
Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

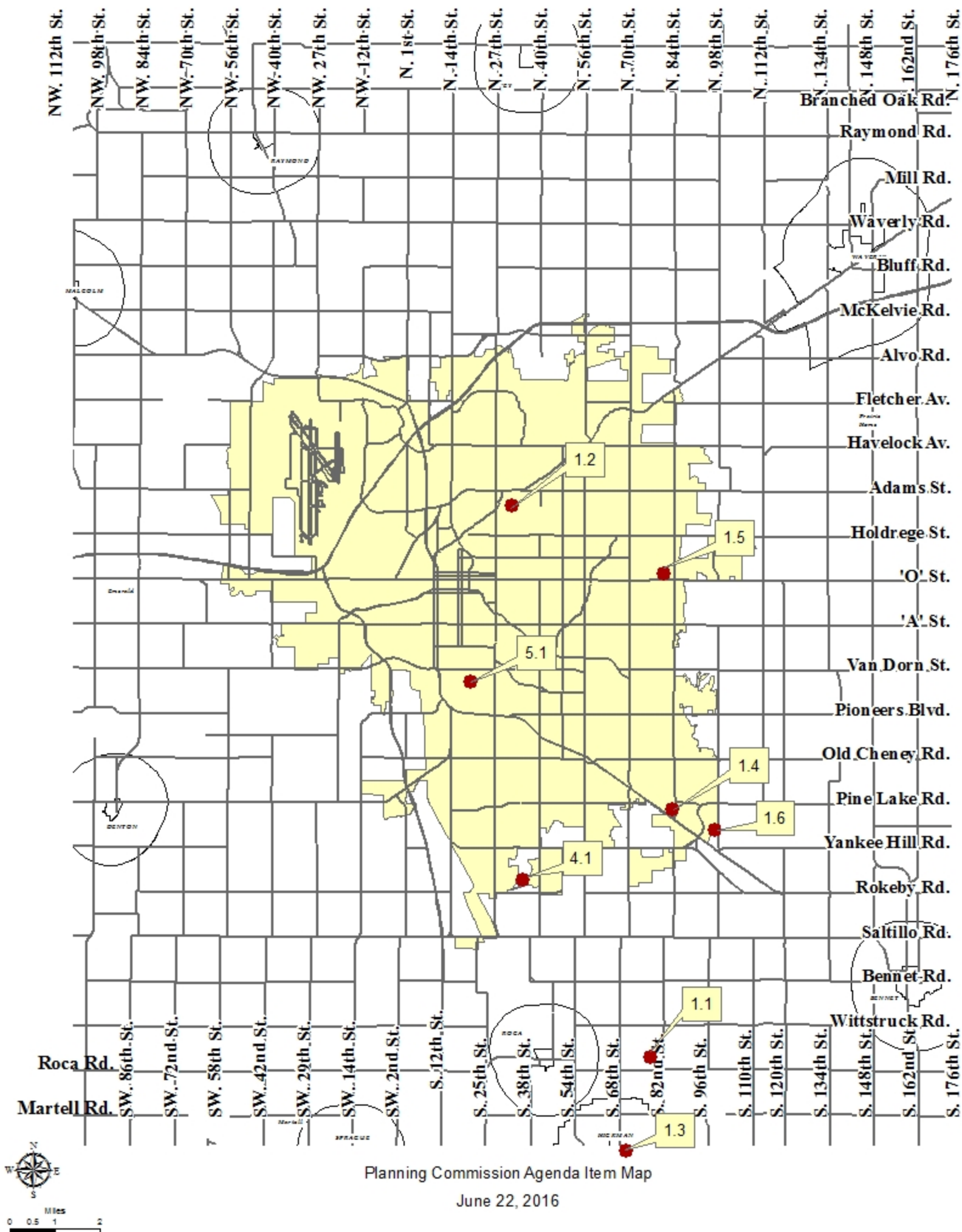
PLANNING COMMISSION

Chris Hove: Chair
Dennis Scheer: Vice-Chair
Cathy Beecham
Michael Cornelius
Tracy Corr
Maja V. Harris
Jeanelle R. Lust
Lynn Sunderman
Ken Weber

PLANNING STAFF

David R. Cary: Director
Geri Rorabaugh: Administrative Officer
Amy Huffman: Office Specialist

June 22, 2016



Planning Commission Agenda Item Map

June 22, 2016

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, June 22, 2016, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

The Lincoln/Lancaster County Planning Commission will meet on Wednesday, June 22, 2016, from 12:15 to 12:55, to discuss upcoming Text Amendments, and immediately following the regular Planning Commission meeting, to discuss the LRTP/Comprehensive Plan Update. Both the pre and post briefings will be held in Studio Room 113 of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

****PLEASE NOTE:** The Planning Commission action is final action on any item with a notation of "FINAL ACTION". Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission.

The Planning Commission action on all other items is a recommendation to the City Council or County Board.

AGENDA

WEDNESDAY, JUNE 22, 2016

Approval of minutes of the regular meeting held June 8, 2016.

Resolution of Appreciation presented to Catherine Beecham.

1. CONSENT AGENDA (Public Hearing and Administrative Action):

PRELIMINARY PLAT:

- Page 01 1.1 County Preliminary Plat No. 16002, consisting of 118.64 acres, more or less, to allow the development of a 32-lot subdivision, including 32 single-family lots, on property generally located NW of 82nd Street and Roca Road.

****FINAL ACTION****

Staff recommendation: Conditional Approval

Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

CHANGE OF ZONE:

- Page 13 1.2 Change of Zone No. 16017, to rezone various areas around UNL East Campus to reflect their current ownership and usage, from R-2 (Residential) to P (Public) on properties generally located at UNL East Campus.
Staff recommendation: Approval
Staff Planner: Andrew Thierolf, 402-441-6371, athierolf@lincoln.ne.gov

PERMITS:

- Page 23 1.3 County Special Permit No. 16026, to amend County CUP No. 108 to incorporate additional adjacent land, specifically adding 4 additional dwelling units to the previously approved 3 dwelling units, with waivers for a setback of 13 feet to an existing out building adjacent to Outlot F, which is a future private roadway, and to establish minimum opening elevations for the new lots at the time of final plat, on property generally located at South 68th Street and Princeton Road. ****FINAL ACTION****
Staff recommendation: Conditional Approval
Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov
- Page 39 1.4 Use Permit No. 145B, to add approximately 10,000 square feet of floor area and an early childhood care facility and a coffee shop, on property generally located at South 84th Street and Eiger Drive. ****FINAL ACTION****
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov
- Page 53 1.5 Use Permit No. 151A, to add medical office as a permitted use for the East "O" Office Park with a waiver to the parking requirements for medical office, on property generally located at 8020 and 8040 O Street.
Staff recommendation: Conditional Approval
Staff Planner: Andrew Thierolf, 402-441-6371, athierolf@lincoln.ne.gov

STREET AND ALLEY VACATION:

- Page 61 1.6 Street and Alley Vacation No. 16003, to vacate a portion of the right-of-way in South 98th Street between Andermatt Drive and Yankee Hill Road, generally located at South 98th Street between Andermatt Drive and Yankee Hill Road.
Staff recommendation: Conformance with the Comprehensive Plan
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL:

- 2.1 _____
- 2.2 _____

3. **ITEMS REMOVED FROM CONSENT AGENDA
(Public Hearing and Administrative Action):**

3.1 _____

3.2 _____

4. **PUBLIC HEARING AND ADMINISTRATIVE ACTION:**

Page 69 4.1 Annexation No. 16007, to annex approximately 92.5 acres, more or less, on property generally located South of Yankee Hill Road, between South 27th and South 40th Streets.
Staff recommendation: Approval
Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

5. **CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION**

SPECIAL PERMIT:

Page 81 5.1 Special Permit No. 16009, for the construction of a carport, on property generally located at 1801 Kings Highway. ****FINAL ACTION****
Staff recommendation: Conditional Approval
Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

**AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM
NOT ON THE AGENDA, MAY DO SO**

Adjournment

PENDING LIST: *None*

Planning Dept. staff contacts:

David Cary, <i>Director</i>	402-441-6364	dcary@lincoln.ne.gov
Stephen Henrichsen, <i>Development Review Manager</i> . . .	402-441-6374	shenrichsen@lincoln.ne.gov
Paul Barnes, <i>Long Range Planning Manager</i>	402-441-6372	pbarnes@lincoln.ne.gov
Michael Brienzo, <i>Transportation Planner</i>	402-441-6369	mbrienzo@lincoln.ne.gov
Tom Cajka, <i>Planner</i>	402-441-5662	tcajka@lincoln.ne.gov
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Stacey Groshong Hageman, <i>Planner</i>	402-441-6361	slhageman@lincoln.ne.gov
Rachel Jones, <i>Planner</i>	402-441-7603	rjones@lincoln.ne.gov
Andrew Thierolf, <i>Planner</i>	402-441-6371	athierolf@lincoln.ne.gov
Brian Will, <i>Planner</i>	402-441-6362	bwill@lincoln.ne.gov
Kellee Van Bruggen, <i>Transportation Planner</i>	402-441-6363	kvanbruggen@lincoln.ne.gov
Ed Zimmer, <i>Historic Preservation Planner</i>	402-441-6360	ezimmer@lincoln.ne.gov

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**The Planning Commission meeting
which is broadcast live at 1:00 p.m. every other Wednesday
will be rebroadcast on Wednesdays at 7:00 p.m., Thursdays at 12:00 a.m. and
Sundays at 12:30 p.m. on 5 City TV, Cable Channel 5.**

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**The Planning Commission agenda may be accessed on the Internet at
<http://www.lincoln.ne.gov/city/plan/pcagenda/index.htm>**

ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for JUNE 22, 2016 PLANNING COMMISSION MEETING

PROJECT #: PP#16002 for South Ridge Acres

PROPOSAL: A subdivision for 32 single family lots.

LOCATION: Northwest of South 82nd Street and Roca Road.

WAIVER REQUEST:

1. To exceed the 1,320 feet block length.

LAND AREA: 118.64 acres, more or less

CONCLUSION: The Preliminary Plat meets the standards of the Subdivision Resolution and is consistent with the principles of the 2040 Lincoln and Lancaster County Comprehensive Plan.
The waiver to block length is acceptable due to the large lot sizes. The block length waiver to Block 3 is acceptable with the extension of S. 81st Circle to avoid a tremendously large block size. This will also provide for better access to the land to the south when it subdivides in the future.

<u>RECOMMENDATION:</u>	Conditional Approval
Waivers and modifications:	
1. To exceed the 1,320 block length.	Approval for Blocks 1,2,4 and 5 and Block 3 with the extension of S. 81 st Street.

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Farm ground

SURROUNDING LAND USE AND ZONING:

North:	AG Agriculture	Farm ground and one house
South:	AG Agriculture	Acreage lots and farm ground
	AGR Agriculture Residential	Acreage subdivision
East:	AG Agriculture	Farm ground and one house

West: AG Agriculture Farm ground and three houses

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2040 Lancaster County Future Land Use Plan identifies this area as Agricultural (p.1.8)

Acknowledge the fundamental “Right to Farm.” Preserve areas throughout the county for agricultural production by designating areas for rural residential development— thus limiting potential conflicts between farms and acreages. (p. 2.7)

LPlan 2040 supports the preservation of land in the bulk of the County for agricultural and natural resource purposes. However, it recognizes that some parts of the County are in transition from predominantly agricultural uses to a mix that includes more residential uses (p. 7.12)

All proposals for acreages, whether designated on the future land use map for low density residential or not, should be evaluated based on factors such as paved roads, adequate water quality and quantity, soil conditions for on-site wastewater management, availability of emergency services, agricultural productivity, land parcelization, the pattern of existing acreages, and plans for future urban development (p. 7.12)

Grouping acreages together in specific area will limit the areas of potential conflict between farms and acreages. It also may enable services to be provided more efficiently, by reducing the amount of paved routes, reducing the number and distance of school bus routes and taking advantage of more effective rural water district service (p. 7.12)

Many families are not well-informed of all the implications of rural living before they make that lifestyle choice. This includes an understanding of the state’s “right to Farm” law, which protects farmers from nuisance claims when conducting normal agricultural practices, and an understanding of the difference between urban and rural public services. (p. 7.13)

HISTORY:

June 29, 2004	County Change of Zone #04030 from AG to AGR on the subject property was denied by the Lancaster County Board.
January 24, 2006	County Change of Zone #05079 from AG to AGR on the subject property was denied by the Lincoln-Lancaster County Planning Commission
March 30, 2006	The applicant withdrew the change of zone application.
March 25, 2014	Change of Zone #14001 from AG to AGR was approved for an area south of Roca Road along S.73rd Street by the Lancaster County Board.
May 25, 2016	CZ#16011 from AG to AGR and CPA #16002 on the subject property were recommended for approval by the Planning Commission. The public hearing at County Board is scheduled for July 5, 2016.

UTILITIES: This area is within Lancaster Rural Water District #1.
Sanitary sewer will require individual septic tanks or lagoons.

TRAFFIC ANALYSIS: Roca Road is a paved county road. S. 82nd Street is paved south of Roca Road and is gravel north of Roca Road.

PUBLIC SERVICE: This is in the Hickman Rural Fire District and the Norris School District. This is served by the Lancaster County Sheriff's Department. This is in the Norris Public Power District.

ANALYSIS:

1. This application is for 32 single family lots. The lots range in size from 3.19 to 3.67 acres. The site is located northwest of the intersection of Roca Road and S. 82nd Street.
2. The applicant proposes rural water and individual waste disposal. The streets are proposed to be public and paved. The Lancaster Rural Water District has approved service for the 32 lots. Water lines will be required to be in place for the final plat.
3. A change of zone from AG to AGR and a comprehensive plan amendment for this site had public hearing at Planning Commission on May 25, 2016. The Planning Commission recommended approval to both applications. The change of zone and comprehensive plan amendment is scheduled for public hearing at County Board on July 5, 2016.
4. The applicant has requested a waiver to block length. The maximum block length allowed by subdivision ordinance is 1,320 feet. Due to the large lot sizes the waiver is acceptable. However South 81st Circle should be extended to the south boundary to provide a second access to the property outside of this preliminary plat and to shorten the block length for Block 3. This would also provide connectivity between the 2 properties and will provide better access to future homeowners to the south.
5. A preliminary plat must show conceptual plans for subdivision of adjacent, un-subdivided land to ensure the preliminary plat does not cause difficulties for future subdivision. This is not shown for the property to the north and west.
6. Nebraska Game and Parks notes that this development should not have any impact on Wagon Train State Recreation Area located to the east. The area is within the range of the state-listed threatened Northern Long-eared Bat (NLEB). The NLEB can use trees in wooded areas for roosting in the summer. Tree clearing should not take place between June 1-July 31.

7. The County Engineer notes that the connection of S. 76th Street with Roca Road does not meet sight distance requirements. The County Engineer recommends moving the street 300' to 350' to the east.
8. The County Engineer notes that S. 82nd Street has reconstruction design plans for regrading and the project is on the long range transportation plan. The proposed design grade is approximately six feet higher than the existing grade. The future grade of South Ridge Drive must take into account the future grade of S. 82nd Street.
9. This site is outside of Tier III and city future growth therefor build-thru is not required.

CONDITIONS OF APPROVAL:

Approval of the following waivers:

1. To exceed the 1,320 feet block length.

Site Specific:

1. The subdivider shall complete the following instructions and submits the documents and plans and 3 copies to the Planning Department office: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Extend South 81st Circle to the south boundary.
 - 1.1.2 Change lots 13 and 14, Block 3 to Lots 1 and 2, Block 6.
 - 1.1.3 Change the street names of Ridge View Lane and South Ridge Drive, The names already exist.
 - 1.1.4 Delete notes 5,9,12,15 and 16. The notes are not necessary.
 - 1.1.5 Show dedication of 50' of right-of-way from centerline along Roca Road and South 82nd Street.
 - 1.1.6 Show a concept plan for the area to the north and west of this development.

- 1.1.7 Show a 10' utility easement on each side of all streets and a 5' utility easement on each side of adjoining lot lines as requested by Norris Public Power District.
 - 1.1.8 Relocate S. 76th Street to the satisfaction of the County Engineer and Planning Department.
 - 1.1.9 Make corrections to the satisfaction of the County Engineer.
2. Final Plats will be approved by the Planning Director after
- 2.1 Change of Zone #14001 for change from AG Agricultural to AGR Agricultural Residential and Comprehensive Plan Amendment #16002 to change Agricultural to Residential- Low Density is approved by the County Board.
 - 2.2 The streets, land preparation and grading, sediment and erosion control measures, drainageway improvements, temporary turnarounds and barricades, and street name signs have been completed.

Prepared by:

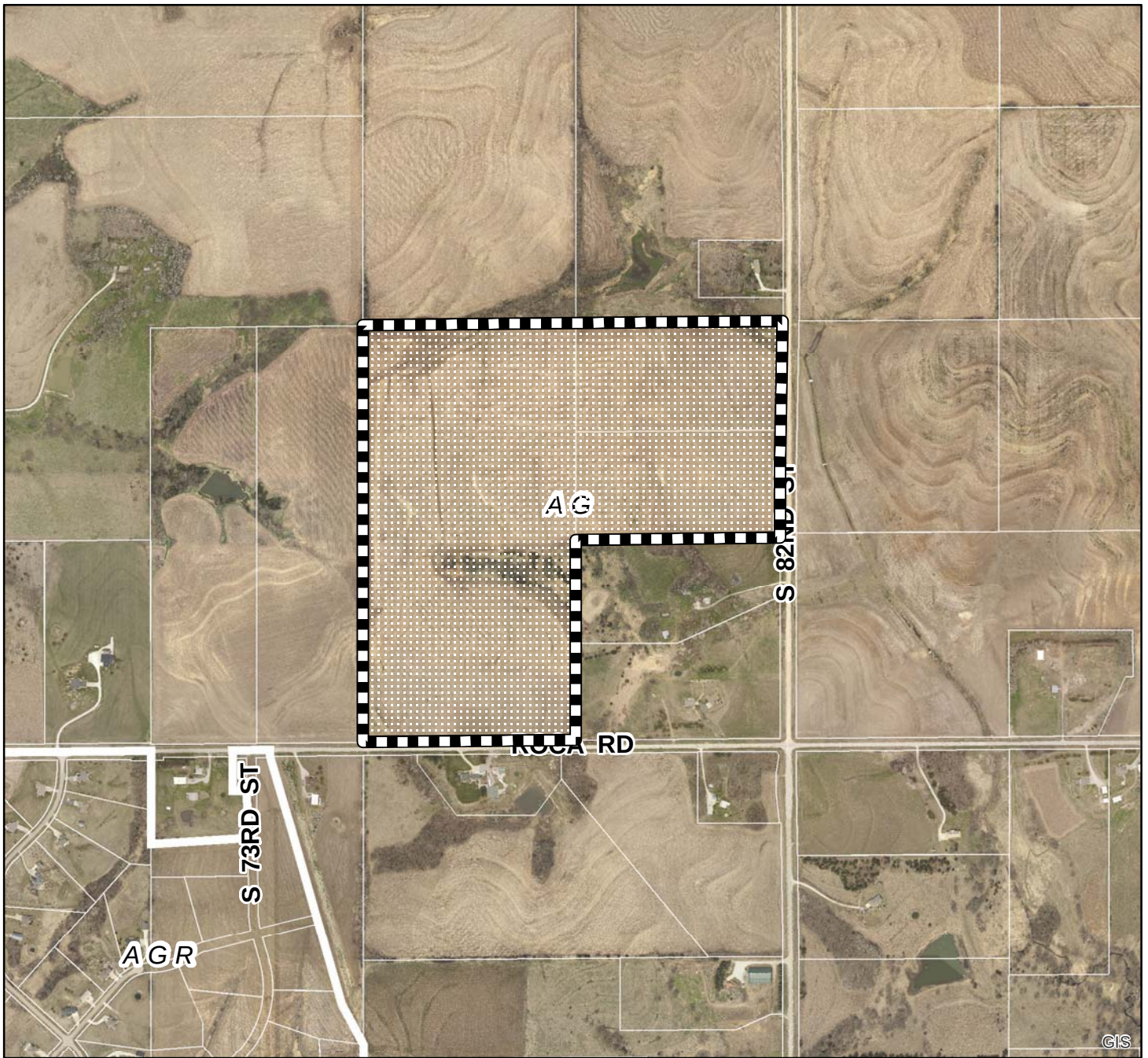
Tom Cajka
Planner

DATE: June 8, 2016

APPLICANT: Olsson Associates
601 "P" Street Suite 200
Lincoln, NE 68508
402-474-6311

OWNER: Alan and Laurel Baade
5500 Saltillo Road
Lincoln, NE 68430
402-430-9609

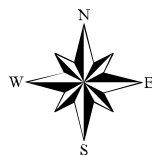
CONTACT: Same as applicant



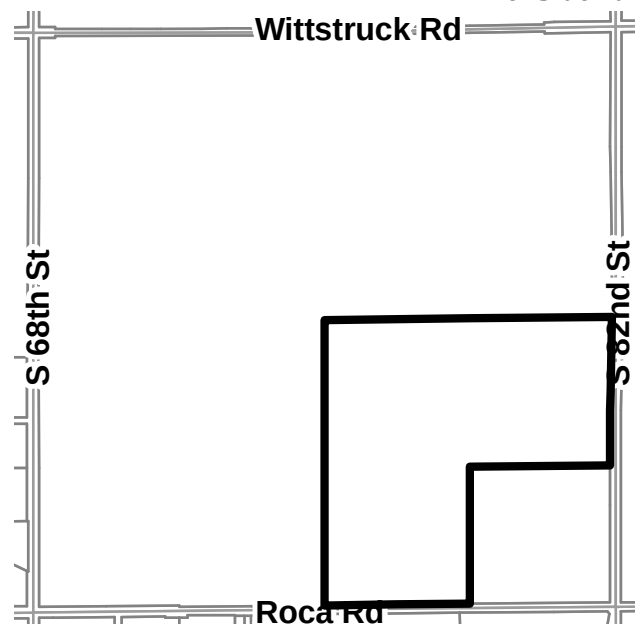
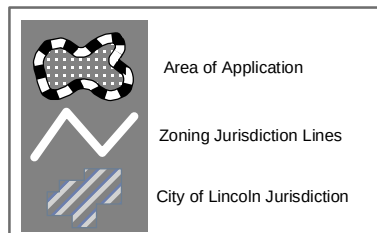
Preliminary Plat #: PP16002
South Ridge Acres
S 82nd St & Roca Rd

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential 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 T08N R07E



2013 aerial

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOT 4 I.T., LOT 22 I.T. AND LOT 23 I.T., ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE WESTERLY ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF S89°26'28"W, A DISTANCE OF 49.60' TO A POINT; THENCE N00°33'32"W, A DISTANCE OF 40.00' TO THE SOUTHEAST CORNER OF LOT 21 I.T., SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 82ND STREET, AND ON THE NORTH RIGHT-OF-WAY LINE OF ROCA ROAD; THENCE S89°26'28"W, ON THE SOUTH LINE OF SAID LOT 21 I.T., SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 40.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,273.54' TO THE SOUTHWEST CORNER OF SAID LOT 21 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF LOT 4 I.T., SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING S89°26'28"W ON THE SOUTH LINE OF SAID LOT 4, SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 40.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,323.54' TO THE SOUTHWEST CORNER OF SAID LOT 4 I.T., SAID POINT BEING ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE N00°01'24"W, ON THE WEST LINE OF SAID LOT 4 I.T., SAID LINE BEING THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,601.23' TO THE NORTHWEST CORNER OF SAID LOT 4 I.T., SAID POINT BEING THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE N89°32'07"E, ON THE NORTH LINE OF SAID LOT 4 I.T., AND ON THE NORTH LINE OF LOT 22 I.T., SAID LINE BEING THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,613.19' TO THE NORTHEAST CORNER OF SAID LOT 22 I.T., SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 82ND STREET, SAID POINT ALSO BEING 35.47' WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE S00°59'30"W, ON THE EAST LINE OF SAID LOT 22 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 675.02' TO THE SOUTHEAST CORNER OF SAID LOT 22 I.T., SAID POINT BEING THE NORTHEAST CORNER OF LOT 23 I.T., SAID POINT BEING 47.01' WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE S00°59'23"W, ON A EAST LINE OF SAID LOT 23 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 175.35' TO AN EAST CORNER OF SAID LOT 23 I.T., SAID POINT BEING 50.00' WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE S00°00'44"W, ON A EAST LINE OF SAID LOT 23 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 50.00' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 499.61' TO THE SOUTHEAST CORNER OF SAID LOT 23 I.T., SAID POINT BEING THE NORTHEAST CORNER OF LOT 20 I.T.; THENCE S89°32'07"W, ON THE SOUTH LINE OF SAID LOT 23 I.T., SAID LINE BEING THE NORTH LINE OF SAID LOT 20 I.T., A DISTANCE OF 1,273.91' TO THE SOUTHWEST CORNER OF SAID LOT 23 I.T., SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 20 I.T., SAID POINT ALSO BEING ON THE EAST LINE OF SAID LOT 4 I.T.; THENCE S00°00'20"E, ON THE EAST LINE OF SAID LOT 4 I.T., SAID LINE BEING THE WEST LINE OF SAID LOT 20 I.T., AND ON THE WEST LINE OF SAID LOT 21 I.T., A DISTANCE OF 1,249.32' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 5,168,135.20 SQUARE FEET OR 118.64 ACRES, MORE OR LESS.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE ABOVE PLANNED UNIT DEVELOPMENT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL BOUNDARY CORNERS.

