

City Council Introduction: **Monday**, January 6, 2003
Public Hearing: **Monday**, January 13, 2003, at **1:30 p.m.**

Bill No. 03R-12

FACTSHEET

TITLE: WAIVER OF DESIGN STANDARDS NO. 02019, requested by North Forty Golf, Inc., to waive street paving, water mains, sanitary sewer, storm sewer and sidewalks associated with the North Forty Golf Addition administrative final plat, on property generally located at the southwest corner of North 84th Street and Adams Street.

STAFF RECOMMENDATION: Approval, upon condition that the improvements will be required when the property is developed.

ASSOCIATED REQUEST: Annexation No. 02007 (03-13)

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 10/30/02
Administrative Action: 10/30/02

RECOMMENDATION: Approval, upon condition that the improvements will be required when the property is developed (7-0: Carlson, Krieser, Larson, Newman, Schwinn, Bills-Strand and Taylor voting 'yes; Duvall and Steward absent).

FINDINGS OF FACT:

1. This Waiver of Design Standards and Annexation No. 02007 are associated requests.
2. The staff recommendation to approve this request until the property is developed is based upon the "Analysis" as set forth on p.3-4, concluding that the purpose of the administrative final plat is to move a lot line. Therefore, waiving the improvements until such time as this area develops is acceptable; provided the owners sign an annexation agreement that includes provisions for the improvements.
3. On October 30, 2002, this application was placed on the Consent Agenda of the Planning Commission and opened for public hearing. No one came forward to speak.
4. On October 30, 2002, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend approval, upon condition that the improvements will be required when the property is developed.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: December 30, 2002

REVIEWED BY: _____

DATE: December 30, 2002

REFERENCE NUMBER: FS\CC\2002\WDS.02019

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Waiver of Design Standards #02019

DATE: October 16, 2002

SCHEDULED PLANNING COMMISSION MEETING:

October 30, 2002

PROPOSAL: Waive street paving, water mains, sanitary sewer, storm sewer, and sidewalks associated with North Forty Golf Addition administrative final plat.

LAND AREA: 25.37 acres, more or less

CONCLUSION: The purpose of the plat is to move a lot line. Therefore, waiving the improvements until such time as this area develops is acceptable; provided the owners sign an annexation agreement that includes provisions for the improvements.

<u>RECOMMENDATION:</u> Approval with the condition that the improvements will be required when this property is developed.

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 50 I.T. and 85 I.T. located in the NE1/4 of Section 15, Township 10 North, Range 7 East, Lancaster County, Nebraska

LOCATION: N. 84th St. and Adams St.

APPLICANT: North Forty Golf, Inc.
8101 Adams St.
Lincoln, NE 68507
(402) 466-4653

OWNER: Guy & Dorothy Matson
8001 Adams St.
Lincoln, NE 68508
(402) 466-2239

CONTACT: Michael Johnson
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402) 458-5626

EXISTING ZONING: AG Agriculture

ASSOCIATED REQUEST: Annexation # 02007 and Administrative Final Plat #02035

EXISTING LAND USE: Single-family residential and golf course

SURROUNDING LAND USE AND ZONING:

North:	P-Public	Mahoney Golf Course and Fairview Cemetery
South:	R-3	Residential
East:	AG	Agriculture
West:	R-2	Residential

HISTORY:

June 7, 2002 Administrative Final Plat #02035 was submitted to the Planning Department for review.

October 31, 1988 Special Permit #1306 for a recreational facility was approved by City Council.

UTILITIES: Because this area is currently outside the city limits there are no public utilities in Adams St. and the area is not served with city utilities.

TRAFFIC ANALYSIS: Adams Street is classified as a minor arterial.
N. 84th St. is classified as a Principal Arterial.

