

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for AUGUST 20, 2003 PLANNING COMMISSION MEETING

P.A.S.: Catherland Subdivision Preliminary Plat No.02005

PROPOSAL: To plat 8 industrial lots on approximately 18.64 acres

LOCATION: N. 70th & Fletcher Ave.

WAIVER REQUEST:

1. Sidewalks on Cather Street.
2. Sanitary sewer running opposite street grade.
3. Sanitary sewer to drain from one basin to another.

LAND AREA: 18.64 acres more or less

CONCLUSION: With conditions the preliminary plat is in conformance with the Zoning and Land Subdivision Ordinances and the 2025 Comprehensive Plan. Public Works & Utilities Department does not object to the requested waivers.

RECOMMENDATION:

Preliminary Plat #02005 Conditional Approval

Waivers

- | | | |
|----|---|----------|
| 1. | Sidewalks on Cather Street. | Approval |
| 2. | Sanitary sewer running opposite street grade | Approval |
| 3. | Sanitary sewer draining from one basin to another | Approval |

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached

EXISTING ZONING: I-1 Industrial

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North: I-1 Industrial
South: I-1 Industrial
East: AG Agriculture
West: I-1 Industrial

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan shows this area as industrial. (F-23)

The Plan foresees the demand for nearly 2,400 acres of additional industry property over the planning period. The expressed desire has been to seek locations for future industries on land outside of the 100 year floodplain—areas that have traditionally been sites for such uses. (F-37)

Commercial and industrial districts in Lancaster County shall be located:

- within the City of Lincoln or incorporated villages
- outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning)
- where urban services and infrastructure are available or planned for in the near term
- in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan
- in areas compatible with existing or planned residential uses
- in areas accessible by various modes of transportation (i.e. automobile, transit and pedestrian)
- so that they enhance entryways or public way corridors, when developing adjacent to these corridors
- in a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this Plan. (F-38)

HISTORY:

Date when preliminary plat was submitted: March 6, 2002
Date when Planning Director’s letter was sent: April 1, 2002
Date when revised preliminary plat was submitted: July 11, 2003

February 1992 Special Permit #1421 to allow a asphalt manufacturing plant was approved.

UTILITIES: Water and sanitary sewer mains are located in N. 70th St. A 8" sanitary sewer service and a 12" water main are proposed for this development.

TOPOGRAPHY: The site slopes from east to west.

TRAFFIC ANALYSIS: N. 70th St. is classified as a minor arterial. N. 70th St. is projected to be improved to a 4 lane with center median section. This project is listed in the 2025 Comprehensive Plan as a proposed project.

PUBLIC SERVICE: Station 5, located at Touzalin Ave & Fremont St., is the nearest fire station.

ANALYSIS:

1. The proposed subdivision is located within an area shown as industrial on the land use plan and is in conformance with the 2025 Comprehensive Plan.
2. The site has existing industrial uses to the north, south and west. Agriculture land is to the east.
3. Cather Street is 1300' long. The Land Subdivision Ordinance requires that block length not exceed 1320'. Although the block length within this plat does not exceed 1320', a street would be required immediately adjacent to this plat, placing the total cost of the street on the developer to the east. Provisions must be made for a future street network to the south with this plat. The Land Subdivision Ordinance allows half-streets at least 30' in width when streets within the subdivision adjoin unsubdivided property.(Sec. 27.23.090)
4. N. 70th Street is projected to be four lane with center median section.
5. The area east of this plat is undeveloped. A north-south street extending south from this plat is essential to future circulation and access to N. 70th St.
6. A future north-south street should be aligned with Amanda Rd. to the south. Amanda Rd. currently dead ends at future Fletcher Ave.
7. This site is within the boundaries of Special Permit #1421 for a asphalt manufacturing plant. Special Permit #1421 must be amended to delete the project area from the special permit.
8. The applicant has requested a waiver for sidewalks on Cather Street. Section 26.27.030 of the Land Subdivision Ordinance states, "The sidewalk requirement may be modified or waived in all or a part of a subdivision where all lots in the subdivision contain an area of one or more acres." All lots within this plat are larger than one acre.

9. Public Works and Utilities Department does not object to the waiver for sanitary sewer running opposite street grade and sanitary sewer draining from one basin to another.

CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Show a half-street, 30' in width, on the east boundary of Lot 5, Block 2 and along Outlot "A" extending from Cather St. to the south boundary of the subdivision.
 - 1.1.2 Revise the site plan to provide frontage and access to a street for Outlot A.
 - 1.1.3 List all requested waivers on the site plan.
 - 1.1.4 Change Cather Court to Cather Street.
 - 1.1.5 Corrections required by Public Works and Utilities Department's review.
 - 1.1.6 Dimension the east & west lot line of Outlot A.
 - 1.1.7 Substitute Emerald Queen Maple with Autumn Blaze Maple.
 - 1.1.8 Identify the location, size and common name of all existing trees within and adjacent the subdivision. Identify any trees that are to be removed.
 - 1.1.9 Revise the Plant Schedule to show the common name, botanical name, size, method of planting and quantity of each species.
 - 1.1.10 Remove the additional miscellaneous lines from Lots 1-3, Block 1.
 - 1.1.11 The weight and line pattern for all of the lot lines must be the same. Change the south lot lines on Lots 1-3, Block 1 and the north lot line on Lots 1-5, Block 2.

- 1.1.12 The line showing the perimeter of the subdivision must extend across Cather St.
- 1,2 Amend Special Permit #1421 to delete the area of this subdivision from the special permit boundary.
2. The City Council approves associated request:
 - 2.1 A waiver to the sidewalk on Cather Street.
 - 2.2 A waiver to sanitary sewer running opposite street grades.
 - 2.3 A waiver to sanitary sewer draining from one basin to another.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 You have completed or posted a surety to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, 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.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 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.
 - 3.2.2 To complete the private improvement shown on the preliminary plat.
 - 3.2.3 To submit to the lot buyers a copy of the soil analysis.
 - 3.2.4 To pay all improvement costs.
 - 3.2.5 To comply with the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

- 3.2.6 To maintain the outlot and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

- 3.2.7 To relinquish the right of direct vehicular access from Lot 1, Block 1 and Lot 1, Block 2 to N. 70th Street.

Prepared by:

Tom Cajka
Planner

DATE: August 1, 2003

APPLICANT: Robert & Howard Cather
6400 No. 70th St.
Lincoln, NE 68521
(402) 464-2113

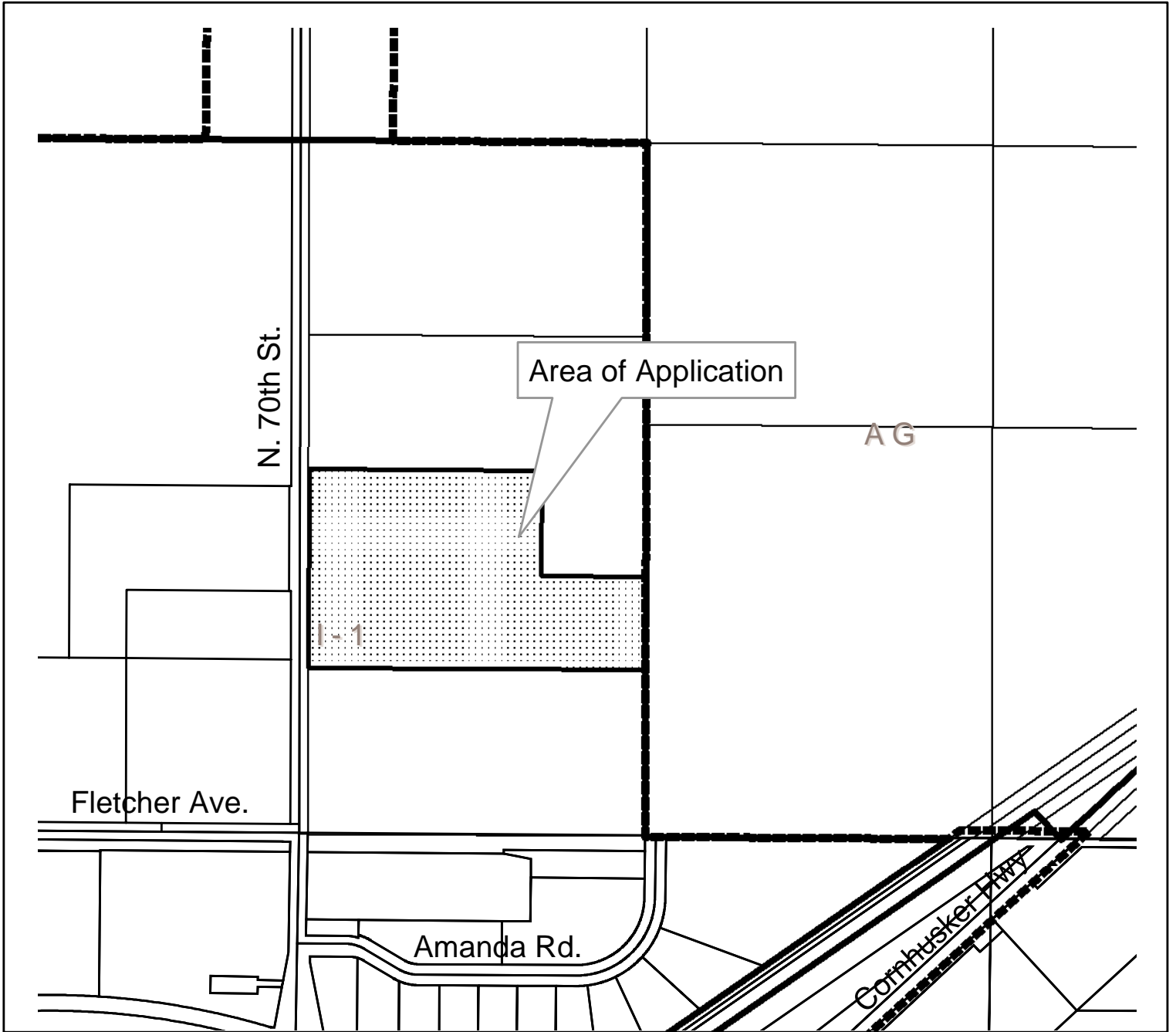
OWNER: Robert J. Cather
P.O. Box 29199
Lincoln, NE 68529
(402) 464-2113