DATE _____

MICHAEL R. JOHNSON L.S. NO. 526 _____

GENERAL NOTES

1. THIS PRELIMINARY PLAT CONTAINS 118.77 ACRES MORE OR LESS.
2. THE CURRENT ZONING IS 'AG' AND THE PROPOSED ZONING IS 'AGR'.
3. THE DEVELOPER PROPOSES THE USE OF RURAL WATER FOR POTABLE WATER SUPPLY.
4. THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WASTE WATER SYSTEMS. IF PERCOLATION TEST DO NOT PERMIT SUB SURFACE FIELDS, LAGOONS SHALL BE INSTALLED. WASTE WATER SYSTEMS SHALL BE APPROVED BY THE LANCASTER COUNTY HEALTH DEPARTMENT.
5. ALL PRIVATE IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. ALL TOPOGRAPHIC CONTOURS ARE SHOWN AS NAVD 88 DATUM.
7. GRADING SHALL EXTEND AROUND ALL TEMPORARY TURN AROUND CUL-DE-SACS AND THE DEVELOPER SHALL NOTIFY ALL PURCHASERS THAT DITCHES MAY NOT BE FILLED IN. DESIGN DRAINAGE MUST BE LEFT IN PLACE UNTIL TEMPORARY DEAD-END STREETS ARE EXTENDED.
8. DIRECT VEHICULAR ACCESS IS HEREBY RELINQUISHED ALONG ROCA ROAD AND ALONG S 82ND STREET EXCEPT AT PROPOSED S 76TH STREET AND PROPOSED SOUTH RIDGE DRIVE, AS SHOWN.
9. ACCESS TO ADJACENT LOTS OUTSIDE SUBDIVISION BOUNDARY SHALL NOT BE PERMITTED FROM THE END OF TEMPORARY DEAD END STREETS.
10. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
11. ALL CULVERTS SHALL HAVE EITHER A FLARED END SECTION OR CONCRETE HEADWALL ON THE INLET END. GRADING SHALL BE CONSTRUCTED TO ALLOW FOR PROPER DRAINAGE THROUGH CULVERTS.
12. EASEMENTS SHALL BE DEDICATED AT THE TIME OF FINAL PLAT FOR CULVERTS THAT EXTEND BEYOND THE ROAD RIGHT OF WAY.
13. EACH RESIDENTIAL LOT SHALL HAVE NO MORE THAN TWO ACCESSES TO THE PRIVATE ROADWAY.
14. THE DEVELOPER IS REQUIRED TO PROVIDE ALL TESTING REGARDING PAVEMENT AND SUBGRADE.
15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL NECESSARY SIGNS AND END OF ROAD MARKERS OR BARRICADES.
16. FUTURE LOT OWNER WILL BE ADVISED THAT THIS IS A RURAL FARM AREA AND NORMAL AND CUSTOMARY FARM ACTIVITIES ARE NOT A NUISANCE.
17. REMOVE ALL FIELD DRIVES ALONG THE WEST SIDE OF S 82ND STREET AND THE NORTH SIDE OF ROCA ROAD.
18. IF INTERIOR STREETS ARE PAVED. THE INTERIOR STREETS SHALL BE SURFACED WITH 6" PCC PAVEMENT AND CONSTRUCTED IN ACCORDANCE WITH LANCASTER COUNTY DESIGN STANDARDS.

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COUNTY ENGINEER DEPARTMENT

Upon review, this office would offer the following comments for "SOUTH RIDGE ACRES" Preliminary Plat "PP16002" submittal date of 5/26/2016 located in the SE ¼ of Section 15, T8N, R7E along South 82nd Street and along Roca Road.

1. The propose connection of S. 76th Street with Roca Road located approximately 377' east of the S ¼ corner of section 15, T8N, R7E does not meet safe sight distance requirements. Recommend S. 76th Street connection be moved approximately 300' to 350' east making the location approximately 700' east of the S ¼ corner of section 15. Submit revised sight distance centerline profile at recommended location and reference profile stationing to subdivision boundary control.
2. There are no immediate plans to improve South 82nd Street adjacent to this development, but reconstruction design plans for County project C55-S-404(4), S. 82nd Street from Roca Road to Saltillo Road have been prepared and this project is on the "LRTP" (long range transportation plan) list for regrading. Project C55-S-404(4) design grade for S. 82nd Street at the intersection of proposed South Ridge Drive (located approximately 440' south of the E ¼ corner of section 15-8-7) is approximately 6 feet higher than the existing grade. Accommodations shall be made on this preliminary plat to allow for the reconstruction of that portion of South Ridge Drive needed to match design grade of project C55-S-404(4).
3. Show a Right-of-Way dedication along Roca Road and along South 82nd Street adjacent to this plat totaling 50' from section line.
4. Submit Engineering plan and drawings along with cross section sheet depicting proposed future regrading of that portion of South Ridge Drive needed to connect with County project C55-S-404(4). NOTE: See Proj. C55-S-404(4) in Miscellaneous Documents.
5. Show and note grading easements along South 82nd Street and along that portion of proposed South Ridge Drive necessary for roadway transitions to conform with future County construction project C55-S-404(4).
6. Typically, on Preliminary Plats and Community Unit Plans, Street centerline control is mathematically checked for closure errors. Need street centerline curve data, dimensioning and bearings shown for interior streets to properly check centerline closure.
7. General note 1 lists development acreage at 118.77 but 118.64 acres is shown in the legal description.
8. On the drawing, show the existing field drive located along S. 82nd Street approximately 150' north of the SE corner of Lot 13, Block 3 and note "Existing Drive (to be removed)".
9. On the drawing, label the "Point of Beginning".

10. Show monuments found and/or set at all subdivision boundary corners along with commencing courses to the Point of Beginning listed in the legal description.
 11. Label the monument at the NW corner of subdivision boundary as "Center of Section 15-8-7".
 12. Show section corner reference ties along with monument description at all section corners, quarter corners and quarter-quarter corners found or set.
 13. Need to label the adjacent lots not included in this development and note as "Not part of this plat".
 14. Add a General Note that reads, "The developer shall construct and surface the Public Streets with 3" of crushed rock and 1" of gravel in accordance with the Lancaster County Design Standards and shall be notified prior to the laying of the any surface material. All surfacing radii at all interior intersections shall be 30 feet. All surfacing radii at the intersection of S. 76th Street and Roca Road and at South Ridge Drive and S. 82nd Street shall be 50 feet. (revise radius notes accordingly)
 15. Add a General Note that if asphalt or concrete pavement is used the developer shall install survey control monument boxes per City of Lincoln standards at all centerline control points after acceptance and approval of the pavement.
 16. Revise General Note 14 to read, "The developer is required to provide all testing related to improvement installation in compliance with Lancaster County design standards and Lancaster County Engineering Department shall be notified prior to improvement installation for inspection and shall receive reports of all test results for grade compaction and pavement installation".
 17. Add, "And the Nebraska Department of Environmental Quality" at the end of General Note #4.
 18. On the drawing show 60' diameter dimensioning at the temporary cul-de-sac turnarounds.
 19. Revise the 4:1 fore slope shown on the Typical Roadway Cross-Section Detail on sheet 2 to comply with County design standards of 3:1. Also, County design standards for roadway surfacing width is 22' (11' each side of centerline) Revise Typical Roadway Cross-Section Detail accordingly.
 20. On sheet 6, centerline road profile labeled "Laurel Drive" should be labeled "South Ridge Drive"
- June 9, 2016 (kds)



May 25, 2016

Mr. David Cary
Lincoln Lancaster Planning Director
Planning Director
555 South 10th Street, Suite 213
Lincoln, NE 68508

Re: South Ridge Acres
Preliminary Plat Application

Dear David,

Enclosed please find the following for the above-mentioned project:

- Application
- Exhibit
- Application fee (\$3,792.00)

On behalf of the owners and developers, Alan and Laurel Baade, we are requesting a Preliminary Plat, for 118.64 acres of land located NW of the intersection of South 82nd Street and Roca Road, Roca, Nebraska. An application for Change of Zoning from AG to AGR and an amendment to the 2040 Comprehensive Plan have previously been requested.

This Preliminary Plat will allow the development of a 32 lot subdivision, including 32 single family lots. The existing site is 118.6 acres of agricultural land and woods which is surrounded by agricultural land and residential acreage lots with other like residential acreage subdivisions in the general vicinity.

We are proposing to construct all roadways as paved public drives and the subdivision will utilize rural water and individual sanitary sewer treatment.

Due to the large size of the proposed lots we are requesting a waiver with this Preliminary Plat for exceeding maximum block length.

Please let me know if you have any questions or comments.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Matt Langston', with a long horizontal flourish extending to the right.

Matt Langston
cc: Alan Baade

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for June 22, 2016 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No. 16017

PROPOSAL: From R-2, R-4, R-5, R-6 (Residential), B-3 (Commercial), and I-1 (Industrial), to P (Public); from P to R-6

LOCATION: Vicinity of the University of Nebraska East Campus, generally from 27th to 46th Streets along Leighton Avenue, and including land at 33rd and Holdrege Streets

LAND AREA:

Total	49.62 acres
R-2 to P	3.81 acres
R-4 to P	0.22 acres
R-5 to P	0.50 acres
R-6 to P	7.94 acres
I-1 to P	36.17 acres
P to R-6	0.08 acres

CONCLUSION: The purpose of this change of zone is to clean-up the zoning map around UNL East Campus to reflect current ownership and use. This change of zone is in conformance with the Comprehensive Plan.

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

LEGAL DESCRIPTION: See attached

EXISTING LAND USE: Land owned and utilized by various public entities (for zone changes to P), a portion of privately-owned land used for multi-family residential (for P to R-6)

ANALYSIS:

1. The request is a change of zone to Public for several properties owned and utilized by the University of Nebraska in the area of East Campus. The City is including a change of zone for several additional areas in the vicinity of East Campus. These proposed changes are to clean-up the zoning map to reflect current ownership and use.
2. Areas proposed by the University of Nebraska for a change of zone to Public includes land the University has purchased over the past several years and is now being utilized for campus use.

3. Areas proposed by the City for a change of zone to Public include the Fleming Fields Recreational Sports Park and adjacent City-owned land, the 33rd and Holdrege fire station, the L.E.S. substation at N 28th and Merrill Streets, and small portions of several lots owned by public entities along Deadman's Run near N 33rd Street and Huntington Avenue. Some city-owned lots in the I-1 district north of Fleming Fields are not included in this change of zone due to unclear ownership and use boundaries between the City and railroad.
4. The City is proposing a change of zone from Public to R-6 for a portion of privately-owned land used for multi-family residential where the remaining premises is currently R-6. The area was zoned as Public prior to 1979 and it appears the district boundary was mistakenly drawn to include a small portion of private property.
5. These proposed zoning changes will not affect the use of the land. Areas owned and utilized by public entities should be zoned as Public, and areas owned by private entities should have appropriate non-Public zoning.

Prepared by:

Andrew Thierolf, Planner, 441-6371, athierolf@lincoln.ne.gov
June 7, 2016

APPLICANT: Board of Regents for the University of Nebraska
1901 Y Street
Lincoln, NE 68588

Lincoln-Lancaster County Planning Department
555 S. 10th Street, Suite 213
Lincoln, NE 68508

CONTACT: John Jensen
University of Nebraska
1901 Y Street
Lincoln, NE 68588

Andrew Thierolf, Planner
Lincoln-Lancaster County Planning Department
555 S. 10th Street, Suite 213
Lincoln, NE 68508

CHANGE OF ZONE NO. 16017, to rezone various areas described below around UNL East Campus to reflect their current ownership and usage.

Exhibit 1: Northwest Area: N. & S. of Leighton Avenue, 27th to 33rd Streets

From R-2 to P, the south half of Block 16, Abbott and Irvines Addition; Lots 12-22, Block 3, Junction Place Addition (18-10-7)

From I-1 to P, Lots 9-12, Block 6, Abbott and Irvines Addition; that portion of lots in Abbott and Irvines Addition currently zoned I-1 located within the Fleming Fields Recreational Sports Park and adjacent lots to the north owned by the City of Lincoln (18-10-7)

Exhibit 2: Northwest Area: N. & S. of Huntington Avenue, 33rd to 40th Streets

From R-2 to P, Lots 1-3, Block 36, Pitcher and Baldwins Second Addition to University Place (18-10-7)

From R-6 to P, that portion of Lots 9-11 currently zoned R-6, and Lots 20-22, Block 36, Pitcher and Baldwin's Second Addition to University Place; that portion of Lot 137 I.T. currently zoned R-6 (18-10-7)

From P to R-6, that portion of Lots 15-17 currently zoned P, Block 36, Pitcher and Baldwin's Second Addition to University Place (18-10-7)

Exhibit 3: Northeast Area: S. of Huntington Avenue, 40th to 46th Streets

From R-6 to P, that portion of Lot 31 I.T. currently zoned R-6; Lot 6, Block 43, Pitcher and Baldwin's Second Addition to University Place (17-10-7)

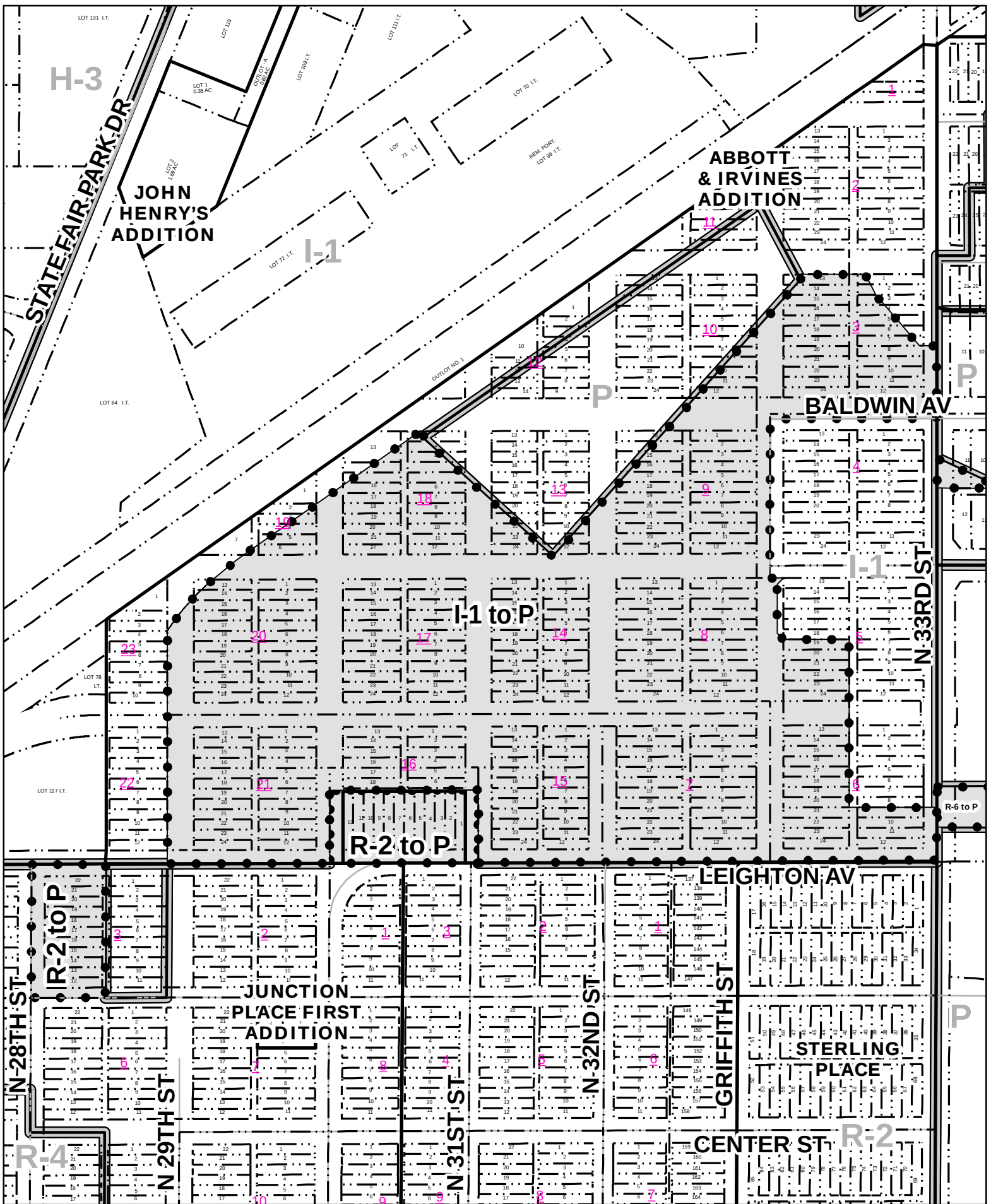
Exhibit 4: Southwest Area: N. of Holdrege Street, Grace Avenue to 33rd Street

From R-2 to P, Lot 3, Morningside Addition (18-10-7)

From R-4 to P, Lot 48 I.T. (18-10-7)

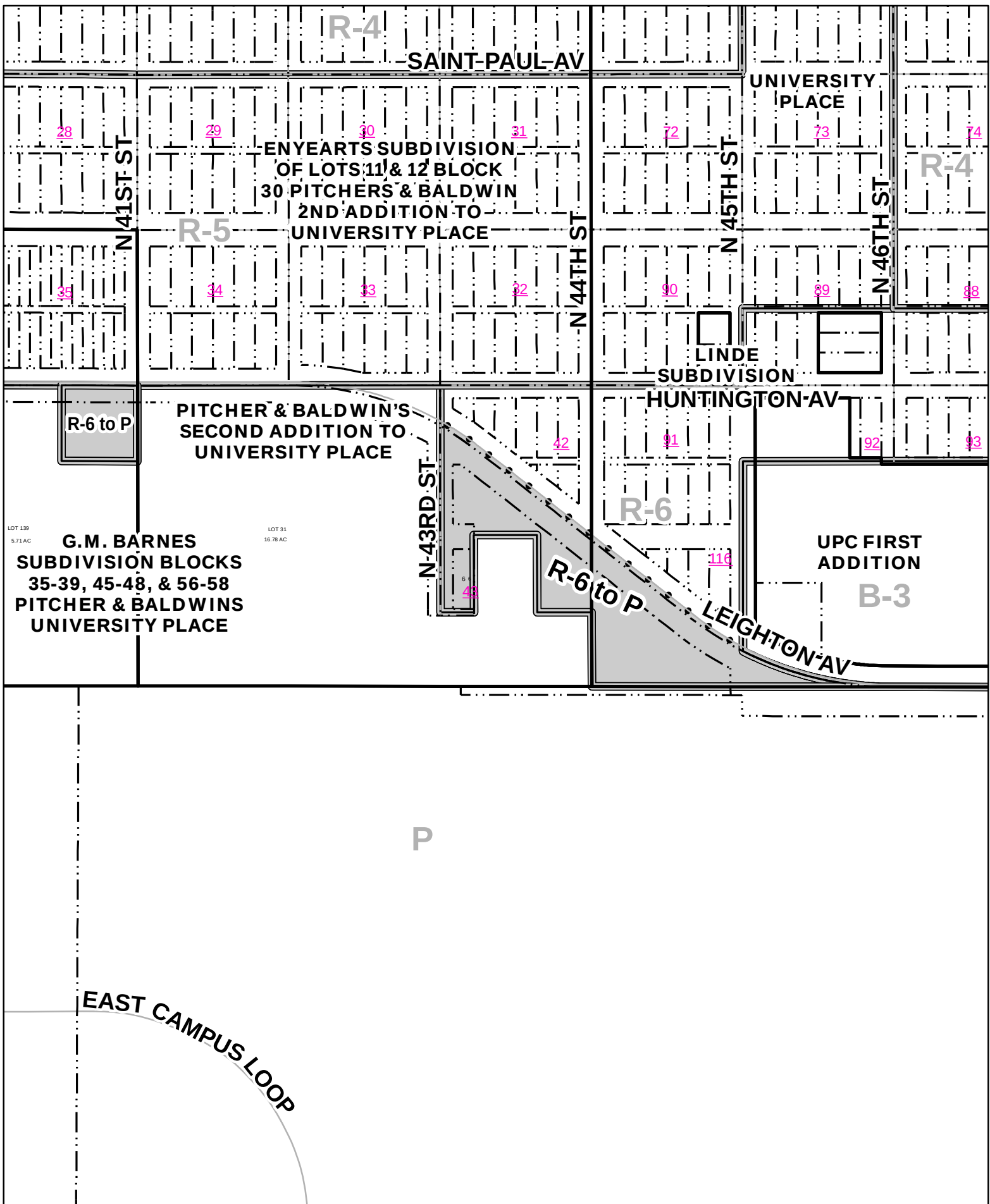
From R5 to P, Lot 121 I.T. (18-10-7)

From B-3 to P, Lot 6, a portion of Lot 7, Lots 8-9, a portion of Lot 10, Lots 11-12, Morningside Addition (18-10-7)

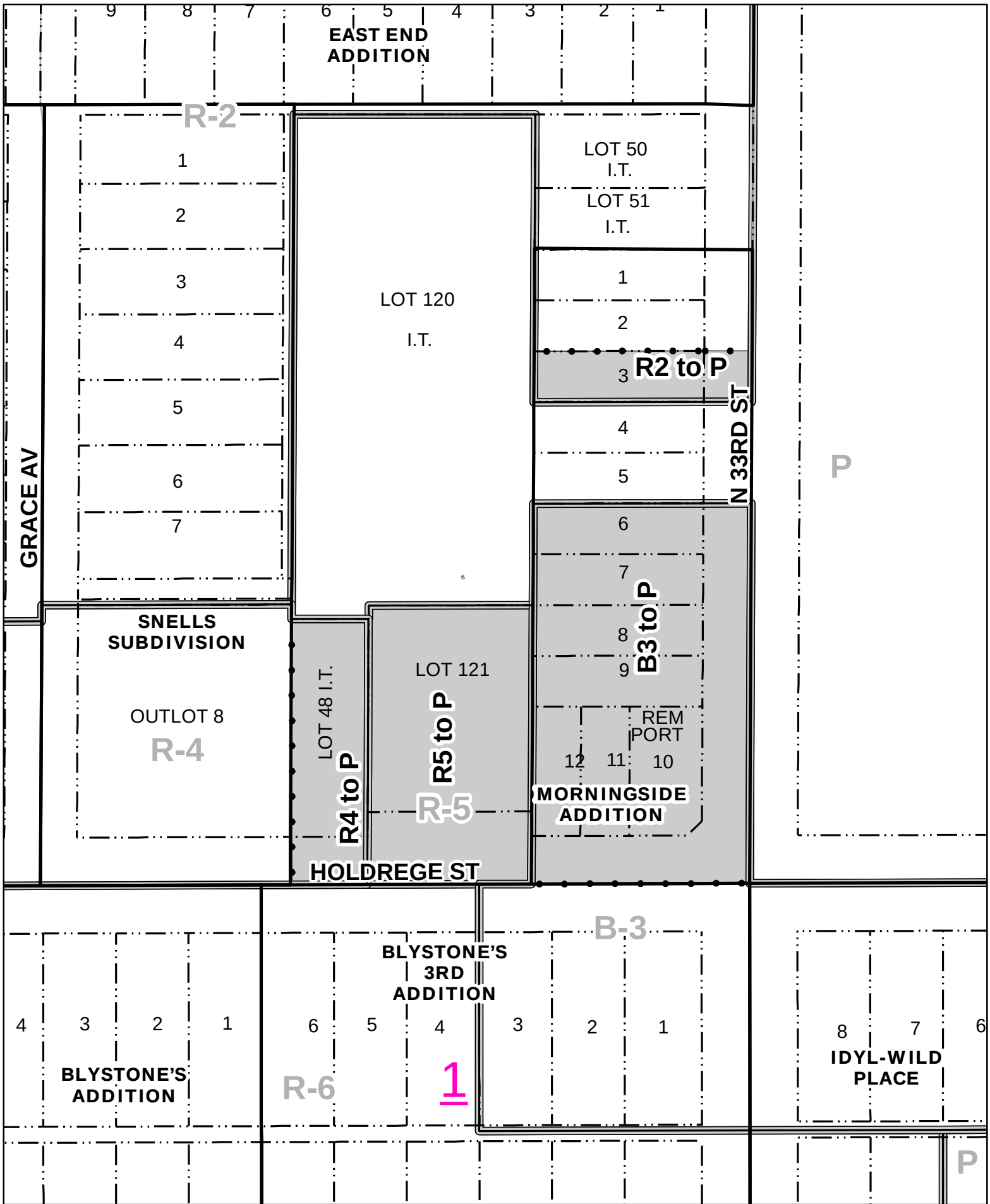


Change of Zone 16017 Exhibit 1
Northwest Area: N & S of Leighton Ave. - 27th St. to 33rd St.

