

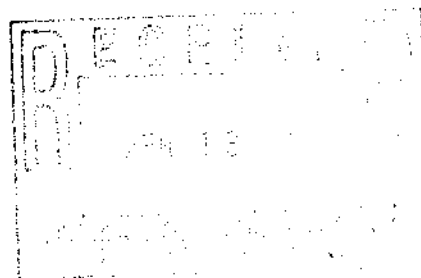
COMMUNITY UNIT PLAN SPECIAL PERMIT #1753B

LEGAL DESCRIPTION:

A LEGAL DESCRIPTION OF LOTS 2-23, BLOCK 1, LOTS 2-8 & 10-18, BLOCK 2, LOTS 1-7 & 11-15, BLOCK 3, LOTS 2-6, BLOCK 4, LOTS 1-4, BLOCK 5, LOTS 1 & 2, BLOCK 6, LOTS 1 & 2, BLOCK 7, LOTS 1-11, BLOCK 8, LOT 1, BLOCK 9, LOT 1, BLOCK 10, LOTS 1-18, BLOCK 11, LOTS 1-8, BLOCK 12, AND OUTLOTS 'B', 'C', & 'D', VAVRINA MEADOWS ADDITION; LOTS 1 & 2, VAVRINA MEADOWS 1ST ADDITION; LOTS 1-3, VAVRINA MEADOWS 3RD ADDITION; LOTS 1-9, BLOCK 1, LOTS 1-18, BLOCK 2, LOTS 1-18, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-8, BLOCK 5, LOTS 1-14, BLOCK 6, AND OUTLOT 'A', VAVRINA MEADOWS 3RD ADDITION; LOTS 1 & 2, VAVRINA MEADOWS 4TH ADDITION; LOTS 1 & 2, BLOCK 1 AND LOTS 1 & 2, BLOCK 2, VAVRINA MEADOWS 5TH ADDITION; LOTS 1-3, BLOCK 1, LOTS 1 & 8, BLOCK 2, A PORTION OF LOTS 1-12, BLOCK 3 AND A PORTION OF OUTLOT 'A' & ALL OF OUTLOTS 'B' & 'C', VAVRINA MEADOWS 6TH ADDITION; A PORTION OF IRREGULAR TRACT LOTS 14, 18, 20-25, 67, 68 & 75, AND THE REMAINING PORTION OF IRREGULAR TRACT LOT 74, ALL LOCATED IN THE WEST HALF OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST, OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND EXTENDING N 01°56'43" W, 358.04 FEET; THENCE N 88°03'17" E, 50.00 FEET TO THE POINT OF BEGINNING;

THENCE N 01°56'44" W, 154.49 FEET;
THENCE N 02°08'34" E, 140.28 FEET;
THENCE N 01°56'41" W, 80.00 FEET;
THENCE N 06°01'42" W, 140.45 FEET;
THENCE N 01°56'42" W, 256.82 FEET;
THENCE N 88°03'18" E, 10.00 FEET;
THENCE N 01°56'42" W, 130.00 FEET;
THENCE N 06°11'06" E, 70.71 FEET;
THENCE N 88°33'17" E, 2563.00 FEET;
THENCE S 01°59'29" E, 2627.48 FEET;
THENCE S 88°29'47" W, 171.11 FEET;
THENCE N 01°30'10" W, 41.40 FEET;
THENCE S 88°29'47" W, 115.00 FEET;
THENCE N 01°30'09" W, 611.99 FEET;
THENCE S 88°29'51" W, 320.00 FEET;
THENCE S 01°30'09" E, 611.99 FEET;
THENCE N 88°29'48" E, 30.00 FEET;
THENCE S 01°30'09" E, 60.00 FEET;
THENCE S 88°29'47" W, 29.34 FEET;
THENCE S 01°30'10" E, 225.00 FEET;
THENCE S 16°20'16" W, 120.14 FEET;
THENCE S 36°05'35" W, 80.75 FEET;
THENCE S 01°40'13" E, 890.60 FEET;
THENCE S 88°19'47" W, 454.46 FEET;
THENCE N 01°46'39" W, 572.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 2°45'03", A RADIUS OF 300.00 FEET AND WHOSE CHORD BEARS N 00°24'07" W (14.40 FEET);
THENCE ALONG THE ARC OF SAID CURVE 14.40 FEET;
THENCE N 66°29'59" W, 358.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°47'36", A RADIUS OF 330.00 FEET AND WHOSE CHORD BEARS N 48°36'11" W (202.82 FEET);
THENCE ALONG THE ARC OF SAID CURVE 206.15 FEET;
THENCE N 30°42'23" W, 816.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°45'39", A RADIUS OF 431.88 FEET AND WHOSE CHORD BEARS N 16°19'33" W (214.53 FEET);
THENCE ALONG THE ARC OF SAID CURVE 216.79 FEET;
THENCE N 01°56'43" W, 857.78 FEET;
THENCE N 88°30'08" E, 50.00 FEET;
THENCE N 01°56'42" W, 322.85 FEET;
THENCE S 88°03'18" W, 566.47 FEET TO THE POINT OF BEGINNING, CONTAINING 152.28 ACRES.





