

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

Tracy Corr: Chair

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PLANNING STAFF

David R. Cary: Director

Geri Rorabaugh: Administrative Officer

Rhonda Haas: Office Specialist

January 22, 2020

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, January 22, 2020, 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, January 22, 2020, directly following the Regular Planning Commission meeting in the council chambers, for a briefing on the Short Term Rentals Discussion Draft and public input process.

****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, January 22, 2020

Approval of minutes of the regular meeting held January 08, 2020.

1. **CONSENT AGENDA:**

2. **REQUESTS FOR DEFERRAL:**

SPECIAL PERMIT:

- 2.1 SPECIAL PERMIT 15062A, to allow for the expansion of the sale of alcohol for consumption on and off the premises, on property, generally located at 925 Robbers Cave Road. *****FINAL ACTION***** (APPLICANT REQUESTED DEFERRAL)
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

3. **ITEMS REMOVED FROM CONSENT AGENDA:**

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

SPECIAL PERMIT:

4.1 SPECIAL PERMIT 450R, to allow for the expansion to an existing non-residential health care facility, with waivers, on property, generally located at 5401 South Street

Page **Staff recommendation: Conditional Approval**

01 **Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov**

4.2 SPECIAL PERMIT 19056, to allow for the development of a CUP (Community Unit Plan) with up to 24 single-family detached and/or single family attached units on approximately 4.15 acres, with requested waivers, on property generally located at South 41st and Randolph Streets. *****FINAL ACTION*****

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Staff recommendation: Conditional Approval

Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION:

PRELIMINARY PLAT:

5.1 PRELIMINARY PLAT 18002, to add 430 residential lots on approximately 152.1 acres, more or less, on property generally located at the SW corner of West Old Cheney Road and South Folsom Street. *****FINAL ACTION*****

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Staff recommendation: Conditional Approval

Staff Planner: Dessie Redmond, 402-441-6373, dredmond@lincoln.ne.gov

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

Adjournment

PENDING LIST: None.

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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/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

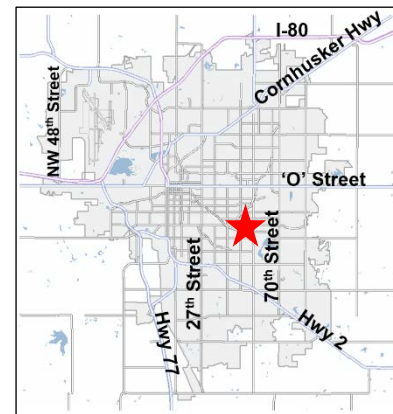
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Special Permit 450R	FINAL ACTION? No	DEVELOPER/OWNER Madonna Centers
PLANNING COMMISSION HEARING DATE January 22, 2020	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 5401 South Street

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a non-residential health care facility expansion to allow for a new three-story building on the east side of the Madonna Rehabilitation Hospital campus, new front entrance and lobby and parking and vehicle circulation improvements. The new hospital building area will be 48,000 square feet in size. The number of beds in the hospital will not increase. Access to the site will include a new consolidated entrance on South Street, and a relocated entrance on S. 56th Street.



JUSTIFICATION FOR RECOMMENDATION

The proposed Special Permit is justified as it will allow for improvements within an existing non-residential health care facility internal to the site. The requested waiver to allow increase in the maximum height for R-2 District from 35' to 45' is justifiable as this waiver will not negatively affect adjacent properties. The requested waivers for front yard setback reduction to accommodate parking along South Street and a drive along Glade Street are not justified in that these improvements could be designed to meet Ordinance requirements.

APPLICATION CONTACT

Nate Buss, (402) 458-5645 or nbuss@olsson.com

STAFF CONTACT

George Wesselhoft, (402) 441-6366 or gwesselhoft@lincoln.ne.gov

Subject to conditions of approval, this proposal is consistent with the Zoning Ordinance and Comprehensive Plan.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed Special Permit is in conformance with the 2040 Comprehensive Plan, which includes public and semi-public use for this area and acknowledges that health care facilities will expand appropriately in residential neighborhoods.

WAIVERS

1. Zoning Ordinance, Table 27.72.020(a) to adjust the front yard requirement along South Street from 25' to 8' for parking and from 25' to 6' along Glade Street for a drive (Recommend Denial).
2. Zoning Ordinance, Table 27.72.020(a) to increase the allowable height from 35' to 45' for the hospital building. (Recommend Approval).

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P 1.9 - The Lincoln Area Future Land Use Plan identifies this area for Public and Semi-Public Use

P 5.3 - Expansions of existing health care locations are expected and a wide variety of new facilities will likely come forward over time.

P 8.2 - Develop Lincoln as a major network of quality regional health care services at reasonable costs.

P 8.2 - Medical services, including physical and mental health care services, should be integrated and accessible within the community.

P 8.2 - Many of the existing medical facilities are located near existing residential neighborhoods and are expected to remain the vital core of health care services in the county and region.

P 8.7 - Provide for accessible physical and mental health care services in appropriate areas in and around residential neighborhoods.

P 8.7 - Any hospital expansion will need to take into consideration the impact on adjacent neighborhoods.

P. 8.7 - Plan for further construction on medical campuses.

ANALYSIS

1. This is a request to permit a non-residential health care facility to allow for expansion and improvements to the existing Madonna health care campus. The proposed improvements include a new three-story building on the east side of the campus to the north of Glade Street which will be a walk-out building to match the existing south face, new front entrance and lobby, and improved parking circulation and wayfinding within the campus. Currently Madonna has 120 beds in the hospital. The proposed expansion will not increase the existing bed count. The new hospital addition will be 48,000 square feet. The Special Permit area will be expanded by adding the residential building at the northwest corner of S. 56th Street and Glade Street. This building will be removed to allow for the parking expansion.
2. As part of the parking and circulation improvements, access on South Street will be consolidated from two existing driveways into one relocated main entrance. It is also proposed to move the S. 56th Street entrance south and restrict traffic from turning left out to head north. As a condition of approval, a deviation request (which should include a traffic study) is required for the proposed S. 56th Street access re-location. This was discussed at the October 14, 2019 pre-application meeting with Madonna, Planning and Lincoln Transportation & Utilities Department.
3. The applicant has requested the following waivers to the Lincoln Municipal Code:
 - a) Zoning Ordinance, Table 27.72.020(a) to adjust the front yard requirement along South Street from 25' to 8'. The applicant is requesting parking in what would otherwise be the front yard along South Street as a continuation of existing parking setback. This waiver does not appear to be justified as Madonna has excess parking and area to accommodate parking and drives on their campus and meet setbacks. They could move the parking to the south and lose some stalls, but keep the front yard setback in green space.
 - b) Zoning Ordinance, Table 27.72.020(a) to adjust the front yard requirement along Glade Street from 25' to 6'. The applicant is requesting to continue the same setback for a drive along Glade Street. The existing driveway setback is 6' from Glade Street property line. This waiver does not appear to be justified as the building addition could be redesigned to not have the parking encroach in the front yard setback and keep the green area. Even if it were not possible to redesign the building addition, the full driveway connection shown in the setback is not justifiable as vehicles could turn north into the parking lot on the east side of the building at the first parking aisle, thus significantly reducing the removal of green space in the front yard.
 - c) Zoning Ordinance, Table 27.72.020(a) to increase the allowable height from 35' to 45' for the hospital building.

This is to allow architectural features and mechanical penthouse. The waiver is justified as it will not negatively affect neighboring properties as the nearest residential properties are over 100 feet away to the south on the opposite side of Glade Street. In addition, other hospitals exceed the 35' height in residential districts. St. Elizabeth Hospital is zoned R-2 and, as one example, has a parking structure 47.5' in height setback 99.6' from the west property line which abuts residential use.

4. The Madonna campus has continued to expand since Special Permit 450 was approved in 1968. The current Special Permit expansion request would allow for building, parking, and access improvements. SP450Q, the most recent Special Permit from April, 2017, granted Madonna Centers permission to expand their non-residential health care campus to add parking, floor area, and to add a residential property that was being used for temporary family housing.
5. It is anticipated that the proposed campus improvements will be developed in phases. The first phase will be to build the north parking stalls to allow the required stalls to remain within the property boundary. The next phase will be to include the new building addition and front entry lobby. The final portion will include the parking lot and landscaping.
6. Per Section 27.63.080, non-residential health care facilities may be allowed by special permit in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, O-1, O-2, O-3, R-T, B-1, B-2, B-3, B-5, H-2, H-3, H-4, or I-3 zoning districts under the following conditions:

Parking. Parking shall be in conformance with Chapter 27.67; additional parking requirements may be imposed. Traffic may be required to be discharged into a major street as designated in the Comprehensive Plan, or into a classified collector. No parking shall be permitted in required front or side yards; all parking shall be screened.

599 parking stalls are required. 955 parking stalls will be provided. The proposed parking will therefore significantly exceed the minimum requirement. The parking lots will have to meet Design Standards for screening.

Yard and area regulations:

Buildings shall not occupy over thirty-five percent of the total land area covered by the special permit.

The proposed building coverage relative to the total land area covered by the Special Permit is 21.28%. Previously in the prior Special Permit 450Q the buildings occupied 19.75% of the total land area.

Yards abutting a nonresidential district shall be the same as those required in said abutting district.

The minimum front and side setbacks are the same for the O-2 and B-1 Districts. Though there is no request to expand the Special Permit that would include any new nonresidential district area. The existing Special Permit already includes the existing O-2 area in the northeast part of the campus near the intersection of S. 56th Street and South Street.

Any yard abutting a residential district or located wholly or partially in a residential district shall be the greater of ten feet or that required in the said abutting district, plus an additional one foot setback for each one foot of height shall be provided between the yard line and the wall nearest the yard line for that portion of the building exceeding twenty feet in height.

In this case, while Madonna's existing Special Permit area includes R-2 Residential zoning, there is no new abutting residential that is not owned by Madonna as the expansion area only includes the property at the northwest corner of S. 56th Street and Glade Street which is intended for parking.

Required front and side yards shall be landscaped.

Required landscaping will be provided. They need to update the existing landscape plan prior to building permit.

The City Council may increase or decrease these requirements with consideration given to both facilities and adjacent environment.

The requested waivers pertain to front yard setbacks along South Street and Glade Street. Specifically, a reduction of the front yard setback for South Street from 25' to 8' for parking and drive and a reduction of the front yard setback for Glade Street from 25' to 6' for drive only. 27.63.080 allows for yard and area regulation adjustments with consideration given to both facilities and the adjacent environment. In this case, however, the proposal is not justified because the Madonna campus has surplus parking above Zoning Ordinance requirements and the new parking and drives could be designed to meet setbacks. Specifically, along South Street they could move the parking to the south and lose some stalls, but keep the front yard setback in green space. Along Glade Street they could redesign the building addition and adjust the driveway location so vehicles can still have access without encroaching into the front yard.

The proposed non-residential healthcare facility shall conform to all applicable state and federal requirements.

Madonna will be required to comply with applicable State and Federal requirements for non-residential health care facilities.

Such facilities should be located on major streets.

The Special Permit area has access to South Street and South 56th Street, which are minor arterial streets.

7. The Comprehensive Plan recognizes that hospitals represent one of the highest and most important community service land uses. Lincoln has a growing number of medical campuses including Madonna Rehabilitation hospital. The proposed facility improvements will help Madonna meet the needs of their facility and remain viable at this location as recommended by the Comprehensive Plan.
8. Conclusion: If approved, this Special Permit for a Non-Residential Health Care Facility will allow Madonna to continue to improve their campus with building and parking improvements without negatively impacting the surrounding neighborhood.

CONDITIONS OF APPROVAL: See attached.

UTILITIES: All utilities are generally available at this site.

TRAFFIC ANALYSIS: The Comprehensive Plan identifies South Street and South 56th Street as Minor Arterials.

EXISTING LAND USE & ZONING: Health Care Facility R-2 Residential, O-2 Suburban Office

SURROUNDING LAND USE & ZONING

North: Single Family Residential, Commercial	R-2 Residential, R-T Residential Transition, B-1 Commercial
South: Single Family Residential	R-2 Residential
East: Single Family Residential, Parking	R-2 Residential, O-2 Suburban Office
West: Single Family Residential	R-2 Residential

APPLICATION HISTORY: See attached

APPROXIMATE LAND AREA: 26.95 acres, more or less

LEGAL DESCRIPTION: See Attached.

