

FACTSHEET

TITLE: WAIVER OF DESIGN STANDARDS NO. 02005, requested by J.D. Burt of Design Associates of Lincoln, Inc., on behalf of The People's City Mission, to waive sanitary sewer, water main, storm sewer, street paving, street trees and sidewalks associated with The People's City Mission Administrative Final Plat, on property generally located at North 2nd and "R" Streets.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 06/25/03
Administrative Action: 06/25/03

RECOMMENDATION: Approval, upon condition that the owner not object to the creation of assessment districts in the future (8-0: Krieser, Taylor, Larson, Carlson, Bills-Strand, Duvall, Steward and Schwinn voting 'yes').

STAFF RECOMMENDATION: Conditional approval.

FINDINGS OF FACT:

1. This is a request to waive the minimum improvements required by the Subdivision Ordinance associated with People's City Mission Administrative Final Plat, including sanitary sewer in 1st Street; water main in 1st Street; storm sewer in 1st and 2nd Streets; street paving in 1st and 2nd Streets; street trees; and sidewalks along 1st and 2nd Streets.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.4-5, concluding that the Public Works & Utilities Department does not object to the requested waivers to sanitary sewer, storm sewer, sidewalks, water mains and street paving. The Parks and Recreation Department objects to the request to waive street trees. The proposed conditions of approval require the improvements to be constructed and installed at the time of the first building permit.
3. The applicant's testimony is found on p.6-7 and 9. The applicant objected to the conditions of approval. The additional information submitted by the applicant at the public hearing and referred to in his testimony is found on p.21-24.
4. There was no testimony in opposition.
5. On June 25, 2003, the Planning Commission disagreed with the staff recommendation and conditions of approval, and voted 8-0 to recommend approval of the waivers requested, upon condition that the owner not object to the creation of assessment districts for sidewalks, paving, sewer and water in the future. (See Minutes, p.9-10.
6. The staff does not object to the Planning Commission recommendation.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: June 30, 2003

REVIEWED BY: _____

DATE: June 30, 2003

REFERENCE NUMBER: FS\CC\2003\WVR.02005

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Waiver #02005

DATE: June 13, 2003

****As Revised by Planning Commission: 6/25/03****

PROPOSAL: To waive the following minimum improvements required by the Subdivision Ordinance associated with People’s City Mission Administrative Final Plat #02008:

1. Sanitary sewer in 1st Street
2. Water main in 1st Street
3. Storm sewer in 1st and 2nd Streets
4. Street paving in 1st and 2nd Streets
5. Street Trees
6. Sidewalks along 1st and 2nd Streets

LAND AREA: 1.08 acres, more or less

CONCLUSION: The Public Works & Utilities Department does not object to the requested waivers to sanitary sewer, storm sewer, sidewalks, water mains, and street paving. The Parks and Recreation Department objects to the request to waive street trees.

RECOMMENDATION:

• Storm sewer in 1 st and 2 nd Streets	Recommend Conditional Approval
• Street paving in 1 st and 2 nd Streets	Recommend Conditional Approval
• Street Trees	Recommend Conditional Approval
• Sidewalks along 1 st and 2 nd Streets	Recommend Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1-6, and all of the east-west vacated alley all located in Block 264, Original Plat of Lincoln.

LOCATION: Generally located at North 2nd and “R” Streets

EXISTING ZONING: I-1, Industrial

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	Salt Creek, undeveloped, and storage	I-1, Industrial
South:	City Mission storage shed and undeveloped	I-1
East:	Lumberyard storage yard and undeveloped	I-1
West:	Midland Equipment Company open storage	I-1

HISTORY:

The Planning Commission approved Street and Alley Vacation #01021 for east-west alley from North 1st to North 2nd Street in Block 264, Original Plat of Lincoln on **January 9, 2002**. A condition of the vacation was to submit an administrative plat so that all lots would have frontage to a public street. When the plat was reviewed several subdivision standards were encountered that cause the applicant to apply for the advertised waivers.

The City Council approved Special Permit #1123A to expand the People's City Mission and to reduce the front yard setback from 15' to 6' on **January 18, 2000**.

City Council denied Special Permit #1554 for a salvage yard at N. 1st and R Streets on **April 12, 1995**.

City Council denied Special Permit #1369 for a self storage building at 415 N. 2nd Street on **June 18, 1990**.

The City Council approved Special Permit #1123 for the People's City Mission on **January 28, 1985**.

Ordinance #13562 vacating "S" Street from the east line of North 1st Street to the west line of North 2nd Street was approved by the City Council **March 28, 1983**.

The area was zoned L, Heavy Industrial until it was updated to I-1, Industrial during the **1979** zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan shows this area as industrial (F-25)

"Sidewalks should be provided on both sides of all streets" (F-66)

This area is in a 100-year flood zone. The Mayor's Floodplain Task Force is currently developing policy standards for floodplains that consider the natural functions played by these areas.

"There is an opportunity to reduce the risk of flood damages to life and property and to preserve the important functions of floodplains by designing areas for future urban development outside of floodplain and floodway areas. This would preserve the important natural and beneficial functions of floodplains, including flood storage and conveyance properties". (F-78)

"Subject to the findings of the Mayor's Floodplain Task Force and the assumptions used in crafting this Plan, future urban development will be outside of the floodplain and floodway. This helps new development avoid potential flood risks and preserves the important functions of the floodplain. Keeping development outside of the floodplain preserves flood storage and other natural and beneficial functions of floodplains. It also avoids the long-term, cumulative impact of development in the floodplain". (F-79)

"Opportunities should be sought for the reclamation of floodplain functions through the acquisition and relocation of structures and the re-establishment of natural or open space areas". (F-79)

"Developing a balanced transportation system that meets the mobility needs of the community and supports Lincoln and Lancaster County's land use projections and plan". (F-87)

UTILITIES: Sanitary sewer will be available in N. 2nd Street as soon as the main is extended from the east. The Public Works & Utilities Department currently has executive orders to build this main. Water is available in N. 2nd Street.

TRAFFIC ANALYSIS: North 1st, North 2nd, “R” and “S” Streets are classified as local streets in the Comprehensive Plan.

