

FACTSHEET

TITLE: CHANGE OF ZONE NO. 05002A, an amendment to THE LINKS AT LINCOLN PLANNED UNIT DEVELOPMENT, requested by The Links at Lincoln, on property generally located at North 1st Street and Fletcher Avenue.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 05/24/06
Administrative Action: 05/24/06

STAFF RECOMMENDATION: Conditional Approval

RECOMMENDATION: Conditional Approval (9-0: Larson, Carroll, Esseks, Strand, Cornelius, Taylor, Sunderman, Krieser and Carlson voting 'yes';).

ASSOCIATED REQUESTS: Annexation No. 06009 (06-87).

FINDINGS OF FACT:

1. This request to amend The Links at Lincoln Planned Unit Development was heard before the Planning Commission in conjunction with the associated annexation request and Street Vacation No. 06002 to allow the realignment of Fletcher Avenue to the north.
2. The purpose of this proposed amendment to the Planned Unit Development is to expand the area of the existing PUD to allow the intersection of N. 1st Street and Fletcher Avenue to be relocated to the north. This amendment to the PUD would change the zoning of the area being annexed to R-3 PUD. This application also seeks a waiver of street trees and sidewalks on the north and east side of realigned Fletcher Avenue.
3. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.4-5, concluding that this amendment complies with the original Planned Unit Development Ordinance.
4. On May 24, 2006, this application appeared on the Planning Commission Consent Agenda and was opened for public hearing. No one came forward to speak.
5. On May 24, 2006, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend conditional approval, as set forth in the staff report dated May 11, 2006. The conditions of approval are found on p.5-9.
6. On May 24, 2006, the Planning Commission also found the associated Street Vacation No. 06002, vacating Fletcher Avenue from N. 1st Street to approximately the west line of Lot 26, Cumberland Heights, to be in conformance with the Comprehensive Plan; however, that street vacation requires that the new alignment of Fletcher Avenue be constructed prior to scheduling on the City Council agenda. Therefore, the associated street vacation is not being introduced at this time.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: May 26, 2006

REVIEWED BY: _____

DATE: May 26, 2006

REFERENCE NUMBER: FS\CC\2006\CZ.05002A+

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for May 24, 2006 PLANNING COMMISSION MEETING

PROJECT #: Annexation #06009
Change of Zone No.05002A, The Links at Lincoln PUD

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: To annex approximately 3.25 acres and a change of zone from AG to R-3 PUD. To increase the area of The Links at Lincoln PUD.

LOCATION: N. 1st St. and Fletcher Ave.

LAND AREA: 104 acres, more or less

EXISTING ZONING: AG-Agricultural

WAIVER /MODIFICATION REQUEST:

1. Sidewalks on the north and east side of Fletcher Ave.
2. Street trees on the north and east side of Fletcher Ave.

CONCLUSION: The purpose of this application is to relocate Fletcher Ave. in compliance with Change of Zone #05002, The Links at Lincoln and Ordinance #18525. The area of annexation is contiguous to the city limits and is within Tier One of the Future Service Limits.

<u>RECOMMENDATION:</u>	Approval
Waivers:	
1. Sidewalks on the north and east side of Fletcher Ave.	Approval
2. Street trees on the north and east side of Fletcher Ave.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Change of Zone #05002A: see attached
Annexation #06009: Lot 25, Cumberland Heights

EXISTING LAND USE:

Multi-family and undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	AG- Agricultural	Single family on acreages
South:	AG-Agricultural	Interstate 80, campground

East:	AG- Agricultural	Single family on acreages
West:	O-3-Office	Undeveloped, west of N. 1 st St.
	O-2, I-2 & R-3	Residential, industrial, office west of Highway 34.