Prepared by

George Wesselhoft, Planner
(402) 441-6366 or gwesselhoft@lincoln.ne.gov
Date: January 9, 2020

Owner: Madonna Centers
Daniel Griess - Vice President
5401 South Street
Lincoln, NE 68506
(402) 401-5113
dgriess@madonna.org

Applicant/
Contact: Nate Buss
601 P Street, Suite 200
Lincoln, NE 68508
(402) 458-5645
nbuss@olsson.com

F:\DevReview\SP\SP450R Madonna.gjw.docx

APPLICATION HISTORY - Special Permit 450R

December, 1968	Special Permit 450 approved for 120 bed Madonna Nursing Home.
January, 1969	Special Permit 450A approved to increase beds to 132.
November, 1974	Special Permit 450B approved to allow 120 beds in a three story structure instead of the prior facility which had 132 beds.
1979	The Zoning Update converted this area's zoning from A-2 Single Family to R-2 Residential.
July, 1984	Special Permit 450C was approved for outpatient rehabilitation addition.
July, 1985	Special Permit 450D was approved to add a storage building.
March, 1987	Special Permit 450E for an expansion of an Ancillary Office Building was withdrawn.
July, 1987	Special Permit 450F approved for expansion of Adult Day Care.
April, 1989	Special Permit 450G approved for Rehabilitation Therapy Extension.
December, 1991	Special Permit 450H approved to add Day Care Center for children.
March, 1992	Special Permit 450I was approved for temporary parking for employees of a construction company while working at Bryan Memorial.
April, 1994	Special Permit 450J was approved to add a new research and education wing.
July, 1998	Special Permit 450K approved to allow a 3 story addition to the St. James Building.
July, 1998	Madonna applied for Special Permit 450L for a temporary parking lot during the construction of the addition to the St. James building. That application was withdrawn and the temporary parking was approved by an administrative amendment by the Planning Director.
April, 1999	Special Permit 450M approved which added three assisted living facilities.
July, 2002	Special Permit 450N approved to construct 16 residential units.
January, 2003	Special Permit 450O approved to construct a four-plex and increase the Special Permit area.
March, 2004	Special Permit 450P approved to expand the area of Special Permit No. 450O for a health care facility in order to add a single family house for patient's families and to add a lighted ground sign.
July, 2011	Administrative Amendment 11033 was approved to Special Permit 450P to add parking stalls near the South Street main entrance.
April, 2017	Special Permit 450Q was approved authorizing an expansion of the non-residential health care campus to add parking, floor area and a property used as temporary family housing.
June, 2018	Administrative Amendment 18026 was approved allowing a building addition to the southwest corner of the main campus building.
October, 2019	Administrative Amendment 19008 was approved to allow a west entry addition.
December, 2019	Administrative Amendment 19079 was submitted to change the existing Woods House from assisted living to housing for family of patients.

CONDITIONS OF APPROVAL - SPECIAL PERMIT 450R

Per Section 27.63.080 this approval permits a Non-Residential Health Care Facility in the R-2 and O-2 zoning districts that includes building expansion, parking and drive access reconfiguration for the Madonna campus with waiver to allow height increase from 35' to 45' feet for the R-2 District.

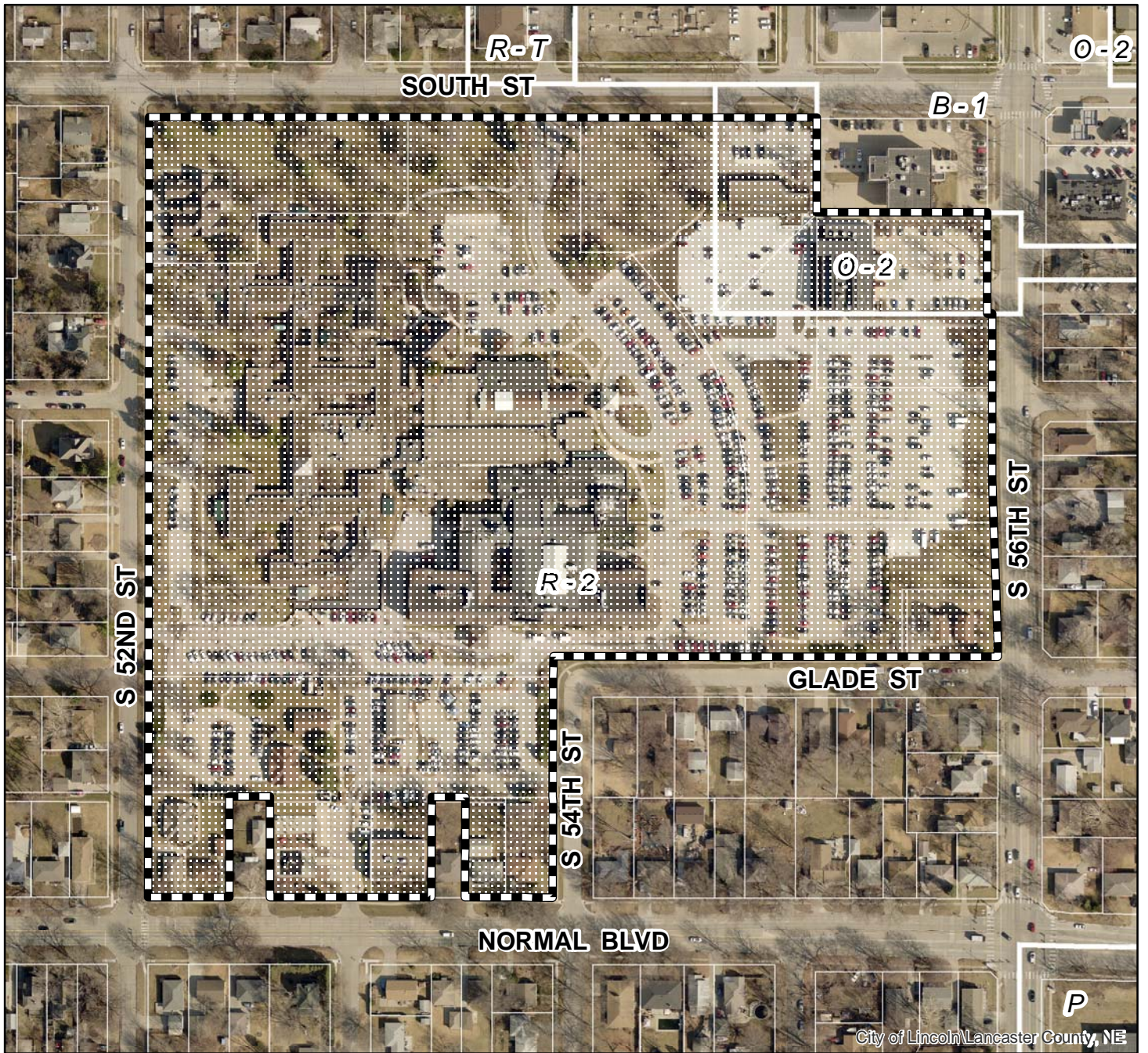
Site Specific Conditions:

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 2 copies with all required revisions and documents as listed below:
 - 1.1 Submit revisions per LTU-Watershed 12/31/2019 comments.
 - 1.2 Include consolidation of South Street two entrances into one entrance with removal of driveway from Physician's Outpatient location as per application letter.
 - 1.3 Submit a deviation request (which may require a traffic study) for re-location of S. 56th Street access. If the deviation request is denied, revise the site plan to the satisfaction of Lincoln Transportation and Utilities.
 - 1.4 Show existing sidewalk at the northwest corner of S. 54th and Normal Blvd.
 - 1.5 Delete Note 7 from General Notes.
 - 1.6 Identify front yard setback and property line around entire perimeter of site.
 - 1.7 Provide landscaping plan.
 - 1.8 Remove new parking area from front yard setback along South Street.
 - 1.9 Remove new parking area in front yard setback along Glade Street.
 - 1.10 Correct misspelling of word hospital under Note 3 (b) under General Notes.
 - 1.11 Amend title block Sheet 1 to remove parking.
 - 1.12 Provide building height information on elevation drawing.
 - 1.13 Identify new signs, if any, proposed per LMC 27.69.260.
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.

Standard Conditions:

3. The following conditions are applicable to all requests:
 - 3.1 Before occupying the dwelling units all development and construction shall substantially comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping and recreational facilities, shall 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 be in substantial compliance with the location of said items as shown on the approved site plan.
- 3.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon 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 therefor to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.



City of Lincoln/Lancaster County, NE

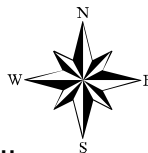
2018 aerial




Special Permit #: SP450R
Madonna Rehabilitation Hospital
S 52nd St & South St

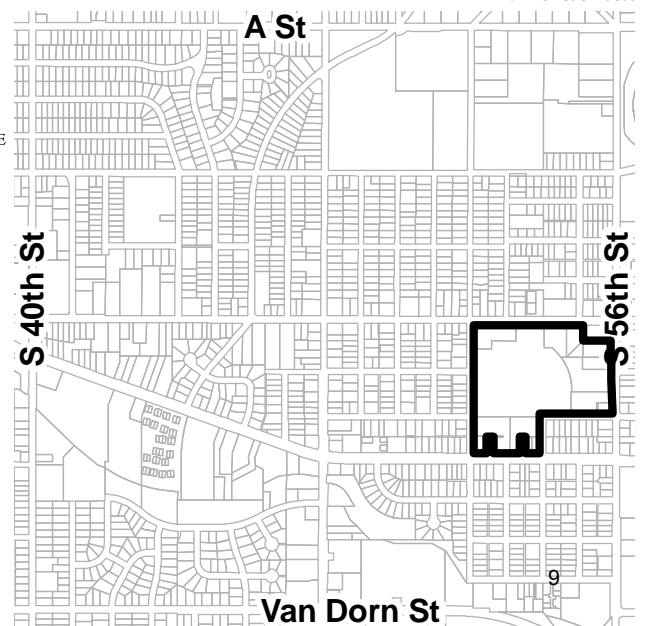
Zoning:

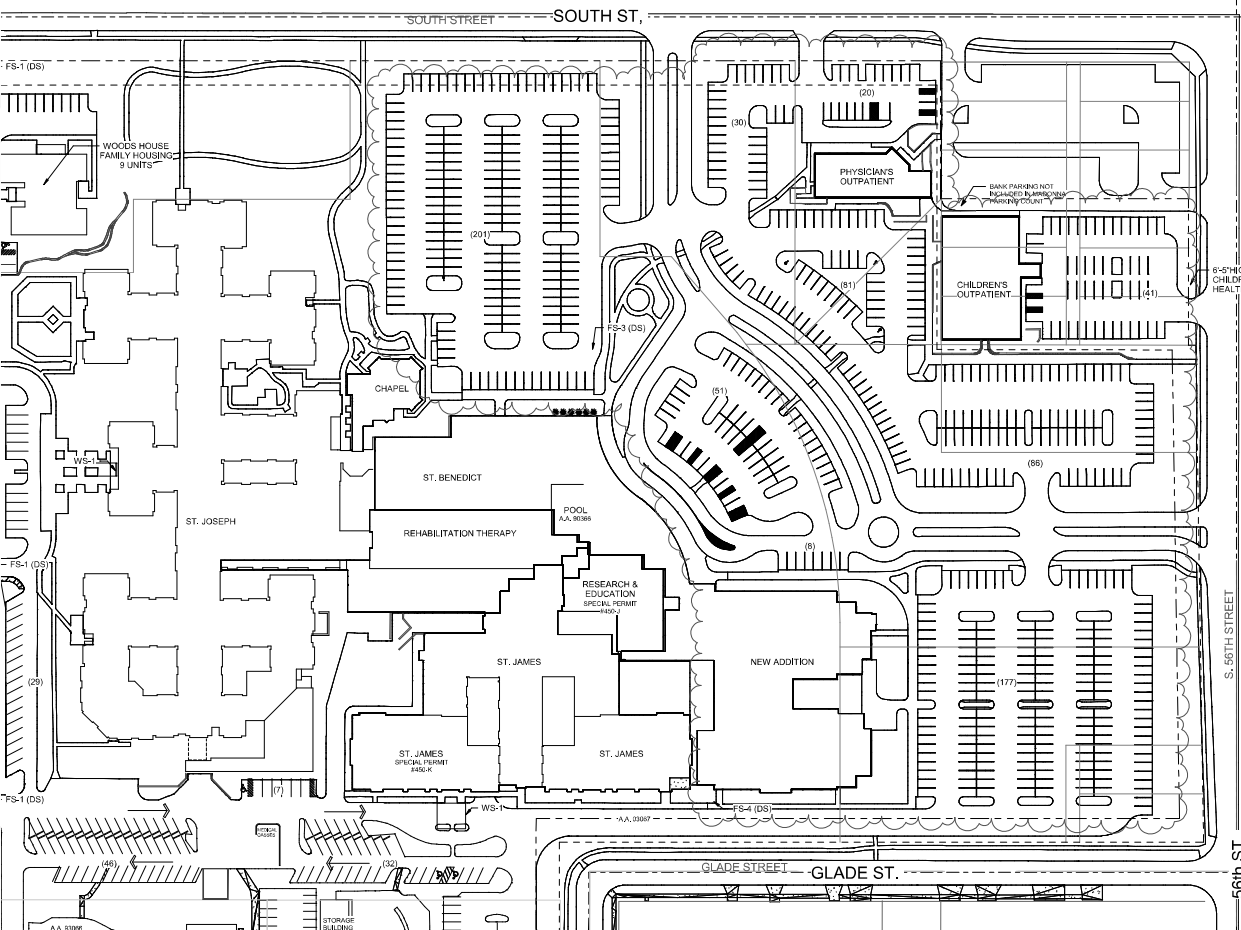
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial 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.32 T10N R07E