ANALYSIS:

1. The Public Works & Utilities Department indicated that the requests to waive street paving, sidewalks and storm sewer are satisfactory. Public Works & Utilities Department indicated the waiver is acceptable if a condition is attached to the special permit to pave the adjacent streets and install storm sewer, sidewalks and street trees prior to the approval of the first building permit for a new building within the special permit. The administrative final plat will have a subdivision agreement attached to it which states that the adjacent street system, storm sewer, sidewalks and street trees will be tied to the application for the first building permit for any new construction in the special permit area and a note added to the special permit site plan.
2. The Subdivision Ordinance states that water and sanitary sewer mains shall be extended to enable each lot to make a connection. The lot shown on the final plat has the ability to make connections in N. 2nd Street for both water and sanitary sewer and a waiver is therefore unnecessary. The plat meets the Subdivision Ordinance standards as shown.
3. The Parks and Recreation Department indicated that they do not support the requested waiver to street trees, however, if the condition is added to the special permit indicating that street trees shall be installed at the time that the City Mission begins to implement their expansion by constructing new buildings on their site the Parks and Recreation Department is satisfied.
4. When the original special permit was approved a final plat was not required. Minimum improvements are assessed with final plats. Due to this, none of the minimum improvements were required with the special permit for the City Mission. Minimum improvements were never waived with the original special permit, and in fact, the staff report for the special permit noted that the area lacked street and sidewalk improvements and that the City Mission should install sidewalks and street paving.
5. The Comprehensive Plan indicates that transportation systems should meet the mobility needs of the community. The City Mission has a high level need to provide both street paving and sidewalk mobility needs.
6. The City Mission indicates that they have a permit to develop in the floodplain. The future extent of the proposed development is not known. The City Mission indicated they want to use the area for extended housing. It has been the policy of the City to obtain a conservation easement over the vacated area that lies in the area of the floodplain or that the applicant dedicate the same flood storage area in an acceptable location. The applicant is dedicating an area north of the area to be vacated and is shown on Ex. C. This has been reviewed by Public Works & Utilities Department and found acceptable.

7. The Planning Department received a request to amend the City Mission's Special Permit to expand the City Mission boundary showing new beds located in an existing building on the northwest corner of 2nd and "R" Streets. The City Mission is already moving forward to expand the area of the special permit and provide additional services to the public through the amendment which was submitted to the Planning Department. If the City Mission does not intend to develop the area within the plat, then the plat is not necessary and can be delayed until such time as they are ready to develop. The applicant indicated that they desire to move forward so that they can include the alley proposed for vacation into the floodplain permit. The plat is necessary to complete the proposed vacation.

CONDITIONS OF APPROVAL:

- ~~1. The adjacent streets, storm sewer, sidewalks and street trees shall be installed prior to the approval of the first building permit for a new building within the area special permit #1123- People's City Mission.~~
- ~~2. The administrative final plat will have a subdivision agreement attached to it which states that the adjacent street system, storm sewer, sidewalks and street trees will be tied to the application for the first building permit for any new construction in the special permit area and a note added to the special permit site plan.~~
1. Approval, upon condition that the owner agrees not to object to the creation of assessment districts for sidewalks, paving, sanitary sewer, storm sewer and water in the future. (**Per Planning Commission: 6/25/03**)

Prepared by:

Becky Horner
Planner

DATE: June 13, 2003

APPLICANT: People's City Mission
110 "Q" Street
(402)475-1303

OWNER: People's City Mission

CONTACT: J.D. Burt
Design Associates of Lincoln, Inc.
1609 "N" Street
Lincoln, NE 68508
(402)474-3000

WAIVER OF DESIGN STANDARDS NO. 02005

PUBLIC HEARING BEFORE PLANNING COMMISSION:

June 25, 2003

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

Staff recommendation: Conditional approval.

Becky Horner of Planning staff submitted a memo clarifying and setting forth the specific conditions of approval as discussed in the Analysis in the staff report.

Proponents

1. **J.D. Burt of Design Associates**, 1609 N Street, appeared on behalf of **The People's City Mission**, the applicant. This permit started several years ago. Design Associates was involved in some floodplain development permits that were approved for the previous owners located on the north side of "R" Street between 1st and 2nd Streets. After a number of months, the Mission purchased both of the properties, including the Meyer property at 2nd and "R" Street. Design Associates was contacted regarding an amendment to the floodplain permit. What we have today is a floodplain permit that allows filling the property south of the east/west alley—a permit to fill both north and south of that alley. They do not have a permit to fill the alley in between. They began with an application to vacate that alley so that they would be able to fill it across the top. As part of that alley vacation, the standard comment was to provide an administrative final plat to absorb that vacated right-of-way into an adjacent lot. In this case, there were some interior lots that would not be afforded any access to right-of-way if the alley was vacated. Therefore, application was made for the final plat, and with that come the requirements for sewer, water, storm sewer, etc. As they began this process, it was found that the property could be platted as a non-buildable outlot until sanitary sewer is available or they could construct the sanitary sewer. The Mission opted to construct the sanitary sewer and secured easements to run a public sewer on vacated "Q" Street. The Mission believed that the \$70,000 for a sanitary sewer would be the only condition of approval on the administrative final plat.

Burt believed that they had reached agreement with the staff on these waiver requests, but these improvements are now being tied back to a special permit, which special permit does not yet even include this property.

Burt then submitted a map showing the affected property owners, generally north of "O" Street in the vicinity of 1st and 2nd Streets, that would be affected or benefitted by paving of the streets. This applicant is being required to pave streets that don't even touch the plat or special permit. There are a lot of other property owners that will receive benefit if this paving is done. Burt is not sure The Mission should be spending its funds on infrastructure.

Burt also submitted comments from Public Works & Utilities dated March 4, 2002, and March 18, 2002, wherein Public Works does not object to the requested waivers, yet these improvements are now being made a condition on the plat that ties these improvements to a special permit.

Burt clarified that The City Mission is currently located at 110 "Q" Street, and the property on the north side of "R" Street is the property the Mission has purchased as part of the plat.

Schwinn asked for clarification of the proposal. Burt indicated that they are only requesting to fill the floodplain. The Mission is also currently working with Mike Bott on a master plan for expansion of the limits of the special permit, but that application is not yet before the Commission.