CONTACT: Greg Wood
7130 S. 29th Suite D
Lincoln, NE 68516
(402) 420-7217



Preliminary Plat #02005 Catherland Subdivision



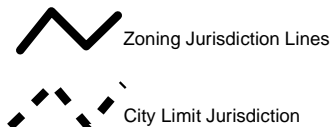


Preliminary Plat #02005 Catherland Subdivision

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. 34 T11N R7E



CATHERLAND SUBDIVISION

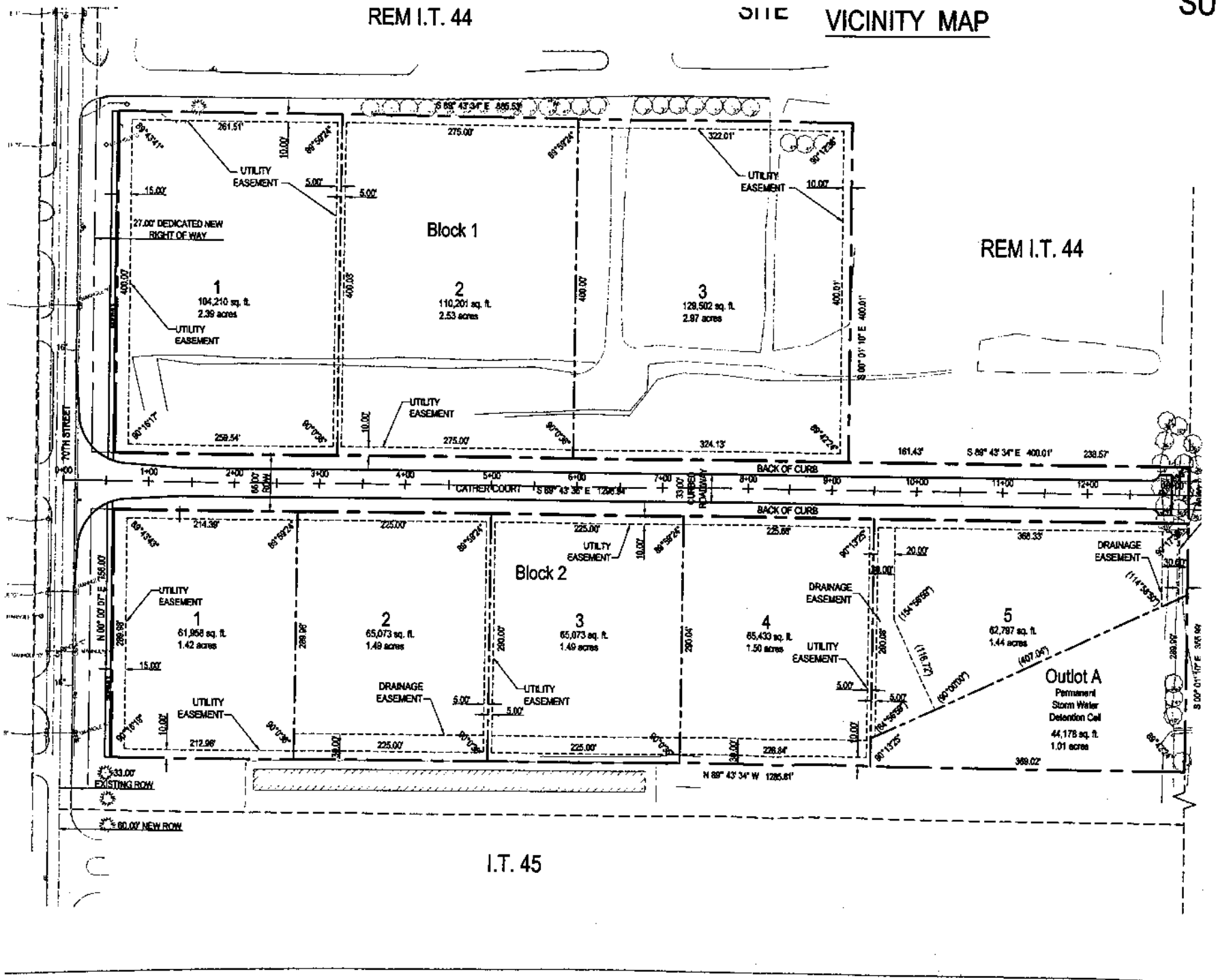
I.T. 44

REM I.T. 44

SITE VICINITY MAP

REM I.T. 44

I.T. 45



LEGAL DESCRIPTION:

PARCEL A

A tract of land located in part of the SW ¼ of Section 34, Township 11 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said SW ¼ of Section 34; thence N00°00'07"E (assumed bearing) along the West line of said SW ¼ of Section 34, a distance of 633.00 feet; thence S89°43'34"E parallel to the South line of said SW ¼ of Section 34, a distance of 33.00 feet to a point on the East right-of-way line of North 70th Street, said point also being the Point of Beginning; thence N00°00'07"E parallel to said West line of said SW ¼ of Section 34, along said East right-of-way line of North 70th Street, a distance of 756.00 feet to a point on said East right-of-way