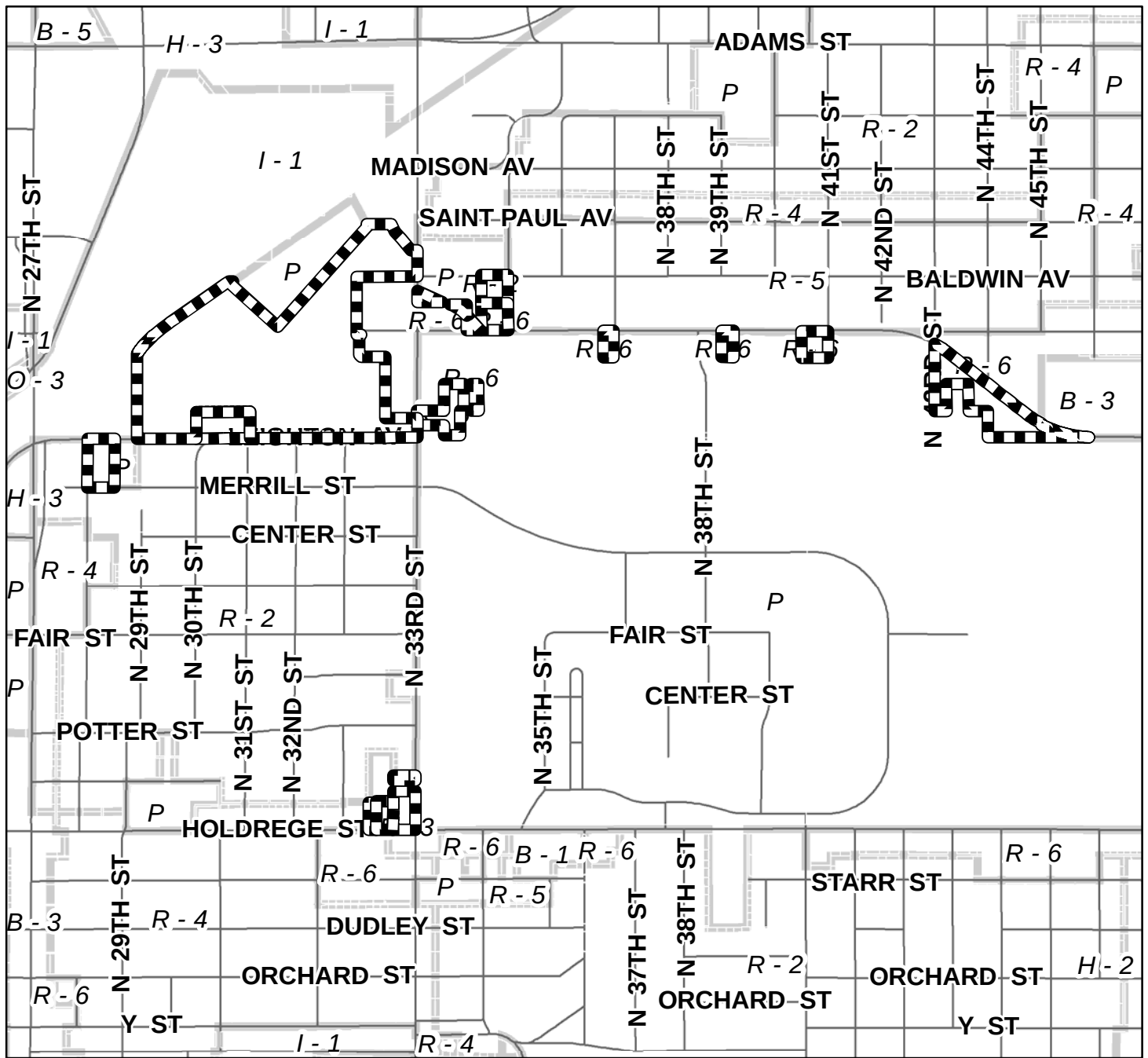




Change of Zone 16017 Exhibit 3
Northeast Area: S. of Huntington Ave. - 40th St. to 46th St.



Change of Zone 16017 Exhibit 4
Southwest Area: N. of Holdrege - Grace Ave. to 33rd St.



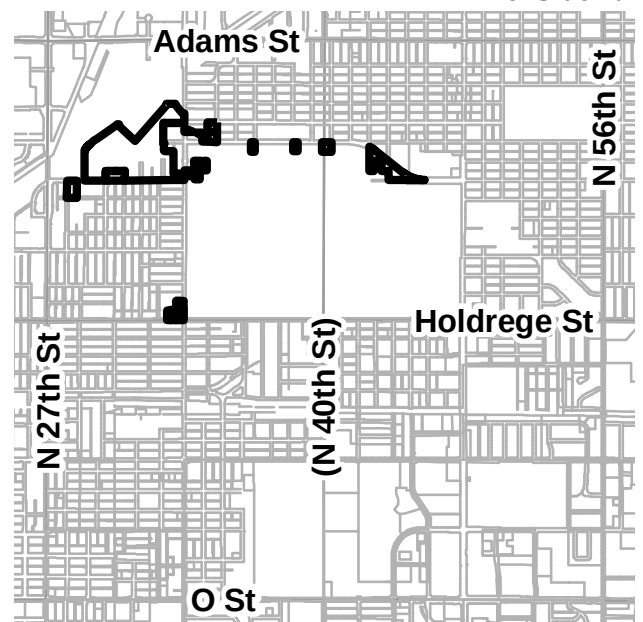
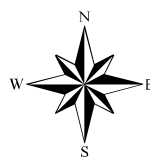
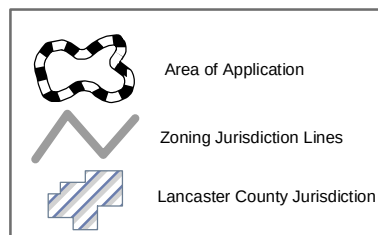
2013 aerial

Change of Zone #: CZ16017 UNL East Campus Zoning Changes

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential 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

Two Square Miles:
Sec.18 T10N R07E
Sec.17 T10N R07E



May 2, 2016

Andrew Thierolf
Lincoln/Lancaster County Planning Department
555 S 19th Street, Suite 213
Lincoln, NE 68508

RE: Rezoning Board of Regent Land

Mr. Thierolf;

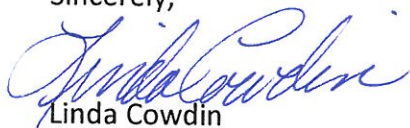
Enclosed you will find applications for rezoning various areas within the University of Nebraska-Lincoln East Campus from their current zoning status to "Public" zoning. Also enclosed for reference is a map showing the six (6) locations that require rezoning action.

Previously I was working with Tom Cajka on this rezoning, but Tom informed me you are now our contact person. Thus, it is my understanding (from Tom) there is no application fee for the Board of Regents to rezone their property, so with that information I am submitting these applications without payment.

Should you have questions please do not hesitate to contact me, or John Jensen, Real Estate Specialist in my office. John can be reached at 402.472.4810 or john.jensen@unl.edu.

Please let us know if you need anything further to process these rezoning applications.

Sincerely,

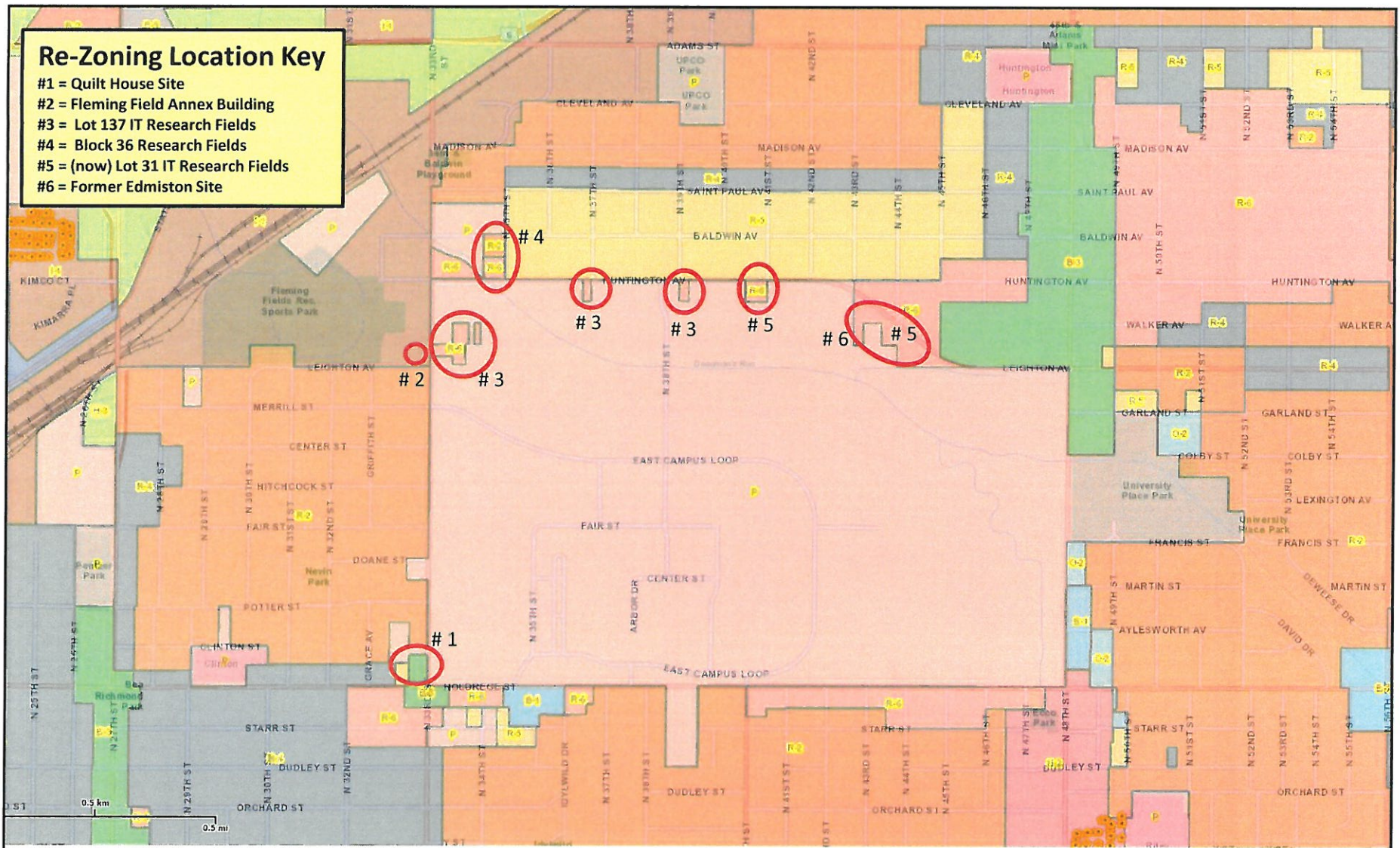


Linda Cowdin

Manager of Real Estate Properties

Enclosures

Cc: John Jensen



Lancaster County/City of Lincoln GIS Map

UNL East Campus Zone Change Areas

Printed Jun 30, 2015

DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email ags@lincoln.ne.gov and you will be directed to the appropriate department.

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for JUNE 8, 2016 PLANNING COMMISSION MEETING

PROJECT #: Special Permit No.16026 Doc's Creek Community Unit Plan

PROPOSAL: A request per Article 13.001z for Doc's Creek Community Unit Plan

LOCATION: South 68th Street and Princeton Road

LAND AREA: 221.82 acres, more or less

EXISTING ZONING: AG Agricultural

WAIVER /MODIFICATION REQUEST:

1. Reduce setback to 13 feet for an accessory structure to Outlot C.

CONCLUSION: The request meets the intent of the 2040 Comprehensive Plan and with the conditions suggested by staff is found to be acceptable. The waiver to reduce the setback for an accessory structure is appropriate.

RECOMMENDATION:	Conditional Approval
Waivers/modifications:	
1. Reduce setback to 13 feet for an accessory structure to Outlot C.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 12,12,24,25,30 and 31 all Irregular Tracts located in the SW and SE quarters of Section 15, Township 7 North Range 7 East, Lancaster County, NE.

EXISTING LAND USE: Farm ground and 2 single family houses.

SURROUNDING LAND USE AND ZONING:

North:	AG Agricultural	Farm ground
South:	AG Agricultural	Norris School, farm ground and acreages.
East:	AG Agricultural	Farm ground and acreages
West:	AG Agricultural	Farm ground and acreages

HISTORY:

April 1991 County Special Permit #108 for Sandy Hills Estates Community Unit Plan for 3 lots was approved by the County Board.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2040 Comprehensive Plan identifies this area as Agricultural in the Lancaster County Future Land Use Plan (p.1.8)

Neighborhoods and Housing: Guiding Principles (p. 7.2)

- Provide a wide variety of housing types and choices for an increasingly diverse and aging population
- Encourage acreages to develop in appropriate areas and preserve farmland.

Neighborhoods and Housing: Rural Areas (p. 7.12)

Clustering lots in one portion of a development site, while preserving both farmland and environmental resources on the remainder, should continue to be encouraged in agriculturally-zoned areas.

UTILITIES: Individual wells and sewer systems shall be used for each lot.

TRAFFIC ANALYSIS: S. 68th Street is a paved street. Princeton Road is a county gravel road.

PUBLIC SERVICE: This area is served by the Firth Rural Fire District and the Lancaster County Sheriffs Office.

ANALYSIS:

1. This request is for a special permit to amend Sandy Hills Estate Community Unit Plan by adding 4 lots to the 3 existing lots on approximately 152.83 acres. The site is located northeast of the intersection of Princeton Road and S. 68th Street. The lots are all 3 acres in size. Each lot will have private wells and private wastewater system.
2. Lots 2-4 will take access off of the new public road S. 75th Street. Lot 1 will take access off of a private roadway. The County does not maintain county roads when there are less than six dwelling units on the road. The homeowners will be responsible for maintenance of S. 75th Street.
3. AG Agricultural zoning allows one dwelling unit per 20 acres. Through the provisions of the Community Unit Plan, bonus lots can be granted when a minimum of 70% of the development area is preserved as open space. These bonuses can be granted for as much as a 25% increase of the allowable density.

4. Density Calculation:

152.83 acres divided by 20 = 7.64 dwelling units

Preserved land: 70% of land to be preserved in outlot

152.83 acres x 70% = 106.98 acres required for bonus
107.36 acres shown currently

With a density bonus of 25%, the density would be:

$7.64 \times 1.25 = 9.55$ dwelling units - 10 dwelling units with rounding.

Although the density allows 10 dwelling units, the developer is only showing 7 lots due to the requirement that 70% of the area be left as open space. With 107 acres required as open space and the 3 existing lots there is only enough remaining area for 4 new lots.

5. The Lincoln and Lancaster County Health Department notes that there is sufficient groundwater quantity to serve the needs of the development. LLCHD recommends that wells be drilled on each lot prior to home construction to insure adequate quality and quantity of water is available. The developer is responsible for dust control during construction as well as mosquito control during the building process.
6. The County Engineer notes that the connection of S. 75th Street and Princeton Road does not meet safe sight distance requirements. The County Engineer recommends moving the S. 75th Street connection 200 feet to the west.
7. This proposed development is outside of Tier III and the City 3-mile jurisdiction, therefor build-thru is not required.
8. The applicant has requested 2 waivers. The first waiver to reduce the setback to 13 feet for an existing accessory structure adjacent Outlot C. Outlot C will be a private road in the future. Accessory structures are required to be setback 50 feet from a front yard lot line. This building is at the end of a cul-de-sac and in an outlot. Due to the existing condition, Planning does not object to this waiver.

The second waiver is not needed. There is no requirement to establish a minimum opening elevation for the lots. This is a requirement in the City subdivision code.
9. The US Postal Service notes all new deliveries will be made to a centralized box unit (CBU) which will be purchased and installed at the developers expense in a location mutually agreed upon by the developer and the US Postal Service.

CONDITIONS OF APPROVAL:

Per Section 13.001z this approval permits a Community Unit Plan for 7 dwelling units with a waiver to reduce setback to 13 feet for an accessory structure to Outlot C.

Site Specific Conditions:

1. Before a final plat is approved the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below:
 - 1.1 Make corrections to the satisfaction of the County Engineer.
 - 1.2 Remove Lot 29 from the Surveyor's Certificate.
 - 1.3 Delete Note #2. It is not needed.
 - 1.4 Combine Notes 7 and 8.
 - 1.5 Delete waiver #2.
2. Before a final plat is approved provide the following documents to the Planning Department:
 - 2.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.
3. Prior to the issuance of a building permit:
 - 3.1 The construction plans must substantially comply with the approved plans.
 - 3.2 Final plat(s) is/are approved by the City.

If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the county may require that a new community unit plan be submitted, pursuant to all the provisions of Section 3.12. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the county; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, the public streets, drainage improvements, temporary turnaround and barricades, and street name signs, must be completed. The improvements must be completed in conformance with adopted design standards specified in the Land Subdivision Resolution.

No final plat shall be approved until the Permittee, as subdivider, agrees:

to maintain County roads in good order and condition, including repair and replacement of paving as reasonably necessary, until the County Board specifically accepts the maintenance.

to relinquish the right of direct vehicular access to Princeton Road except at S. 75th Street and the existing farm access

Standard Conditions:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall substantially comply with the approved plans.
 - 4.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 4.3 Before occupying the dwelling units the City/County Health Department is to approve the water and waste water systems.
 - 4.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the County Clerk. This step should be completed within 60 days following the approval of the special permit. The Permittee shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds. Building permits will not be issued unless the letter of acceptance has been filed.

Prepared by

Tom Cajka
Planner

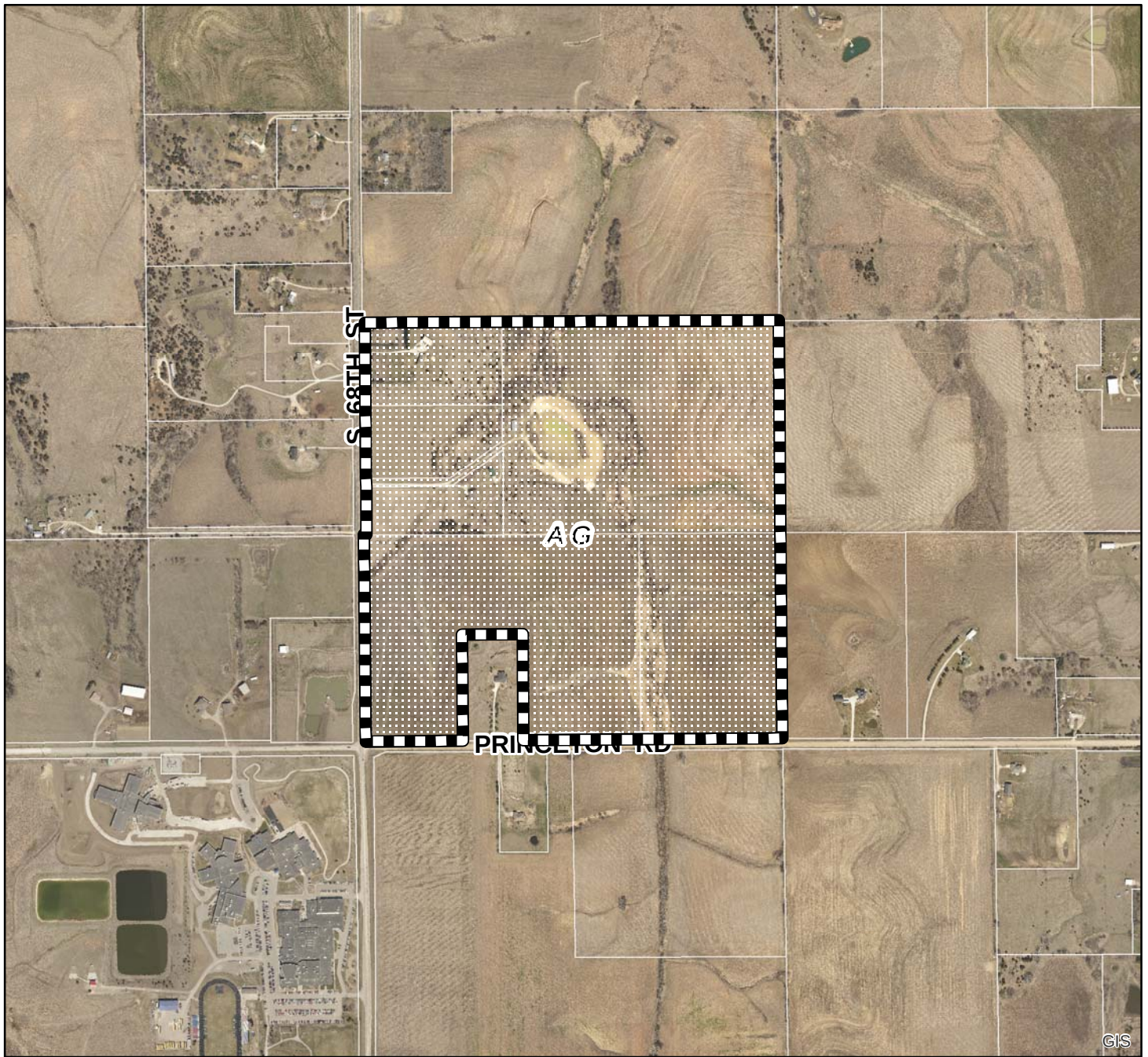
DATE: June 9, 2016

APPLICANT: Vandelay Investments, LLC
PO Box 22151
Lincoln, NE 68542

OWNER: Vandelay Investments, LLC
PO Box 22151
Lincoln, NE 68542

CONTACT: Civil Design Group
8535 Executive Woods Drive Suite 200
Lincoln, NE 68512
402-434-8494

F:\DevReview\SP\16000\SP16026 Doc's Creek.tjc.wpd

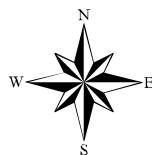


2013 aerial

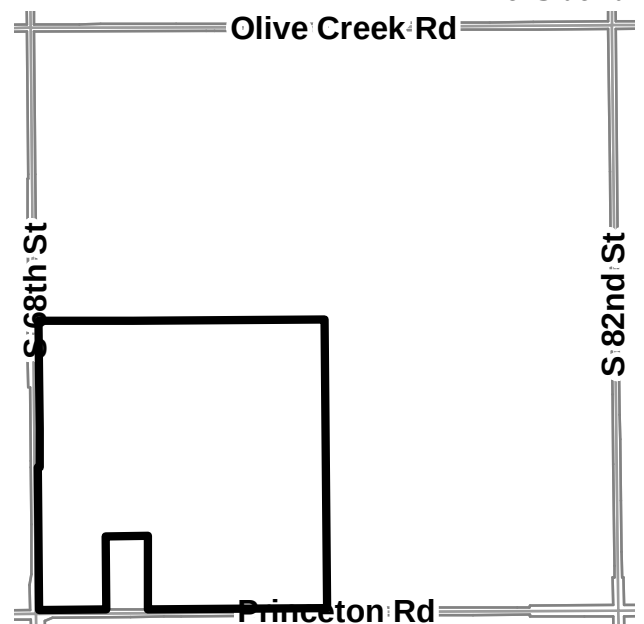
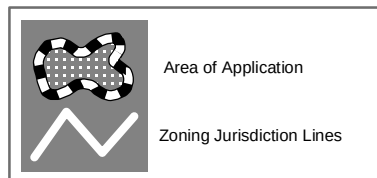
Special Permit #: SP16026
Doc's Creek CUP
S 68th St & Princeton Rd

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential 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 T07N R07E



LEGAL DESCRIPTION:

A legal description of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

GENERAL NOTES:

- THE ALL-UTILITY UNIT PLAN CONTAINS 100 ACRES MORE OR LESS AND PERMITS A SINGLE FAMILY LOT. EACH LOT SHALL CONTAIN A MAXIMUM OF ONE SINGLE FAMILY RESIDENCE LOCATED WITHIN THE BUILDING ENVELOPE AS SHOWN AND REQUIRED.
- MINIMUM LOT AREA ELEVATIONS FOR LOTS 1, BLOCK 1, AND LOTS 1-3, BLOCK 2 ARE TO BE ESTABLISHED AT THE TIME THE RESPECTIVE LOTS ARE FINAL PLATTED.
- FUTURE ROADWAY SHALL REMAIN UNPLATTED AND ARE TO BE FOR FUTURE CONNECTION TO THE EASTERN LAND AND NORTHERN LAND IN THE EVENT A HIGHER DENSITY ZONING IS PLACED ON THAT LAND.
- OUTLOT C-1 IS SHOWN AS A FUTURE PRIVATE ROADWAY.
- THE DEVELOPER OR OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPE EXCEPT:
- THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WELLS FOR POTABLE WATER SUPPLY.
- THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WASTE WATER SYSTEM. IF PERCOLATION TEST DOES NOT PERMIT SUB SURFACE FIELD LAGOON SHALL BE INSTALLED. WASTE WATER SYSTEM SHALL BE APPROVED BY THE LANCASTER COUNTY HEALTH DEPARTMENT. EACH LOT SHALL BE GREATER THAN THREE ACRES IN SIZE. WASTE WATER SYSTEMS SHALL BE APPROVED BY A PERMIT FROM THE STATE - NEBRASKA DEPARTMENT OF ENVIRONMENTAL QUALITY.
- LOT 1, BLOCK 1 SHALL UTILIZE A THREE ACRES EASEMENT AREA FOR ITS INDIVIDUAL WASTE WATER SYSTEM WHICH WILL CONVEY TITLE TO EASEMENT AREA.
- THE DEVELOPER SHALL CONSTRUCT AND SURFACE THE PUBLIC ROADWAY WITH 2" OF CRUSHED ROCK AND 1" OF CRUSHED RAGULAR GRAVEL. THE LANCASTER COUNTY STANDARDS. THE COUNTY SHALL BE NOTIFIED PRIOR TO THE LAYING OF THE ROCK. ALL INTERIOR DRIVEWAYS AND INTERSECTIONS SHALL BE 30 FEET. THE ROADWAY, 10TH STREET AND PRINCETON ROAD SHALL BE 50 FEET. THE DEVELOPER RESERVES THE RIGHT TO INSTALL ASPHALT PAVEMENT OR CONCRETE IN EACH PHASE OF ROCK.
- ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
- DIRECT CURVILINEAR ACCESS TO PRINCETON ROAD IS HEREBY RELINQUISHED EASEMENT AT SOUTH 7TH STREET AND AT THE EXISTING FARM EASEMENTS THAT SERVE OUTLOT C-1 AND WILL SERVE LOT 1, BLOCK 1, DIRECT CURVILINEAR ACCESS TO A LATERAL ACCESS DRIVEWAY AND INSURED EASEMENT TO THE EXISTING ENTRANCES TO OUTLOT C-1 AND LOT 24.
- ALL TOPOGRAPHIC CONTOURS ARE AT MEAN SEA DATUM.
- DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING STREET IDENTIFICATION SIGNS. STOP SIGNS (5 MPH SPEED LIMIT SIGN) AND NO OUTLET SIGNS AS REQUIRED.
- DEVELOPER NEED NOT BE BOUND BY THE SITE PLAN BUT NEED TO BE IN COMPLIANCE WITH ARTICLE 15 OF THE 16TH LAND-OWNER COUNTY, LINCOLN NE. CHANGES MUST BE APPROVED BY THE BUILDING & SAFETY DEPARTMENT PRIOR TO INSTALLATION.
- ANY RELOCATION OF EXISTING FACILITIES WILL BE AT THE OWNER'S/DEVELOPER'S EXPENSE.