2. Ron Buchinski, Executive Director of People's City Mission, pointed out that homeless services in Lincoln have been seriously curtailed in the past year. He referred to the Salvation Army; Day Watch, which is presently operating part-time because of funding cuts; and Friendship Home, which is operating at about ½ of their capacity because of financial problems. Since The City Mission located out on "Q" Street in 1987, there had been no expansion until this past September when they completed a 24,000 sq. ft. addition. The City Mission will house about 1400 different women and children this year. In previous years, The Mission has housed over 500 different women and children, half of which are transient and most of which The Mission intercepts before they reach downtown. Some are very, very high risk.

The Mission has been able to purchase the Meyer property right across the street behind The Mission and will be requesting to convert that building into a men's shelter in order to expand their men's services and keep these high risk individuals away from women and children. There will be 1600 different men at The Mission this year. He believes they can do some additional things with these men that they are unable to do right now because there are women and children in the same building. The building will meet any safety and compliance issues. The Mission will appreciate any discretion regarding the surrounding property. It will be a nice facility and is in the best interests of Lincoln. The goal is to have a safe and healthy place, in addition to a place for men to come in where they can be assisted as well.

Larson sought further clarification of this specific waiver request. Buchinski explained that they want to convert the Meyer warehouse into a men's emergency shelter; however, they do not want to be in the position to have to pave the streets, put in sidewalks, street trees, etc.

Burt further attempted to explain by stating that an application has been filed for an administrative final plat. In that final plat application, the applicant has requested the waiver of the street improvements along the two frontages at 1st and 2nd Street. The staff report suggests that they be required to pave 1st and 2nd Street all the way to "P" Street in conjunction with the first building permit that is not part of this application. Burt suggested that a) he is not sure this is the right thing to do, and b) The Mission is certainly not the only property owner that is going to benefit from the paving. If the city so decides to pave this area, it should be done in its entirety. With a final plat, Burt believes that this owner should only be responsible to pay for improvements adjacent to the street frontage. However, the way he reads the conditions of approval, The Mission may be asked to pave everything down to "P" Street in order to get a building permit. Burt would like to have the improvements waived. The Mission may not have any objection to a district being created for the improvements.

Burt further explained that the Meyer property at the northwest corner of 2nd and "P" is not part of the current special permit, and it is not part of this application. The staff is requesting that The Mission construct these streets in conjunction with that building permit.

Carlson noted that the administrative final plat involves the alleyway, but it appears that all of the activity is outside of that plat. Burt responded, stating that The Mission has an approved floodplain permit both north and south of that alley. They want to buy the alley from the city (the alley doesn't serve any purpose) so that they can amend the floodplain permit to fill that area. The Mission has also agreed to reduce the floodplain permit by the equivalent volume and put a conservation easement upon it. Burt is not sure why the improvements are even a part of the staff report on this waiver request. There would not need to be any replatting.

Carlson is worried about future condition. If The Mission is successful and creates more buildings and more of a campus setting in the future, what is the mechanism to get sidewalks to serve the area north of "R" Street? Burt suggested that the City Council has the opportunity and authority to create paving and sidewalk districts. He believes it is unfair to single out one property owner with a building permit or special permit for these improvements. Carlson believes that the property owner would typically be asked to serve its side of the street. Burt concurred, but that is not the way the condition is stated. If a district is appropriate, Burt does not believe The Mission would object.

There was no testimony in opposition.

Staff questions

Steward wanted to know what happened between March of 2002 and June of 2003 to create the requirement for these conditions to be attached to the building permit. Becky Horner of Planning staff indicated that the staff and The Mission discussed their future plans about a year ago. It was the staffs' understanding that The Mission plans to grow in this area. Since this application came forward, the Planning Department also received an application from Michael Bott for expansion of the boundaries, which gives them the possibility to come forward with an administrative amendment when The Mission is ready to decide what kind of facilities they want to place in the area. Staff believes these improvements are necessary, especially for the population that will either be walking or driving. The staff understands that they are not ready to expand at this time, and the proposed conditions on this waiver request serve to delay the construction of these improvements until they are ready to expand. These conditions will not prevent them from moving forward to utilize the Lincoln Bumper building. These conditions relate to new construction.

Steward commented that this is an unusual set of circumstances and he thinks they require unusual solutions. He does not have a solution to suggest, but we've located The City Mission adjacent to a salvage operation, in a floodplain, and on non-paved streets, and it seems that the city has a responsibility to participate in the solution to these problems. Steward believes that requiring the ordinary requirements as if this were an ordinary facility is tantamount to the city of not living up to its responsibilities. He is a bit disturbed that there is information before the Commission that requires action that was not anticipated in the original application.

Carlson, however, believes that the conditions need to be satisfied at the time that the area to the north gets new buildings because there will need to be sidewalks and adequate streets.

Schwinn inquired about the impact fee when The City Mission comes in with a building permit for a new domiciliary care facility. What's their impact fee going to be, and what does it go to?

Carlson is not sure this straight waiver is the answer. What's another option for having these public improvements completed aside from this? A district may or may not occur. Horner suggested that they could plat it as an outlot to prevent any building on that property. Then when they come forward to replat it as lots, these assessments would come forward again. This was offered as an option a year ago, but the plat was never revised to show an outlot.

Steward wondered whether one option would be to deal with the original waiver request as stated, without the additional conditions regarding street paving—waiting until we actually have an official request on that property which has triggered the improvement. And in the meantime, there needs to be a search for other solutions to the improvement of the infrastructure around that entire district. Ray Hill of Planning suggested that the condition of approval might be that the applicant would agree not to object to the creation of an assessment district in the future. Hill believes that there may also be some provision that says if a project is within a mile of Old City Hall, the petition process is not required, but this will require some research. It would be acceptable to the staff if the Commission added the condition that the applicant would not object to creation of assessment districts for these improvements.

Hill further stated that it would not be the staffs' intent to force The City Mission to pay for all of this. There are other mechanisms to have the other benefitting properties help pay the costs.

Response by the Applicant

Burt believes that a district is appropriate and that way everyone that participates will be obligated to pay their fair share. If the Commission wishes to add that as a condition, the applicant will not disagree. Burt then expressed appreciation to the two property owners who have granted easements.

Carlson wondered what would trigger the district. Burt stated that there is an ordinance that allows the City Council to ask for that district within the radius of Old City Hall. The adjacent property owners would be asked whether they want a street or whether they want to purchase the property. Burt believes that they may be able to sit down with some of the neighbors and vacate some of the streets and reduce the amount of paving and utilities.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

June 25, 2003

Bills-Strand moved to approve the waivers requested, with the condition that the property owner agrees not to object to the creation of improvement districts for sidewalk, paving, sewer and water in the future, seconded by Larson.