line of North 70th Street; thence S89°43'34"E parallel to said South line of said SW ¼ of Section 34, a distance of 885.52 feet; thence S00°01'10"E parallel to the East line of said SW ¼ of Section 34, a distance of 400.01 feet; thence S89°43'34"E parallel to said South line of said SW ¼ of Section 34, a distance of 400.01 feet; thence S00°01'10"E along said East line of said SW ¼ of Section 34, a distance of 355.99 feet to a point on a line 633.00 feet distant North from and parallel to said South line of said SW ¼ of Section 34; thence N89°43'34"W along said line 633.00 feet distant North from and parallel to said South line of said SW ¼ of Section 34, a distance of 1285.81 feet to the Point of Beginning.

NKA PL 44 SW 1/4

Said tract of land contains an area of 811,948 square feet or 18.640 acres, more or less.

SEE SHEET 1 FOR EXHIBIT



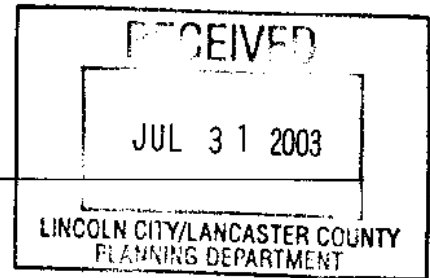
John Meng-Frecker
JOHN MENG-FRECKER L.S. 548
DATE September 26, 2002
DATE




E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
7130 SOUTH 29TH STREET, SUITE D LINCOLN, NE 68516 PHONE (402) 420-7217

