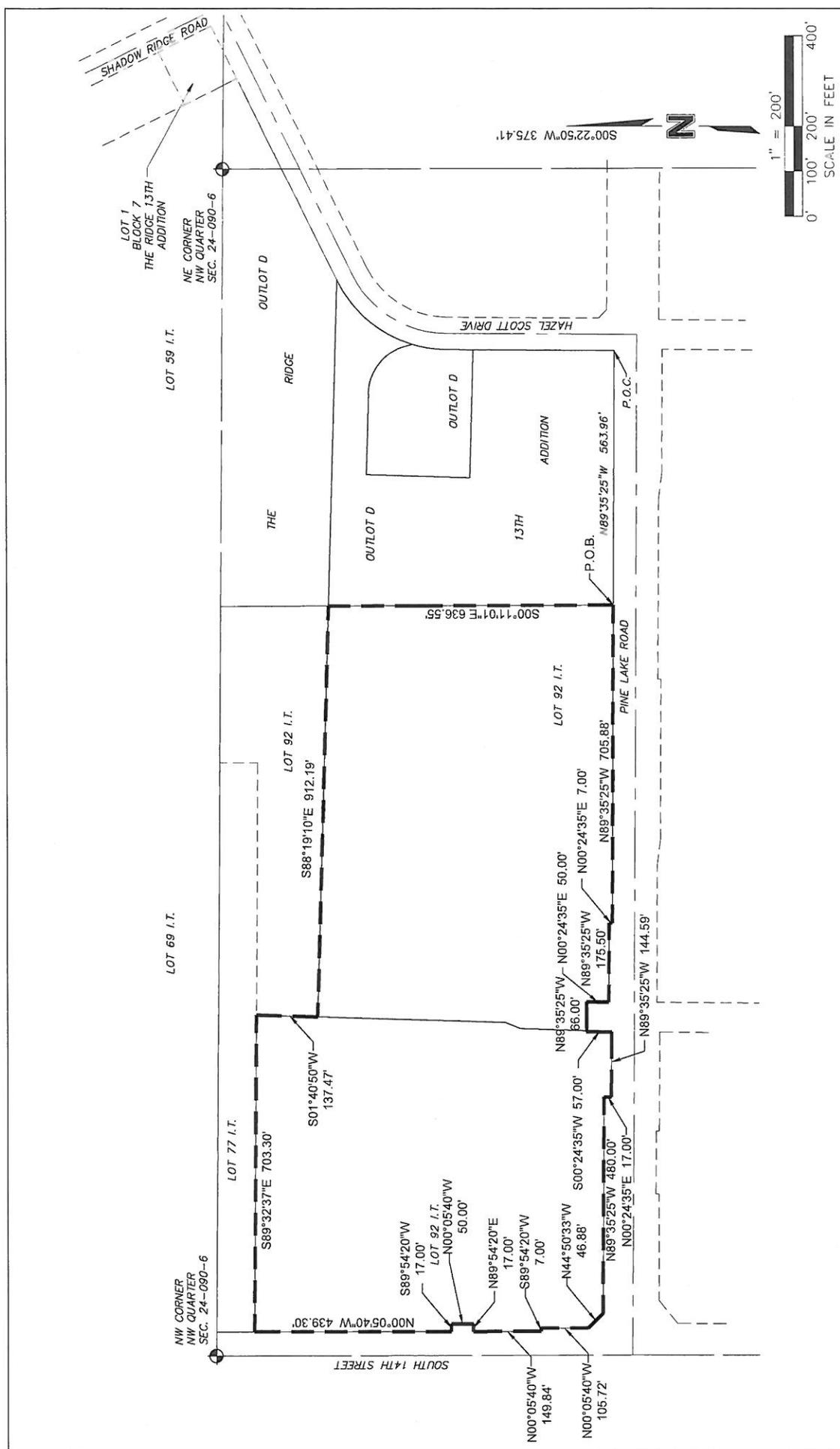
A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 92 I.T., LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST, OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT D, THE RIDGE 13<sup>TH</sup> ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD AND ON THE WEST RIGHT-OF-WAY LINE OF HAZEL SCOTT DRIVE; THENCE, WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID OUTLOT D, ON AN ASSUMED BEARING OF NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, A DISTANCE OF 563.96 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT D, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 92 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING, NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 705.88 FEET TO A POINT; THENCE NORTH 00 DEGREES 24 MINUTES 35 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 7.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 175.50 FEET TO A POINT; THENCE NORTH 00 DEGREES 24 MINUTES 35 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 66.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 24 MINUTES 35 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 57.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 144.59 FEET TO A POINT; THENCE NORTH 00 DEGREES 24 MINUTES 35 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 17.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 92 I.T., A DISTANCE OF 480.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 14<sup>TH</sup> STREET; THENCE NORTH 44 DEGREES 50 MINUTES 33 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING A SOUTHWEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 46.88 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 105.72 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 7.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 149.84 FEET TO A POINT; THENCE

