

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for March 16, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.05011
Beaver Creek Addition

PROPOSAL: A final plat consisting of three lots and two outlots.

LOCATION: Southeast of the intersection of S 134th Street and "O" Street.

LAND AREA: 54.44 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: A portion of Lot 34 I.T. and all of Lot 35 I.T. in Section 28, T10N, R8E of the 6th P.M., Lancaster County, Nebraska. Metes and bounds attached.

EXISTING ZONING: AG Agricultural

EXISTING LAND USE: Farmland, pasture

SURROUNDING LAND USE AND ZONING: Agricultural land in AG zoning to the north, south and east. AGR zoning with Crooked Creek Golf course to the west. Pet cemetery abutting to the north.

HISTORY: Beaver Creek Preliminary Plat and Community Unit Plan were approved by the Planning Commission on February 2, 2005 and they are scheduled to the Lancaster County Board on March 8, 2005.

UTILITIES: Individual well water and waste treatment is proposed.

TRAFFIC ANALYSIS: S. 134th is a paved county road. "O" Street is a state highway.

ANALYSIS:

1. The final plat conforms to the preliminary plat approved by the Planning Commssiion.
2. The County Engineer's letter of February 16, 2005 notes several corrections to be

- made.
3. Building and Safety is requiring lowest opening and requesting lowest floor elevations be shown on the Plat.
 4. Revisions and installation of improvements are required prior to scheduling to the County Board.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Revise the Dedication to remove the "City of Lincoln".
 - 1.1.2 Remove the Planning Directors Approval block.
 - 1.1.3 Make the corrections requested by the County Engineer in the memo of February 16, 2005.
 - 1.1.4 Make the corrections requested by Building and Safety.
 - 1.1.5 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
 - 1.2 All improvements must be in place and approved by the County Engineer.
2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.1 To submit to the County Engineer an erosion control plan.
 - 2.2 To protect the remaining trees on the site during construction and development.
 - 2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
 - 2.4 To complete the private improvements shown on the preliminary plat.
 - 2.5 To maintain the outlots 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 County Attorney and filed of record with the Register of Deeds.

2.6 To relinquish the right of direct vehicular access to S. 134th Street except for Silver Fox Lane and to "O" Street/Hwy 34 except for one access permitted by the Nebraska Department of Roads.

2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner
February 23, 2005

APPLICANT: Bob Hall
800 Lakewood
Lincoln, NE 68510
488 -1515

OWNER: Bob Hall
800 Lakewood
Lincoln, NE 68510
488 -1515

CONTACT: J. D. Burt
Design Associates
1609 N Street
Lincoln, NE 68508
474-3000



2002 aerial

**Co. Final Plat #05011
Beaver Creek
S. 134th & 'O' St.**

Zoning:

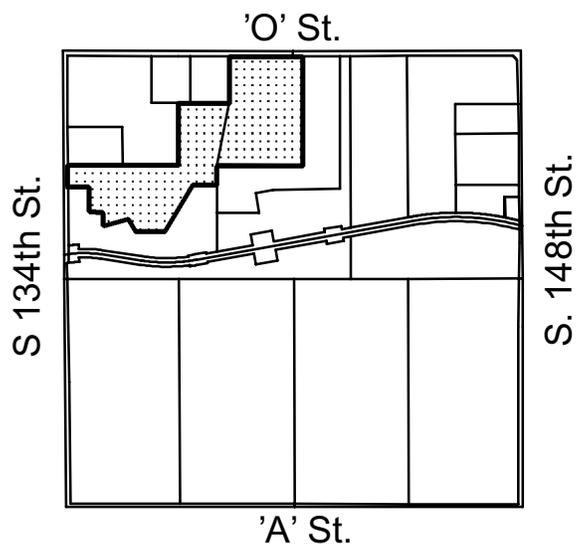
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned 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. 28 T10N R8E



