

FACTSHEET

TITLE: **USE PERMIT NO. 106A**, an amendment requested by Mark Hunzeker on behalf of One Vista, L.L.C. (Talent Plus), to include additional land, relocate access, ~~provide a private roadway~~, add a sign and decrease the required parking from 148 stalls to 80 stalls, on property generally located at 65th Street and Pioneers Blvd.

STAFF RECOMMENDATION: Deferral, revised to conditional approval on January 21, 2004.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 11/26/03, 01/07/04 and 01/21/04
Administrative Action: 01/21/04

RECOMMENDATION: Conditional Approval, as revised by staff on January 21, 2004 (8-0: Marvin Krieser, Carlson, Carroll, Pearson, Taylor, Sunderman and Bills-Strand voting 'yes'; Larson absent).

FINDINGS OF FACT:

1. The purpose of this amendment to the Talent Plus use permit is to include additional land, to relocate access from Pioneers Boulevard, to add a sign, and to decrease the required parking from 148 stalls to 80 stalls. The original request also included designation of the entrance drive as a private roadway, with associated waiver requests; however, the applicant withdrew the request for a private roadway and the associated waivers on January 16, 2004 (See p.15).
2. The staff "Analysis" is found on p.4-5, finding that the changes to the use permit are in conformance with the Comprehensive Plan; however, the staff had originally recommended deferral of this use permit amendment due to insufficient information to make a recommendation on the waivers of design standards for private streets, street trees and sidewalks. These three waivers were withdrawn by the applicant on January 16, 2004, and the staff revised its recommendation to conditional approval on January 21, 2004. The conditions of approval are found on p.6-7.
3. The applicant is requesting a waiver to allow a reduction in the required parking from 148 stalls to 80 stalls, to which the staff does not object, provided, however, that prior to the issuance of a change in occupancy, the then applicable minimum required parking stalls shall have been constructed. (See Condition #2, p.6).
4. This application had original public hearing on November 26, 2003, at which time the applicant requested a six-week deferral. This application was also deferred on January 7, 2004, for the purpose of advertising the additional waiver requests for the private roadway; however, the private roadway request was later withdrawn.
5. The applicant's testimony is found on p.8 and 10-11. The applicant acknowledged withdrawal of three of the waiver requests and agreed with the revised staff recommendation and conditions of approval. The record consists of a letter in support from Cedars Youth Services (p.16).
6. There was testimony in opposition on November 26, 2003 (p.8-9) and on January 21, 2004 (p.10-11). The residential property owners on Ridgeview Drive are opposed to the location of the parking that is being retained on the east property line. These property owners requested that the parking be located more interior to the site (Also see p.17-18). The applicant's attorney indicated that changing the location of the parking would require the removal of a lot of trees and would not be possible due to modifications to the storm sewer that have already been made (See Minutes, p.11).
7. On January 21, 2004, the Planning Commission agreed with the revised staff recommendation and voted 8-0 to recommend conditional approval, as set forth in the staff report.
8. The Site Specific conditions of approval required to be completed prior to scheduling this application on the City Council agenda have been satisfied.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: February 17, 2004

REVIEWED BY: _____

DATE: February 17, 2004

REFERENCE NUMBER: FS\CC\2004\UP.106A

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for January 21, 2004 PLANNING COMMISSION MEETING

This is a revised staff report

P.A.S.: Use Permit #106A

PROPOSAL: Amend Use Permit#106 for office use to include additional land, relocate access from Pioneers Boulevard, ~~provide a private roadway~~, add a sign, and decrease the required parking from 148 stalls to 80 stalls.

LOCATION: 65th Street and Pioneers Boulevard.

WAIVER REQUEST:

1. Reduce required parking from 148 stalls to 80 stalls.
2. ~~Waive Private Roadway Design Standards~~
3. ~~Waive street trees along private roadway.~~
4. ~~Waive sidewalks along private roadway.~~

****Waivers 2, 3 and 4 withdrawn by the applicant on January 16, 2004****

LAND AREA: 6.57 acres, more or less (proposed total area).
4.26 acres, more or less, as approved.

CONCLUSION: The changes to this use permit conform to the Comprehensive Plan and the Zoning Ordinance. The waiver to required parking conforms as well, provided the additional parking spaces are provided upon a change of occupancy. There is insufficient information provided to make a recommendation on the other waivers. This item should be deferred until additional information can be submitted and reviewed.

