LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER	FINAL ACTION?	DEVELOPER/OWNER
Use Permit #18005	No	Phillip Wenta
PLANNING COMMISSION HEARING DATE	**RELATED APPLICATIONS**	**PROPERTY ADDRESS/LOCATION**
August 1, 2018	CZ#18013 AA#18045	8435 Firethorn Lane South 84th Street and Firethorn Lane

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a use permit over a 2.74 acre lot to allow 26,400 square feet of commercial floor area. It is associated with CZ#18013 seeking to change the zoning over the western two-thirds of the subject lot from AGR to O-3, and from AGR to R-1 over the eastern one-third. The requests seek to re-zone the western two-thirds of the applicant's lot from AGR to O-3 to allow office use.

JUSTIFICATION FOR RECOMMENDATION

The subject property is adjacent to O-3 zoning on the north. Firethorn Lane is a private roadway and in part serves the larger Firethorn office park to the north. A portion of the subject lot is within the Pipeline Planning Area (PPA), a protective zone delineated along the extent of the natural gas pipeline in South 84th Street. The PPA is approximately 350' in width and extends approximately 135' onto the subject lot. Occupied residential dwellings, hotels, motels, childcare facilities, schools, healthcare facilities, or retirement facilities are discouraged within the PPA. O-3 zoning allows other than residential land uses, many of which are allowed in the area of the PPA. Office is a transitional use from more intensive commercial uses to residential uses, and serves that purpose in this case.

APPLICATION CONTACT

Brad Marshall, 402-458-5672 or bmarshall@olssonasociates.com

STAFF CONTACT

Brian Will, 402 441-6362 or bwill@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Surrounding land uses include single-family dwellings and a church. The Comprehensive Plan encourages redevelopment in a manner that is consistent and compatible with surrounding land uses that can meet the requirements of the Zoning and Subdivision Ordinances, and limits negative impact upon neighboring properties. Placing office uses within the PPA while locating residential lots on the eastern portion of the property adjacent to other dwellings are consistent with these goals.

WAIVERS:

1. Adjust front yard setback from 20' to 6'	Denial
2. Light trespass across lot lines	Conditional Approval
3. Allow a driveway access off the end of a private road	Denial

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - This site is designated for future urban density residential land uses in the 2040 Lincoln Area Future Land Use Plan.

P. 1.2 - Quality of Life Assets:
-The community continues its commitment to strong, diverse neighborhoods. Neighborhoods remain one of Lincoln's great strengths and their conservation is fundamental to this plan. The health of Lincoln's varied neighborhoods and districts depends on implementing appropriate and individualized policies.
-LPlan 2040 is the basis for zoning and land development decisions. It guides decisions that will maintain the quality and character of the community's new and established neighborhoods.

P. 2.8 - Guiding Principles for Community Form: The Urban Environment
-Natural and environmentally sensitive areas should be preserved within and between neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods. The natural topography and features of the land should be preserved by new development to maintain the natural drainageways and minimize land disturbance.
-Mixed use redevelopment, adaptive reuse, and well-designed and appropriately-placed infill development, including residential, commercial and retail uses, are 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 and provide incentives for mixed uses in future developments.

P. 5.14-5.16 - Strategies for Commercial Infill
-Discourage auto-oriented strip commercial development and seek opportunities for residential mixed use redevelopment and/ or transit oriented development of existing commercial strips.
-Develop infill commercial areas to be compatible with the character of the area.
-Maintain and encourage businesses that conveniently serve nearby residents, while ensuring compatibility with adjacent neighborhoods.
-Avoid encroachment into existing neighborhoods during expansion of existing commercial and industrial uses, and take steps to ensure expansions are in scale with the adjacent neighborhood, are properly screened, fulfill a demonstrated need and are beneficial to health and safety.
-Ensure the priority in older areas is on retaining areas for residential development. Prior to approving the removal of housing in order to provide for additional parking to support existing centers, alternatives such as reduced parking requirements, shared parking, additional on-street parking, or the removal of other commercial structures should be explored.

P. 5.17 - There are considerations for industrial uses in regard to the potential impact on adjacent property. In 2005, a Joint Committee of the Board of Health and Planning Commission began to meet regularly to discuss issues of common interest; including industrial land uses that use and store hazardous materials. The Joint Committee developed reports called Use and Storage of Hazardous Materials and Pipelines Carrying Hazardous Materials.

P. 5.18 - Public Health & Safety Measures: Industrial zoning districts should be primarily for industrial uses. Risk Reduction: In areas where industrial and residential uses are already close, efforts should focus on changes in the quantity and type of hazardous materials used and on increasing the distance between where hazardous materials are stored and residential districts. Notification: Persons living in close proximity to businesses with hazardous materials should be notified of the hazards.

ANALYSIS

1. The subject property is Lot 1, Firethorn 28th Addition, a 3.46 acre lot located southeast of the intersection of South 84th Street and Firethorn Lane. The owner is proposing office development on the western two-thirds of the lot, and single-family residential on the remainder. This request is associated with CZ#18013 seeking to change the zoning of the subject area from AGR to O-3 for the office area, and from AGR to R-1 for the residential portion. This request seeks a use permit over the western 2.74 acres to allow for 26,400 square feet of office floor area.

2. The site is adjacent to O-3 zoning on the north associated with the Firethorn Office Park, R-1 zoning to the east associated with the Firethorn Community Unit Plan, and AGR zoning to the south. A natural gas pipeline exists on South 84th Street, and the associated PPA extends from between 130' to 140' onto the subject property.

3. Occupied residential dwellings, hotels, motels, childcare facilities, schools, healthcare facilities, or retirement facilities are discouraged within the PPA. While some of these uses are also allowed in the O-3 district, it also allows uses several uses that are not discouraged in the PPA including office, the use being proposed by this request.

4. Access to the property is via Firethorn Lane, a private roadway that intersects with South 84th Street at a signalized intersection. This property and the neighboring lot to the south previously had direct onto South 84th Street. Those access rights were purchased as part of the widening of South 84th Street. There is an access easement to allow both properties access to Firethorn Lane. The south lot has an access easement to Firethorn Lane which also provided for shared maintenance costs between the owners involved.

5. An important consideration in this proposal is its impact upon the adjacent dwelling to the south. That property is not included with this project and is not being redeveloped at this time, and could remain 'as-is' for many years. Additionally, its access is modified with this proposal, and the character of the approach to the home will change from residential to office. The impact should be minimized, and those measures designed to enhance compatibility should become part of the use permit for this request.