	Area of Application
	Zoning Jurisdiction Lines
	Lancaster County Jurisdiction





MADONNA CENTERS

LEGAL DESCRIPTION

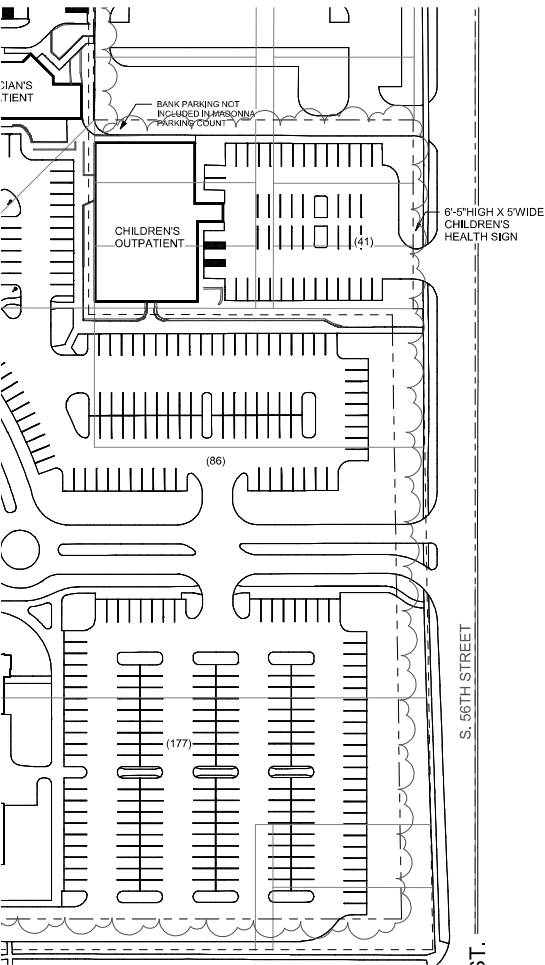
Lots 2, 3, 4 and 5, Madonna Centers Subdivision; Lots 1 and 2, Madonna Centers 1st Addition; Lots 1 to 6 inclusive, and the east 40 feet of Lot 10, and Lots 11 and 12, and one-half of adjacent vacated alley, Block 13, Normal Addition; 53rd Street between Normal Boulevard and Glade Street; Lots 1 thru 4 and Lots 11 and 12, Block 14, Normal Addition; Lot 1, Normal 5th Addition; one-half of vacated Glade Street between South 52nd Street and South 54th Street; Irregular Tracts, Lots 411 SE and 413 SE, Lots 446 except E16.3, and Lots 11-13 and Vacated N-S Alley Adjacent, Block 1, Normal Addition; and 6-7, EX E PT for ST & 1/2 VAC N-S Alley Adj (EX Described in Inset #88-15033 Block 10, Normal Addition, all in Section 32, T16N, R1E, Lincoln, Lancaster County, Nebraska

GENERAL NOTES

- EXISTING ZONING R-2, O-2
 - ADJACENT LAND CLASSIFICATION: R-2, B-1, O-2
 - USE OF BUILDING:
 - EXISTING BUILDINGS:
 - MEDICAL:
 - PHYSICIAN'S OUTPATIENT 5,057 SF
 - CHILDREN'S OUTPATIENT 9,233 SF
 - ST. BENEDICT 6,086 SF
 - HOSPITAL:
 - ST. JAMES 41,753 SF
 - REHABILITATION THERAPY (accessory to hospital) 50,000 SF
 - CHAPEL (accessory to hospital) 2,585 SF
 - POOL (accessory to hospital) 3,238 SF
 - STORAGE BUILDING (accessory to hospital) 1,750 SF
 - CABININ (accessory to hospital) 1,500 SF
 - NURSING CARE:
 - ST. JOSEPH 85,515 SF
 - DAYCARE & SCHOOL:
 - BENIGN HALL (DAYCARE) 4,550 SF
 - EXISTING FAMILY HOUSING:
 - WOODS HOUSE 9 BEDROOMS/BUILDING 5,900 SF
 - 2 HOUSES + GARAGE 2,075 SF
 - (2) 4 PLEX @ 1808 SF 3,616 SF
 - HOUSE + SHED 2,382 SF
 - HOUSE + GARAGE 1,704 SF
 - RESEARCH & EDUCATION 8,445 SF
 - NEW BUILDINGS:
 - HOSPITAL 48,000 SF
 - TOTAL BUILDING AREAS 283,797 SF
 - TOTAL LAND AREA 1,174,128 SF
 - TOTAL BUILDING FOOTPRINT 249,893 SF
 - TOTAL LAND COVERAGE 21.28 %
- PARKING SUMMARY - CURRENT STALL REQUIREMENTS AS FOLLOWS:
 - MEDICAL:
 - 20,386 SF @ 1 STALL/300 SF = 68 STALLS
 - HOSPITAL:
 - 120 BEDS @ 1 STALL/2.5 BEDS = 48 STALLS
 - 304 EMPLOYEES ON LARGEST SHIFT @ 1 STALL/EMPL = 304 STALLS
 - NURSING CARE:
 - 96 BEDS @ 1 STALL/2.5 BEDS = 39 STALLS
 - 47 EMPLOYEES ON LARGEST SHIFT @ 1 STALL/EMPL = 47 STALLS
 - DAYCARE & SCHOOL:
 - 20 EMPLOYEES ON LARGEST SHIFT @ 1 STALL/EMPL = 20 STALLS
 - 120 STUDENTS @ 1 LOADING STALL/10 CARE RECEIVERS = 15 STALLS
 - EXISTING FAMILY HOUSING:
 - 17 UNITS @ 1 STALL/UNIT = 17 STALLS
 - RESEARCH & EDUCATION:
 - LARGEST RESEARCH CONF RM 892 SF @ 1 STALL/50 SF = 18 STALLS
 - LARGEST EDUCATION CONF RM 1,138 SF @ 1 STALL/50 SF = 23 STALLS
 - TOTAL STALLS REQUIRED 599 STALLS
 - SIGNS: AS PER DRAWING
 - 16 SHORT TERM LIVING UNITS (4 FOUR-PLEX BUILDINGS, AS APPROVED BY SPECIAL PERMIT 4536) REMOVED FROM PROPOSED MASTER PLAN

MADONNA CAMPUS SIGNS

TYPE	MAX SIZE	NO.	SIZE	CLEARANCE TO GRADE	NOTES
FS-1	50 SF OR LESS	5	15SF	36"	EXISTING SIGNS
FS-2	80 SF OR LESS	2	15SF	32"	EXISTING SIGNS
FS-3	80 SF OR LESS	1	20SF	22"	EXISTING SIGNS



County, Nebraska

GENERAL NOTES

1. EXISTING ZONING R-2, O-2
2. ADJACENT LAND CLASSIFICATION: R-2, B-1, O-2
3. USE OF BUILDING:
 - A. EXISTING BUILDINGS:
 - a. MEDICAL:
 - PHYSICIAN'S OUTPATIENT 5,067 SF
 - CHILDREN'S OUTPATIENT 9,233 SF
 - ST. BENEDICT 6,086 SF
 - b. HOSPITAL:
 - ST. JAMES 41,753 SF
 - REHABILITATION THERAPY 50,000 SF
(accessory to hospital)
 - CHAPEL (accessory to hospital) 2,585 SF
 - POOL (accessory to hospital) 3,238 SF
 - STORAGE BUILDING 1,750 SF
(accessory to hospital)
 - CABRINI (accessory to hospital) 1,500 SF
 - c. NURSING CARE:
 - ST. JOSEPH 85,515 SF
 - d. DAYCARE & SCHOOL:
 - BINGEN HALL (DAYCARE) 4,950 SF
 - e. EXISTING FAMILY HOUSING:
 - WOODS HOUSE
 - 9 BEDROOMS/BUILDING 5,900 SF
 - 2 HOUSES + GARAGE 2,073 SF
 - (2) 4 PLEX @ 1808 SF 3,516 SF
 - HOUSE + SHED 2,382 SF
 - HOUSE + GARAGE 1,704 SF
 - a. RESEARCH & EDUCATION 8,445 SF
 - TOTAL OF EXISTING BUILDINGS 235,797 SF
 - B. NEW BUILDINGS:
 - a. HOSPITAL 48,000 SF
 - TOTAL BUILDING AREAS 283,797 SF
 - C. TOTAL LAND AREA 1,174,128 SF
TOTAL BUILDING FOOTPRINT 249,893 SF
TOTAL LAND COVERAGE 21.28 %
4. PARKING SUMMARY - CURRENT STALL REQUIREMENTS AS FOLLOWS:
 - a. MEDICAL:
 - 20,386 SF @ 1 STALL/300 SF = 68 STALLS
 - b. HOSPITAL:
 - 120 BEDS @ 1 STALL/2.5 BEDS = 48 STALLS
 - 304 EMPLOYEES ON LARGEST SHIFT @ 1 STALL/EMPL = 304 STALLS
 - c. NURSING CARE:
 - 96 BEDS @ 1 STALL/2.5 BEDS = 39 STALLS
 - 47 EMPLOYEES ON LARGEST SHIFT @ 1 STALL/EMPL = 47 STALLS
 - d. DAYCARE & SCHOOL:
 - 20 EMPLOYEES ON LARGEST SHIFT @ 1 STALL/EMPL = 20 STALLS
 - 150 STUDENTS @ 1 LOADING STALL/10 CARE RECEIVERS = 15 STALLS
 - e. EXISTING FAMILY HOUSING:
 - 17 UNITS @ 1 STALL/UNIT = 17 STALLS
 - f. RESEARCH & EDUCATION:
 - LARGEST RESEARCH CONF RM 892 SF @ 1 STALL/50 SF = 18 STALLS
 - LARGEST EDUCATION CONF RM 1,139 SF @ 1 STALL/50 SF = 23 STALLS
 - TOTAL STALLS REQUIRED 599 STALLS
6. SIGNS: AS PER DRAWING
7. 16 SHORT TERM LIVING UNITS (4 FOUR-PLEX BUILDINGS, AS APPROVED BY SPECIAL PERMIT 450N) REMOVED FROM PROPOSED MASTER PLAN



MADONNA CAMPUS SIGNS

MADONNA REHABILITATION HOSPITAL SPECIAL PERMIT

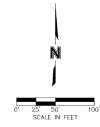
Preliminary Pipe Sizing Calculations - Madonna Minor Storm System Conveyance Analysis

Minor Storm Average Return Frequency, Years: 10

Location	Description	Area A acres	Coefficient C	A'C	Sum A'C	Time of Concentration Tc minutes	Intensity I in/hour	Runoff Qr cfs	Pipe Slope Sp ft/ft	Pipe Length L ft	Pipe Diameter D in	Pipe Capacity Qp cfs	Pipe Velocity Vp ft/sec	Time in Section Tp minutes
1	INLET	2.37	0.85	2.01	2.01	3.78	11.60	11.00	0.01003	337.0	24	25.01	1.90	0.71
2	INLET	1.51	0.85	1.28	3.29	3.78	7.39	7.39	0.01003	225.0	18	16.83	1.44	0.83
3	INLET	1.52	0.85	1.29	4.58	4.00	5.76	7.44	0.01003	194.0	30	41.01	3.38	0.59
4	INLET	1.92	0.85	1.63	6.21	4.00	5.76	8.50	0.01003	408.0	30	41.01	3.38	0.61
5	INLET	1.48	0.85	1.24	7.45	4.00	5.76	7.44	0.01003	49.0	18	16.83	1.44	0.51
6	INLET	2.19	0.85	1.86	9.34	5.00	5.76	10.71	0.01003	49.0	36	38.70	3.44	0.69
7	INLET	0.97	0.85	0.84	10.24	6.00	5.76	4.25	0.01003	0.0	0	6.46	5.20	0.92