ASSOCIATED APPLICATIONS:

Street and Alley Vacation #06002

HISTORY:

April 18, 2005 The Links at Lincoln PUD was approved by the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan shows this area as Urban Residential and Low Density Residential. (F-25)

The proposed annexation area is inside the future service limits and within Tier One Priority B. (F-31)

Fletcher Ave. is designated as an urban collector in the 2025 Comprehensive Plan. (F-103)

Collector Street: These streets serve as a link between local streets and the arterial system. Collectors provide both access and traffic circulation within residential, commercial and industrial areas. Moderate to low traffic volumes are characteristic of these streets.

(F-105)

The provision of municipal services shall coincide with the jurisdictional boundaries of the City—in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary sewer services) beyond the corporate limits of the City. (F-154)

The extension of water and sanitary sewer services shall be predicated upon annexation of the area by the City. City annexations shall occur before any property is provided with water, sanitary sewer, or other potential City services. (F-154)

Annexation generally implies the opportunity to access all City services. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g. water, sanitary sewer) and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area. (F-154,155)

UTILITIES:

- A. **Sanitary Sewer:** There is no sanitary sewer in N. 1st St. The area of annexation will be served with a new 8" sanitary sewer main that will connect to an existing manhole in Fletcher Ave.
- B. **Water:** There is an existing 8" water main in N. 1st St. to serve this area.
- C. **Roads:** N. 1st St. is an improved arterial. Fletcher Ave. is a two lane rural cross section and is classified as an urban collector in the 2025 Comprehensive Plan.
- D. **Parks and Trails:** There are no proposed trails at this location.
- E. **Fire Protection:** Adequate fire protection may be provided. The Fire Department has no objection.

TRAFFIC ANALYSIS:

Fletcher Ave. is designated as an urban collector and N. 1st St. is designated as a principal arterial in the future functional classification of the Comprehensive Plan.

PUBLIC SERVICE:

The nearest fire station is Station 14 located at 5435 N.W. 1st St.

ANALYSIS:

1. This request is to expand the area of the existing PUD to allow the intersection of Fletcher Ave. and N. 1st Street to be relocated to the north.
2. The applicant is requesting a waiver to street trees and sidewalks on the north and east side of realigned Fletcher Ave. Street trees and sidewalks can be installed when the adjacent properties are developed. Planning staff supports the waiver.
3. The area of annexation shall have an underlying zoning of R-3 PUD. Only permitted uses in the R-3 district shall be allowed within this area. A detailed site plan of the future uses may be approved by an administrative amendment for uses by right in the R-3 district. Any other uses would require a public hearing and approval by City Council.
4. There is a portion of realigned Fletcher Ave. outside the boundary of the PUD. This area shall be deeded to the City for street right-of-way purposes by the property owner at no cost to the city. The site plan shows a land swap and the applicant has informed Planning that a portion of Lot 25, Cumberland Heights will be deeded to the owner of Lot 26, Cumberland Heights in exchange for land for Fletcher Ave.
5. Ordinance 18525 for The Links at Lincoln PUD allowed the Permittee to relocate the intersection of Fletcher Ave. and N. 1st St. The ordinance further stated that if the Permittee relocated the intersection, the Permittee shall submit a request for a Change of Zone and Planned Unit Development designation to expand the boundaries of the Links at Lincoln PUD to include the relocated intersection of Fletcher Ave. with N. 1st Street. Permittee shall further petition the City to vacate the portion of Fletcher Ave. remaining after realignment. The ordinance further states that the City shall retain necessary easements for any existing utilities and that the vacated portion of Fletcher Ave shall be deeded to Permittee at no cost.
6. The proposed annexation area is contiguous to the City limits. Fallbrook subdivision is located on the west side of N. 1st St. and the existing Links at Lincoln is to the south of this proposed annexation area.
7. The area of annexation is within the future service limits and within Tier One Priority B as identified in the 2025 Comprehensive Plan.
8. The future land use plan identifies the area of annexation as low density residential.
9. An annexation agreement is not required for this development. All utilities are available and no additional right-of-way is needed along N. 1st St. The right-of-way for the relocated Fletcher Ave. shall be dedicated at the time of final plat.