6. Several waivers have been requested:

   A. Adjust front yard setback from 20' to 0' – The site plan shows the parking lots adjacent to the outlot for the private roadway. A cross-section for the roadway submitted after the original site plan shows the parking set back 6' from the outlot. Full build-out of the office area will result in the house being demolished, so there is the land area to provide the required front setback which is typical for most office parks.
   B. Allow light trespass across lot lines – The Design Standards limit the amount of light trespass this is allowed across lot lines. In this case, and integrated lighting plan will be designed for the whole office area, so light trespass across the internal lot lines is not an issue. This does not include light trespass across the perimeter lot lines.
   C. Allow driveway access off the end of a street – Access off the end of a street is prohibited. It makes the future extension more difficult by delaying the required driveway realignment. The driveway should be aligned now to prevent future conflict.

7. The proposed plan shows the existing driveway across the subject lot being replaced with a private roadway between two office buildings. The use of R-T Residential Transition zoning district standards would suggest placing the building nearer the roadway with the parking behind the buildings. Those criteria are: A – Have a two and one-half inch in twelve inch pitched roof or steeper; B - A non-reflective exterior siding material which is or simulates wood, stucco, brick, or stone; C – Have a non-reflective roof material which is or simulates asphalt or wood shingles, tile, or rock; D - No air conditioners on the roof. This would have the effect of creating a more gradual transition to the neighboring residential use, and helps preserve the aesthetic of the current drive entrance to the neighboring dwelling while allowing for the possibility of future redevelopment.

8. The site plan shows the neighboring lot to the south taking access off the end of the private roadway. This is not allowed, and alignment of the roadway and driveway needs to be revised to allow the drive to intersect with the side of the roadway at an appropriate angle. Also, the owner to the south shares maintenance costs for some portion of the existing shared driveway. The increased traffic will result in increased maintenance costs. As a

result, acknowledgement from the adjacent owner should be provided with respect to this use permit and the impact upon access.

9. An alternative to limit the impact upon the neighboring lot and drive entrance is to reroute the driveway. The driveway could be rerouted to the east across the subject property to Kilkee Road.

10. The grading and drainage plan that was submitted was complete, but corrections are required. Submission of a revised grading and drainage plan is included as a recommended condition of approval.

11. Firethorn Lane is a private roadway with local roadway status, and intersects with South 84th Street at a signalized intersection. Other lots adjacent to the south that are similarly impacted by the PPA, and may also request commercial zoning in the future as well. However, the impact of the potential increased traffic upon the adjacent street network is not known. The Public Works and Utilities (PW&U) notes that the location of this project's intersection with Firethorn Lane is too close to South 84th Street. They recommend that the intersection be moved east to line-up with the church driveway, or provide a traffic study to demonstrate the proposed location is acceptable. This is an important factor given the concept plan provided by the applicant which shows a potential future redevelopment plan for the area that includes more than 100,000 square feet of office floor area.

12. Office buildings, especially those meeting the R-T criteria, are a compatible transition for residential areas. Re-zoning portions of tracts which are impacted by the PPA to allow office, commercial, or other non-residential uses is not uncommon. However, in this case it seems unlikely the neighboring property will similarly redevelop in the near future. Redevelopment on this subject property needs to be done in a manner that minimizes impact upon surrounding uses to the extent feasible.

13. Subject to the recommended conditions of approval, this request complies with the Zoning Ordinance and Comprehensive Plan.

EXISTING LAND USE & ZONING: AGR Single-family Residential

SURROUNDING LAND USE & ZONING

North:	Open Space, Religious Assembly	O-3, AGR
South:	Residential	AGR
East:	Open Space, Residential	R-1
West:	S. 84th St, Residential	R-4

APPROXIMATE LAND AREA: 2.74 acres more or less

LEGAL DESCRIPTION: See attached description.

Prepared by

_____
Brian Will, Planner
July 12, 2018

Applicant/Contact: Brad Marshall
Olsson Associates
601 P Street
Lincoln, NE 68508
bmarshall@olssonassociates.com
402-458-5691

Owner:	Phillip Wenta 8235 Firethorn Lane Lincoln, NE 68520 402-309-0858

CONDITIONS OF APPROVAL:

Per Section 27.63.320 this approval permits a use permit for up to 26,400 square feet of commercial floor area, with a waiver to allow light trespass across internal lot lines.

Site Specific Conditions:

1. The City Council approves associated request:

    1.1 Change of Zone #18013

2. Before a final plat is approved the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below:

    2.1 Make the following revisions to Sheet 1a of 4:

    2.1.1 Label the roadway as 'Private' and provide a name for it.

    2.1.2 Show the required 20' front yard setback between the outlot and parking lot.

    2.1.3 Add a note that states "Screening and landscaping to be provided per Design Standards."

    2.1.4 Add a note which states that "Parking to be provided in compliance with the Zoning Ordinance."

    2.1.5 Remove the parking from the side yard near the north lot line.

    13.1.6 Revise the plan set to only include the appropriate portion of Lot 1, Firethorn 28th Addition by deleting the remainder of the Firethorn Office Park Use Permit #107.

    2.1.7 Add a note which states "Residential dwellings, hotels, motels, childcare facilities, schools, healthcare facilities, or retirement facilities are prohibited within the delineated Pipeline Planning Area.

    2.1.8 Identify future utility easements to the satisfaction of Lincoln Electric System.

    2.1.9 Add a note which states "Direct access to South 84th Street will be relinquished at the time of final plat."

    2.1.10 Add a note which states "Setbacks for parking and buildings as per the Zoning Ordinance unless otherwise noted."

    2.1.11 Add the dimensions for the private roadway, and provide a standard roadway cross-section.

    2.1.12 Show the existing house to remain during Phase I and show the minimum 20' setback dimension to the house from the east line of the outlot.

    2.1.13 Show access to the private roadway being provided to the adjacent dwelling other than off the end of the roadway, or provide a new driveway for the house to the south to Kilkee Road. For either option provide written consent of the owner to the south.

2.1.14 Revise the site plan to either show the buildings adjacent to the private roadway with the parking relocated behind them, or the neighboring property owner's driveway routed to the east to Kilkee Road across the subject property.