RECOMMENDATION: **Deferral to February 18, 2004**

****Revised to Conditional Approval on January 21, 2004****

Waivers:

- | | |
|---|----------|
| 1. Reduce required parking from 148 stalls to 80 stalls. | Deferral |
| <u>**Revised to Conditional Approval on January 21, 2004**</u> | |
| 2. Design Standards for Private Streets for Talent Plus Way. | Deferral |
| 3. Street trees along Talent Plus Way. | Deferral |
| 4. Sidewalks along Talent Plus Way. | Deferral |

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Lot 79 I.T. and the remaining portion of Lot 80 I.T., located in the SE1/4 of Section 4 T9N R6E, Lancaster County, Nebraska.

EXISTING ZONING: O-3 Office Park

EXISTING LAND USE: Single-family residential

SURROUNDING LAND USE AND ZONING:

North:	Holmes Lake Golf Course	P Public
South:	Single-family dwellings	R-1 Residential
East:	Single-family dwellings	R-1 Residential
West:	Holmes Lake Golf Course	P Public

HISTORY:

- Jan 2004 Applicant had until 4:00 p.m. January 8 to submit the required drawings to the Planning Department for review and placement on the February 4 Planning Commission meeting. Applicant was given an extension until 12:00 noon, January 9, to submit the documents. The documents had not been submitted by that time.

- Jan 2004 The deadline for submittal of documents for the January 21 meeting was December 24, 2003. However, since Planning Staff had additional time to prepare the staff report, Applicant was allowed to submit the required documents after the deadline had passed. The documents were not submitted.

- Jan 2004 At the January 7 meeting, Planning Staff and Applicant asked for a deferral to January 21.

- Dec 2003 Applicant did not submit the required drawings to the Planning Department for review of the waivers requested prior to the deadline for the January 7 meeting.

- Nov 2003 At the Planning Commission meeting on November 26, 2003 Applicant requested a deferral to January 7, 2004 for the reason they intended to request additional waivers.

- Aug 2003 Administrative Amendment #03051 to Use Permit #106 approved an increase in floor area from 42, 430 to 44,400 square feet and an associated increase in parking.

- Apr 2003 Administrative Amendment #03015 to Use Permit #106 approved an increase in floor area from 41,700 to 42, 430 square feet and an associated increase in parking.

- Apr 2001 Comprehensive Plan Conformance #00010 approved the declaration of surplus of the portion of property now being added to this use permit. This property was formerly part of the Holmes Lake Golf Course.

- Apr 2001 Change of Zone #3311 changed the zoning on the new use permit area from P Public to O-3 Office Park.

- Jan 1998 Change of Zone #3093 changed the zoning on the original use permit area from R-1 Residential to O-3 Office Park.
- Dec 1997 Use Permit #106 approved an office building with 41,700 square feet of floor area, and the retention of two existing single-family residences on the site.
- May 1979 The zoning was changed from A-1 Single-family to p public as part of the zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS:

The Comprehensive Plan shows this area as Commercial. (F 25)

Commercial: Areas of retail, office, and service uses. Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices, to warehouses, to more intensive uses such as gas stations, restaurants, grocery stores or automobile repair. Each area designated as commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan. (F 22)

TRAFFIC ANALYSIS:

The Comprehensive Plan identifies Pioneers Boulevard as a Minor Arterial both now and in the future. (E 49, F103)

Minor Arterials: This functional class serves trips of moderate length and offers a lower level of mobility than principal arterials. This class interconnects with, and augments principal arterials, distributes traffic to smaller areas, and contains streets that place some emphasis on land access. These are characterized by moderate to heavy traffic volumes. (F 103)

ANALYSIS:

1. This is an application to amend Use Permit #106 to include additional land, relocate access from Pioneers Boulevard, add a sign, and decrease the required parking from 148 stalls to 80 stalls.
2. The currently approved use permit includes all of Lot 79 I.T. This amendment will add a portion of Lot 80 I.T., which has been declared surplus property and sold by the City to the Applicant, and is zoned O-3 Office Park. Approval of this use permit will allow the Applicant to relocate the access drive as proposed and will consolidate all of Applicant's contiguous property into one permit.
3. The proposed driveway is a split-entry design, with entrance and exit lanes separated by an island. The driveway has expanded from its approved position to the west, outside the boundary of Use Permit #106 as approved.
4. By expanding the driveway in this direction, Applicant is able to retain existing trees, but needs to add additional land to their boundary. They have chosen to add all of their ownership rather than just the portion necessary for the driveway.
5. Applicant proposes to add one ground sign to the site plan. The current approval does not include a sign. The zoning ordinance will allow one ground sign per vehicle entrance, not to

exceed 32 square feet nor 8' in height, identifying the name of the office park and tenants. The ground sign may be located in the required front yard with a minimum spacing of 50' from any other ground or pole sign. A note on the drawings indicate the final design of the signage will be submitted for review and approval during the building permit process.

