

## FACTSHEET

**TITLE: SPECIAL PERMIT NO. 1629D**, requested by Brian D. Carstens and Associates on behalf of Whitehead Oil/U-Stop Convenience Shop, to modify the requirements of § 27.69.047 of the Lincoln Municipal Code to permit an additional ground sign at the northeast corner of South 27<sup>th</sup> Street and Porter Ridge Road.

**STAFF RECOMMENDATION:** Denial.

**ASSOCIATED REQUESTS:** None

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 01/09/02  
Administrative Action: 01/09/02

**RECOMMENDATION:** Approval, with conditions (7-2: Duvall, Bills, Carlson, Taylor, Krieser, Steward and Schwinn voting 'yes'; Hunter and Newman voting "no").

### FINDINGS OF FACT:

1. The staff recommendation to **deny** this special permit request is based upon the "Analysis" as set forth on p.3-5, concluding that a) an additional sign along Porter Ridge Road provides little additional benefit--any traffic arriving from S. 27<sup>th</sup> Street would already have seen the sign on S. 27<sup>th</sup> Street and traffic exiting the residential area would already be aware of the service station they passed on the way into the neighborhood; b) the applicant intends the sign to provide pricing information. This information can be provided on the S. 27<sup>th</sup> Street sign or on wall signs; c) it would be difficult to deny future requests for additional ground signs within this development. The other businesses have a reasonable expectation that they will be treated fairly; and d) while within the Council's power to grant, this request is neither necessary nor appropriate.
2. The applicant's testimony and other testimony in support is found on p.7-8. The applicant explained that the applicant believed that the locations for two signs had been approved by an administrative amendment.
3. The staff explanation regarding the approval of the administrative amendment is found on p.8. The staff took the position that the two sign locations shown on the site plan for the administrative amendment were "options" for the location of one sign because two ground signs in the H-4 zoning district at this site requires Council approval.
4. The applicant's response is found on p.8.
5. There was no testimony in opposition.
6. The Planning Commission disagreed with the staff recommendation and voted 7-2 to approve the special permit, with conditions (found on p.5-6). Commissioners Hunter and Newman dissented.
7. The Site Specific conditions of approval required to be completed prior to scheduling this application on the Council agenda have been submitted by the applicant and approved by the reviewing departments.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** January 18, 2002

**REVIEWED BY:** \_\_\_\_\_

**DATE:** January 18, 2002

**REFERENCE NUMBER:** FS\CC\2002\FSSP1629D

**LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**

---

**P.A.S.:** Special Permit #1629D

**DATE:** December 19, 2001

**PROPOSAL:** Special permit for planned service commercial, along with a request to modify the requirements of §27.69.047 L.M.C. to permit an additional ground sign for the U-Stop at the northeast corner of S. 27<sup>th</sup> Street and Porter Ridge Road.

**LAND AREA:** 31.5 acres, more or less

**CONCLUSION:** An additional sign along Porter Ridge Road provides little additional benefit - any traffic arriving from S. 27<sup>th</sup> Street would already have seen the sign on S. 27<sup>th</sup> Street and traffic exiting the residential area would already be aware of the service station they passed on the way into the neighborhood.

The applicant intends the sign to provide pricing information. This information can be provided on the S. 27<sup>th</sup> Street sign or on wall signs.

It would be difficult to deny future requests for additional ground signs within this development: the other businesses have a reasonable expectation that they will be treated fairly.

While within the Council's power to grant, this request is neither necessary nor appropriate.

<b>RECOMMENDATION:</b>	<b>Denial</b>
------------------------	---------------

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 1 and Outlot A, South Ridge Village 7<sup>th</sup> Addition, located in the NW 1/4 of Section 19, T9N, R7E of the 6<sup>th</sup> P.M., Lancaster County, Nebraska.

**LOCATION:** S. 27<sup>th</sup> Street and Porter Ridge Road

**APPLICANT:** Whitehead Oil/U-Stop Convenience Shop

**CONTACT:** Brian D. Carstens  
Brian D. Carstens & Associates  
601 Old Cheney Road - Suite C  
Lincoln, NE 68512

**EXISTING ZONING:** H-4 with a special permit for planned service commercial

**EXISTING LAND USE:** Gas station/convenience store under construction

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

North: H-4 Vacant  
South: H-4 car dealership  
East: H-4 Vacant  
West: B-2 grocery store and pad sites

## **HISTORY:**

August 2001 The Planning Director approved Administrative Amendment #01059 to Special Permit #1629. This amendment approved the site layout for the convenience store and gas station. Included on the site plan were two ground sign envelopes. Only one ground sign is permitted per business in the H-4 district, unless the requirements are modified by City Council.

August 2000 City Council approved Special Permit #1629B, which converted a pole sign to a ground sign and added a ground sign to the Duteau site.

March 1999 City Council approved Change of Zone #3161 from O-3 to H-4.

February 1999 Special Permit #1629A was approved. This increased the size of the auto dealership on the south side of Porter Ridge Road to 40,000 square feet.

Sept. 1996 Special Permit #1629 for planned service commercial was approved.

