

ORDINANCE 1034B

AMENDING PORTIONS OF THE JOINER RANCH GENERAL DEVELOPMENT PLAN

WHEREAS, the City of Lincoln has received an application to amend the Joiner Ranch General Development Plan as specifically relates to the 25.66 acre Joiner Ranch East project, APN 021-310-75 and 021-310-77; and

WHEREAS, the General Development Plan for the Joiner Ranch Plan Area was approved on August 13, 1985 by Ordinance No. 473B and sets forth the basic land uses and zoning regulations for the property; and

WHEREAS, consistent with PRC Section 21080.3.1(b), the City provided notification to California Native American tribal representatives who previously requested notification by the City for project that are analyzed under CEQA and not determined to be exempt from review under CEQA and did complete consultations with Native American tribes that responded to the City's notifications.

WHEREAS, the Joiner Ranch Initial Study/Mitigated Negative Declaration (IS/MND) was prepared in accordance with Public Resources Code Section 21000 et seq., and the CEQA Guidelines, California Code of Regulations Section 15000 et seq., and the IS/MND analyzed the potential for physical impacts of development of the Joiner Ranch East project and found that, subject to proposed mitigation measures, the project will not have a significant effect on the environment.

WHEREAS, Title 18, Chapter 18.32 of the Lincoln Municipal Code establishes procedures for the review of General Development Plans; and

WHEREAS, the Joiner Ranch General Development Plan designates the majority of the Joiner Ranch East project area for commercial; and

WHEREAS, since the original adoption of the Joiner Ranch project, the land use and transportation patterns of the City of Lincoln have fundamentally shifted and uses allowed under the current General Development Plan designation of General Commercial are no longer viable; and

WHEREAS, the City Council has considered a request for a zoning amendment to identify a portion of the Joiner Ranch East project as Planned Development – Medium Density Residential (PD-MDR); and

WHEREAS, the Joiner Ranch General Development Plan does not include development standards that address the PD-MDR designation; and

WHEREAS, the City Council has reviewed the request to amend the General Development Plan designation for the Joiner Ranch East project and to amend the Joiner Ranch Development Standards to include provisions related to the PD-MDR designation, pursuant to Exhibit A which is attached hereto and incorporated by reference; and

WHEREAS, the proposed Joiner Ranch East zoning designation of PD-MDR will allow single family residential homes on individual lots smaller than allowed under the standard zoning designations of the City's Zoning Code; and

WHEREAS, the residential lot size proposed by the Joiner Ranch East PD-MDR will result in an affordable single family home ownership option that is consistent with current residential development trends and preferences; and

WHEREAS, the residential lot size allowed under the Joiner Ranch East PD-MDR designation will allow for the efficient use of land that provides homes for residents of the City while minimizing the total consumption of available land in the City; and

WHEREAS, the City Council has determined based upon the full record of the project review that the Joiner Ranch East project is consistent with the goals, objectives and policies of the General Plan and the proposed rezoning of the project area is consistent with the General Plan Land Use Map as amended; and

WHEREAS, pursuant to Government Code Section 65090 and 6060 and Section 18.63.050 of the Lincoln Municipal Code, a notice of the time and place of the City Council's hearing, including a general explanation of the proposed amendment was published in a newspaper of general circulation at least ten calendar days before the hearing and, in addition to notice by publication pursuant to Government Code Section 65854; and,

WHEREAS, the Planning Commission considered the proposed Joiner Ranch East rezone on October 18, 2020 and, after conducting and properly notice public hearing and accepting public testimony, did recommend the City Council approve the proposed General Development Plan amendment; and

WHEREAS, the City Council has conducted a public hearing and accepted public testimony regarding the proposed Joiner Ranch East project.

NOW, THEREFORE, THE CITY COUNCIL HEREBY APPROVES THE AMENDMENT TO THE VILLAGE 1 GENERAL DEVELOPMENT PLAN AS FOLLOWS:

Section 1. This Ordinance incorporates, and by this reference makes a part hereof, the Amendments to the General Development Plan for Joiner Ranch, substantially in the form attached hereto as Exhibit A and on file with the Community Development Director, specifically relating to the proposed development of the Joiner Ranch East project on certain real property consisting of approximately 25.66 acres generally located south and east of the intersection of Joiner Parkway and Nicolaus Road.

Section 2. General Development Plan Findings. Pursuant to Chapter 18.32 of the Lincoln Municipal Code, the City Council finds and determines as follows:

a. The Joiner Ranch East Initial Study/Mitigated Negative Declaration analyzed the potential for physical impacts of the Joiner Ranch East project subject to the California Environmental Quality Act (CEQA) and, subject to proposed mitigation measures, the project will not have a significant effect on the environment.

b. The Joiner Ranch General Development Plan, as amended, provides for the flexible and creative use of land that maximizes the number of single family homes per acre and creates an affordable single family home ownership option.

c. The Joiner Ranch East PD-MDR district is of sufficient size that its construction, marketing and operation is feasible as a complete unit independent of any subsequent unit.

d. The Joiner Ranch East PD-MDR district provides for the maintenance of common open space in the form of a designated open space/trail corridor on the southern perimeter of the project and the effective interface with Joiner Park immediately east of the district.

e. The Joiner Ranch General Development Plan and associated Development Standards, as amended, meet the requirements of a Preliminary Development Plan as described in Chapter 18.32 of the Lincoln Municipal Code.

Section 3. The proposed Amendment to the Joiner Ranch General Development Plan, attached hereto as Exhibit A attached hereto, is incorporated by this reference.

Section 4. Based on the findings set forth in this Resolution, and the evidence in the Staff Report, the City Council hereby approves the Amendment to the Joiner Ranch General Development Plan, substantially in the form on file with the Community Development Director.

PASSED AND ADOPTED this 11th day of May, 2021 by the following roll call vote:

AYES: COUNCILMEMBERS: Lauritsen, Karleskint, Silhi

NOES: COUNCILMEMBERS: Andreatta

RECUSED: COUNCILMEMBERS: Joiner



Alyssa Silhi, Mayor

ATTEST:



Gwen Scanlon, City Clerk

EXHIBIT A

The Joiner Ranch General Development Plan Amendment is approved subject to the attached Joiner Ranch General Development Plan, Amended May 4, 2021

JOINER RANCH
DEVELOPMENT STANDARDS
1985

AMENDED
May 4, 2021

I. JOINER RANCH

The Joiner Ranch consists of approximately 303 acres. It is located west of the developed portion of Lincoln, south of Nicolaus Road, and north of the Auburn Ravine. The adopted General Development Plan is designed as an integrated planned development consisting of residential, commercial, and industrial land uses. The project has been designed to provide reduced travel to employment centers and aid in the demand for new housing to be generated by the development of the Lincoln Airport and surrounding industrial parks. Both the City of Lincoln and the developer believe that the unique combination of a high-quality mixed-use development located in the small-town atmosphere of Lincoln will aid in the attraction of new industry to the City as well as enhance the overall community.

The planning objectives for the project are as follows:

- Development of a high-quality mixed-use project that will minimize the contemporary problems of transportation, energy, and inadequate housing.
- Capitalize on the opportunity to develop residential projects to meet new housing demands in conjunction with the scheduled improvements and development at the Lincoln Airport and surrounding industrial parks.
- Develop a planned community that provides both new jobs and new housing opportunities.
- The establishment of a park and future school site to provide both recreational and educational opportunities to residents of the planned community.
- The establishment of performance standards to minimize the effects of industrial and commercial development on surrounding areas.
- The establishment of design and development standards for industrial, residential, and commercial land uses to insure an aesthetically pleasing development.
- Create a project that will be a short- and long-term benefit to the residents and the City of Lincoln.

The Development Standards for this planned community are intended to provide flexibility as well as guidance in design and construction of the project to that the above goals are met.

II. GENERAL DESCRIPTION

A. Project Location - Description.

The Joiner Ranch Project site comprises approximately 303 acres located primarily within Sections 16 and 17 of T12N, RGE, MDB&M, approximately 1 mile west of downtown Lincoln.

The Joiner Ranch Development has planned their entire 303-acre site; 29.1 acres of which are currently located outside the corporate City limits. No zoning action has been taken on those areas which are currently outside the City limits, however, they have been included to more clearly show the overall development plans of this project.

The Joiner Ranch Development Plan represents the entire area under this single ownership. The 303 acre site has been planned to provide a 44 acre industrial area, 13.1 acres for commercial/business and professional sites, 192.7 acres for residential development, areas for private open space, and 13 acres for a public use facility which will include an area for a park, fire station, and one-half of joint use school facility. In addition, the project has reserved a 5-acre site adjoining the remaining park to be used for the remaining one-half school site. Basic data describing the project is provided in Table A.

The project is designed as an integrated planned development consisting of industrial, commercial, and residential land uses combining to produce most of the aspects of a total community. It is presently anticipated that the project will be developed over a period of 20 to 25 years.

1. Industrial Development. As shown in Figure 1A, the 44-acre industrial portion of the project is located immediately south of Nicolaus Road and adjacent to the City's Wastewater Treatment Plant. Nicolaus Road is planned as a four-lane divided highway which will provide access to the industrial site. At such time as the Joiner Ranch property adjoining Nicolaus Road is developed, the project shall install the necessary southerly lane frontage improvements and/or participate in an Assessment District for said improvements.
2. Commercial/Business & Professional. 13.1 acres has been planned for the following uses: general commercial activities, neighborhood commercial areas, as well as a business and professional district. A business and professional district has also been provided near the same Nicolaus Road/Parkway intersection. The plan also provides for 8.8 acres of neighborhood commercial activity at the intersection of the Parkway and First Street.
3. Residential Areas. The main feature of the Joiner Ranch General Development

Plan is the provision of 192.7 acres of residential land use. The 192.7 acres of residential land will provide dwelling units at densities ranging from five units per acre for single family dwellings to 20 units per acre for apartments and condominiums. The overall density is ten units per acre. This density is greater than that found in the City in general as well as that found in the surrounding South Placer Area and is an attempt to follow recently undertaken policies of increasing residential densities in order to provide new housing opportunities as industrial growth continues in our region.

