

## **FACTSHEET**

**TITLE: SPECIAL PERMIT NO. 11031**, requested by First Street Bible Church, for a parking lot in a residential district adjacent to a church, on property generally located at S. 1<sup>st</sup> Street and G Street.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 12/14/11  
Administrative Action: 12/14/11

**STAFF RECOMMENDATION:** Conditional Approval.

**RECOMMENDATION:** Conditional Approval, as revised (9-0: Francis, Lust, Butcher, Gaylor Baird, Weber, Hove, Sunderman, Esseks and Cornelius voting 'yes').

### **FINDINGS:**

1. The is a request for a parking lot in the R-4 Residential district for use by the adjacent church. The applicant is also requesting to reduce the front yard setback from 25 feet to 15 feet on the north side and to 12 feet on the east.
2. The staff recommendation of conditional approval, as revised on December 12, 2011, is based upon the "Analysis" as set forth on p.3-5, concluding that the parking lot should have minimal impact on the surrounding area and will provide off-street parking for the adjacent church. The reduction to the front yard setback is acceptable with additional landscaping. The staff presentation is found on p.7, including a revision to Condition #2.1, to which the applicant agreed (See Minutes, p.7; also see p.12).
3. The applicant's testimony is found on p.7-8.
4. There was no testimony in opposition.
5. On December 14, 2011, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend conditional approval, as revised.

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

**DATE:** December 28, 2011

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

**DATE:** December 28, 2011

**REFERENCE NUMBER:** Q:\FS\CC\2012\SP11031

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

**for December 14, 2011 PLANNING COMMISSION MEETING**

**\*\*As Revised and Recommended for Conditional Approval\*\***

**By Planning Commission: 12/14/11**

**PROJECT #:** Parking Lot on 1<sup>st</sup> Street and G Street Special Permit No. 11031

**PROPOSAL:** A request per Section 27.63.170 for a parking lot in a residential district adjacent to a Church.

**LOCATION:** S. 1st Street and G Street

**LAND AREA:** 0.16 acres, more or less

**EXISTING ZONING:** R-4, Residential

**WAIVER /MODIFICATION REQUEST:** Reduce front yard setback from 25 feet to 15 feet on the north side and 12 feet on the east

**CONCLUSION:** The parking lot should have minimal impact on the surrounding area and will provide off-street parking for the adjacent church. The reduction to the front yard setback is acceptable with additional landscaping.

|  |                      |
|--|----------------------|
| <b>RECOMMENDATION:</b>   | Conditional Approval |
| Reduce front yard setback to 12 feet on the east side and 15 feet on the north | Approval             |

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 1 and 2, Block 2, Mechanics Addition and the adjacent vacated Right-of-Way, east of Lot 1, all located in the southeast quarter of Section 27, Township 10, Range 6, Lincoln, Lancaster County, Nebraska.

**EXISTING LAND USE:** Single family residential

**SURROUNDING LAND USE AND ZONING:** The property is surrounded by existing R-4, single family residential on all sides. The adjacent Church is immediately to the south, across the alley, from the proposed parking lot.

**HISTORY:**

December 29, 1993                      Mechanics Addition Final Plat

**COMPREHENSIVE PLAN SPECIFICATIONS:**

Lincoln's sense of community has been based on incremental, compact growth built on the foundations of established neighborhoods. Future growth will continue this traditional pattern and be linked to both the level of demand in the market and to the orderly extension of public improvements and services. (Pg 2.7)

Preservation and renewal of historic buildings, districts, and landscapes is encouraged. Development and redevelopment should respect historical patterns, precedents, and boundaries in towns, cities and existing neighborhoods (Pg 2.8)

Encourage public and semi-public uses (elementary schools, churches) as centers of neighborhood. (Pg 7.7)

Developing a pedestrian orientation of buildings and street networks that provides substantial connectivity is also a priority for developing areas. (Pg 7.5)

Promote the preservation, maintenance and renovation of existing housing and neighborhoods throughout the city, with special emphasis on low and moderate income neighborhoods. (Pg 7.9)

Maintain and enhance infrastructure and services in existing neighborhoods (Pg 7.9)

Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements. (Pg 7.9)

**UTILITIES:**                              The lot has existing utilities.

**TRAFFIC ANALYSIS:**              Both 1<sup>st</sup> Street and G Street are local streets.

**ENVIRONMENTAL CONCERNS:** The property is in the Floodplain, Salt Creek Storage Area 7.

**AESTHETIC CONSIDERATIONS:** The existing house on the lot will be demolished but the garage to the back of the property will be maintained and used by the church.