6. Applicant proposes to reduce the required parking for this facility from the required 148 stalls to 80 stalls. Applicant states they currently employ 63 people. The vast majority of their clientele are located outside the City of Lincoln and the State of Nebraska. Clients rarely visit their office, and on an average business day, less than half of their employees are in Lincoln. There will also be an office policy prohibiting employees from parking on nearby residential streets or in driveway for the residences along Pioneers Boulevard. Additionally, a reduction in required parking will allow for more open space and the potential preservation of existing trees.
7. A reduction in required parking should not impact the adjacent residential areas to the east and south, nor the residences along Pioneers Boulevard.
8. The Building and Safety Department has commented the Applicant has already received a generous parking reduction since a 3rd floor assembly area has been calculated as conference room/open office space for the use of existing employees and no guests. Building and Safety is also concerned that under current fire regulations, the permissible occupant load for this building would exceed the number of parking stalls proposed, thereby impacting off-street parking in the nearby residential areas. Finally, Building and Safety is concerned a future user may need all 148 parking stalls.
9. The City has previously allowed a reduction in required parking under similar circumstances. Design Data requested and received a reduction from 127 to 82 stalls. A visit to Design Data on November 13, 2003 at 10:45 a.m. revealed there were 30 cars parked in their lot. Design Data stated in their application they provide a "very large amount of office space per employees, and it is a business which has no "walk-in" traffic whatsoever." Talent+ appears to be a similar business in those respects. In each case, the Applicant has shown how the larger number of required parking stalls could be provided on-site, if needed. In the case of Design Data, City staff also pointed out "City Council has the ability to require additional parking stalls, at any time, if parking becomes a problem."
10. A note should be added to the use permit stating the parking requirement will revert back to 148 stalls, or the then applicable standard, at the time of a change in occupancy. This will give notice to future owners of their potential parking obligation.
11. Applicant should be required to show how 148 parking stalls will fit on the site.
12. On January 13, 2004, Applicant met with representatives of the City. One possible alternative developed in this meeting is to explore the potential that the Post Office may deliver mail addressed to "Suite ____, Talent Plus Place," or some other unique identifier for this property. Applicant agreed to investigate this alternative with the Post Office. Should the Post Office agree that this is possible, Applicant will likely withdraw their private roadway waivers, and

Planning Staff will recommend approval based upon the following conditions.

13. The Planning Staff recommends deferral to the February 18, 2004 meeting in order to give the Applicant time to submit documents relating to their waiver requests and for the City to complete its review. Should Applicant withdraw the waiver requests, Planning Staff recommends Approval based upon the following conditions.

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 Submit certified information from an abstractor or an attorney indicating the current record owner(s) of all land within the limits of this application.
 - 1.2 Revise the site plan to show:
 - 1.2.1 Correct the legal description. Parts or portions of lots may not be used. If necessary, provide a metes and bounds description.
 - 1.2.2 Update the Boundary Acreage information with the additional land area.
 - 1.2.3 Revise the project location map to include the entire new area.
 - 1.2.4 Remove the "clouding" around the areas of previous administrative amendments.
 - 1.2.5 Add a note stating at the time of a change in occupancy, the then applicable parking requirement will apply.
 - 1.2.6 Add a note stating prior to the City issuing a change in occupancy, the then applicable minimum required parking stalls shall be constructed.
2. This approval permits an increase in land area, the relocation of access to Pioneers Boulevard, a sign location, and a reduction in the required number of parking stalls from 148 to 80, provided prior to the Building and Safety Department issuing a change in occupancy the then applicable minimum required parking stalls shall have been constructed.

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.

3.3 Final Plats shall be approved by the City.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
- 4.1 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.
 - 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 use 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 use 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:

Greg Czaplewski
Planner

Date: January 9, 2004

Applicant: One Vista, L.L.C.
5220 South 16th Street
Lincoln, NE 68512
489.2000

Owner: Same as Applicant.