A major feature in the residential area is the provision of private open space along an existing drainage channel and oak savannah area as provided for on the General Development Plan. In conjunction with this area, a public easement for a hiking and bike trail is also planned. The residential area will be bisected by the construction of the north/ south Parkway with planned access points to serve the residential districts along this roadway.

4. Parks and School Site. The Joiner Ranch development has dedicated 13 acres of land to the City as a public park and safety facility site to serve residents within the project area. In conjunction with the park facility, a joint use facility with the Western Placer Unified School District has been planned in order to assist in meeting the long-term needs of the School District for school sites.

A portion of the City's 13-acre site, approximately 3-5 acres, will be utilized as one-half of a joint use facility with the School District. In addition to this area, the Joiner Ranch has reserved another five acres adjacent to the park site to be acquired by the Western Placer Unified School District for its one-half of the new school site. Total acreage available for a new school site would be a maximum of five acres on the City's park site and another five from the reserved area, providing a total of ten acres.

The Developer and School District have reached an agreement to establish a time period for which the five-acre site will be reserved by the developer. This agreement is now in place as set forth in the Project Conditions of Approval under the Public Services Section No. 18.

III. DEVELOPMENT PLAN REVIEW

This Planned Community Text and Land Use Plan are recognized as an overall master plan and guide to the developers and designers of future development plans for the Joiner Ranch property. The Development Standards are, in effect, performance standards; the ramifications of which become manifest when a Specific Development Plan has been drawn.

All development within the Joiner Ranch Project Area shall be subject to the following review process prior to any development of the site:

Each increment of development must apply for a Development Permit and prepare a Specific Development Plan. Said Permit and Plan shall be submitted to both the Planning Commission and City Council for approval. The Plan and Permit shall comply with the requirements specified in the Lincoln zoning Code for Planned Development Districts.

Any land use proposal or procedure not specifically covered by these standards shall be subject to the regulations of the City of Lincoln's Zoning Code.

IV. GENERAL DEVELOPMENT STANDARDS

A. Street Requirements.

1. Street Standards. The following rights-of-way (r.o.w.) shall be provided for build-out of the project:

North/South Parkway.	125' r.o.w.
Nicolaus Road	To Be Determined
	64' r.o.w. (Joiner Ranch East)
First Street	80' r.o.w.
Fourth Street	62' r.o.w.
Fifth Street	62' r.o.w.
R Street	62' r.o.w.
Industrial Collectors	60' r.o.w.
Residential Collectors	60' r.o.w.
Residential Local	To Be Determined
	44' r.o.w. (Joiner Ranch East)
Moore Road	To Be Determined

Public Street Construction Standards. In all instances in which streets are to be dedicated to the City of Lincoln, the applicable design and specification requirements (excluding right-of-way) shall be determined by the City of Lincoln's Street Width Improvement Standards.

2. Visual Corridors. The following arterials are considered to be important visual corridors into the Planned Unit Development establishing its theme and character:

- North/South Parkway
- Nicolaus Road

The above arterials are to be developed with the following median landscaping: landscaped and signed entrances where appropriate. These arterials and the required landscaped areas and entrances are to be part of the City's Lighting and Landscaping District pursuant to the Landscaping and Lighting Act.

3. Residential Entrances. In order to provide each residential area with its own unique theme and character, the following design elements will be required for residential development:

- (a) Streets entering residential areas to provide for a landscaped median at the entrance with identification signs. Said improvements to be placed in a Landscaping and Lighting District.
- (b) Residential areas should provide for individual perimeter designs in order to establish a unique character, where practical.
- (c) Residential projects which abut the oak savannah and drainage swale west of the Parkway shall incorporate these areas into their landscaping design as private open space. Such areas to be privately maintained through a Home Owners Association or formation of a Maintenance District.
- (d) Residential projects which abut the Auburn Ravine shall incorporate these areas into their landscaping design as private open space. Such areas to be privately maintained through Home Owners Association Maintenance District.
- (e) Access points into areas permitting high residential development should have their ingress and egress points from and onto collector streets.

4. Access Points and Driveway Locations. In order to ensure that traffic on streets flows at an optimum level of efficiency, the following general and specific requirements are established:

- (a) Residential development with individually owned lots which occurs along major arterials such as Fifth Street, First Street, or other major collectors should design projects to avoid individual driveways directly accessing onto these streets.
- (b) Such projects should be designed to direct traffic onto internal streets which then inter- sect with collector streets.
- (c) Multiple residential projects should be designed to limit the number of access drives onto major arterials.

The specific design and location of access drives and local streets shall be determined at the time a Specific Development Plan is submitted to the City for review and approval.

5. Fences, Walls, and Buffering Yards. Fences, walls, and buffer yards (including landscaping and berms) are a positive element of any site plan which compliments the building's architecture and blends with perimeter landscaping. The following guidelines shall be utilized in determining the need for fences, walls, and buffer yards:

- (a) In situations where commercial development is proposed immediately adjacent to residential development or future residential development or where residential development is proposed adjacent to existing or future commercial development, utilization of fencing, walls, buffer yards, or any combination of the above may be required by the City.

The specific requirement for such developments will be established at the time a Specific Development Plan is submitted and in conformance with the Development Standards applicable to the project.

- * Building Setback from Streets. The following minimum setbacks shall apply to all buildings abutting streets. Said setbacks shall be measured from the ultimate right-of-way line* :

* *Required setbacks for residential dwellings may vary for those areas which are located adjacent to streets which will be adversely affected by noise generated from traffic. The E.I.R. prepared for this project has identified residential areas planned adjacent to the north/south Parkway and those adjacent to Fifth Street and Nicolaus Road as being adversely affected by traffic noise. Among the possible measures to attenuate noise impacts is the requirement for greater setbacks and landscaping or use of berms and walls. As each Specific Development

(a) Industrial Buildings - See Industrial Development Standards Section.

(b) Residential Development - See Residential Standards Section.

6. Off-Street Parking. Parking for all uses shall be as required by the City of Lincoln Zoning Code and, where applicable, the City's Ridesharing Ordinance.

V. RESIDENTIAL AREAS

A. Project Description.

A variety of dwelling unit types and densities are anticipated consisting of attached and detached single family dwellings and apartments. The concept of clustering development into individual neighborhood units is proposed. Consistent with this concept is the use of "maximum dwelling unit" zoning. The statistical analysis for land use area specifies the maximum number of dwelling units and density permitted for each category.

B. Notes.

1. All areas designated for residential use may be developed at a lower residential density than that indicated for a specific area without requiring a change in the planned community district zoning.
2. Any land use proposal or procedure not specifically covered by these Standards shall be subject to the regulations of the City of Lincoln Zoning Code.
3. Conventional developments are defined as areas developed in such a manner that each dwelling unit is situated on a residential lot of record and no lot contains more than one dwelling unit. Designations of conventional development shall be shown on tentative maps at the time a Specific Development Plan is submitted pursuant to the City of Lincoln's Zoning Code and Subdivision Provisions.
4. Cluster developments are defined as combining or arranging attached or detached dwelling units and their accessory structures on contiguous or related residential lots of record where the yards and open spaces are combined into more desirable arrangements of common areas which are not part of the individual lot of record. Cluster development shall also include

Plan is submitted for approval, the City will review and determine what mitigation measures are required to reduce noise impacts on residential dwellings.

statutory condominiums. Designation of cluster developments and condominiums shall be shown on the tentative tract map.

5. Low density residential development shall be defined as those areas in which density does not exceed six (6) dwelling units per acre.
6. Medium density residential development shall be defined as those areas in which density is above six (6) but does not exceed eight (8) dwelling units per acre.
7. High density residential development shall be defined as areas in which the density is ten to twenty dwelling units per acre.
8. With respect to all residential development in this planned community, sales literature in sales and rental offices shall bear adequate notice of air traffic patterns affecting this planned community.
9. At such time as a Specific Development Plan is considered, the developer to submit plans demonstrating provisions for noise attenuation of units placed near arterials or streets for which noise attenuation is indicated based upon the E.I.R. for the project or to meet the City of Lincoln's Noise Ordinance requirements.
10. All residential dwelling units which may be constructed within the planned community will be examined during the Specific Development Plan stage to ensure that C.C.& R.'s governing the proposed residential development are consistent with the adopted Development Standards and, where appropriate, require maintenance of private open space areas and drainage areas. The governing C.C.& R.'s required by the City shall be reviewed and approved by the City Attorney and Planning Department.

VI. RESIDENTIAL DEVELOPMENT - SITING AND DESIGN CRITERIA

The Standards that follow are intended to be minimum design parameters. However, the City, during site and architectural review of a Specific Development Plan, may allow different Standards proposed by a builder provided an equal or better site planning relationship and living environment occurs by using different Standards.

A. Permitted Uses.

The following uses are permitted within those areas zoned for residential development subject to the maximum density levels and maximum number of dwelling units established for each

area:

1. Conventional single-family dwellings, detached.
2. Single family, attached.
3. Cluster development.
4. Condominiums, townhouses, apartments.
5. Parks (public and private), open space and green areas, hiking and bicycle trails.
6. Accessory buildings and structures where related and incidental to a permitted use.
7. Such other uses which in the opinion of the Planning Commission are of a similar nature.

B. Uses Permitted Subject to the Granting of a Conditional Use Permit by the Planning Commission.

1. Churches.
2. Community and recreational facilities.
3. Public utility buildings and uses.
4. Other uses which in the opinion of the Planning Commission are of a similar nature and consistent with surrounding land uses.

