

City Council Introduction: **Monday**, January 28, 2002  
Public Hearing: **Monday**, February 4, 2002, at **1:30 p.m.**

Bill No. 02-13

## **FACTSHEET**

**TITLE:** **ANNEXATION NO. 01009**, requested by the Director of Planning on behalf of Patrick Mooberry, to annex approximately 44.58 acres of vacant land within the proposed Parker's Landing Preliminary Plat, generally located at South 80<sup>th</sup> Street midway between Pine Lake Road and Old Cheney Road.

**STAFF RECOMMENDATION:** Approval.

**ASSOCIATED REQUESTS:** None

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: Consent Agenda: 01/09/02  
Administrative Action: 01/09/02

**RECOMMENDATION:** Approval (9-0: Bills, Carlson, Duvall, Hunter, Krieser, Newman, Schwinn, Steward and Taylor voting 'yes').

### **FINDINGS OF FACT:**

1. The staff recommendation to approve this annexation is based on the "Analysis" as set forth on p.3-4, concluding that this annexation proposal is in conformance with the Southeast Lincoln/Highway 2 Sub-area Plan of the Comprehensive Plan. Specifically, it meets the annexation policies of the plan and is within the future service limit. This area is contiguous to the city and is generally urban in character. It is "urban" in character, meaning that it has more in common with the City of Lincoln than a rural area. The infrastructure and service issues regarding this property were adequately addressed with the approval of the Parker's Landing preliminary plat by the Planning Commission in December, 2001. This area is appropriate for annexation.
2. This application was placed on the Consent Agenda of the Planning Commission on January 9, 2002, and was opened for public hearing. No one came forward to speak.
3. The Planning Commission agreed with the staff recommendation.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** January 18, 2002

**REVIEWED BY:** \_\_\_\_\_

**DATE:** January 18, 2002

**REFERENCE NUMBER:** FS\CC\2002\FSA01009

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Annexation #01009

**DATE:** November 2, 2001

**PROPOSAL:** An application initiated by the Planning Director to annex vacant land within the proposed preliminary plat of Parker's Landing.

**LAND AREA:** Approximately 44.58 acres.

**CONCLUSION:** This annexation proposal is in conformance with the Southeast Lincoln/Highway 2 Sub-area Plan of the Comprehensive Plan. Specifically, it meets the annexation policies of the plan and is within the future service limit. This area is contiguous to the city and is generally urban in character. It is "urban" in character, meaning that it has more in common with the City of Lincoln than a rural area. The infrastructure and service issues regarding this property were adequately addressed with the approval of the Parker's Landing preliminary plat in December, 2001. This area is appropriate for annexation.

<b><u>RECOMMENDATION:</u></b>	Approval
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### **GENERAL INFORMATION:**

**LOCATION:** Generally located at S. 80<sup>th</sup> Street midway between Pine Lake and Old Cheney Roads.

**APPLICANT:** Kathleen A. Sellman, AICP  
Planning Director  
City of Lincoln/Lancaster County  
555 S. 10<sup>th</sup> Street  
Lincoln, NE 68508

<b><u>OWNERS:</u></b>	Patrick Mooberry Home Real Estate 225 N. Cotner Blvd., Suite 101 Lincoln, NE 68505	City Of Lincoln 555 South 10 <sup>th</sup> Street Lincoln, NE 68508
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**CONTACT:** Brian Will  
City of Lincoln/Lancaster County  
555 S. 10<sup>th</sup> Street  
Lincoln, NE 68508

**EXISTING ZONING:** AGR, Agricultural Residential

**EXISTING LAND USE:** Undeveloped and Phares Park

**SURROUNDING LAND USE AND ZONING:**

North:	Residential	R-3 Residential
South:	Residential and Undeveloped	AGR Agricultural Residential
East:	Church	AGR Agricultural Residential
West:	Residential	R-1, Residential

**COMPREHENSIVE PLAN SPECIFICATIONS:** The area is shown as Low-density Residential in the Southeast Lincoln/Highway 2 Sub-area Plan. All streets are public and classified as local streets in the Comprehensive Plan Street and Road Classification.