Contact: Mark Hunzeker
1045 Lincoln Mall, Suite 200
Lincoln, NE 68508
476.7621

USE PERMIT NO. 106A (TALENT PLUS)

PUBLIC HEARING BEFORE PLANNING COMMISSION:

November 26, 2003

Members present: Krieser, Duvall, Bills-Strand, Marvin, Carlson, Taylor, Larson and Steward.

Planning staff recommendation: Conditional approval.

Ex Parte Communications: None.

Proponents

1. **Mark Hunzeker** appeared on behalf of **Talent Plus**, the owner of the property, and requested that this matter be placed on pending for six weeks. Talent Plus has requested to revise the application to show the entrance roadway as a private roadway and it will be necessary to make some small modifications to the application to designate it as a private roadway and change the address of this corporate headquarters. The purpose of this application is to reduce the amount of hard surface on this site because this is very low intensity use of this building, while at the same time providing for future expansion of parking if there is a change in use. The applicant has no objections to any of the conditions of approval.

Larson moved to defer, with continued public hearing and administrative action scheduled for January 7, 2004, seconded by Bills-Strand and carried 8-0: Krieser, Duvall, Bills-Strand, Marvin, Carlson, Taylor, Larson and Steward voting 'yes'.

Opposition

1. **Terry Adair**, 4200 Ridgeview Drive, three houses down from the Talent Plus property to the east, testified, stating that the neighbors have no objection to the change in plans as far as the road and signage. The reduction in parking is not a terrible concern other than the way they are reducing it. They have 140 stalls reduced to 65. The stalls maintained are the ones that abut the residential property. The neighbors believe that this would be an ideal time to lower the impact on the neighborhood by eliminating the parking stalls that abut the residential area.

Steward inquired whether the neighbors have been engaged with or by the owners of the property in discussions. Adair indicated that they had not been contacted by the developer on this particular application. Early on during the permit process, the neighbors were informed but they have not had any further discussions for a long time.

With this lengthy deferral, Steward recommended that Mr. Adair attempt to get together with the applicant to work out their concerns.

2. Richard Hain, 4151 Ridgeview Drive, one house from the business, testified and agreed with Mr. Adair. The parking issue appears to be the major concern of the neighbors because it is directly along the property line, and the parking directly abuts his neighbor's house to the west. This is a concern since there appears to be a sufficient amount of other space on the property for the parking.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION: January 7, 2004

Members present: Carlson, Krieser, Larson, Marvin, Sunderman, Pearson, Carroll and Bills-Strand (Taylor absent).

Staff recommendation: Deferral until January 21, 2004, to advertise additional waiver requests.

Ex Parte Communications: None.

Greg Czaplewski of Planning staff clarified that the applicant has requested four waivers: street trees, sidewalks, street width and to allow a dead-end private roadway.

Carlson moved to defer, with continued public hearing and administrative action scheduled for January 21, 2004, seconded by Carroll and carried 8-0: Carlson, Krieser, Larson, Marvin, Sunderman, Pearson, Carroll and Bills-Strand voting 'yes'; Taylor absent.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION: January 21, 2004

Members present: Marvin, Krieser, Carlson, Carroll, Pearson, Taylor, Sunderman and Bills-Strand; Larson absent.

Staff recommendation: Conditional approval.

Ex Parte Communications: None.

Ray Hill of Planning staff submitted a copy of the email from Mark Hunzeker, on behalf of the applicant, indicating withdrawal of the request for the private roadway, which eliminates all of the waiver requests, except for the reduction of parking. The staff recommends approval of the reduction of parking and the recommendation is now conditional approval.

Carroll inquired whether the design will show additional parking, even though this action reduces the parking. Hill answered in the affirmative. The site plan does show a shaded area where they will actually be constructing the parking. The outlined area is the area reserved for future parking. At time of change of occupancy, that additional parking would be required to be constructed. We did the same thing for another company out on 14th & Old Cheney who asked for reduction of parking. During our analysis of this request, we did go out and visit the site and found they were not using the parking spaces after there was a reduction. Because of this particular occupant, the staff believes it appropriate to reduce the parking and save the trees on the site.

Carroll inquired whether there is a trigger mechanism for the need for additional parking. Hill suggested that if there is a problem and they are starting to park in the right-of-way, the city would have the opportunity to then ask them to construct the additional parking.

