

**Exhibit A**  
**File No. 240936**  
**Minor Modification to a Detailed Planned Development known as Lincolnshire Apartments**  
**N. 55<sup>th</sup> St. and Lincolnshire Blvd.**  
**October 4, 2024**

**Previous File History and Project Summary**

A Detailed Planned Development (DPD) was established for this site in 1990 as File No. 891734 to allow the development of a 104-unit multi-family residential development. The DPD has subsequently been amended and modified as follows:

- File No. 951508 (approved in 02/96) – Minor Modification approving adjustments to building setbacks.
- File No. 960162 (approved 6/96) – Minor Modification approving, among other items, a decorative fence between two of the buildings adjacent to the main roadway entrance along N. 55<sup>th</sup> Street.
- File No. 960639 (approved 11/96) – 1<sup>st</sup> Amendment to the DPD to allow the construction of a gate house, vehicular entry gates and dumpster enclosures for the residential complex.

**Minor Modification Summary**

The purpose of this Minor Modification is to replace a previously approved and existing 6' tall decorative fence and single arm barrier gates adjacent to the gate house with a 6' tall powder coated (black) chain link fence along the N. 55<sup>th</sup> Street main entrance to the apartment community. The single arm barrier gates will be replaced with a swing gate system with electronic controlled access. A new pedestrian gate will be added behind the existing gate house as well.

The fence replacement is necessary because the existing fence is rusted through at the base of the posts and the gate system needs major upgrades in order to function properly. This new gate entry system will be more secure for both vehicles and pedestrians, as each will now have fully controlled access points.

The new fence will be placed in the same location as the existing fence, which is set back approximately 75' from the east property line along N. 55<sup>th</sup> Street. The new vehicular swing gates will be added between the end of the fence and the gate house on either side, and will be approximately 17' in width. An approximately 3' wide swing pedestrian gate will be added to the west of the gate house to allow residents to access the development by foot or bicycle. The pedestrian gate will have a keypad entry. The fence and vehicular gates are anticipated to have accent LED lighting for additional visibility and design appeal.

Substantial landscaping will be added between the fence and the east property line to screen it from the street. In addition to the existing landscaping, 4-6' tall Emerald Green Arborvitae will be planted every 4 feet and the spaces between will be filled in with Mixed Color Hosta Plants. LED accent lighting will be placed in the spaces between the arborvitae as well. See drawings for the locations that will be landscaped. The landscaping will be planted with 60 days of completion of the fence installation.