**UTILITIES:** The area proposed for annexation is within Lincoln’s future service limit and must be annexed to receive anticipated municipal services.

Sanitary Sewer - The preliminary plat of Parker’s Landing addressed the sanitary sewer service of this area.

Water - The preliminary plat of Parker’s Landing addressed the sanitary sewer service of this area.

Streets - Streets are shown being constructed within Parker’s Landing to City standards, and the required street connections with adjacent subdivisions are also shown.

Parks and Trails - An existing city park, Phares Park, is within the area proposed for annexation. No additional impact upon the Parks and Recreation Department is noted.

Fire Protection - Fire protection is currently provided by the rural fire district. After annexation, protection will be provided by the City of Lincoln. The nearest facilities are Fire Stations #12 (2021 South 84<sup>th</sup> Street) and #6 (located at 5051 South 48<sup>th</sup> Street).

**ANALYSIS:**

1. This proposal is in conformance with the annexation policies on page 191 of the Plan, specifically the policies that state:
  - ! 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 (i.e., police, fire). Voluntary annexation agreements may limit or outline the phasing, timing or development of utility services (i.e., water, sewer) and may include specific or general plans for the financing of improvements to the infrastructure and the land uses of the area.

! Plans for the provision of services within the areas considered for annexation should be carefully coordinated with the Capital Improvements Program (CIP) of the city and the county."

2. This property meets the Comprehensive Plan's policy for annexation since it is:
  - A. Urban in character;
  - B. Contiguous to the city limits;
  - C. Generally has city utilities available or planned for in the Plan and CIP.
  
3. The preliminary plat for Parker's Landing was approved by the Planning Commission on December 12, 2001 based upon the assumption the area within the plat would be annexed and utilize municipal services.

Prepared by:

Brian Will, AICP  
Planner

# ANNEXATION NO. 01009

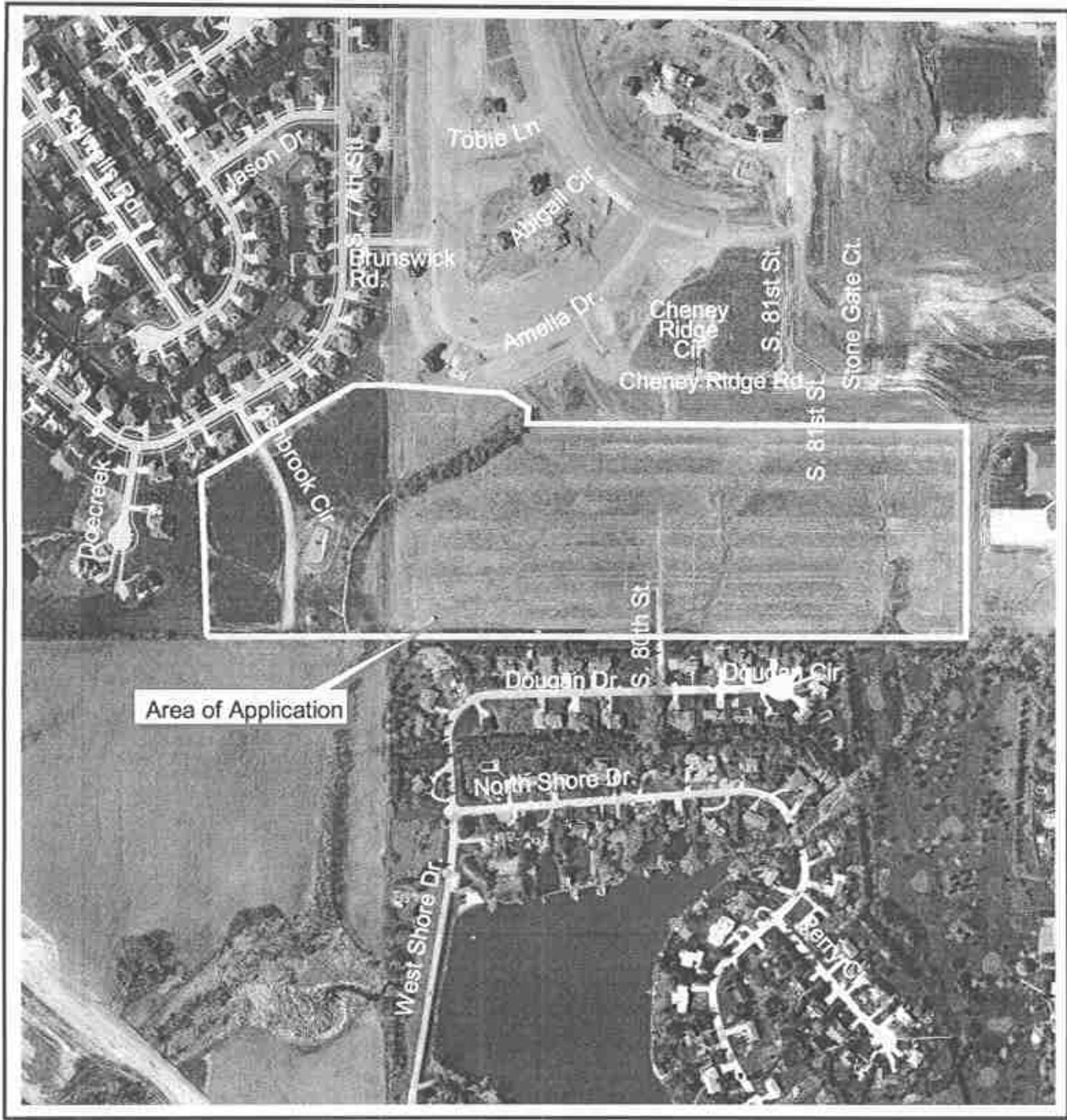
**CONSENT AGENDA**  
**PUBLIC HEARING & ADMINISTRATIVE ACTION**  
**BEFORE PLANNING COMMISSION:**