**ALTERNATIVE USES:** Remain as housing.

**ANALYSIS:**

1.        This is a request for a parking lot in the R-4, Residential district for the adjacent church's use. Parking lots are allowed in a residential district by special permit. This application also includes a request to reduce the front yard setback from 25 feet to 15 feet and 12 feet to the north and east respectively. The applicant also requests a 5 foot turning radius at the entrance of the lot from the alley instead of the 15 feet turning radius as required by design standards for parking lots with more than 15 cars.
  
2.        Section 27.63.170 Special Permit for Parking Lots requires that the following conditions be met:

*(a) Parking lots may be allowed by special permit in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, and O-2 zoning districts in conformance with the provisions of Chapter 27.67 and under one of the following conditions:*

*(2)The land shall not be located more than 360 feet from property occupied by a college, university, or church; provided that the parking lots are used primarily in connection with the said college, university, or church.*

The proposed parking lot is in the R-4 district and directly across the alley from the church that will use the parking lot.

*©) If requested by the applicant, the City Council may adjust to allow parking and drive aisles in the front and side yards and may increase the minimum screening and landscaping requirements consistent with adequate protection of the environment and adjacent land uses.*

The applicant is asking for a reduction in the required front yard setbacks. The application needs City Council approval.

3. The existing house on the lot will be demolished but the garage will be maintained within the proposed parking lot.
4. The property is in the South Bottoms Historic District. The existing house on the lot is assessed at \$51,000 with half the value in land and half in improvements. The loss of an historic house is balanced against the continued use of an historic church, which is a much more significant structure.
5. It is also in the Capital View Corridors and the Outer Approach Area for the Airport. The proposal for a parking lot will not negatively impact any of the these districts.
6. The property is also in the Floodplain, Salt Creek Storage Area 7 that allows a maximum fill capacity of 55%. The proposed parking lot is not expected to go beyond the maximum fill. Nevertheless, the applicant must obtain a Floodplain Permit at the time of Building Permit.
7. The proposed parking lot is for 25 cars and will be accessible from G Street and the adjacent alley on S. 1<sup>st</sup> Street. The alley is located between the parking lot and the Church to the south.
8. The proposal requests a waiver to the Design Standards to allow a turning radius of 5 feet to the alley. Design Standards require a turning radius of 15 feet for parking lots with more than 15 cars. The 15 feet turning radius is required to ensure that no cars back up on the street while turning in to or out of the parking lot. Since the access in this proposal is through the alley, the Public Works Department does not object to a reduced turning radius.
9. However, Public Works and Utilities Department requires that the width of the driveway on G Street be 25 feet at the property line, with a 15 feet turning radius for a 25' wide curb cut. The existing plan shows a width of 24 feet.

10. The applicant is also required to pave the alley that will be used for access to the property. The applicant's letter states that they agree to pave the alley to the limits of their property. The applicant must request an Executive Order from the Public Works Department to do so.
11. The applicant also agrees to pave the parking lot and install improvements such as curb and gutter.
12. The applicant has requested a waiver to reduce the front yard setback from 25 feet to 15 feet to the north and 12 feet to the east. The lot is a 78 feet wide double frontage lot that requires two front yard setbacks of 25 feet each. The applicant requests the waiver to accommodate two rows of parking stalls and a 24 feet wide driving aisle to enable two-way traffic in and out of the parking lot, as per design standards; and has enough parking to provide for the church's patrons. The parking lot will help reduce on-street parking.
13. The reduction in the setback is acceptable because most of the houses on the block front have front yards less than the required 25 feet. However, the applicant must provide extra landscaping to counter the effect of reduced front yard setback. The existing plan shows only the required landscaping but the applicant must provide for at least double the requirement. The City Design Standards require parking lots to have a 90% screen from the ground to 3 feet above the ground.