**Drawings Attached to this Narrative:**

1. Vicinity map
2. Street view photos
3. Aerial photo with project details
4. Landscaping details

## Minor Modification Owner's Written Narrative

5. Site plan from File No. 960162 showing fence setback
6. Fence diagram and details

### Vicinity Map



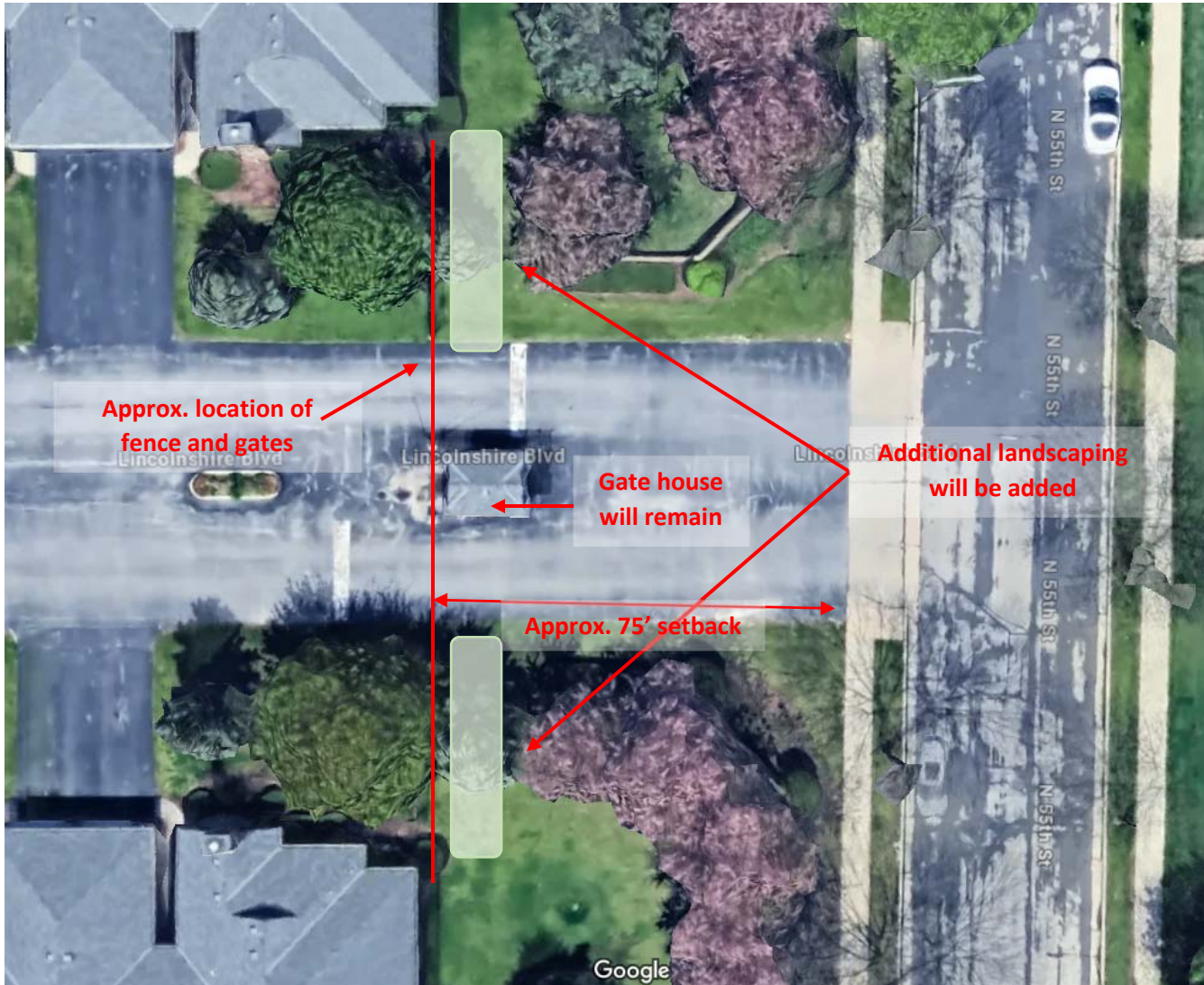
Images from Google Street View (Nov. 2021) – existing gate, gate house, and single arm barrier gates



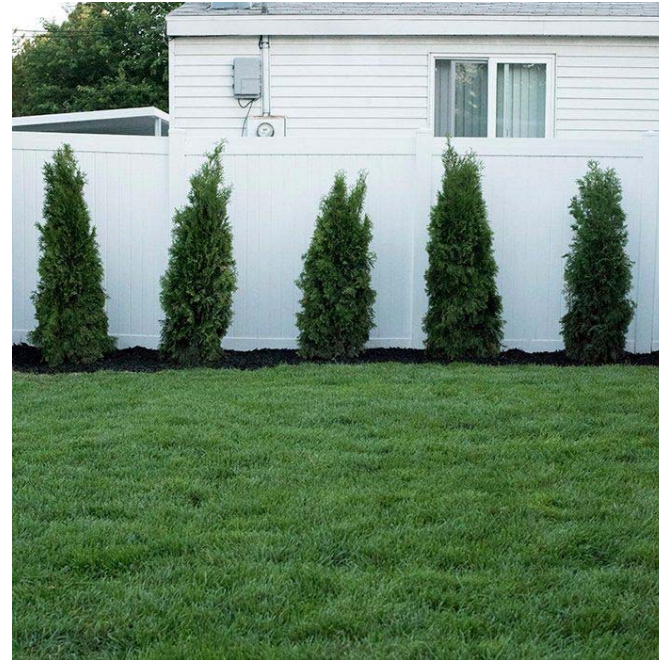
Close-up of the fence and gate house area