2.1.15 Add a note that states "The office buildings will comply with the R-T zoning district criteria if shared driveway use continues."

2.1.16 If shared driveway use continues, the roadway alignment must be revised so the driveway does no take access of the end of the roadway.

2.2 Revise the grading plans and related documentation to the satisfaction of the Public Works and Utilities Department.

2.3 Realign the street intersection to align with the church driveway to the north or submit a traffic study for review by Public Works and Utilities and make the changes to the site plan as determined by Public Works and Utilities.

3. Before a final plat is approved provide the following documents to the Planning Department:

3.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

Standard Conditions:

4. The following conditions are applicable to all requests:

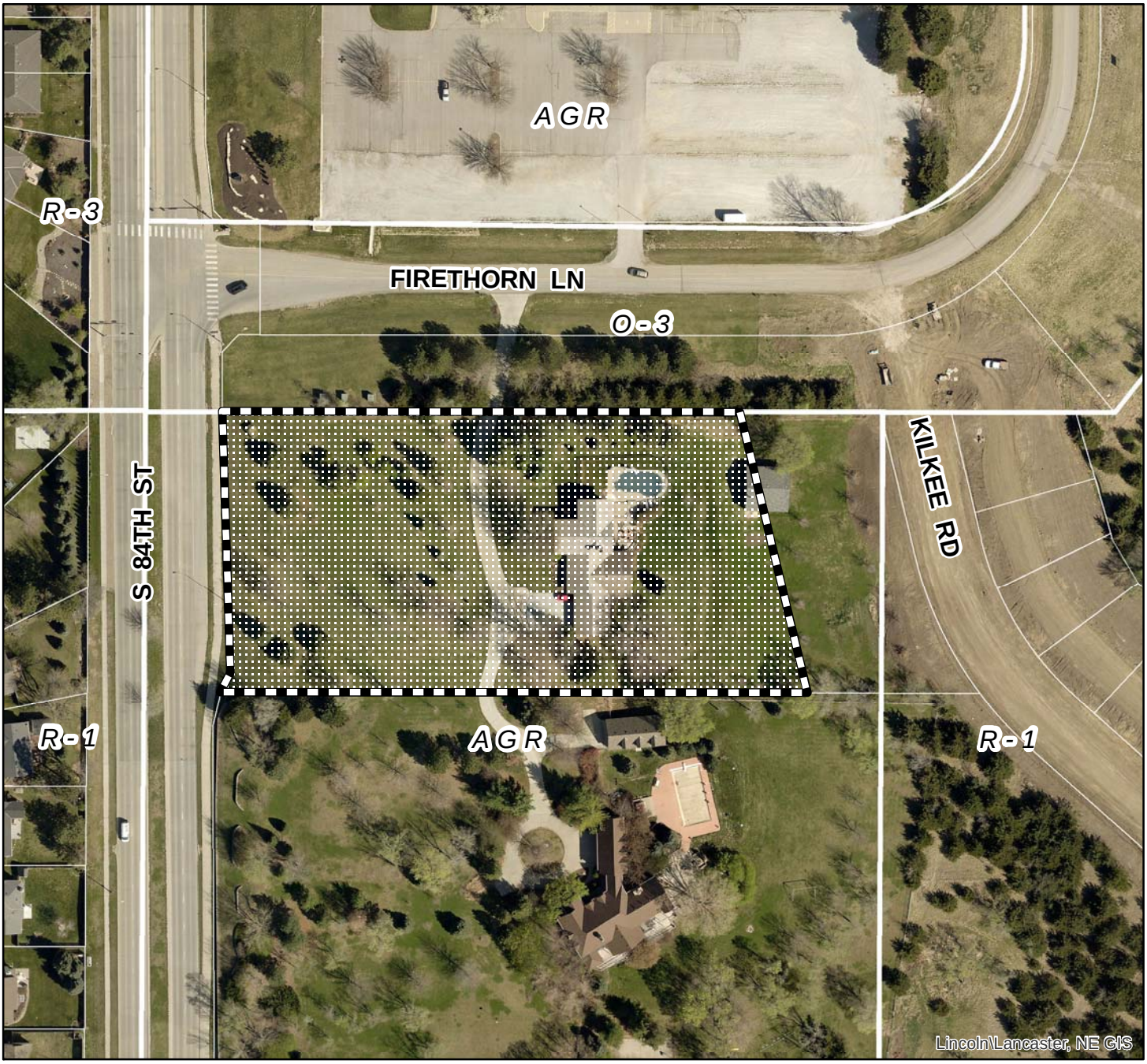
4.1 Before occupying the buildings all development and construction shall substantially comply with the approved plans.

4.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.

4.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.

4.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.

4.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.



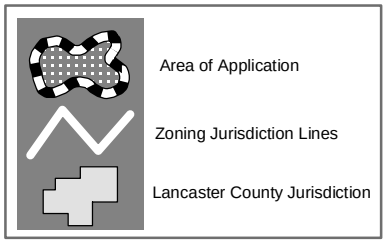
2016 aerial

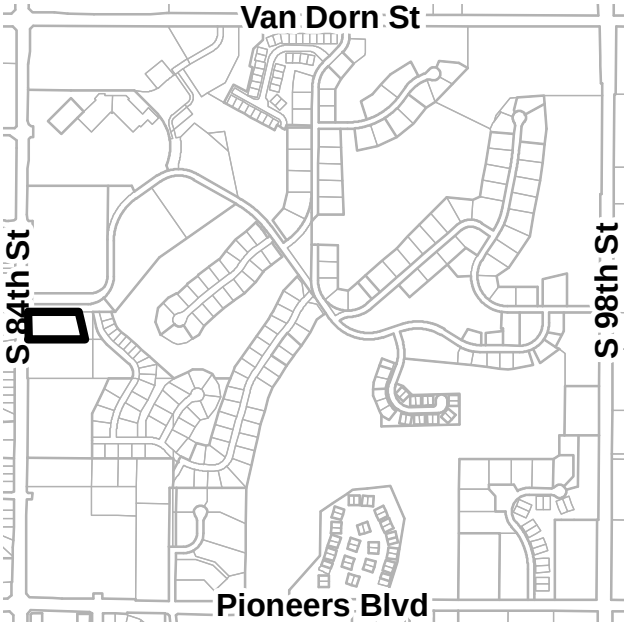
Use Permit #: UP18005
Wenta Tract Use Permit
S 84th St & Firethorn Ln