LEGEND:

- PROPOSED RTW
- PROPOSED CENTERLINE
- COMMUNITY UNIT PLAN BOUNDARY
- EASEMENT
- PROPOSED RIGHT OF WAY DESIGNATION
- MONUMENTS FOUND (STREETS)
- MONUMENTS FOUND (CAPPED PEGS)
- MONUMENTS SET 54" X 24" REBAR WITH 40# TAP
- TEMP POINT

WAIVER:

- FOR A SETBACK OF 15' TO AN EXISTING OUTBUILDING ADJACENT TO OUTLOT C-1 OR A FUTURE PRIVATE ROADWAY AND FOR THE EAST AND SOUTH SETBACK ON LOT 1, BLOCK 1 TO BE 10'
- TO ESTABLISH MINIMUM YARDING ELEVATIONS FOR THE NEIGHBORS AT THE TIME OF FINAL PLATT.

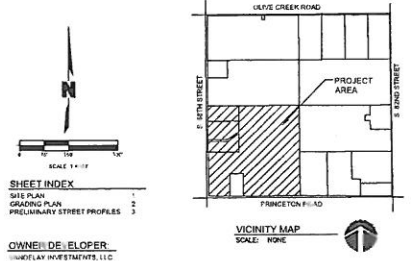
APPROVAL:

THE FOLLOWING COMMUNITY UNIT PLAN, SPECIAL PERMIT WAS APPROVED BY THE LANCASTER COUNTY COMMISSIONERS ON THIS DAY OF 2014.

ATTEST: CHAIR

CURVE DATA						
CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CHORD	CHORD
C1A	300.00'	36.19°	96.39'	181.50'	181.50'	181.50'
C1B	300.00'	47.90°	108.27'	201.10'	201.10'	201.10'
C1C	300.00'	2.00°	49.15'	33.27'	33.27'	33.27'

S 1/2 NE 1/4 SEC 16, 17N, 17E



ENGINEER:

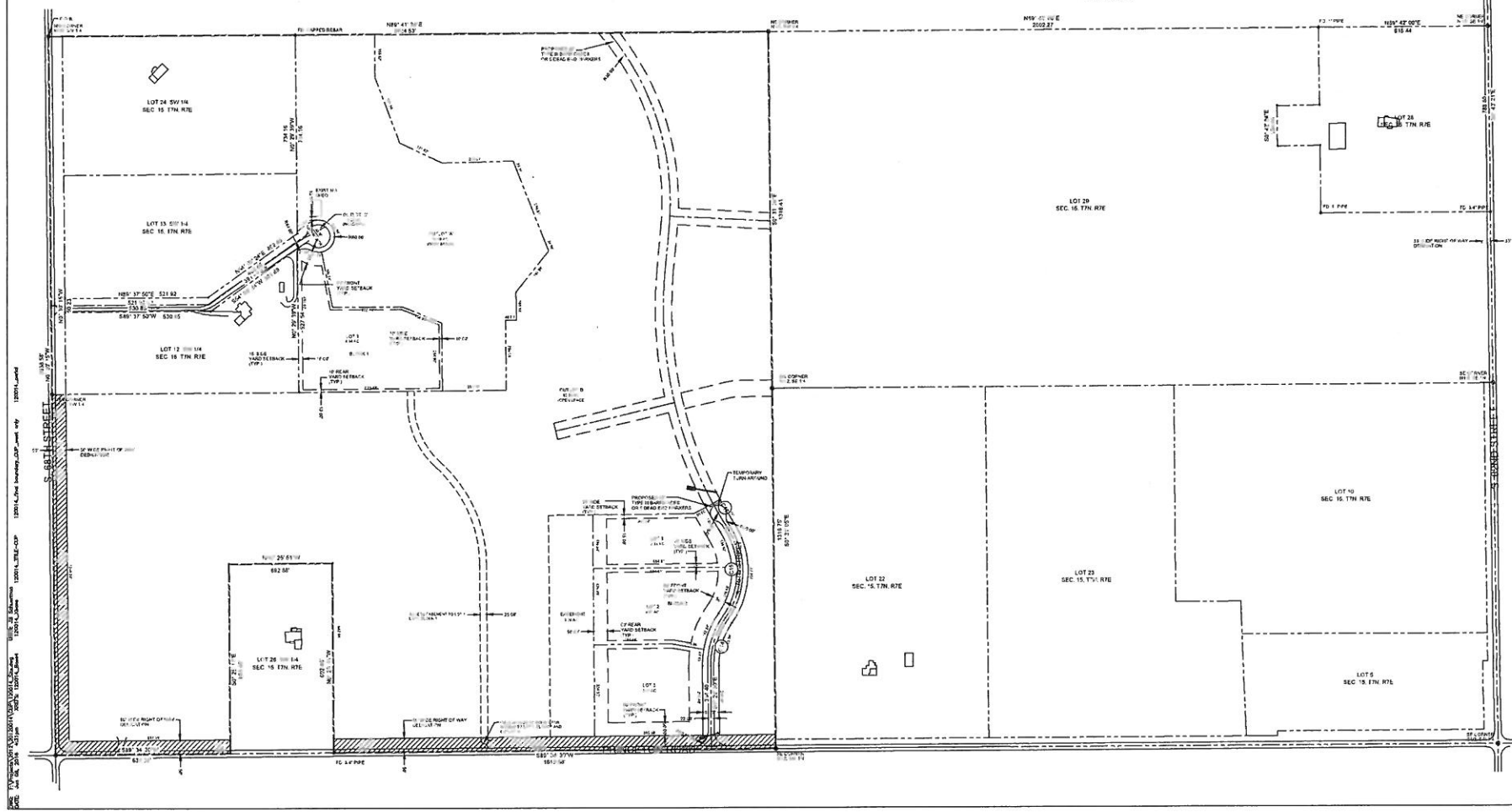
CIVIL DESIGN GROUP, INC.
PO BOX 22151
LINCOLN, NE 68521
402-434-5484

SURVEYOR:

ALLIED SURVEYING & MAPPING, INC.
SUITE 100
LINCOLN, NE 68512
402-434-7555

AS DENSITY CALCULATION

1.0 AC. = 43,560 SQ. FT. = 1.0 AC.
MAXIMUM DENSITY = 1.0 AC. / 43,560 SQ. FT. = 0.000022957
BORE FOR THIS NEIGHBORHOOD = 0.000022957
DENSITY = 0.000022957



Civil Design Group, Inc.
1000 N. LINCOLN ST., SUITE 200
LINCOLN, NE 68502
PH: 402-434-5484 FAX: 402-434-5487
www.civilgroup.com

CONSULTING ENGINEER & LAND USE PLANNER
DATE OF DESIGN: 07/27/2014 PROJECT: PRINCETON ROAD AND 10TH STREET

REVISIONS

NO.	DATE	DESCRIPTION
1	07/27/2014	ISSUED FOR PERMIT

DOC'S CREEK
COMMUNITY UNIT PLAN #16026

SITE PLAN

HICKMAN, NEBRASKA

Drawn by: [Name]
Checked by: [Name]
Approved for project: [Name]
Drawing No.: [Number]
Date: 09/08/2014

SHEET 1 OF 3

GENERAL NOTES:

1. THIS 'AG' COMMUNITY UNIT PLAN CONTAINS 152.83 ACRES MORE OR LESS AND PERMITS 4 SINGLE FAMILY LOTS. EACH LOT SHALL CONTAIN A MAXIMUM OF ONE SINGLE FAMILY RESIDENCE, LOCATED WITHIN THE BUILDING ENVELOPES AS SHOWN AND/OR NOTED.
2. MINIMUM OPENING ELEVATIONS FOR LOTS 1, BLOCK 1, AND LOTS 1-3, BLOCK 2 ARE TO BE ESTABLISHED AT TIME THE RESPECTIVE LOTS ARE FINAL PLATTED.
3. FUTURE ROADWAY WELL WILL REMAIN UNDEVELOPED AND ARE SHOWN FOR FUTURE CONNECTION TO THE EASTERN LAND AND NORTHERN LAND IN THE EVENT A HIGHER DENSITY ZONING IS PLACED ON THAT LAND.
4. OUTLOT 'C' IS SHOWN AS A FUTURE PRIVATE ROADWAY.
5. THE DEVELOPER/OR OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN.
6. THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WELLS FOR POTABLE WATER SUPPLY.
7. THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WASTE WATER SYSTEMS. IF PERCOLATION TEST DO NOT PERMIT SUB SURFACE FIELDS, LAGOONS SHALL BE INSTALLED. WASTE WATER SYSTEMS SHALL BE APPROVED BY THE LANCASTER COUNTY HEALTH DEPARTMENT. EACH LOT SHALL BE GREATER THAN THREE ACRES IN SIZE. WASTE WATER SYSTEMS
8. SHALL BE APPROVED BY A PERMIT FROM THE STATE - NEBRASKA DEPARTMENT OF ENVIRONMENTAL QUALITY.
9. LOT 1, BLOCK 2 WILL UTILIZE A THREE ACRE EASEMENT AREA FOR ITS INDIVIDUAL WASTE WATER SYSTEM WHICH WILL GRAVITY FLOW TO EASEMENT AREA.
10. THE DEVELOPER SHALL CONSTRUCT AND SURFACE THE PUBLIC ROADWAY WITH 3" OF CRUSHED ROCK AND 1" OF GRAVEL IN ACCORDANCE WITH THE LANCASTER COUNTY STANDARDS. THE COUNTY SHALL BE NOTIFIED PRIOR TO THE LAYING OF THE ROCK. ALL INTERIOR SURFACING RADII INTERSECTIONS SHALL BE 30 FEET. THE RADII AT S. 75TH STREET AND PRINCETON ROAD SHALL BE 50 FEET. THE DEVELOPER RESERVES THE RIGHT TO INSTALL ASPHALTIC PAVEMENT OR CONCRETE PAVEMENT IN LIEU OF ROCK.
11. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
12. DIRECT VEHICULAR ACCESS TO PRINCETON ROAD IS HEREBY RELINQUISHED EXCEPT AT SOUTH 75TH STREET AND AT THE EXISTING FARM ENTRANCE THAT SERVES OUTLOT 'B' AND WILL SERVE LOT 1 BLOCK 1. DIRECT VEHICULAR ACCESS TO S. 68TH STREET IS HEREBY RELINQUISHED EXCEPT THE EXISTING ENTRANCES TO OUTLOT 'C' AND LOT 24.
13. ALL TOPOGRAPHIC CONTOURS ARE AT NAVD 88 DATUM.
14. DEVELOPERS SHALL BE RESPONSIBLE FOR INSTALLING STREET IDENTIFICATION SIGNS, STOP SIGNS, 25 MPH SPEED LIMIT SIGN AND NO OUTLET SIGNS AS REQUIRED.
15. SIGNS NEED NOT BE SHOWN ON THE SITE PLAN, BUT NEED TO BE IN COMPLIANCE WITH ARTICLE 16 OF THE 1979 LANCASTER COUNTY ZONING RESOLUTION. SIGNS MUST BE APPROVED BY THE BUILDING & SAFETY DEPARTMENT PRIOR TO INSTALLATION.
16. ANY RELOCATION OF EXISTING FACILITIES WILL BE AT THE OWNERS/DEVELOPER'S EXPENSE.

LEGEND

	PROPOSED ROW
	PROPOSED CENTERLINE
	COMMUNITY UNIT PLAN BOUNDARY
	EASEMENT
	PROPOSED RIGHT OF WAY DEDICATION
	MONUMENTS FOUND (5/8" REBAR)
	MONUMENTS FOUND (CAPPED REBAR)
	MONUMENTS SET 5/8" X 24" REBAR W/
	TEMP POINT

WAIVER:

1. FOR A SETBACK OF 13' TO AN EXISTING OUTBUILDING ADJACENT TO OUTLOT F WHICH IS A FUTURE PRIVATE ROADWAY AND FOR THE EAST AND SOUTH SETBACK ON LOT 1, BLOCK 1 TO BE 10'.
2. TO ESTABLISH MINIMUM OPENING ELEVATIONS FOR THE NEW LOTS AT THE TIME OF FINAL PLAT.

APPROVAL:

THE FOREGOING COMMUNITY UNIT PLAN - SPECIAL PERMIT W/ APPROVED BY THE LANCASTER COUNTY COMMISSIONERS ON THIS ____ DAY OF _____, 201__.

ATTEST: _____
CHAIR

CURVE DATA

CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIST	CH
C14	300.00'	35°13'26"	95.23'	184.43'	181.54'	S17°
C15	300.00'	67°05'24"	198.90'	351.28'	331.55'	N01°
C16	1500.00'	3°45'13"	49.15'	98.27'	98.25'	S30°

COUNTY ENGINEER

Upon review, this office would offer the following comments for “DOC’S CREEK C.U.P” Special Permit “SP16026” (review #2) submittal dated 6/8/2016 in the S ½ of Section 15, T7N, R7E located along Princeton Road between S. 68th Street and S. 82nd Street.

1. The propose connection of S. 75th Street with Princeton Road located approximately 235’ west of the S ¼ corner of section 15, T7N, R7E does not meet safe sight distance requirements. Recommend S. 75th Street connection be moved 200’ west making the location approximately 435’ west of the S ¼ corner of section 15.

(OR)

At the submitted road location, the developer shall be responsible for re-grading that portion of Princeton Road at such time as access is taken to meet acceptable sight distance requirement as determined by Lancaster County Engineer.

NOTE: The developer shall prepare and submit plan and profile grading plans including cross-sections sheets detailing proposed re-grading of Princeton Road to be approved by the Lancaster County Engineer.

2. Minimum culvert size crossing a roadway is 24”. Revise culvert A1 pipe size listed in culvert calculation table to reflect the revised drawing plan note

3. Revise boundary description to not include the deeded road right-of-way (inst. #91-22313) along South 68th Street adjacent to Lots 12, 13 and 14 irregular tracts and show monuments found and/or set along the revised boundary line.

4. Label the Point of Beginning on the drawing to correspond with revised boundary line.

5. Need to label the adjacent lots not included in this development as “Not Part of CUP”

6. On the drawing, note the existing field drive located approximately 250’ east of South 68th Street as “Existing field drive to be removed”. Per General Note 12, the only access allowed to Princeton Road is at proposed South 75th Street and the existing farm entrance that serves Outlot “B” and will serve Lot 1, Block 1.

7. The note on the drawing regarding existing farm access to lot 1, Block 1 and reference to Outlot “A” should be revised to also reference Outlot “B”.

8. General note 4 refers to Outlot “C” being a private roadway. This should be revised to a “Private Driveway” since the right-of-way width does not meet the 60’ standard right-of-way width nor the 200’ minimum centerline radius.

9. Add a General Note that the interior lots are limited to no more than two accesses each to a public or private roadway.

10. Add a General Note regarding permanent drainage easements being shown on the final plat for culvert pipes that extend past road right-of-way.
11. Add a General Note that all culverts shall have a flared-end section or concrete headwall on the inlet end.
12. Add a General Note that if asphalt or concrete pavement is used the developer shall install survey control monument boxes per City of Lincoln standards at all centerline control points after acceptance and approval of the pavement.
13. Add a General Note that the developer is required to provide all testing related to improvement installation in compliance with Lancaster County design standards and Lancaster County Engineering Department shall be notified prior to improvement installation for inspection and shall receive reports of all testing results.
14. Add a General Note that grading shall extend around all temporary turn-around cul-de-sacs and the developer shall notify all purchasers that ditches may not be filled in and the design drainage must be left in place until streets are extended.
15. Add "Corner" after South Quarter and also after Southeast in the labeling for section corner reference ties for same.
16. On the drawing, label the SW corner of Section 15, T7N, R7E.
17. On sheet 3 of 3, the foreslope on the typical roadway section should be changed from 4:1 to 3:1 per County standards.
18. On the drawing, label the dashed road layout shown as "Future Conceptual Road Layout" and remove the plan note regarding proposed 22' type III barricades or 5 dead end markers at the CUP's north boundary.
19. In the caption or the Legal Description, remove reference to Lot 29 (IT) and reference regarding development location being in the "Southeast Quarter" of Section 15.
20. In the body of the legal description, the second course line and point calls should be revised. Line call – S 00° 31' 00" E on the "West" line of the North Half of the Southeast Quarter. Point call – 1316.41' to the Southwest Corner of the North Half of the "Southeast" Quarter.
21. The bearing and dimension shown along that portion of development boundary common with the north line of adjacent lot 26 irregular tracts does not match the bearing and dimension listed in the legal description.
22. General note #8 appears incomplete.

Tom J. Cajka

From: Chris M. Schroeder
Sent: Friday, June 03, 2016 11:59 AM
To: Tom J. Cajka
Subject: Doc's Creek comments

The Lincoln-Lancaster County Health Department has reviewed information on water quantity provided for Doc's Creek, SP16026, provided by Civil Design Group, Inc. The information provided included an in-depth topographically adjusted map showing depth to static water level and pumping level data for 16 wells installed in the surrounding area and one well in the actual proposed CUP. The wells were installed between 1997 and 2014. The data indicate a reasonably consistent static water level in the underlying aquifer surrounding Doc's Creek. The pumping data for the 17 wells range from 10 to 800 gallons per minute with the majority of the wells between 10 and 20 gallons per minute. The well in the proposed CUP area had a pumping rate of 12 gallons per minute. LLCHD considers 5 gallons per minute to be the minimum acceptable pumping rate for general household needs although wells can be utilized with as little as 1 to 2 gallons per minute pumping rate with special accommodations.

Information provided by the Lower Platte South Natural Resources District identified that the Crete-Princeton-Adams (CPA) is located in this area. CPA is a groundwater reservoir that is generally adequate for most uses including high capacity or commercial wells.

Based on this information, LLCHD is of the opinion there is sufficient groundwater quantity to serve the needs of the proposed Doc's Creek CUP.

Water quality data was not available at the time of this review. LLCHD would expect the report to be reflective of typical groundwater quality in Lancaster County. Point of entry or point of use treatment devices are available to improve water quality for almost all potential water quality issues that may be encountered.

Results of these preliminary tests should in no way be construed to guarantee the quantity or quality of water to individual lots. This is the true for all rural areas in Lancaster County where private onsite water wells are proposed to serve as the potable and domestic water supply.





Civil Design Group, Inc.

8535 Executive Woods Dr., Suite 200
Lincoln, NE 68512

June 2, 2016

Lincoln/Lancaster County Health Department
Attn: John Chess
3140 N Street
Lincoln, NE 68510

Re: Doc's Creek CUP application– well data per County CUP, 14.013(O)(7)

Dear John:

Per County CUP code, Article 14, Section 14.013(O)(7) I present the attached information regarding adjacent well data for the Doc's Creek CUP as submitted to the Lincoln/Lancaster County Planning Department.

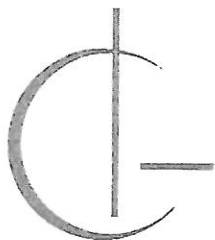
This information provides an in-depth analysis of the topographically adjusted depth of the static water level and the pumping level for 17 adjacent wells drilled between 1976 and 2014. The results are a remarkable demonstration of the nearly constant static water level of the underlying aquifer surrounding Doc's Creek. Topographically adjust static water levels range from 66' to 89' and there appears to be no correlation between the dates the wells were drilled and the variation in the static water levels.

Additionally, I have included a copy of a Geotechnical Report that Olsson Associates did for our client in 2012 as he was creating some water features on the property. This report includes some information about the presence and depth of groundwater on the property.

Given the seasonal variances in water tables and the variances in soil types across the 17 well sample area, we feel this data conclusively demonstrates that the aquifer below and surrounding Doc's Creek CUP is stable and sufficient to support the additional 11 lots proposed in the CUP. It is worth noting that an active center pivot irrigation well exists with the CUP area, and on the section of land south of Princeton Road demonstrating the vast amount of groundwater available in this area. Again, please let me know if you have further questions or need additional information

Sincerely,

Mike Eckert, AICP



Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

www.civildg.com

May 11, 2016

Mr. David Cary, Director of Planning
City of Lincoln /Lancaster County Planning Department
555 South 10th Street, Room 213
Lincoln, NE 68508

**Re: Doc's Creek AG Community Unit Plan (CUP), Amendment to CUP #108
S. 68th Street & Princeton Road
CDG Project No. 2012-0104**

Dear David:

On behalf of Vandelay Investments, LLC, we submit the above mentioned project for your review. We are requesting to amend County CUP #108 to incorporate additional adjacent land.

In multiple pre-application meetings with Planning and County staff we have worked to create a CUP that adds 4 additional units of AG density to the previously approved 3 units. The submitted layout preserves 70% of the land as unbuildable outlots, thus obtaining the right to a 25% density bonus. The developer is proposing the use of individual wells for water service and individual sewer systems for wastewater.

The following waivers of the design standards are requested:

1. For a setback of 13' to an existing outbuilding adjacent to Outlot F which is a future private roadway and for the east and south setback on Lot 1, Block 1 to be 10'.
2. To establish minimum opening elevations for the new lots at the time of final plat.

Included with this submittal is the following:

Application for Community Unit Plan
Community Unit Plan Fee: \$2,224.00
Health Department Review Fee: \$715.00
Plans uploaded via ProjectDox

I hope that this letter in conjunction with the plans provides you with enough information to review this application. In an effort to facilitate the review process, please feel free to call me at (402) 434-8494 so that I can address any questions you may have.

Sincerely,

Mike Eckert, AICP

Encl

cc: Vandelay Investments, LLC

\\Volumes\share\F\Projects\2012\20120014\Doc\planning_submittal_06-08-16-2.doc

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 22, 2016 PLANNING COMMISSION MEETING

<u>PROJECT #:</u>	Use Permit #145B - Pine Lake Plaza
<u>PROPOSAL:</u>	Amend the use permit to allow special permits for an Early Childhood Care Facility and a Restaurant (Coffee Shop) per LMC Section 27.63.070 and LMC 27.63.390 respectively; to allow an additional 10,000 square feet of floor area; and to expand the use permit by approximately 1.1 acres.
<u>LOCATION:</u>	Northwest of the intersection of South 84 th Street and Highway 2.
<u>LAND AREA:</u>	Area of Amendment - Approximately 7.5 acres
<u>EXISTING ZONING:</u>	O-3 Office Park
<u>CONCLUSION:</u>	The range of permitted uses within the O-3 zoning district is intended in general to preserve such developments for office uses. However, there are a few uses, such as the two covered by this request, which can compliment the permitted uses and in part serve the people working and visiting the office park. In the case of a day care facility and a small restaurant, both would be convenient for use by those working in the office park. Expanding the use permit to include the adjacent former South 84 th Street right-of-way, along with increasing overall total floor area for the use permit by 10,000 square feet will allow for an appropriate use of the land. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan.

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

<u>LEGAL DESCRIPTION:</u>	See attached legal description.
<u>EXISTING ZONING:</u>	O-3 Office Park
<u>EXISTING LAND USE:</u>	The area of this request is vacant. Several lots within the larger office park have been developed with office buildings.