NORTH 89 DEGREES 54 MINUTES 20 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 17.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 17.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 92 I.T., A DISTANCE OF 439.30 FEET TO THE NORTHWEST CORNER OF LOT SAID 92 I.T., SAID POINT BEING THE SOUTHWEST CORNER OF LOT 77 I.T.; THENCE SOUTH 89 DEGREES 32 MINUTES 37 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 92 I.T., SAID LINE BEING THE SOUTH LINE OF SAID LOT 77 I.T., A DISTANCE OF 703.30 FEET TO A POINT; THENCE SOUTH 01 DEGREES 40 MINUTES 50 SECONDS WEST, A DISTANCE OF 137.47 FEET TO A POINT; THENCE SOUTH 88 DEGREES 19 MINUTES 10 SECONDS EAST A DISTANCE OF 912.19 FEET TO A POINT ON THE EAST LINE OF SAID LOT 92 I.T., SAID LINE BEING THE WEST LINE OF OUTLOT D, THE RIDGE 13<sup>TH</sup> ADDITION; THENCE SOUTH 00 DEGREES 11 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 92 I.T., SAID LINE BEING THE WEST LINE OF SAID OUTLOT D, A DISTANCE OF 636.55 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 1,129,378.39 SQUARE FEET OR 25.93 ACRES, MORE OR LESS.

F:\Projects\015-3421\40-Design\Survey\SRVY\Legal Descriptions and Exhibits\AG to B2 Rezoning Legal.docx



**AG TO B2 REZONING**

**MOLSSON ASSOCIATES**

601 P Street, Suite 200  
 P.O. Box 84008  
 Lincoln, NE 68508  
 TEL: 402.474.0311  
 FAX: 402.474.0300

## AG TO R1 REZONING

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 77 I.T. AND A PORTION OF LOT 92 I.T., LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST, OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE, EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 53.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 77 I.T., SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 14<sup>TH</sup> STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING, SOUTH 89 DEGREES 32 MINUTES 37 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 77 I.T., AND ALONG THE NORTH LINE OF SAID LOT 92 I.T., SAID LINE BEING THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,610.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 92 I.T., SAID POINT BEING THE NORTHWEST CORNER OF OUTLOT D, THE RIDGE 13<sup>TH</sup> ADDITION; THENCE SOUTH 00 DEGREES 11 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 92 I.T., SAID LINE BEING THE WEST LINE OF SAID OUTLOT D, A DISTANCE OF 241.94 FEET TO A POINT; THENCE NORTH 88 DEGREES 19 MINUTES 10 SECONDS WEST A DISTANCE OF 912.19 FEET TO A POINT; THENCE NORTH 01 DEGREES 40 MINUTES 50 SECONDS EAST A DISTANCE OF 137.47 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 92 I.T., SAID LINE BEING THE SOUTH LINE OF SAID LOT 77 I.T.; THENCE NORTH 89 DEGREES 32 MINUTES 37 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 92 I.T., SAID LINE BEING THE SOUTH LINE OF SAID LOT 77 I.T., A DISTANCE OF 703.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 92 I.T., SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 77 I.T., SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 14<sup>TH</sup> STREET ; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 92 I.T., SAID LINE BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH 14<sup>TH</sup> STREET, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 270,785.29 SQUARE FEET OR 6.22 ACRES, MORE OR LESS.