10. Annexation policy:

- ! Land which is remote from the limits of the City of Lincoln will not be annexed; land which is contiguous and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.
- ! Annexation generally implies the opportunity to access all City services. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (i.e., water, sanitary sewer) and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area.
- ! Plans for the provision of services within the areas considered for annexation should be carefully coordinated with the Capital Improvements Program of the city and the county."

CONDITIONS OF APPROVAL

Change of Zone No. 05002A:

Site Specific Conditions:

1. This approval permits 696 dwelling units.
2. The City Council approves associated request:
 - 2.1 Street Vacation #06002
 - 2.2 A modification to the requirements of the land subdivision ordinance to waive sidewalk and street trees along the north and east side of Fletcher Ave.
3. Final plats are approved by the City.

If any final plat on all or a portion of the approved planned unit development is submitted five (5) years or more after the approval of the planned unit development, the city may require that a new planned unit development be submitted, pursuant to all the provisions of section 26.31.015. A new planned unit development may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the planned unit development as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, the public streets, private roadway improvements, sidewalks, public sanitary sewer system, public water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in

conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

Permittee agrees:

to complete the street paving of public streets, and temporary turnarounds and barricades located at the temporary dead-end of the streets shown on the final plat within two (2) years following the approval of the final plat.

to complete the installation of sidewalks along the south and west sides of Fletcher Ave. as shown on the final plat within four (4) years following the approval of the final plat.

to complete the installation of sidewalks along the east side of N. 1st Street as shown on the final plat within two (2) years following the approval of this final plat.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the installation of public street lights along Fletcher Ave. within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along the south and west sides of Fletcher Ave. within this plat within four (4) years following the approval of the final plat.

to complete the installation of street trees along the east side of N. 1st Street as shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to complete the public and private improvements shown on the Planned Unit Development.
to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Owner(s) may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:

- (1) Owner shall not be relieved of Owner's maintenance obligation for each specific private improvement until a registered professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.
- (2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to maintain the outlots and private improvements on a permanent and continuous basis.

to submit to the lot buyers and home builders a copy of the soil analysis.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to relinquish the right of direct vehicular access to N. 1st Street except as shown.

General Conditions:

4. Before a final plat is approved:

4.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

4.1.1 A revised site plan including 5 copies showing the following revisions:

- 4.1.1.1 Revise the boundary of the PUD to include all of Lot 25, Cumberland Heights. Use the same line type for the entire boundary.
- 4.1.1.2 Add a note stating that the portion of Fletcher Ave. outside the boundary of the PUD shall be deeded to the City at no cost for street right-of-way purpose.
- 4.1.1.3 Show fire hydrants on the utility plan.
- 4.1.1.4 Remove the parking, building layout and Lot 25 Cumberland Heights from all sheets.

- 4.1.1.5 Show the crosshatched area in the northeast corner as an outlet.
- 4.1.1.6 Show the area bounded by N. 1st St., Fletcher Ave. and vacated Fletcher Ave. as Lot 1.
- 4.1.1.7 Show vacated Fletcher Ave. as an outlet. Show a blanket utility easement over the outlet.
- 4.1.1.8 Dimension the lots and outlots.
- 4.1.1.9 Add a note to the General Notes that permitted uses under the R-3 district shall be allowed on Lot 1.
- 4.1.1.10 Delete Note #5 from the General Notes.
- 4.1.1.11 Add all of the General Notes from Administrative Amendment #05144 to the cover sheet.
- 4.1.1.12 On the cover sheet within the existing PUD area add the following note, "For detailed site plan refer to Administrative Amendment(AA) #0514 to Change of Zone #05002.
- 4.1.1.13 Show the General Lot information and Development Area information from AA #05144 on the cover sheet.
- 4.1.1.14 Remove the bold dash line of vacated Fletcher Ave. The removal of this line will help clarify the boundary of the PUD.
- 4.1.1.15 Change the building front yard setback to 20 feet.
- 4.1.1.16 Label the existing right-of-way along N. 1st Street on Sheet C1.1.
- 4.1.1.17 Change Lots 38, 53 and 58 I.T. to Lot 1, The Links at Lincoln in the legal description. The legal description must be signed by a licensed surveyor.
- 4.1.1.18 Update the legal description of the addition to the PUD to include all of Lot 25, Cumberland Heights.
- 4.1.1.19 Show a blanket utility easement excluding building envelopes over the addition to the PUD.
- 4.1.1.20 Change proposed use on Sheet C0.0 to R-3. Delete "commercial".
- 4.1.1.21 Make corrections to the satisfaction of Public Works and Utilities Department Watershed Management per their memo of May 11, 2005.