Proponents

1. Mark Hunzeker appeared on behalf of Talent Plus. This is request to reduce the required parking. The request is to build the parking shown in the shaded area on the site plan, and to reserve area for additional parking in all the dashed area shown on the site plan. The reason is that the site has a lot of trees on it and the previous owner did a great job of planting trees, which is one of the attractive features that brought Talent Plus to this site. Hunzeker showed a photograph of the building under construction today, depicting the trees. The applicant has done a lot to maintain some screening along the east property line and there will be additional screening installed under written agreement with the abutting property owner. To build all of the parking would eliminate a lot of trees. That is what the applicant is trying to avoid. There will be a landscape screen along the east property line along the east boundary of the parking lot as well as along the east side of the building. It makes a lot more sense to go in and construct the parking and plant the screening now so that in the event that we end up having to sell the building or expand the parking lot in the future, we will then be taking out trees interior to the site as opposed to alongside the property line. To the extent we ever have to build the additional parking, the impact of that additional parking being built and the trees that have to come out will be interior to the site and not along the edge of the property.

Talent Plus has a business which is nationwide in scope with clients all over the country. They very rarely have a client in Lincoln and very rarely have more than about half of their people on the site at any given time. They employ 63 people today. This is a large building for the number of people they have on site. It is a waste of resources to build parking that is not needed.

2. Greg Newport, architect with Clark Enersen who has been working with Talent Plus on this project, read a statement into the record from Dennis Scheer, the landscape architect for this project. Clark Enersen has gone through a process of meeting with the property owners to better enhance what is required for parking design. A meeting was held the week of January 5th with Larry Harshman to discuss how to design and implement the landscape between Mr. Harshman's home and Talent Plus. It was agreed that the landscape will be developed to meet and exceed the city standards. There was complete agreement between the architects and the property owners.

3. Doug Rath, chairman of **Talent Plus**, stated that Talent Plus has worked on this project over time to develop what they believe to be an excellent plan. He displayed a photograph of the site which they are now building upon. They removed as small amount of trees as possible and have transplanted some to abut the residential neighborhood. He met with six potential buyers of the Peterson property and they have agreed to a landscape plan with the adjacent property owners. By the reduction in parking, there are sixty 50-year old trees that will not have to be removed. Maintaining more trees puts less lighting on the parking lot.

Opposition

1. **Larry Harshman** stated that he did meet with Talent Plus. He favors the reduction of parking but he would prefer that the parking lot be built interior. He talked with a botanist at the University and the trees on the property are Australian pine, mulberry and some pin oaks. Given the resourcefulness of a company like Talent Plus, he is sure they could figure out how to put in a parking lot without destroying the trees. He has mixed feelings about testifying in opposition, but he believes Talent Plus could lessen the impact by putting the parking lot on the interior rather than along the fence line.

2. **Nadine Hain**, 4151 Ridgeview Drive, the second house away from the property, testified in opposition. Her concern, along with the other neighbors, is the reduction of parking. It would be okay but they do not want the parking located next to the residential property line. It leaves them no privacy. If Talent Plus could put the parking in the center and keep it away from the residential property, she would support it. This is a three-story building that we're looking at and it is not very far from the property line. She does not believe the trees are going to hide the building.

Response by the Applicant

Hunzeker explained that a couple of modifications to the storm sewer have been made. They met with staff about the possibility of reducing this parking quite a long time ago. There have been some delays because of the driveway issue that was a misadventure, but there has never been a disagreement with staff about the issue of reducing the parking. The staff did not raise any objections. The applicant modified the storm sewer plan in order to build the parking as modified. If they had to modify this plan to build the parking the way it is being suggested by the opposition, it would require them to build all of the parking because there would not be a drainage system in place that would work. Hunzeker does not believe anyone would benefit by modifying the parking as suggested. We would lose the trees and put more concrete on the site.