ANALYSIS:

1. This request is to waive street paving, water mains, sanitary sewer, storm sewer and sidewalks associated with an administrative final plat. Street lights in major streets is not a subdivision requirement. A waiver is not required.
(Sec. 26.27.010,020,030,040,050 and 090)
2. This application is in association with Annexation #02007 and Administrative Final Plat #02035
3. The area is located in the future service area of the city. The owners have submitted an Administrative Final Plat. However, before the Director of Planning can approve the Administrative Final Plat, the area must be annexed. The city staff has requested that the owners sign an annexation agreement to cover the installation of improvements.
4. The annexation agreement states that improvements to Adams St. will not be required until the area is further subdivided or the use changes.
5. Whenever property is subdivided, the new subdivision must meet the requirements of the subdivision ordinance, however waivers may be granted when justified. Because this plat is only changing lot lines in order to place the house on a 3 acre parcel, planning staff recommends approval of the waivers at this time, provided the owners sign an annexation agreement.

6. Public works Department supports the waiver request.

Prepared by:

Tom Cajka
Planner

**ANNEXATION NO. 02007
and
WAIVER OF DESIGN STANDARDS NO. 02019**

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

October 30, 2002

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

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 3384; PRE-EXISTING SPECIAL PERMIT NO. 27B; SPECIAL PERMIT NO. 1869A, amendment to the KNIGHTS COURT COMMUNITY UNIT PLAN; FINAL PLAT NO. 02028, STONE RIDGE ESTATES 1ST ADDITION; FINAL PLAT NO. 02030, RIDGE POINTE 2ND ADDITION; FINAL PLAT NO. 02034, FALLBROOK 4TH ADDITION; STREET AND ALLEY VACATION NO. 02013; ANNEXATION NO. 02007; and WAIVER OF DESIGN STANDARDS NO. 02019.**

Item No. 1.3, Special Permit No. 1869A, was removed from the Consent Agenda and scheduled for separate public hearing.

Larson moved to approve the remaining Consent Agenda, seconded by Krieser and carried 7-0: Carlson, Krieser, Larson, Newman, Schwinn, Bills-Strand and Taylor voting 'yes'; Duvall and Steward absent.

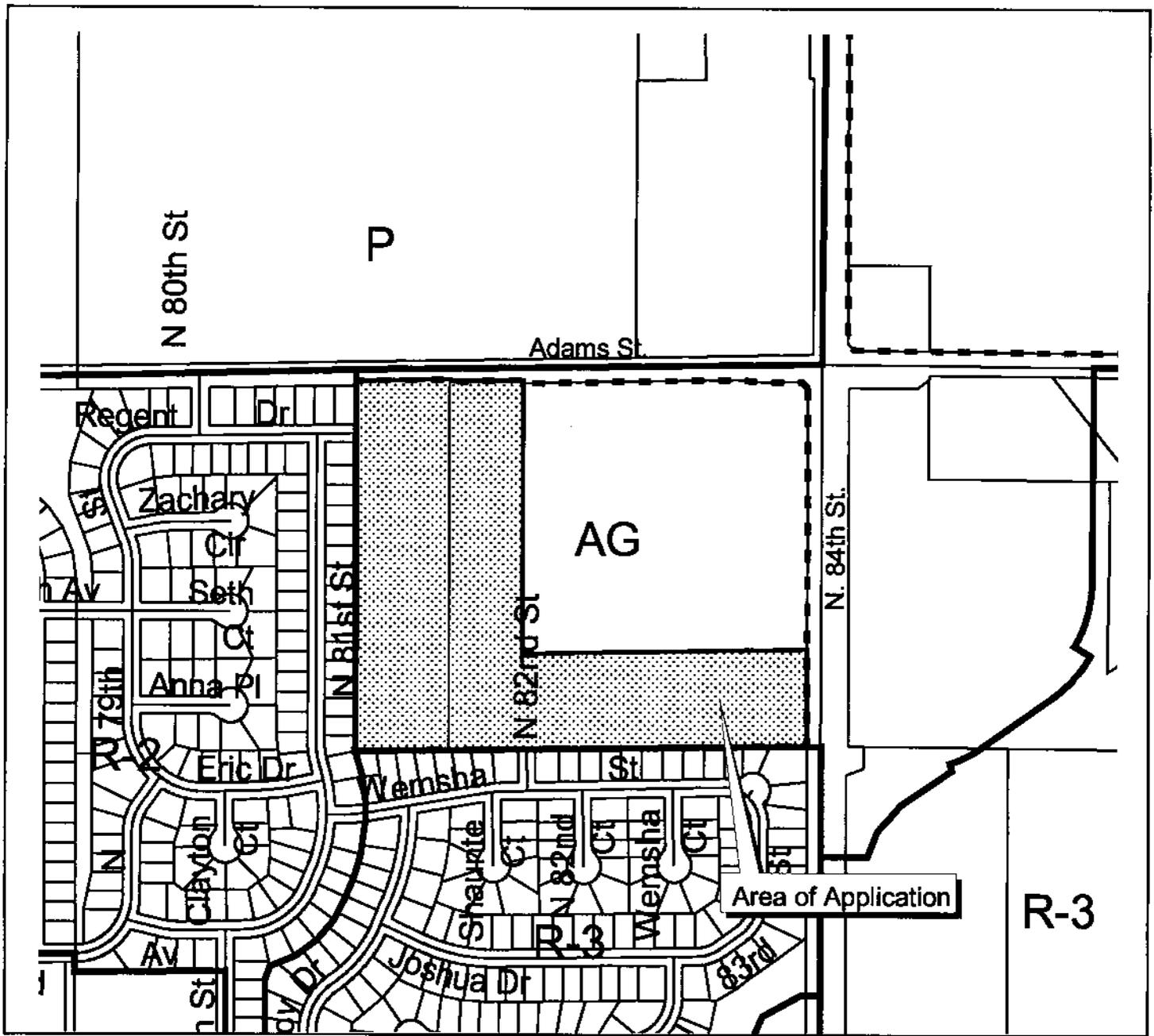
Note: This is final action on Pre-Existing Special Permit No. 27B; Stone Ridge Estates 1st Addition Final Plat No. 02028; Ridge Pointe 2nd Addition Final Plat No. 02030; and Fallbrook 4th Addition Final Plat No. 02034, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