- 4.1.1.22 Make corrections to the satisfaction of Public Works and Utilities per their memo of May 12, 2006.
- 4.2. Provide documentation from the Register of Deeds that the letter of acceptance as required by the approval of the Planned Unit Development has been recorded.
- 4.3. A landscape plan approved by the Director of Planning.
- 4.4 The construction plans comply with the approved plans.
- 4.5 Final plat(s) is/are approved by the City.
- 4.6 The construction plans shall comply with the approved plans.

Standard Conditions:

- 5. The following conditions are applicable to all requests:
 - 5.1 Before occupying the dwelling units/buildings all development and construction is to comply with the approved plans.
 - 5.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established owners association approved by the City Attorney.
 - 5.3 The site plan accompanying this plan unit development shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 5.4 This ordinance's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 5.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 60 days following the approval of the change of zone, provided, however, said 60-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the ordinance approving the change of zone and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
- 6. The site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in force unless specifically amended by this ordinance.

Prepared by:

Tom Cajka
Planner

DATE: May 11, 2006

APPLICANT: Jim Lindsey
1165 Joyce Blvd.
Fayetteville, AR 72703
(479) 521-6686

OWNER: The Links at Lincoln
1165 Joyce Blvd.
Fayetteville, AR 72703
(479) 521-6686