NOT TO SCALE

LIMITS OF USE PERMIT #1284
FOR "B-2" - NEIGHBORHOOD
BUSINESS DISTRICT

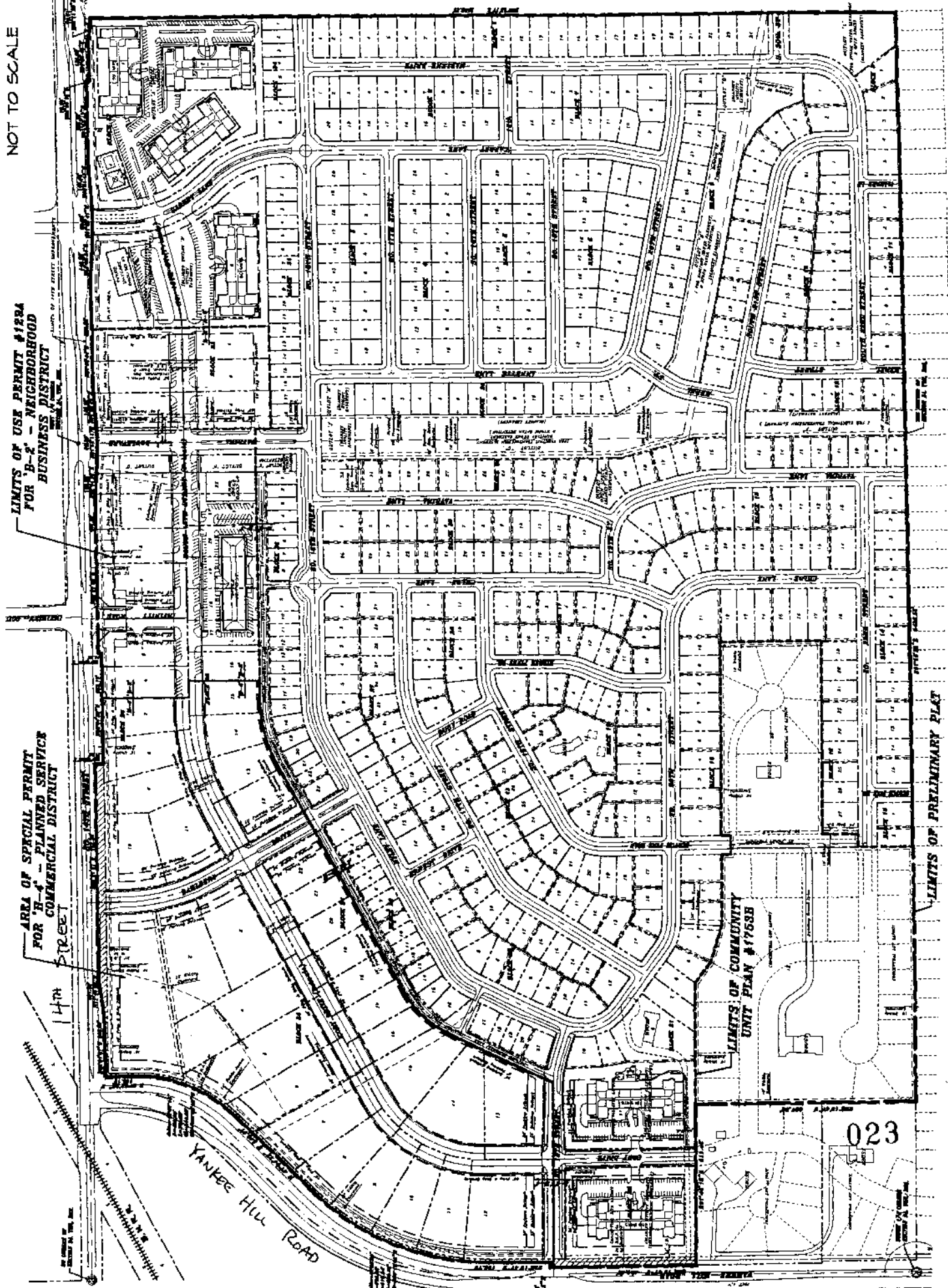
AREA OF SPECIAL PERMIT
FOR "H-4" - PLANNED SERVICE
COMMERCIAL DISTRICT

LIMITS OF COMMUNITY
UNIT PLAN #17638

LIMITS OF PRELIMINARY PLOT