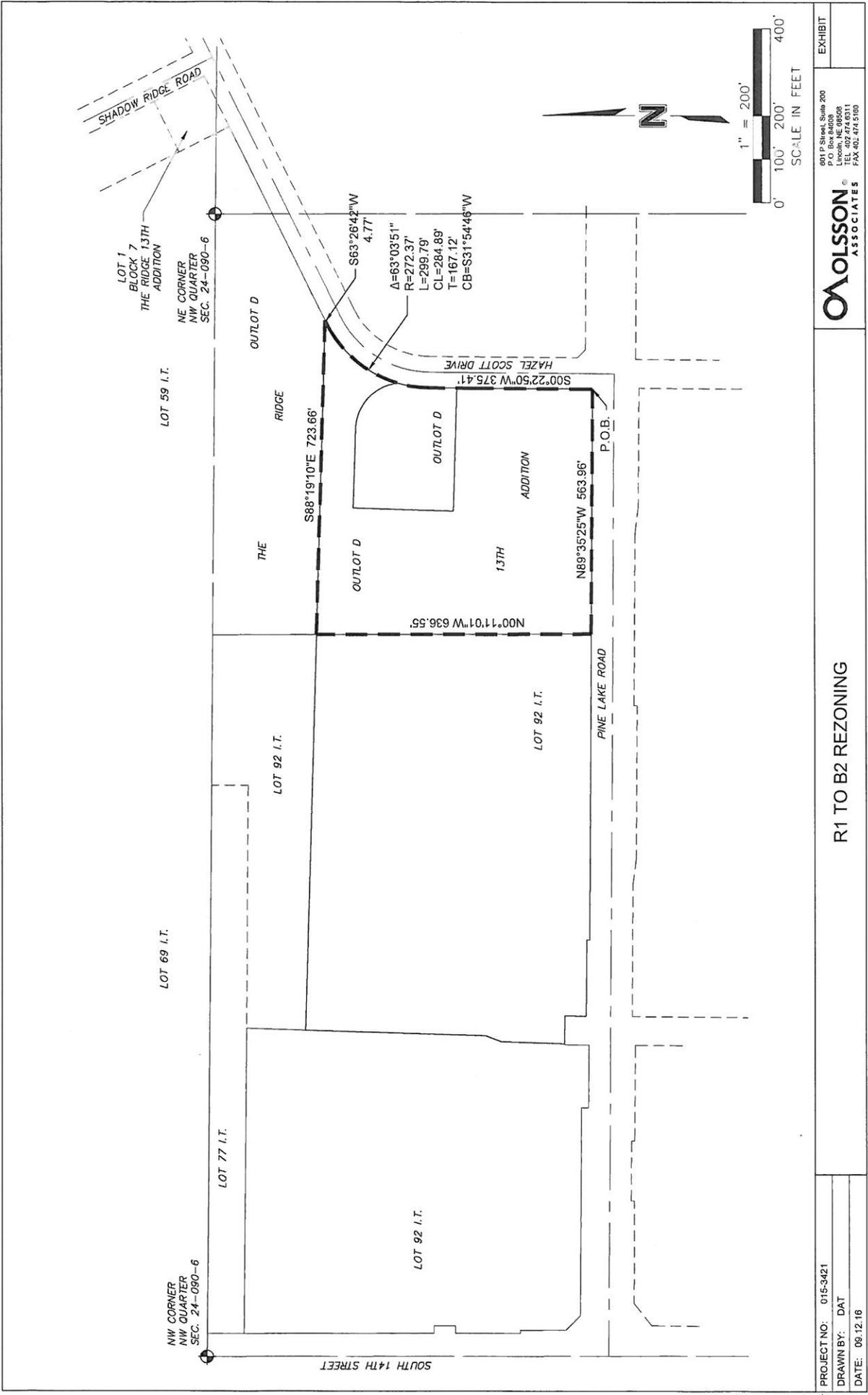


## R1 TO B2 REZONING

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOT D, THE RIDGE 13<sup>TH</sup> ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST, OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT D, THE RIDGE 13<sup>TH</sup> ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD AND ON THE WEST RIGHT-OF-WAY LINE OF HAZEL SCOTT DRIVE; THENCE, WEST, ALONG THE SOUTH LINE OF SAID OUTLOT D, SAID LINE BEING THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD, ON AN ASSUMED BEARING OF NORTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, A DISTANCE OF 563.96 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT D, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 92 I.T.; THENCE NORTH 00 DEGREES 11 MINUTES 01 SECONDS WEST, ALONG THE WEST LINE OF SAID OUTLOT D, SAID LINE BEING THE EAST LINE OF SAID LOT 92 I.T., A DISTANCE OF 636.55 FEET TO A POINT; THENCE SOUTH 88 DEGREES 19 MINUTES 10 SECONDS EAST A DISTANCE OF 723.66 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT D, SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF HAZEL SCOTT DRIVE; THENCE SOUTH 63 DEGREES 26 MINUTES 42 SECONDS WEST, ALONG THE EAST LINE OF SAID OUTLOT D, SAID LINE BEING A NORTHWEST RIGHT-OF-WAY LINE OF HAZEL SCOTT DRIVE, A DISTANCE OF 4.77 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 272.37 FEET, A DELTA ANGLE OF 63 DEGREES 03 MINUTES 51 SECONDS, AN ARC LENGTH OF 299.79 FEET, ALONG AN EASTERLY LINE OF SAID OUTLOT D, SAID LINE BEING A NORTHWEST RIGHT-OF-WAY LINE OF SAID HAZEL SCOTT DRIVE, A CHORD BEARING OF SOUTH 31 DEGREES 54 MINUTES 46 SECONDS WEST, AND A CHORD DISTANCE OF 284.89 FEET TO A POINT; THENCE SOUTH 00 DEGREES 22 MINUTES 50 SECONDS WEST, ALONG AN EAST LINE OF SAID OUTLOT D, SAID LINE BEING A WEST RIGHT-OF-WAY LINE OF SAID HAZEL SCOTT DRIVE, A DISTANCE OF 375.41 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 368,282.55 SQUARE FEET OR 8.45 ACRES, MORE OR LESS.