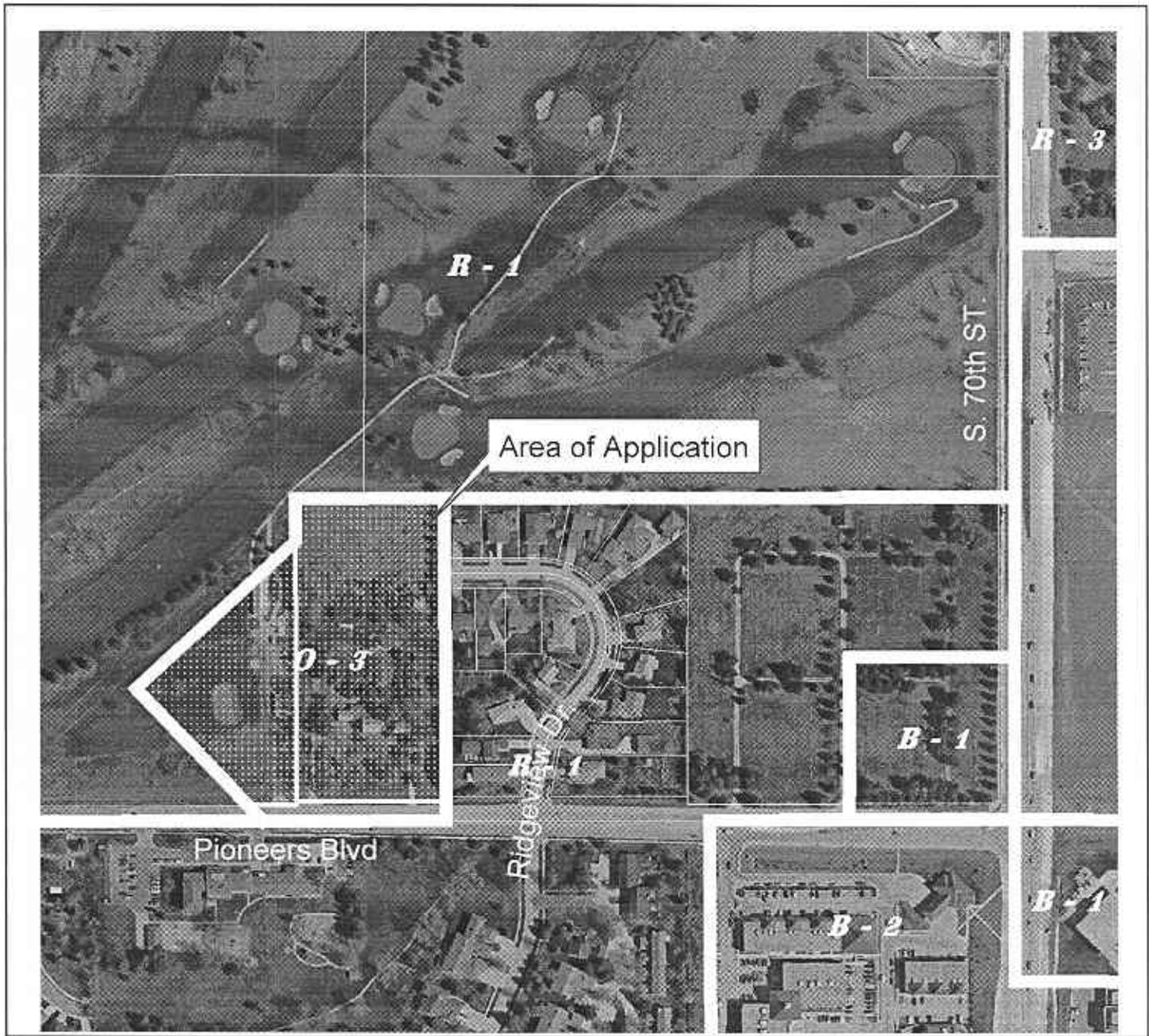
Pearson confirmed that the parking is not going into any setback. Hunzeker confirmed that to be true. The parking that is going to be built is in accordance with the approved site plan. The only issue is where we don't build the parking. The neighbors do not want it next to them, but the applicant would rather not lose the 60 trees and not have the issue of removing the trees.

Bills-Strand assumes that the applicant would have the right to build the additional parking at any time. Hunzeker concurred. He is not sure what Talent Plus would do, but there are some parking stalls back on the north side of the building that could be added, but those are next to the golf course and those are the ones that would probably be added last. The scenario would probably be one where the company had grown to the point where they needed to expand the building on the campus and they would put parking on the west side of the driveway.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

January 21, 2004

Carroll moved to approve the staff recommendation of conditional approval, seconded by Taylor and carried 8-0: Marvin, Krieser, Carlson, Carroll, Pearson, Taylor, Sunderman and Bills-Strand voting 'yes'; Larson absent. This is a recommendation to the City Council.