Zoning Jurisdiction Lines

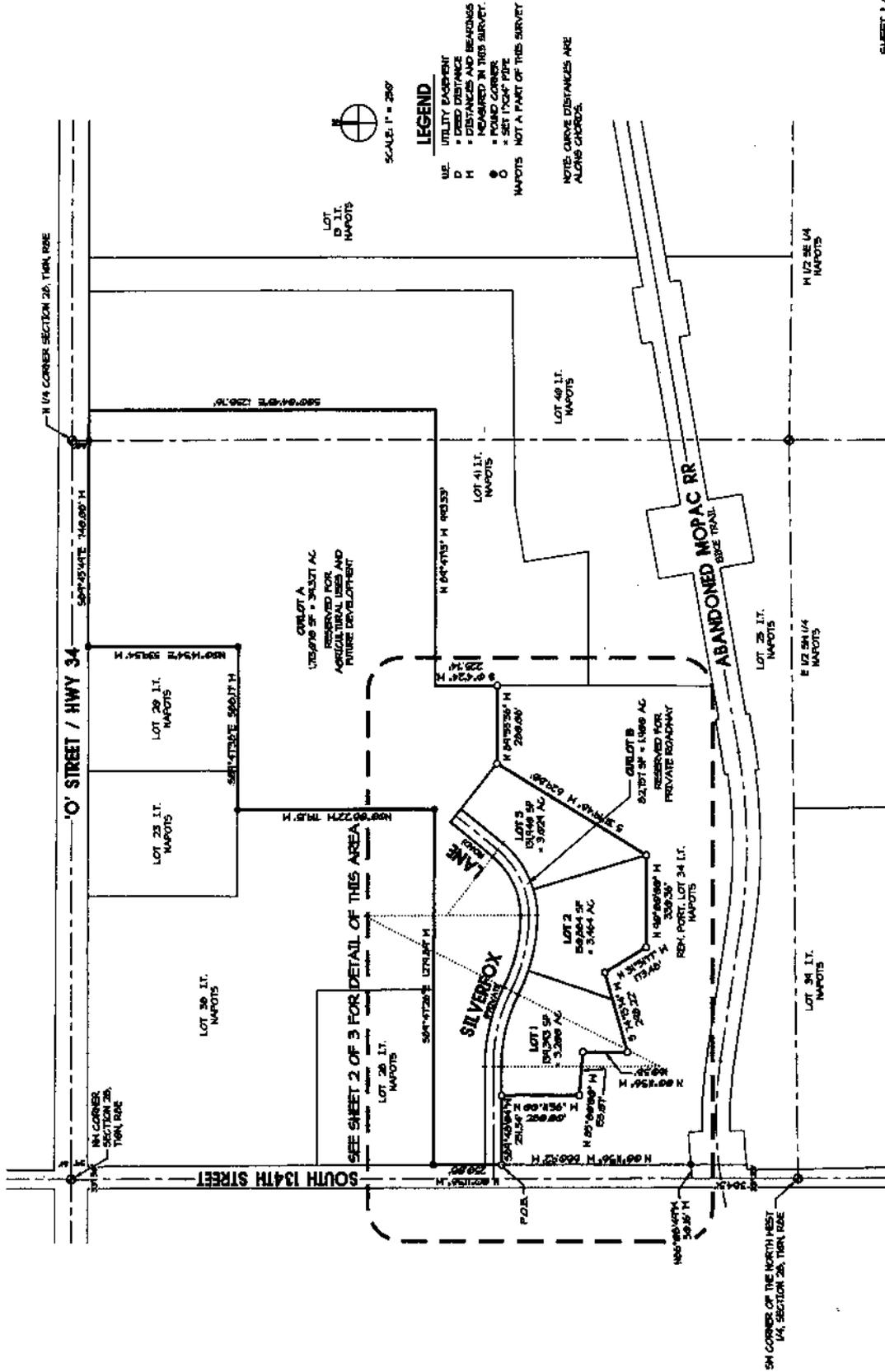
City Limit Jurisdiction



BEAVER CREEK ADDITION

FINAL PLAT

BEAVER CREEK PRELIMINARY PLAT NO. 0208



SCALE: 1" = 250'

LEGEND

- UE UTILITY EASEMENT
- D DEED DISTANCE
- H DISTANCES AND BEARINGS MEASURED IN THIS SURVEY
- FOUND CORNER
- SET FOOT PIPE
- MAPOTS NOT A PART OF THIS SURVEY

NOTES: CURVE DISTANCES ARE ALONG CHORDS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSE TO BE SURVEYED THE PROPERTY TO BE KNOWN AS "BEAVER CREEK ADDITION", A SUBDIVISION OF A PORTION OF LOT 34 I.T., AND ALL OF LOT 35 I.T. LOCATED IN SECTION 28, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 10 NORTH RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA.

THENCE IN A NORTHERLY DIRECTION ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 FOR A DISTANCE OF 384.51 FEET.
THENCE IN AN EASTERLY DIRECTION ON AN ASSUMED BEARING OF NORTH 86 DEGREES 08 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 50.16 FEET.
THENCE NORTH 00 DEGREES 11 MINUTES 56 SECONDS WEST ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 134TH STREET FOR A DISTANCE OF 680.92 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00 DEGREES 11 MINUTES 56 SECONDS WEST ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 134TH STREET FOR A DISTANCE OF 250.08 FEET TO THE SOUTHWEST CORNER OF LOT 28 OF IRREGULAR TRACTS.

THENCE SOUTH 89 DEGREES 47 MINUTES 26 SECONDS EAST ON THE NORTHERLY LINE OF SAID LOT 34 FOR A DISTANCE OF 1279.89 FEET TO THE SOUTHEAST CORNER OF LOT 38 OF IRREGULAR TRACTS.

THENCE NORTH 00 DEGREES 08 MINUTES 22 SECONDS WEST ON THE EAST LINE OF SAID LOT 38 FOR A DISTANCE OF 719.15 FEET TO A POINT ON THE SOUTH LINE OF LOT 23 OF IRREGULAR TRACTS.

THENCE SOUTH 89 DEGREES 47 MINUTES 38 SECONDS EAST ON THE SOUTH LINE OF LOTS 23 AND 20 OF IRREGULAR TRACTS FOR A DISTANCE OF 588.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 34.