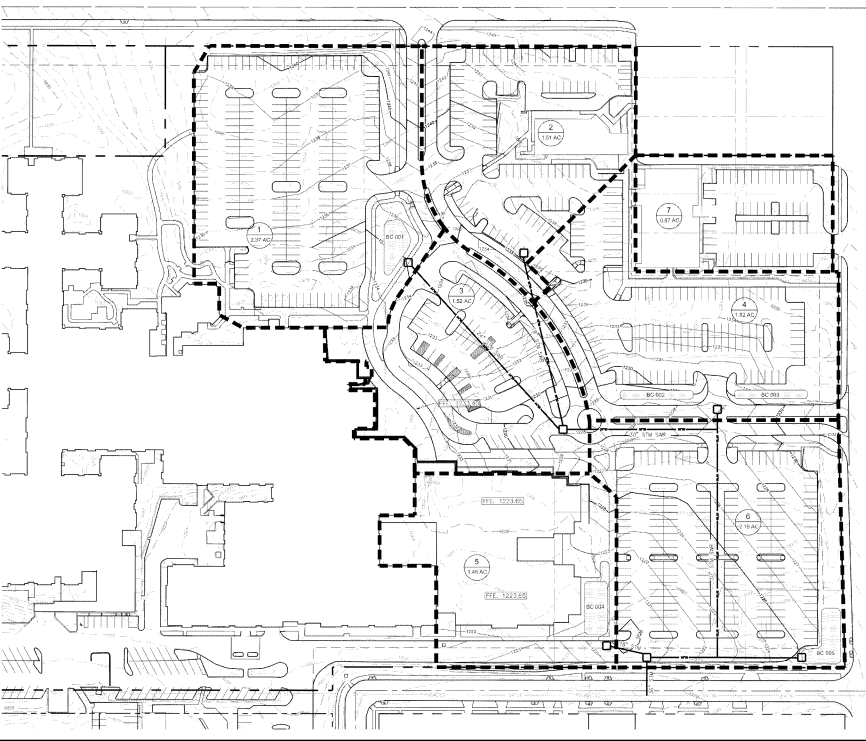
DEVELOPER
MADONNA REHABILITATION HOSPITAL
C/O DANIEL GRIFFIN
1221 N. STREET
LINCOLN, NE 68502

ENGINEER & PREPARER
DANIEL GRIFFIN
1221 N. STREET, SUITE 200
LINCOLN, NE 68502
PHONE: (402) 474-9311



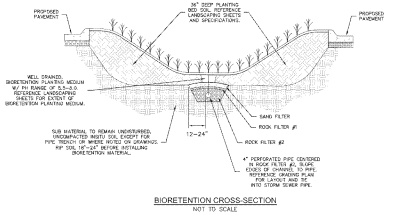
LEGEND

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> ○ AIR CONDITIONING UNIT ○ AREA INLET ○ BROADCAST HOOP ○ BENCH ○ BELLAND ○ BLOW-OFF VALVE ○ BUSH ○ CONTROL POINT ○ GARB STOP ○ GARB INLET ○ CONIFEROUS TREE ○ DECIDUOUS TREE ○ ELECTRIC BOX ○ ELECTRIC CABINET ○ ELECTRIC OUTLET ○ ELECTRIC HOSE ○ ELECTRIC MANHOLE ○ ELECTRIC MOTOR ○ FOUND PROPERTY CORNER ○ FIRE DEPARTMENT CONNECTION ○ FIRE HYDRANT ○ FURBER GOLF HOLE ○ FLAG POLE ○ FLOOR OPEN BOX ○ GROUND LITE ○ GAS METER ○ GRATE INLET ○ GUY WIRE ○ GAS VALVE ○ IRREGULAR STAND PIPE ○ IRREGULAR VALVE | <ul style="list-style-type: none"> ○ JUNCTION BOX ○ LIGHT POLE ○ MAILBOX ○ POST INDICATOR VALVE ○ POWER POLE W/ LIGHT ○ POWER POLE ○ POOL DECK ○ SANITARY SEWER CLEANOUT ○ SECTION CORNER ○ SPRINKLER CONTROL VALVE ○ STORM DRAIN MANHOLE ○ SIGN ○ STEEL POST ○ SANITARY SEWER MANHOLE ○ STUMP ○ TELEPHONE CABINET ○ TELEPHONE PEDestal ○ TELEPHONE RACK ○ TELEPHONE MANHOLE ○ TELEVISION CONNECTION ○ TRAFFIC SIGNAL W/ ARM ○ TRAFFIC SIGNAL CABINET ○ TELEVISION PEDestal ○ TRUNK ○ WATER MANHOLE ○ WATER METER PIT ○ WATER VALVE ○ WARD LIGHT ○ WARD PICKUP | <ul style="list-style-type: none"> --- CONTOUR LINE --- COVER LINE --- PROPERTY LINE --- SECTION LINE --- NEW FENCE --- BRICK FENCE --- CHAIN LINK FENCE --- WIRE FENCE --- SANITARY SEWER LINE --- STORM SEWER LINE --- WATER LINE --- UNDERGROUND GAS MAIN --- OVERHEAD POWER --- UNDERGROUND POWER --- UNDERGROUND TELEPHONE LINE --- UNDERGROUND CABLE TELEVISION LINE --- UNDERGROUND FIBER OPTIC LINE --- TREE MALE --- BUSINES |
|---|---|--|



BIORETENTION CELL TABLE

BIORETENTION CELL NUMBER	SQUARE FEET OF TREATMENT AREA	DEPTH OF WATER QUALITY VOLUME	WATER QUALITY VOLUME (CUBIC FEET)
BC 001	2,000 SF	14"	0.59
BC 002	950 SF	16"	0.3300
BC 003	950 SF	16"	0.63
BC 004	2,000 SF	24"	0.98
BC 005	2,000 SF	24"	0.69



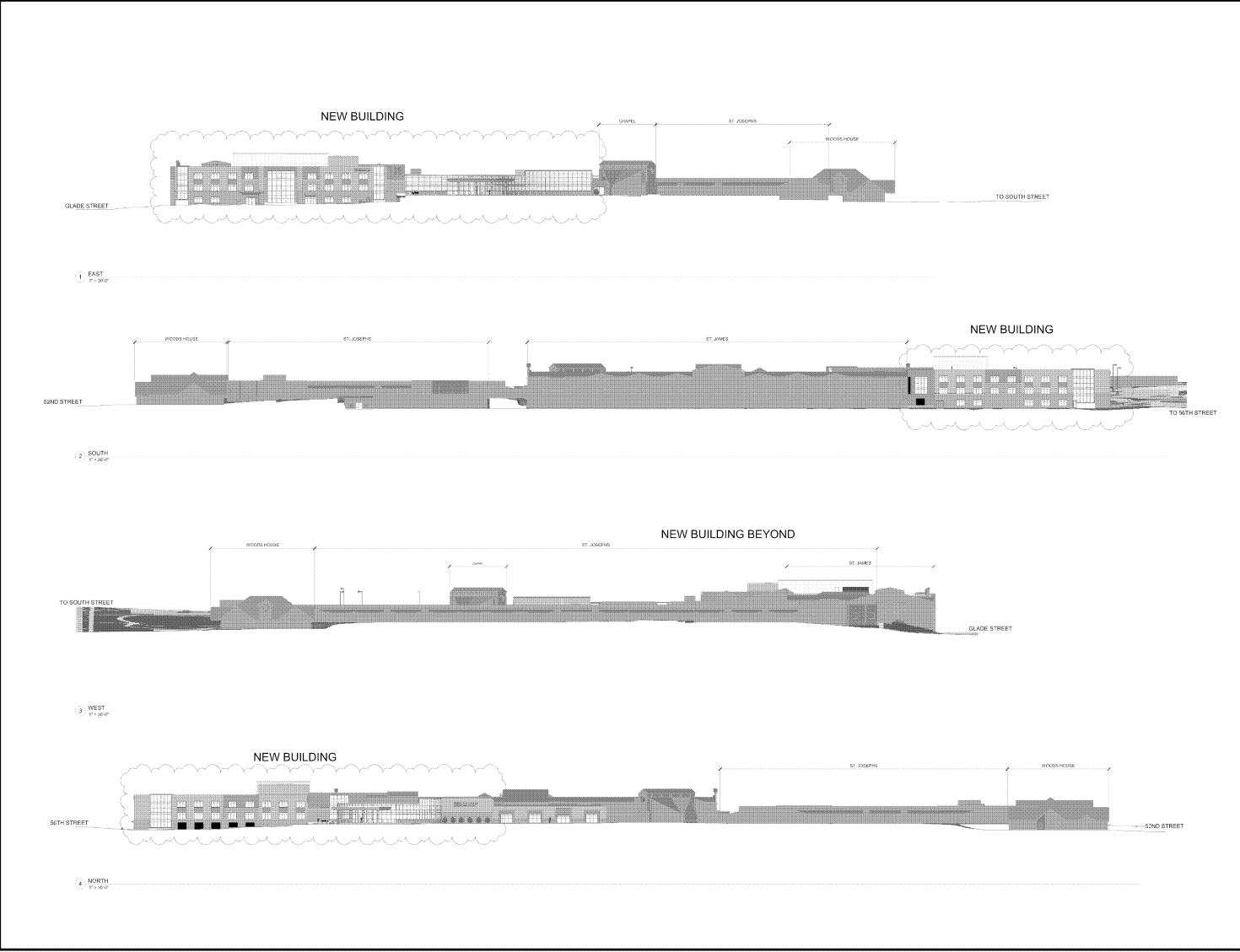
Lincoln
 1221 N. LINCOLN ST. 68502
 PHONE: 402.479.1000
 FAX: 402.479.1001
 1515 S. LINCOLN ST. 68502
 PHONE: 402.479.1001



Madonna
 Rehabilitation
 Hospital
 5401 South Street
 Lincoln, NE
**CAMPUS
 PLAN**

JOB #	19-0127
SCALE DATE	10/24/19
BY	Designer
CHECKED BY	Architect

**SPECIAL USE
 PERMIT
 450-R
 ELEVATIONS**





~~December 24, 2019~~ January 8, 2020

Mr. David Cary
Planning Director
City of Lincoln Planning Department
555 S. 10th Street, Suite 213
Lincoln, Ne 68508

Re: *Madonna Rehabilitation Hospital Special Permit – REVISED*
27.63.080 Health Care Facilities, Non-Residential
5401 South Street, Lincoln, NE (OA Project #018-3377)

Dear David:

On behalf of Madonna Rehabilitation Hospital, we are submitting for an Amendment to the existing Special Permit (SP450Q) which governs the campus located at 5401 South Street. The campus offers a wide range of services including outpatient care and long-term rehabilitation (hospital). In addition to the rehabilitation services provided, Madonna also offers limited, short-term housing on site for patient families.

A. Expansion

Madonna is looking to invest in updating, modernizing, and expanding the footprint of the existing main building. The following key improvements will be made within the campus footprint:

- New three-story building on the east side of the campus which will be a walk-out building with the 3-story matching the existing south face. Building Elevations are provided in this submittal;
- New front entrance and lobby;
- Improving parking circulation and wayfinding within the campus.

Madonna has done extensive market research of their campus and other facilities. Madonna realized that to keep up with trends in the market, it would require a new addition to make rooms larger, provide each unit with private bathrooms, and allow staff to work in an open and accessible space. Currently Madonna has 120 Beds in the Hospital. The proposed expansion will not increase the existing bed count. Some of the existing beds will move into the new addition. Other rooms in the existing building will be expanded or repurposed for staff support. As a part of the amendment, we are also clarifying the uses on the campus and the parking that is required.

B. Parking and Circulation

Concurrently with the expansion, Madonna is also improving site parking and site circulation. Currently the main drive from South Street brings visitors and staff across the front door, creating conflicts between pedestrians and vehicles. We are proposing to consolidate two existing driveways on South Street into one relocated main entrance. This new main drive will be located further away from the front and provide better patient and visitor access. We are also proposing to move the S. 56th Street Entrance south and restrict the left turn to the north. Both access points provide for better wayfinding for patients and visitors. The proposed changes to access and circulation are reflected on the Site Plan.