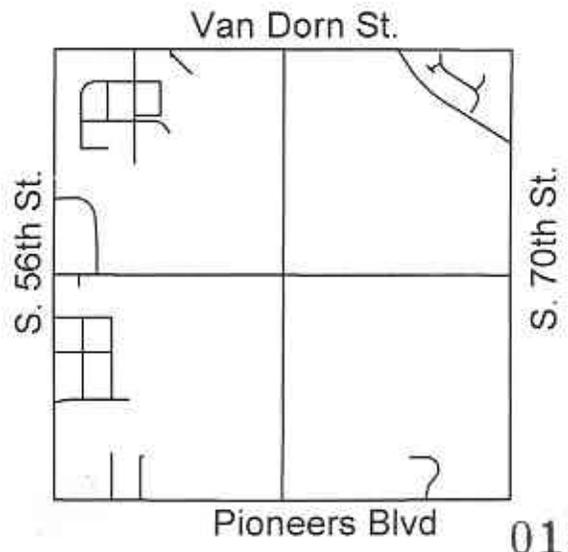
2002 aerial

Use Permit #106A S. 70th & Pioneers Blvd.

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. 4 T9N R7E



012

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October 21, 2003

Marvin Krout, Director
Planning Department
555 S. 10th Street, Rm 213
Lincoln, NE 68508

Re: Amendment to Talent + Use Permit No. 106

Dear Mr. Krout:

Attached is a proposed revision to the Talent + use permit. The drawings reflect an extension of the use permit area to include property which abuts the original use permit to the west, revisions to the access road which serves the property, a proposed sign identifying the Talent + campus, and a proposed reduction in required parking.

This letter is primarily to address the issue of the parking reduction. Talent + is a business which serves a national clientele, the vast majority of which are located outside the city of Lincoln, and outside the state of Nebraska. Talent + current employs 63 people. The floor area of the building is over 42,000 square feet. To describe the ratio of building floor area to employee as generous would be an understatement. Talent + clients rarely visit Lincoln, and on an average business day less than half of the Talent + associates are in Lincoln. Even on the rare occasion when all employees are onsite for company meetings, we propose 80 parking stalls, which will more than adequately provide for current employees and substantial growth.

Talent + will have an office policy which prohibits employees from parking on nearby residential streets, specifically Ridgeview Drive. Employees will also be prohibited from parking in the residential driveways near Pioneers Boulevard.

Should you require any additional information in support of the proposed parking waiver, please feel free to contact me.

Thank you for your consideration.

Sincerely,



Mark A. Hunzeker
For the Firm

MAH:la
Enclosures

(G:\WP\Data\MH\Talent+\Krout 10-21-3.ltr.wpd)

013



Jean L Walker
01/16/2004 02:05 PM

To: PC Members,
cc:
Subject: Use Permit 106A

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365

----- Forwarded by Jean L Walker/Notes on 01/16/2004 02:06 PM -----



Gregory S Czaplewski
01/16/2004 02:02 PM

To: Jean L Walker/Notes@Notes
cc: Ray F Hill/Notes@Notes
Subject: Use Permit 106A

Jean, please forward this email to Planning Commissioners. Based on this withdrawal of waivers 2, 3, and 4, Planning Staff will change its recommendation to conditional approval (including the remaining waiver of parking stalls, which requires Council action).

Thanks.
Greg

----- Forwarded by Gregory S Czaplewski/Notes on 01/16/2004 02:02 PM -----



"Mark Hunzeker"
<MHunzeker@Pierson-
Law.com>
01/16/2004 08:37 AM

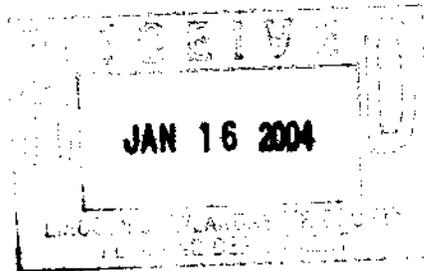
To: "Ray Hill (E-mail)" <rhill@ci.lincoln.ne.us>,
<gczaplewski@ci.lincoln.ne.us>
cc: "Doug Rath (E-mail)" <drath@talentplus.com>
Subject: Use Permit 106A

Ray and Greg:

On behalf of Talent+, we withdraw the request for the designation of the entrance drive for this use permit as a private roadway. Accordingly, we also withdraw all waiver requests associated with the private roadway designation. We request that the staff report be revised to correspond with the withdrawal of these items, and that the recommendation of deferral be amended to conditional approval in accordance with the balance of the report. We want to proceed with this matter on Wednesday, January 21.

Thank you for your cooperation and patience.