February 1994 This area was annexed and the zoning was changed from AG to H-4 and O-3.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Land Use Map designates this site as Commercial. One of the goals of the Comprehensive Plan is to “discourage strip development and encourage more compact and higher quality development.” (p 54)

**TRAFFIC ANALYSIS:** S. 27<sup>th</sup> Street is a principal arterial in the future functional road and street classification. Porter Ridge Road is a local street.

**AESTHETIC CONSIDERATIONS:** Substantial effort has been made to reduce the signage on all four corners of S. 27<sup>th</sup> Street and Pine Lake Road in order to promote higher quality development.

**ALTERNATIVE USES:** One ground sign per business, as permitted by §27.69.047(a) L.M.C.

## **ANALYSIS:**

1. If approved, this request would permit an additional ground sign for the gas station/convenience store at the corner of S. 27<sup>th</sup> Street and Porter Ridge Road.

2. §27.69.047 L.M.C. states:

**27.69.047 Permitted Signs; H-1 and H-4 Zoning Districts.**

In the H-1 and H-4 zoning districts, the specific regulations are as follows:

(a) One on-premises pole sign or ground sign per business. If such sign is in the required front yard, it shall not exceed fifty square feet of sign area; if it is outside the required front yard, it shall not exceed 100 square feet of sign area.

(b) In lieu of (a) above, one on-premises pole sign or one on-premises ground sign identifying the name of the H-4 commercial area or primary activity conducted within the district shall be permitted. Such sign shall not exceed 100 square feet in area and shall not exceed thirty-five feet in height and shall be permitted adjacent to each public street abutting the perimeter of any H-4 district; provided, that said street frontage extends for at least 300 feet.

One additional ground sign identifying individual businesses shall be permitted in the H-4 district for each 500 feet of combined frontage along a single street. Such ground sign shall not exceed fifty square feet in area and shall not exceed eight feet in height. All such ground signs shall be spaced a minimum of 150 feet apart along any street frontage, and shall be permitted in the required front yard at a minimum distance of twenty-five feet from the front lot line.

For the H-4 zoning district, **the sign regulations in this paragraph may be modified by the City Council in connection with the granting of a special permit for a planned service commercial district** in conformance with all other requirements of Chapter 27.45. (emphasis added)

3. The site plan accompanying the administrative amendment for the convenience store included two sign envelopes. Per §27.69.047 L.M.C. only one sign is permitted per business, unless the requirements are modified by City Council. The sign regulations cannot be altered administratively, whatever the site plan may depict.
4. In this case, the sign locations were interpreted as alternatives by staff and as approved sign locations by the developer.
5. The proposed sign location would serve little purpose. Traffic from S. 27<sup>th</sup> Street would have already seen the ground sign on S. 27<sup>th</sup> Street. People from within the residential area would already be aware of this business, which they most likely passed on the way into the neighborhood. The applicant notes that the proposed sign is identical to the sign on S. 27<sup>th</sup> Street.
6. Purchasers of other lots within this development have a reasonable expectation of equal treatment under the zoning ordinance. If an additional sign is approved at this location, it would be difficult to deny further applications while maintaining a policy of fairness.

7. While this request is within the power of City Council to grant, it is neither necessary nor appropriate.

**CONDITIONS:**

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

1.1 Revise the site plan to show:

1.1.1 Add a note indicating that §27.69.047 L.M.C. has been modified to permit an additional ground sign for the convenience store.

1.1.2 Relocate the sign so that it is not directly above existing LES cable.

2. This approval permits 215,000 square feet of commercial uses as shown on the approved site plan and modifies the requirements of §27.69.047 L.M.C. to permit an additional 8 foot tall/50 square foot maximum area ground sign in the required front yard of the gas station/convenience store at the corner of S. 27<sup>th</sup> Street and Porter Ridge Road.

General:

3. Before receiving building permits:

3.1 The permittee shall have submitted a revised and reproducible final plan including 5 copies showing the following revisions and the plans are acceptable:

3.2 The construction plans shall comply with the approved plans.

**STANDARD CONDITIONS:**

4. The following conditions are applicable to all requests:

4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.

4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.

4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

- 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Jason Reynolds  
Planner

# SPECIAL PERMIT NO. 1629D

## PUBLIC HEARING BEFORE PLANNING COMMISSION:

January 9, 2002

Members present: Duvall, Bills, Hunter, Carlson, Taylor, Newman, Krieser, Steward and Schwinn.

Staff recommendation: Denial.

### Proponents

**1. Mark Hunzeker** appeared on behalf of **Whitehead Oil Company**, the applicant. This is an application that arises from some confusion. The applicant had an administrative amendment to this special permit approved back in August which allowed for the convenience store and site plan that is now built and operating. That site plan included two sign envelopes which Whitehead was planning to have for this location, both of which were ground signs located on the two corners adjacent to Porter Ridge Road. When they applied for the permits for the signs, they were told that was not the interpretation being placed on it; that the original special permit had not been modified to permit these additional signs and that it could not have been modified administratively even though they thought it had. Staff is saying they interpreted those two envelopes as being alternative locations for a single sign, although there was no indication of any alternative on the site plan.

Hunzeker advised that the applicant has met with the neighborhood association president, Scott Long, who indicates that the Porter Ridge Neighborhood Association has no objection to these signs and the neighborhood is very enthusiastically pleased with the fact that this facility has been constructed. They indicated they would let us know if there was any objection or question.