C. Waiver Request

In addition, we are seeking two waivers:

1. Waiver to parking and driving in the front yard setback as part of Special Permit request.
 - a) Currently, a portion of the site along South Street (Physicians Outpatient Building) shows parking approximately 8' from the property line. We would request that we allow parking within the front yard only along South Street for the remaining portion of the property.
 - b) Currently parking and driving are in front yard setback along Glade Street as well. The existing drive is 6' from the property line. We are proposing to continue the drive only in setback and no car parking in setback. This waiver is requested to allow emergency vehicles to access along the south side of the building as there is no direct access to Glade street. This will also allow internal circulation so transporting staff do not need to leave campus to get around the building.
2. Height Waiver to allow architectural features and mechanical penthouse. The current allowed height in the R-2 allows for 35'. We are requesting a waiver to allow 45'.

It is anticipated that the proposed improvements will be developed in phases. The first phase will be to build the north parking stalls to allow the required stalls per code to remain within the property boundary. The next phase is proposed to include the new building addition and front entry lobby. Lastly will be the final portion of the parking lot and landscaping. The required parking will remain on site and there will not be a waiver to reduce the parking during construction.

Olsson will submit plans to ProjectDox upon notification from the Planning Staff. In addition, Olsson will submit drainage study and water quality forms to Watershed Management Division. The Landscape and Screening plans will be submitted at time of Building Permit.

We appreciate your consideration of the above requests and look forward to working with you on this exciting new and important update. If you require further information or have any questions, please do not hesitate to contact Nate Buss at nbuss@olsson.com, 402.458.5645.

Sincerely,



Nathaniel Buss, PE

Cc: Tom Huston (Cline Williams); Dan Griess (Madonna); Wade Stange & Darin Horst (Davis Design)

Encls: Special Permit application; Special Permit application fee; Site Plan, Building Elevations, and Grading Plan (via ProjectDox); Drainage Study and Water Quality Form (via ProjectDox)

F:\2018\3001-3500\018-3377\20-Management\Regulatory Approvals\Entitlements\Madonna - Special Permit\19-12-23_GNCV_Application Letter.doc

601 P Street, Suite 200
Lincoln, NE 68508

TEL 402.474.6311
FAX 402.474.5160

www.olssonassociates.com

SPECIAL PERMIT 450R Legal Description

Lots 1-8 and one-half of the adjacent vacated alley and vacated street, Block 13, Normal Addition; Lot 2, Madonna Centers 1st Addition; Lot 2, Madonna Centers Subdivision; Lot 411, I.T.; Lot 1, Madonna Centers 1st Addition; the East 40 feet of Lot 10 and the West 20 feet of Lot 11 and one-half of the adjacent vacated alley, Block 13, Normal Addition; Lot 413, I.T.; Lots 6 and 7, except for the East part for street and one-half of adjacent vacated North-South alley, Block 10, Normal Addition; Lot 3, Madonna Centers Subdivision; Lots 1-6 and Lots 11 and 12, and adjacent vacated street, Block 14, Normal Addition; Lot 4, Madonna Centers Subdivision; Lots 4-6 except the East 16.3 feet and Lots 11-13 and the adjacent vacated North-South alley, Block 1, Normal Addition; Lot 1, Normal 6th Addition; Lot 5 and the vacated one-half adjacent alley, Madonna Centers Subdivision; and the East 25 feet of Lot 11, Lot 12 and the South one-half of the adjacent vacated alley, Block 13, Normal Addition, and Lots 1-4 and the North one-half of the vacated East-West adjacent alley, Block 14, Normal Addition and the South one-half of the vacated East-West alley adjacent Lots 11 and 12, Block 14, Normal Addition and adjacent the East 30 feet of Lot 1, Normal 6th Addition, located in the SE 1/4 of Section 32-10-7, Lincoln, Lancaster County, Nebraska, generally located at 5401 South Street.



Department Review Status Report

Project Name: SP450R

Workflow Started: 12/26/2019 8:47 AM

Report Generated: 01/13/2020 11:48 AM

Cycle	Department	Reviewer	Email	Status	Reviewer Comments	Applicant Comments
1	Allo Communications	Brec Wilshusen	bwilshusen@allophone.net	Corrections Required	The house at 5540 Glade is not shown on this plan. Are these parcels being merged as part of this action? Where will utility easements be situated/retained?	
	Black Hills Corp	Randy Kreifels	randy.kreifels@blackhillscorp.com	Recommend Approval		
	Building and Safety	Ron Rehtus	rehtus@lincoln.ne.gov	Corrections Required	See mark-ups. A preliminary design meeting has been held with B&S commercial plan reviewers for this expansion, but one was not held with B&S commercial plan reviewers with regard to AA19079 and probably should have been. A BP will be required to convert that building from assisted living to hotel or apartment. RER 12-31-2019	
	Charter Communications	David Mason	david.mason@charter.com	No Review Required		
	County Health	Chris Schroeder	cschroeder@lincoln.ne.gov	Recommend Approval	During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Developers are responsible for all mosquito control issues during the building process and all outlots, green-spaces, and/or natural corridors subsequently controlled by the owner, tenant, occupant, lessee, or otherwise, for that subdivision would be responsible for vectors of zoonotic disease in those areas.	
	Development Review Manager	Stephen Henrichsen	shenrichsen@lincoln.ne.gov	Corrections Required		
	Emergency Communications	Lisa Brown	lbrown@lincoln.ne.gov	Recommend Approval		
	Fire Department	Patrick Borer	pborer@lincoln.ne.gov	Recommend Approval	Lincoln Fire and Rescue recommends approval of this application.	
	LES	LES Reviews	edreviewer@les.com	Recommend Approval	1/7/2020 See stamp on sheet 1. TK	
Lincoln Police Department	Luke Bonkiewicz	lpd1691@cjis.lincoln.ne.gov	Recommend Approval			

Department Review Status Report

1	Planner Review	George Wesselhoft	gwesselhoft@lincoln.ne.gov	Corrections Required	1) Remove parking from title block on Sheet 1 2) Show both existing and proposed driveway locations on South Street and S. 56th; submit deviation request and traffic study for S. 56th Street proposed access relocation 3) Provide building height information 4) Identify any new signs proposed per 27.69.260 Nonresidential Health Care Facilities and Post Secondary Schools.
	Planning Dept	Brenda Thomas	bthomas@lincoln.ne.gov	No Review Required	
	LTU - Engineering Services	Brion Perry	bperry@lincoln.ne.gov	Corrections Required	
	LTU - Watershed Management	Mike Middendorf	MMiddendorf@lincoln.ne.gov		-Provide plan view detail of bioretention cells to indicate how water enters cell and how excess bypasses the cell. -Provide planting schedule for cells.
	LTU - Wastewater	Brian Kramer	bakramer@lincoln.ne.gov	Recommend Approval	
	Windstream				
LTU - Survey Check	Troy Griffin	tgriffin@lincoln.ne.gov	Recommend Approval		

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

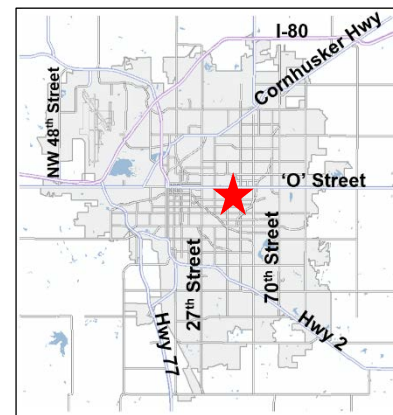
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Special Permit 19056 Randolph Circle Community Unit Plan	FINAL ACTION? Yes	DEVELOPER/OWNER Rosburg Enterprises Inc.
PLANNING COMMISSION HEARING DATE January 22, 2020	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION Randolph and South 41 st Streets

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a Community Unit Plan (CUP) to allow up to 24 single family dwelling units. The proposed lot layout shows 18 units. They may be attached or detached single family units. The property is 4.15 acres in size and is located on the north side of Randolph Street east of S. 40th Street. The zoning for the property is R-2 Residential. Currently the property includes 6 existing single family residences of which 5 will remain as part of the CUP. Access for the development will include a new cul de sac that will connect to Randolph Street near the existing S. 41 Street. An outlet is proposed from the north end of the cul-de-sac to J Street for a pedestrian easement with sidewalk.



JUSTIFICATION FOR RECOMMENDATION

This proposal is for a CUP for eighteen single family dwelling units with six unassigned units and is justified as a residential use at urban residential density is an appropriate land use for this site. This site can easily be served by nearby infrastructure. The proposed plan is compatible with the character of the residential neighborhood.

The waiver for the front yard setback reduction is justified as it will allow for adequate depth for the lots while not affecting the neighbors. The waivers to the design standard and subdivision ordinance for street alignment and block length are justified as they are to allow for the development given the existing site constraints of topography and existing homes.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed land use and density are in conformance with the 2040 Comprehensive Plan, which identifies future urban density residential uses in this location.

APPLICATION CONTACT

Marcia Kinning, (402) 484-7342 or marcia@regaeng.com

STAFF CONTACT

George Wesselhoft, (402) 441-6366 or gwesselhoft@lincoln.ne.gov

WAIVERS

1. Subdivision Ordinance 26.23.130(a), to allow block lengths to exceed 1,000 feet. (Recommend Approval)
2. Zoning Ordinance, Table 27.72.020(a) to allow a front yard setback reduction from 25 feet to 20 feet on Lots 1 through 8 and Lots 12 through 17 for South 41st Circle. (Recommend Approval)
3. Design Standards, Title 2, Chapter 2.15, Section 3.3.1b to allow a centerline of 24.54 feet instead of 120 feet minimum to the west of the existing centerline of South 41st Street. (Recommend Approval)

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - this site is shown as future urban density residential and environmental resources on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 - Urban Residential. Multi-family and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre.

P. 7.2 - Neighborhoods and Housing Guiding Principles:

- Provide a wide variety of housing types and choices for an increasingly diverse and aging population.
- Provide flexibility to the marketplace in siting future residential development locations.
- Strive for predictability for neighborhoods and developers for residential development and redevelopment.

P. 7.4 - Strategies for Neighborhoods and Housing

- Discourage residential development in areas of environmental resources such as endangered species, saline wetlands, native prairies, and in floodplain corridors.
- Encourage preservation or restoration of natural resources within or adjacent to development.

P. 7.4-7.8 - Strategies for Developing Neighborhoods

- Encourage new development to achieve densities greater than five dwelling units per gross acre.

ANALYSIS

1. This is a request for a new Community Unit Plan (CUP) for up to 24 dwelling units including 6 unassigned dwelling units on 4.15 acres. This includes 5 existing single family residences that will remain along with 13 proposed new single family detached or single family attached residential units. The 6 unassigned dwelling units are for flexibility in the final layout of the lots. The proposed CUP is located on the north side of Randolph Street east of S. 40th Street. The existing house and accessory building on 4040 Randolph Street in the southwest part of the property will be removed.
2. The development proposes public streets, public sanitary sewer and public water. A pedestrian sidewalk within a 15' wide outlot is being provided to connect the proposed S. 41st Circle to existing J Street. The proposed sidewalk slope will be modified as a condition of approval to meet the 5% ADA requirement.
3. The future land use map shows the proposed residential area for future urban density residential land uses. A CUP in the R-2 district is permitted a maximum density of 5.80 dwelling units per acre, which equates to 24 dwelling units allowed for the 4.15 acres site so their proposed density is appropriate for the site.
4. Storm water management includes an approved alternative for water quality for soil conditioning of the proposed lots. This has been approved by LTU-Watershed and will improve storm water infiltration. Projects for soil conditioning or amended soils are considered when the sites have a gradual slope and are not seasonally wet or saturated. The first phase in construction is to strip and store the existing topsoil (typically 3-6 inches, site specific) and re-grade the site to drain in accordance with the approved plan. Then the topsoil is re-spread on the areas not being paved. All throughout construction (installing the utilities, roads, and home building), the soil gets compacted and the excess soil can usually be spread out across the site with little impact to the final grading and

overall drainage patterns. Ideally, the soil conditioning would be done after the major construction activities have taken place and the developer/home builder would till up the topsoil (6") and mix the existing topsoil and the amended soil mixture (composed of 90% compost and 10% sand). After one or two passes for fine grading, the seeding or sodding would occur, and a new homeowner is left with a healthy topsoil with ample nutrients that support healthy plant growth.