Per Section 27.63.170 this approval permits a parking lot in a residential district with a waiver to reduce the front yard setback to 15 feet to the north and 12 feet to the east with additional landscaping, and reduce the turning radius to 5 feet at the alley.

## **CONDITIONS OF APPROVAL:**

### **Site Specific Conditions:**

1. The City Council approves the reduction in front yard setbacks.
2. Before receiving building permits the developer shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **5** copies with all required revisions and documents as listed below:
  - 2.1 Increase the width of the driveway on G Street to 25 feet ~~from property line~~ with a 15 feet radii for a 55 feet wide curb cut. The driving aisle within the parking lot may remain 24' wide. ~~turning radius and a 25 feet curb cut.~~ **(\*\*Per Planning Commission, as recommended by staff and agreed upon by the applicant: 12/14/11\*\*)**
  - 2.2 Show additional landscaping to the satisfaction of the Planning Department. At least another row of trees and shrubs that provides an additional 90% screen from the ground to 3 feet above the ground.

3. The applicant must apply for a Floodplain permit at the time of Building permit.
4. The applicant must request an Executive Order from the Public Works Department for paving the alley.

**Standard Conditions:**

5. The following conditions are applicable to all requests:
  - 5.1 All development and construction shall substantially comply with the approved plans.
  - 5.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
  - 5.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
  - 5.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
  - 5.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

Prepared by

Rashi Jain  
Planner  
402-441-6372  
Email: [rjain@lincoln.ne.gov](mailto:rjain@lincoln.ne.gov)

**DATE:** November 30, 2011

**APPLICANT:** First Street Bible Church  
100 W. F Street  
Lincoln, Ne 68508

**CONTACT:** Jill Schuerman  
Civil Design Group  
8535 Executive Woods Drive  
Lincoln, NE 68512

# SPECIAL PERMIT NO. 11031

## PUBLIC HEARING BEFORE PLANNING COMMISSION:

December 14, 2011

Members present: Francis, Lust, Butcher, Gaylor Baird, Weber, Hove, Sunderman, Esseks and Cornelius.

There were no ex parte communications disclosed.

Staff recommendation: Conditional approval, as revised.

Staff presentation: **Rashi Jain of Planning staff** presented this application for a parking lot behind a church. The existing house will be removed and used as a parking lot. The applicant is requesting a reduced front and side yard setback to the east. The conditions of approval require additional landscaping. The staff has also made a revision to Condition #2.1 as follows, which has been agreed upon by the applicant:

- 2.1 Increase the width of the driveway on G Street to 25 feet ~~from property line with a 15 feet radii for a 55 feet wide curb cut. The driving aisle within the parking lot may remain 24' wide. turning radius and a 25 feet curb cut.~~

## Proponents

**1. Pastor Rob Rexilius**, 5630 Ezekiel Place, appeared on behalf of the applicant. He is the relatively new pastor for what used to be First German Congregational Church at 1<sup>st</sup> & F Streets. It is now known as First Street Bible Church. The church was built in 1920. Up until February of 2010, there was a declining congregation that met there. They were down to about 12-15 people and they called Faith Bible Church and requested help. Pastor Rexilius stated that he was commissioned by Faith Bible Church in February or March of last year, along with about 75 of their church body. The congregation is now about 140 on a Sunday morning, so they went from about 8 households with a gravel parking lot on the south side of the alley that parks about six cars, to 60 households represented in the church body. On a given Sunday, there are 40-50 cars that are parked at the church. In addition to convenience for the congregation, the church is interested in creating more parking for the few hours on a Sunday morning. In addition, the Foodnet site that used to be at 8<sup>th</sup> & D Streets is requesting to operate out of this church building. That has caused some parking concerns as well. The primary purpose for this special permit is to ease the parking, whether it is a special event or each Sunday morning, and then Saturday morning for the Foodnet. Without this special permit, there is only room for 13 cars to park. This special permit will allow 25-36 stalls plus the 6 stalls on the south side of the alley.