Hunzeker does not believe there are any objections other than the staff's recommendation of denial. The only real rationale stated for denial is that someone else might make the same request. Hunzeker agreed that is possible, but that has always been the case. And Hunzeker does not believe it is necessarily the case that you always have to approve those requests. Hunzeker believes this is a location where two signs are justified. The applicant has had these signs on order and they were delivered prior to the application for the permits based upon the previous approval of the site plan back in August. Granted, the applicant understands the staff's interpretation that they cannot administratively amend those regulations to permit an additional sign, but, at the time that the signs were located on the site plan which was approved, the applicant was not aware of the staff's interpretation.

Hunzeker submitted that the applicant has acted in good faith based upon what he believed was an approval of two signs.

Newman inquired as to how many locations Whitehead has in Lincoln where they have two signs. Hunzeker did not know the answer; however, he believes most of them have more than one sign. They typically have a pole sign as well as a ground sign. When this area was developed, the property owners on all four corners of the intersections cooperated on a number of things, one of which was limiting the number of pole signs. It is an area where there has been quite a bit of effort to control the look and the signage, and the developer of the balance of the land has control over the appearance

of any signage regardless of whether it is permitted or has to be requested for a waiver. Rick Krueger is the developer of this area and he supports this application.

Carlson asked whether Hunzeker had any response to the letter from the Police Department. Hunzeker stated that the original objection to the placement of the sign was raised in the Public Works comments. The location of the sign has been revised in response to the objection of Public Works and Hunzeker believes that might be where the Police Department objection arose. We have revised the location of the sign to Public Work's satisfaction. It was moved about 10' away from the sidewalk.

**2. Rick Krueger** testified in support on behalf of **South Ridge Village, L.L.C.**, the owner of the property. The proposed sign will not affect any residential owner or tenant in Porter Ridge and he believes it is a reasonable request.

There was no testimony in opposition.

### Staff questions

Carlson sought confirmation that the Police Department concerns have been satisfied with the relocation of the sign. Dennis Bartels of Public Works agreed that Public Works has been satisfied by the revision. There was not a Police Department representative present.

Carlson asked staff to walk through the administrative amendment and why this was a mistake. Jason Reynolds of Planning staff stated that in general, when someone requests a waiver or exception on a use permit, the city likes to have that waiver explicitly spelled out. In this case, the applicant applied for an administrative amendment to nail down the site plan for the convenience store. It was reviewed by staff and approved in August and there were two sign locations shown on the administrative amendment; however, there were no notes on the site plan or action by City Council for an exception to the sign ordinance, so the staff viewed the two sign locations as "options". If there were to be two sign locations, it would have required a waiver of the H-4 zoning requirements and could not have been approved administratively. Staff is recommending denial because the H-4 zoning requirements permit one sign per lot. The staff takes the position that adding this sign would encourage future tenants of this site to request additional signs. There are a couple of restaurant sites that might have an expectation that they could get additional signage if this application is approved.

### Response by the Applicant

Hunzeker reminded the Commission that this is a special permit process solely for the purpose of modifying these requirements. He pointed out that the ordinance does specifically provide for an additional sign if the applicant has 500 feet of frontage. This site is just short of having the 500' to have the additional sign anyway. It is not much of a leap to add one more sign to this particular site.

Schwinn inquired whether the proposed additional sign is the same as the one that currently exists at this location. Hunzeker indicated that it is the same.

Public hearing was closed.