5. The proposed development is approximately located in the center of the existing residential block and drains to four sub-basins with existing storm sewer pipes. An analysis was done and determined that the existing storm sewer system can accommodate the storm water runoff for the minor and major storm events.
6. The applicant has requested the following waivers to the Lincoln Municipal Code and to Design Standards:
 - a) Subdivision Ordinance 26.23.130(a), to allow block lengths to exceed 1,000 feet for blocks in neighborhoods originally platted prior to December 31, 1949. The proposed block length is 1,204 feet. Due to grade elevation difference a cul-de-sac is proposed instead of connection to J Street. In addition, at least one existing residence would have to be removed for the street connection to J Street. Therefore, this waiver request is justifiable.
 - b) Zoning Ordinance, Table 27.72.020(a) to allow a front yard setback reduction from 25 feet to 20 feet on Lots 1 through 8 and Lots 12 through 17 for South 41st Circle. The proposed development is limited on lot size due to the configuration of the existing parcel of property. The waiver will still provide adequate setback while allowing for the development of the residential structures. Further, the waiver will not affect neighboring properties since it is internal to the CUP. Therefore this waiver is justifiable.
 - c) Design Standards, Title 2, Chapter 2.15, Section 3.3.1b to allow a centerline of 24.54 feet instead of 120 feet minimum to the west of the existing centerline of South 41st Street. The proposed CUP includes existing residential homes which hinder the ability to align South 41st Street Circle with the existing South 41st Street. In order to accommodate the development while preserving the existing homes, this waiver is justified.
6. The proposal is subject to Neighborhood Design Standards. The intent of the Standards is to encourage rehabilitation of existing housing in such areas, while allowing necessary new construction that is compatible with the surrounding development. The conceptual drawings are generally consistent with the Design Standards as applied to this CUP except for Lot 1. It is a condition of approval that this lot must have its primary orientation (entrance and windows) towards Randolph Street, and placement of its garage door(s) cannot face Randolph Street.
7. The developer held an informational meeting with surrounding neighbors on January 2, 2020. The meeting was the scheduled Witherbee Neighborhood Association meeting. Approximately thirty persons attended this meeting.
8. The proposed community unit plan subject to conditions of approval is consistent with the Comprehensive Plan and will be at appropriate urban residential density compatible with the neighborhood.

CONDITIONS OF APPROVAL: See attached.

UTILITIES: All utilities are available at this site.

TOPOGRAPHY: The site topography has minor variation in the center and south side with greater slope on the north downward toward J Street of approximately ten feet.

TRAFFIC ANALYSIS: Randolph Street is classified as a minor arterial in the 2040 Comprehensive Plan.

PUBLIC SERVICE: The nearest Lincoln Fire & Rescue Station is Fire Station #7 located at 1345 S. Cotner Street. There are existing StarTran bus stops at the northeast side and the southwest side of Randolph and 40th Streets.

EXISTING LAND USE & ZONING: Single Family Residential R-2 Residential

SURROUNDING LAND USE & ZONING

North: Single Family Residential R-2 Residential
South: Single Family Residential R-2 Residential
East: Single Family Residential R-2 Residential
West: Single Family Residential, Duplex R-2 Residential

APPROXIMATE LAND AREA: 4.15 acres, more or less

LEGAL DESCRIPTION: Lots 75, 76, 221, 222, 223 and 226 of Irregular Tracts, located in the NW of Section 29-10-7, Lincoln, Lancaster County, Nebraska.

Prepared by

George Wesselhoft, Planner
(402) 441-6366 or gwesselhoft@lincoln.ne.gov

Date: January 9, 2020

Owner: Rosburg Enterprises, Inc.
 P.O. Box 84772
 Lincoln, NE 68501

Applicant/Contact: Marcia Kinning, REGA Engineering Group
 601 Old Cheney Road, Suite A
 Lincoln, NE 68512
 (402) 484-7342 or marcia@regaeng.com

F:\DevReview\SP\19000\SP19056 Randolph Circle CUP.gjw.docx

CONDITIONS OF APPROVAL - SPECIAL PERMIT 19056

Per Section 27.63.320 this approval permits a Community Unit Plan for up to 24 residential units of single family detached or single family attached units with the following waivers:

1. Subdivision Ordinance 26.23.130(a), to allow block lengths to exceed 1,000 feet.
2. Zoning Ordinance, Table 27.72.020(a) to allow a front yard setback reduction from 25 feet to 20 feet on Lots 1 through 8 and Lots 12 through 17 for South 41st Circle.
3. Design Standards, Title 2, Chapter 2.15, Section 3.3.1b to allow a centerline of 24.54 feet instead of 120 feet minimum to the west of the existing centerline of South 41st Street.

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 2 copies with all required revisions and documents as listed below:
 - 1.1 Make the following revisions:
 - 1.1.1 Amend General Note 4. to only list Lot 1 for the access release to Randolph Street.
 - 1.1.2 Amend Waiver 1. to also include Lot 17 for the front yard setback waiver adjacent to S. 41st Circle.
 - 1.1.3 Submit corrections per the County Assessor Survey 12/11/19 comments.
 - 1.1.4 Add note to plan that Lot 1 must have its primary orientation (entrance and windows) towards Randolph Street, and placement of its garage door(s) cannot face Randolph Street.
 - 1.1.5 Submit revisions as per LTU-Watershed Management 1/3/20 comments.
 - 1.1.6 Submit revisions to the satisfaction of LTU-Engineering Services for pedestrian sidewalk grade to J Street.
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. 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 city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; 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, private roadway improvements, sidewalks, public sanitary sewer system, public water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design

standards and within the time period specified in the Land Subdivision Ordinance. A cash contribution to the City in lieu of a bond, escrow, or security agreement may be furnished for sidewalks and street trees along major streets that have not been improved to an urban cross section. A cash contribution to the City in lieu of a bond, escrow, or security agreement may be furnished for street trees on a final plat with 10 or fewer lots.

No final plat shall be approved until the Permittee, as subdivider, enters into an agreement with the City whereby Permittee agrees:

to complete the street paving of public streets, and temporary turnarounds and barricades located at the temporary dead-end of the streets shown on the final plat within two (2) years following the approval of the final plat.

to complete the installation of sidewalks along both sides of all streets as shown on the final plat within four (4) years following the approval of the final plat.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the installation of public street lights along streets within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along all streets within this plat within six (6) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Transportation and Utilities Department a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to complete the public and private improvements shown on the Community Unit Plan.

to keep taxes and special assessments on the outlots from becoming delinquent.

to maintain the outlots on a permanent and continuous basis.

to maintain the private improvements in good order and state of repair, including the routine and reasonable preventive maintenance of the private improvements, on a permanent and continuous basis.

to maintain the plants in the medians and islands, including replacement and replanting as reasonably necessary, on a permanent and continuous basis.

to maintain the landscape screens, including replacement and replanting as reasonably necessary, on a permanent and continuous basis.

to recognize that there may be additional maintenance issues or costs associated with the proper functioning of storm water detention/retention facilities as they were designed and construction within the development and that these additional maintenance issues or costs are the responsibility of the Permittee.

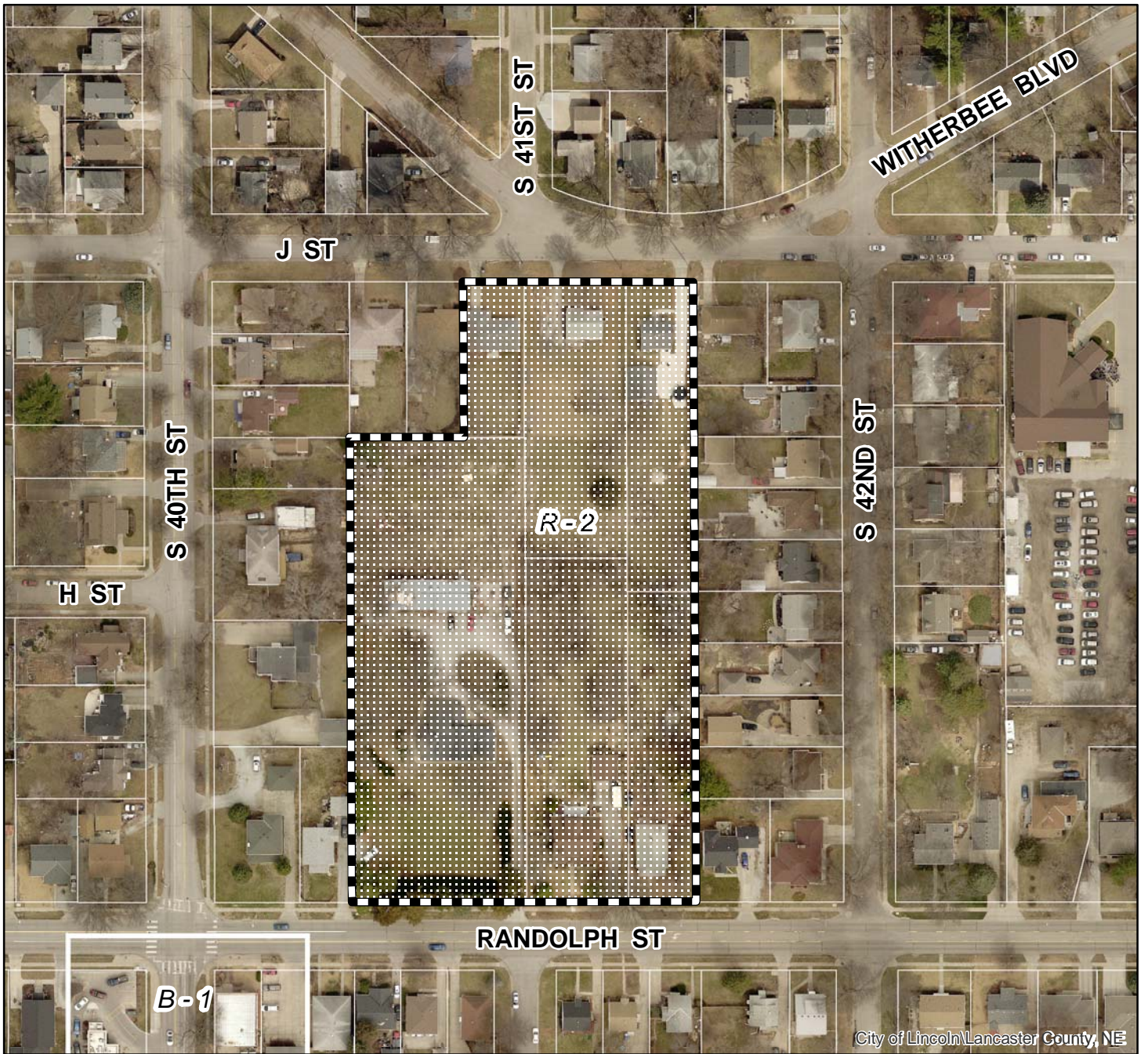
to retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Permittee(s) may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:

- (1) Permittee shall not be relieved of Permittee's maintenance obligation for each specific private improvement until a registered professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.
- (2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds

to pay all design, engineering, labor, material, inspection, and other improvement costs.

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 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.
 - 4.3 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.
 - 4.4 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 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. Building permits will not be issued unless the letter of acceptance has been filed.