**Waiver of Design Standards #02019
N. 84th & Adams
North Forty Golf**



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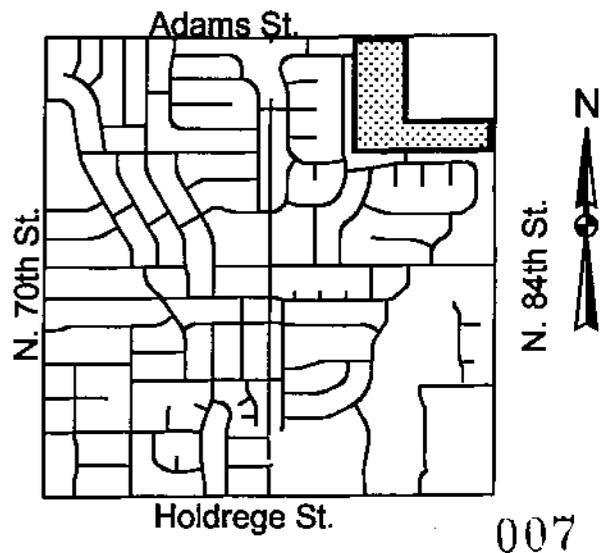
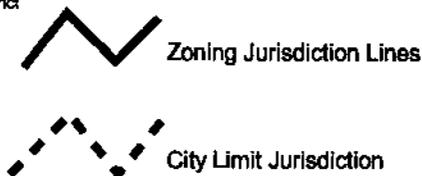


**Waiver of Design Standards #02019
N. 84th & Adams
North Forty Golf**

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 T10N R7E



007

Memo



To: Tom Cajka, Planning Department

From: Mark Canney, Parks & Recreation

Date: September 10, 2002

Re: North Forty Golf

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. Per Steve Schwab, city Arborist, at this location on Adams there are existing volunteer trees on North Forty property that are parallel and adjacent to the street, therefore there is no room to plant street trees at the present time.

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