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

January 9, 2002

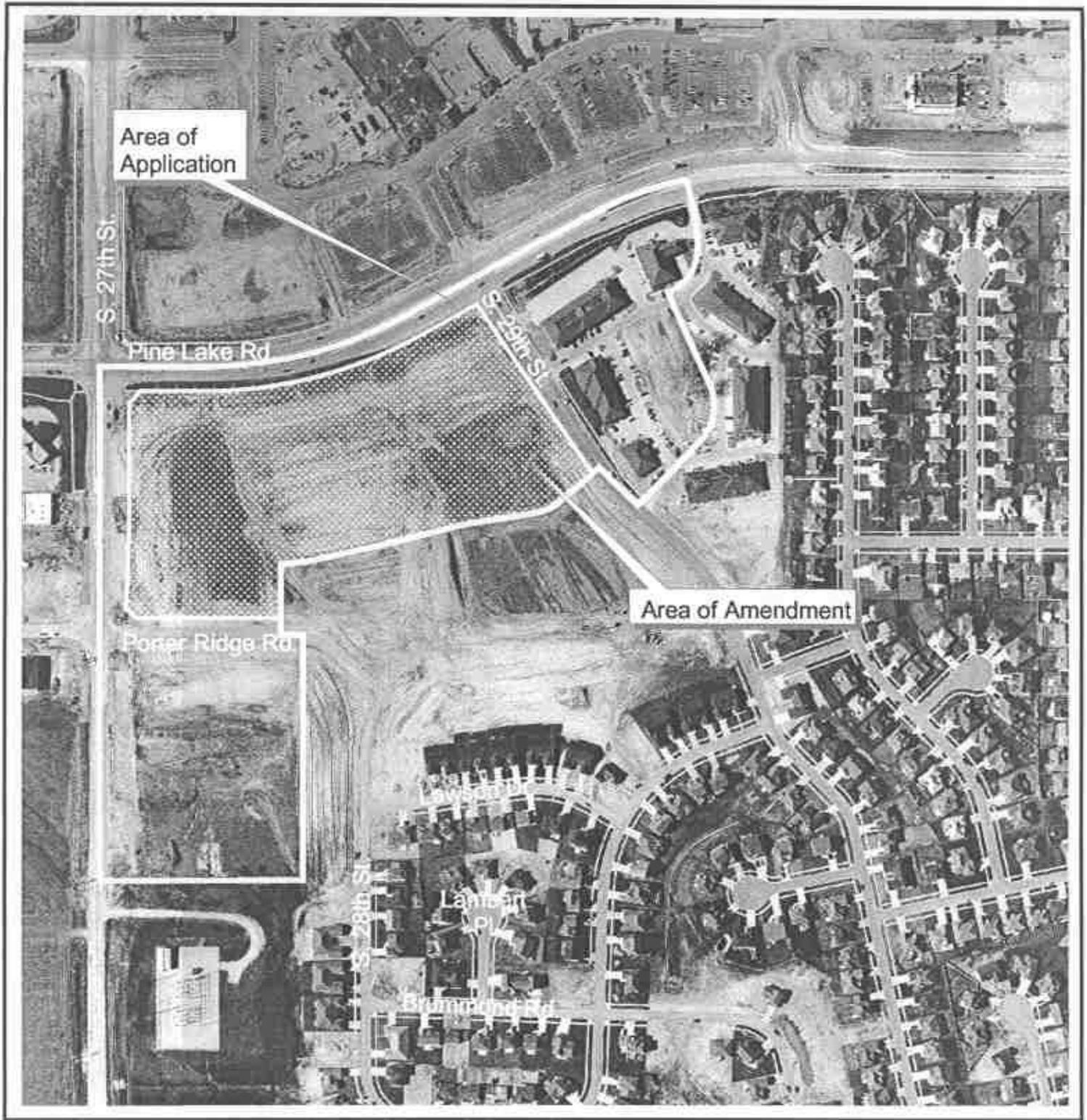
Duvall moved to approve, with the conditions as set forth in the staff report dated December 19, 2001, seconded by Schwinn.

Duvall does not see any difference and he believes they should be able to have the additional sign.

Steward agreed that this probably should be approved, but not without some concern and expression for future reference. If we are going to have sign control ordinances, we need to control the signs. It does make a difference whether or not it is 500'. This situation appears to be an honest set of mistakes, and he believes that is information enough to back up and resist proliferation of similar applications if they might come forward in the future. He will vote in favor.

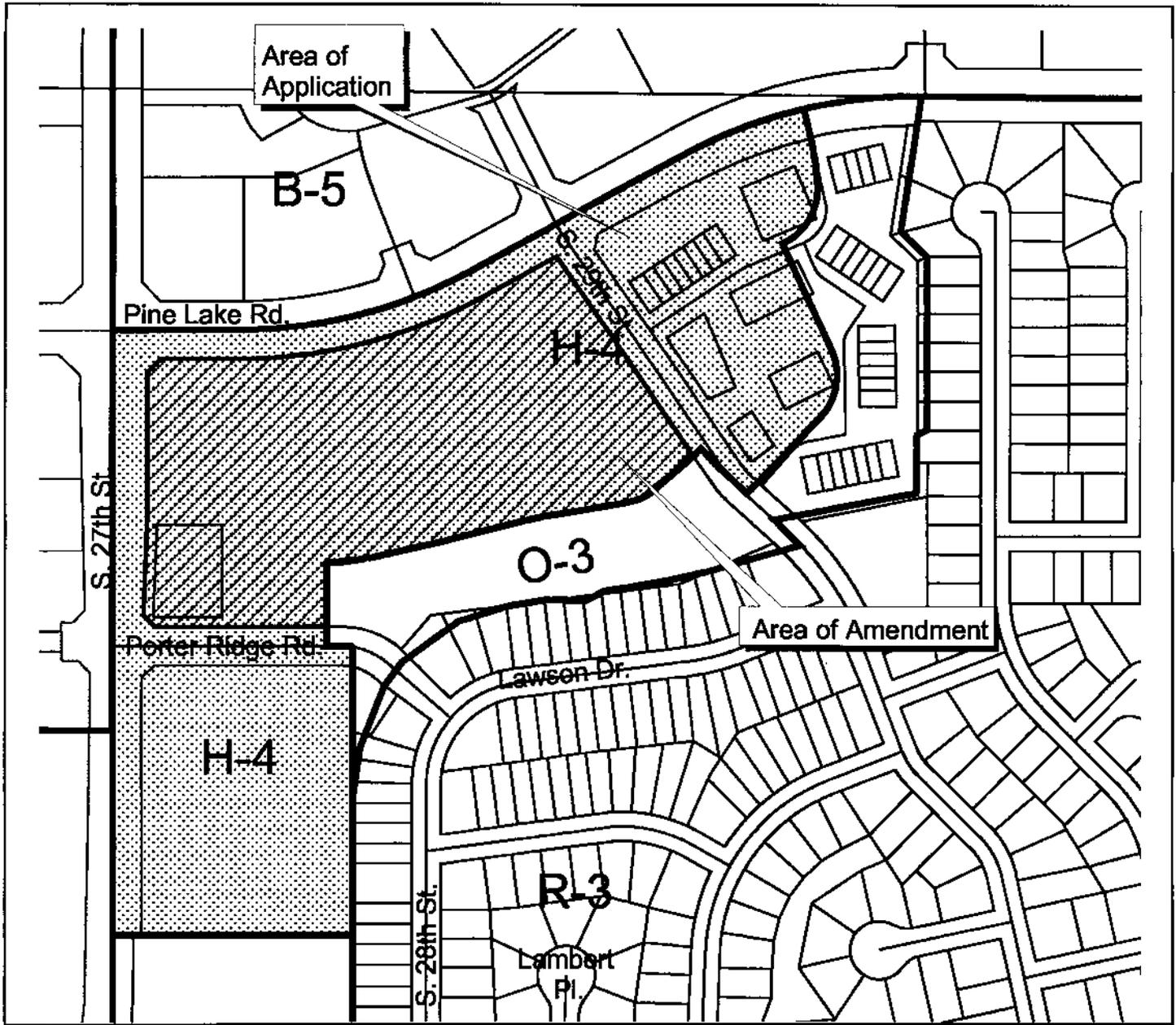
Carlson noted that there appears to be no opposition and there is no written correspondence from the neighbors. The anecdotal comment is that the neighbors don't appear to have a problem with it, and he thinks that does differentiate it from some proposals that the Commission has seen.