CONTACT: Richard Bishop
JEO Consulting Group
650 "J" St.
Lincoln, NE 68528

ANNEXATION NO. 06009
AND
CHANGE OF ZONE NO. 05002A,
AN AMENDMENT TO
THE LINKS AT LINCOLN PLANNED UNIT DEVELOPMENT

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

May 24, 2006

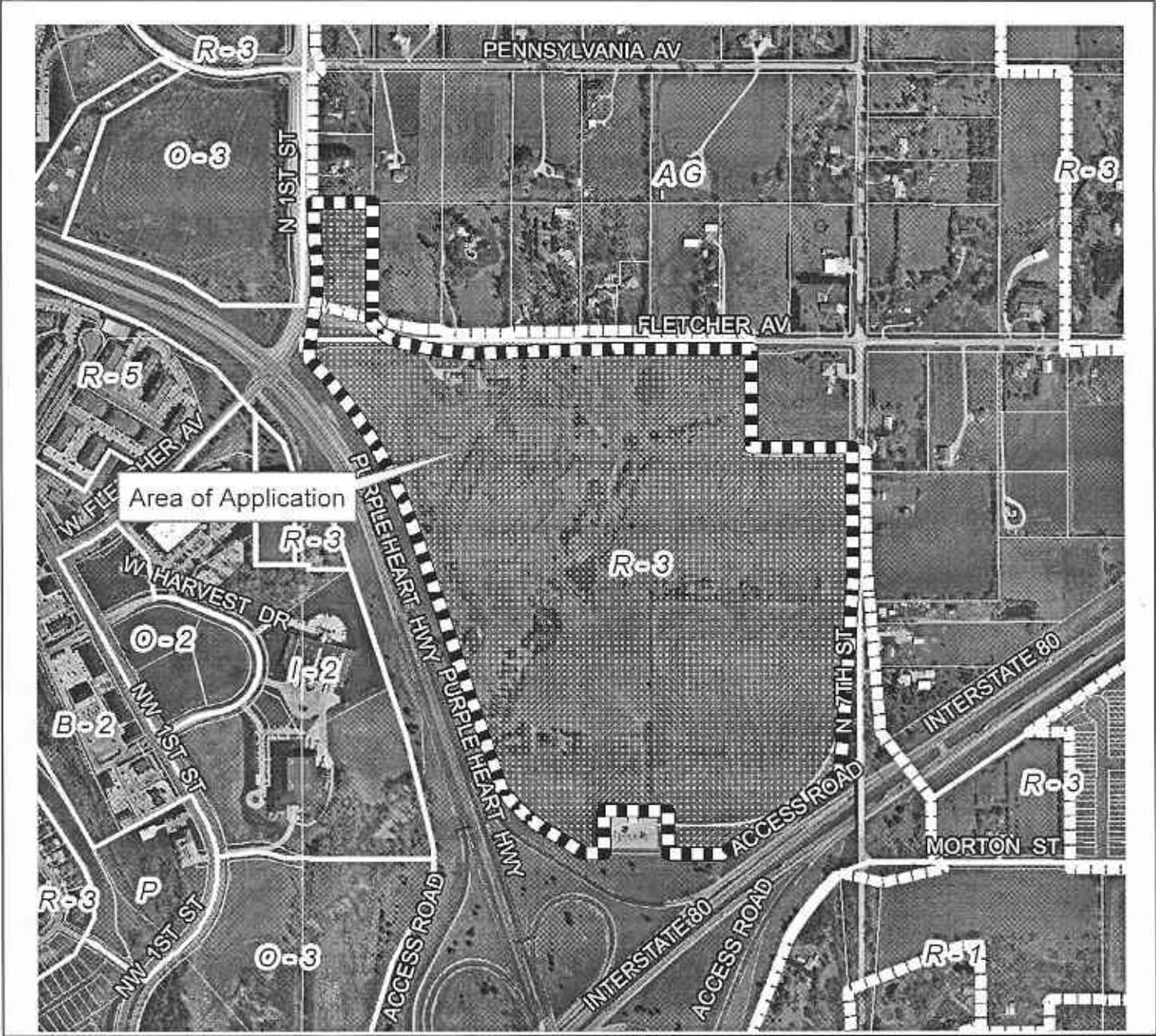
Members present: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand, Sunderman and Taylor.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 06028; SPECIAL PERMIT NO. 06032; ANNEXATION NO. 06009; CHANGE OF ZONE NO. 05002A, an amendment to The Links at Lincoln Planned Unit Development; and STREET AND ALLEY VACATION NO. 06002.**

Ex Parte Communications: None.

Strand moved to approve the Consent Agenda, seconded by Carroll and carried 9-0: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand, Sunderman and Taylor voting 'yes'.

Note: This is final action on Special Permit No. 06032 unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