Pastor Rexilius advised that the applicant has talked to a number of the members and neighbors and all of the response has been positive, except for one neighbor concerned about the established trees having to be removed.

Pastor Rexilius offered that this is a property that has been deteriorating for a number of years, but the church facility has been maintained well by the members. The church membership is committed to a future there and would request and appreciate approval of this special permit to allow the most off-street parking possible.

**2. Dave Johnson**, Studio 951, 800 P Street, also appeared on behalf of the applicant to answer any questions.

There was no testimony in opposition.

**ACTION BY PLANNING COMMISSION:**

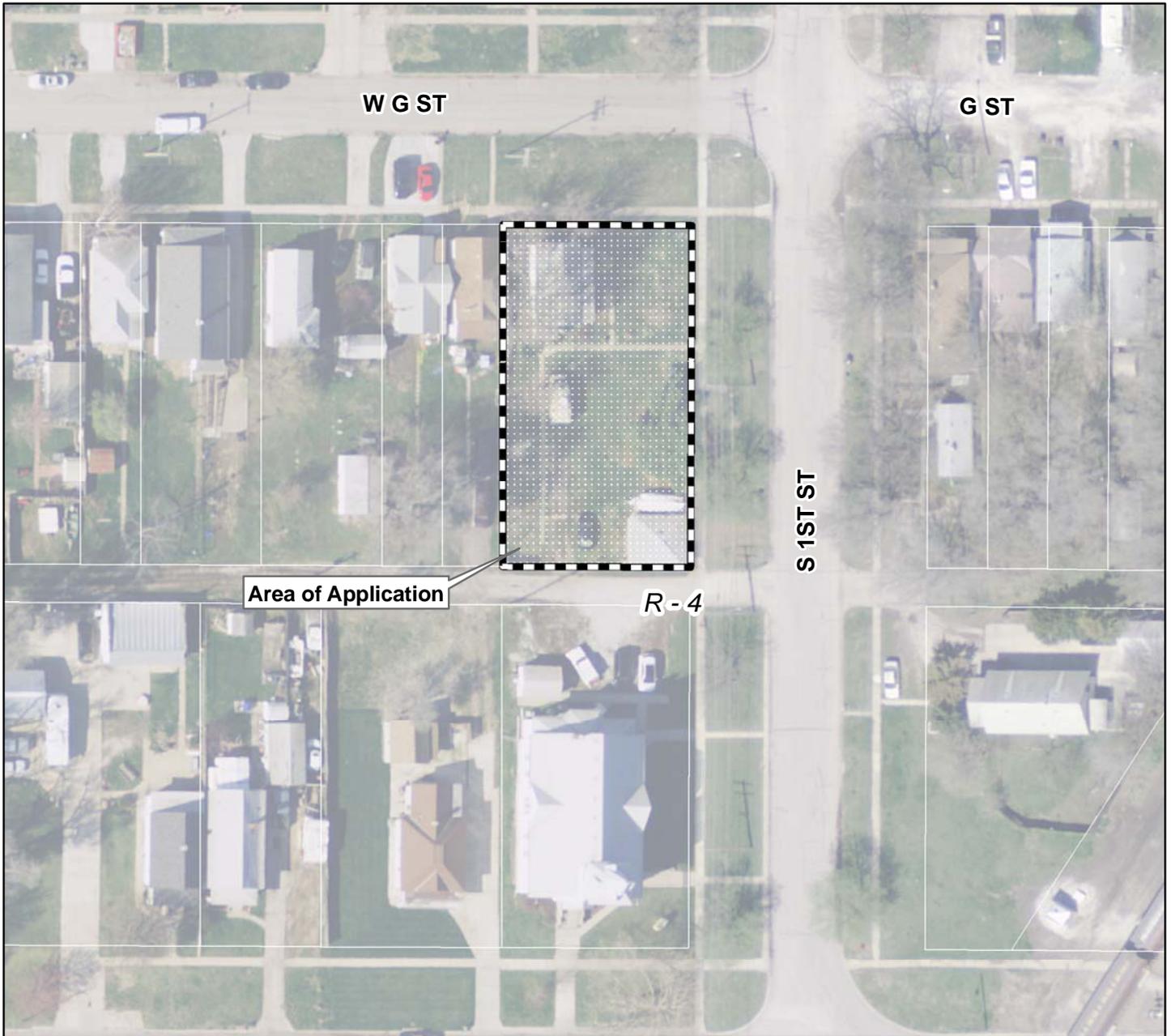
December 14, 2011

Francis moved to approve the staff recommendation of conditional approval, as revised, seconded by Esseks.

Francis believes this is a great opportunity to help bring a neighborhood back and keep it thriving. It is nice to see the church is growing.

Gaylor Baird expressed appreciation for the agreement to provide landscaping where adjacent to other residences.

Motion for conditional approval, as revised, carried 9-0: Francis, Lust, Butcher, Gaylor Baird, Weber, Hove, Sunderman, Esseks and Cornelius voting 'yes'. This is a recommendation to the City Council.