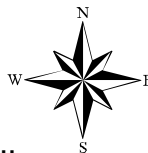
2018 aerial

Special Permit #: SP19056
Randolph Circle CUP
S 41st St & Randolph St

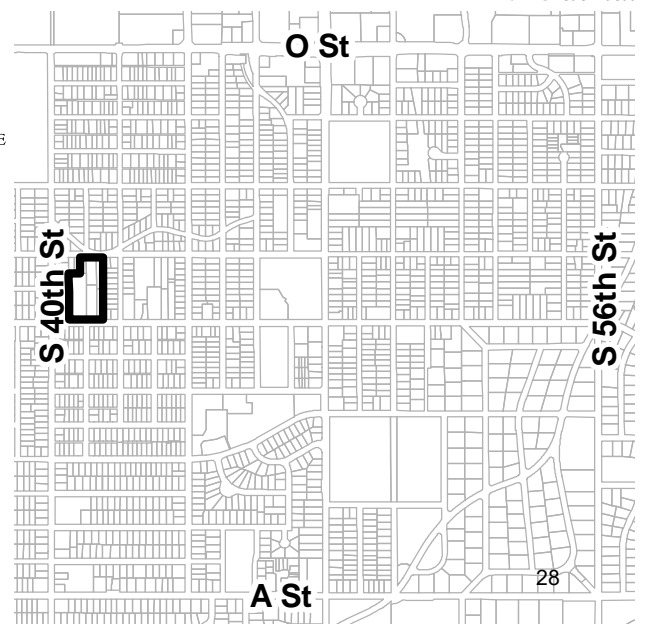
Zoning:

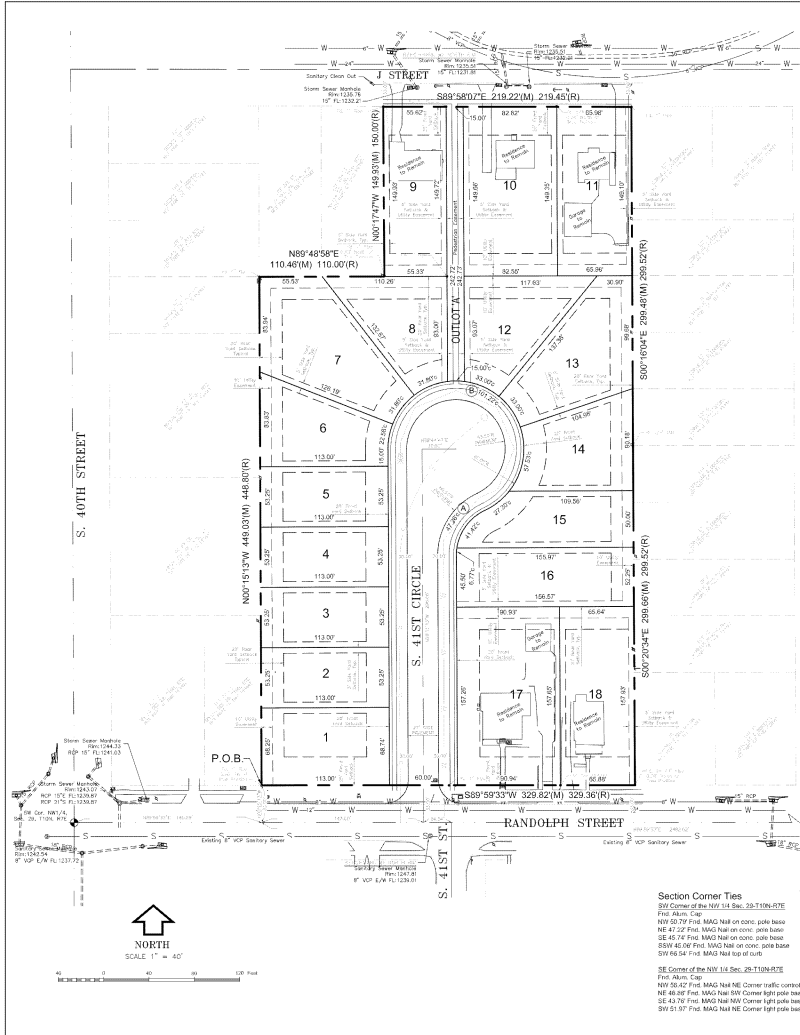
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial 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.29 T10N R07E



	Area of Application
	Zoning Jurisdiction Lines
	Lancaster County Jurisdiction





OWNER/DEVELOPER:
 REGA ENGINEERING INC.
 601 OLD CHENEY ROAD, SUITE 'A'
 LINCOLN, NE 68516 (402)438-1527

SURVEYOR:
 LYLE T. LOTH
 REGA ENGINEERING GROUP, INC.
 601 OLD CHENEY ROAD, SUITE 'A'
 LINCOLN, NE 68516 (402)438-1527

ENGINEER:
 DANIEL P. BURDET
 REGA ENGINEERING GROUP, INC.
 601 OLD CHENEY ROAD, SUITE 'A'
 LINCOLN, NE 68516 (402)438-1527

NO.	REVISIONS			PROJECT
	DESCRIPTION	DATE	BY	
	Revised	12/24/19		151422

REGA
 ENGINEERING GROUP, INC.
 601 OLD CHENEY RD., SUITE A
 LINCOLN, NEBRASKA 68502
 402.438.1527

- PLANNING
- LANDSCAPE ARCHITECTURE
- ENGINEERING
- LAND SURVEYING

COMMUNITY UNIT PLAN/SPECIAL PERMIT #19056
 RANDOLPH CIRCLE
 SOUTH 41ST AND RANDOLPH STREETS
 SITE / UTILITY PLAN

DATE: 12/10/2019
 DESIGNED BY: MLK
 DRAWN BY: MLK/JB
 CHECKED BY: NPB/LLL

SHEET NO. 1 of 3

LEGAL DESCRIPTION:
 Lots 76, 76, 221, 222, 223 and 224 of Irregular Tracts, located in the Northwest Quarter of Section 29, Township 19 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska, more particularly described as follows:
 Commencing at the Southwest Corner of the Northeast Quarter of said Section 29; thence on the north line of the Northwest Quarter of said Section 29, N89°53'37"E, a distance of 165.02 feet, thence N89°15'13"W, a distance of 333.50 feet to the southeast corner of said Lot 226, also the POINT OF BEGINNING;
 thence on the common line of said Lot 226 and Lots 72, 67 and 73 of irregular Tracts located in the Northwest Quarter of said Section 29 and Lot 4, Block 1st Addition, N02°15'13"W, a distance of 484.62 feet to the north corner corner of said Lot 226 and Lot 4, Block 1st Addition;
 thence on the common line of said Lot 226 and Lot 4, Block 1st Addition, N02°15'13"W, a distance of 484.62 feet to the north corner corner of said Lot 226 and Lot 4, Block 1st Addition;
 thence on the common line of said Lot 226 and Lot 4, Block 1st Addition, N02°15'13"W, a distance of 484.62 feet to the north corner corner of said Lot 226 and Lot 4, Block 1st Addition;
 thence on the north line of said Lot 223, 222 and 224, N02°15'13"W, a distance of 149.93 feet to the north corner corner of said Lot 223 and Lot 4, Block 1st Addition;
 thence on the north line of said Lot 223, 222 and 224, N02°15'13"W, a distance of 149.93 feet to the north corner corner of said Lot 223 and Lot 4, Block 1st Addition;
 thence on the north line of said Lot 223, 222 and 224, N02°15'13"W, a distance of 149.93 feet to the north corner corner of said Lot 223 and Lot 4, Block 1st Addition;
 thence on the north line of said Lot 75 and Lot 11, Corner's Subdivision, S00°20'54"E, a distance of 296.66 feet to the common corner of said Lot 75 and Lot 11, Corner's Subdivision, also a point on the north right-of-way line of Randolph Street, S89°53'37"W, a distance of 329.82 feet to the POINT OF BEGINNING and containing a calculated area of 163,895.85 square feet or 4.15 acres.

LOT DATA:

LOT	AREA (SQ. FT.)	AVERAGE LOT DEPTH	AVERAGE LOT WIDTH
1	1,739.87	112.00	68.47
2	6,071.25	112.00	52.87
3	6,071.25	112.00	52.87
4	6,071.25	112.00	52.87
5	6,071.25	112.00	52.87
6	6,071.25	112.00	52.87
7	10,541.38	129.43	81.27
8	12,174.65	112.00	83.66
9	8,311.46	149.83	56.47
10	12,174.65	112.00	83.66
11	9,845.44	149.23	65.96
12	7,801.65	112.00	69.64
13	5,142.45	131.16	76.46
14	7,801.65	112.00	69.64
15	6,699.93	130.77	51.87
16	8,177.94	136.97	50.25
17	14,517.66	187.46	56.45
18	10,255.48	137.79	65.15

TOTAL = 1,569,220

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DATE: LYLE T. LOTH, L.S. #

- GENERAL NOTES**
COMMUNITY UNIT PLAN
- THIS SPECIAL PERMIT CONTAINS 18 SINGLE FAMILY OR SINGLE FAMILY ATTACHED UNITS, 8 UNASSIGNED DWELLING UNITS AND 1 OUTLET FOR PLEASANT CREEK, TOTAL OF 24 DWELLING UNITS APPROVED WITH THIS DEVELOPMENT.
 - ZONING IS R-2 WITH A C.U.P.
 - THE OWNER/DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE SETBACKS AS PER R-2 ZONING DISTRICT WITH EXCEPTION OF APPROVED MARKERS.
 - DIRECT VEHICULAR ACCESS TO RANDOLPH STREET FROM LOTS 1 THROUGH 8 AND 12 THROUGH 14 WILL BE REINFORCED. LOTS 17 AND 18 SHALL CONTINUE ACCESS TO RANDOLPH STREET. LOTS 9, 10 AND 11 SHALL CONTINUE ACCESS TO J STREET.
 - CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
 - TOPOGRAPHIC GRADING CONTOURS ARE AT NAVD 1988.
 - ALL LOT LINES ARE CONCEPTUAL AND FINAL PLANS MAY SHOW DIFFERENT LOT DIMENSIONS.
 - ROADS NOT SHOWN ON THIS SITE PLAN, BUT NEED TO BE IN COMPLIANCE WITH CHAPTERS 27 AND 68 OF THE LINCOLN ZONING ORDINANCE, AND MUST BE APPROVED BY BUILDING & SAFETY DEPARTMENT PRIOR TO INSTALLATION.

- WARNERS:**
- FIND AVOID SETBACK ADJACENT TO SOUTH 41ST CIRCLE FROM 20 FEET TO 20 FEET ON LOTS 1 THROUGH 8 AND LOTS 12 THROUGH 16.
 (ZONING ORDINANCE 27.02.020003)
 - INTERSECTION SEPARATION OF STREET ALIGNMENT
 (DESIGN STANDARDS TITLE 2, CHAPTER 215, SECTION 3.1.10)
 - BLOCK LENGTH EXCEEDING 1,000 FEET OF INTERMEDIATE ORIGINALLY PLATTED PRIOR TO DECEMBER 31, 1949.
 (LAND SUBDIVISION 26-23.130003)

DENSITY:

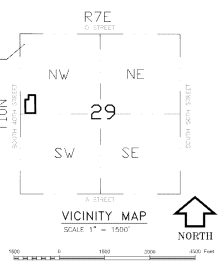
Total Project Area	180,869.85 sq. ft.
4.15 acres	1,808,823 sq. ft.
24 UNITS ALLOWED	2,448 units allowed

CURVE DATA:

R = 44.00'	R = 60.00'
Δ = 64°38'15"	Δ = 244°58'15"
T = 28.30'	L = 58.32'
L = 49.89'	L = 236.53'
Ch = 47.24'	Ch = 103.22'
CHORD = N32°13'59"E	CHORD = N57°45'05"W

SHEET INDEX

SITE/UTILITY PLAN	1
GRADING PLAN	2
STREET PROFILES	3



Section Corner Ties

SW Corner of the NW 1/4 Sec. 29-T19N-R7E
 First Main Cap
 N19°02'39" E 1st MAG Nail on conc. pipe base
 NE 47°22' E 1st MAG Nail on conc. pipe base
 SE 42°14' E 1st MAG Nail on conc. pipe base
 S89°45'09" E 1st MAG Nail on conc. pipe base
 S91°46'54" E 1st MAG Nail top of curb

SE Corner of the NW 1/4 Sec. 29-T19N-R7E
 First Main Cap
 N19°02'39" E 1st MAG Nail NE Corner traffic control base
 NE 48°09' E 1st MAG Nail SW Corner right pipe base
 SE 42°14' E 1st MAG Nail NW Corner left pipe base
 S89°45'09" E 1st MAG Nail NE Corner left pipe base
 S91°46'54" E 1st MAG Nail NE Corner left pipe base

Thence on the common line of said Lots 223 and 224, N00°17'47"W, a distance of 149.93 feet to the north common corner of said Lots 223 and 224, also a point on the south right-of-way line of J Street;
 Thence on the north line of said Lots 223, 222 and 76, also the south right-of-way line of J Street, S89°58'07"E, a distance of 219.22 feet to the northeast corner of said Lot 76
 Thence on the common line of said Lot 76 and Cornell's Subdivision, S00°16'04"E, a distance of 299.48 feet to the common corner of said Lots 75 and 76 and Lots 6 and 7, Cornell's Subdivision;
 Thence on the common line of said Lot 75 and Cornell's Subdivision, S00°20'34"E, a distance of 299.66 feet to the common corner of said Lot 75 and Lot 11, Cornell's Subdivision, also a point on the north right-of-way line of Randolph Street;
 Thence on the south line of said Lots 75, 221 and 226, also the north right-of-way line of Randolph Street, S89°59'33"W, a distance of 329.82 feet to the POINT OF BEGINNING and containing a calculated area of 180,869.80 square feet or 4.15 acres.