SURROUNDING LAND USE AND ZONING (area of amendment):

North:	Vacant Open Space	O-3, B-5
South:	Highway 2	(AGR and R-3 beyond)
East:	South 84 th Street	(B-5 beyond)
West:	Vacant Open Space	O-3

COMPREHENSIVE PLAN SPECIFICATIONS:

Pg. 5.6 - The Future Land Use Map designates commercial uses for this area

Pg. 5.12 - Mixed-use Office Centers - Center Size - Centers will develop typically with 250,000 square feet or more. Existing centers may be as small as 150,000 square feet. New centers should have retail space to serve office tenants, which may also serve adjacent neighborhoods. In general, centers should have 10-25% of their space in retail uses.

-Description - Mixed Use Office Centers are intended to provide a high quality office environment with some supportive retail, service, and residential uses. Centers are designed to encourage office uses to locate together, rather than to be dispersed on single sites, in order to maximize transportation access and to have enough mass to support retail and services within the center. Office uses benefit from the mix, and employees are more satisfied with the work environment when residential and retail uses are within walking distance. A good example of a Mixed Use Office Center is Fallbrook, which has 560,000 square feet of office uses around a 120,000-square foot “neighborhood” type retail center – which is 18% of the total space. Existing office parks may have little or no retail space, but are encouraged to add retail, service, and residential space as they continue to develop or redevelop. Mixed Use Office Centers may be considered a “Mixed Use Redevelopment Node” if they generally conform to the strategies listed in the *“Mixed Use Redevelopment”* chapter.

HISTORY:

JUN, 2003 - **AN#02006** was approved annexing all of Lots 34, 49, 50, 51, 52 and 53 I.T’s., and adjacent public rights-of-way; **CZ#3373** from AGR to R-3 and O-3; **PP#02016** - creating 9 lots for residential development, 12 for office/commercial, and three outlots; and, **UP#145** to allow 192,900 square feet of office and commercial floor area for Pine Lake Plaza were all approved.

NOV 2005 - **UP#145A** was approved adjusting the O-3 district sign requirements to allow additional ground signs, and to allow signs near driveways instead of at building entrances.

ANALYSIS:

1. Pine Lake Plaza was approved in 2003, and all the land within the use permit was zoned O-3. The only amendment since then has been to the applicable sign regulations.
2. This request has four parts: A - Allow a daycare facility; B - Allow a small restaurant (both of which require special permits to locate in the O-3 zoning district); C - To expand the use permit by approximately 1.1 acres to include areas of vacated right-

of-way from the former South 84th Street alignment; D - To increase the total amount of floor area allowed within the use permit by 10,000 square feet commensurate with the use permit expansion. The four parts are addressed below:

A. A daycare facility is allowed in the O-3 zoning district per LMC Section 27.63.070. A daycare at this location can meet all the requirements of the special permit. Details of the site layout should be deferred to the time of building permits, when compliance with all requirements of the Zoning Ordinance and the Design Standards will be reviewed. The day care is adjacent to an outlot for open space and is distant from any residential uses, so the impact on adjacent uses is minimal. This use is appropriate within this office park, and can serve the public that works and visits the development.

B. The application describes a coffee shop, which is considered a restaurant under the Zoning Ordinance. The Comprehensive Plans suggests that office parks be limited to approximately 10% of overall floor area to retail uses. If approved, this will be the only retail floor area allowed in this center, and at 460 square feet represents less than 1% of the total floor area. While a coffee shop is proposed, the 460 square feet could be converted to a different restaurant use. Regardless of type, the impact of a 460 square feet in area restaurant upon the adjacent office uses and day care is minimal.

C. South 84th Street was realigned in conjunction with the approval of the Prairie Lakes Shopping Center east of this office park. Additional right-of-way was acquired to move the street east, leaving excess right-of-way in the area of its former alignment. The excess right-of-way has since been vacated, and deeded to adjacent property owners. In this case, the applicant owns all the vacated right-of-way between the current boundary of the use permit and the new South 84th Street right-of-way line. Once included in the use permit, the land can be developed and put to use as allowed under the use permit.

D. Increasing the total allowed floor by 10,000 square feet from 199,014 to 209,014 square feet accounts for the development potential of the area of expansion. Assuming a typical floor area ratio of .25 for office development, 10,000 is appropriate for the approximate 1.1 acre expansion. Increasing the total floor area allows for more development within the center, therefore increasing the efficiency of the use of the land and associated public infrastructure.

3. The requests for special permits represent compatible land uses within this center. Once built, they will serve not only the general public, but be most convenient for the people who work in the office park. The applicant not only owns the three lots involved, but also the adjacent areas of vacated South 84th Street rights-of-way. Including them into the use permit is appropriate and will allow them to be put to productive use and developed. Commensurate with the increased land area inside

the use permit, an increase in the total amount of floor allowed is also appropriate. Increased density within a developing center such as this makes more efficient use of the land and public infrastructure.

4. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan.

CONDITIONS:

This approval includes approval of a special permit for an early childhood care facility for up to 110 children, a special permit for a restaurant, an expansion of the use permit by approximately 1.1 acres, and a 10,000 square foot increase in the total floor area allowed from 199,014 to 209,014 square feet.

Site Specific:

1. The permittee shall submit three copies of a revised site plan to the Planning Department as noted below.
 - 1.1 Add a note which states: "Early childhood care facility to comply with requirements of LMC 27.63.070 and applicable Design Standards at the time of building permits."
 - 1.2 Add a note which states: "Restaurant to comply with the applicable requirements of the Zoning Ordinance and Design Standards at the time of building permits."
 - 1.3 Delete the site plan details for Lots 3-5, Block 3.
 - 1.4 Delete the parking column from the land use table.
 - 1.5 Revise the label for the 'Coffee Shop' to 'Restaurant' in the land use table.
 - 1.6 Delete the note '6,980 NOT PART OF THIS PLAT = 200,000' below the 'Total' line in the land use table.
 - 1.7 Label the 200' building setback line from the centerline of Highway 2 described in Note #15.
 - 1.8 Revise the land use table to include the additional 10,000 square feet of floor area.

- 1.9 Remove the shading for the former South 84th Street right-of-way which has all been vacated and revise the use permit to include those adjacent vacated areas.

General:

2. Before receiving building permits:

- 2.1 The construction plans comply with the approved plans.

Standard:

3. The following conditions are applicable to all requests:

- 3.1 All development and construction is to comply with the approved plans.
- 3.2 All privately-owned improvements, including landscaping, are to be permanently maintained by the owner or an appropriately established property owners association approved by the City.
- 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

4. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Brian Will, 441-6362, bwill@lincoln.ne.gov
Planner
June 7, 2016

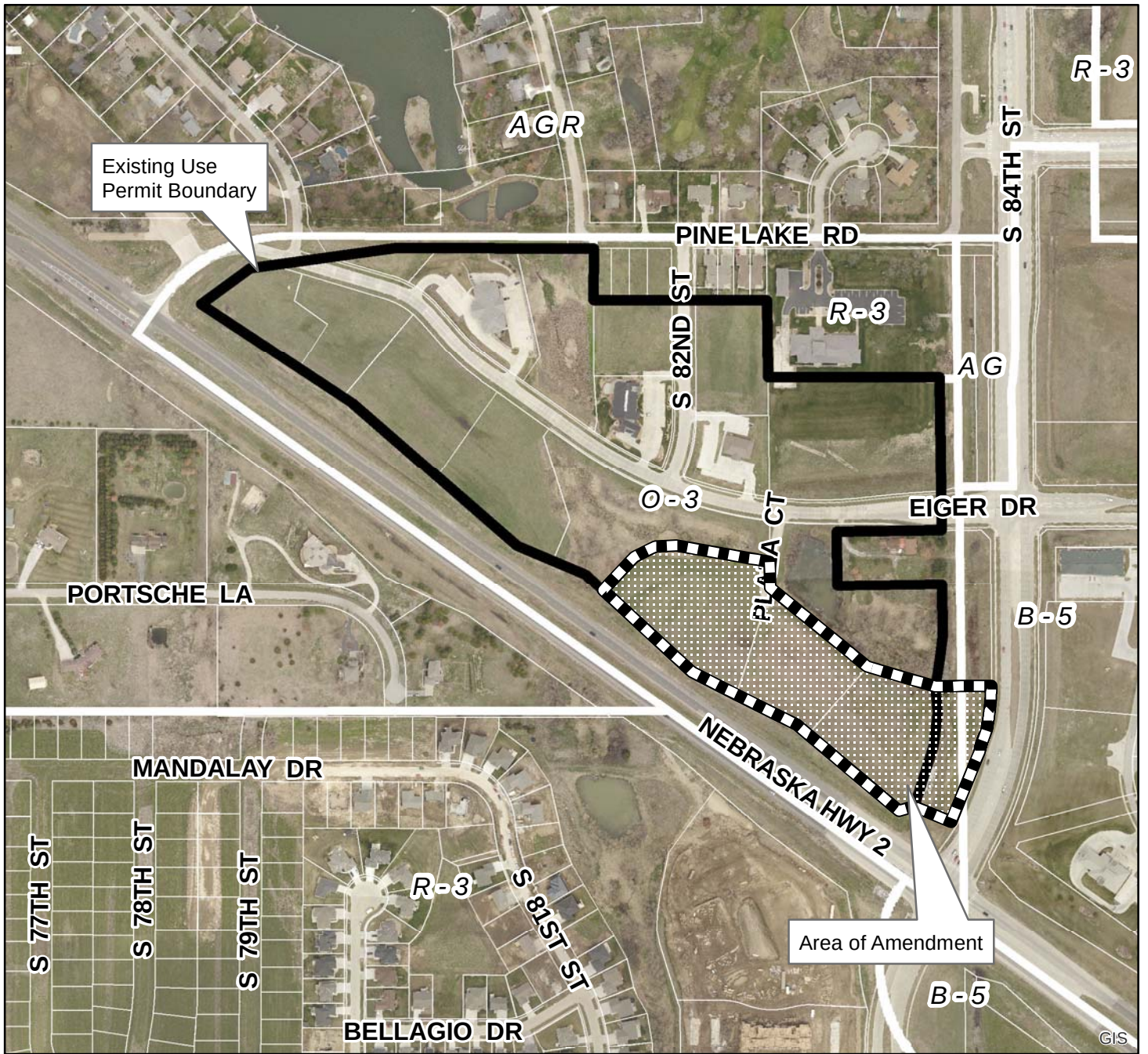
**APPLICANT/
OWNER:**

Jastbo, LLC
2460 West M Court
Lincoln, NE 68522
402.477.4663

CONTACT:

Mike Eckert
Civil Design Group
8535 Executive Woods Drive
Lincoln, NE 68512
402.434.8494

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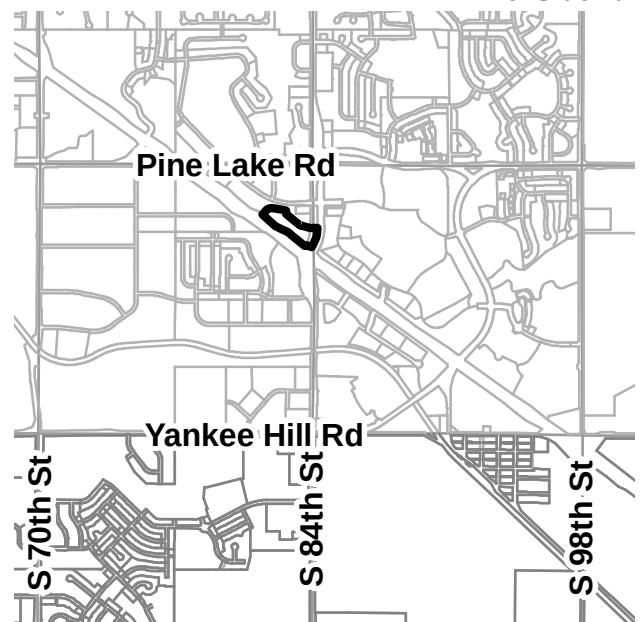
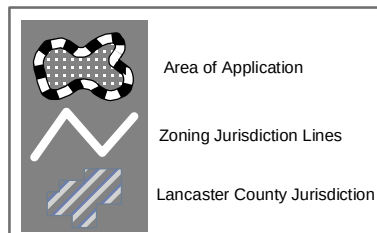
2013 aerial

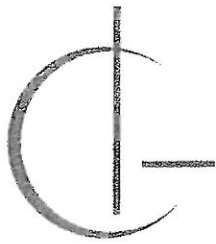
Use Permit #: UP145B
Pine Lake Plaza
S 84th St & Hwy 2

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential 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

Two Square Miles:
Sec.22 T09N R07E
Sec.23 T09N R07E





Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

www.civildg.com

May 25, 2016

Mr. David Cary, Director of Planning
City of Lincoln /Lancaster County
555 South 10th Street, Room 213
Lincoln, NE 68508

**Re: Amendment to Pine Lake Plaza Use Permit #145
CDG Project #2015-0099.**

Dear Mr. Cary:

On behalf of JASTBO, LLC we submit the above mentioned amendment to the Pine Lake Plaza Use Permit #145. With this amendment we are seeking to add an Early Childhood Care Facility and a Retail Sales use, a coffee shop, as permitted uses within this O-3 use permit. The uploaded site plan shows the location, lot lines, square footage and required parking for these added uses as well as the remaining office uses on our client's land.

In conjunction with this submittal we have included the following:
Amended Use Permit Application and Fee \$792.00
Plans uploaded via Project Dox.

We have worked with staff on this application and hope that this letter and associated plans provide you with enough information to review this Use Permit Amendment. As always, please call me at (402) 434-8494 if you have questions.

Sincerely,

Mike Eckert, AICP

Encl

cc: JASTBO, LLC

/Volumes/share/F/Projects/2015/20150099/Landplanning/Doc/Use Permit Amendment-planning_5-25-16.doc

GENERAL SITE NOTES

1. ALL SANITARY SEWERS AND WATER MAINS ARE TO BE PUBLIC.
2. FINAL DESIGN FOR OPEN DITCHES AND DETENTION FACILITIES SHALL CONFORM TO THE CITY OF LINCOLN DESIGN STANDARDS REQUIRING PROVISIONS TO LIMIT DEGRADATION OF THE CHANNEL AND TO MAINTAIN A STABLE SLOPE BASED ON URBANIZED RUNOFF FROM THE WATERSHED.
3. WITH THE EXCEPTION OF THE DEVELOPER'S OR HOMEOWNER'S RIGHT TO THIN AND TRIM TREES, REMOVE DEAD, DOWNED AND DISEASED TREES; FOR INSTALLATION, REPAIR, DEVELOPMENT AND CONSTRUCTION OF ROAD IMPROVEMENTS, STORM WATER, DRAINAGE IMPROVEMENTS, UTILITIES, SIDEWALKS AND HOMES APPROVED WITH A PLAT, BUILDING PERMIT OR USE PERMIT, ALL TREES NOT SHOWN TO BE REMOVED SHALL BE PROTECTED AND PRESERVED.
4. DURING CONSTRUCTION ACTIVITIES ALL TREES OR TREE MASSES TO BE PRESERVED SHALL BE CLEARLY MARKED.
5. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
6. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
7. ALL PAVING RADII IS TO BE 30 FEET UNLESS OTHERWISE NOTED.
8. ALL INTERSECTION ANGLES SHALL BE 90° UNLESS OTHERWISE NOTED.
9. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
10. SIDEWALKS WILL BE PROVIDED ALONG BOTH SIDES OF EIGER DRIVE, SOUTH 82ND STREET, AND PLAZA COURT; AND TO PROVIDE PEDESTRIAN ACCESS FROM EASTSHORE DRIVE TO PINE LAKE COURT ONTO SOUTH 82ND STREET. LOCATION AND ALIGNMENT OF SIDEWALK ALONG THE SOUTH SIDE OF PINE LAKE ROAD IS TO BE DETERMINED IN CONJUNCTION WITH THE FINAL DESIGN OF SOUTH 82ND STREET. A FIVE FOOT (5') PEDESTRIAN EASEMENT SHALL BE GRANTED OVER ANY PORTION OF THE SIDEWALK OUTSIDE OF THE PUBLIC STREET R.O.W. SIDEWALKS ALONG HIGHWAY 2 WILL NOT BE PROVIDED.
11. ALL SIDEWALKS ADJACENT TO STREETS ARE TO BE IN PUBLIC R.O.W. AND ALL SIDEWALKS ALONG PRIVATE ROADWAYS SHALL BE WITHIN THE 63' PUBLIC ACCESS EASEMENT.
12. BUILDINGS MAY BE CONSTRUCTED ANYWHERE ON A LOT AS PER THE O-3 ZONING DISTRICT EXCEPT AS SHOWN ALONG HIGHWAY 2. A WAIVER TO SIDE YARD SETBACKS FROM 15' TO 10' FOR LOT 1, BLOCK 1, AND LOTS 3, 4, AND 6, BLOCK 3 WAS GRANTED FOR THOSE SIDE YARDS ADJACENT TO OUTLOTS A, B, AND C.
13. SIGNS NEED NOT BE SHOWN ON THIS PLAN, BUT WILL BE REVIEWED AT THE TIME OF SIGN PERMIT IN ACCORDANCE WITH THE REQUIREMENTS OF LINCOLN MUNICIPAL CODES.
14. DIRECT VEHICULAR ACCESS TO SOUTH 84TH STREET FROM LOTS 5 AND 6 BLOCK 2 AND LOT 6 BLOCK 3 AND TO HIGHWAY 2 FROM LOTS 1, 2, 3, 4, 5, & 6, BLOCK 3, IS HEREBY RELINQUISHED.
15. PARKING AND DRIVING ISLES ARE NOT ALLOWED IN FRONT YARDS NOR IN THE 50' LANDSCAPE BUFFER ALONG HIGHWAY 2. PARKING IS ALLOWED WITHIN THE 200' BUILDING SETBACK ALONG HIGHWAY 2 PROVIDED IT DOES NOT ENCROACH INTO THE 50' LANDSCAPE BUFFER SETBACK.

LOTS & USE	PROPOSED ZONING	AREA/ ACRES	OFFICE AREA/ SQ. FT.	PARKING SPACES
BLOCK 1				
LOT 1 - OFFICE	O-3	2.00	13,880	47
LOT 2 - ATTACHED SINGLE FAMILY DWELLING	R-3	0.15		
LOT 3 - ATTACHED SINGLE FAMILY DWELLING	R-3	0.15		
LOT 4 - ATTACHED SINGLE FAMILY DWELLING	R-3	0.15		
LOT 5 - ATTACHED SINGLE FAMILY DWELLING	R-3	0.20		
LOT 6 - OFFICE	O-3	1.05	10,000	34
LOT 7 - OFFICE	O-3	1.02	10,641	36
BLOCK 2				
LOT 1 - ATTACHED SINGLE FAMILY DWELLING	R-3	0.21		
LOT 2 - ATTACHED SINGLE FAMILY DWELLING	R-3	0.16		
LOT 3 - ATTACHED SINGLE FAMILY DWELLING	R-3	0.16		
LOT 4 - ATTACHED SINGLE FAMILY DWELLING	R-3	0.16		
LOT 5 - CHURCH	R-3	3.54		
LOT 6 - OFFICE	O-3	4.99	45,619	153
LOT 7 - OFFICE	O-3	1.00	7,953	27
LOT 8 - OFFICE	O-3	1.46	14,661	49
BLOCK 3				
LOT 1 - OFFICE	O-3	2.52	8,000	27
LOT 2A TO 2H - OFFICE	O-3	2.14	44,000	147
LOT 3 - 110 STUDENT DAYCARE - 15 EMPLOYEES	O-3	1.11	6,015	26
LOT 4 - OFFICE	O-3	1.01	10,500	35
LOT 5 - COFFEE SHOP	O-3	0.46	459	5
LOT 6 - OFFICE	O-3	2.07	11,500	39
LOT 7 - OFFICE	O-3	1.08	10,000	34
LOT 8 - OFFICE	O-3	0.71	5,786	19
TOTAL		30.29	*199,014	

* +6,980 (NOT PART OF THIS PLAT) = 200,000

OUTLOTS & USE

- OUTLOT "A" - OPEN SPACE/WETLANDS/STORAGE WATER DETENTION
- OUTLOT "B" - OPEN SPACE/WETLANDS/STORAGE WATER DETENTION
- OUTLOT "C" - OPEN SPACE/STORAGE WATER DETENTION

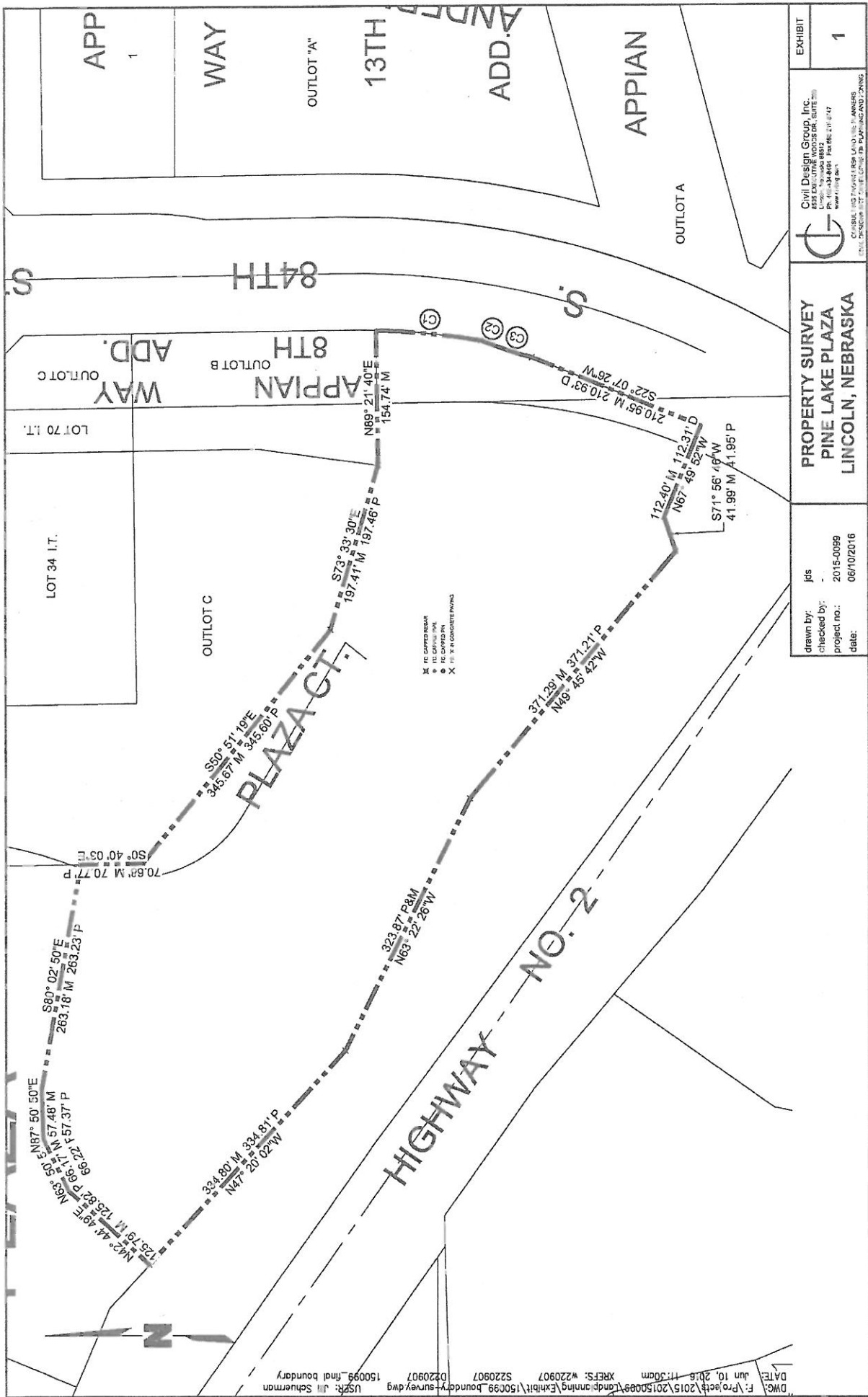
TOTAL USAGE

- 8 PROPOSED TOWNHOUSE LOTS
- 1 EXISTING CHURCH LOT
- 14 PROPOSED OFFICE/COMMERCIAL LOTS
- 23 TOTAL BUILDABLE LOTS
- 3 OUTLOTS
- 26 TOTAL LOTS
- 3 TOTAL BLOCKS

A legal description of Lots 4, 5, 6 Pine Lake Plaza Addition, Outlot 'A' Appian Way 8th Addition, and Parcel #5 as shown in Vacation Ordinance #18644 and in Instrument #2006000710; located in the Northeast Quarter of Section 22, Township 9 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Northeast corner of Outlot 'A', Appian Way 8th Addition, thence Southerly on a non-tangential curve turning to the right with an arc length of 122.59', with a radius of 890.00', with an assumed chord bearing of S 05°43'10" W, with a chord distance of 122.49';
Thence with a compound curve turning to the right with an arc length of 15.75', with a radius of 280.00', with a chord bearing of S 20°25'05" W, with a chord distance of 15.74';
Thence with a reverse curve turning to the left with an arc length of 46.65', with a radius of 320.00', with a chord bearing of S 17°37'52" W, with a chord distance of 46.61';
Thence S 22°07'26" W for a distance of 210.95';
Thence N 67°49'52" W for a distance of 112.40';
Thence S 71°56'46" W for a distance of 41.99';
Thence N 49°45'42" W for a distance of 371.29';
Thence N 63°22'26" W for a distance of 323.87';
Thence N 47°20'02" W for a distance of 334.80';
Thence N 42°44'49" E for a distance of 125.79';
Thence N 63°50'54" E for a distance of 66.17';
Thence N 87°50'50" E for a distance of 57.48';
Thence S 80°02'50" E for a distance of 263.18';
Thence S 00°40'03" E for a distance of 70.68';
Thence S 50°51'19" E for a distance of 345.67';
Thence S 73°33'30" E for a distance of 197.41';
Thence N 89°21'40" E for a distance of 154.74' to the Point of Beginning, and having a calculated area of 7.54 acres more or less.