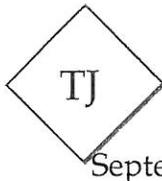
601 P Street, Suite 200  
 Lincoln, NE 68508  
 TEL: 402.474.6311  
 FAX: 402.474.5100

**MOLSSON**  
 ASSOCIATES

R1 TO B2 REZONING

PROJECT NO: 015-3421  
 DRAWN BY: DAT  
 DATE: 06.12.16

EXHIBIT



**Design Strategies, LTD.**

planning . site development . consulting

September 14, 2016

Mr. Steve Henrichsen  
City of Lincoln  
Planning Department  
555 S. 10<sup>th</sup> Street, Suite 213  
Lincoln, NE 68508

RE: Costco Wholesale Corporation  
Change of Zone Application; Comprehensive Plan Amendment  
and Use Permit Application

Dear Steve:

Please accept this letter on behalf of my client Costco Wholesale Corporation as well as the current owner The Lincoln Memorial Park Cemetery Association in their pursuit to obtain a Change of Zone for approximately 40.58 acres located at the intersection of S 14<sup>th</sup> Street and Pine Lake Road as depicted on the attached site plan. They are seeking to rezone and replat 6 parcels from AG and R-1 to R-1 and B-2.

Besides the Change of Zone request, we have been informed that this project also requires a Comprehensive Plan Amendment. In addition, Costco Wholesale Corporation as the contract purchaser is seeking a Use Permit for the construction of a member's only retail warehouse along with accessory uses to include an attached Tire Center and a free-standing Fueling Facility. The proposed location for this development will be constructed on approximately 21.73 acres on the north side of Pine Lake Road between the intersections of S. 16th Street and Hazel Scott Drive. The proposal also includes a 1.74 acre lot to be sold to a future user as well as a 1.10 acre on site detention pond. Within this application we are requesting on behalf of the seller Use Permit approval for three lots (1.35 acres, 1.35 acres and 1.18 acres) west of the proposed Costco parcel adjacent to Pine Lake Road and immediately south of the existing funeral home. We acknowledge that any site plan specific use permits for the proposed lots other than Costco's designated lot must be addressed with the City at the time a user has been determined.

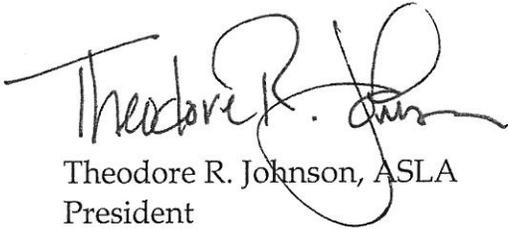
We also request a waiver for this project as it applies to Design Standards for Screening and Landscaping, Section 7.5. Section 7.5 requires screening between the funeral home and the cemetery to the north due to the new commercial zoning requested abutting the residential zoning of the cemetery. We have been informed this isn't necessary as they are essentially the same premises. We do not believe we are in need of any other

additional waivers and/or variances; however wish to request that should any arise during the review process, that we will be able to incorporate such requests at that time.

If you have any questions, and/or require any additional information, please do not hesitate to contact our office at 630-368-0840.

Sincerely,

TJ Design Strategies, Ltd.

A handwritten signature in black ink, appearing to read "Theodore R. Johnson". The signature is fluid and cursive, with a large loop at the end.

Theodore R. Johnson, ASLA  
President

Authorized Costco Wholesale Representative