

**LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**  
**for SEPTEMBER 14, 2005 PLANNING COMMISSION MEETING**

**PROJECT #:** Twin Pines Preliminary Plat #04017

**PROPOSAL:** Preliminary plat 39 acreage residential lots.

**LOCATION:** S.W. 33<sup>rd</sup> St. and West Denton Rd.

**WAIVER REQUEST:**

1. Block length
2. Storm Water Detention

**LAND AREA:** 133 acres, more or less

**CONCLUSION:** This application is in conformance with the Comprehensive Plan.

<b>RECOMMENDATION:</b>	Conditional Approval
Waivers:	
1. Block length	Approval
2. Storm Water Detention	Approval

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 11, 15, 17, 18, 19 and 21 all Irregular Tracts, located in the SE 1/4, Section 17, Township 9 North, Range 6 East, Lancaster County, Nebraska.

**EXISTING ZONING:** AGR- Agricultural Residential

**EXISTING LAND USE:** Single-family house, F.A.A. Non-Directional Beacon and undeveloped

**SURROUNDING LAND USE AND ZONING:**

North:	AGR-Agricultural Residential AG-Agricultural	Acreage development Undeveloped
South:	AGR-Agricultural Residential AG-Agricultural	Acreage development Single-family and farmland
East:	AGR-Agricultural Residential AG-Agricultural	Acreage development Single-family and farmland
West:	AGR-Agricultural Residential	Acreage development

**COMPREHENSIVE PLAN SPECIFICATIONS:**

Provide for about six percent of the total population in the County on acreages. (F-17)

The Lincoln/Lancaster County Land Use Plan identifies this area as Residential, Low Density and within Tier II (F-23)(F-27)

Tier II: An area of approximately 47 square miles intended to serve the following purposes: (1) to define the geographic area the city is assumed to grow into immediately beyond the twenty-five year time frame of Tier I; (2) to serve as the basis for long term, advanced utility planning; and (3) to act as a secondary reserve area for urban growth should the Tier I area development occur more quickly than assumed for the twenty-five year period. Owing to the intended purposes of this Tier and the uncertainty of when the city may begin providing services to these areas, Tier II should also remain in its present use in order to provide for future urban development. (F-28)

Rural Lancaster County is in transition from an area of predominantly agricultural uses to an area which includes more residential uses. Balancing the strong consumer demand for country style living and the practical challenges of integrating acreages with traditional agricultural land use will continue. (F-69)

Grouping acreages together in a specific area enables services to be provided more efficiently, such as reducing the amount of paved roads, fewer and shorter school bus routes and more cost effective rural water district service. Grouping also reduces the amount of potential conflict points between farm operations and acreages. (F-70)

**HISTORY:**

July 14, 2004	Preliminary plat submitted:
July 22, 2004	Planning Director's letter was sent to applicant indicating that the application was incomplete
September 19, 2004	Preliminary plat resubmitted
October 25, 2004	Planning Director's letter sent to applicant
June 17, 2005	Preliminary Plat resubmitted
August 9, 2005	Preliminary Plat resubmitted

November 17, 2003 Change of Zone #3422 from AG to AGR on Lots 10, 11, 15, 17, 18 and 19, all Irregular Tracts was approved by the City Council.

November 19, 2001 Change of Zone #3332 from AG to AGR was approved by City Council. The area of the change of zone was from SW 40<sup>th</sup> St. to SW 33<sup>rd</sup> St. south of W. Pleasant Hill Rd.

November 19, 2001 Rolling Meadows 1<sup>st</sup> Addition Preliminary Plat #01011 was approved by City Council.

**UTILITIES:** This area will be served by individual water wells and wastewater systems.

**TOPOGRAPHY:** This area generally slopes north to south.

**TRAFFIC ANALYSIS:** West Denton Rd. is a county mile section line road and West Pleasant Hill Rd is a county half-section line road.  
SW 33<sup>rd</sup> St. is considered a local county road.

**PUBLIC SERVICE:** This area is served by the Southwest Rural Fire District

**ANALYSIS:**

1. This request is for a Preliminary Plat for 39 acreage residential lots.
2. This area was changed from AG-Agricultural to AGR-Agricultural Residential in November 2003. AGR zoning requires 3-acre minimum lot size.
3. The subject property is surrounded by acreage development.
4. Lincoln-Lancaster County Health Department notes that based on reports from adjacent developments it appears that the prospects for an adequate quantity of water are good. However, because of mineralization, water conditioning for household use may be necessary.
5. Lincoln-Lancaster County Health Department recommends that test wells be installed on each lot prior to house construction to insure an adequate supply of potable water.
6. W. Denton Rd., S.W. 33<sup>rd</sup> St. and W. Pleasant Hill Rd. are all paved streets. The streets within the proposed development shall be public streets with 60' right-of-way.
7. A transitional plat for build-through standards is not required for this preliminary plat because it was submitted prior to Section 26.15.070 being approved.
8. The waivers are acceptable to the Planning Staff and Public Works & Utilities.