Motion for approval, with conditions, carried 7-2: Duvall, Bills, Carlson, Taylor, Krieser, Steward and Schwinn voting 'yes'; Hunter and Newman voting 'no'.



**Special Permit #1629D**  
**S. 27th & Porter Ridge Rd.**



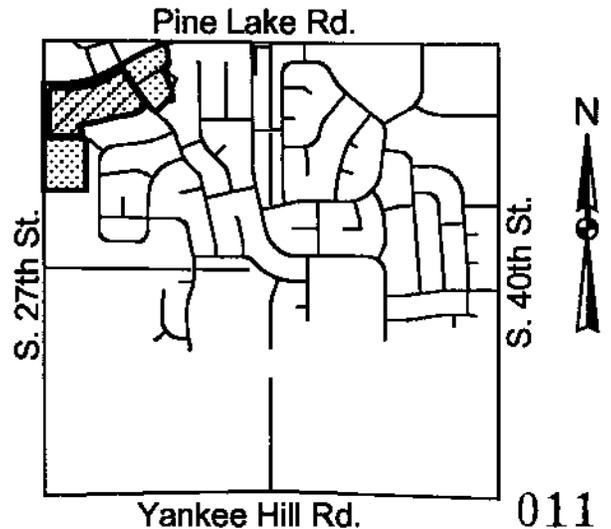
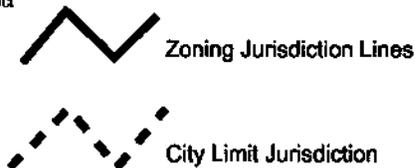