C. Siting Requirements.

Single Family Detached and Two Family Units on Conventional Lots

1. Setbacks.

- | | | |
|-----|--------------------------|---|
| (a) | <u>Front yard:</u> | 20 feet but may be reduced for swing or Hollywood drives provided a variation of setbacks are maintained. |
| (b) | <u>Side yards:</u> | One side 5 feet, total both sides 10 feet. |
| (c) | <u>Side street yard:</u> | 10 feet. |

(d) Rearyard: 20 feet ^{1*}

2. Height. Maximum height for principal structures is 35 feet; for accessory structures 16 feet.

3. Lot areas. To be established at the time a Specific Plan and Tentative Map are submitted with reference to the maximum number of units permitted within each residential area.

D. MDR Zoned Area

The following regulations apply specifically to the MDR zone in the Joiner Ranch project area. In cases of conflicts between this section and the overall Joiner Ranch Development Standards or the City zoning code, this section shall prevail. In cases where this section is silent on a development standard, and an applicable standard is provided in the overall Joiner Ranch Development Standards, the standard in the overall Joiner Ranch Development Standards shall apply. In cases where this section and the overall Joiner Ranch Development Standards are silent on a development standard, and an applicable standard is provided in the Zoning Code, the standard in the Zoning Code shall apply.

1. Setbacks, primary structure.

a) Front yard: Living area 15 feet
Face of garage 18 feet
Street side of swing entry garage 15 feet

b) Side yard¹: 4 feet

c) Side street yard: 10 feet

d) Rear yard: 10 feet

¹. Must maintain 3 feet clear path of travel for fire safety purposes.

2. Setbacks, Accessory structures. Maintain a 4 foot side yard and rear yard setback.

3. Height. Maximum height for principal structures is 35 feet; for accessory structures 16 feet

^{1*}Rear Yard: There shall be a typical twenty (20) foot rear setback for dwelling units, however, this may be reduced to fifteen (15) percent* of the average depth of the lot, but in no event less than ten (10) feet on one story and fifteen (15) feet for two story buildings.

* The main building may project into the required typical rear yard for a lot provided that an equal area is provided as a yard or court within the buildable portion of the lot.

4. Lot area. Minimum lot area is 2,900 square feet
5. Architectural features on the primary residence, such as cornices, eaves, canopies and sills, may not extend more than two feet into any side yard or side street yard.
6. Architectural features may extend a maximum of three feet into the required front or rear yard.
7. Patio covers, either attached or freestanding, may project a maximum of five feet into a required rear yard

Multiple Family Units, Condominiums

1. Setbacks^{2**} (as measured from the property lines).
 - a. Frontyard: 28 feet.
 - b. Side yard: 15 feet.
 - c. Rear yard: 15 feet.
 - b. Building to Building. Between two main structures a minimum of 20 feet. This distance may be increased or reduced by the Planning Commission based on approval of innovative designs which enhance the quality of a project.
 - c. Dwelling Unit Setback from Private Vehicular Access: 20 feet. This setback may be reduced by the Planning Commission upon their determination that a better site planning relationship is provided by the change.
2. Height. Maximum height for principal structures is 35 feet unless the Planning Commission determines that the height proposed is not detrimental to present and future development. For accessory structures 16 feet.
3. Lot Areas. To be established at the time a Specific Plan and Tentative Map are submitted with reference to the maximum number of units permitted within each residential area.

^{2**} Where it is necessary to reduce noise impacts resulting from properties adjacent to heavily traveled streets, greater setbacks may be required as a means of attenuating sound. Each specific Development Plan will be reviewed for possible mitigation measures to reduce noise impacts along those streets identified in the E.I.R. as at critical levels.

D. Open Space.

In multiple family projects that are designed in a manner in which open space and yard areas are combined into common areas, at least 25% of the site is to be reserved and set aside for open space. The Planning Commission may reduce the open space requirement up to a maximum of 5% when warranted by superior design and open space allocation.

E. Residential Landscaping.

1. All multiple family projects shall be landscaped according to plans and specifications as prepared by a licensed landscape architect or landscape designer and approved by the City of Lincoln and maintained thereafter in a healthy, neat, and orderly fashion.
2. All landscaping shall be provided with an automatic irrigation system.
3. The maximum number of existing oak trees shall be retained on the site. Care should be taken to ensure root zones are not disturbed and that grade changes do not adversely affect mature trees. No existing trees may be removed without submitting to the City of Lincoln the basis for removal and receiving written approval from the City's Planning Commission. The project shall comply with the City's Oak Tree Guidelines.
4. Large areas of parking pavement shall be given visual relief by the utilization of landscaping pockets and perimeter landscaping. Such landscaping to include the use of 15 gallon trees in a number determined by the Planning Commission at the time a specific plan is submitted.

STATISTICAL ANALYSIS FOR RESIDENTIAL AREAS

	<u>Area</u>	<u>Acres</u>	<u>Density Range</u>	<u>Maximum Dwelling Units</u>
<u>Residential</u>				
<u>Low</u>	A	20.5	0-5	98
	B	39.1	0-6	235
<u>Medium</u>	C	20.8	0-7	146
	D	18.0	0-8	144
	E	10.5	0-8	84
	F	7.1	0-8	57
	G	2.0	0-8	16
			0-8	120
		15.0		
<u>High</u>	H	2.8	0-14	40

	I	3.0	0-14	40
	J	5.8	0-14	81
	K	7.8	0-18	140
	L	7.0	0-18	126
	M	8.5	0-18	153
	N	5.4	0-20	108
	O	4.8	0-20	96
	P	<u>9.6</u>	0-20	<u>192</u>
Total ^{3*}		187.7		1876

³ *NOTE: Total does not include land set aside for a future school site nor the units that would be generated from development of the site as a residential land use.

VII. JOINER RANCH INDUSTRIAL, COMMERCIAL AND BUSINESS AND PROFESSIONAL

Purpose.

The basic goal of the Joiner Ranch Project is to provide an integrated community which will minimize the contemporary problems of transportation, energy, and housing by providing both jobs and retail opportunities in close proximity to residential development. The Joiner Ranch Project has provided 44 acres of Light Industrial Zoning and another 13.1 acres of Commercial/Business and professional Zoning in attractively landscaped physical settings compatible with the adjacent and nearby residential areas to achieve this goal. In order to ensure that these long-term objectives and others specified in the General Development Standards and Plan are met, the following specifications for the industrial area are set forth and intended to be minimum design parameters. However, the City, during site and architectural review of a Specific Development Plan, may allow different Standards proposed by a builder provided an equal or better site planning relationship and environment occurs by using different Standards. Any land use proposal or procedure not specifically covered by these Standards shall be subject to the regulations of the City of Lincoln Zoning Code.

Zoning Districts.

The Joiner Ranch Project has been divided into three basic districts:

1. Light Industrial
2. Commercial
3. Business and Professional

<u>Use</u>	<u>Acres</u>
Light Industrial	44
Commercial	13.1
Business and Professional	4.6

1. Business and Professional Offices

A. Intent and Purpose. It is the intent of this zoning classification to allow for business and professional offices and activities in support of the immediate community as well as the general community. Only facilities which are compatible with residential uses are to be permitted.

B. Permitted Uses. The following uses are to be permitted:

1. Professional office such as but not limited to the following:

- a. Accountants
- b. Attorneys
- c. Dentists, doctors, etc.
- d. Engineers, architects, etc.

2. Business offices such as but not limited to the following:

- a. Advertising agencies
- b. Banks and other financial establishments
- c. Employment agencies
- d. Escrow companies
- e. Insurance companies
- f. Corporate headquarters
- g. Travel agencies

3. Other uses which in the opinion of the Planning Commission are of a similar nature.

2. Light Industrial

- A. Intent and Purpose. It is the intent in this zoning district to allow the location of industries engaged primarily in research and/or testing and industries engaged in compatible light manufacturing and assembly of components. It is also the intent of this district to allow the location of general manufacturing activities and service industry activities. Goods manufactured at the site may be sold at the site. Particular attention will be paid to the compatibility and impact of uses locating in this district on adjacent residential areas.
- B. Permitted Uses. The following uses will be permitted:
1. Uses permitted in the Business and Professional District.
 2. Uses primarily engaged in research activities including research laboratories, development laboratories and compatible* light manufacturing as but not limited to the following:
 - a. Measuring, analyzing, and controlling instruments
 - b. Photographic, medical, and optical goods
 3. Compatible^{4*} manufacture, research, assembly, testing, and repair of components, devices, equipment, and systems and parts and components such as but not limited to the following:
 - a. Coils, tubes, semi-conductors
 - b. Data processing equipment
 - c. Graphic and art equipment
 - d. Metering equipment
 - e. Radio and television equipment
 - f. Printed circuit boards

⁴ *Compatible. At the time a Specific Development Plan is submitted, all proposed uses will be reviewed for compatibility with residential development with the following factors addressed: impacts on air quality, noise vibration, glare, light, heat or humidity, aesthetics, and visual impacts, as well as use of hazardous materials

4. Administrative, professional, and business offices associated with an accessory to a permitted use.
5. Cafeteria, café, or auditorium accessory with and incidental to a permitted use.
6. The manufacture of products made from the following or similar materials:
 - a. Aluminum
 - b. Steel
 - c. Glass
 - d. Wool
 - e. Plastics
7. Manufacturing and/or assembly of the following or similar products:
 - a. Aircraft components
 - a. Electrical appliances
 - b. Machine tools
 - c. Communications equipment
 - d. Drugs
 - e. Heating equipment
 - f. Printed circuit boards
 - g. Bores and packaging
8. Service industries or those industries providing a service as opposed to the manufacture of a specific product such as the repair and maintenance of appliances or component parts, tooling, testing shops, small machine shops, shops engaged in the repair, maintenance, and servicing of such items excluding automobile repair.
9. Industries engaged in the distribution and/or storage or warehousing

of products similar to those listed in other permitted uses in this group.

10. Such other uses which in the opinion of the Planning Commission are of a similar nature and compatible with surrounding land uses.