023

YANKEE HILL ROAD



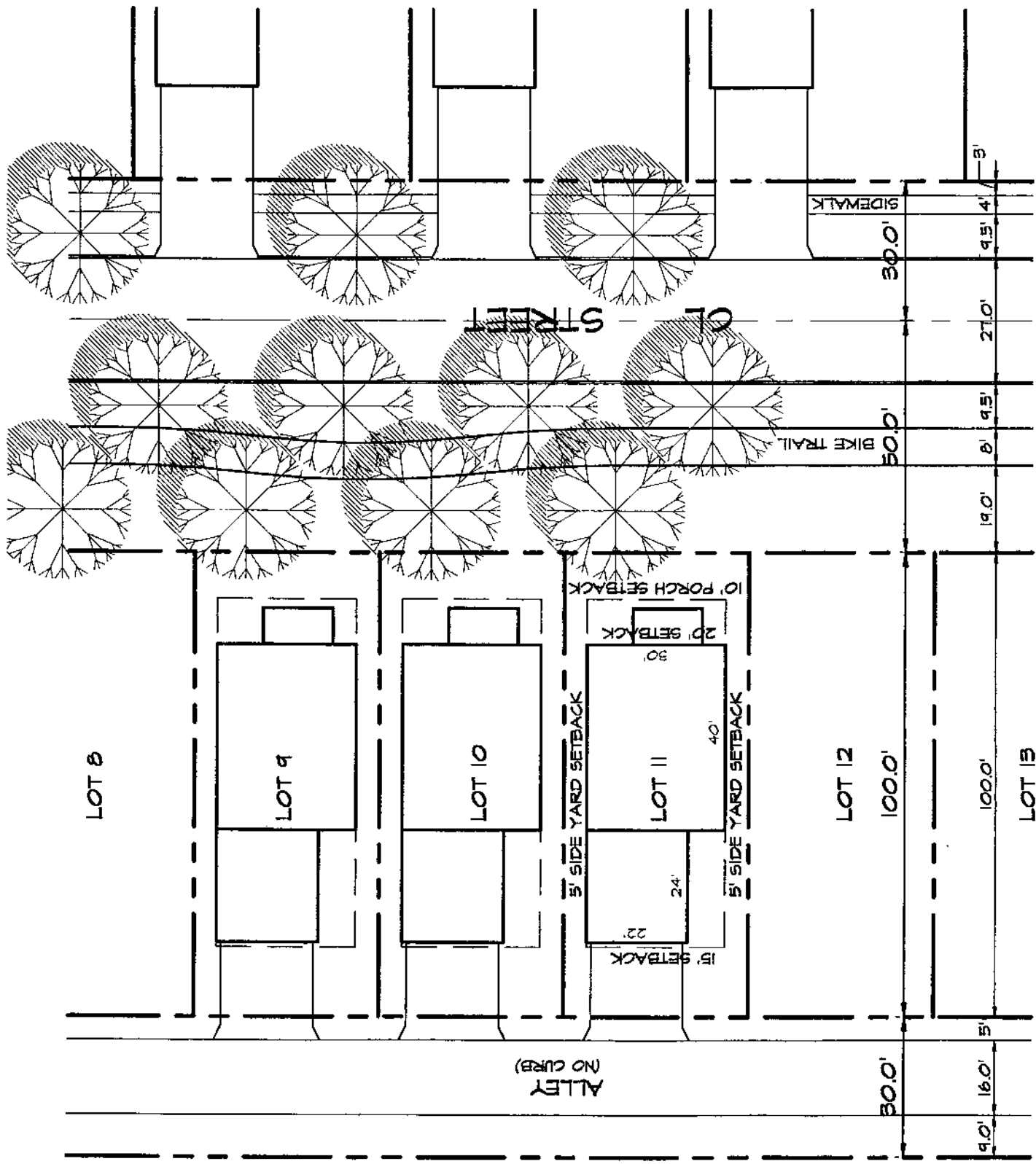

BRIAN D. CARSTENS & ASSOCIATES
 LAND PLANNING
 RESIDENTIAL & COMMERCIAL DESIGN
 2800 PINE LAKE ROAD
 SUITE 100
 LINCOLN, NE 68504
 PHONE: (402) 464-0044
 FAX: (402) 464-0045