**Special Permit #16290**  
**S. 27th & Porter Ridge Rd.**

**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
 Sec. 19 T9N R7E

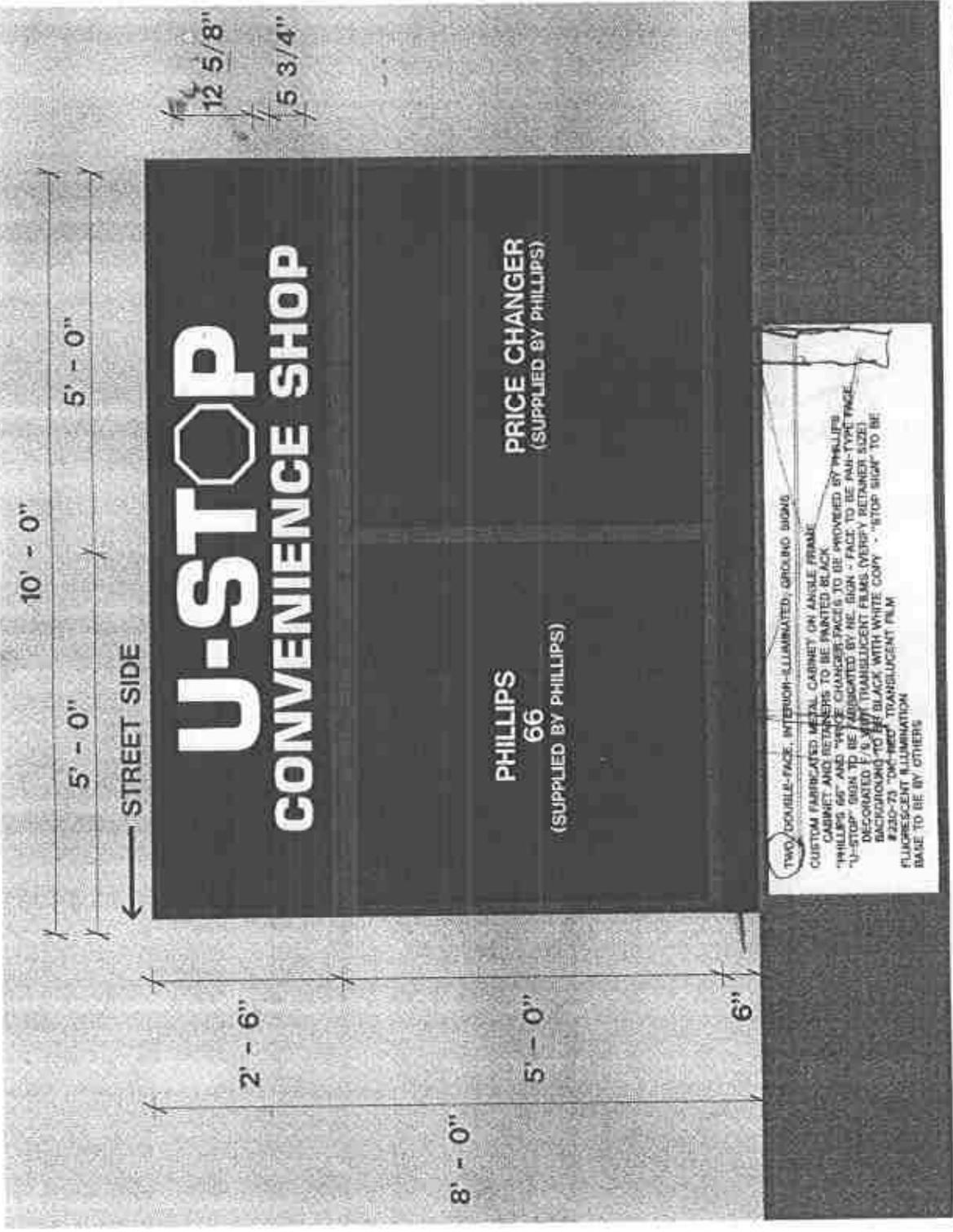






(U-STOP) WHITEHEAD # 8429

RECEIVED  
 NOV 29 2001  
 LINCOLN CITY/LANCASTER COUNTY  
 PLANNING DEPARTMENT



TWO DOUBLE-FACE, INTERIOR-ILLUMINATED, GROUND MOUNTING  
 CUSTOM FABRICATED METAL CABINET ON ANGLE FRAME  
 CABINET AND RETAINERS TO BE PAINTED BLACK  
 "PHILLIPS 66" AND "PRICE CHANGER" TO BE PROVIDED BY PHILLIPS  
 "U-STOP" SIGN TO BE FABRICATED BY THE SIGN - FACE TO BE HALF-TYPE FACE  
 DECORATED 1/2" X 1/4" TRANSLUCENT FILMS (VERY BRIGHT SIZE)  
 BACKGROUNDS TO BE BLACK WITH WHITE COPY - "U-STOP SIGN" TO BE  
 #220-73 "ON-NEED" TRANSLUCENT FILM  
 FLUORESCENT ILLUMINATION  
 MADE TO BE BY OTHERS

COMPUTER GENERATED DRAWING IS INTENDED TO BE AN APPROXIMATE REPRESENTATION OF ACTUAL COLORS AND IMAGES.

**Nebraska Sign Company**  
 1140 North 21st Street Pl. (402) 476-6583  
 P.O. Box 80956 FAX (402) 476-3401  
 Lincoln, Nebraska 68501

FILE WHITEH066

DATE: 6/22/01  
 REVISION: 7/31/01

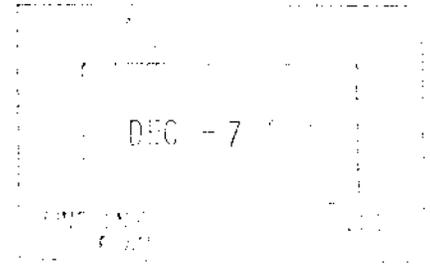
CLIENT: WHITEHEAD/PHILLIPS 66 SALESPERSON: ISAMCOX, J  
 ADDRESS: 27TH & PORTER RIDGE RD/ARTIST: SCHOENECK  
 CITY: LINCOLN SKETCH NO: 02803  
 STATE: NE SCALE: 1/2" = 1'-0"  
 DATE: 6/22/01

HARD COPY: X  
 SITE PLAN: \_\_\_\_\_  
 PHOTO: \_\_\_\_\_  
 CLIENT APPROVAL: \_\_\_\_\_  
 DATE: \_\_\_\_\_

# Memorandum

---

**To:** Jason Reynolds, Planning Department  
**From:** Charles W. Baker, Public Works and Utilities *CB*  
**Subject:** Special Permit # 1629-C, South Ridge Village  
**Date:** December 6, 2001  
**cc:** Roger Figard  
Nicole Fleck-Tooze



The City Engineer's Office of the Department of Public Works and Utilities has reviewed the site plan for the proposed sign location for the C- Store located at 27th and Porter Ridge Road. Public Works has the following comments:

- The proposed sign location is located within the sight distance triangle for the sidewalk and must be relocated.