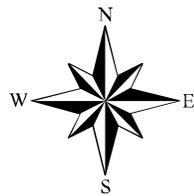
2010 aerial

## Special Permit #11031 S 1st & G St

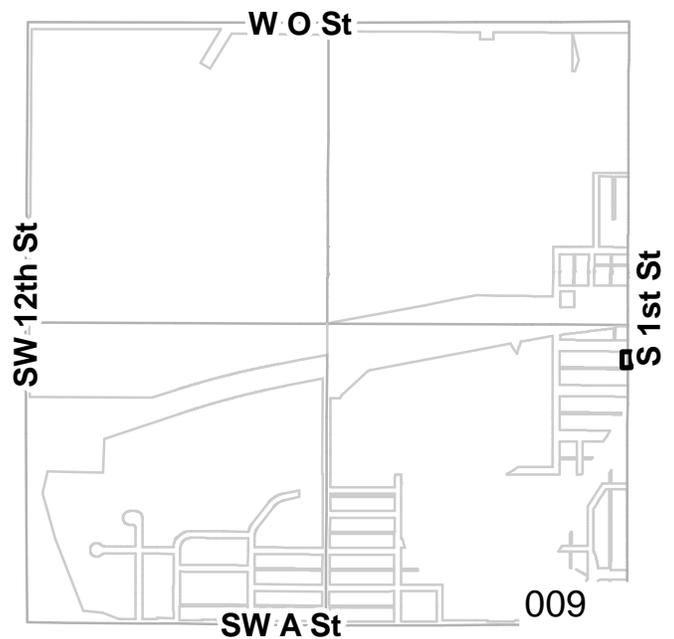
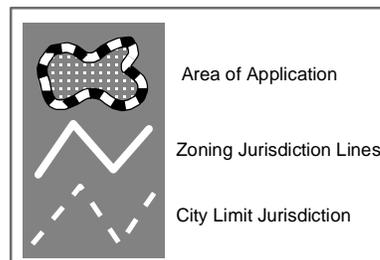
### Zoning:

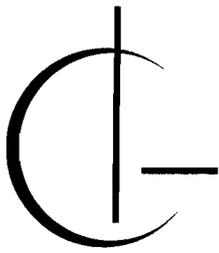
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial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

m:\plan\arcview\Agendadrawings.mxd (SP11031)



One Square Mile  
Sec. 27 T10N R06E





# Civil Design Group, Inc.

Consulting Engineers & Land Use Planners  
Civil Design • Site Development • Planning & Zoning

www.civildg.com

November 1, 2011

Mr. Marvin Krout  
Director of Planning  
City of Lincoln /Lancaster County  
555 South 10<sup>th</sup> Street, Room 213  
Lincoln, NE 68508

**Re: First Street Bible Church– Special Permit for a Parking Lot  
1st & 'G' Streets  
CDG Project No. 2011-0052**

Dear Mr. Krout:

On behalf of First Street Bible Church we submit the above mentioned project for your review and approval. With this Special Permit we are requesting to build a parking lot on Lots 1 - 2, Block 2, Mechanics Addition and the adjacent right of way vacation of First Street. These lots are directly north of the existing church. The church has meet with the adjacent neighbors and they have no objections to the parking lot. The parking lot will help get the cars off streets and not block driveways during church events.