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

One Square Mile:
Sec.02 T09N R07E





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July 3, 2018

Mr. David Cary
Planning Director
Planning Department
555 South 10th St., Suite 213
Lincoln, NE 68508

Re: Applications for Amendment to Firethorn Addition Use Permit 107F, Change of Zone to O-3, Administrative Amendment to Firethorn Special Permit 872F, and Change of Zone to R-1
Olsson Project No. 018-0445

Dear Mr. Cary,

Olsson Associates represents Phillip B Wenta, ("Wenta"), owner of the property legally Lot 1, Firethorn 28th Addition or 8435 Firethorn Lane (the "Property"). Wenta requests an amendment to the Firethorn Addition and change of zone from AGR to O-3 for a portion of the property and is legally described and shown on Exhibit "A" enclosed herein ("O-3 Property"). The remaining portion of property is currently included in the Firethorn Special Permit 872F and is requesting a change of zone from AGR to R-1 for the property legally described and shown on Exhibit "B" enclosed herein ("R-1 Property").

The proposed O-3 Property contains office uses showing building locations and associated parking. A portion of the office area is within the Pipeline Planning Area adjacent to S. 84th Street. The Pipeline Planning Area extends north-south and encroaches into the Property approximately 142 feet along the western portion of the property. The Pipeline Planning Area justifies non-residential type uses in this area.

The access to the O-3 Property is proposed as a private street. The private street will remain the access to the Wenta and Reckmeyer residences. Today, the Reckmeyer property, located at 8441 Firethorn Lane, shares access and a driveway. Both properties cross Outlot "C" Firethorn 28th Addition, which is owned by Firethorn Utility Service Company ("FUSC"), with an existing access easement. For the foreseeable future, Wenta will continue to occupy the residence on the property.

The location of the O-3 zoning is located with access to S 84th Street, a major arterial street, and close to public transportation. S. 84th Street and Firethorn Lane is a signalized intersection and

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the concern of this intersection congestion has been communicated from the residents of the Firethorn area. The applicant proposes to add a west bound right turn lane on Firethorn Lane to help alleviate increased traffic during peak times of traffic. In addition, Allstate, located to the north of this application area, is currently investigating intersection improvements at S 84th Street and Rockledge to allow left turns from their property. The Allstate improvements, if constructed, would reduce the number of vehicles at the intersection of S 84th Street and Firethorn Lane during peak times.

The O-3 property will be served by public utilities, public water mains and gravity sanitary sewer, located in Firethorn Lane. These utilities are adequately sized to provide service to the proposed office uses.

After meeting with Planning Staff, the applicant has also agreed to zone the eastern portion of the property adjacent to Kilkee Road to R-1. The requested zoning actions will provide similar type of residential lots along Kilkee Road. The R-1 residences will be served by public water mains and the private sanitary sewer system currently owned and maintained by FUSC. The Firethorn Special Permit currently has 99 unallocated dwelling units. The requested application is requesting 3 of the unallocated dwellings to be allocated as "new development".

The development team has met with City staff and FUSC to discuss the proposed applications. In addition, the applicant has met with the Reckmeyers to provide information of the project as a neighbor and discuss the shared driveway plan. The applicant will hold an information meeting to discuss the development plan before Planning Commission meeting.

The grading and drainage plans included in this Use Permit have been updated and enclosed. A drainage study has also been provided, including water quality requirements and forms.

Lastly, an exhibit is being provided to the City staff showing a concept of the possible redevelopment of the acreage lots along S 84th street, south of Firethorn Lane. The applicant has considered the future redevelopment of these properties in consideration of the Pipeline Planning Area and Comprehensive Plan. The exhibit is only being provided as a long-range plan for redevelopment and does not represent intent of any adjacent property owners, but to provide Staff a plan to support the applications.

Enclosed find the following documents for the above-mentioned project:

1. City of Lincoln Application for a change of zone from AGR to O-3 for the "O-3 Property"
2. City of Lincoln Application for an amendment to the Firethorn Addition Use Permit 107F for the "O-3 Property"

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3. City of Lincoln Application for a change of zone from AGR to R-1 for the "R-1 Property"
4. City of Lincoln Application for an Administrative Amendment to Firethorn Special Permit 872F for the "R-1 Property"
5. Exhibits for the Change of Zones
6. Site Plan
7. Grading and Drainage Plan
8. Drainage Study
9. Water Quality Forms
10. Application fees in the amount of $2,182

Plans and other supporting documents will be submitted to ProjectDox upon notification from the planning staff. We appreciate your consideration of the above requests and look forward to working with you on these proposed changes to the Firethorn Addition (107F) and Special Permit (872F) development. If you require further information or have any questions, please do not hesitate to contact me at bmarshall@olssonassociates.com or (402) 458-5672.

Sincerely,

Brad J. Marshall

Brad J Marshall, P.E.