Carlson will support the motion, but it does seem strange that the road that has lead us here is such that we have a piece of land upon which we know something is going to happen and we know that public improvements need to be made, but we have not spelled out how, when, where or who is going to pay for them. Maybe there would have been a better way to do this.

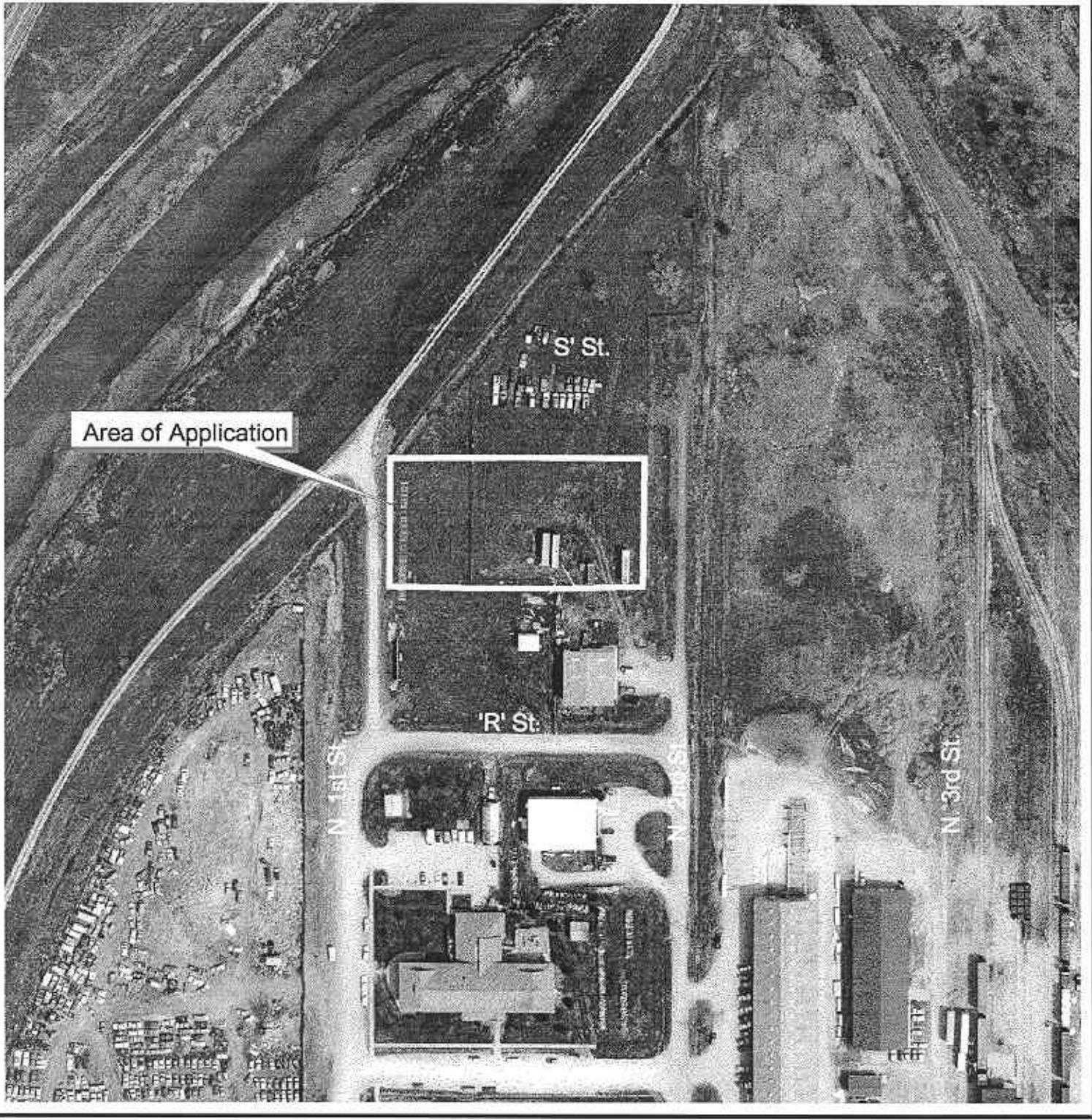
Bills-Strand believes this represents a growing need in Lincoln that needs to be met.

Steward stated that his comments relate to the applicant and to the city. It seems that the applicant needs to be aggressive to request a specific solution and make that request relate to their next

specific improvement intentions. It is a planning issue, it is an administrative issue, and it is definitely in the city's best interests that this be resolved.

Schwinn agreed.

Motion for approval, upon condition that the owner not object to the creation of assessment districts in the future, carried 8-0: Steward, Bills-Strand, Larson, Krieser, Duvall, Carlson, Taylor and Schwinn voting 'yes'.