Subject to any and all easements and restrictions of record.



**84TH STREET VACATIONS
HIGHWAY NO. 2 TO PINE LAKE ROAD**

PARCEL # 5

ADJACENT TO LOT 6, BLOCK 3, PINE LAKE PLAZA

A TRACT OF LAND IN THE EXISTING SOUTH 84TH STREET RIGHT OF WAY ADJACENT TO LOT 6, BLOCK 3, PINE LAKE PLAZA, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., THENCE S 00°40'41" E, ASSUMED BEARING, ALONG THE EASTERLY LINE OF SAID SECTION 22, A DISTANCE OF 1,242.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°40'41" E, ALONG THE EASTERLY LINE OF SAID SECTION 22, A DISTANCE OF 299.54 FEET; THENCE S 22°07'35" W, A DISTANCE OF 81.93 FEET; THENCE N 67°52'25" W, A DISTANCE OF 112.31 FEET TO A CORNER OF SAID LOT 6 LOCATED 135.29 FEET WESTERLY OF, PERPENDICULAR MEASUREMENT, THE EASTERLY LINE OF SAID SECTION 22; THENCE N 18°08'56" E, A DISTANCE OF 177.89 FEET TO A CORNER OF SAID LOT 6 LOCATED 77.88 FEET WESTERLY OF, PERPENDICULAR MEASUREMENT, THE EASTERLY LINE OF SAID SECTION 22; THENCE N 06°48'10" E, ALONG THE EASTERLY LINE OF SAID LOT 6, A DISTANCE OF 92.43 FEET TO A CORNER OF SAID LOT 6 LOCATED 65.85 FEET WESTERLY OF, PERPENDICULAR MEASUREMENT, THE EASTERLY LINE OF SAID SECTION 22; THENCE N 04°45'30" W, ALONG THE EASTERLY LINE OF SAID LOT 6, A DISTANCE OF 71.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE N 89°19'19" E, A DISTANCE OF 70.95 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS AN AREA OF 31,859.80 SQUARE FEET, 0.73 ACRES.

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 22, 2016 PLANNING COMMISSION MEETING

PROJECT #: Use Permit No. 151A

PROPOSAL: Reduce required parking for the medical office use in the East "O" Office Park.

LOCATION: 8020 and 8040 "O" Street

LAND AREA: 1.04 acres, more or less

EXISTING ZONING: O-3, Office Park

CONCLUSION: This request is consistent with the Comprehensive Plan. The proposed medical office use is permitted in the district and is compatible with surrounding uses in the area. The waiver to parking is appropriate because that it will allow an existing office building to be utilized for a permitted use and additional on-street parking is available if needed.

RECOMMENDATION:	Conditional Approval
Waivers/modifications:	
27.67.040 (f)	
Reduce required parking for doctors' and dentists' offices from 1 stall per 225 square feet of floor area to 1 stall per 300 square feet of floor area	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1-2, East "O" Street Office Park Addition, Lincoln, Lancaster County, Nebraska

EXISTING LAND USE: Office, Daycare

SURROUNDING LAND USE AND ZONING:

North:	Park	P, Public
South:	Commercial	O-3, Office Park
East:	Commercial	O-3, Office Park
West:	Commercial	O-3, Office Park

HISTORY:

May 1979	Parking ratio of 1 stall per 225 square feet of building area for medical office part of major update to zoning ordinance.
July 1999	Use Permit No. 120 approved to convert an existing home on the western portion of the site to a chiropractic office. The Use Permit was rescinded in 2003. Change of Zone No. 3183 approved to re-zone the western portion of the site from R-2 to O-3.
September 1999	Change of Zone No. 3197 approved to re-zone the remaining portion of the site from R-2 to O-3.
July 2003	Use Permit No. 151 approved to remove two homes and construct two office buildings.
August 2003	Administrative Final Plat for East “O” Street Office Park Addition approved to create lot layout currently existing on site.
September 2005	Administrative Amendment No. 05109 approved to change the use of Lot 2 from office to office/early childhood care and revise the parking lot layout to allow for a trash receptacle.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page 1.9	The site is identified as commercial on the Future Land Use Plan.
Page 5.2	Business and economy guiding principle: seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.

ANALYSIS:

1. This application is to add medical office as a permitted use for both lots in the East “O” Office Park. Office is the currently permitted use on Lot 1, and office/daycare is the currently permitted use on Lot 2. This is an existing office complex that is built as shown on the approved site plan. Potential medical office uses would be added through interior renovation of the existing buildings.
2. Per 27.64.010(j), adding medical office as a permitted use would typically be accomplished through an administrative amendment; however the change in use for this site requires a parking waiver that must be approved by City Council.

3. A waiver is requested to 27.67.040(f) to reduce the parking requirement for medical office uses. Medical offices have a parking requirement of 1 stall per 225 square feet of building area in all districts. Office uses in the O-3 district are required to have 1 stall per 300 square feet of building area. The site was designed and built to meet the required parking for office uses. There is not space to reasonably accommodate the additional parking that would be required for medical office uses.
4. The Planning Department is developing a proposed zoning text amendment that would change the parking ratio for medical office to 1 stall per 300 square feet. Office buildings and associated parking are built to serve a variety of users that come and go over time. Often these users include medical office mixed in with more general office uses. Having two different parking requirements for medical office and general office makes it difficult for property managers to fully utilize office buildings. The proposed text amendment would make it easier for medical offices to locate in existing office buildings and support the efficient utilization of infrastructure.

The applicant for this use permit amendment has decided to go forward with this application prior to the larger text amendment so that the project can stay within a desired timeline.

5. The site contains 36 parking stalls. If the site were fully developed for general office uses (1 stall per 300 square feet) 34 stalls would be required. If the site were fully developed for medical office uses (1 stall per 225 square feet) 45 stalls would be required. Parking for daycares is based on the number of children and caregivers. The existing daycare on Lot 2 requires 19 stalls.
6. The developer has an agreement with a medical office user for the entire Lot 1 building, and it is expected that the entire Lot 2 building will eventually be utilized for medical office. This waiver would reduce the required parking from 45 to 34 parking stalls if the site were fully utilized for medical office.
7. Other nearby medical offices include an eye care clinic and dialysis center. Those uses meet the medical office parking standard.
8. The site is accessed by a frontage road along "O" Street. On-street parking is available on the frontage road if overflow parking were needed. Space for approximately nine vehicles is available on the frontage road in front of the office park.

9. Parking requirements for medical office have generally been decreasing in recent decades. This is reflected in the Institute of Transportation Engineers (ITE) *Parking Generation* manual. The most recent edition of the manual, the 4th Edition published in 2010, lists an average peak parking demand of 1 stall per 313 square feet. The ratio is based on a nationwide study of 86 medical office users. The 3rd Edition (2004) shows parking demand at 1 stall per 283 square feet, and the 2nd Edition (1987) shows 1 stall per 243 square feet.
10. This amendment would allow for the utilization of existing buildings and infrastructure by a permitted use in the district. The parking reduction for medical office aligns with ITE *Parking Generation* manual guidelines and overflow parking is available on the adjacent frontage road if needed.

CONDITIONS OF APPROVAL:

This approval permits medical office as a use within the East "O" Office Park Use Permit with a waiver to 27.67.040(f) to reduce the required parking for doctors' and dentists' offices from 1 stall per 225 square feet of total building area to 1 stall per 300 square feet of total building area.

Site Specific Conditions:

1. The permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below upon approval before receiving building permits:
 - 1.1 Revise the Land Use & Parking Summary table to reflect the floor area for Lot 2 and number of parking stalls as shown on the site plan.
2. Landscaping shall be installed on the south side of Lot 2 per the landscaping plan approved with Use Permit #151 before receiving building permits for Lot 2.

Standard Conditions:

3. The following conditions are applicable to all requests:
 - 3.1 Before occupying buildings all development and construction is to substantially comply with the approved plans.

- 3.2 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.
- 3.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
- 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

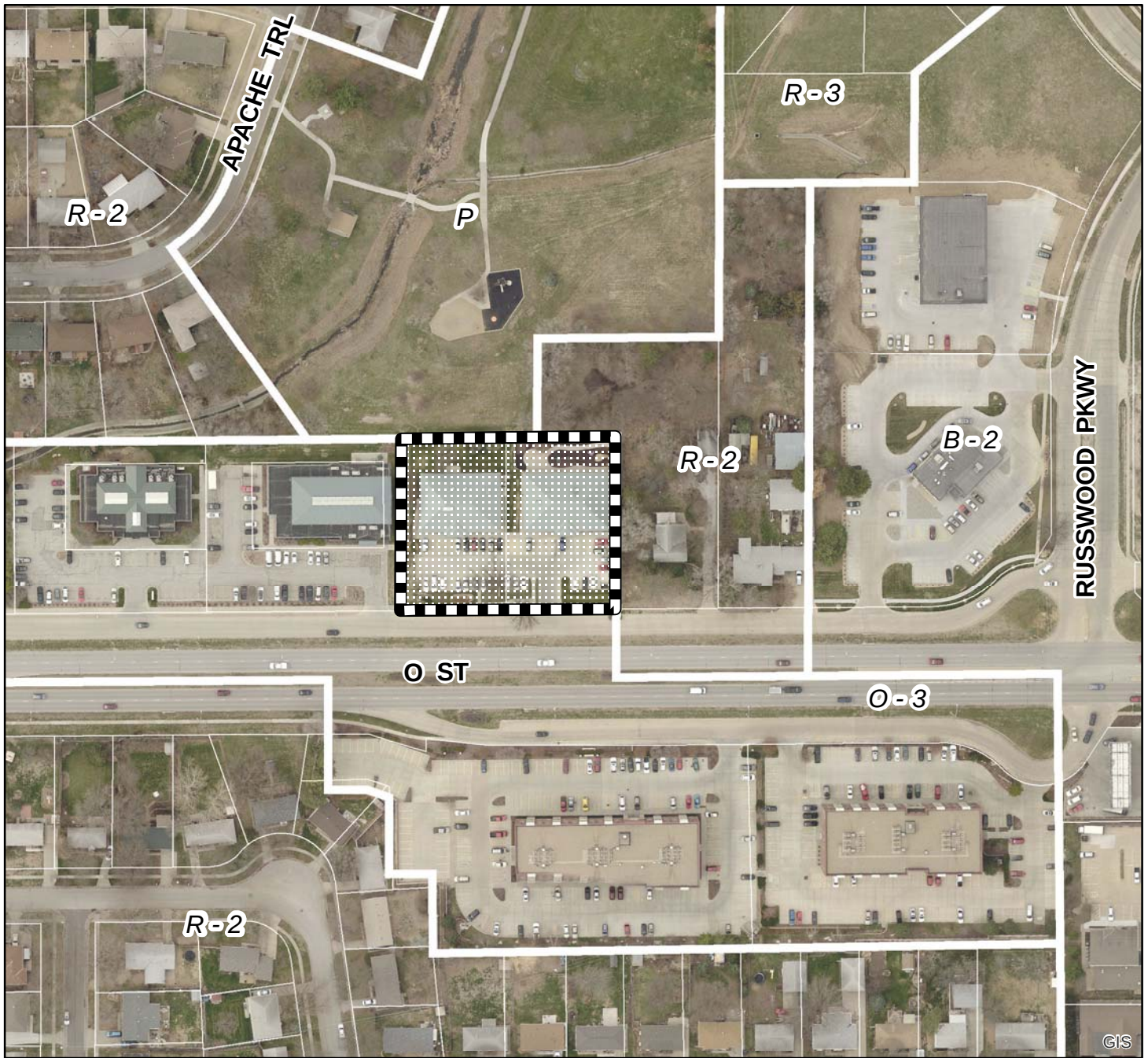
Prepared by

Andrew Thierolf, Planner
athierolf@lincoln.ne.gov, 441-6371

June 14, 2016

**APPLICANT/
OWNER:** DJT Enterprises, LLC
8525 Executive Woods Drive
Lincoln, NE 68512

CONTACT: Civil Design Group
8535 Executive Woods Drive
Lincoln, NE 68512

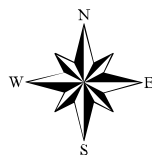


2013 aerial

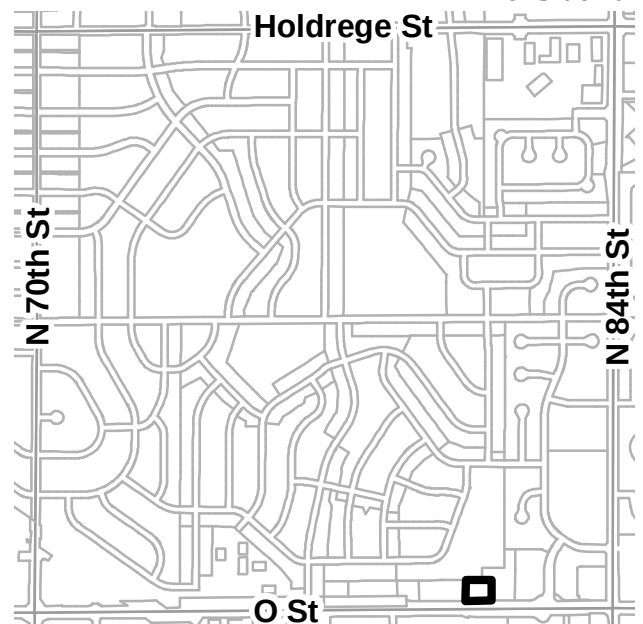
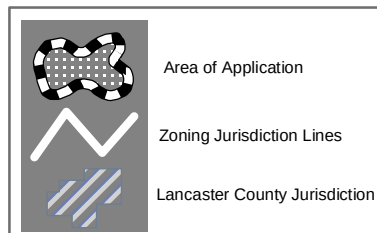
**Use Permit #: UP151A
East O Street Office Park
Russwood Pkwy & O St**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential 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.22 T10N R07E**





BLOCK	LOT	ZONE	FLOOR AREA (SF)	USE	PARKING	HEIGHT (ft)
1	1	O-3	4,678	OFFICE/MEDICAL	16	24
	2	O-3	9,339	OFFICE/MEDICAL/DAYCARE	18	25
TOTAL			14,017		34	

* 10 STALLS FOR EMPLOYEES + 9 STALLS FOR LOADING UNLOADING = 19 STALLS
 (50 CHILDREN MAX. CAPACITY 10 + 9 STALLS INCLUDED WITH * ON SITE PLANT)

SHEET 1 OF 3	SITE PLAN
SHEET 2 OF 3	GRADING PLAN AND DRAINAGE STUDY
SHEET 3 OF 3	LANDSCAPE PLAN



AMMENDED USE PERMIT
SITE PLAN

ORIGINAL
ENGINEER & PREPARER
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68501
PHONE: 474-8311

OWNER & DEVELOPER
DJT ENTERPRISES, LLC
8525 EXECUTIVE WOODS DRIVE
LINCOLN, NE 68512

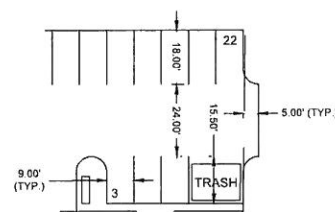
PREPARER OF AMENDMENT
CIVIL DESIGN GROUP, INC.
8535 EXECUTIVE WOODS DRIVE, SUITE 200
LITTLE ROCK, AR 72205
PHONE 501-434-5104

LOT 1 & LOT 2 EAST C STREET OFFICE PARK ADDITION

1. SANITARY SEWER AND WATER LINES TO BE 8" PIPE UNLESS OTHERWISE SHOWN. STORM SEWER SHALL BE CONSTRUCTED USING APPROVED PIPE MATERIALS OF THE CITY AND SEWER PUMPING DEPARTMENT. POULTRY AND PRIVATE UTILITIES TO BE BUILT TO CITY STANDARDS UNLESS OTHERWISE NOTED.
2. ALL PAVEMENT RETURN ROAD TO BE 20" MIN.) UNLESS OTHERWISE NOTED.
3. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION CONTROL AND AFTER LAND PREP-PAVEMENT.
4. ALL SIDEWALKS SHALL BE 4' WIDE AND BUILT AS SHOWN
5. ALL ELEVATIONS ARE TO GRID 1588.
6. ALL OUTLOTS MEDIAN AND PRIVATE ROADS WITHIN THIS USE PERMIT SHALL BE MAINTAINED BY AN ASSOCIATION OF PROPERTY OWNERS.
7. THE PROPERTY IS CURRENTLY ZONED D-1.
8. THE EXISTING BUILDINGS ARE TO BE DEMOLISHED.
9. ALL CONSTRUCTION ACTIVITIES ADJACENT TO HERBERT PARK WILL BE COORDINATED WITH THE PARKS AND RECREATION DEPARTMENT.
10. PROPOSED LOT CHANGES
11. LOT 801 IT AND LOT 801 B ARE CURRENTLY BEING REPLATED IN ACCORDANCE WITH THE

1. ALL ELEVATIONS, CHIMNEYS AND OTHER BUILDING PROJECTIONS MAY EXTEND OVER THE BUILDING ENVELOPES LINES BUT NOT LOT LINES.
2. THE DEVELOPER PRESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPE AS SHOWN ON EACH L.C.T.
3. ALL DRIVES SHALL BE 24' WIDE TYPICAL UNLESS OTHERWISE NOTED.
4. SIGN LOCATION IS CONCEPTUAL. THE EXACT LOCATION WILL BE SHOWN AT TIME OF BUILDING PERMIT & WILL BE PER ZONING ORDINANCE 27.59
5. ALL DISABLED PARKING SPACES SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, (FEDERAL REGISTER - VOL. 50, NO. 144:105 AND REGULATORY).
6. AFTER FINISHES, DEPENDENT, TRAFFIC, & ACCESSORY BUILDINGS OR STRUCTURES ON THE SITE SHALL BE THE SAME OR LESS THAN EXISTING AND ARE CONSTRUCTED OUTSIDE OR SEPARATE, SIGHT TRAVEL ARE, GATEWAYS AND REQUIRED INSIDE PARKING, AND ARE BUILT ACCORDING TO THE ZONING ORDINANCE, PERMIT, AND ALL OTHER APPLICABLE ORDINANCES.
7. MINOR ADJUSTMENTS IN THE FLOOR AREA FOR EACH BUILDING MAY BE MADE AT TIME OF BUILDING PERMIT, PROVIDED THE TOTAL IN THE WHOLE USE PERMIT DOES NOT EXCEED 11.6% OF THE WHOLE. THE MINIMUM NUMBER OF PARKING SPACES AS SPECIFIED IN CH-27.67 OF THE ZONING ORDINANCE MUST BE MET.
8. WE ARE REQUESTING A COMMON ACCESS EASEMENT OVER ALL DRIVE IN AND PARKING STALLS
9. ALL OUTSIDE LIGHTING SHALL MEET CITY OF LINCOLN DESIGN STANDARDS FOR P&R PARKING LOTS
10. AETIES AND FINISHES DESCRIPTION OF AN EASEMENT WHICH IS ACCEPTABLE TO LES WILL BE PROVIDED TO THE EASEMENT WILL BE NEGOTIATED WITH AND PROVIDED TO LES PRIOR TO LES INSTALLATION
11. THE PARKING LOT LAYOUT SHALL COMPLY WITH CITY OF LINCOLN DESIGN STANDARD 8-5

1. MEDICAL PARKING SHALL BE PERMITTED WITH A PARKING RATIO OF 1 PER 300 S.F.



TYPICAL PARKING DETAIL

	EXISTING WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING GAS MAIN
	PROPOSED PROPERTY LINE
	PROPOSED BUILDING ENVELOPE
	EXISTING PROPERTY LINE
	EXISTING TREE

1. MEDICAL PARKING SHALL BE PERMITTED WITH A PARKING RATIO OF 1 PER 300 S.F.

1. MEDICAL PARKING SHALL BE PERMITTED WITH A PARKING RATIO OF 1 PER 300 S.F.

Civil Design Group, Inc.
553 E. 6TH ST. W-100 DR. SUITE 200
LINCOLN, NEBR. 68502
PH. 402-334-3394 FAX 800-215-8747
www.cdvgroup.com

REVISIONS

EAST 'O' OFFICE PARK

LINCOLN, NEBRASKA

1991	1991
1992	-
1993	-
1994	1994 6 10 12
1995	-
1996	1996 2 4 20 1

SHEET
1 OF 3



Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

www.civildg.com

May 25, 2016

Mr. David Cary, Director of Planning
City of Lincoln /Lancaster County
555 South 10th Street, Room 213
Lincoln, NE 68508

**Re: Amendment to East O Street Office Park Use Permit #151
CDG Project #2016-0032.**

Dear Mr. Cary:

On behalf of DJT Enterprises, LLC, we submit the above mentioned amendment to the East O Street Office Park Use Permit #151. With this amendment we are adding medical office uses and requesting a waiver of the medical parking requirement of 1 stall for every 225 sq. feet to be at the standard office ratio of 1 stall per 300 sq. feet. This waiver is consistent with the proposed ordinance change that staff is proposing for review by the Planning Commission and City Council this summer.

In conjunction with this submittal we have included the following:
Amended Use Permit Application and fee \$792.00
Plans uploaded via Project Dox.

We have worked with staff on this application and hope that this letter and associated plans provide you with enough information to review this Use Permit Amendment. As always, please call me at (402) 434-8494 if you have questions.

Sincerely,

Mike Eckert, AICP

Encl

cc: DJT Enterprises, LLC

/Volumes/share/F/Projects/2016/20160032/Landplanning/Doc/Use Permit Amendment-planning_5-25-16.doc

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 22, 2016 PLANNING COMMISSION MEETING

PROJECT #: Street and Alley Vacation No. 16003

PROPOSAL: Vacate a portion of the South 98th Street right-of-way between Andermatt Drive and Yankee Hill Road

LOCATION: South of the intersection of Andermatt Drive and South 98th Street

LAND AREA: 0.15 acres more or less

CONCLUSION: The right-of-way was originally dedicated to accommodate a right-hand turn lane and a street intersection. The development plan for the adjacent land does not require access to South 98th Street, so the access point is no longer needed. As a result, the proposed right-of-way to be vacated is excess and no longer needed. This request is consistent with and conforms to the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached legal description.

SURROUNDING LAND USE AND ZONING:

North:	Single-family Residential	R-3
South:	Vacant	R-3
East:	Ag Residential	AG
West:	Vacant	R-3

UTILITIES:

There are no utilities noted within the area to be vacated, so it is not necessary to retain any easements when the land is deeded to the petitioner.

ANALYSIS:

1. This is a request to vacate approximately 0.15 acres of right-of-way in the west one half of South 98th Street, south of the intersection with Andermatt Drive. The right-of-way was originally dedicated to accommodate future development on the adjacent tract
2. South 98th Street was partially improved in 2010 to full urban standards, and occurred prior to development in this area. Turn lanes and access points were located based upon assumptions about future land uses using the best available information at the time. As right-of-way was acquired, it included enough to accommodate right-turn lanes and street stubs based upon those assumptions and the preferences of adjacent land owners.
3. Since then, the Southlake Community Unit Plan (CUP) has been expanded to include the adjacent 32 acre tract located southwest of the intersection of Andermatt Drive and South 98th Street. As part of the approved plan for the CUP, an access point onto South 98th Street was not shown.
4. The Southlake CUP is now in the process of final platting to create home sites consistent with the approved plan. A final plat now under review will create lots adjacent to South 98th Street in the area of the proposed vacation. It is a requirement of that final plat that this request be approved, and that the vacated right-of-way be included in the lots adjacent to South 98th Street.
5. Given the most recent amendment to the Southlake CUP, the area proposed to be vacated by this request is no longer needed for either a turn lane or street intersection. As a result, the right-of-way is excess and no longer needed. If the request is approved, it will allow the land to be included in the adjacent development and used for some other purpose.
6. Lincoln Municipal Code Chapter 14.20 requires the City to establish the proper price to be paid for the right-of-way, as well as any amounts necessary to guarantee required reconstruction within the right-of-way. These values must be established and deposited with the City Clerk prior to scheduling the vacation request with the City Council.