VAVRINA MEADOWS
 TRAIL EXHIBIT
 LINCOLN, NE

SITE PLAN

 SCALE: 1" = 30'


1 OF 1

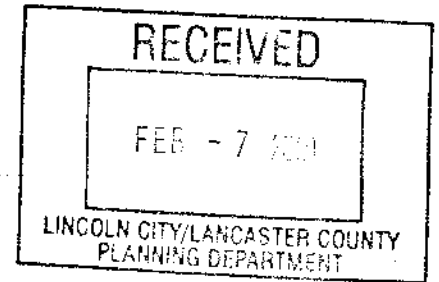


'H-4'
ZONING

024

STREET TREE = RED SUNSET MAPLE

M e m o r a n d u m



To: Steve Henrichsen, Planning Department

From: Dennis Bartels, Public Works and Public Utilities Department

Subject: Vavrina Meadows 1st Addition Amended CUP

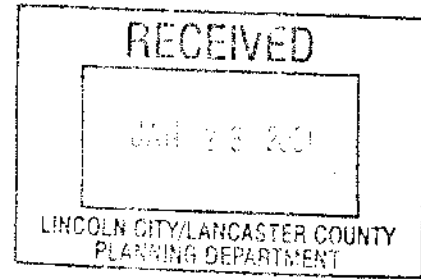
Date: February 5, 2001

cc: Roger Figard, Nicole Fleck-Tooze


The proposed grading plan for Vavrina Meadows 1st Addition submitted as an amendment is unsatisfactory. The proposed detention does not stay within the limits of the proposed easement for the detention. The plan and calculations show flooding over and east of South 15th Street. The detention needs to be contained within an easement and must not flood any portion of the street system. The plan shows flooding of the dedicated right-of-way and parallel easement along S. 14th Street. The grading of the buildable area of lots and minimum building elevations should be identified to be above the 100 year detention and above an identified overflow elevation.

fcp memo to steve henrichsen vavrina meadows 1st addition amended cup ddb

M e m o r a n d u m



To: Steve Henrichsen, Planning Department

From:  Dennis Bartels, Public Works & Utilities

Subject: Vavrina Meadows 1st Addition - CUP/Special Permit, Use Permit & Preliminary Plat

Date: January 19, 2001

cc: Roger Figard, Nicole Fleck-Tooze

Public Works has reviewed the revised Vavrina Meadows 1st Addition plans and has the following comments:

1. Water - No sizes are shown for the public mains in the residential portion of this plat. Per design standards, a 12" main is required at approximately the ½ mile line north/south and east/west through a section.

The annexation agreement with the Wilderness Ridge area south of Yankee Hill Road indicated that this property would be asked to pay for a portion of the cost of water mains in Yankee Hill Road and South 14th Street when this plat is annexed.

2. Sanitary Sewer - No outlet is shown for the sewer in Dahlberg Drive. The grade in 15th Street is opposite of street grades. The sewer will need to be built to the trunk sewer west of this plat. Sufficient depth is not available to build the sewer as shown.

Sewer needs to be shown to the east line of this plat in Scotch Pines Pass.

This plat should be required to pay a yet to be calculated connection fee for connecting to the Salt Creek trunk sewer as a condition of annexation.

The existing and proposed sewer in the vicinity of 16th and Vavrina Boulevard is not accurately shown.

3. Drainage and Grading - The drainage study and grading plan is unsatisfactory and must be revised. No swales are shown downstream from sumps. No calculations are provided to verify swale capacities shown in sumps. Five year designs are shown downstream of sumps. The ultimate grading of 14th and Yankee Hill Road are not shown. Detention is shown into the right-of-way. Detention shown will flood lots and the street system. Design standard access, bottom slopes, hardened low flow channels, etc. are not shown. Detention calculations do not meet submission requirements. Culvert calculations must be shown for the 36" culvert inlet in Block 20. More detailed information is required concerning the grading of the detention. The flow line information in the calculations do not match contours.