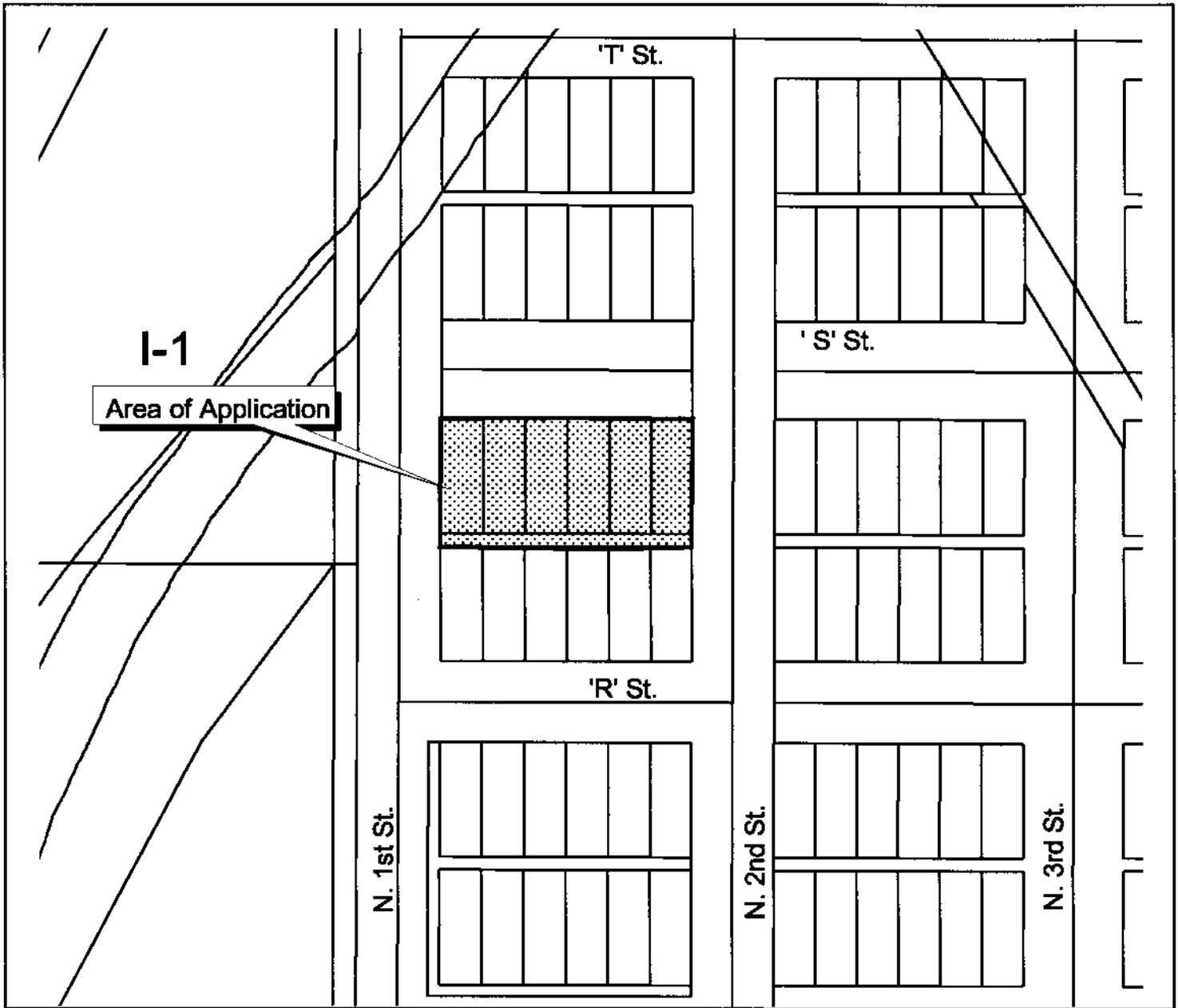
**Waiver of Design Standards #02005
N. 1st St. & 'R' St.**



011

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

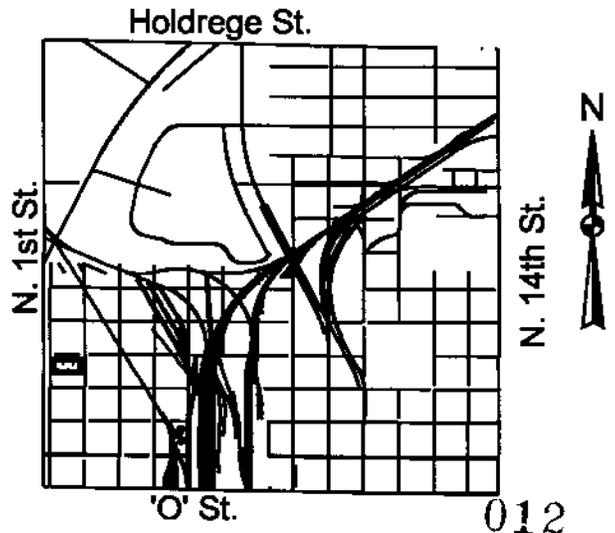
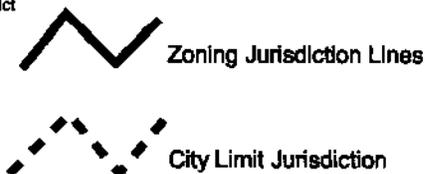


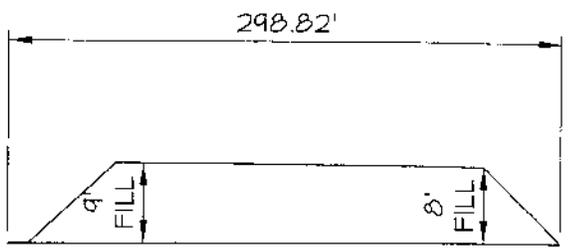
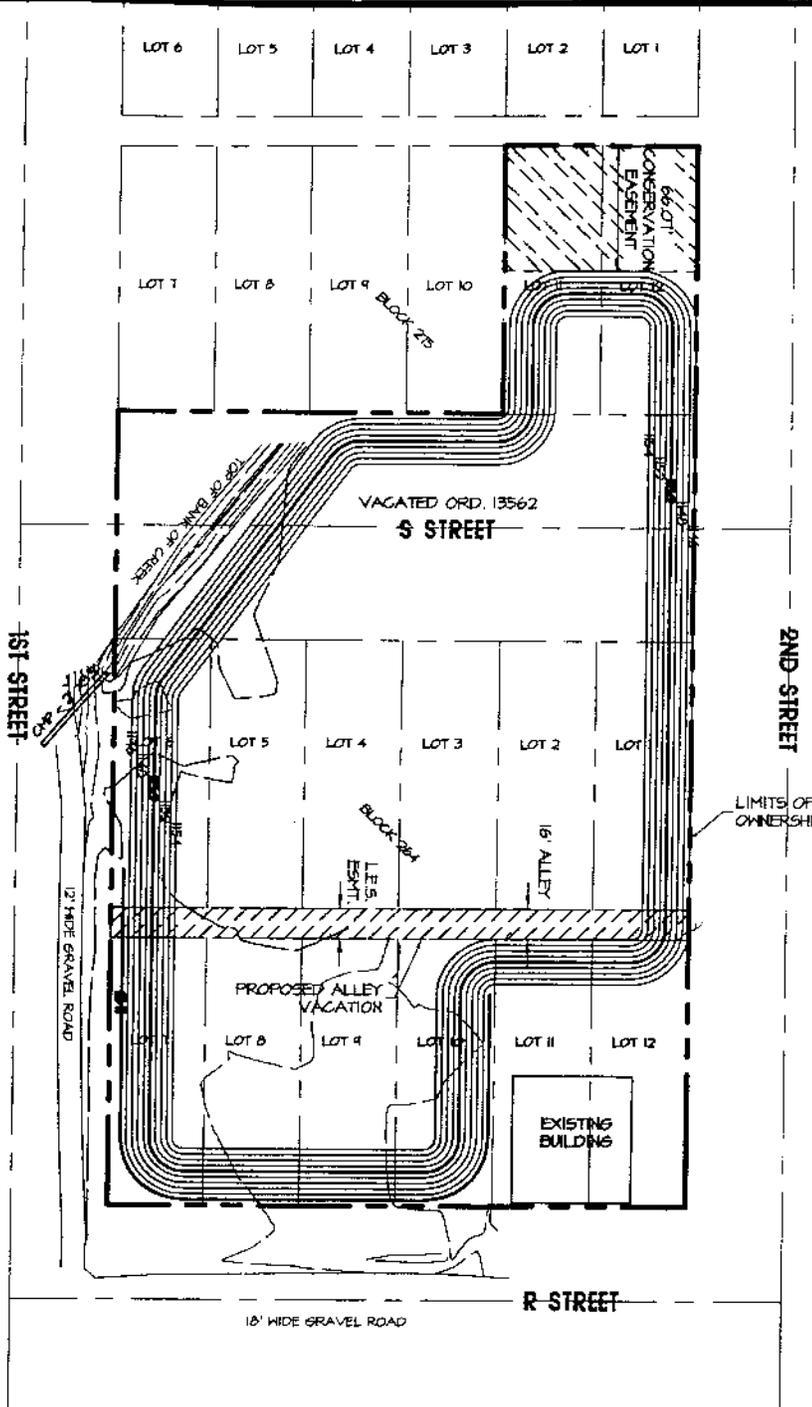
Waiver of Design Standards #02005
N. 1st St. & 'R' St.