cc: File
Phil Wenta

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Lincoln, NE 68508

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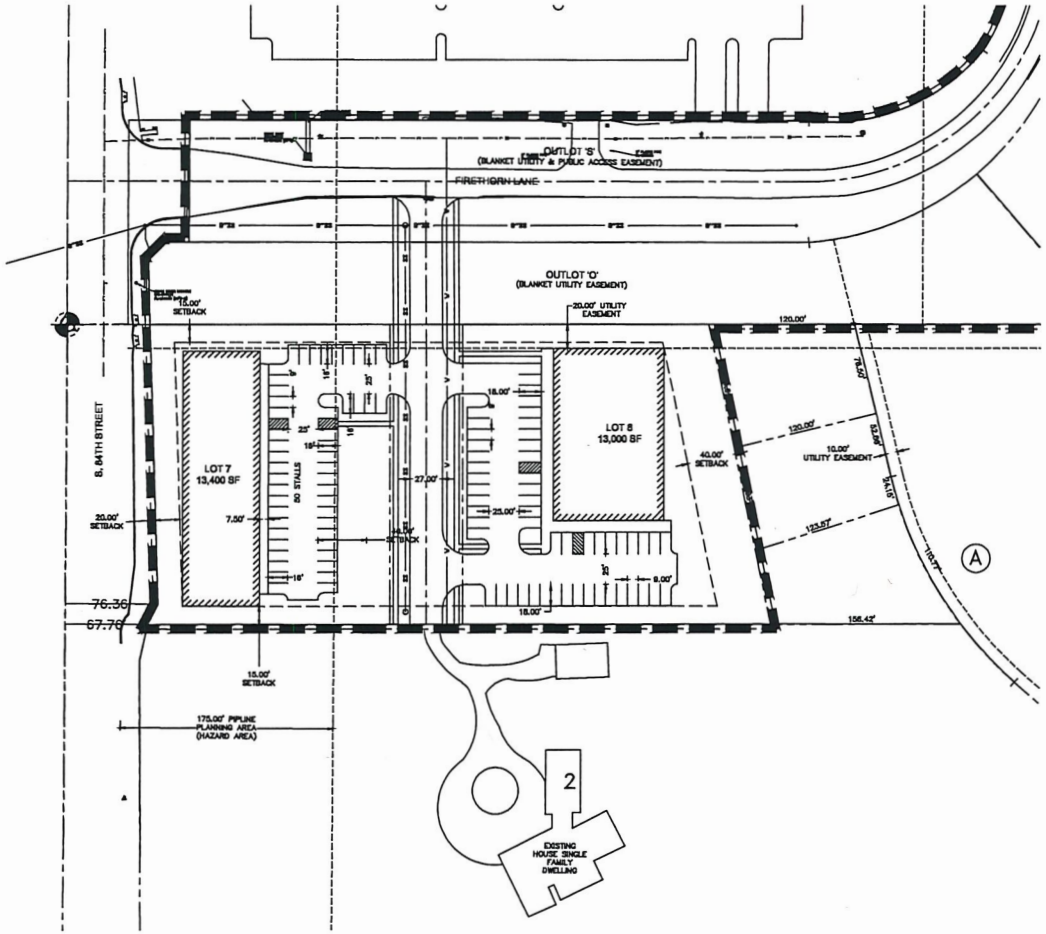
FIRETHORN ADDITION

ADMINISTRATIVE AMENDMENT TO THE PRELIMINARY PLAT/C.U.P. & USE PERMIT
SITE PLAN

ENGINEER & PREPARER
OLSSON ASSOCIATES
601 P STREET, SUITE 200
LINCOLN, NE. 68501
PHONE: 474-6311

OWNER & DEVELOPER
FIRETHORN INVESTMENT, A NEBRASKA GENERAL PARTNERSHIP
RICHARD YOUNGSCAP, MANAGING PARTNER
9301 FIRETHORN LANE
LINCOLN, NE 68520
PHONE: (402)489-4834



OLSSON ASSOCIATES

REV. NO.	DATE	REVISION DESCRIPTION
1	MAR 1998	REVISED PER CITY COMMENTS, REVISED LUP & A, REVISED PRELIMINARY PLAT, REVISED C.U.P. & USE PERMIT (PH 1)
2	MAY 1998	REVISED PER CITY COMMENTS, REVISED LUP & A, REVISED PRELIMINARY PLAT, REVISED C.U.P. & USE PERMIT (PH 2)
3	JUL 1998	REVISED PER CITY COMMENTS, REVISED LUP & A, REVISED PRELIMINARY PLAT, REVISED C.U.P. & USE PERMIT (PH 2)
4	JUL 1998	REVISED PER CITY COMMENTS, REVISED LUP & A, REVISED PRELIMINARY PLAT, REVISED C.U.P. & USE PERMIT (PH 2)
5	AUG 1998	REVISED PER CITY COMMENTS, REVISED LUP & A, REVISED PRELIMINARY PLAT, REVISED C.U.P. & USE PERMIT (PH 2)
6	SEP 1998	REVISED PER CITY COMMENTS, REVISED LUP & A, REVISED PRELIMINARY PLAT, REVISED C.U.P. & USE PERMIT (PH 2)
7	APR. 2010	REVISED PER CITY COMMENTS, REVISED LUP & A, REVISED PRELIMINARY PLAT, REVISED C.U.P. & USE PERMIT

REVISIONS

1997

SITE PLAN

FIRETHORN ADDITION ADMINISTRATIVE AMENDMENT
TO THE PRELIMINARY PLAT/C.U.P. & USE PERMIT

LINCOLN, NEBRASKA

drawn by: BF
detailed by: BJK
approved by: BJK
CAD-DI by: BJK
project no.: 01-0445
drawing no.: 1a
date: 1.21.98

SHEET 1a of 4

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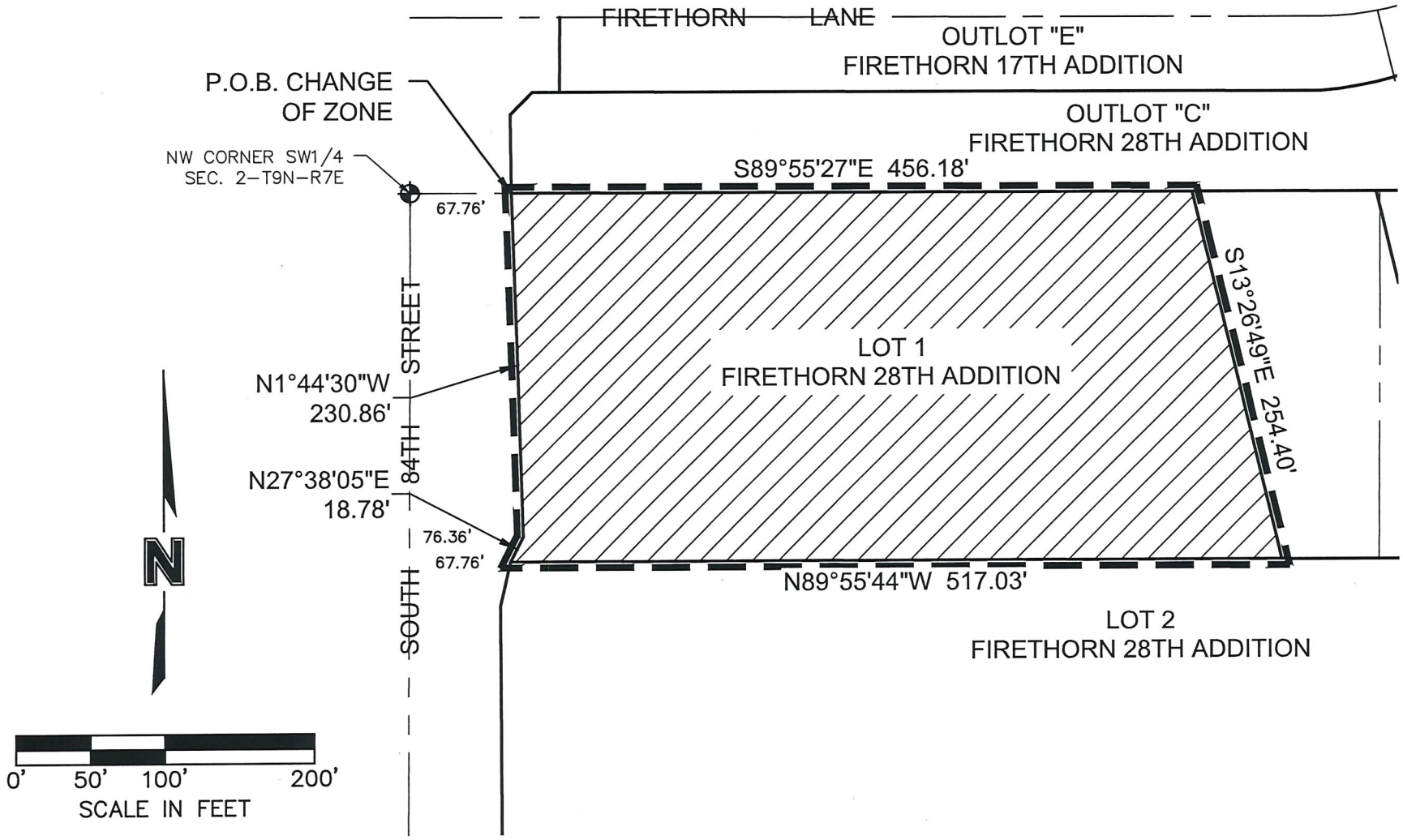