Steve Henrichsen

Page 2

January 19, 2001

The grading shown and the calculations for detention show flooding 15th Street and existing platted lots south of Vavrina east of 14th. This is unsatisfactory.

4. Street System - The existing traffic circle at 16th and Garrett is not designed adequately to accommodate public school buses. The 16th and Linda Lane circle is shown with the same design. The design must be revised and the existing circle rebuilt to handle design traffic and existing design standards.

All nonstandard street and lane widths must be shown on the preliminary plat.

The traffic study must be revised to the satisfaction of Public Works. The South 18th Street and Scotch Pines Pass intersection is a 4-way intersection of two relatively long and potentially high volume local streets. Either a redesign of the street system to eliminate the 4-way intersection or a traffic calming measure such as a traffic circle should be designed at this intersection.

The private driveway lane for Block 21 and 24 needs more detail. No grade is given and no typical cross-section is shown so there is no design to evaluate and comment upon.

The open ditches along 15th Street and the size of the lots will require numerous driveway culverts. This design should be reconsidered. An open drainage ditch through a median would be much easier to operate and maintain rather than an open ditch with multiple closely spaced culverts. The design of this ditch needs to be analyzed assuming the multiple culverts if that is the desired cross-section.

Upon completion of a satisfactory traffic study, a formal agreement concerning traffic improvements is required.

5. The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system and public storm sewer system has been reviewed to determine if the sizing and general method of providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connecting storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

Memorandum

To: Stephan Henrichsen, Planning
From: Rachel Martin, Parks and Recreation
Date: January 9, 2001
Re: Vavrina Meadows 1st

Parks and Recreation Department staff have reviewed the above-referenced proposal and have the following comments:

- 1) Traffic circle islands, boulevards, and right-of-way area along trail should be maintained by developer or future homeowners association. "Street trees" between trail and curb will be maintained by the City. Plantings between trail and residences should be maintained by developer or future homeowners association.
- 2) Trail location at Western end of Vavrina Boulevard needs to be a minimum of 8' from curb for snow removal. Any easements for trail along S. 19th St. need to be identified.
- 3) Please submit an outdoor recreation plan for the proposed multi-family residential area in the southeastern area of the site.
- 4) Number of street trees proposed for S. 16th St. (189 Red Sunset Maples) from S. 19th St. to Vavrina Blvd. needs to be revised due to size of lots, proposed 10' wide bike trail, and the eventual mature size of the Red Maple. Staggered planting arrangements can only be done if street trees are located at least 5 feet away from trail and are spaced at 60' on center. Incorporation of evergreen trees on homeowner side of trail may be desirable for aesthetics and screening. Street tree schedule needs to be revised to show correct number based on this spacing requirement.
- 5) Street trees are shown to be planted on center medians for Garret Lane, Dahlberg Dr., and Vavrina Blvd. Traffic Engineering needs to review to determine if there are any traffic sight distance concerns.
- 6) Traffic round-about are shown at S. 16th and Linda Lane and S. 16th and Garret Lane. If these are to be landscaped, the developer must submit plans for review by Parks and Recreation and Traffic Engineering.

January 9, 2001

7) All street tree planting locations need to be marked out by City Arborist and Traffic Engineering prior to planting, including on medians. This should be noted on revised landscape plan.

8) Planting of street trees on arterial streets (Yankee Hill Road and S. 14th St.) needs to be done on private property. This should be noted on the revised landscape plan.

9) Bond amounts for street trees need to be recalculated due to changes.

Please phone me at 441-7936 with any questions.

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 # DRF00027

Address

Job Description: vavrina meadows 1st

Location: vavrina meadows 1st

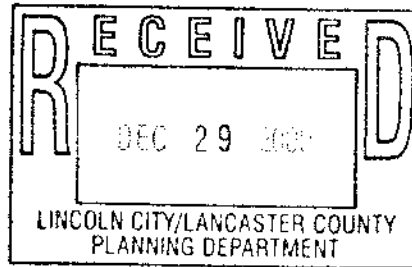
Special Permit: Y 1895

Preliminary Plat Y 00022

Use Permit: Y 129A

CUP/PUD: Y 1753

Requested By STEPHEN HEMRICHSEN



Status of Review Denied

12/29/2000 10:58:22 AM

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments: Need utility plan.