III. Commercial

A. Intent and Purpose. It is the intent of this district to allow for the establishment of a commercial area designed primarily to serve the community shopping needs of the development as well as surrounding areas.

B. Permitted Uses.

1. All uses permitted in the Business and Professional District.
2. Retail business such as but not limited to:
 - a. Supermarkets
 - b. Drug Stores
 - c. Ice cream parlors
 - d. Furniture stores
 - e. Restaurants and food establishments
 - f. Clothing stores
 - g. Stationary and book stores
 - h. Watch and jewelry repair
 - i. Beauty shops
 - j. Drug stores/pharmacy
 - k. Savings and Loans
 - l. Branch Post Office
 - m. Gift shop

- n. Office supply stores
 - o. Title companies
 - p. Wallpaper stores
 - q. Travel agencies
 - r. Insurance agencies
3. Such other uses which in the opinion of the Planning Commission are of a similar nature and compatible with surrounding land uses.

IV. General Development Requirements

- A. Intent and Purpose. It is the purpose and intent of this section to set forth standards, guidelines, and criteria for development of the uses specified herein.
- B. Applicability. The requirement of the siting and design sections will apply to all Business and Professional, Commercial, and Light Industrial areas.
- C. Site Requirements. Minimum site area - 1 acre. It is intended that developments which may have special site design and planning requirements not addressed in these Standards (i.e., separately owned buildings sharing a common site) may apply for a Use Permit. The Planning Commission may issue a Use Permit upon a finding that the proposal is consistent with the intent of these Standards.
- D. Environmental Pollution Control. All industrial operations listed as permitted uses will be allowed provided they are performed or carried out in such a manner that their operations do not cause a nuisance, radio frequency, interference, sound electro- mechanical disturbance, radiation, air or water pollution, dust emission or odorous toxic or non- toxic matter nor use of hazardous materials.
- E. Noise Design. Buildings and uses shall be designed and arranged on the site in such a manner so as to avoid the creation of noise levels which impact adjacent parcels or other uses on the same parcel by exceeding the levels specified in the City of Lincoln's Noise Ordinance and these Standards.

Industrial, office, and commercial uses shall have a minimum yard area

adjacent to a public street of 21 feet. Further, no building shall exceed 45 feet in height or cover more than 50% of the lot area unless the Planning Commission determines that the height and size will not be detrimental to existing and future development.

Land use proposals and/or procedures not specifically covered by these Standards are subject to the regulations of the City of Lincoln Zoning Code.

VIII. INDUSTRIAL, COMMERCIAL, AND BUSINESS AND PROFESSIONAL DEVELOPMENT – SITING AND DESIGN CRITERIA

I. Setbacks

A. Purpose.

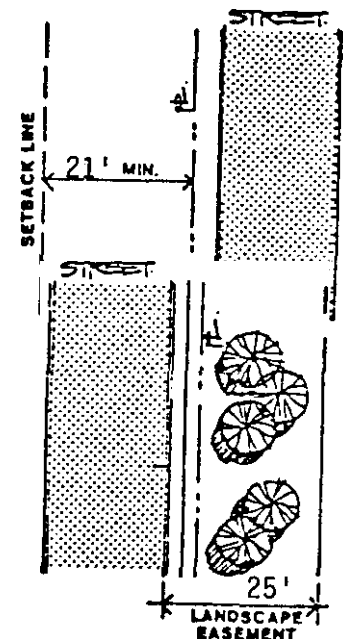
Structures and activities are part of a total neighborhood. Setbacks are one device used to organize buildings and activities on the site so that the land use will have a beneficial impact on the entire industrial neighborhood.

Structures should not crowd the periphery of the site and impair the quality of life for adjacent properties. By separating structures from one another, privacy is increased, light and air is allowed to adjoining properties, and overcrowding is avoided. This is particularly critical where mixed uses exist in mixed land use neighborhoods.

B. Street Setbacks.

Guidelines

1. No industrial building shall be permitted to be constructed closer than twenty-one (21) feet from the line of the ultimate street right-of-way along Nicolaus Road and all major arterials and industrial roadways. Planters, walls, sign elements not exceeding 3'0" in height may be permitted in street side setback areas. Roof overhangs may extend a maximum of 5' into setback areas.
2. The first 25' of street side landscaping from the street right-of-way line will be installed as a landscaping easement and shall remain unaltered except for access drives and sidewalks, unless



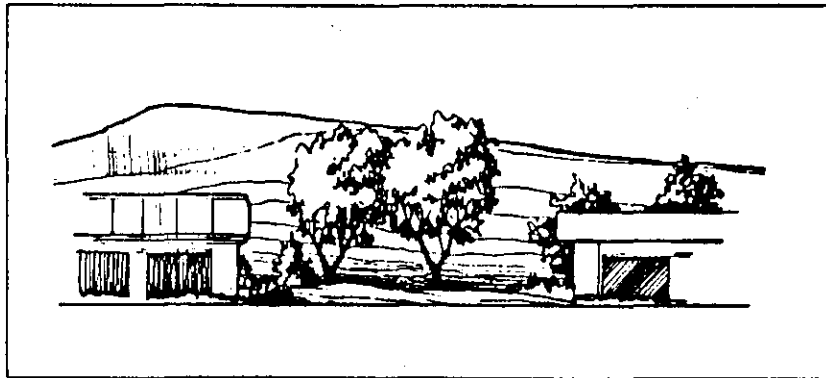
alterations are approved in writing by the City of Lincoln.

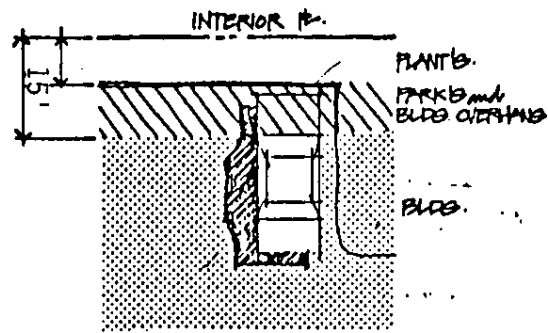
C. Interior Property Line Setbacks.

Purpose. To provide a definite physical separation between buildings on adjoining lots suitable for distinguishing separation of responsibilities and to allow companies on adjoining lots to be individually identifiable.

Guidelines

1. No building shall be permitted to be constructed closer than fifteen feet from an interior property line unless otherwise approved by the City of Lincoln.
2. No parking, other than automobile overhangs, shall be permitted to be closer than five feet from an interior property line unless otherwise approved in writing by the City of Lincoln.
3. All setback areas should be fully landscaped in a manner both compatible and complimentary with the on-site architecture and landscape design concept.

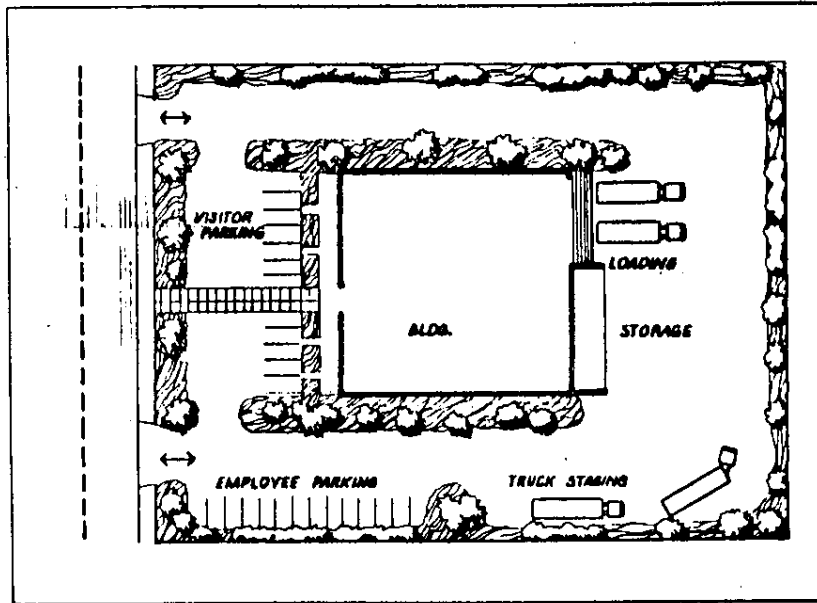




II. Parking

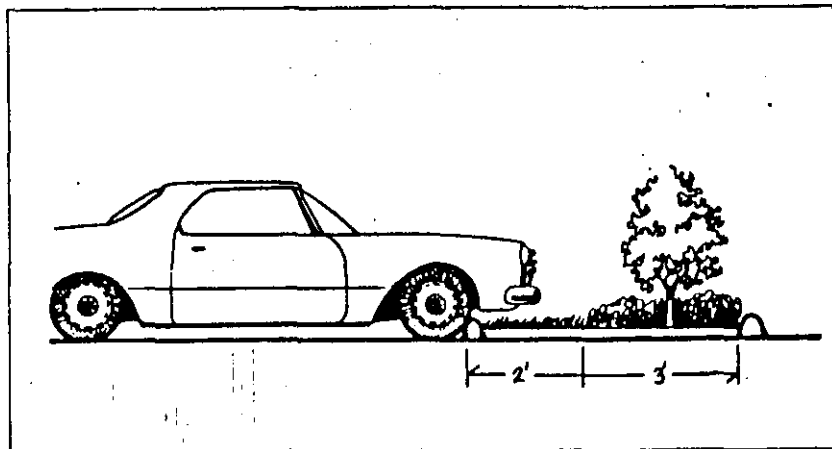
A. Purpose.