Zoning:

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

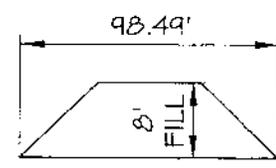
One Square Mile
 Sec. 23 T10N R6E





2,395 SF x 16' ALLEY WIDTH
= 38,320 CF FILL

VOLUME OF ADDITIONAL ALLEY FILL -



38,320 CF / 580 SF
= 66.07 LF

VOLUME OF PROPOSED CONSERVATION EASEMENT

VOLUME CALCUALTIONS

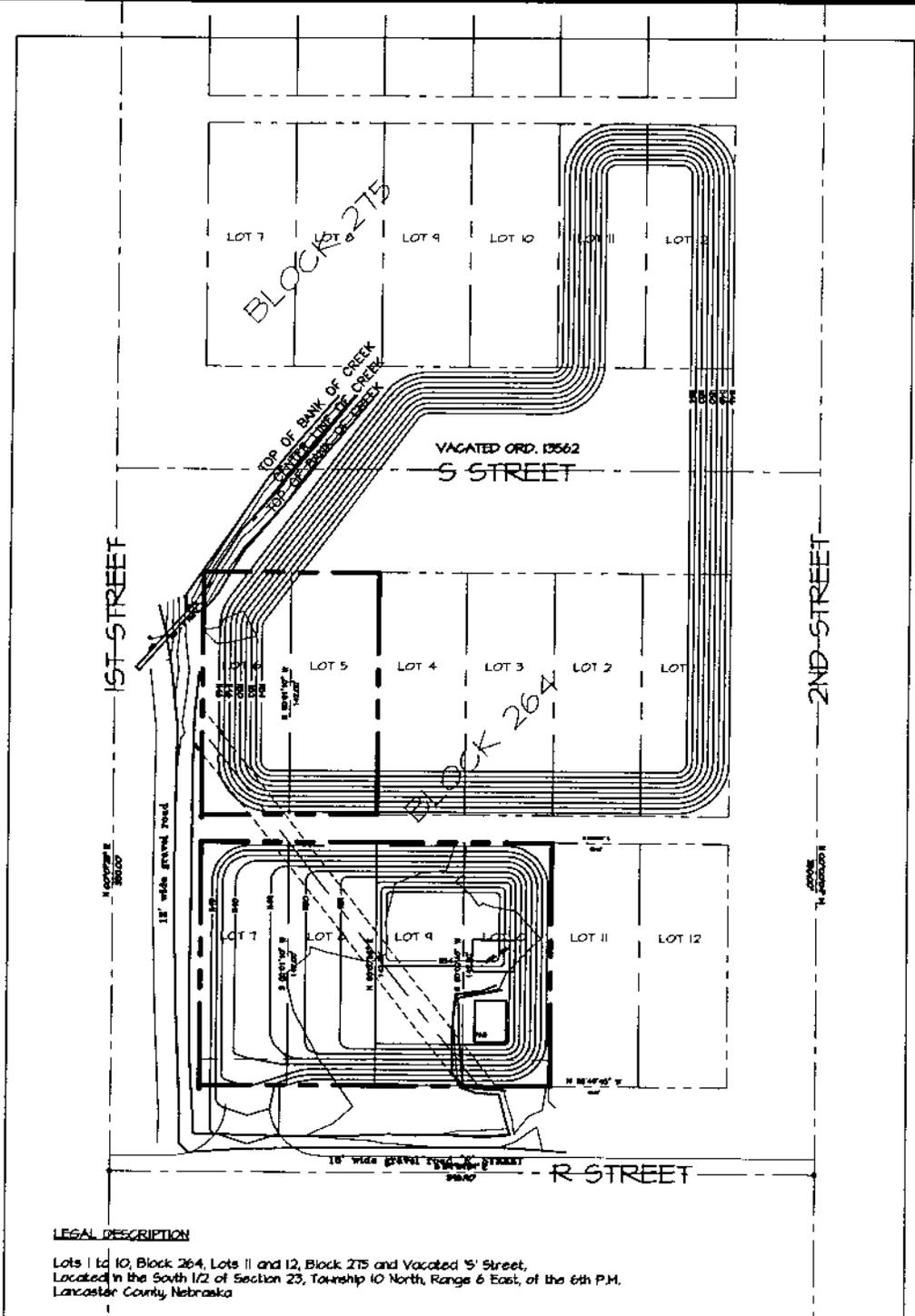
NO SCALE

PROPOSED AMMENDMENT TO FLOOD PLAIN DEV. PERMIT
SCALE: 1" = 100'