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



"Dennis L. ROTH"
<DROTH@LANCJES2
.ci.lincoln.ne.us>

To: <SHENRICH@CI.LINCOLN.NE.US>
cc:
Subject: Vavrina Meadows 1st

12/28/2000 10:37 PM

PROJ NAME: Vavrina Meadows 1st SPEC PERMIT: 1895
PROJ NMBR: PRELIM PLAT: 00022
PROJ DATE: USE PERMIT: 129A
PLANNER: Steve Henrichsen CPU PERMIT: 1753

Other than those which are obvious extensions of an existing street, find SIMILAR SOUNDING NAMES within our geobase that COULD present problems in the dispatching of emergency vehicles to the following proposed name(s);

PROPOSED _____ SIMILAR _____
LINDA LA LINDALE, LINDEN, LONDON

STRONGLY recommend alternate name(s) be selected.

Dennis "Denny" Roth
ESD II/ CAD Administration
Emergency Communications 9-1-1 Center

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

TO: Steve Henrichsen

DATE: 1/8/2001

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Leon F. Vinci, MPH
EH File
EH Administration

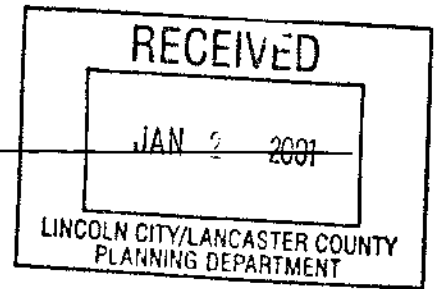
SUBJECT: Vavrina Meadows 1st

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the application for incompatible land-uses, which may pose negative environmental health impacts, and has identified the following concerns.

- In the application for the special permit, H-4 Planned Service Commercial District, the applicant list a 180,600 s.f. warehouse as one of the uses in the H-4 zone. The LLCHD has concerns regarding the storage of hazardous chemicals and/or wastes with the close proximity to residential housing. The LLCHD requests the applicant to submit additional information regarding the type and quantity of the materials that will be stored in the warehouse.
- In addition, the applicant should review the City of Lincoln, Noise Control Ordinance Chapter 8.24 L.M.C. Specifically, measured at the property line for residential zoning, noise pollution cannot exceed 65 dB(A) from 7:00 am to 10:00 pm and 55 dB(A) from 10:00 pm to 7:00 am.

If you have any questions, please contact me at 441-6272.

MEMORANDUM



TO: Steve Henrichsen, Planning Department
FROM: Gene Hanlon, Solid Waste Operations
DATE: December 29, 2000
SUBJECT: Vavrina Meadows

The Vavrina Meadows community unit plan development located at South 14th Street and Yankee Hill Road is an ideal location for a recycling drop-off site. Please forward our interest in working with the developer on the feasibility of locating a recycling drop-off site as part of the development.

MEMORANDUM

DATE: 1-3-01

TO: Steve Hendricson

FROM: Dennis Duckworth

REG: Vavrina Meadows Special Permit # 1895

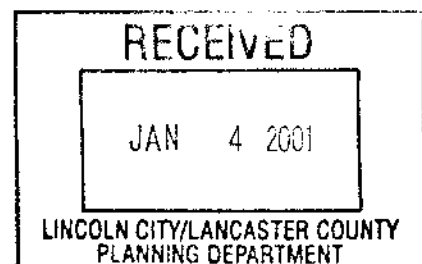
Steve:

The concerns of the Police Department regarding this development are that blocks 1, 22, and 23 appear to be of a length beyond requirements by City Code.

Thank you,



Sergeant Dennis Duckworth
Lincoln Police Department



LOWER PLATTE SOUTH
NATURAL RESOURCES DISTRICT



3125 Portia St., Box 83581, Lincoln NE 68501-3581
(402) 476-2729 • FAX (402) 476-6454
www.lpsnrd.org

Memorandum

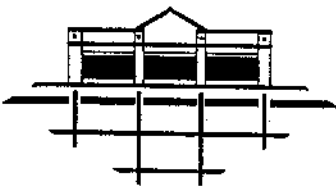
Date: January 10, 2001
To: Stephen Henrichsen, City Planning
From: Ed Ubben, Projects Coordinator
Subject: Vavrina Meadows 1st, 14th & Yankee Hill Road

We have reviewed the plans for the referenced project and we have no comment at this time.

EU/eu

A handwritten signature in black ink, appearing to read 'EU Ubben'.