1. The industrial land use generates a need for customer, employee and truck parking. Each site is expected to provide adequate space to handle its parking demand. Parking can be integrated with landscaped setbacks so that parking areas do not detract from the aesthetics of the industrial site (see landscaping and setbacks).
2. Parking areas should be easily accessed from the street so that circulation to parking areas does not interfere with other site activities. Visitor parking should be located at the entrance of the building and clearly marked. Automobile parking should be separated from loading areas and truck parking areas. Adequate on-site staging areas shall be supplied for trucks waiting to unload. (see loading).
3. To provide sufficient on-site parking to accommodate all vehicles associated with the use of each lot at any one time and therefore not require vehicles to be parked on public roadways or on lots of other companies.
4. To coordinate parking requirements with the City of Lincoln's Ridesharing Ordinance in order to encourage car pools, the use of the City's transit system and the provision of preferential parking areas for cars and bicycles.



B. Guidelines.

1. On-site parking shall be determined in accordance with the City of Lincoln's Zoning Code. The requirement for a specific number of spaces may, in the City's discretion, be reduced in order to achieve the ridesharing goals of the City of Lincoln's Ridesharing Ordinance.
2. Standard parking stall shall be designated according to the City of Lincoln Municipal Code. When a raised curb is used at the end of the parking space, the dimension of the space may encroach 2' from the face of the curb into the landscaping behind the curb, provided the total width of the landscaped area is 5' or greater.



3. In addition to the parking required above, one designated parking

space shall be provided for each company vehicle to be parked on-site during normal working hours.

4. All employee, visitor, truck, and trailer parking shall be provided on-site. There shall be no on-street parking.
5. All parking, trucking, and loading areas are to be paved to provide dust free all-weather surfaces.
6. Businesses locating in the Joiner Ranch are to encourage the formation of car pools by their employees, consideration should be given to designation reserved "car pool" parking spaces. Designated "car pool" spaces should be given preferential locations in relatively close proximity to primary employee building entrances. The implementation of the City's Ridesharing Ordinance will be enforced during the Specific Development Plan approval process.
7. Designated "cycle parking" areas should be considered for the convenience of employees using bicycles or motorcycles. In order to avoid the clutter of cycles parking in unplanned locations, it is recommended that planned "cycle parking" areas be conveniently located to employee entrances and be provided with racks having security locking capabilities.

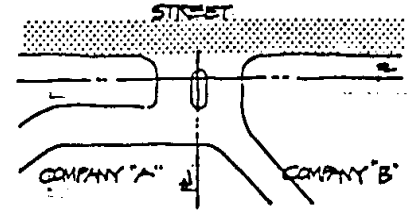
III. Access and Drive Location

A. Purpose

1. To have access drives located such that vehicular traffic arriving at and leaving from lots as well as traffic passing continuously in streets, flows at an optimum level of efficiency.
2. That the continuity of street side landscaping is minimally disrupted by the construction of access drives.
3. That utilities located in the landscape easement are not or are minimally disrupted by the construction of access drives.

B. Guidelines

1. Access drives should be coordinated with adjacent lots so as not to impede the efficient flow of peak period traffic. Consideration should be given to adequate separation of adjacent access drives or the development of common access drives.



2. Access drive designs should incorporate provisions for efficient vehicle stacking during peak periods of use.
3. Access drives should be located such that their construction results in a minimal disruption of the street side landscaping and utilities located within the designated landscape easement.
4. Vertical curbs shall be used, except rolled curbs may be used where driveways make vertical curbs impractical.
5. Drive-up windows should be permitted only when required for the purposed business to remain economically competitive. The proposed commercial and business areas are located adjacent to both Nicolaus Road and the North/South Parkway. These are major streets within the project and the placement of a drive-up window facility should be carefully planned. Sufficient area for vehicles queuing must be included in the design of the facilities in order to avoid congestion on adjacent roads and intersections.

IV. Sidewalks

A. Purpose

1. To provide a safe (separated from vehicles) all weather, efficient and aesthetically pleasing means of pedestrian circulation connecting lots along the street side perimeter.
2. To provide a safe (separated from vehicles) all weather and aesthetically pleasing means of pedestrian circulation serving each site, including connecting parking areas with building entries, connecting buildings to one another, and connecting building entries with on-site amenities.

B. Guidelines

1. Street side sidewalks will be installed by the developer within perimeter of landscape easements.
2. On-site pedestrian circulation systems shall be provided to meet the circulation needs of on-site users. Such systems should provide safe, all weather, efficient, and aesthetically pleasing means of on-site movement and should be an integrated part of the overall architectural and site design concept.
3. Where usage dictates, connections should be made between on-site and perimeter pedestrian circulation systems.
4. Street sidewalks will be permitted to meander through the perimeter landscape easements.

V. Storage, Service and Loading Areas

A. Purpose

1. Loading. The loading and unloading of goods from trucks and rail facilities is in integral function of the industrial site. It is traditionally located at the rear of buildings and is normally associated with outdoor storage of goods and truck parking. Loading dock areas are to be located where they can function efficiently without detracting from the aesthetics of the industrial structure.
2. Location of Loading Facilities. To alleviate the unsightly appearance of the loading facilities for industrial uses, these facilities shall not be located at the front of structures. Backing from the street onto the site for loading into front end docks causes traffic congestion and leads to unsafe truck maneuvering. The industrial site should be self-contained unit capable of handling its own parking needs. The use of public street for parking and staging of trucks awaiting loading is unsightly and unsafe (see parking).
3. Storage. Storage facilities and their expansion are to be considered during site design stage in order to prevent clutter and promote orderly development. Permanent outdoor storage shall be screened by landscaping or materials integral with the theme of the building's architecture. Site plan design shall consider areas for temporary storage of vehicles, manufactured goods, raw materials, etc. so that this temporary storage has minimal impact on neighboring uses and the public.

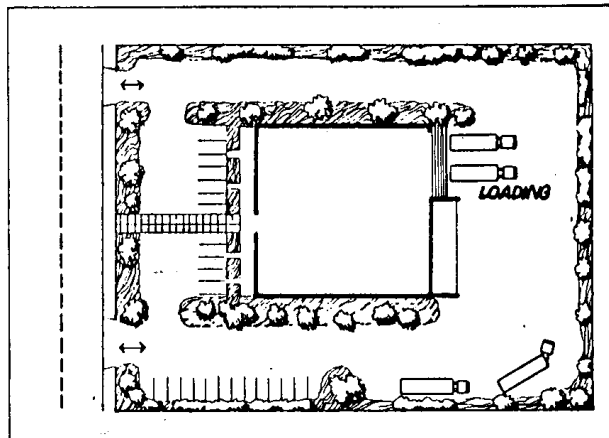
B. Objectives

1. To insure that storage, service and loading areas are located upon a site so as to minimize the visibility of loading and service vehicles from primary visual exposure areas.
2. To insure that the storage, service and loading areas are designed and located on the site so that service vehicle activities and movements do not disrupt the efficient flow of on-site and off-site traffic.

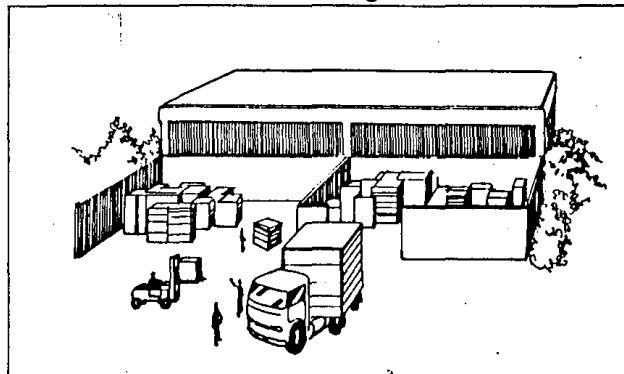
C. Guidelines

1. Storage, service, maintenance and loading areas must be constructed, maintained and used in accordance with the following conditions:

- a. No trucking or loading areas shall be developed within the front and street side yard landscape areas.
- b. Loading docks shall be screened by landscaping or other means to minimize the visual effect from the street and other primary visual exposure areas.
- c. Provisions shall be made on each site for any necessary vehicle loading and no on-street vehicle loading shall be permitted.
- d. Loading dock areas shall be setback, recessed or screened so as to minimize their visibility from adjacent lots or sites, neighboring properties or streets.

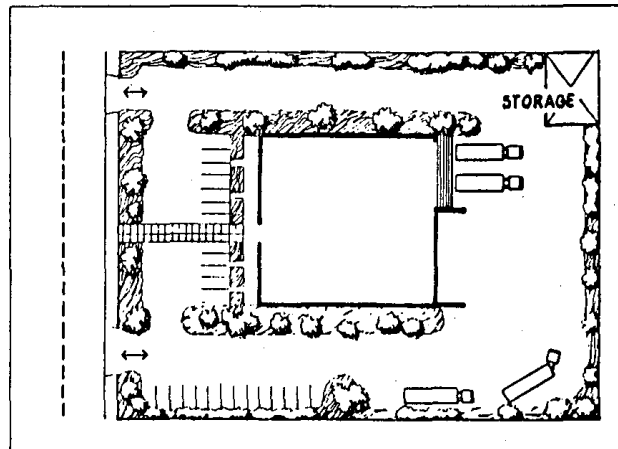


- e. No materials, supplies or equipment including company owned or operated trucks shall be stored or kept in any areas on site except inside a closed building or behind a visual barrier screening such areas from the view of adjoining properties and the street. Such barriers shall be at least six (6) feet high. Such outside storage and barriers shall be permitted on the site only with prior City approval. Permanent outside storage barriers may include landscaping or materials integral with the theme of the building's architecture.



- f. Any storage areas screened by visual barriers shall be located

on the rear or side portions of the site and not in the area between the structures and the street property line.