Mark





CEDARS
YOUTH SERVICES

IN SUPPORT

ITEM NO. 3.2: USE PERMIT NO. 106A
(p.35 - Cont'd Public Hearing - 1/21/04)

Address: 620 North 48th Street
Suite 100
Lincoln, NE 68504

Phone: (402) 434-KIDS (5437)
Fax: (402) 437-8833

Internet: www.cedars-kids.org
E-mail: info@cedars-kids.org

January 9, 2004

Lincoln/Lancaster County Planning Commission
City/County Planning Department
555 South 10th, Room 213
Lincoln, NE 68508

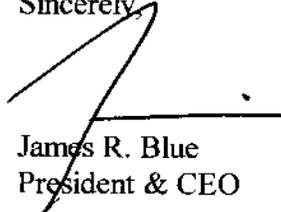
Dear Planning Commissioners,

CEDARS is an adjacent property owner to the south of the new Talent Plus headquarters at 6500 Pioneers Boulevard. CEDARS supports the new parking lot configuration as requested by Mark Hunzeker on behalf of Talent Plus.

Talent Plus has consistently informed CEDARS throughout the entire six-year planning process regarding its zoning requests and has been an excellent corporate neighbor. We believe the reduction in parking creates less overhead lighting and concrete and preserves more existing landscaping.

We support the proposal and feel it will allow the project to look more like a campus and less like a shopping center parking lot. Talent Plus has developed its project to fit the neighborhood and we appreciate their cooperative attention to the children and families in our programs.

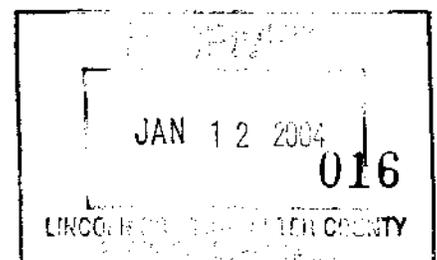
Sincerely,



James R. Blue
President & CEO

Cc: Mary Bills Strand
Jon Carlson
Eugene Carroll
Gerry Krieser
Roger Larson
Dan Marvin
Melinda Pearson
Lynn Sunderman
Tommy Taylor

The mission of Cedars is to help children, youth and their families grow to live safe, healthy and productive lives.



ITEM NO. 4.2: USE PERMIT NO. 106A
(p.159 - Cont'd Public Hearing - 1/07/04)

December 19, 2003

City – County Planning Commission
555 South 10th Street
Suite 213
Lincoln, NE 68508

RE: Use permit No. 106A

Dear Planning Commission Members;

In reference to the above use permit, the neighboring property owners would like to make the following statements and suggestions to the requested amendment. The owner, Talent Plus has requested changes to the entrance street and signage at Pioneers Blvd. This is not a concern and has little impact on the neighborhood. However, the elimination of parking, and particularly, the parking that is being retained is a concern.

We see the requested reduction in parking as a chance to minimize the visual impact on the neighborhood. As proposed on the revised plot plan, parking that parallels adjoining residential property on the east is being retained while other already approved parking areas that are further away from residential property are being eliminated.

Several neighbors testified at the November 26th Planning Commission meeting voicing our concerns, hoping that Talent Plus would reconsider the parking changes. It was suggested that we meet with Talent Plus and discuss our concerns. That meeting did take place on Sunday December 7th. It is obvious to the undersigned that Talent Plus has no intentions of changing their plans or addressing the neighborhood concerns.

We appeal to the Commission to address our concerns about the parking within 15 feet of residential property while other previously designated parking areas are abandoned. The visual impact the lighting will have on the entire area, and the loss of privacy, is an important issue to the entire neighborhood.

Respectfully,

cc: Greg Czaplowski – Planning Department

JAN - 5 2004

Name (print) LON DYER
 Signature [Signature]
 Address 4225 RIDGEVIEW DRIVE

Name (print) MARIL ANOBRSAW
 Signature [Signature]
 Address 4224 RIDGEVIEW DR

Name (print) David & Linda Ego
 Signature [Signature]
 Address 4230 Ridgeview Dr,

Name (print) Terry Adair
 Signature [Signature]
 Address 4200 Ridgeview Dr.

Name (print) NADINE & RICHARD HAIN
 Signature [Signature]
 Address 4151 Ridgeview Dr,

Name (print) WILLIAM L. SCHELLFEPER
 Signature [Signature]
 Address 4150 RIDGEVIEW DRIVE

Name (print) JEAN SHEFFIELD / JAMES SHEFFER
 Signature [Signature]
 Address 4206 RIDGEVIEW DR.

Name (print) Lawrence Harshman
 Signature [Signature]
 Address 4237 Ridgeview Dr.

Name (print) _____
 Signature _____
 Address _____

Name (print) _____
 Signature _____
 Address _____