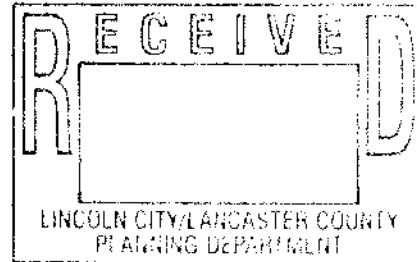
pc: file



BRIAN D. CARSTENS AND ASSOCIATES
 LAND PLANNING RESIDENTIAL & COMMERCIAL DESIGN
 2935 Pine Lake Road, Suite H Lincoln, NE 68516 Phone: 402.434.2424

December 22, 2000

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



RE: VAVRINA MEADOWS FIRST ADDITION- SOUTH 14TH STREET AND YANKEE HILL ROAD
 PRELIMINARY PLAT #00022
 SPECIAL PERMIT #1753B - COMMUNITY UNIT PLAN
 USE PERMIT#129A - PLANNED NEIGHBORHOOD COMMERCIAL DISTRICT
 SPECIAL PERMIT FOR 'H-4' PLANNED SERVICE COMMERCIAL DISTRICT

Dear Kathleen,

On behalf of R.C. Krueger Development, Company, we submit the above mentioned applications for your review. We have shown all the applications on one master plan, as they relate to each other. I will break apart each application in this letter as follows:

PRELIMINARY PLAT #00022-

A revised preliminary plat is hereby submitted as requested by your letter dated August 3, 2000. We have responded to the various comments in a separate letter that is being turned in with these applications. Please refer to that letter for specifics on the preliminary plat.

SPECIAL PERMIT #1753B- COMMUNITY UNIT PLAN

We have included the original Vavrina Meadows C.U.P. (Special Permit #1753) within the limits of this application. Vavrina Meadows 1st Addition will contain 150.71 acres. The following is a breakdown of dwelling units by type

Single Family Residential	517 units
Single Family Residential Attached	34 units
Multi-Family Residential	355 units
Unassigned Residential Units	86 units
<hr/>	
TOTAL	992 units

We are proposing the same basic apartment configuration as previously approved in the area of South 14th Street and Garret Lane. We have revised the actual apartment counts to reflect final design drawings for the apartments. We are proposing a new multi-family area near South 19th and Yankee Hill Road. This area will serve as a 'transition' between the 'H-4' Planned Service Commercial District and the 'AG' (future urban residential) to the east.

We are creating a unique urban residential streetscape on the West Side of South 16th Street, from South 19th Street to Vavrina Boulevard. We are showing single family dwellings with no direct vehicular access to garages from the abutting public street. We are providing a private alley in the rear, to allow access to rear facing garages. We are also providing a 'linear park' in front of these homes, to allow for the 10 foot wide bike trail to meander through Vavrina Meadows 1st Addition. The Trials Advisory Board has approved this concept at a recent meeting.

We are still providing the two interior 'tot lots' as previously approved with Special Permit #1753.

We are submitting the associated Change of Zone from 'AG' to 'R-3' at this time.

We are requesting the following waivers to the design standards

1. Waiver of lots fronting and taking access to a public street or private roadway on Lots 1-4, Block 31. These lots are created around each building for financing and phasing purposes only. This waiver is permitted if specifically approved with the Special Permit.
2. Waiver of height of a building for the multi-family apartment buildings located on Lots 1-3, Block 31, Lot 8, Block 30, Lot 9, Block 20, from 35 feet to 43 feet. This will allow for 9' high ceilings in the dwelling units, as well as adding flexibility in the architectural design of the buildings.
3. Waiver of the concentration of cluster of dwelling units from 15 units to 23.6 units per acre on Lots 1-3, Block 31, from 15 units to 22.0 units per acre on Lot 8, Block 30, and from 15 units to 29.2 units per acre on Lot 9, Block 20. The waivers were previously approved with Special Permit #1753, on the units on Lots 1-3, Block 31, and Lot 8, Block 30. This was approved as we are providing underground parking for these units, which allows for more open space than normal, and with the higher cost of constructing the underground parking, the density cluster waiver helps offset those costs.
4. Waiver of the requirement of the early childhood care facility provide a detailed site plan, layout of the building, elevations of the building, and a description of the conversion plan, and the operational plan for the care facility until an application for a building permit is made. This waiver was previously approved in Special Permit #1753.
5. Waiver of the front yard setback along South 14th Street for the multi-family building located on Lot 1, Block 31, from 20' to 8'. The City of Lincoln has recently acquired this right of way for the South 14th Street-widening project. This setback would not be an issue, but since we are including this area within the limits of the C.U.P., we need to request the waiver, as it will no longer be 'non-conforming' due to the City of Lincoln acquiring the additional right of way.