THENCE NORTH 00 DEGREES 14 MINUTES 54 SECONDS EAST ON THE WEST LINE OF LOT 35 OF IRREGULAR TRACTS FOR A DISTANCE OF 539.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 35.

THENCE SOUTH 89 DEGREES 45 MINUTES 49 SECONDS EAST ON THE NORTH LINE OF SAID LOT 35 FOR A DISTANCE OF 740.08 FEET.

THENCE SOUTH 89 DEGREES 57 MINUTES 32 SECONDS EAST ON THE NORTH LINE OF SAID LOT 35 FOR A DISTANCE OF 108.36 FEET TO THE NORTHEAST CORNER OF SAID LOT 35.

THENCE SOUTH 00 DEGREES 04 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 1258.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 35.

THENCE NORTH 89 DEGREES 47 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 993.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 35.

THENCE SOUTH 00 DEGREES 04 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 225.74 FEET.

THENCE NORTH 89 DEGREES 55 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 280.06 FEET.

THENCE SOUTH 31 DEGREES 19 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 629.88 FEET.

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 330.36 FEET.

THENCE NORTH 31 DEGREES 51 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 173.48 FEET.

THENCE SOUTH 74 DEGREES 15 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 298.22 FEET.

THENCE NORTH 00 DEGREES 11 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 160.58 FEET.

THENCE NORTH 85 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 155.07 FEET.

THENCE NORTH 00 DEGREES 11 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 280.00 FEET.

THENCE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 251.54 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

CONTAINING 3 LOTS AND 2 OUTLOTS AND A CALCULATED AREA OF 54.44 ACRES.

PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL LOT CORNERS, STREET INTERSECTIONS, POINTS OF CURVATURE AND AT ALL OTHER POINTS REQUIRED BY THE CITY OF LINCOLN, LAND SUBDIVISION ORDINANCE, TITLE 26 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS SHOWN OTHERWISE, AND ARE IN FEET OR DECIMALS OF A FOOT.

2005 4 - GAM

SIGNED THIS _____ DAY OF _____

Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: February 16, 2005
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: BEAVER CREEK ADDITION
FINAL PLAT

FEB 17 2005

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

- 1) The dedication shall include the statement that only one residential access shall be permitted per lot.
- 2) All Improvements shall be complete and accepted prior to Final Plat approval.
- 3) Outlots shown on the Preliminary Plat for future use as right-of-way for Highway 34 should be platted at this time. *per Larry Worrell 2/23/05*
- 4) Dedication shall include the relinquishment of access to South 134th Street except for Silverfox Lane and the relinquishment of access to Highway 34.
- 5) A dedication of 10 feet of right-of-way should be shown on South 134th Street to make a total of 60 feet. The Preliminary Plat was started prior to this requirement, however recent plats have included 60 feet of right-of-way dedication.

LVW/DP/bml
Connie/Subdiv.Wk/Beaver Creek Addition/Final Plat Mem.



John P Callen

02/18/2005 08:47 AM

To: Michael V Dekalb/Notes@Notes
cc: Terry A Kathe/Notes@Notes
Subject: County Final Plat - Beaver Creek Addition

Mike,

I have the following comments regarding the Beaver Creek Addition proposed Final Plat:

- At a minimum, the lowest opening requirements originally shown on the prelim plat should be maintained on the final plat.

- I would recommend having lowest floor elevation requirements (rather than minimum opening) on lots 1-3.

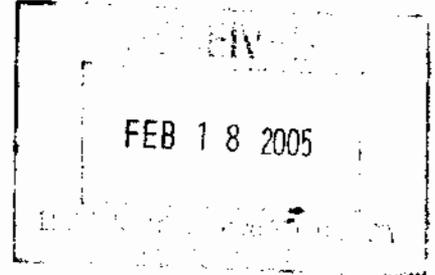
- Just an FYI, since the Stevens Creek study is more detailed than existing, it can be used - however, if these lots are being built on before the FEMA maps are revised, the homeowners will likely have flood insurance hassles, because the existing FEMA map will show floodplain on their land. This would be reasonable justification (in my opinion) for you to request at least lowest floor elevations, and preferably ALSO buildable areas shown outside the floodplain on the existing FEMA maps (as well as the Master Plan floodplain).

John P. Callen, EIT, CFM
Associate Engineer
City of Lincoln Dept. of Building and Safety
(402) 441-4970



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090



February 17, 2005

Mike Dekalb, Project Planner
555 S. 10th St. #213
Lincoln, NE 68508

RE: Beaver Creek Addition

Dear Mike,

I have reviewed the subject plat and see easements in place as we would hope for.

Thanks for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Rick Volmer".

Rick Volmer, Construction Superintendent Area 2

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

TO: Mike DeKalb

DATE: February 24, 2005

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File

SUBJECT: Beaver Creek Addition

EH Administration

FP #05011

The Lincoln-Lancaster County Health Department has reviewed the final plat application and does not have any additional comments than were submitted in the memos of May 8, 2002 and January 14, 2005 to your office.