# 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 # **DRF01108**

Address

Job Description: **SOUTH RIDGE VILLAGE**

Location: **SOUTH RIDGE VILLAGE**

Special Permit: **Y 1629-C**

Preliminary Plat: **N**

Use Permit: **N**

CUP/PUD: **N**

Requested By: **JASON**

Status of Review: **Approved**

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE      BOB FIEDLER**

Comments:

### Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

DEC 3 - 2001



INTER-DEPARTMENT COMMUNICATION

TO Jason Reynolds, City Planning  
SUBJECT DEDICATED EASEMENTS  
DN #70S-29E

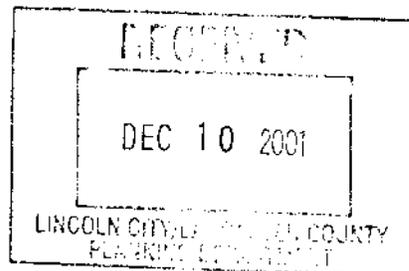
DATE December 7, 2001

FROM Sharon Theobald  
(Ext. 7640)

Attached is the Special Permit Request for Southridge Village.

**In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.**

Please be advised there are existing underground cables, as noted in red on the attached drawing.



ST/ss  
Attachment  
c: Terry Wiebke  
Easement File

OFFICEFO/DEDEAS.Fm

27TH STREET

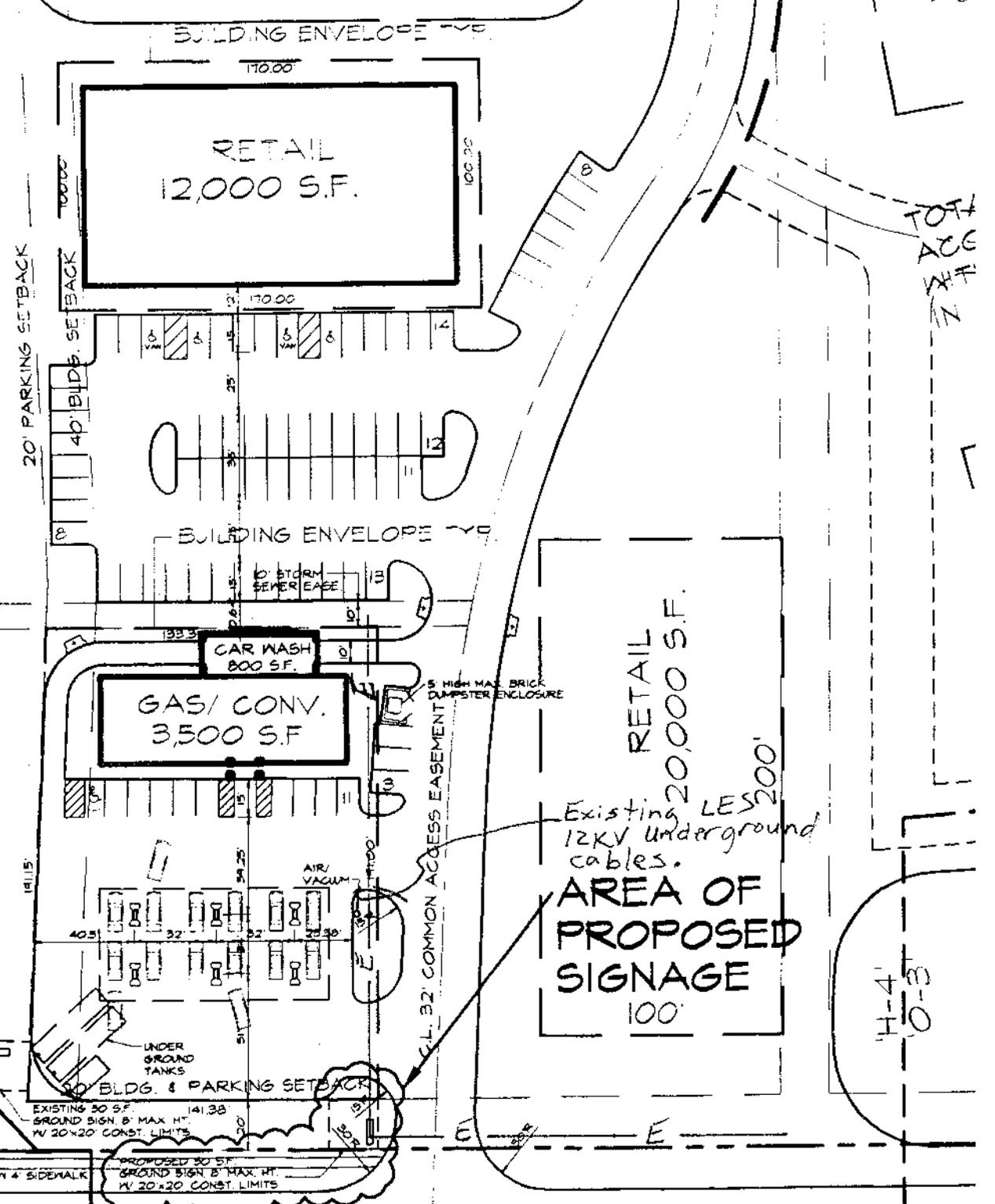
27TH STREET

SOUTH

AA 83°22'20" N  
285.21  
7.587

N 02°15'01" E  
305.80

ADDITIONAL ROW DEDICATED  
N5° 100-064716



TOTAL ACC 34.71

H-4  
O-3

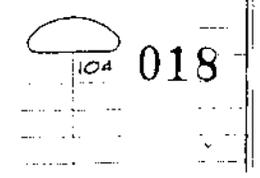
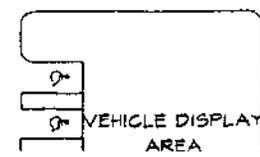
PORTER RIDGE