USE PERMIT #129A- NEIGHBORHOOD BUSINESS DISTRICT-

Use Permit #129A is similar to the previously approved Use Permit #129. We have added Infinity Road from South 14th Street to South 15th Street as requested recently by Public Works and Utilities. This has caused a shift in the lot layout, therefore slightly increasing the overall area of the 'B-2' zoning as shown. We have submitted a Change of Zone to correspond with this revised Use Permit. The revised Use Permit area will contain 12.72 acres. The uses are similar to those that were previously approved. We are proposing the following uses and square footages

Specialty Retail	62,665 s.f.
General Office	62,500 s.f.
Conv./Gas/ Wash	3,200 s.f.
Bank w/ Drive Thru	2,500 s.f.
Restaurant w/ Drive Thru	4,000 s.f.
<hr/>	
TOTAL	134,865 s.f.

We are requesting a waiver to the front yard setback along the north side of Vavrina Boulevard, and both sides of Infinity Road from 50' to 25' for buildings only and keeping the 50' setback for parking. This will allow for more creative site design to place the buildings closer to the street and keep the parking to the sides or rear of the building. Thus, making a more interesting streetscape.

We are also requesting a waiver of the rear yard setback on Lots 16-22, Block 23, from 50' to 0'. This waiver allows for the creation of the alley and linear park on the adjacent single family lots to the east. See associated Special Permit #1753A. We are proposing a 6' high opaque wood fence along the property line, with deciduous shade trees planted on the East Side of the fence. Please refer to the attached landscape plan.

SPECIAL PERMIT- 'H-4' PLANNED SERVICE COMMERCIAL DISTRICT-

We are proposing a change of zone and a 'H-4' Planned Service Commercial District on approximately 36.37 acres located at the northeast corner of South 14th Street and Yankee Hill Road. This general area is shown as 'industrial' in the Lincoln/ Lancaster County Comprehensive Plan. This area will contain the following uses and square footages

Warehouse	180,600 s.f.
General Office	108,360 s.f.
Specialty Retail	70,040 s.f.
Car Wash - 4 bay	2,200 s.f.

This area will be similar to the Lincoln Trade Center and Lincoln Trade Center West that R.C. Krueger Development Company has recently completed. The proposed 50% of warehouse uses, 30% office, and 20% retail uses are similar to the 'I-3' - Horizon Business Park immediately to the west of South 14th Street. We do not desire to create an additional shopping/ retail center at this location.

We are requesting the following waivers to the design standards

1. Waiver of the front yard setback along Yankee Hill Road, and South 14th Street, from 50' to 40' in the areas where we are dedicating 60' of right of way from the centerline of the adjacent arterial streets.
2. Waiver of the front yard setback along both sides of Dahlberg Drive and the West Side of South 19th Street, from 50' to 25' for buildings. The standard 50' setback for parking will remain. This will allow for the buildings to be located close to the street and allow the parking to be installed on the side or rear of the buildings, thus creating a more pleasing streetscape.
3. Waiver of width to depth ratio for lots 1, 4, 5, and 6, Block 22, due to the lot configuration as proposed.
4. Waiver of sidewalks on the east and north side of South 15th Street. This is a commercial/ industrial area with little pedestrian traffic. The placement of two sidewalks will be redundant. We are showing the sidewalk on the West Side of South 15th Street.
5. Waiver of the rear yard setback on the Lots North and East of S. 15th Street, from 50' to 5' for parking and 50' to 10' for the Building. This waiver allows for the creation of the alley and linear park on the adjacent single family lots to the east. See associated Special Permit #1753A. We are proposing a 6' high opaque wood fence along the property line, with deciduous shade trees planted on the East Side of the fence. Please refer to the attached landscape plan.

Page 4.

Please contact me if you have any further questions or comments.

Sincerely,



Brian D. Carstens

cc. Rick Krueger - R.C. Krueger Development, Company
Lyle Loth - ESP

Page 4

ENCLOSURES: 24 Copies of Sheet 1 of 8
24 Copies of Sheet 2 of 8
6 Copies of Sheets 3 thru 8 of 8
Applications for Changes of Zone
Application for a Special Permit (C.U.P. and H-4 Planned Service Commercial)
Application for a Use Permit
Application Fees
Certificate of Ownership
8-1/2" x 11" reductions for the agenda