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DATE: Jul 12, 2018 10:15am XREFS: C_PBASE_80445

PROJECT NO: 018-0445	PARCEL 1, USE PERMIT AND CHANGE OF ZONE EXHIBIT	OLSSON ASSOCIATES	EXHIBIT
DRAWN BY: MRJ		601 P Street, Suite 200 P.O. Box 84608 Lincoln, NE 68508 TEL 402.474.6311 FAX 402.474.5160	B1
DATE: JULY 12TH, 2018			

LEGAL DESCRIPTION
USE PERMIT AND CHANGE OF ZONE

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 1, FIRETHORN 28TH ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, FIRETHORN 28TH ADDITION, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., SAID POINT BEING 67.76' EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, SAID POINT BEING ON A EAST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF OUTLOT "C", FIRETHORN 28TH ADDITION; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 1, SAID LINE BEING THE NORTH LINE OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE SOUTH LINE OF SAID OUTLOT "C", ON AN ASSUMED BEARING OF S89°55'27"E, A DISTANCE OF 456.18' TO A POINT; THENCE S13°26'49"E, A DISTANCE OF 254.40' TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 1, SAID POINT BEING ON THE NORTH LINE OF LOT 2, FIRETHORN 28TH ADDITION; THENCE N89°55'44"W, ON THE SOUTH LINE OF SAID LOT 1, SAID LINE BEING THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 517.03' TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING 67.76' EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING ON A EAST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET; THENCE N27°38'05"E, ON A WEST LINE OF SAID LOT 1, SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 18.78' TO A WEST CORNER OF SAID LOT 1, SAID POINT BEING 76.36' EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N01°44'30"W, ON A WEST LINE OF SAID LOT 1, SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 230.86' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 121,853.01 SQUARE FEET OR 2.74 ACRES, MORE OR LESS.

Thursday, July 12, 2018
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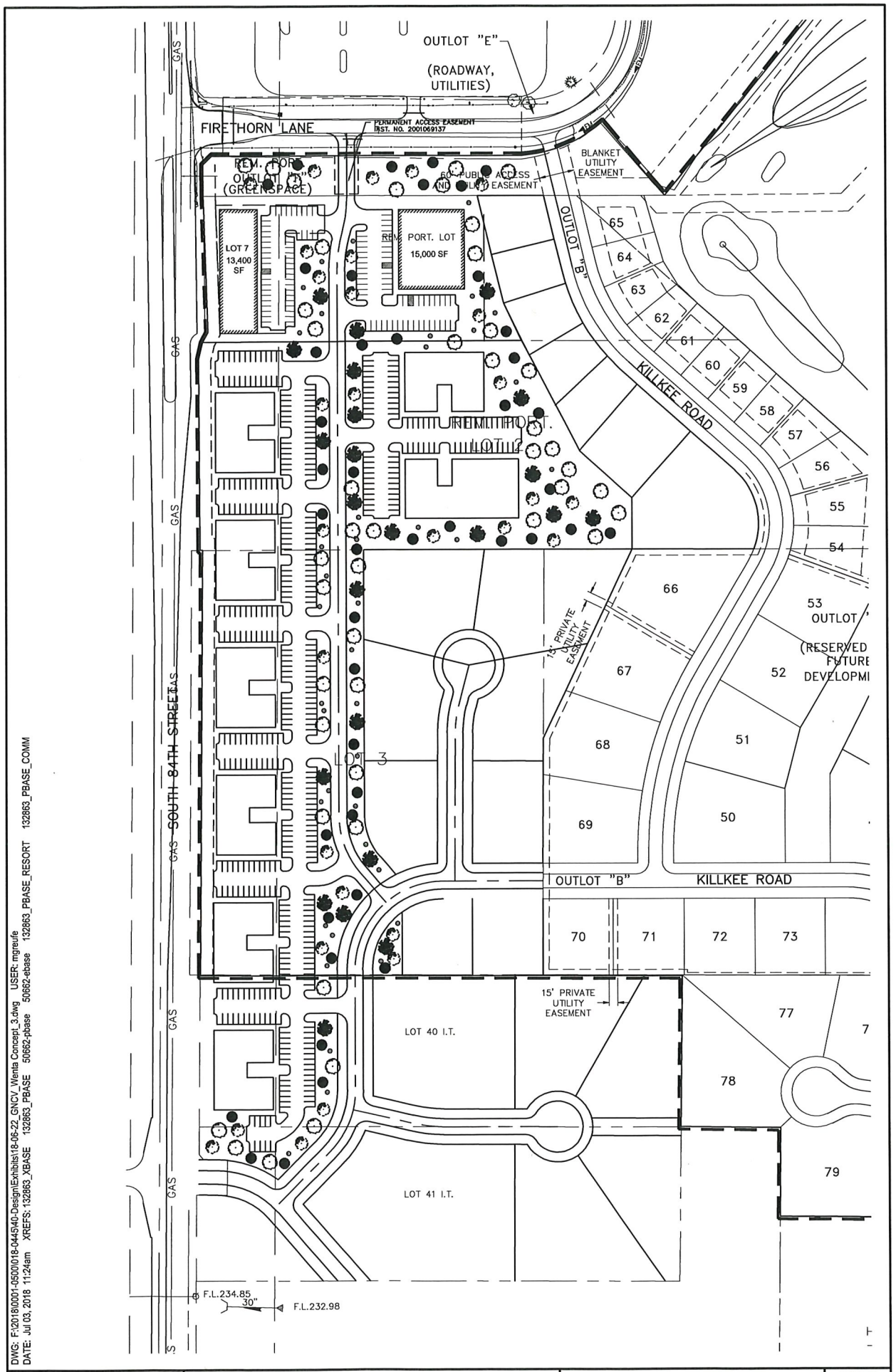
DATE: Jul 12, 2018 10:22am XREFS: C_PBASE_80445