VI. Refuse Collection Areas

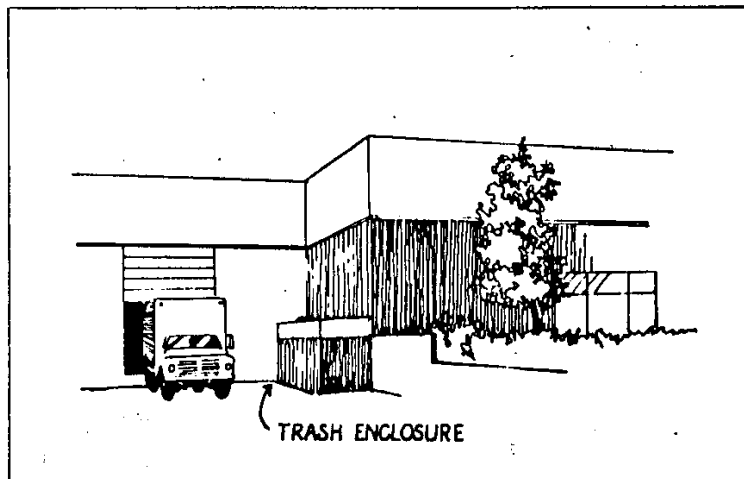
A. Purpose

1. To insure that refuse and refuse containers are not visible from primary visual exposure areas (streets, primary image entry drives, common visual and recreational amenity areas, etc.).
2. To insure that refuse enclosures are designed to effectively receive and contain generated refuse until collected and enclose refuse containers after refuse is collected.
3. To insure that refuse collection vehicles have clear and convenient access to refuse collection areas and thereby do not contribute to excessive wear and tear to on-site and off-site developments.
4. Site design considerations include the location of refuse disposal facilities so that they will be adequately screened from public view. Such facilities should be located to minimize noise and odor impacts on adjacent properties.

B. Guidelines

1. No junk, scrap, rubbish, trash, litter or refuse shall be deposited or permitted to remain or accumulate on any site or portion thereof which will detract from its neat and orderly appearance. All such materials shall be kept in sanitary containers.

2. All outdoor refuse containers shall be visually screened within a durable 6'0" or higher non-combustible enclosure so as not to be visible from adjacent lots or sites, neighboring properties or streets. Screen barriers shall be in place prior to occupancy of the building. No refuse collection areas shall be permitted between a street and the front of a building.
3. Refuse collection areas shall be designed to effectively contain all refuse generated on-site and deposited between collections. Deposited refuse should not be visible from outside the refuse enclosure.
4. Refuse collection shall be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.



5. Refuse collection areas shall be so located upon the lot as to provide clear and convenient access to refuse collection vehicles and thereby minimize wear and tear to on-site and off-site developments.
6. Refuse collection areas shall be designed and located on the lot so as to be convenient for the deposition of refuse generated on-site.

VII. Screening of Exterior Electrical Equipment and Transformers

A. Purpose

1. To minimize the visibility of exterior equipment and transformers from primary visual exposure areas (streets, primary image entry drives, floors of image buildings and common visual and recreational amenity

areas, etc.). Early contact with the electric company is encouraged so that pad mounted transformers can be integrated into the site plan. The necessity for utility connections, meter boxes, etc. should be recognized and integrated within the architectural design of the buildings.

B. Purpose

1. Transformers that may be visible from any primary visual exposure areas shall be screened to minimize their visual impacts with either planting or a durable non-combustible enclosure (of a design configuration acceptable to Pacific Gas and Electric Company).
2. Transformer enclosures where used shall be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.
3. Exterior mounted electrical equipment shall be mounted on the interior of a building wherever possible. When interior mounting is not practical, electrical equipment shall be mounted in a location where it is substantially screened from public view.
4. Exterior mounted electrical equipment and conduits shall be kept to a visible minimum, where visible shall be installed in a neat and orderly fashion and shall be screened with materials which blend into the structure and are architecturally compatible with the building.

VIII. Screening of Exterior Mechanical Equipment

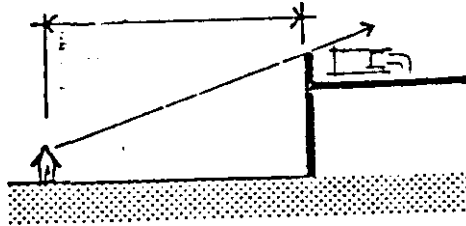
1. Purpose

1. To have all exterior components of plumbing, processing, heating, cooling and ventilating systems not be directly visible from within the lot or from adjoining streets, lots or buildings.
2. Equipment Location. Exterior support equipment should not only have a good functional placement, but shall also be located where it can best integrate with the building's architecture and not appear to be added arbitrarily. Proper integration allows for a clean, neat building and an uncluttered industrial site.

2. Guidelines

1. Utility Service. Utility connections shall be planned to coordinate with architectural elements of the site so as not to be a visual nuisance.

2. Where practical, all electrical and mechanical apparatus, equipment fixtures (other than lighting fixtures), conduit, ducts, vents, flues and pipes mounted or placed on the roof surface, shall be concealed from view from the streets and from buildings or other sites in an architecturally treated manner approved by the City.



3. It is recommended that in the case of roof mounted mechanical equipment, that building parapets be of such height that roof mounted screening devices no be required. If building parapets do not provide the required screening, mechanical equipment shall be screened by an unobtrusive screening device that will appear as an integrated part of the overall architectural design.
4. Any devices employed to screen exterior components of plumbing, processing, heating, cooling and ventilating systems from direct view shall appear as an integrated part of the architectural design and as such be constructed of complimentary and durable materials and finished in a complimentary texture and color scheme to the overall architectural design.
5. No exterior components of plumbing, processing, heating, cooling and ventilating systems shall be mounted on any building wall unless they are an integrated architectural design feature and, in any case, shall be permitted only with the written approval of the City of Lincoln.
6. If a building does not act as a total roof screen for mechanical equipment then an addition to the building to screen future mechanical equipment or solar collectors shall be of the same building design elements and color. The use of separate mechanical screen fence design shall be discouraged.

IX. Utilities and Communication Devices

A. Purpose

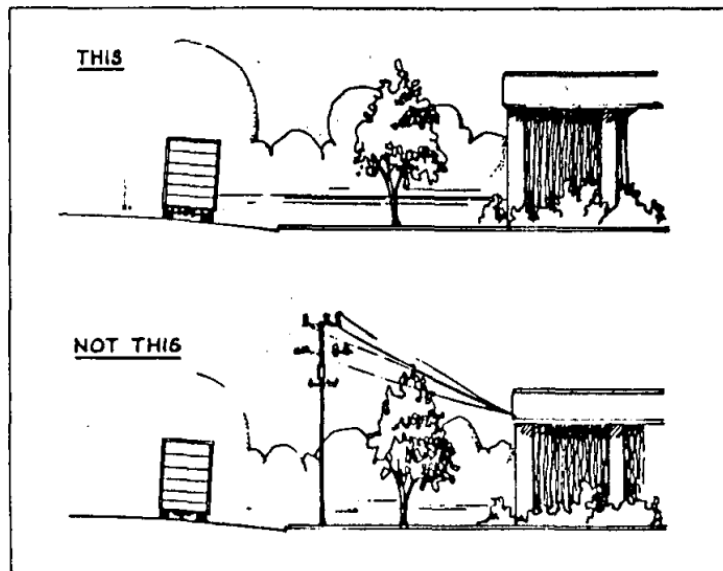
1. To have the entire Joiner Ranch visually free of unsightly overhead power and telephone lines, utility poles and other utility and

communication equipment and components.

2. To protect off-site utility systems from becoming over burdened by individual lot utility systems.
3. To achieve minimum disruption of off-site utilities, paving and landscape during construction and maintenance of on-site utility systems.

B. Guidelines

1. Overhead utilities shall be prohibited. All public utilities must be underground.

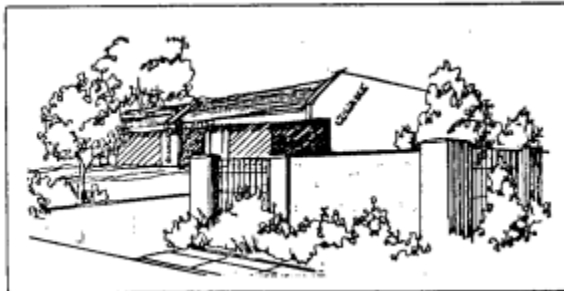


2. All exterior on-site utilities including, but not limited to, drainage systems, sewer, gas lines, water lines and electrical, and telephone and communications wires shall be installed and maintained underground unless otherwise approved by the City of Lincoln.
3. On-site underground utilities shall be designed and installed to minimize the disruption of off-site utilities, paving and landscape during construction and maintenance.
4. Antennas or other devices for transmission for reception of any signals may be placed on a lot with written approval of the City of Lincoln.
5. Temporary overhead power and telephone facilities are permitted during construction.

X. Fences and Walls

A. Purpose

1. To permit the installation of fences and walls within a lot for the purpose of site security, sound attenuation, separation of functional activities and screening of unsightly functions and activities.
2. To have fences and wall installed such that they are as inconspicuous as possible or designed as an integrated and complimentary architectural design element adding interest to the overall architectural design concept.
3. To not have walls or fences reduce the intended quality of development.
4. To insure that fences and wall do not, because of their height, location or design, contribute to a decrease in the safety or efficiency of traffic flows on-site in fronting streets.
5. To insure that adequate fencing and walls shall be provided to guarantee preservation of privacy to adjacent residential uses and that long expanses of fence or wall surfaces should be architecturally designed to prevent monotony.

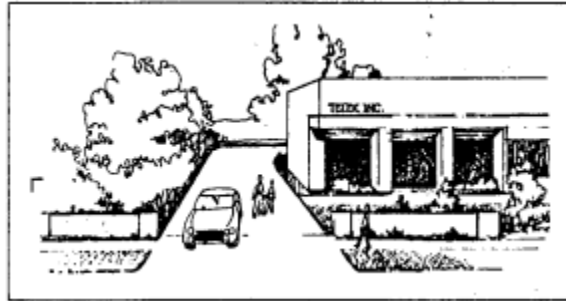


B. Guidelines

1. No fence or wall shall be constructed closer than thirty feet from the curb line of a fronting street unless it is of a height not to exceed 3'0".
2. No fence or wall shall exceed a height of 8'0" unless otherwise approved in writing by the City of Lincoln.
3. All fences and walls located between a fronting street and a building

require written approval by the City of Lincoln.