January 9, 2002

Members present: Bills, Carlson, Duvall, Hunter, Krieser, Newman, Schwinn, Steward and Taylor.

The Consent agenda consisted of the following items: **CHANGE OF ZONE NO. 3348, FINAL PLAT NO. 01023, ANNEXATION NO. 01009, STREET AND ALLEY VACATION NO. 01018, COMPREHENSIVE PLAN CONFORMANCE NO. 01004 AND STREET AND ALLEY VACATION NO. 01021.**

**Item No. 1.4, Street and Alley Vacation No. 01018** was removed from the Consent Agenda and scheduled for separate public hearing. Carlson moved to approve the remaining Consent Agenda, seconded by Newman. Motion to approve carried 9-0: Bills, Carlson, Duvall, Hunter, Krieser, Newman, Schwinn, Steward and Taylor voting 'yes.

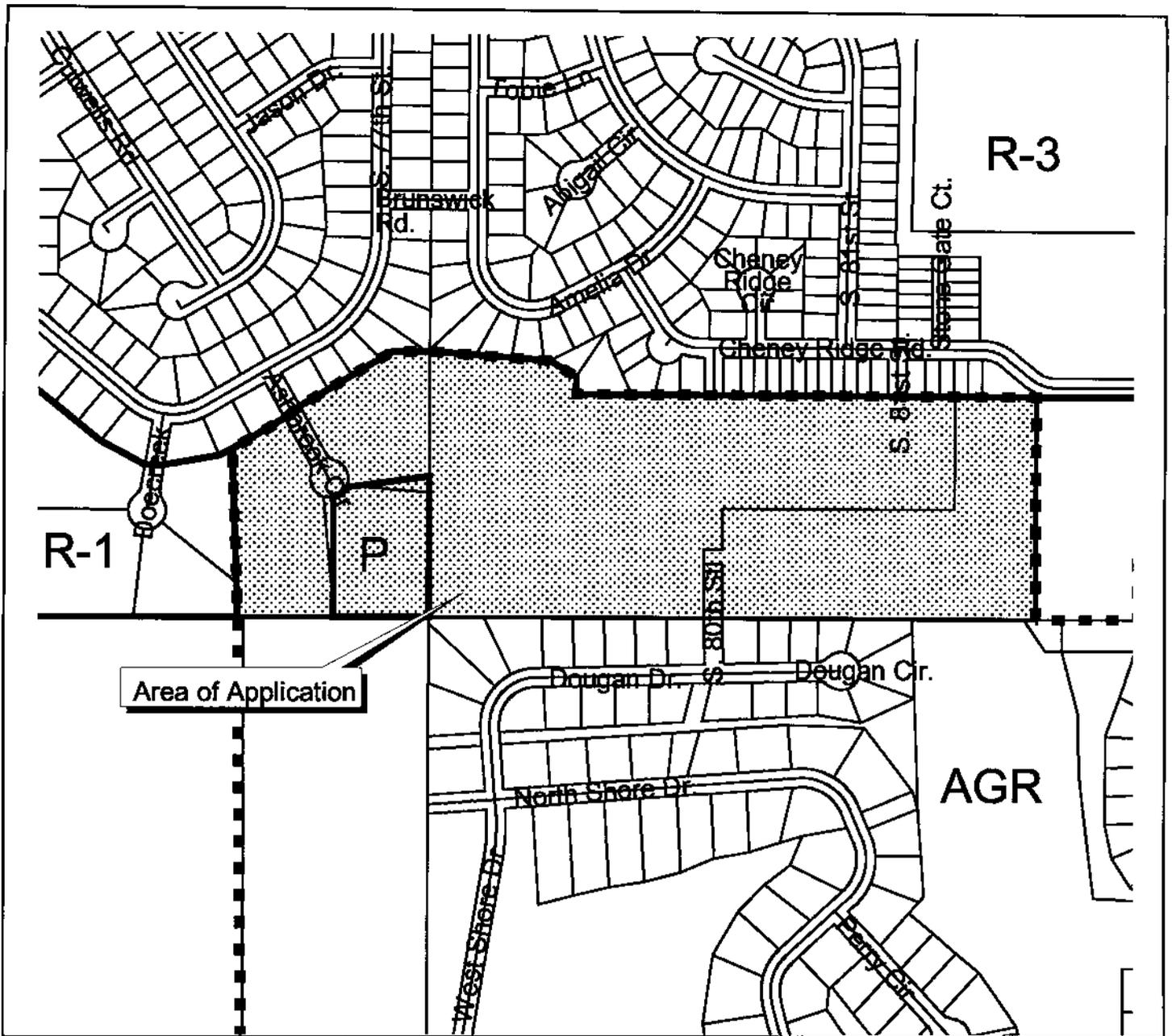


Area of Application

**Annexation #01009  
S. 80th & Cheney Ridge  
Parker's Landing**



Photograph Date: 1999 006

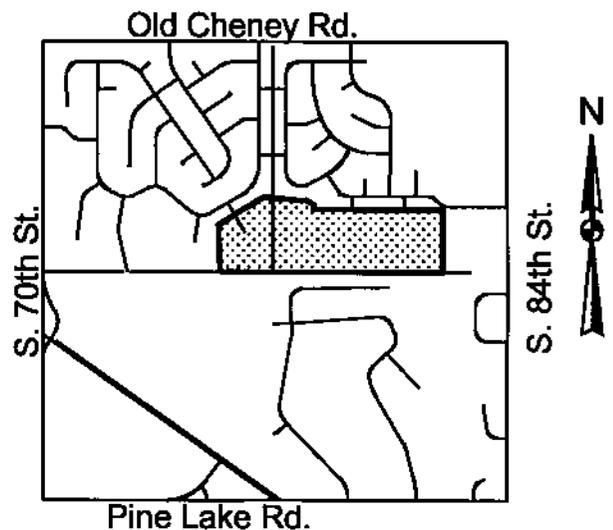


**Annexation #01009**  
**S. 80th & Cheney Ridge**  
**Parker's Landing**

**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. 15 T9N R7E



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