**Change of Zone #05002A
The Links at Lincoln PUD
1st & Fletcher**

2005 aerial

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

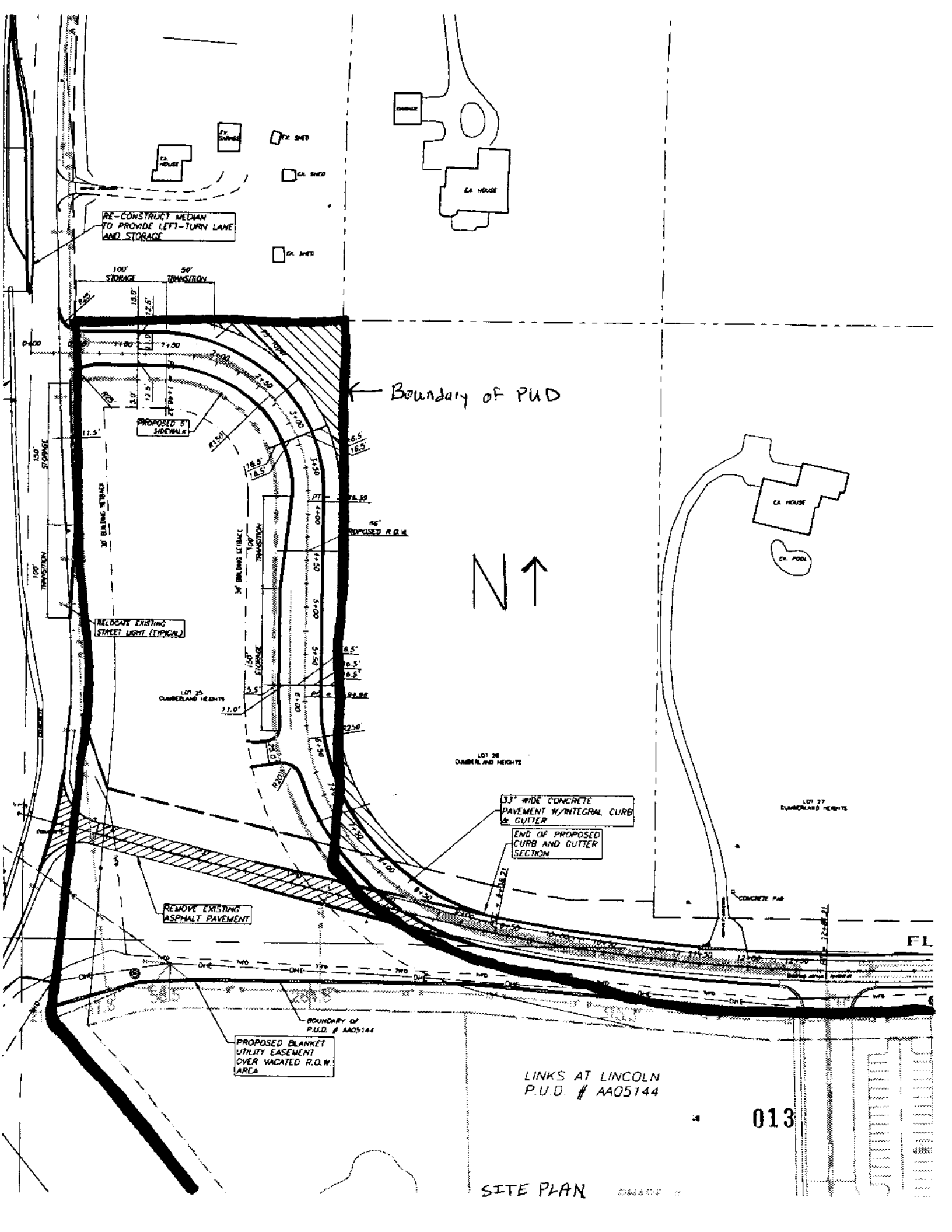
Two Square Miles
Sec. 02 T10N R6E
Sec. 35 T11N R6E



Zoning Jurisdiction Lines
City Limit Jurisdiction



012



RE-CONSTRUCT MEDIAN TO PROVIDE LEFT-TURN LANE AND STORAGE

← Boundary of PUD

N ↑

PROPOSED 5' SIDEWALK

RELOCATE EXISTING STREET LIGHT (TYPICAL)