CONDITIONS

**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA
THE FOLLOWING MUST BE COMPLETED:**

1. The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.

South 98th Street at Andermatt Drive
SAV#16003

Page 3

Prepared by:

Brian Will, 441-6362, bwill@lincoln.ne.gov
June 7, 2015

PETITIONER: Richard Krueger
Double D Land Company
8200 Cody Drive
Lincoln, NE 68508

CONTACT: Tim Gergen
The Clark Enersen Partners
1010 Lincoln Mall
Lincoln Mall
Lincoln, NE 68508
402-477-9291

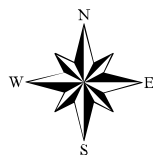
F:\DevReview\SAV\16000\SAV16003 South 98th Street.bjw.wpd



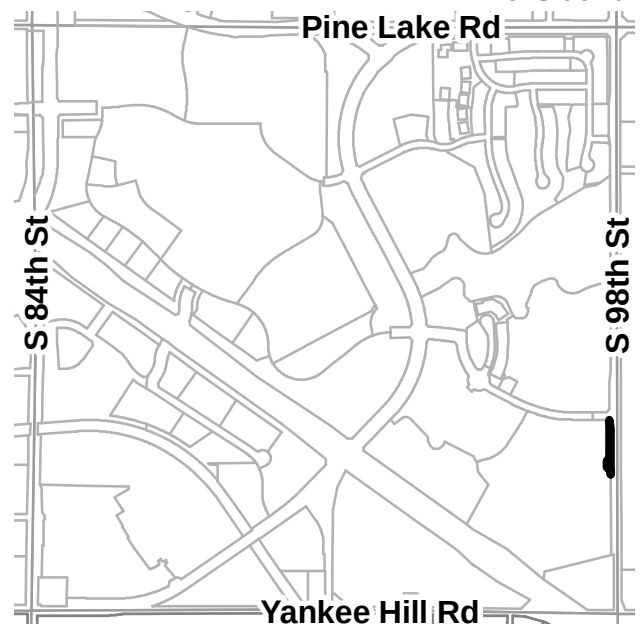
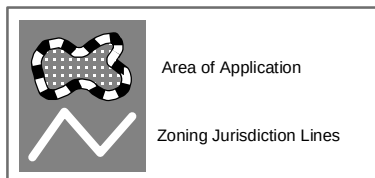
Street and Alley Vacation #: SAV16003 South 98th Street

Zoning:

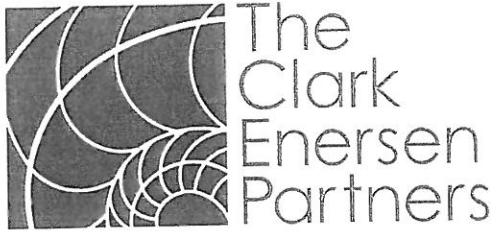
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
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B-3	Commercial District
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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.23 T09N R07E



2013 aerial



May 25, 2016

Mr. David Cary
Planning Department, City of Lincoln
County-City Building
555 So. 10th Street
Lincoln, NE 68508

RE: South 98th Street Right of Way Vacation

Dear Mr. Cary:

Enclosed please find the following for the above-mentioned project:

1. Application (Right of Way Vacation)
2. Application fee \$165
3. Right of Way Vacation Legal Description w/ exhibit
4. Petition to Vacate Public Way

On behalf of the Owner, Double D Land Company LLC, 8200 Cody Drive, Suite F, Lincoln NE 68512, we are requesting to vacate a portion of the right of way for South 98th Street between Andermatt Drive and Yankee Hill Road. This application is to remove a portion of right of way that is for a right turn lane that is built on South 98th Street that is no longer needed. The driveway from S. 98th street is being removed thus not requiring a turn lane. The applicant has an approved Executive Order to remove the turn lane pavement. The Southlake development that is proposing the right of way vacation will be taking access from the internal street, Andermatt Drive, and will not be utilizing this existing driveway from S. 98th Street.

Sincerely,



Tim Gergen

Architecture + Landscape Architecture + Engineering + Interiors

1010 Lincoln Mall, Suite 200
Lincoln, NE 68508-2883 402 477.9291 Fax 402 477.6542

www.clarkenersen.com
Lincoln, NE | Kansas City, MO | Fairway, KS

PETITION TO VACATE PUBLIC WAY
with
RELEASE AND WAIVER OF RIGHTS AND TITLE,
AND QUITCLAIM DEED TO CITY OF LINCOLN

TO THE HONORABLE CITY COUNCIL OF THE CITY OF LINCOLN, NEBRASKA:

The undersigned property owner(s) hereby petition you to vacate the following street, alley, or other public way, commonly known as: (i.e.: *Elm Street from 1st to 2nd St. or East-west alley, from the north line of 1st St. to the south line of 2nd St.*)

Portion of South 98th Street located between Andermatt Dr.
and Yankee Hill Road, see attached legal description & exhibit

in the CITY OF LINCOLN, NEBRASKA, with the City reserving in said street, alley, or other public way such title, rights, easements, and privileges as it may deem necessary. In consideration of the vacation of the above-described street, alley, or other public way, we, and each of us, for ourselves, our heirs, personal representatives, successors, and assigns, hereby waive and release any and all claims, causes of action, rights of access, and demands of every nature, known or unknown, which may accrue to us, or which we now have, or which we may hereafter have as a result of such vacation; and hereby quitclaim unto the City of Lincoln, Nebraska, and to its successors and assigns forever, all right, title, interest, estate, and demand, both at law and in equity, in and to all of said street, alley, or other public way.

TO HAVE AND TO HOLD the above-described street, alley, or other public way together with all tenements, hereditaments, and appurtenances thereto belonging unto the City of Lincoln, Nebraska, and to its successors and assigns forever.

The undersigned hereby represent(s) that he, she, they, or it is(are) the owner(s) of the following described property in Lincoln, Lancaster County, Nebraska, abutting on said street, alley, or other public way: (**Legal description from deed or abstract NOT street address, i.e. Lot 10, Block 500 Boardwalk Addition NOT 4500 Park Place Blvd.**)

Southlake 7th Addition, Outlot A

DATED this 6th day of June, 2016.

Double D Land Company LLC
[Name of Titleholder]

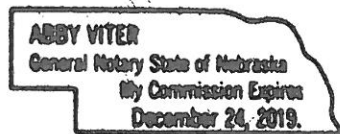
By: Richard C. Kueger
Managing Member

***(ALL TITLEHOLDERS OF THE REAL ESTATE DESCRIBED ON THE PRECEDING PAGE
MUST SIGN THIS PETITION BEFORE A NOTARY PUBLIC)***

STATE OF Nebraska)
Lancaster) ss.
COUNTY)

The foregoing instrument was acknowledged before me on this 6th day of June, 2016, by Richard C. Kueger, managing member of Double D Land Comp., on behalf of said limited liability company.

(Seal)

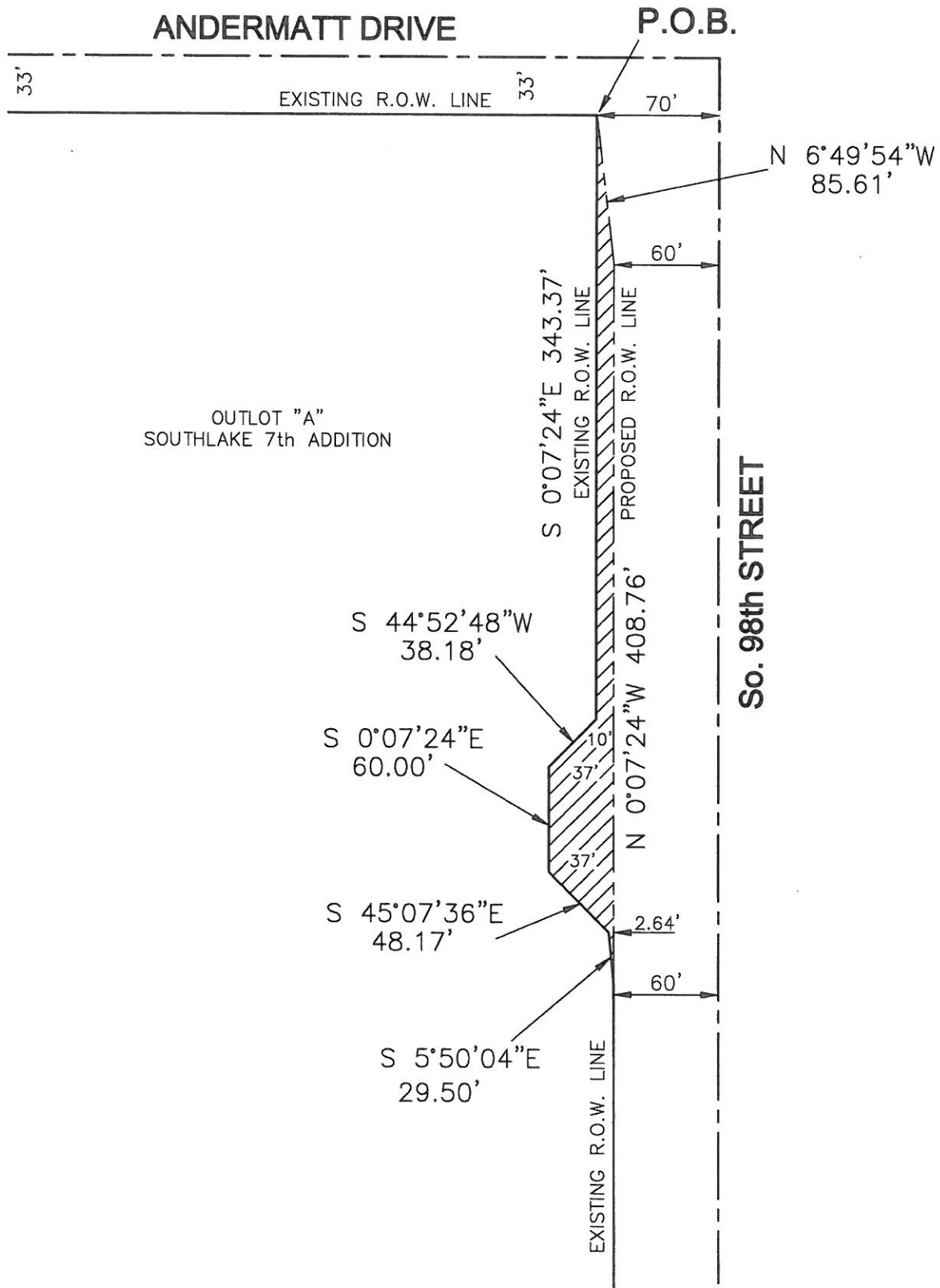


[Signature]
Notary Public

SIGNATURE PAGE FOR LIMITED LIABILITY COMPANY

THAT PART OF OUTLOT "A", SOUTHLAKE 7th ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH. P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT "A", SAID POINT BEING AN INTERSECTION POINT OF THE WEST 70' RIGHT-OF-WAY LINE FOR SOUTH 98th STREET WITH THE SOUTH 33' RIGHT-OF-WAY LINE FOR ANDERMATT DRIVE; THENCE SOUTHERLY ON THE WEST RIGHT OF WAY FOR SOUTH 98th STREET FOR THE NEXT FIVE (5) COURSES, S 0°07'24"E 343.37'; THENCE S 44°52'48"W 38.18'; THENCE S 0°07'24"E 60.00'; THENCE S 45°07'36"E 48.17'; THENCE S 5°50'04"E 29.50', SAID POINT BEING 60' WEST OF THE EAST LINE OF SAID SECTION 23; THENCE NORTHERLY AND PARALLEL TO SAID EAST LINE, N 0°07'24"W 408.76'; THENCE NORTHERLY, N 6°49'54"W 85.61', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 6,586.08 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.



LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for June 22, 2016 PLANNING COMMISSION MEETING

PROJECT #: Annexation #16007

PROPOSAL: Application by the Director of Planning to annex approximately 92.5 acres.

LOCATION: Generally located between South 27th Street and South 40th Street, and Yankee Hill Road and Rokeby Road

LAND AREA: 92.5 acres, more or less

CONCLUSION: This annexation is in conformance with the Comprehensive Plan. The property is surrounded by the City limits on all sides. Annexation will provide a clear boundary to service providers and government agencies as to what land is in the city limits.

RECOMMENDATION:

Approval

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #2

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached

EXISTING ZONING: AG Agriculture

SURROUNDING LAND USE AND ZONING:

North: Agricultural production; R-3, R-5, and H-4 PUD
South: Agricultural production; AG
East: Agricultural production; R-5 and B-2
West: Single family detached residential; R-3

EXISTING LAND USE: Agricultural production

COMPREHENSIVE PLAN SPECIFICATIONS:

The ANNEXATION POLICY- page 12.14 of the 2040 Comprehensive Plan.

Annexation policy is a potentially powerful means for achieving many of the goals embodied in the Plan's Vision. Annexation is a necessary and vitally important part of the future growth and health of Lincoln. The annexation policies of the City of Lincoln include but are not limited to the following:

The provision of municipal services must coincide with the jurisdictional boundaries of the City – in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary sewer services) beyond the corporate limits of the City.

The extension of water and sanitary sewer services should be predicated upon annexation of the area by the City. City annexation must occur before any property is provided with water, sanitary sewer, or other potential City services.

The areas within Tier I Priority A that are not annexed serve as the future urban area for purposes of annexation per state statute and are appropriate for immediate annexation upon final plat. These areas have approved preliminary plans.

To demonstrate the City's commitment to the urbanization of land in Tier I Priority B, the City should annex land in Priority B that is contiguous to the City and generally urban in character, as well as land that is engulfed by the City. Land that is remote or otherwise removed from the limits of the City of Lincoln will not be annexed. Annually, the City should review for potential annexation all property in Priority B for which basic infrastructure is generally available or planned for in the near term.

Annexation generally implies the opportunity to access all City services within a reasonable period of time. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area. The annexation of large projects may be done in phases as development proceeds.

The character of existing residential areas should be respected as much as possible during the annexation process. When low density "acreage" areas are proposed for annexation due to the City's annexation policy, additional steps should be taken to ease the transition as much as possible, such as public meetings, advance notice and written explanation of changes as a result of annexation. In general, many aspects of acreage life may remain unchanged, such as zoning or covenants. However, any annexation of existing residential areas will include some costs that must be the responsibility of property owners.

Annexation to facilitate the installation of improvements and/or possible assessment districts is appropriate if it is consistent with the annexation policies of the Plan listed above.

Plans for the provision of services within the areas considered for annexation shall be carefully coordinated with the Capital Improvement Program of the City and the County.

HISTORY:

June 2006	The Wilderness Hills 1 st Addition Preliminary Plat (PP #06004) was approved by the Planning Commission. This preliminary plat is approved for single-family and multi-family residential development and includes a future public school site.
-----------	--

SPECIFIC INFORMATION:

UTILITIES & SERVICES:

- A. **Sanitary Sewer:** Sanitary sewer is available to serve this site.

- B. **Water:** Water is available in the residential streets to the west.
- C. **Roads:** The continuation of Wilderness Hills Boulevard and existing residential streets to the west would provide access to this site. There are no county road rights-of-way that would be annexed with this application.
- D. **Parks and Trails:** A portion of a future trail connection is planned to cross the east side of this area as it runs south from Yankee Hill Road.
- E. **Fire Protection:** The area included in the annexation application is in the Southeast Rural Fire District. After annexation, fire protection will be provided by Lincoln Fire and Rescue.
- F. **LES:** Lincoln Electric System already serves this area.

PUBLIC SERVICE: The nearest Lincoln Fire and Rescue fire station is located at South 27th Street and Old Cheney Road.

ANALYSIS:

1. This request is to annex approximately 92.5 acres. The land is contiguous to the City limits on all sides. This annexation is being requested by the Planning Director.
2. An annexation agreement is not necessary with this application, as annexation agreements are already in place to cover arterial street and other impact fee eligible improvements for this area.
3. The future land use map in the 2040 Comprehensive Plan identifies this area as primarily Urban Density Residential, with the future school site shown as Public & Semi-Public, and portions along the east, west, and south sides identified as future Environmental Resources and Green Space associated with the drainages and floodplain in those locations.
4. The area of annexation is surrounded on all sides by the City of Lincoln corporate boundary. This situation was created through the pattern of annexation and development in this 1-mile Section, and came about through incremental annexations over the past several years, from approximately 2005 to 2015. The City proposes annexation of the remaining area outside of the City Limits as shown in the attached illustration. The Wilderness Hills 1st Addition Preliminary Plat was approved over the area in June 2006. This area became completely surrounded by the City limits in July 2015 with approval of the annexation for the Wilderness Creek Planned Unit Development (AN #15005 and CZ #15016).

5. The Annexation Policy of the City of Lincoln as described in the 2040 Comprehensive Plan supports creating City limits that are clearly demarcated and based upon existing property lines whenever possible. This annexation pattern has created complicated jurisdictional boundaries for the coordination of emergency access services. In addition, changes in ownership were filed with the Register of Deeds in 2016 that resulted in two parcels along the City limits being partly inside and partly outside the City, further complicating the differentiation of the City limits line. Because it is unknown when this property may be voluntarily annexed, the City would like to redress these issues through annexation of the remaining land.
6. The Annexation Policy in the Comprehensive Plan states that the annexation of large projects may be done in phases as development proceeds. This area is part of the Wilderness Hills 1st Addition development, which has an approved preliminary plat. Wilderness Hills is a large project that has been annexed and final platted in several stages over the past decade. There are currently six platted Wilderness Hills additions. Because annexation is occurring slowly over small areas, it could be a number of years before this area is fully annexed voluntarily.
7. This area is within the future service limit. Because it has an approved preliminary plat, the area is within Growth Tier I Priority A as identified in the 2040 Comprehensive Plan. The areas within Tier I Priority A that are not annexed serve as the future urban area for purposes of annexation per state statute and are eligible for automatic annexation upon final platting. There has been no final plat submitted that would automatically annex this area.

Prepared by:

Rachel Jones, Planner

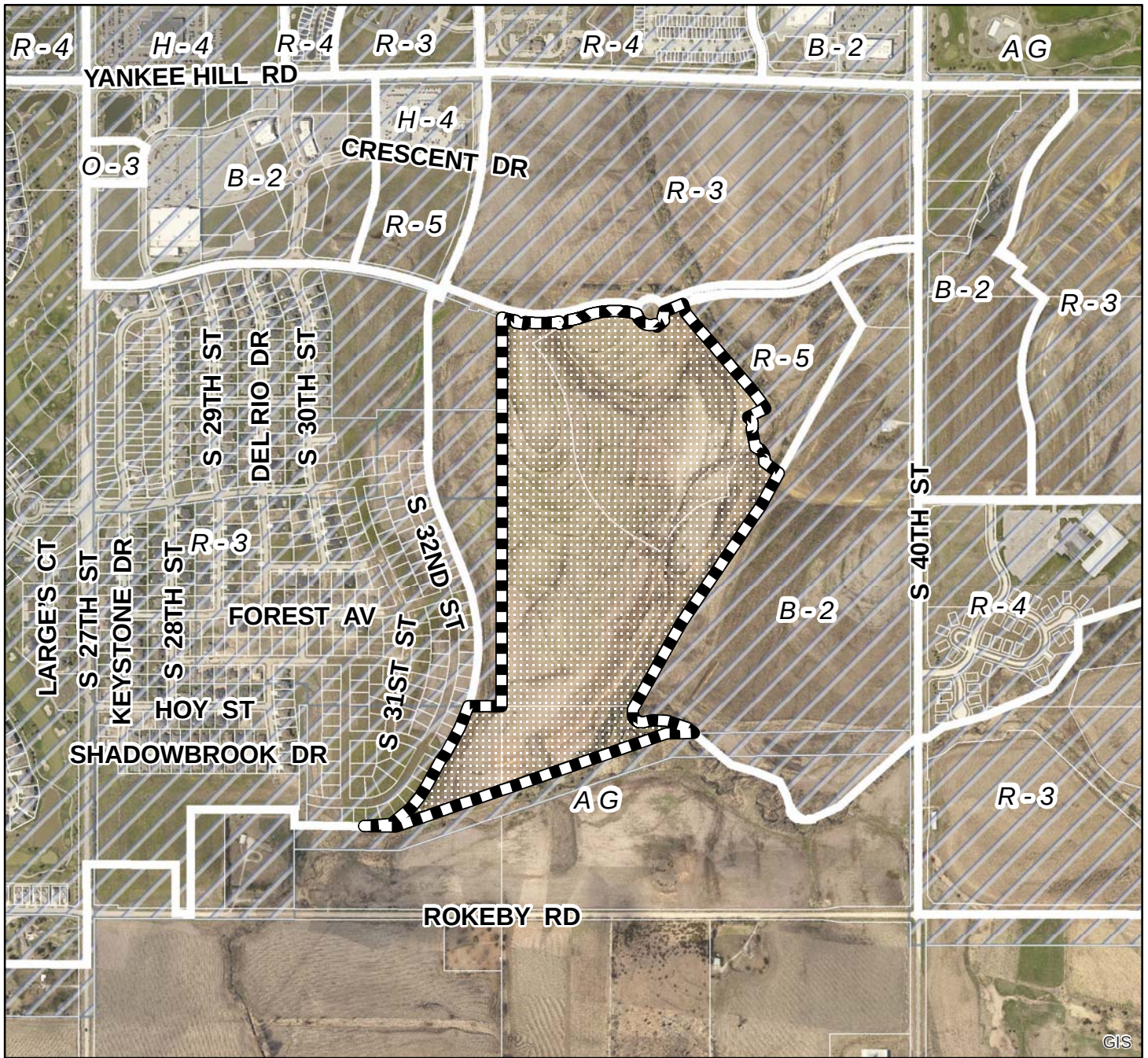
DATE: June 14, 2016

APPLICANT: David R. Cary
Planning Director
555 S. 10th Street
Lincoln, NE 68508
(402) 441-7491

CONTACT:

Rachel Jones
Planning Department
(402) 441-7603 or rjones@lincoln.ne.gov

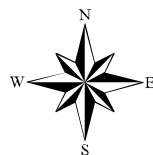
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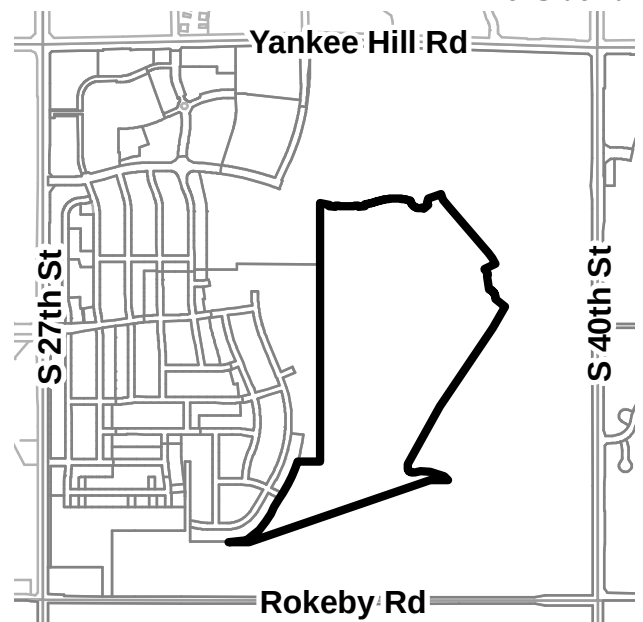
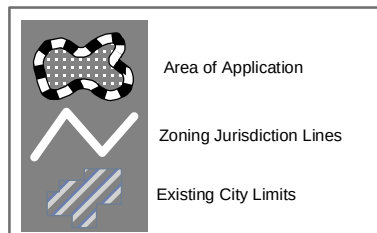
Annexation #: AN16007
Wilderness Hills
S 40th St & Yankee Hill Rd

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential 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.30 T09N R07E