4. All fences and walls shall be designed as an integrated part of the overall architectural and site design. All materials shall be durable and finished in textures and colors complimentary of the overall architectural design.



5. All fences or wall shall be constructed of materials other than wood or chain link unless otherwise approved in writing by the City of Lincoln. If chain link fencing is permitted it shall be of dark color and be largely hidden behind plant material and/or earth mounding.

XII. Nuisances

A. Purpose

1. To insure that no portion of Joiner Ranch is used in such a manner as to create a nuisance to adjacent sites or streets such as, but not limited to, vibration, sound, electro-mechanical disturbance and radiation, electro-magnetic disturbance, radiation, air or water pollution, dust emission or odorous toxic or non-toxic matter.

B. Guidelines

1. No nuisance shall be permitted to exist or operate upon any lot or site so as to be offensive or detrimental to any adjacent lot, site or neighboring property or to its occupants. A "nuisance" shall include, but not limited to, any of the following conditions:
 - a. Any use of the lot or site which emits dust, sweepings, dirt or cinders into the atmosphere or discharges liquid, solid wastes or other harmful matter into any stream, river or other waterway which, in the opinion of the City of Lincoln, may adversely affect the health, safety, comfort of or intended

property use of their property by persons within the area. No waste nor any substance or materials of any kind shall be discharged into any public sewer serving the subject property or any part thereof in violation of any regulation of any public body having jurisdiction over such public sewer.

- b. The escape or discharge of any fumes, odors, gases, vapors, steam, acids or other substance into the atmosphere which discharge, in the opinion of the City of Lincoln, may be detrimental to the health, safety or welfare of any person or may interfere with the comfort of persons within the area or which may be harmful to property or vegetation.
- c. The radiation or discharge of intense glare or heat or atomic, electro-magnetic, microwave, ultrasonic, laser or other radiation. Any operation producing intense glare or heat or other such radiation shall be performed only within an enclosed or screened area and then only in such a manner that the glare or heat or radiation emitted will not be discernible from any point exterior to the site of lot upon which the operation is conducted.
- d. Excessive noise, sounds or vibrations that are objectionable to surrounding properties due to intermittence, beat, frequency or shrillness.
- e. Excessive emissions of smoke, seam or particulate matter. Visible emissions of smoke or steam will not be permitted (outside any building) which exceed Ringlemann No. 1 on the Ringlemann Chart of the United States Bureau of Mines. This requirement shall also be applied to the disposal of trash and waste materials. Windborne dust, sprays, and mists originating in plants are not permitted.
- f. Ground vibration. Buildings and other structures shall be constructed and machinery and equipment installed and insulated on each lot or site so that the ground vibration inherently and recurrently generated is not perceptible without instruments at any point exterior to any lot or site.

XIII. Landscaping

A. Purpose

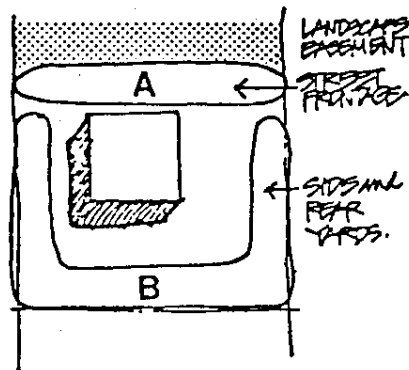
1. Landscaping should be a positive element of the site plan and not merely a treatment for leftover space. The specific amounts of the landscaping and types are dependent upon what is already present in the area and the landscaping needs of the specific site.
2. Site Organization. Landscaping can define areas by helping to focus on entrances, exits, loading areas, parking lots, define the edges of various land uses and provide transition between neighboring properties.
3. Micro-Climate Control. Landscaping can help modify wind, heat, cold, and moisture. Parking lots and patios can cool in the summer and warm in the winter by using deciduous trees. Building interiors can have modified climates with similar techniques.
4. The landscape consists of elements that give form to exterior spaces. Thus, the character of the landscape is created by elements such as streets and building setbacks, the variety and placement of elements such as signing, site lighting, walkways, and plant materials and the arrangement of major functional elements such as project entrances, parking lots, buildings, and service area, etc.
5. Given that project architecture and building sites within Joiner Ranch will likely be of varying types and sizes, landscaping as a design element will play a key role in creating and conveying and overall character of Joiner Ranch as a self-contained distinct community. The purpose then of these Master Landscaping Design Guidelines is to provide criterial which will help to ensure that Joiner Ranch achieves an image that is distinctive, clearly understandable, and unified.

B. Guidelines

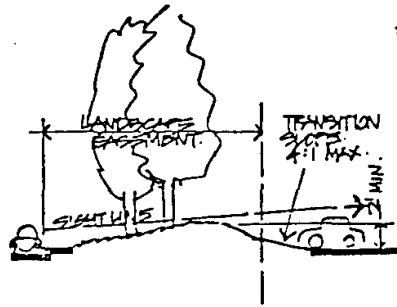
1. Every site on which a building shall have been placed shall be landscaped according to plans and specifications as prepared by a licensed landscape architect or landscape designer and approved by the City of Lincoln as specified herein and maintained thereafter in a healthy, neat, and orderly fashion.
2. Whenever practical, use of California native plants should be made in

all landscaped areas to enhance and minimize irrigation and maintenance.

3. Portions of sites that are not improved for built shall be landscaped or upon the approval of the City, left unimproved but maintained in a clean and neat appearance by the property owner. Weeds, brush and trash will be removed as often as necessary to maintain a clean appearance. The City of Lincoln has the right to perform the necessary maintenance and charge the individual tenant or property owner as necessary.
4. The maximum amount of existing oak trees shall be retained on the site. Care should be taken to insure that the root zones are not disturbed and that grade changes do not adversely affect mature trees. No existing trees may be removed without submitting to the City of Lincoln the reasons for such removal and receiving written approval from the City Planning Commission.
5. In addition to the landscaping required in setback areas, a minimum of at least 15% and a goal of 15% of the area within the property lines of a development site shall be devoted to landscaping materials unless otherwise approved in writing by the City of Lincoln.
6. Street Frontage Landscaping.
 - a. Definition of Street Frontage Zone
 - i. The street frontage zone is defined as that portion of the site which fronts on the landscape easement and/or is visible from the street.



b. Specific Design Limitation Within the Street Frontage Zone

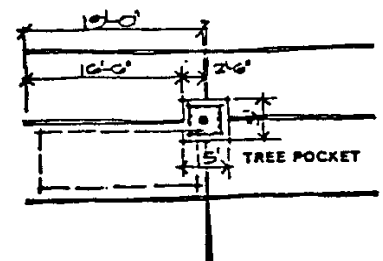
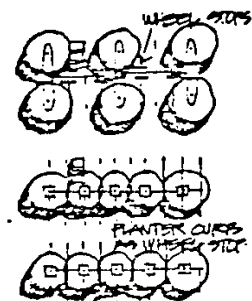


Landscaped mounds may be included within the 21-foot landscape easement. These undulating earth forms shall range from two to three feet in height on a slope bank and two to four feet in height on a flat surface from the closest street curb elevation or parkin or loading area whichever is the highest. The portion of the landscaped mound, as viewed from the street, shall be predominately a lawn surface with some ground cover and shrub areas allowed.

- c. Parking. Surface parking areas within the street frontage zone shall be a minimum of 2 feet below the top elevation of berms within the landscape easement.
- d. Screening shrub. Shrubs, in combination with walls, should be used to aid in eye level screening of service areas.

7. Tree Planting Requirements

- a. A minimum of one 15-gallon tree is required per each four parking stalls or tree plantings sufficient to provide a minimum of 50% coverage of parking area within a 20-year period. Trees must be placed in the immediate vicinity of parking stalls; credit will not be given for perimeter edge tree plantings.
- b. Tree well and planter areas within paved parking areas shall provide a minimum three-foot clear planting space.



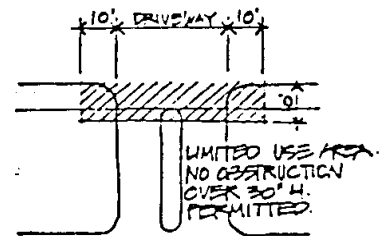
- c. Tree well and planting edge curbs should be used in lieu of wheel stops.
- d. Parking along the perimeter of a site will require that trees be distributed along the perimeter as determined by the City of Lincoln.
- e. Where automobile bumpers overhang into landscaped strips, there must be a minimum of 3' of growing area outside of the 2' bumper overhang (see parking). Drought tolerant planting which requires little irrigation is encouraged.

8. Side and Rear Yard Requirements

- a. A 5' minimum planting strip is to be provided continuously along and adjacent to all interior property lines.
- b. Where two properties adjoin, there shall be a minimum of a 10' zone created by the two 5' required landscape planting strips on each side of a property line.
- c. Either shrub or tree plantings are required within the 5' zone.

9. Limited Use Area at Primary and Secondary Access Drives

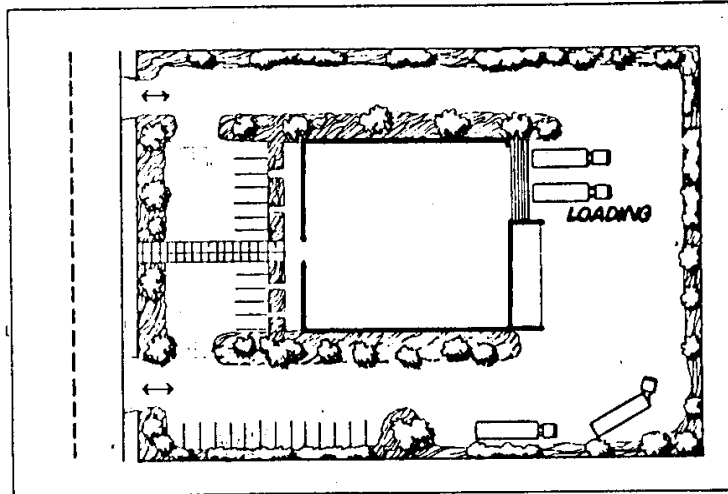
- a. A limited use area is defined as the area extending 10' on either side of an access drive and in that area the first 10' extending in from the curb line of the public street.