DESIGN ASSOCIATES OF LINCOLN, INC.
1609 "N" STREET
LINCOLN, NEBRASKA 68508
PHONE: (402) 474-3000
FAX: (402) 474-4045
desassoc@inebraska.com

PEOPLE'S CITY MISSION
ALLEY VACATION PLAN
LINCOLN, NEBRASKA

04 SEP 01
▲
▲
▲



LEGAL DESCRIPTION
 Lots 1 to 10, Block 264, Lots 11 and 12, Block 275 and Vacated 'S' Street,
 Located in the South 1/2 of Section 23, Township 10 North, Range 6 East, of the 6th P.M.
 Lancaster County, Nebraska



APPROVED FLOOD PLAIN DEV. PERMIT

SCALE: 1" = 100'

EX. B

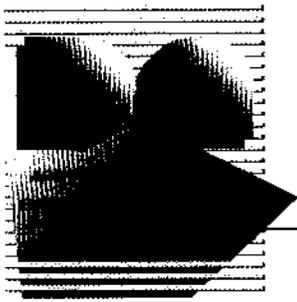
DESIGN ASSOCIATES OF LINCOLN, INC.

 1609 "N" STREET
 LINCOLN, NEBRASKA 68508
 PHONE: (402) 474-3000
 FAX: (402) 474-4045
 desassoc@nebraska.com

Project No.	
Date	

PEOPLE'S CITY MISSION
ALLEY VACATION PLAN
LINCOLN, NEBRASKA

04 SEP 01

**Design
Associates** of Lincoln, Inc.

Pershing Square
1609 'N' Street
Lincoln, NE 68508
Phone: (402) 474-3000 • Fax: (402) 474-4045

May 23, 2003

Ray Hill
Lincoln/Lancaster County Planning Department
555 South 10th Street
Lincoln, Nebraska 68508

RE: People's City Mission Administrative Final Plat- Waiver of Minimum Improvements

Ray,

Attached for your review please find six (6) copies of the referenced final plat. The plat is being resubmitted to satisfy conditions of approval for Alley Vacation #01021. Since the original submittal of this plat, sanitary sewer has been installed to the final plat. Water service to the plat will be provided by an existing water main located along the west side of 2nd Street.

Development standards for final plats require installation of improvements that are not currently in place adjacent to the plat. These improvements include sanitary sewer, water main, storm sewer, street paving and sidewalk. Installation of these improvements adjacent to this final plat will create gaps between these required improvements and existing infrastructure located to the south.

The owner requests waivers of the following improvements to avoid "gaps" that will be created with installation of required improvements adjacent to this plat:

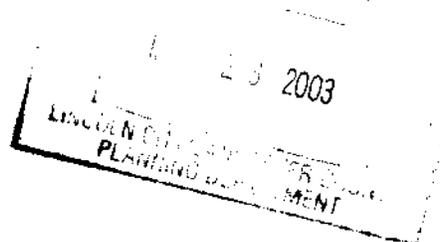
Sanitary sewer in 1 st Street	Water main in 1 st Street	Storm Sewer in 1 st and 2 nd Streets
Street paving in 1 st and 2 nd Streets	Sidewalk along 1 st and 2 nd Streets	

The owner also requests waiver of street trees along both frontages to avoid damage to the trees during future construction and/or installation of utilities, street pavement and sidewalks

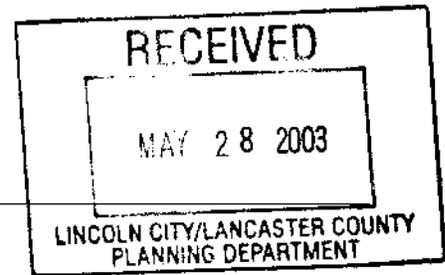
It is our understanding approval of these waivers or escrows are required prior to approval of the People's City Mission administrative final plat. We appreciate your favorable consideration with respect to the waivers requested by this non-profit social service organization rather than the providing bonds or escrows for future improvements.

Best regards,

J.D. Burt
For the firm



M e m o r a n d u m



To: Becky Horner, Planning Dept

From: ^{GB} Bruce Briney, Public Works and Utilities

Subject: Alley Vacation #01021, People's City Mission

Date: May 28, 2003

cc: Nicole Fleck-Tooze
Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the application for Alley Vacation #01021 for the People's City Mission. Public Works has no objection to the alley vacation. The requested waivers have been addressed in Dennis Bartels' memorandum dated March 18, 2002. A copy of this memorandum is attached.

M e m o r a n d u m

To: Becky Horner, Planning

From: *MB* Dennis Bartels, Engineering Services

Subject: People's City Mission Administrative Final Plat

Date: March 18, 2002

cc: Roger Figard
Randy Hoskins
Nicole Fleck-Tooze

Engineering Services has reviewed the administrative subdivision People's City Mission located between 'R' and 'S', 1st and 2nd Streets and has the following comments:

1. Sanitary Sewer - Lot 1 as shown on the plat is non-buildable because it has no access to a sanitary sewer. Rather than waive sanitary sewer requirements, Lot 1 should be platted as a non-buildable outlot until sewer is built to serve it.
2. Water - Water is available in North 2nd Street abutting Lot 1. Public Works has no objection to waiving water construction in North 1st Street.
3. Paving and Sidewalks - Paving does not exist in any street in this vicinity north of 'P' Street. Since the City Mission's initial development was approved without paving being required, Public Works has no objection to an additional waiver. The property is liable for the cost of the paving if a district is created in the future. Sidewalks exist to serve the City Mission in 1st Street from north of 'Q' Street south. The waivers to sidewalks are satisfactory. If additional construction of mission facilities are built, sidewalks can be addressed with that permit.

If pavement is not required, storm sewers will also need to be waived.

4. People's City Mission owns other property other than that being platted. Consideration should be given to including their ownership in vacated 'S' Street and other platted lots north of 'R' Street in this subdivision.



Memo

To: Becky Horner, Planning Department

From: Mark Canney, Parks & Recreation

Date: June 3, 2003

Re: People's City Mission SAV 01021

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and the following comments:

1. A waiver of street trees along both frontages to avoid damage to the trees during construction is not granted. Damaged trees are required to be replaced by the contractor.
2. Provide a landscape plan depicting acceptable species of street trees spaced according to the City of Lincoln Design Standards.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.