In order to build the parking lot we are asking for waivers of the setback to 15 feet along 'G' Street and to 12 feet along First Street. In order to keep the existing garage for storage we need to ask for a waiver to allow for a 5 foot radius to the alley. The garage is constructed with stone so there is no option of moving it. The developer agrees to paving the parking lot and installing curb and gutter. The developer agrees to pave the adjacent alley to the limits of their property.

In conjunction with this submittal we submit the following information:

Special Permit Plan - Uploaded via Project Dox  
Special Permit Application Fee - \$300.00  
Special Permit Application

I hope that this letter and the plans provide you with enough information to review this Special Permit. In an effort to facilitate the review process, please call me at (402) 434-8494 if you have questions.

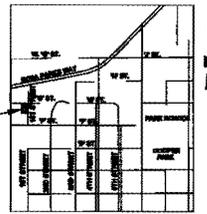
Sincerely,

Mike Eckert, AICP

Encl

cc: First Street Bible  
Studio 951

# FIRST STREET BIBLE CHURCH - PARKING LOT SPECIAL PERMIT #11031



PROJECT LOCATION

VICINITY MAP  
NO SCALE

### LEGAL DESCRIPTION

LOT 1 - A BLOCK A, SECTION NUMBER AND THE ADJACENT PART OF THE FIRST STREET BIBLE CHURCH, LOCATED IN THE UNINCORPORATED TOWNSHIP OF, COUNTY OF, NEBRASKA, BEING A PART OF THE 2ND P.M., LINCOLN, LANDS, COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION CORNER OF SAID LOT 1, THENCE IN AN EASTERLY DIRECTION, ALONG THE NORTH LINE OF SAID LOT 1, TO A POINT ON THE NORTHERLY CORNER OF SAID LOT 1, THENCE S00°00'00" W 100.00 FEET TO A POINT ON THE NORTHERLY CORNER OF SAID LOT 1, THENCE S00°00'00" W 100.00 FEET TO A POINT ON THE NORTHERLY CORNER OF SAID LOT 1, THENCE S00°00'00" W 100.00 FEET TO THE INTERSECTION CORNER OF LOT 1.

SAID BOUNDARY PARTIAL CORNERS WHOSE BEARING FIRST 0.00 ACROSS, BEING ON LINE, SUBJECT TO ANY AND ALL ENCUMBRANCES, RESERVATIONS, EASEMENTS AND CONDITIONS OF RECORD.

### SURVEYOR'S CERTIFICATE

I, Gary W. Atcham, a registered land surveyor in the State of Nebraska, certify that a survey of the entire boundary of this Special Permit was performed by me or under my direct supervision, and that said survey is correct to the best of my knowledge and belief.