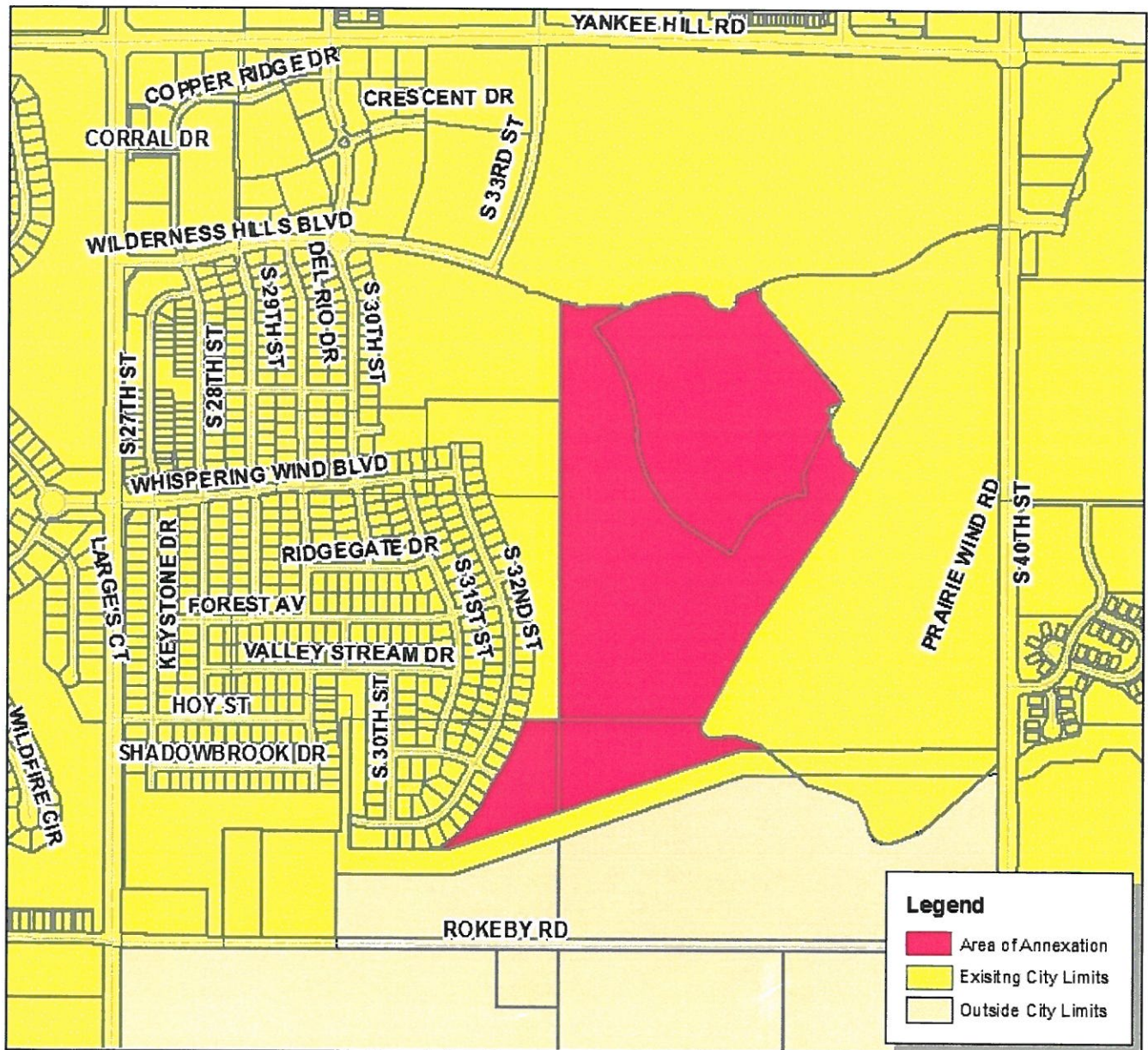
2013 aerial

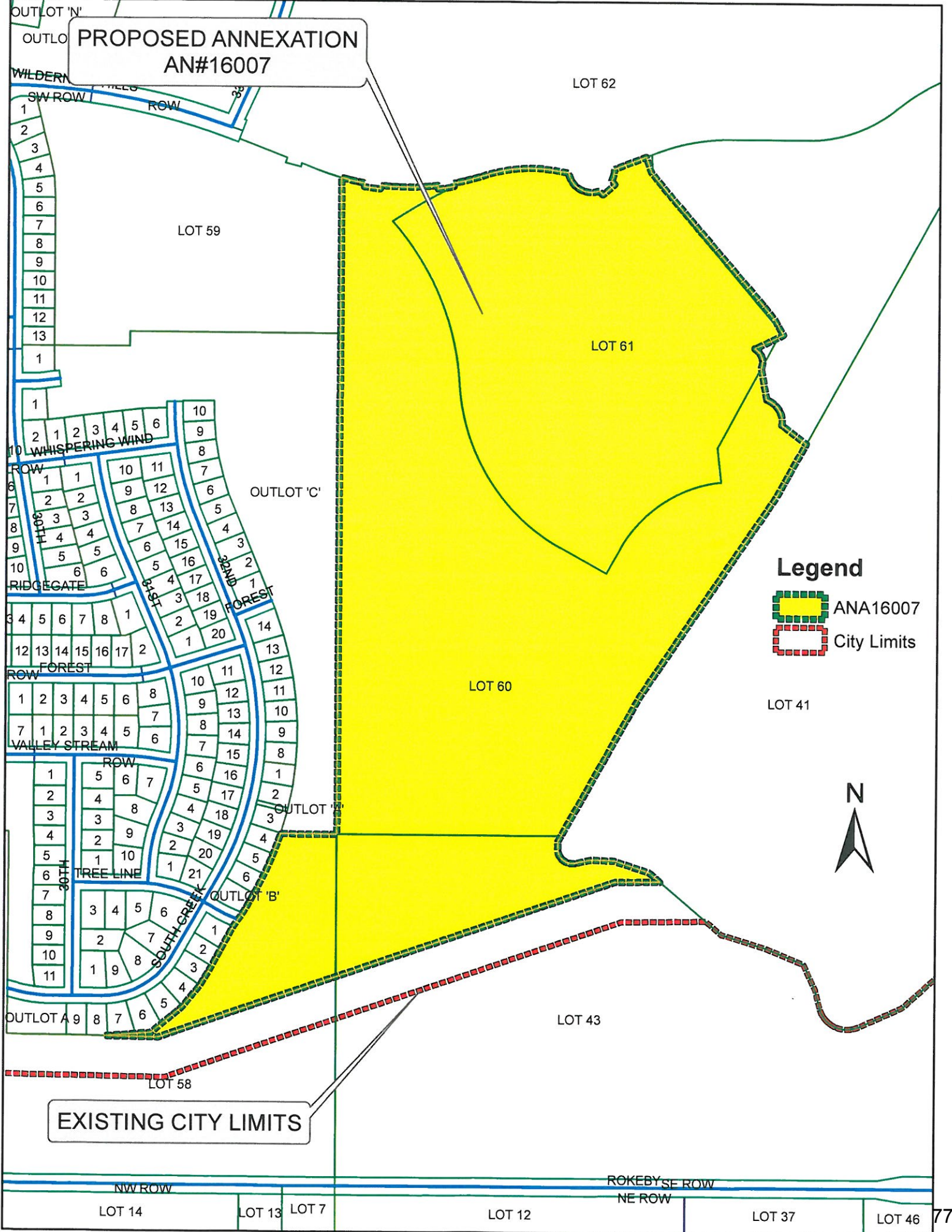
ANNEXATION #16007

Generally located south of Yankee Hill Road, between South 27th and South 40th Streets.

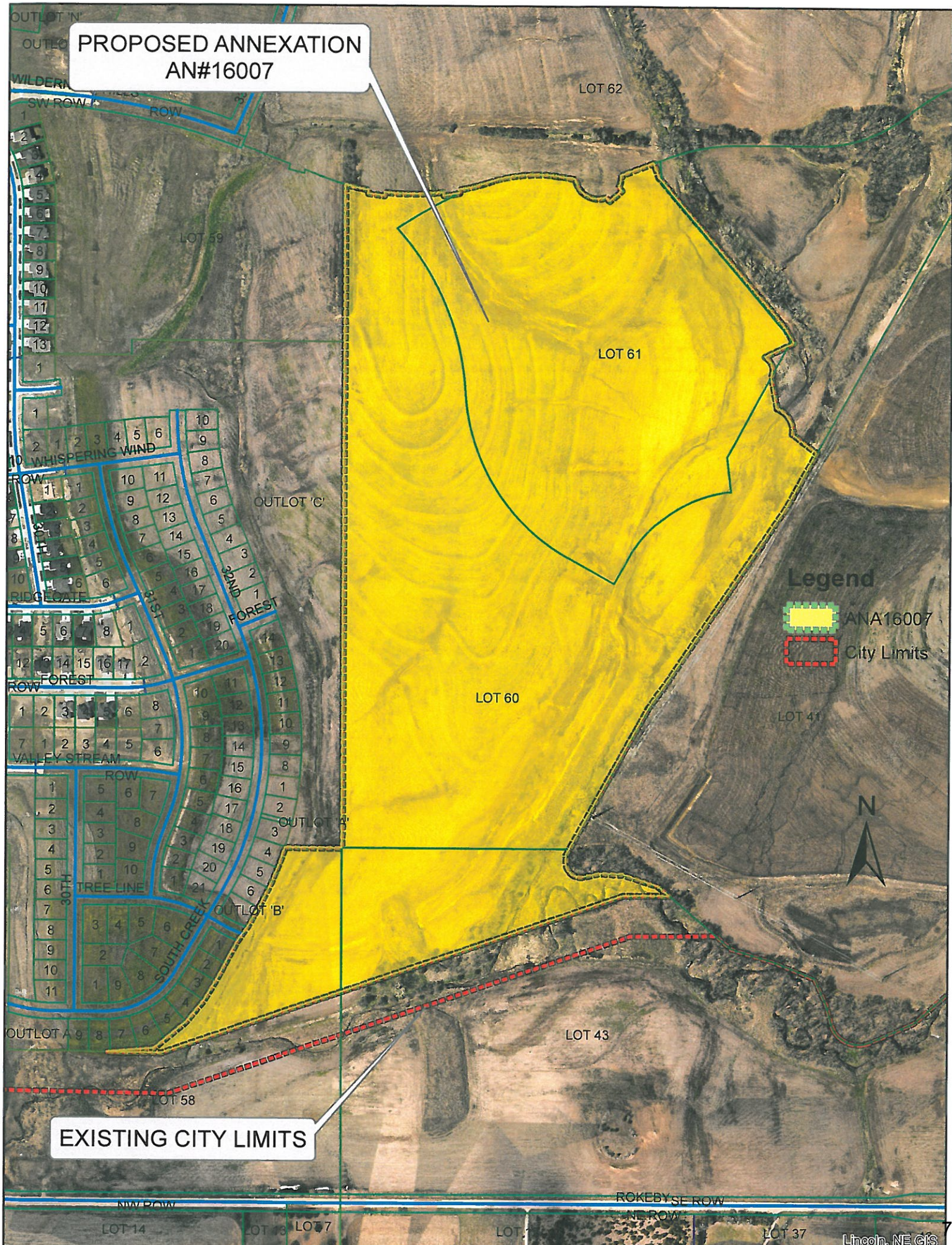
LEGAL DESCRIPTION: Those portions of Lots 60 and 61, I.T. located outside the Corporate Limits of the City of Lincoln, and those portions of Lots 43 and 58, I.T. located north of the Corporate Limits of the City of Lincoln, all located in Section 30-9-7, Lancaster County, Nebraska.

ILLUSTRATION:





**PROPOSED ANNEXATION
AN#16007**



EXISTING CITY LIMITS

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for April 27, 2016 PLANNING COMMISSION MEETING

PROJECT #: Special Permit No. 16009

PROPOSAL: A request per Section 27.63.280 for Expansion of a Nonconforming Use to accommodate the construction of a carport.

LOCATION: 1801 Kings Highway

LAND AREA: 0.16 acres, more or less

EXISTING ZONING: R-2 Residential District

CONCLUSION: The nonconforming condition is caused by the existing house not meeting the ~~front and side~~ yard setbacks. The carport will project into the ~~front~~, side and rear yard setbacks. The proposal is to construct a carport over the driveway on the east side of the house. The proposed carport should not significantly impact surrounding properties or the Woodsshire Residential Historic District, and is consistent with the Comprehensive Plan.

RECOMMENDATION:		Conditional Approval
Waivers/modifications:		
1.	Reduction of the front yard setback from 25 feet to 21 feet	Approval
2. 1.	Reduction of the side yard setback from 5 feet to 4.9 feet	Approval
3. 2.	Reduction of the rear yard setback from 20 feet to 7 feet	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Block 3, Lot 14, Woodsshire, in the NW 1/4 of Section 1-9-6, Lincoln, Lancaster County, Nebraska.

EXISTING LAND USE: Single family dwelling

SURROUNDING LAND USE AND ZONING:

North: Single family dwelling; R-2
South: Single family dwelling; R-2
East: Single family dwelling; R-2
West: Park land; R-2

COMPREHENSIVE PLAN SPECIFICATIONS:

P. 1.8 - The 2040 Future Land Use Map shows this area as Urban Density Residential.

P. 7.2 - Promote sustainability and resource conservation by preserving and improving housing in existing neighborhoods.

P. 7.8 - For existing neighborhoods, housing diversity is often already in place, but efforts must focus on maintaining this balance and variety. The diversity of architecture, housing types and sizes are central to what makes existing neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sensitive to the existing neighborhoods.

P. 7.9 - Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements.

UTILITIES: This site is served by existing utilities.

TRAFFIC ANALYSIS: Kings Highway and Woodsshire Parkway are classified as local streets.

AESTHETIC CONSIDERATIONS: The anticipated design of the carport is shown in the attached examples. The size and appearance will be of a typical carport design. Because this property is located within the Woodsshire Residential Historic District listed on the National Register of Historic Places, the Historic Preservation Commission will review this application on April 21, 2016.

ANALYSIS:

1. This is an application to expand a nonstandard house through constructing an attached carport that encroaches into the required rear yard on the east side of the property and into the required side yard on the south side of the property. The applicant would like to construct the carport over the existing driveway on the east side of the house to protect her vehicle from the elements. She has not been able to park in her garage, as the driveway arrangement requires a hard right turn into the garage bay, and this turn is difficult to negotiate.
2. The property is currently nonconforming because ~~the front yard on the north side is 18.4 feet and the side yard on the south side is 4.9 feet.~~ Since the new carport ~~garage~~ will be less than 6 feet from the main structure, the carport ~~garage~~ must meet the same setbacks as the house. ~~The required front yard is 25 feet. This property has two front yards along Kings Highway and Woodsshire Parkway. The carport will be located 21 feet at its closest point from the property line along Kings Highway. The house also extends into the front yard. The carport will match the south wall of the house and will extend 0.1 feet into the required 5-foot side yard.~~ The required rear yard on the east side of the carport is 20 feet. The house does not extend into the rear yard; however, the carport will extend into the rear yard and

will be located 7.0 feet from the rear property line.

3. A nonstandard use is defined by LMC §27.02.150 as a lot or use that existed prior to the effective date of the zoning ordinance or due to a change in the zoning ordinance or district boundaries and no longer complies with the minimum lot requirements for the district in which it is located. This house was built in 1949 and became nonstandard when the City adopted revised zoning regulations.

4. LCM §27.63.280 provides the following criteria shall be given specific consideration:

(a) Effects on adjacent property, traffic, city utility service needs;

There will be no significant impact to neighboring properties. The new carport will effectively extend the main structure 13 feet into the rear yard to the east, whereas no structures currently exist in the rear yard. However, the carport will not extend further to the south into the side yard than does the house. The house extends 0.1 feet into the side yard setback. The owner wishes the new carport to match the south line of the house. ~~Although the carport will also extend into the front yard, the north edge of the carport will be 2.6 feet further back from the street than the house.~~ This carport will involve constructing a structure over the driveway where there is currently no structure. Visual impacts will be limited as the carport will not have walls, only a roof and support columns.

(b) Density of land use zoning for the subject property and adjacent property;

There will be no significant impact. No additional habitable buildings are proposed with this application. If constructed, the carport would need to meet all current building codes.

(c) The degree of hardship upon the applicant which would be caused by failure to grant.

Given the small size of the lot (6,794 square feet), there are limited options of where a carport could be placed. Building the carport over the existing driveway is the most appropriate. If the special permit was not approved, the property owner could not proceed with construction as proposed. The property owner could conduct routine maintenance on the house and attached garage, but it could not be expanded.

5. This property is within the Woodsshire Residential Historic District, which is listed on the National Register of Historic Places. This application will be reviewed by the Historic Preservation Commission (HPC) on April 21, 2016. Woodsshire is a 1925 subdivision planned by landscape architect Ernst Hemminghaus that showcases the work of several of Lincoln's leading architects. Most of the houses are period revival in style, displaying Colonial Revival or Tudor elements, as well as French Eclectic, International Style, and Ranch Style designs. The HPC meeting minutes and recommendation will be submitted to the Planning Commission at the hearing.
6. The special permit is warranted because 1) the construction will remove a

challenging parking condition for the owner; 2) the impact of a carport on neighboring properties will be minimal; 3) given the small lot size there are no feasible alternative locations for a carport; and 4) the new structure will meet current building codes.

CONDITIONS OF APPROVAL:

Per Section 27.63.280, this approval permits the expansion of a nonconforming use to accommodate the construction of a carport with waivers to the ~~front yard setback to 21 feet~~, the side yard setback to 4.9 feet, and the rear yard setback to 7 feet.

Conditions:

1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies.
2. Before receiving building permits provide the following documents to the Planning Department:
 - 2.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.
3. The following conditions are applicable to all requests:
 - 3.1 Before occupying the buildings all development and construction shall substantially comply with the approved plans.
 - 3.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 3.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 3.4 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant. The Permittee shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds. Building permits will not be issued unless the letter of acceptance has been filed.

Prepared by

Rachel Jones, Planner

DATE: April 19, 2016 (revised April 26, 2016)

APPLICANT: Window World
2940 Cornhusker Highway
Lincoln, NE 68504

OWNER: Barbara Phalen
1801 Kings Highway
Lincoln, NE 68502

CONTACT: Don W. Meinke
2940 Cornhusker Highway
Lincoln, NE 68504

F:\DevReview\SP\16000\SP16009 Phalen Carport.rkj revised.wpd



2013 aerial

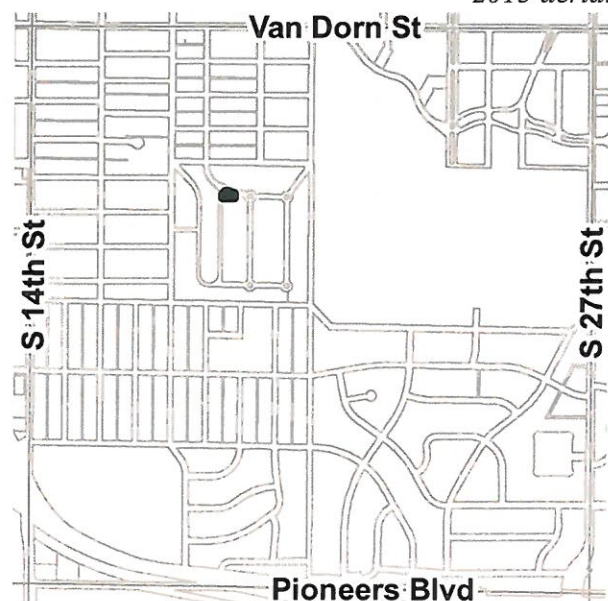
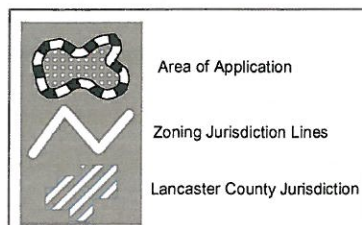
Special Permit #: SP16009
Woodshire Pkwy & Kings Hwy

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential 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.01 T09N R06E





4535 Normal Blvd.
Suite 101
Lincoln, NE 68506
Ph: (402) 423-5202

SURVEY RECORD

Survey for: Window World
1801 King Highway
Lincoln, NE 68502

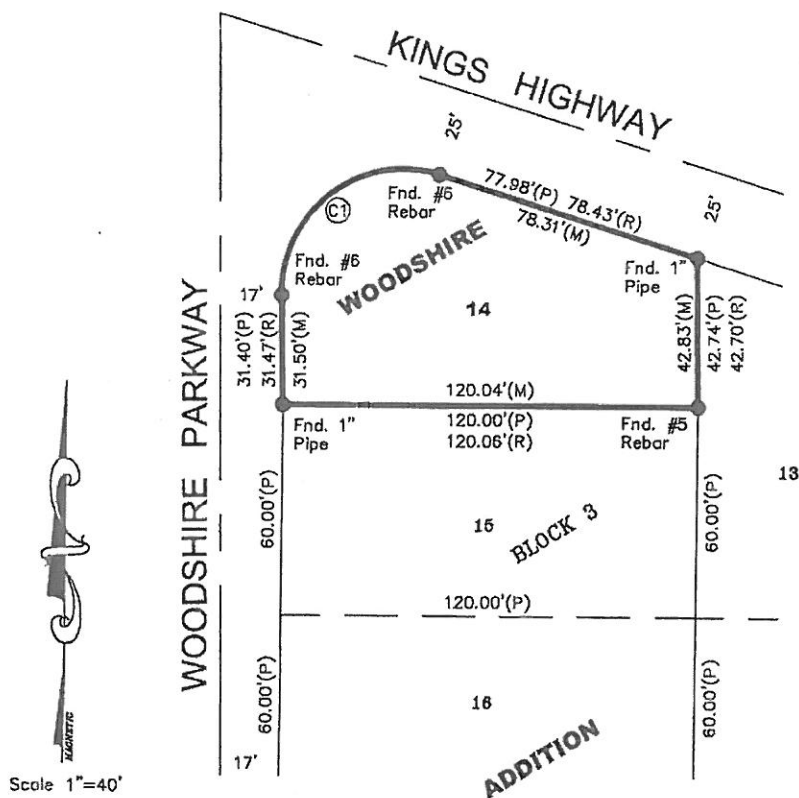
Survey of Lot 14, Block 3, Woodshire Addition

City of Lincoln

NW1/4, Section 1 T. 9 N. R. 6 E. of the 6th P.M.

Lancaster County, Nebraska

Date of Survey 03-15-16 Job No. 4814



Scale 1"=40'

- = Cor. Fnd.
- = Cor. Set #5 Rebar
w/Red Plastic
cap HUSKER NE
LS 440
- X = Temp. Point
- (M) = Meas. Dist.
- (P) = Plot Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- (C) = Computed Dist.

CURVE DATA

- (C1) $\Delta=109^{\circ}12'11''$
 $R=35.00'(P\&M)$
 $L=66.71'$
 $C=56.76'(P) 56.91'(R) 57.06'(M)$

Surveyor's Certificate

I, Jayme M. Malone, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, on the date shown. Permanent monument corners as described in the survey drawing were placed at all missing or remonumented corners. Distances shown are measured in feet and decimals of a foot.

Signed this 16th day of March, 2016.

Jayme M. Malone



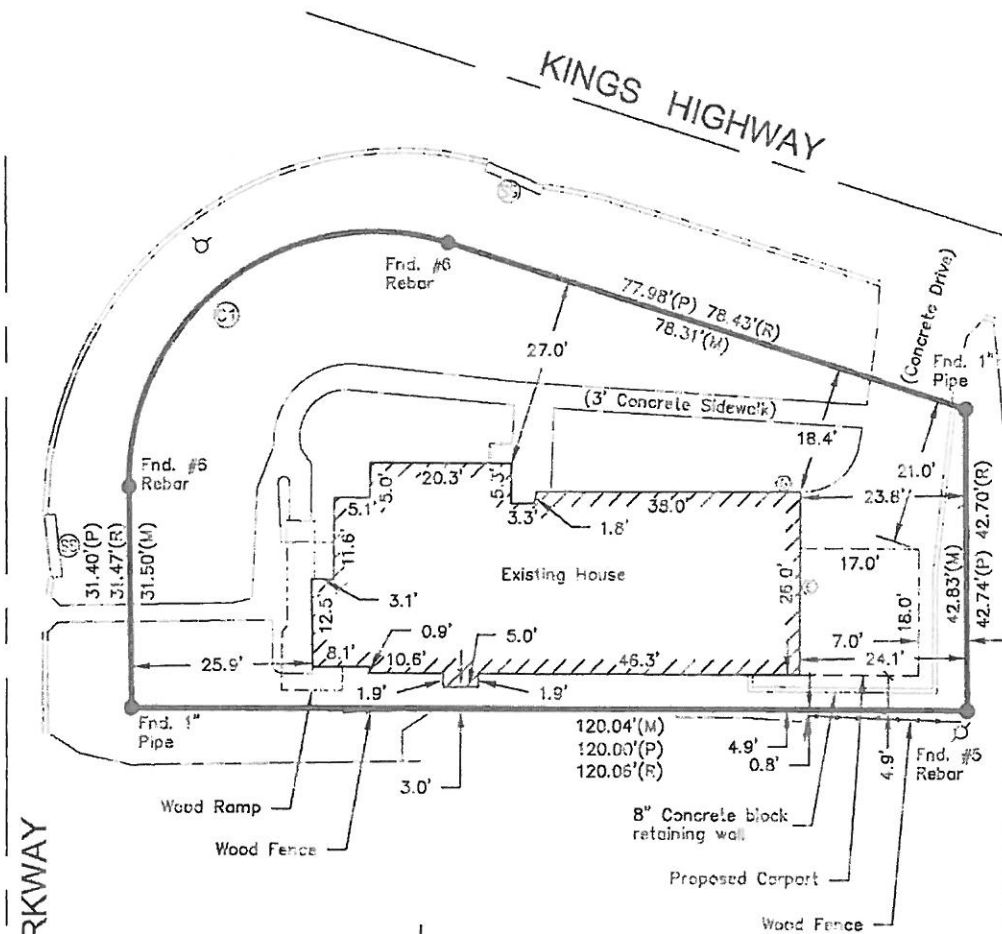


4535 Normal Blvd.
Suite 101
Lincoln, NE 68506
Ph: (402) 423-5202

SURVEY RECORD

Survey for: Window World
1801 Kings Highway
Lincoln, NE 68502

SITE PLAN



WOODSHIRE PARKWAY



Scale 1"=20'

- = Cor. End.
- = Cor. Set #5 Rebar w/Red Plastic cap HUSKER NE LS 440
- X = Temp. Point
- (M) = Meas. Dist.
- (P) = Plat Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- (C) = Computed Dist.
- ⊕ = Gas Meter
- ⊖ = Electric Meter
- ⊙ = Storm Sewer Manhole
- ⊙ = Power Pole
- ⊙ = Guy Wire
- ⊙ = Hydrant

3/16/16

To Whom this concerns:

I want this structure to park my car under as I have not been able to park in my garage since I have lived here as it is a hard right turn. I wish to provide protection for my vehicle by keeping it out of the elements.

Barbara Phalen

Barbara C Phalen

aluminum carport cover

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Kits Do It Yourself



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Aluminum Carport Covers