- b. All objects higher than 30" above the top of curb at the access drive curb opening, including but not limited to, shrubs, trees, signs and earth berms, shall be located outside of the limited use area.

10. Surface Treatment Adjacent to Buildings

- a. As surface treatment adjacent to building walls, landscaping can soften the edge between the parking lot and the structure. This landscaped space should compliment the architectural forms of the building providing a pleasant green space.



- b. Industrial offices and buildings shall in addition to the street frontage zone, provide for a minimum of landscaped accessible yards of 20' on at least two adjoining sides of a building free and clear of parking.

11. Existing Trees

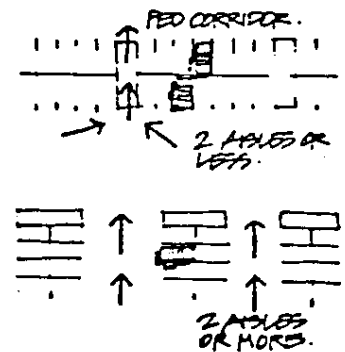
- a. All existing trees shall be protected and maintained during the construction period and eventually incorporated into the landscape plan unless their removal is otherwise approved by the City. No existing tree shall have more than 25% of the root zone within the dripline of the tree under a hard surface paving unless an aeration system is installed under the paving and such system is reviewed by the City prior to final plan approval. The developer will comply with the City of Lincoln's Oak Tree Guidelines.

12. Maintenance

- a. All landscaped areas shall install automatic sprinkler systems and shall be a "conserving" type to maximum extent feasible.
- b. Damaged plantings and irrigation equipment will be repaired or replaced within thirty days.
- c. All required trees shall be a minimum of 15-gallon size unless otherwise approved in writing by the City of Lincoln.

13. Parking and Pedestrian Circulation

- a. Parking location and layout should facilitate easy and safe pedestrian circulation.
- b. If the parking layout is two rows deep or less, walking space with a minimum width of 4' between stalls should be provided at key locations.
- c. If parking lots exceed two rows in depth, the alignment of the aisles should be in the direction of the pedestrian movement.



XIV. Architectural Guidelines

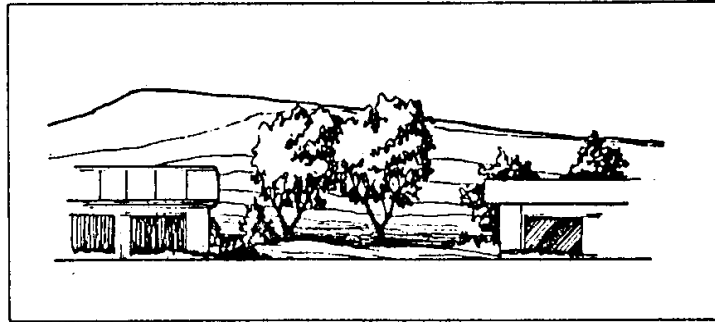
A. Purpose

1. To ensure high quality architectural design of all facilities to be constructed with Joiner Ranch.
2. To encourage businesses locating within Joiner Ranch to express themselves individually through the architectural design of their facilities.

B. Guidelines

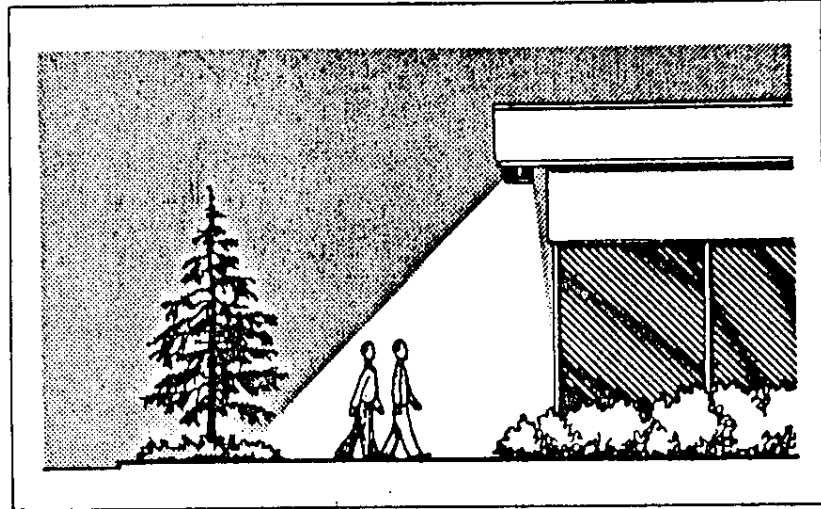
1. All design shall appear as an integrated part of an overall site design concept.
2. There shall be no exterior walls of sheet metal or corrugated iron, steel, aluminum, asbestos or similar materials unless such metal clad buildings are designed by an architect and only if specifically approved in writing by the City of Lincoln. In general, exterior walls are to be masonry, concrete or other City approved materials.
3. Design considerations should be given for:
 - a. views and vistas
 - b. solar orientations and climate
 - c. orientation toward major streets and thoroughfares
 - d. vehicular and pedestrian flows
 - e. the character of surrounding developments

- f. expressions of a facility's functional organization
- g. expressions of the individual character of each business
- h. the satisfaction of physical, psychological, social and functional needs of facility users.
- i. energy conservation through facility design
- j. potential environmental hazards
- k. enhancement of the overall landscape.



4. Consideration should be given to the incorporation of design features such as:
 - a. ceremonial entrance drives
 - b. enriched visitor parking areas
 - c. highlighted visitor entrance and entry plazas
 - d. highlighted employee entries and entry plazas
 - e. decorative pedestrian plazas and walkways
 - f. focal theme towers
 - g. focal site sculptures
 - h. enriched employee lunch areas
 - i. employee recreational facilities
 - j. accent landscaping
 - k. accent lighting
 - l. atriums and interior courts
 - m. dynamic building and roof forms
 - n. striking window patterns
 - o. light and shadow patterns
 - p. color accents

5. Illuminators should be integrated within the architectural design for the buildings. Light sources should not be visible, they should be shielded to reflect down onto the ground and not out into streets or neighboring property.



6. Lighting for parking lots and private access streets shall utilize sodium vapor or other energy conserving lighting systems.
7. As a security device, lighting should be adequate but not overly bright. Tall lights should be avoided.

XVI. Signs

A. Purpose

1. To establish a coordinated sign system throughout the development that compliments the architecture of the building and serves the needs of the traveling public.

B. Guidelines

1. Identification Sign. The company or building complex identification sign shall be monument type sign.
 - a. Location. The identification sign shall be placed within the twenty-five (25) foot landscaped buffer where the meandering sidewalk is at either extreme of the twenty-five (25) foot space. The sign shall be placed at a 90-degree angle to the street except as approved by the City of Lincoln.
 - b. Sign setback minimum. Sign setback shall be ten (10) feet from street right-of-way line.
 - c. Materials. The materials for the sign message area shall be

wood with its base constructed in natural earth materials, such as concrete, aggregate, stone, brick, slump stone, or other durable materials or combination of such materials. The message area, logo or graphics shall be carved, sandblasted, or routed. The letters also may be in paint, plastic, or metal and colored with any compatible color.

- d. Information. The sign shall include the company name, complex, and street number.
- e. Company logo. A logo may also be incorporated into the sign message area or designated as an integral part of the base of the sign.
- f. Colors. In addition to the natural colors of the woods, the sign may be in earthen tones ranging through the various shades of tan, browns, and rusts.
- g. Size. The sign shall range in size from one and one half (1 1/2) to three (3) feet in height by four (4) to eight (8) feet in length. (Dimensions are of sign message area without the base.) the maximum message area shall not exceed twenty-four (24) square feet per sign. (Sign face shall be referred to a message area.)
- h. Height. The maximum height of the monument sign is four (4) feet.
- i. Spacing. Any property on a corner lot which has exposure to two streets may install two identification signs providing they are a minimum of fifty (50) feet apart.
- j. Lighting. Low level spot or flood lighting of sign is permissible, not a requirement. Lighting shall not cause glare nor shall its source be visible from adjacent property or public streets.
- k. Shop drawings. A scaled drawing (1/2" = 1" or larger) of the sign shall be submitted to City for approval. Drawing shall show three elevations and a full actual colored rendering of sign and base.

- 2. Directional Signs. Directional signs, visible from the street right-of-way, shall be small wood signs with wood or painted metal post.

- a. Size. The size shall range between eighteen (18) inches high and thirty (30) inches long and may be double-faced. The area shall not exceed four (4) square feet for each face.
 - b. Height. The sign height shall not exceed three (3) feet from adjacent ground to the top edge of the sign.
 - c. Materials. All materials specified in item C (identification signs) shall apply with the exception that the directional signs must have a painted metal or wood post.
3. No advertising sign shall be permitted other than the following:
- a. Those identifying the name, business and products of the person or firm occupying the premises.
 - b. Those offering the premises for sale, lease or rent and having specific prior written approval.
 - c. Signs (other than those previously mentioned) and identification on buildings or building sites shall only be of such size, design, content, illumination, color and placement as specifically approved in writing by the City of Lincoln. No sign shall be substituted, changed or modified without prior written approval of the City. Any identification sign on buildings shall have raised letters not to exceed twelve (12) inches in height. Company name and logo only shall be used. The signs shall be placed on each street frontage. Total area of attached signs shall not exceed one (1) square foot per building frontage.

◀END▶