March 29, 2002

To: Ron Buchinski, People's City Mission
Gerry Harris, People's City Mission
J.D. Burt, Design Associates
Jon Trombino, Building and Safety Department
Buff Baker, Public Works & Utilities Department
Ben Higgins, Public Works & Utilities Department
Ray Hill, Planning
Becky Horner, Planning

From: Becky Horner, Planning

Re: People's City Mission WDS #02005, AFP #02008 and SAV #01021 meeting on March 29, 2002, 9:00am at the City-County Building

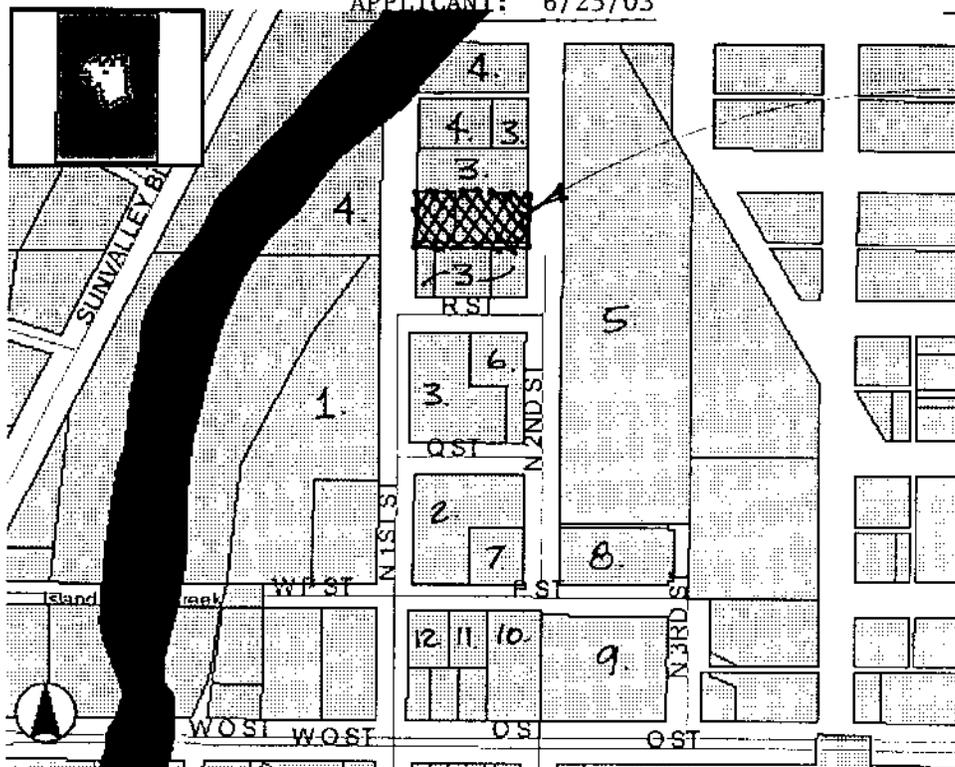
1. Becky Horner indicated the purpose of the meeting is to talk about the City Mission's possible future plans for the property within the final plat as it relates to the requested waivers. Additionally, Horner asked representatives of the floodplain development regulations to be present in order to provide information about how the future development may be restricted. J.D. Burt indicated that there was an existing permit to fill in the area of the plat. Mr. Harris and Mr. Buchinski indicated that they may purchase property adjacent to the site of the floodplain permit. Ben Higgins and Jon Trombino indicated that permits would be required. The Mission may want to consider how they treat the property within the existing permit to allow for some leeway with how they are allowed to develop areas outside the floodplain permit.
2. Buff Baker gave an overview of the existing conditions of the area and addressed specifically sanitary sewer.
3. Becky Horner asked what options the Mission has, relative to the request for the waivers to design standards, rather than asking for flat waivers when the intent of the Mission is to potentially develop the area. Buff Baker indicated that as Dennis Bartels stated in his response to the Administrative Final Plat that there is no existing sanitary sewer in the vicinity of this plat and that the lot should be platted as an unbuildable outlot, instead of a buildable lot. J.D. indicated that the Mission would not be able to obtain building permits without sewer anyway. Ray Hill indicated that if we were to plat the area as

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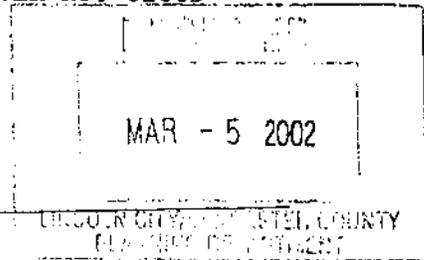


a lot, even though a building permit is unattainable without sewer extension, it would give the impression that the lot is buildable. It would be better to plat the area as an outlot and make it obvious that restrictions exist which prevent this lot from being developed. Burt asked how the City would respond to the other requested waivers if the lot is platted as an outlot. Horner indicated that the city would agree to the waivers only if there was a condition that the Mission not oppose installation of the required improvements at such time as the outlot is platted as a lot.

4. J.D. Burt asked about the possibility of vacating R Street and taking sewer access off of the existing line to the south. Baker indicated that the sewer to the south is too shallow for additional users. Baker indicated the sewer must be extended to the east 800' to an existing sewer line. Harris and Buchinski indicated that by providing sewer to the area would make the land owned by the Mission more valuable and better for future development.
5. Ray Hill indicated the options are to either plat the area as an outlot or to provide sewer either by district (if allowed) or by executive order and plat the area as a buildable lot. Buchinski indicated that they needed to discuss the options with the Mission's Board and Foundation in order to proceed. Burt asked for an estimate of the cost of the sewer extension from Baker. Hill indicated that the applicant should send the Planning Department a letter indicating how the Mission wants to proceed. The letter should include a request of Baker to calculate an estimate for the sewer cost.



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M e m o r a n d u m

[REDACTED]

To: Becky Horner, Planning

From: *DB* Dennis Bartels, Engineering Services

Subject: Waiver of Design Standards, City Mission Administrative Plat

Date: March 4, 2002

cc: Roger Figard
Randy Hoskins

The requested waiver to normal subdivision improvements for the City Mission Plat for sewer, water, storm sewer, street paving and sidewalks is satisfactory to Public Works. These improvements were not required by City Council when the permit for the facility originally was approved.