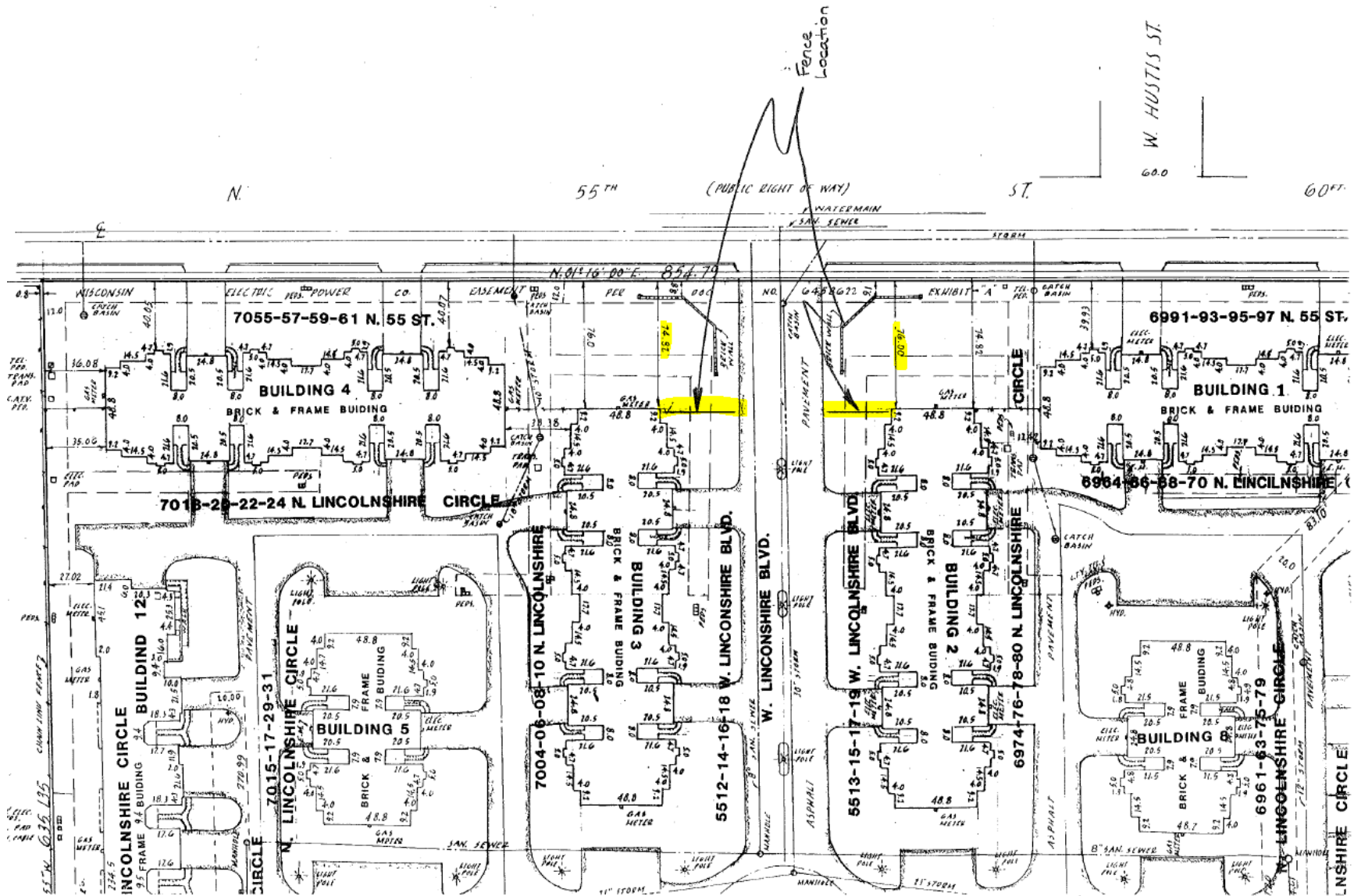
Aerial close-up of fence, gate, and landscaping area



**Additional landscaping will include 4-6' tall Emerald Green Arborvitae placed every 4' and multi-color Hosta plants will be filled between them**