33' WIDE CONCRETE PAVEMENT W/ INTEGRAL CURB & GUTTER

END OF PROPOSED CURB AND GUTTER SECTION

REMOVE EXISTING ASPHALT PAVEMENT

PROPOSED BLANKET UTILITY EASEMENT OVER VACATED R.O.W. AREA

LINKS AT LINCOLN P.U.D. # AA05144

013

SITE PLAN

ADDITION TO PUD:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 6 EAST AND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH P.M., LANCASTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S00°10'31"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 71.29 FEET; THENCE S89°49'29"E PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 1ST STREET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE N06°49'56"E, A DISTANCE OF 300.61 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF FLETCHER AVENUE AND ON THE EAST RIGHT OF WAY LINE OF SAID 1ST STREET; THENCE NORTHEASTERLY ON A 657.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 84.00 FEET, THE CHORD OF SAID CURVE BEARS N00°30'17"E, 83.94 FEET; THENCE N03°09'17"W ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 136.21 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A 7581.50 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 213.89 FEET; THE CHORD OF SAID CURVE BEARS N02°20'47"W, 213.88 FEET TO A POINT ON THE NORTH LINE OF LOT 25 CUMBERLAND HEIGHTS; THENCE S89°50'16"E ON SAID NORTH LINE, A DISTANCE OF 282.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE S00°29'19"W ON THE EAST LINE OF SAID LOT 25, A DISTANCE OF 558.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF FLETCHER AVENUE; THENCE CONTINUING S00°29'19"W ON SAID EAST LINE, A DISTANCE OF 25.24 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 283.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 189.02 FEET, THE CHORD OF SAID CURVE BEARS S58°34'48"E, 185.53 FEET; THENCE S77°42'52"E, A DISTANCE OF 171.17 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID FLETCHER AVENUE; THENCE N85°20'55"W ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 187.05 FEET; THENCE CONTINUING ON SAID SOUTH RIGHT OF WAY LINE N89°48'39"W, A DISTANCE OF 284.76 FEET; THENCE CONTINUING ON SAID SOUTH RIGHT OF WAY LINE S86°25'51"W, A DISTANCE OF 58.45 FEET; THENCE CONTINUING ON SAID SOUTH RIGHT OF WAY LINE S73°53'26"W, A DISTANCE OF 97.83 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 4.70 ACRES, MORE OR LESS.

Review Comments for
Application #: CZ05002A
THE LINKS AT LINCOLN

Comments as of: Thursday, May 11, 2006

Status of Review: Approved

Reviewed By 911

ANY

Comments:

Status of Review: Approved

Reviewed By Alltel

ANY

Comments:

Status of Review: FYI

04/28/2006 11:51:47 AM

Reviewed By Building & Safety

Terry Kathe

Comments: Label uses for commercial area of PUD

Status of Review: Denied

04/28/2006 2:22:30 PM

Reviewed By Building & Safety

BOB FIEDLER

Comments: no fire hydrants shown utility plan

Status of Review: Approved

05/02/2006 8:39:00 AM

Reviewed By Fire Department

ANY

Comments: We have no objections from the perspective of our department.

015

Status of Review: **Approved**

05/08/2006 2:28:30 PM

Reviewed By **Health Department**

ANY

Comments: LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION

TO: Tom Cajka DATE: May 8, 2006

DEPARTMENT: Planning FROM: Chris Schroeder
ATTENTION: DEPARTMENT: Health

CARBONS TO: EH File SUBJECT: The Links Addition
EH Administration PUD
CZ #05002A
AN #06009

The Lincoln-Lancaster County Health Department has reviewed the proposed development with the following noted:

All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

Status of Review: **Active**

Reviewed By **Lincoln Electric System**

JIM HENNESSY

Comments:

Status of Review: **Active**

Reviewed By **Lincoln Police Department**

DON SCHEINOST

Comments:

Status of Review: **Complete**

Reviewed By **Planning Department**

RAY HILL

Comments:

Memorandum

To: Tom Cajka, Planning Department

From: Chad Blahak, Public Works and Utilities
Dennis Bartels Public Works and Utilities

Subject: The Links at Lincoln AA #05144

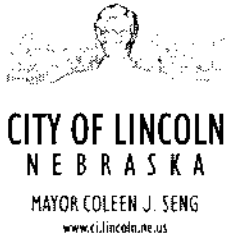
Date: May 12, 2006

cc:

Engineering Services has reviewed the re-submitted plans for The Links at Lincoln administrative amendment, located between North 1st Street and North 7th Street south of Fletcher Avenue, and has the following comments:

- 1 The proposed 8" sanitary sewer shown in the proposed realigned Fletcher Avenue needs to be revised to be shown in the standard location outside the back of curb adjacent to the proposed turn lane.
- 2 The plans reference 33' wide paving for the realigned Fletcher Avenue. This dimension will represent the face of curb to face of curb dimension. The total paving width, from back of curb to back of curb will need to be shown as the 34' section as shown in LSP-640 of the City of Lincoln Standard Plans.
- 3 The cover sheet references 5' sidewalks while the detail sheet indicates 6' wide sidewalks. The discrepancy needs to be addressed.
- 4 The proposed water main in the realigned Fletcher needs to be revised to connect to the 16" shown in the south side of Fletcher instead of the 24" planned for the north side of the street.

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**PUBLIC WORKS AND
UTILITIES DEPARTMENT**

Memorandum

Date: *May 11, 2005*

To: *Tom Cajka*

From: *Devin Biesecker*

Subject: *Links at Lincoln*

cc: *Chad Blahak, Ben Higgins*

Below are Watershed Management's comments on the Links at Lincoln PUD.

1. Detention calculations must be submitted for the 2,10 and 100 year storm events. Documentation was submitted for only the 10 and 100 year events.
2. It appears that the 100 year flow from area A-2 would flow thru the detention area. If this is the case the 100 year flow from area A-2 must be included in the detention routing calculations.

INTER-DEPARTMENT COMMUNICATION



DATE May 8, 2006

TO: Tom Cajka, City Planning

FROM: Sharon Theobald (Ext. 7640) *St*

SUBJECT: DEDICATED EASEMENTS
DN #58N-5E

AN#06009
CZ#05002A

Attached is the Site Plan for The Links at Lincoln.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require blanket utility easements, excluding building envelopes, over the entire development.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

ST/ss
Attachment
c: Terry Wiebke
Easement File



"Sgt. Don Scheinost"
<lpd798@CJIS.CI.LINCOLN.
NE.US>

04/28/2006 01:22 PM

To Tom Cajka <TCajka@ci.lincoln.ne.us>

cc

bcc

Subject The Links Addition to PUD - Change of Zone (PUD) #
CZ05002A/Annexation # AN06009

Mr. Cajka,

The Lincoln Police Department does not object to The Links Addition to PUD, #CZ05002A / Annexation #AN06009.

Sergeant Don Scheinost, #798
Lincoln Police Department
Management Services
(402) 441-7215
lpd798@cjis.ci.lincoln.ne.us



April 27, 2006

Tom Cajka, Planner
City of Lincoln Planning Department
555 South 10th Street, Room 213
Lincoln, NE 68508

Re: Links at Lincoln
Addition to P.U.D. (No. AA05144)
Purpose Statement
JEO Project #385SD4

Dear Mr. Cajka:

The following is a request for annexation, change of zone and addition to the P.U.D. for the property located at North 1st Street and Fletcher Avenue, legal description attached. The purpose of this annexation and change of zone is to relocate the intersection of 1st Street and Fletcher to provide southbound turning movement from Fletcher onto North 1st Street.

The applicant requests the following waivers:

1. **Waiver of Sidewalks on the north side of the realigned Fletcher Avenue.** (Lincoln Subdivision and Zoning Regulations 26.23.095)
2. **Waiver of Street Trees on the north side of realigned Fletcher Avenue.** (Lincoln Design Standards, Chapter 2.35)

Please find enclosed:

- City of Lincoln Zoning Application with Application fee (\$500)
- Stormwater/Hydraulic calculations (1)
- Legal Description of Property to be Annexed
- C0.0 – Cover Sheet (6 copies)
- C1.1 – Geometrics and Site Plan (18 copies)
- C2.1 – Overall Grading and Drainage Plan (6 copies)
- C3.1 – Utility Plan (6 copies)
- PP1.1 – Street Profile (6 copies)
- L1.1 – Street Tree Plan (6 copies)

If you should have any questions concerning the above, please do not hesitate to call.

Sincerely,

Richard A. Bishop, E.I.T.
Project Engineer

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