PROJECT NO: 018-0445	PARCEL 1, USE PERMIT AND CHANGE OF ZONE LEGAL DESCRIPTION	OLSSON ASSOCIATES	601 P Street, Suite 200 P.O. Box 84608 Lincoln, NE 68508 TEL 402.474.6311 FAX 402.474.5160	EXHIBIT
DRAWN BY: MRJ				A1
DATE: JUNE 29TH, 2018				



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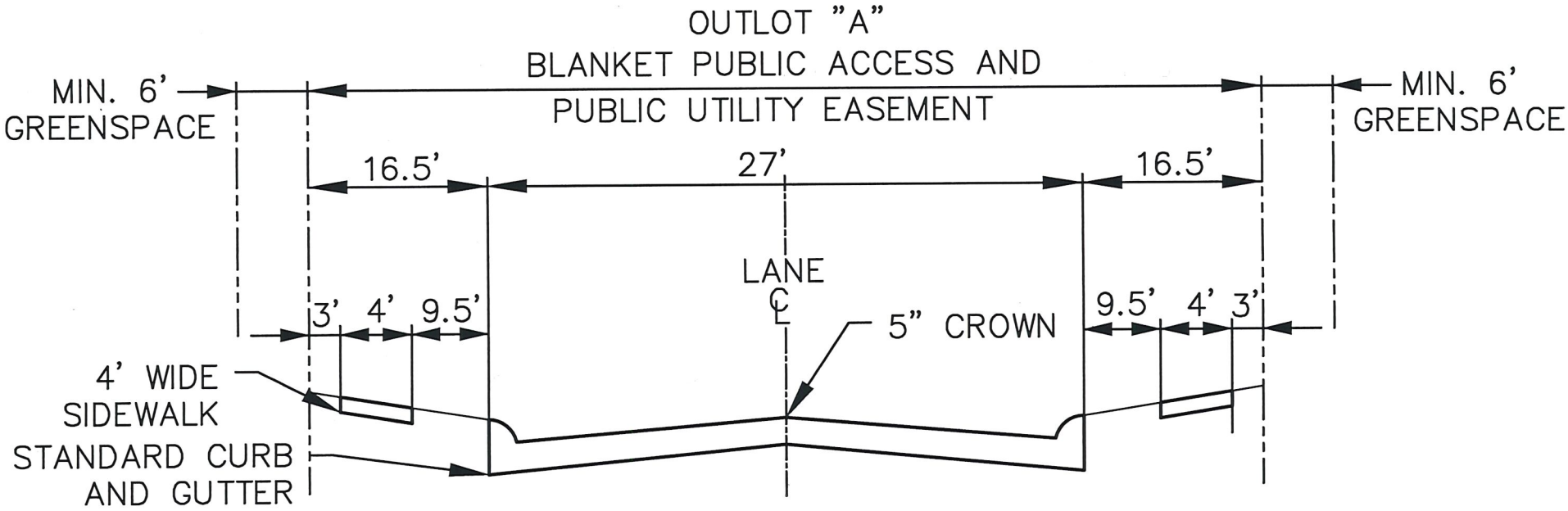
DATE: Jul 03, 2018 11:24am XREFS: 132863_XBASE 132863_PBASE 50662-pbase 50662-ebase 132863_PBASE_RESORT 132863_PBASE_COMM