LOT SPLIT - PARCEL "A"

Memorandum



To: Tom Cajka, Planning Department
From:  Chad Blahak, Public Works and Utilities
Subject: Catherland Subdivision
Date: July 30, 2003
cc: Randy Hoskins

Engineering Services has reviewed the submitted preliminary plat for Catherland Subdivision, located northeast of 70th and Cornhusker Hwy., and has the following comments:

- **Water Main** - The water main in Cather Court needs to be extended to the property line.
- **Sanitary Sewer** - As shown, the sanitary sewer is running opposite street grade and draining from one basin to another. These are both waivers that need to be requested. Public Works will support said waivers.
- **Streets** - The street name "Cather Court" indicates a cul-de-sac or permanent dead end. The street name should be changed to Cather Street or Drive.

Cather Court is shown to be 1300' long. This is near the maximum allowable 1320' block length. Consideration needs to be given to locate an appropriate street connection north or south from Cather if a suitable location exists. North 70th Street is projected to be improved to a 4 lane with center median section. As the proposed Cather Court and North 70th intersection is near the 1/4 mile line, it will likely be given a median break and could provide full access to 70th from future developments to the east and existing and future development to the north.

- **Grading/Drainage** - The proposed grading shows approximately 5' of fill at the east end of the property. This is due to the need to sewer the property back to the east out of the natural drainage basin. This may cause difficulty for the adjoining property owner to the east should they ever choose to develop.

The proposed grading plan shows fill being placed right up to the existing fence line to the south forcing the drainage to run on the fence line and on the property to the south. A drainage swale needs to be shown north of the property line to convey the storm runoff to the proposed detention cell.

The detention calculations provided show the post-developed flows in excess of the pre-developed flows contrary to design standards. The outlet structure and/or detention cell design may need to be revised.

It appears that portions of the project area by-pass the detention cell. The areas that by pass the detention cell and areas that outlet to the detention cell need to be clearly delineated and labeled. If the areas not draining to the detention cell were not taken into consideration, the detention calculations will need to be revised.

The top of bank width for the proposed detention cell is shown to be less than the minimum 14' required by the Drainage Criteria Manual. The grading contours need to be revised accordingly.

- General - Outlot A does not have any street frontage and therefore does not meet subdivision requirements.

The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connecting storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

**PUBLIC WORKS AND
UTILITIES DEPARTMENT**



MEMORANDUM

Date: August 1, 2003

To: Tom Cajka
cc: Ben Higgins, Chad Blahak

From: Devin Biesecker

Subject: Catherland Subdivision

Below are Watershed Management's comments on the Catherland Subdivision preliminary plat. Comments are based on a eight-sheet plan set and hydrology study stamped July 11, 2003 by the Planning Department.

1. It appears that a large area of drainage would drain to the south property line and may drain onto the adjacent property before reaching the detention pond. A swale should be graded along the south property line to contain as much drainage as possible on the development site.
2. Post development flows exceed pre developed flows. The detention cell must be sized so that post development flows do not exceed pre developed flow rates.
3. The bottom of the detention pond must have positive drainage to the outlet. Design standards require a 2% grade for grading on the bottom of a detention cell.

Memo



To: Tom Cajka, Planning Department

From: Mark Canney, Parks & Recreation

Date: July 22, 2003

Re: Catherland Subdivision PP 02005

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

1. Due to difficulty in establishment and susceptibility to leaf & sun scald, please substitute Emerald Queen Maple with Autumn Blaze Maple.

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



INTER-DEPARTMENT COMMUNICATION

DATE July 25, 2003

TO Tam Cajka, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN #62N-71E

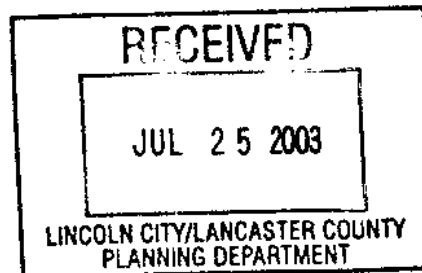
Attached is the Resubmitted Preliminary Plat for Catherland Subdivision.

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 the additional easements marked in red on the map, along with a blanket utility easement over Outlot A.

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

Sharon Theobald



ST/nh
Attachment
c: Terry Wiebke
Easement File