S 89°53'38" E 409.82'

IDENTIFYING A PARTICULAR BUSINESS TO SF. GROUND SIGN, 10' MAX. HEIGHT W/ 11'x11' CONST. LIMITS

DISPLAY 5 GUEST 5

20' BLDG. & PARKING SETBACK 16 AUTOMOBILE DISPLAY STALLS



10' UTILITY EASEMENT

## MEMORANDUM

**DATE:** October 31, 2001  
**TO:** SP1629 files  
**FROM:** Ray Hill, Planning Department  
**SUBJECT:** Signs for Whitehead Oil @ S. 27<sup>th</sup> & Porter Ridge  
**COPY:**file

On Oct. 30, '01, Mark Hunzeker phoned to find out our reaction to allowing a second business sign. He indicated that they had been denied the second business sign by Terry Kathe in Building & Safety Department because the Zoning Ordinance permits only one business sign.

Mark pointed out that the administrative amendment approving the site plan did show two sign pads. I explained that the administrative amendment cannot change the zoning requirements and that the sign pads could be optional locations for the business or the second sign area used as a sign to identify the center as permitted in the zoning ordinance.

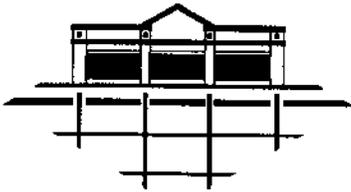
Mike D, Steve H, Jason R, Brian W. and I discussed allowing the second business sign. We concluded that:

This is the first building to be constructed and that it would set the standard for the rest of the buildings.

All the building pad sites will expect fair and equal treatment.

The second business sign should not be permitted.

I informed Mark of our decision.



**BRIAN D. CARSTENS AND ASSOCIATES**  
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN  
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

November 29, 2001

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

RE: SOUTH RIDGE VILLAGE - SPECIAL PERMIT #1629- C  
SOUTH 27TH STREET AND PINE LAKE ROAD  
U-STOP CONVENIENCE SHOP SIGNAGE

Dear Kathleen,

On behalf of Whitehead Oil/ U-Stop Convenience Shop, we submit the following revised Special Permit for your review. U-Stop desires to construct an additional ground sign at their new location at South 27th and Porter Ridge Road as shown on the attached plans.

There has been some confusion on the part of the City as to the sign envelopes that were shown on the latest approved administrative amendment. We had shown the two sign envelopes on the U-Stop site along with the site plan for the convenience store. We had always anticipated using both sign locations for U-Stop.

However, at the time Nebraska Sign Company applied for the two sign permits, they were only granted one. The other location was approved in error, according to building and safety. Thus we are requesting a formal amendment to the Special Permit, to allow the additional ground sign. Please note that the City Council has the authority to grant the additional sign in connection with the approval of the revised Special Permit.

It is important to U-Stop to have this ground sign, as it is located on one of the major entrances to the South Ridge Village / Porter Ridge development. Porter Ridge Road acts as a 'collector' street into the Porter Ridge neighborhood. This sign will advertise the current gasoline pricing as patrons enter the site.

The proposed sign will be 8 feet in height. It contains a 25 square foot 'U-Stop Convenience Shop' sign, a 25 square foot 'Phillips 66' sign as well as a 25 square foot 'price changer' sign. Please note that the 'price changer' signage is not counted in the total square footage of the sign, as per 27.69.180 (a). The proposed sign will be exactly the same as the existing sign along South 27th Street.

Please contact me if you have any further questions.

Sincerely,

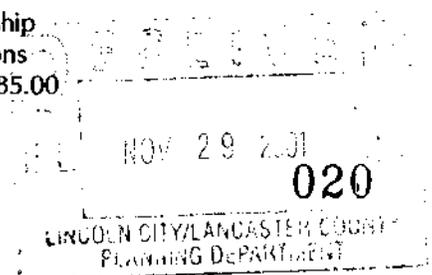
Brian D. Carstens

cc: Mark Whitehead, Whitehead Oil

Mark Hunzeker

ENCLOSURES: 16 Copies of Sheet 1 of 4  
6 Copies of Sheets 2 thru 4 of 4  
Application for a Special Permit

Certificate of Ownership  
8-1/2" x 11" Reductions  
Application fee of \$585.00





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

To: Jason Reynolds <JReynolds@ci.lincoln.ne.us>  
cc:  
Subject: U-Stop SP 1629 C

12/05/2001 09:22  
AM

Jason,

The Lincoln Police Department has some concerns with the location on the proposed sign. The concern is that the sign will block or obscure the vision of motorists that are exiting out of the driveway onto Porter Ridge Road and turning East (Left). Vehicles exiting out onto Porter Ridge Road need to be able to see to the west without an obscurement. The Lincoln Police Department appreciates these concerns being addressed.

Michael S. Woolman  
Planning Sergeant  
Lincoln Police Department