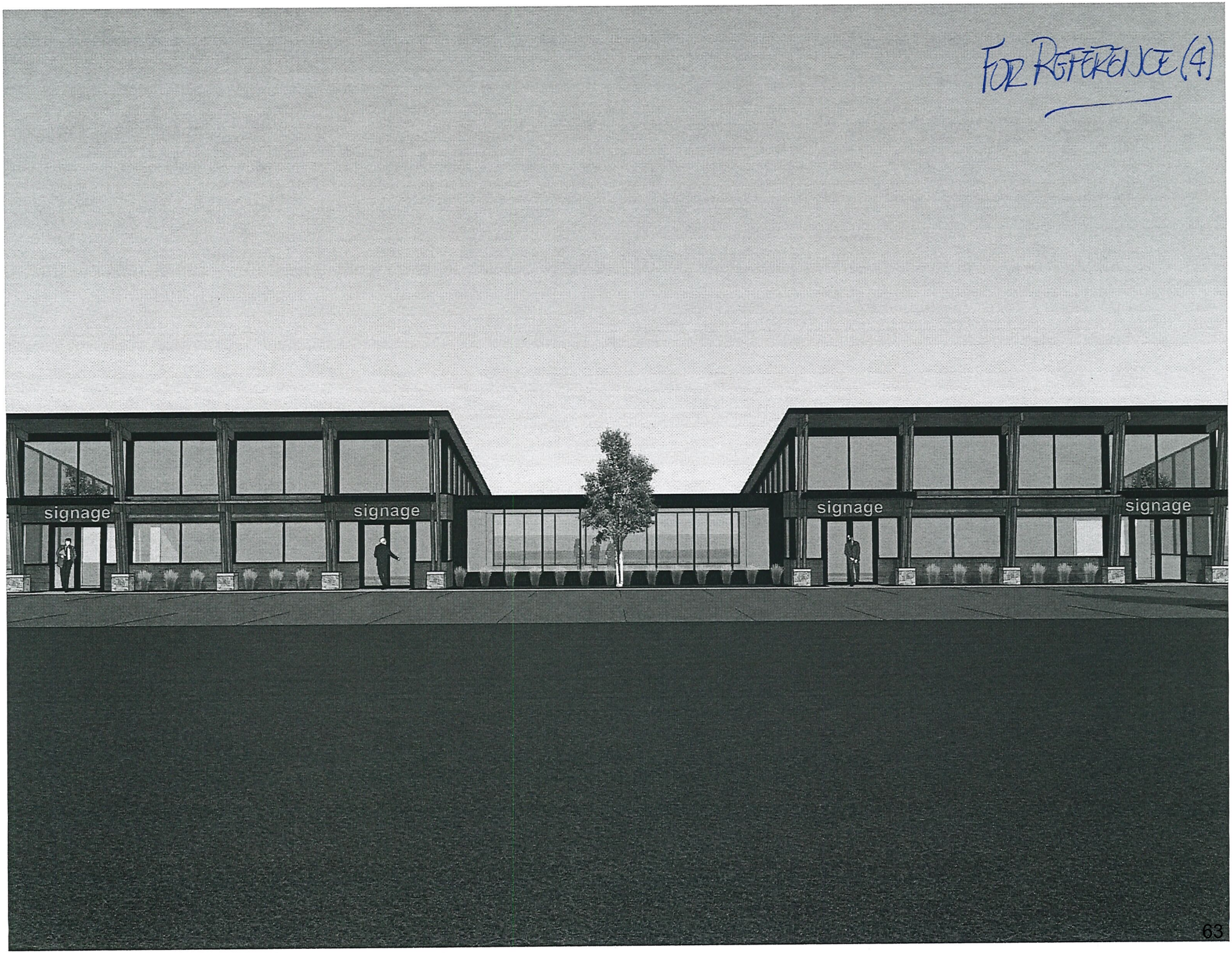
PROJECT NO: 018-0445	FIRETHORN ACREAGE LOT BUILD OUT	OLSSON ASSOCIATES	EXHIBIT
DRAWN BY: MRG		601 P Street, Suite 200 P.O. Box 84608 Lincoln, NE 68508 TEL 402.474.6311 FAX 402.474.5160	1
DATE: 07/03/18			

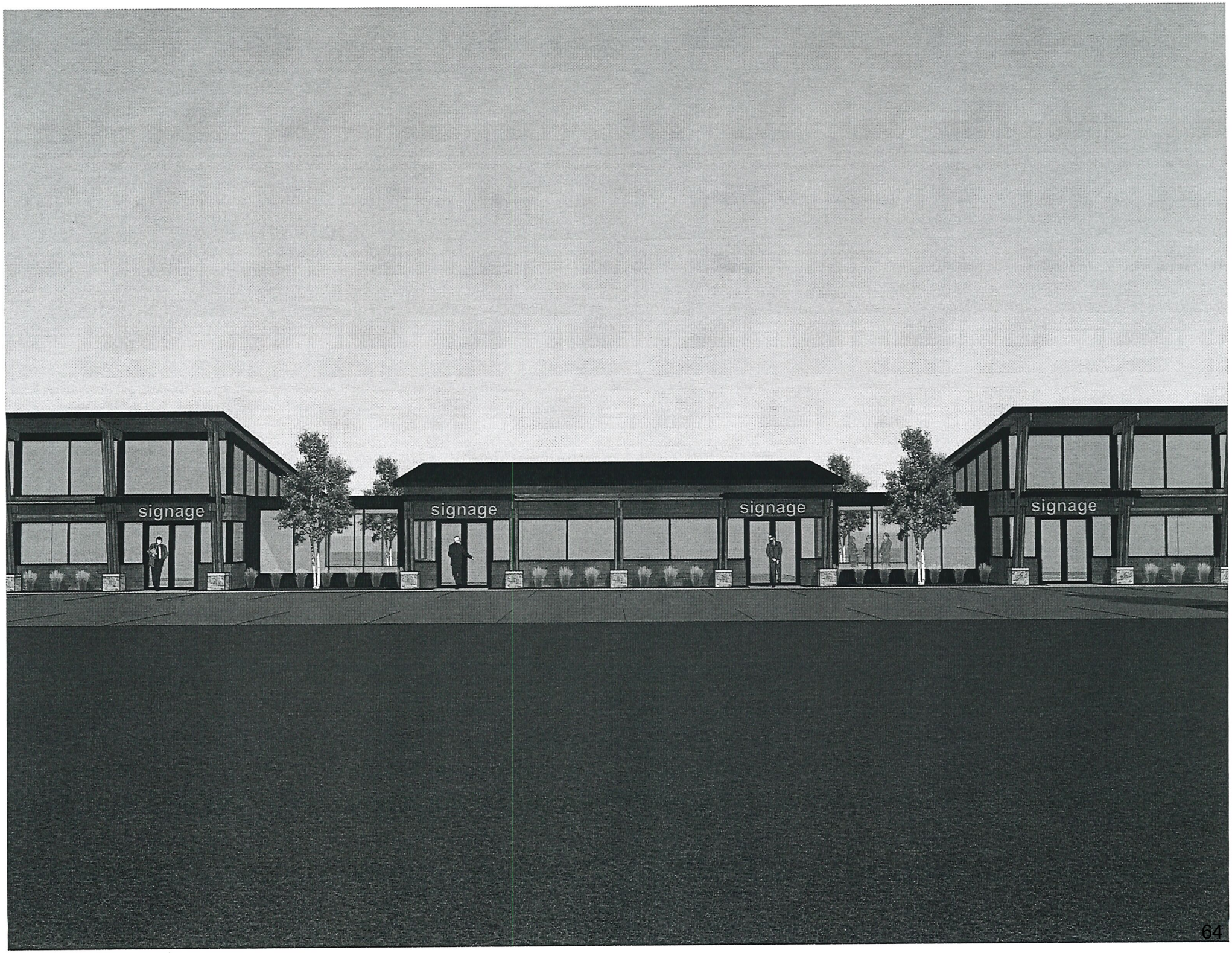


PRIVATE ROADWAY TYPICAL CROSS SECTION

NOT TO SCALE

FOR REFERENCE (4)

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