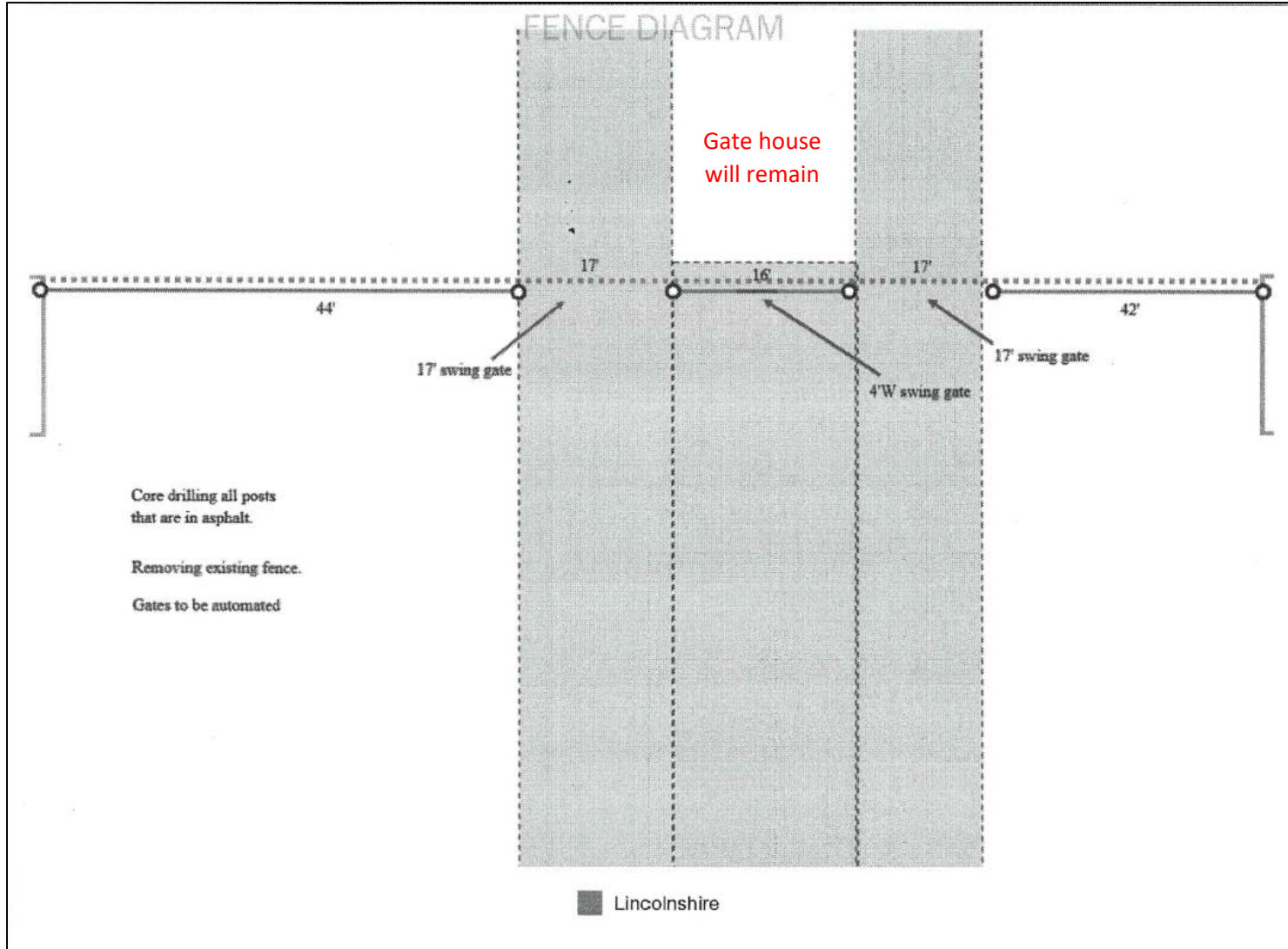
Fence location as approved by File No. 960162 – will remain unchanged with new fence (← N)





# Fence Diagram (← N)

N. 55<sup>th</sup> Street (main entrance)



## Job Notes

Install (2) Liftmaster CSW24UL swing gate operators including the following:

- 2 Liftmaster CSW24UL swing gate operators
- 2 Heaters
- 2 Photoelectric safety beams
- Custom mounts for gate attachment
- 2 1200 lb. holding force maglocks
- Relays, armored cable, custom brackets for maglock
- 6 sawcut loops with detector modules
- Add pedestrian gate with keypad entry with electric strike, power supply, and push plate egress (+\$4,300)

Fence Design (will be black powder coated)