Date: May 12, 2011  
Gary W. Atcham, L.S. 008

### OWNER & DEVELOPER:

FIRST STREET BIBLE CHURCH  
101 W STREET  
LINCOLN, NE  
PHONE: (402) 474-2000

### ARCHITECT:

STEVENS DR  
200 W STREET, SUITE 200  
LINCOLN, NE 68503  
PHONE: (402) 474-6000

### ENGINEER:

COAL, DESIGN GROUP, INC.  
200 W STREET, SUITE 200  
LINCOLN, NE 68503  
PHONE: (402) 474-6000

### SURVEYOR:

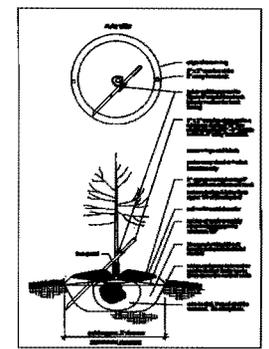
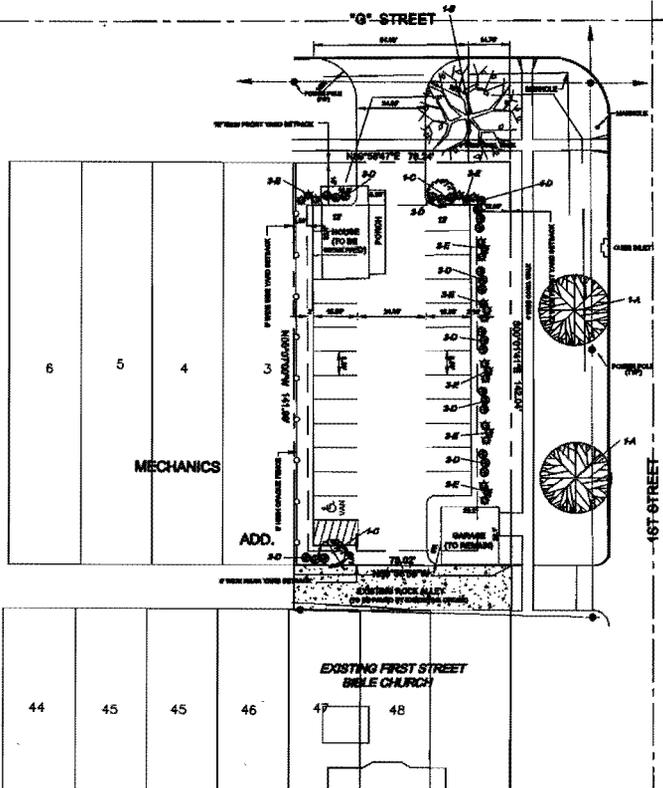
ALLAN CHRISTENSEN AND SHAFER, INC.  
100 S 10TH STREET  
LINCOLN, NE 68502  
PHONE: (402) 474-2000

### GENERAL SITE NOTES

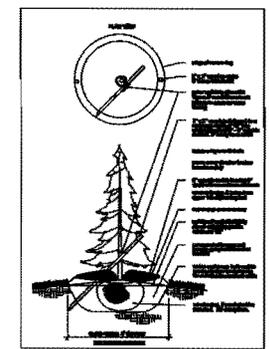
- THIS SPECIAL PERMIT IS FOR A PARKING LOT.
- THE CURRENT ZONING IS R-4 WITH A RECREATION SPECIAL PERMIT.
- THE DEVELOPER/OWNER SHALL COMPLY TO THE ENVIRONMENTAL PERFORMANCE STANDARDS RELATES TO SETBACKS, DIRT, GRASS, PLANT, AND PAINT AS SPECIFIED BY THE CITY OF LINCOLN.
- THE DEVELOPER/OWNER AGREES NOT TO LIMIT THE PARKING LOT.
- PARKING LOT SHALL BE PAVED WITH CURB AND GUTTER.

### WAIVERS

- REDUCTION OF SETBACK FOR PARKING LOT, WITHIN THE BOUNDARY ADJACENT TO THE EXISTING DRIVEWAY TO 10 FEET ALONG SET DRIVEWAY AND 10 FEET ALONG WEST W STREET, 5 FOOT SETBACK TO THE ALLEY AND WEST PROPERTY LINE.
- REDUCTION OF PARKING LOT IN 2 FEET.



