

**DRAFT Impact Fee Category Exemptions**  
**for Previous Contributions for Eligible Improvements**

**October 3, 2003**

**COMMERCIAL/ INDUSTRIAL DEVELOPMENTS**

PRELIMINARY							
			Category Exemption Granted for				
Ref. Number	Project Name	Location	Arterial Streets	Water System	Water Distribution	Wastewater	Parks/ Trails
A92014	Ridge Pointe	S. 27th & Pine Lake Rd.	yes	yes	yes	yes	yes
A92014	SouthPointe Pavilions	S. 27th & Pine Lake Rd.	yes	yes	yes	yes	yes
A92014	South Ridge Village	S. 27th & Pine Lake Rd.	yes	yes	yes	yes	yes
A92014	South Ridge Center	S. 27th & Pine Lake Rd.	yes	yes	yes	yes	yes
A93001	Good Life Tours	N. 84th & Fletcher Ave	no	yes	yes	no	N/A
A95004	Rogge (Industrial)	N. 70 <sup>th</sup> & Salt Creek	yes	yes	yes	no	N/A
A95005	Regent Heights	N. 84 <sup>th</sup> & Holdrege	yes	yes	yes	yes	yes
A95005	Northwoods Plaza	N. 84 <sup>th</sup> & Holdrege	yes	yes	yes	yes	yes
A96001	Pine Ridge	S. 14 <sup>th</sup> & Pine Lake Road	yes	yes	yes	yes	yes
A96002	Lennox Village (part)	S. 72 <sup>nd</sup> & Pioneers Blvd.	no	yes	yes	yes	yes
A96002	The Preserve	S. 80 <sup>th</sup> & Pioneers Blvd.	no	yes	yes	yes	yes
A96006	King Ridge Commercial	N. 27 <sup>th</sup> & Folkway	yes	yes	yes	no	yes
A97003	Horizon Business Center	S. 14th & Pine Lake Rd.	yes	yes	yes	yes	N/A
A97011	Campbell/ Anderson Ford	N. 27th & I-80	yes	yes	yes	yes	N/A
A98004	Horizon Business Center (pt)	S. 14th & Pine Lake	yes	yes	yes	no	N/A
A98005	Pine Lake Heights South	S. 27 <sup>th</sup> - 40 <sup>th</sup> & Yankee	yes	yes	yes	yes	no
A98005	Wilderness Woods Office	S. 14 <sup>th</sup> & Yankee Hill	yes	yes	yes	yes	no
A98013	State Farm	S. 84 <sup>th</sup> & O Street	yes	no	no	no	N/A
A99002	Vavrina Meadows	S. 14 <sup>th</sup> & Yankee Hill	yes	yes	yes	yes	yes
A99007	Eagle Crest	N. 84 <sup>th</sup> & Holdrege	no	yes	yes	yes	no
A99018	Landmark Center	N. 33 <sup>rd</sup> & Folkway Blvd.	yes	yes	yes	no	no
A99019	Fallbrook	N. 1st & Highway 34	yes	yes	yes	no	yes
A99022	Event Center	N. 84th & Havelock	no	no	no	yes	no
A99023	Fleming/ Schroeder	S. 14th & Yankee Hill	no	yes	yes	yes	N/A
A00001	Ashley Heights	N. W. 48th & West	no	no	no	yes	no
A00002	North Creek Trade Center	Fletcher Ave. &	yes	no	yes	yes	N/A
A00002	North Creek Commercial	Fletcher Ave. &	yes	no	yes	yes	N/A
A00003	Stone Bridge Creek (part)	I-80 & N. 14th St.	yes	yes	yes	yes	yes
A00005	Willowbrook	S. 70th & Highway 2	no	no	no	yes	N/A
A00006	Morning Glory Estates	N. 84th & Holdrege	yes	no	no	yes	no
A00007	Kawasaki	N.W. 27th & Highway	yes	yes	yes	yes	N/A
A01003	S.W. 56th & W "O"	S.W. 56th & West O	no	no	no	no	N/A
A01006	Prairie Lakes Plaza	84th & Highway 2	yes	yes	yes	yes	yes
PEUP 3	Gateway	66 <sup>th</sup> and O Street	yes	no	no	no	n/a
UP 130	Pioneer Woods	S. 70 <sup>th</sup> and Pioneers Blvd.	yes	no	no	no	n/a
PEUP 9	Edgewood	S. 56 <sup>th</sup> & Old Cheney Rd	yes	no	no	no	n/a
UP 118	Coddington Center	Coddington & West A St.	yes	no	no	no	n/a
UP 80	Univ. Nebraska Tech Park	NW 12 <sup>th</sup> and Highlands	yes	no	no	no	n/a

			<b><u>PRELIMINARY</u></b>				
			<b>Category Exemption Granted for</b>				
Ref. Number	Project Name	Location	Arterial Streets	Water System	Water Distribution	Wastewater	Parks/ Trails
UP 57	Lincoln Crossing	N. 27 <sup>th</sup> and Superior St.	yes	no	yes	no	n/a
UP 56	Super Kmart Center	N. 27 <sup>th</sup> and Cornhusker	yes	no	no	no	n/a
SP 286	St. Elizabeth	S. 70 <sup>th</sup> and L Street	yes	no	no	no	n/a
SP 1020	Bryan/ LGH Hospital	S. 17 <sup>th</sup> and South Street	yes	no	no	no	n/a
UP 107	LBL/ Firethorn Office	S. 84 <sup>th</sup> and Van Dorn	yes	no	no	no	n/a
UP 58	Williamsburg Commercial	S. 40 <sup>th</sup> and Old Cheney	yes	no	no	no	n/a
PP97011	Saline Plaza	N. 27 <sup>th</sup> and Interstate 80	yes	no	yes	yes	n/a
PP98016	Salt Creek Center	N. 27 <sup>th</sup> and Interstate 80	yes	no	yes	yes	n/a
PP0108	I-80 Business Park	NW 27 <sup>th</sup> and West O St	no	no	yes	no	n/a

**Note:**

1) This table includes major projects during the past decade which have some unbuilt space as of the December 2002. Some other projects may have funded “impact fee” type facilities in the past, but are completely built at this point and are not included. **Each project will need a final review to confirm that they provided for eligible impact fee improvements.** Final determination will depend upon which items are deemed as eligible improvements in impact fee ordinance and further review of each agreement.

2) Commercial and Industrial category includes property that is primarily for office, retail, warehouse or industrial use.

3) Many exemption areas include only portions of subdivisions. See the Category Exemption map for the areas covered by exemptions.

4) The following annexation agreements were reviewed and it was determined that there were no eligible impact fee facility improvements funded. Thus, these areas are not eligible for category exemptions.

#92008 Duncan et al. at North 14<sup>th</sup> & Hilltop Road

#96004 New Covenant Church at South 84<sup>th</sup> & Old Cheney Road

#97010 Smith & Shuster at S.W 27th & West A

#99001 View Pointe West at N. W. 56th & W. Adams

5) The reference number includes “A” annexation agreements; “PP” preliminary plats; “SP” special permits; “UP” use permits; and “PEUP” Pre-existing use permit.