**CONDITIONS OF APPROVAL:**

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 signed by the Chair of the Planning Commission certifying approval: (NOTE: These documents and plans are required by ordinance or design standards.)
  - 1.1 Revise the preliminary plat to show:

- 1.1.1 Provide a metes and bounds description for the area of the preliminary plat.
- 1.1.2 Show the existing 25' LES easement along SW 32<sup>nd</sup> St.
- 1.1.3 Delete ornamental lighting, street trees, sidewalks and landscaping from the list of waivers in Note 11. These waivers are not necessary.
- 1.1.4 Delete the City Council approval block.
- 1.1.5 Correct the right-of-way note along SW 33<sup>rd</sup> St. on the site plan.
- 1.1.6 Change "tower" to "non-directional beacon" for the easement on Lots 2 & 3, Block 5
- 1.1.7 Label the 100 year water surface elevation for Lots 6 & 7, Block 6 on the grading plan.
- 1.1.8 Make corrections to the satisfaction of Lancaster County Engineering Department.
- 1.1.9 Provide 175' of frontage for Lots 1 & 2, Block 1 and Lots 6 & 10, Block 3. The frontage is calculated at the front yard setback line.
- 1.1.11 Show the dimension at the front yard setback for Lots 1 & 2, Block 1 and Lots 6 & 7, Block 3.
- 1.1.12 Delete the frontage waiver.
- 1.1.13 Add "block length" to the list of waivers in Note 11 on Sheet 1.

General:

3. Final Plats will be approved by the Planning Director after:
  - 3.1 You have completed or posted a surety to guarantee the completion of the public streets, land preparation and grading, sediment and erosions control measures, drainageway improvements, temporary turnaround and barricades, and street name signs.
  - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

to complete the street paving of public streets shown on the final plat within two (2) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final 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 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 complete the public improvements shown on the preliminary plat.

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 from those lots that abut West Denton Road, Southwest 33<sup>rd</sup> Street, and Pleasant Hill Road except for Lots 4 & 5, Block 2.

to maintain County roads until the County Board specifically accepts the maintenance.

to submit to all potential purchasers of lots a copy of the ground water report from a test well on each lot.

4. The waiver to the design standards for storm water detention is hereby approved.

Prepared by:

Tom Cajka  
Planner

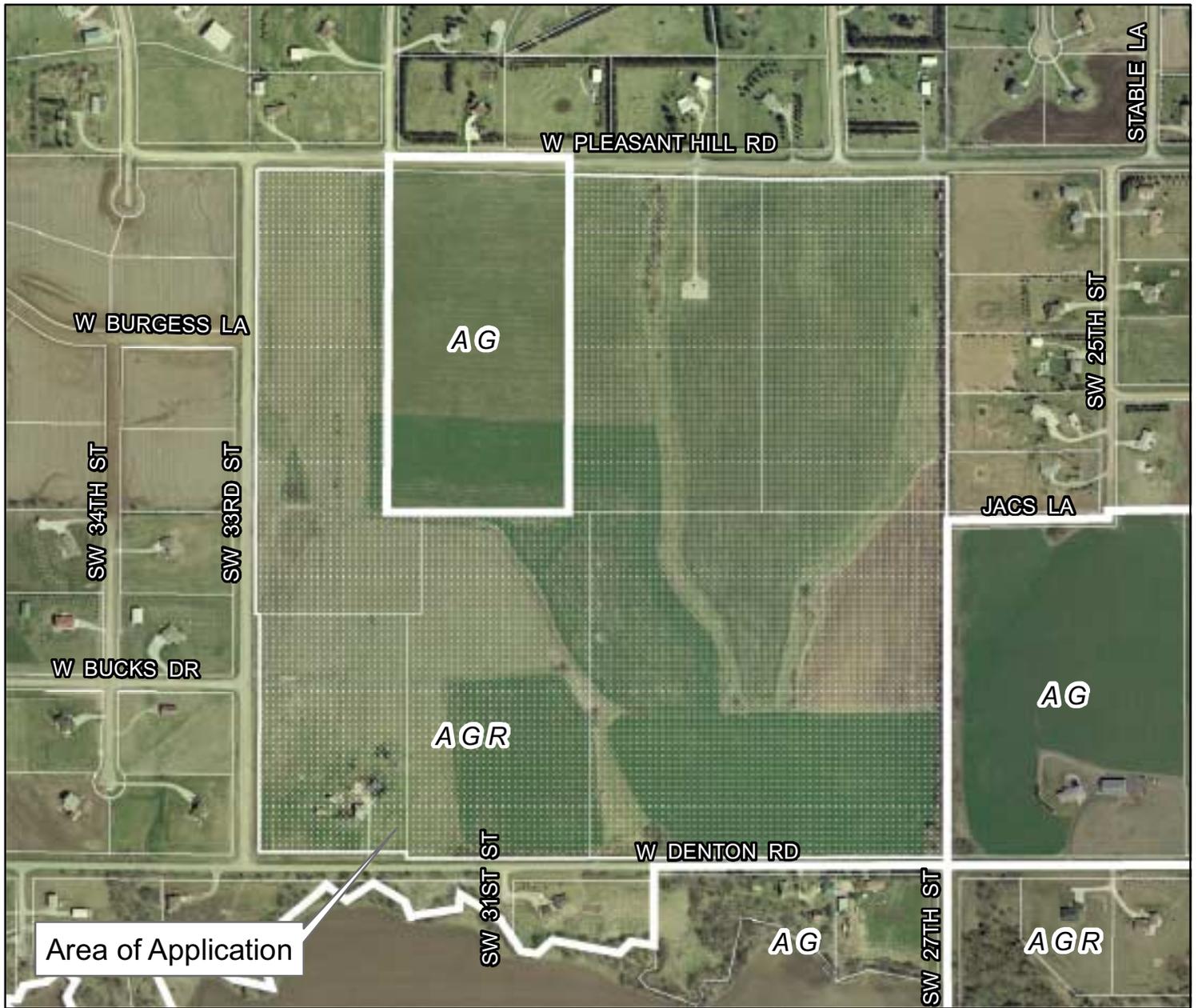
**DATE:** August 31, 2005

**APPLICANT:** Lyle Loth  
ESP  
601 Old Cheney Rd. Suite A  
Lincoln, NE 68512  
(402) 421-2500

**OWNER:** Marvin Hoy  
2611 Surrey Ct.  
Lincoln, NE 68512  
(402) 420-9122

**CONTACT:** same as applicant

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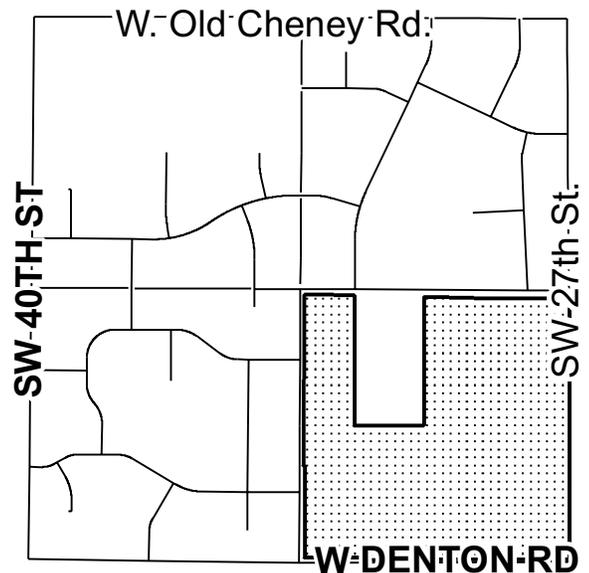
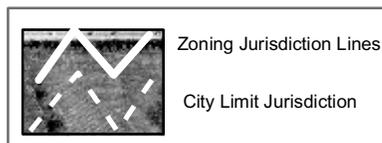
2002 aerial

# Preliminary Plat #04017 Twin Pines Estates SW33rd & Pleasant Hill Rd.

## 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. 17 T9N R6E





## GENERAL NOTES

1. Sewage treatment will be provided by individual lot owners. Lagoons may be allowed and will not be prohibited by covenant. Due to soil types and slopes, lagoons or engineered waste treatment systems may be required.
2. Water will be provided by individual wells on each lot.
3. The developer agrees to comply with the Design Standards of the City of Lincoln for erosion and sedimentation control during and after land preparation.
4. Contours are Mean Sea Level (NAVD 88 Datum).
5. Interior streets are public and will have a right-of-way width of 60 feet.
6. Interior streets shall be surfaced with 7" of asphalt in accordance with City of Lincoln Standards. Jacs Lane shall be connected to Jacs Lane in Pester Ridge Estates.
7. All interior intersection radii shall be 30 feet. 22' Type III barricades shall be installed at temporary dead ends along with 60' temporary turnarounds. Grading shall extend around the temporary turnaround.
8. Utility easements will be provided as required by Norris Public Power, Alltel, Time Warner Entertainment, and Aquila.
9. Direct vehicular access to W. Denton Road, SW 33<sup>rd</sup> St. and Pleasant Hill Road is hereby relinquished, except at the location of SW 31st St., Jacs Lane and Hitching Post Lane, and except for Lots 4 and 5, Block 2 which will have access to SW 33rd St. and W. Denton Rd., respectively.
10. Setbacks shall be as follows:

A. Front Yard	50 feet
B. Side Yard	15 feet
C. Rear Yard	Lesser of 50' or 20% Depth
11. The following waivers to the Land Subdivision Ordinance are hereby relinquished:

A. Ornamental Lighting
B. Sidewalks
C. Street Trees
D. Landscape Screens
E. Storm Water Detention
F. Waiver of Frontage Requirements for Lot 1, Block 1 and Lots 6 & 10, Block 2
12. The developer shall install street identification signs, 3 STOP signs, 1 NO OUTLET sign, and 3 - 25 MPH SPEED LIMIT signs.
13. Each lot shall have only one residential access.
14. This acreage development (i) is not entitled to extra buffering protection greater than the acreage property lines from existing agricultural practices and from future urbanization and (ii) waives any future right to protest the creation of lawful centralized sanitary sewer, water and paving special assessment districts or other lawful financing methods at a later date when urbanization is appropriate.
15. Future Lot Owners: Please be advised that this subdivision is in a rural area surrounded by farming activities. Normal and customary farming operations and other permitted uses shall not constitute a nuisance.
16. 'Junk cars' shall be prohibited in this development as noted in the protective covenants.

LEGAL DESCRIPTION      Lots 11, 15, 17, 18, 19, & 21, located in the

Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

Engineering

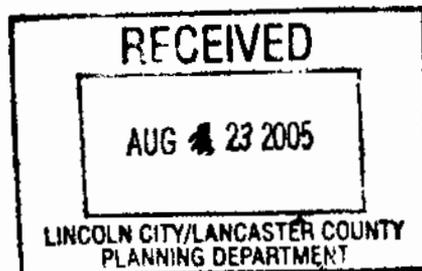
Department

DEPUTY- LARRY V. WORRELL  
COUNTY SURVEYOR

DATE: August 22, 2005

TO: Mike DeKalb  
Planning Department

FROM: Larry V. Worrell  
County Surveyor



SUBJECT: TWIN PINES ESTATES PRELIMINARY PLAT

This office has reviewed subject development and would offer the following comments:

- 1) The boundary of the plat and the right-of-way dedication shall be adjusted to accurately show what right-of-way is owned, in fee, by Lancaster County.
- 2) Jacs Lane, between Southwest 33<sup>rd</sup> Street and Southwest 32<sup>nd</sup> Street, goes across an existing pond dam. The pond shall be filled in and the dam shall be reworked to ensure the embankment meets the specifications.
- 3) Culvert F does not have adequate cover over the pipe based on the proposed flowlines and the street profile.

LVW/DP/pb

# Memorandum

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**To:** Tom Cajka, Planning Department  
**From:** Chad Blahak, Public Works and Utilities  
**Subject:** Twin Pines Estates Preliminary Plat #04017  
**Date:** August 26, 2005  
**cc:**

Engineering Services has reviewed the Twin Pines Estates Preliminary Plat, located east of Southwest 33rd Street and north of West Denton Road, and finds the plans satisfactory. However, the following should be noted.

- 1 Although this plat does not require flood corridor easements, there are several drainage ways that drain a significant land area. Some of these drainage ways are located within the frontage of proposed lots instead of at lot lines. In these locations the headwater elevations from the culvert calculations would severely limit the buildable area on the lots. Also, the grading plan shows directing some of these drainage ways along the roadside ditches in various locations. This would require significantly large driveway culverts for the lot owners to construct and maintain. This may also make improving the street system to urban standards in the future infeasible based on the size of storm sewer that would be required.



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Derek Miller

**DATE:** December 1, 2004

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** EH File  
EH Administration

**SUBJECT:** Twin Pine Estates  
PP #04017  
Water Report

The Lincoln-Lancaster County Health Department has determined that a water quantity and quality report will not be required for this proposed development as originally requested in the memo of October 4, 2004. Adequate water quality and quantity information is available from adjacent developments. Based on reports for adjacent developments it appears that the prospects for an adequate quantity of water are good. However, because of mineralization, water conditioning for household use may be necessary. Well depth is a critical factor in this area. Wells should be developed as shallow as practical to avoid intrusion into salty water that exists at greater depths. It is recommended that test wells be installed on each lot prior to house construction to insure that an adequate quantity of potable water is available.