1] SPECULOUS TREE PLANTING DETAIL FOR STREET TREES



2] EVERGREEN TREE PLANTING DETAIL

### LANDSCAPE NOTES:

- ALL PLANT MATERIALS INSTALLED SHALL BE "WARRANTY GROWN" MEETING THE FOLLOWING CRITERIA:  
A. PLANT MATERIALS GROWN BY REPUTABLE COMMERCIAL NURSERIES AND SOLD TO LANDSCAPE AND CERTIFIED NURSERIES SPECIALTY CONTRACTORS.  
B. GROWN AND SOLD ACCORDING TO AMERICAN STANDARD FOR FORESTRY STOCK SPECIFICATIONS (ANSI Z39.1-2006).  
C. CITY OF LINCOLN SHALL HAVE STREET TREE PLANTING LOCATIONS BEFORE PLANTING IS DONE.

| KEY | LOCATION            | COMMON NAME       | BOTANICAL NAME                          | SIZE @ PLANTING | PLANTING METHOD | DESIGN SPEC. HT. | EXISTING QUANTITY |        | PROPOSED QUANTITY |        | ATTENTION |         |
|-----|---------------------|-------------------|---|-----------------|-----------------|------------------|-------------------|--------|-------------------|--------|-----------|---------|
|     |                     |                   |   |                 |                 |                  | LANDSCAPE         | STREET | LANDSCAPE         | STREET | REPLACE   | REPLACE |
| A   | 1ST STREET (PUBLIC) | EXISTING TREE     | -                                       | 1.125" DB       | 200             | 10'              | 2                 |        |                   |        |           |         |
| B   | W STREET (PUBLIC)   | RECREATION LOT    | OLESTRA THORNTHORPE BURNING WICKHAMPTON | 1.125" DB       | 200             | 10'              |                   | 1      |                   |        |           |         |
| C   | PARKING LOT         | AMERICAN CANNABLE | MALES 'SERRANAT'                        | 1.125" DB       | 200             | 10'              |                   | 2      |                   |        |           |         |
| D   | BORDERING           | BLUE PRINCE HOLLY | ELIZ A HERRINGHAM 'BLUE PRINCE'         | 10"-20"         | 200             | 7'               |                   | 20     |                   |        |           |         |
| E   | BORDERING           | SEA WINDY JASMINE | JASMINE GIBBERNA, 'SEA WINDY'           | 10"-20"         | 200             | 7'               |                   | 21     |                   |        |           |         |

### LINCOLN CITY - LANCASTER COUNTY PLANNING COMMISSION APPROVAL

THE FOREGOING SPECIAL PERMIT WAS APPROVED BY THE LINCOLN CITY PLANNING COMMISSION ON THIS DAY OF \_\_\_\_\_, 2011.

ATTEST: \_\_\_\_\_  
CITY CLERK

### LINCOLN CITY COUNCIL APPROVAL

THE FOREGOING SPECIAL PERMIT WAS APPROVED BY THE LINCOLN CITY COUNCIL ON THIS DAY OF \_\_\_\_\_, 2011.

ATTEST: \_\_\_\_\_  
CITY CLERK

### LEGEND

- EXISTING ROW
- EXISTING CENTERLINE
- USE PERMIT BOUNDARY
- PROPOSED SETBACK
- EASEMENT
- FOUR PROPERTY CORNER
- SET PROPERTY CORNER

| NO. | DATE | REVISIONS |
|-----|------|-----------|
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FIRST STREET BIBLE CHURCH PARKING LOT  
SPECIAL PERMIT #11031

SITE PLAN

2011

LINCOLN, NEBRASKA

SHEET  
1 OF 1

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## MEMORANDUM

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**TO:** Planning Commission

**FROM:** Rashi Jain, Planner, Lincoln Lancaster County Planning Department

**SUBJECT:** Revise language in the 'Conditions of Approval' for SP#11031, Special Permit 27.63.170 for a parking lot in a residential district

**DATE:** December 12, 2011

**CC:** Jean Preister

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Condition of Approval 2.1 on Page 5 of the Staff Report is being revised as following. The revision, as requested by the applicant, is to clarify the condition.

- 2.1 Increase the width of the driveway on G Street to 25 feet ~~from property line~~ with a 15 feet radii for a 55 feet wide curb cut. The driving aisle within the parking lot may remain 24' wide. ~~turning radius and a 25 feet curb cut.~~

Should you have questions please contact me at 441-6372 or at [rjain@lincoln.ne.gov](mailto:rjain@lincoln.ne.gov) .