7	10,531.38	129.43'	81.37'
8	7,115.63	112.84'	63.06'
9	8,311.46	149.83'	55.47'
10	12,346.66	149.51'	85.58'
11	9,845.64	149.23'	65.98'
12	7,602.33	115.23'	65.98'
13	9,146.65	121.18'	75.48'
14	7,303.60	107.27'	68.09'
15	6,899.93	132.77'	51.97'
16	8,177.49	156.27'	52.33'
17	14,317.66	157.46'	90.93'
18	10,375.84	157.79'	65.76'
OUTLOT A	3,636.20		

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DATE _____ LYLE L. LOTH L.S. # _____

LEGEND

- CORNER FOUND (As Shown)
- ⊙ SECTION CORNER
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- c CHORD DIMENSION

**GENERAL NOTES
 COMMUNITY UNIT PLAN**

- THIS SPECIAL PERMIT CONTAINS 18 SINGLE FAMILY OR SINGLE FAMILY ATTACHED UNITS, 6 UNASSIGNED DWELLING UNITS AND 1 OUTLOT FOR PEDESTRIAN SIDEWALK. TOTAL OF 24 DWELLING UNITS APPROVED WITH THIS DEVELOPMENT.
- ZONING IS R-2 WITH A C.U.P.
- THE OWNER/DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE SETBACKS AS PER R-2 ZONING DISTRICT WITH EXCEPTION OF APPROVED WAIVERS.
- DIRECT VEHICULAR ACCESS TO RANDOLPH STREET FROM LOTS 1 THROUGH 8 AND 12 THROUGH 16 WILL BE RELINQUISHED. LOTS 17 AND 18 SHALL CONTINUE ACCESS TO RANDOLPH STREET. LOTS 9, 10 AND 11 SHALL CONTINUE ACCESS TO 'J' STREET.
- CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
- TOPOGRAPHIC GRADING CONTOURS ARE AT NAVD 1988.
- ALL LOT LINES ARE CONCEPTUAL AND FINAL PLATS MAY SHOW DIFFERENT LOT DIMENSIONS.
- SIGNS NEED NOT BE SHOWN ON THIS SITE PLAN, BUT NEED TO BE IN COMPLIANCE WITH CHAPTER 27.69 OF THE LINCOLN ZONING ORDINANCE, AND MUST BE APPROVED BY BUILDING & SAFETY DEPARTMENT PRIOR TO INSTALLATION.

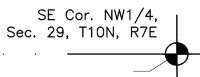
WAIVERS:

- FRONT YARD SETBACK ADJACENT TO SOUTH 41ST CIRCLE FROM 25 FEET TO 20 FEET ON LOTS 1 THROUGH 8 AND LOTS 12 THROUGH 16. (ZONING ORDINANCE 27.72.020(a))
- INTERSECTION SEPARATION OF STREET ALIGNMENT (DESIGN STANDARDS TITLE 2, CHAPTER 2.15, SECTION 3.3.1b)
- BLOCK LENGTH EXCEEDING 1,000 FEET OF NEIGHBORHOOD ORIGINALLY PLATTED PRIOR TO DECEMBER 31, 1949. (LAND SUBDIVISION 26.23.130(a))

DENSITY:

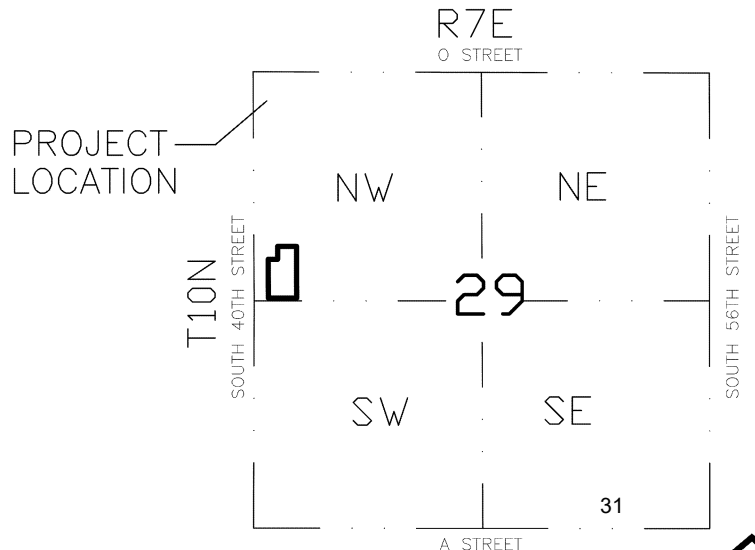
Total Project Area 180,869.80 s.f.
 or 4.15 acres
 x 5.80 R-2 Zoning
 24.07 units allowed

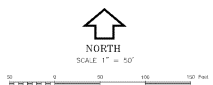
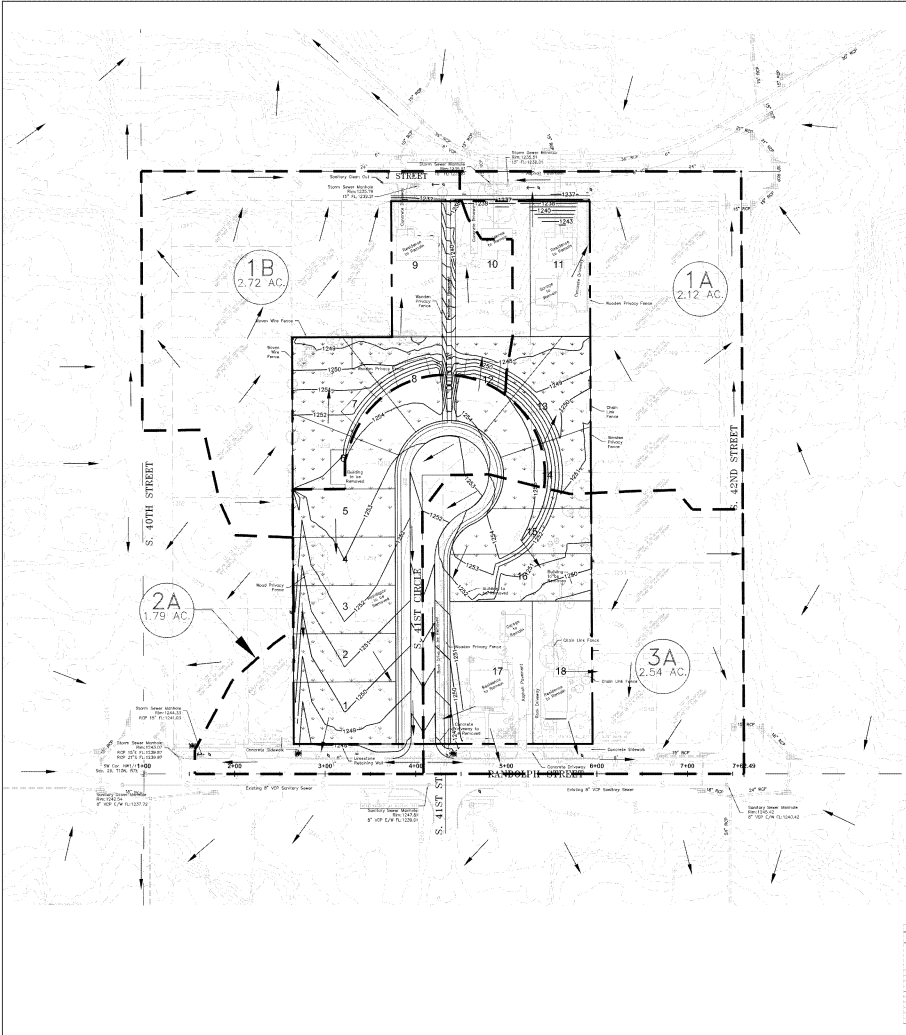
24 UNITS ALLOWED



CURVE DATA:

- | | |
|---------------------|---------------------|
| (A) R = 44.00' | (B) R = 60.00' |
| Δ = 64°58'15" | Δ = 244°58'15" |
| T = 28.02' | T = 94.23' |
| L = 49.89' | L = 256.53' |
| CH = 47.26' | CH = 101.22' |
| CHBRG = N32°13'55"E | CHBRG = N57°46'05"W |





NO.	REVISIONS		
	DESCRIPTION	DATE	BY
1	Revised submittal	12/24/19	

PROJECT
151422

REGA
ENGINEERING
GROUP, INC.

601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68502
402.494.3342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING

- LEGEND**
- DIRECTION OF FLOW
 - PROPERTY LINE (ASSUMED)
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SOIL CONDITIONING (2.3 AC.)
 - DRAINAGE SUB-AREA

- SHEET NOTES:**
- REQUEST FOR SOIL CONDITIONING AS AN APPROVED ALTERNATIVE FOR WATER QUALITY.
 - THE EXISTING STORM SEWER CAN CONVEY THE MINOR STORM EVENT AND THERE IS ADEQUATE CAPACITY WITHIN THE EXISTING OVERTFLOW ROUTES TO CONVEY THE MAJOR STORM EVENT.
 - SOIL CONDITIONING TO BE COMPLETED PRIOR TO APPROVAL OF GRADING CERTIFICATE FOR EXECUTIVE ORDER IMPROVEMENTS.

Station	Original Elevation	Proposed Elevation	Slope (%)
1+00	1250.00	1250.00	0.00
2+00	1250.00	1250.00	0.00
3+00	1250.00	1250.00	0.00
4+00	1250.00	1250.00	0.00
5+00	1250.00	1250.00	0.00
6+00	1250.00	1250.00	0.00
7+00	1250.00	1250.00	0.00
8+00	1250.00	1250.00	0.00
9+00	1250.00	1250.00	0.00
10+00	1250.00	1250.00	0.00
11+00	1250.00	1250.00	0.00
12+00	1250.00	1250.00	0.00
13+00	1250.00	1250.00	0.00
14+00	1250.00	1250.00	0.00
15+00	1250.00	1250.00	0.00
16+00	1250.00	1250.00	0.00
17+00	1250.00	1250.00	0.00
18+00	1250.00	1250.00	0.00

Inlet No.	Location	Flow (cfs)	Velocity (ft/s)	Depth (ft)	Notes
1	Lot 1A	1.5	1.5	1.5	Standard
2	Lot 2A	1.5	1.5	1.5	Standard
3	Lot 3A	1.5	1.5	1.5	Standard
4	Lot 1B	1.5	1.5	1.5	Standard
5	Lot 18	1.5	1.5	1.5	Standard

Location	Area				Runoff				Peak Flow				Time of Concentration (min)	Velocity (ft/s)	Depth (ft)
	Ac	Impervious (%)	Permeable (%)	Total (%)	Q (cfs)	Q (cfs)	Q (cfs)	Q (cfs)	Time (min)	Time (min)	Time (min)	Time (min)			
1	1.5	100	0	100	0.1	0.1	0.1	0.1	1.5	1.5	1.5	1.5	1.5	1.5	1.5
2	1.5	100	0	100	0.1	0.1	0.1	0.1	1.5	1.5	1.5	1.5	1.5	1.5	1.5
3	1.5	100	0	100	0.1	0.1	0.1	0.1	1.5	1.5	1.5	1.5	1.5	1.5	1.5
4	1.5	100	0	100	0.1	0.1	0.1	0.1	1.5	1.5	1.5	1.5	1.5	1.5	1.5
5	1.5	100	0	100	0.1	0.1	0.1	0.1	1.5	1.5	1.5	1.5	1.5	1.5	1.5

RANDOLPH CIRCLE
COMMUNITY UNIT PLAN/SPECIAL PERMIT #19056
GRADING PLAN
SOUTH 41ST AND RANDOLPH STREETS

DATE: 12/10/2019
DESIGNED BY: MLK
DRAWN BY: MLK/JB
CHECKED BY: NPB/LLL

SHEET NO.
2 of 3

REGA

ENGINEERING GROUP, INC.

File No. 151422
December 10, 2019
Revised December 24, 2019

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

RE: RANDOLPH CIRCLE
COMMUNITY UNIT PLAN / SPECIAL PERMIT
S. 41st Street & Randolph Street

Dear David,

On behalf of Rosburg Enterprises, Inc., we are submitting an application for Randolph Circle Community Unit Plan / Special Permit. The development includes 4.15 acres which is surrounded by existing residential homes. The property includes 5 existing single family residences that will remain and proposes 13 single family or single family attached residential lots. Per the density of the R-2 zoning district, the maximum dwelling units allowed is 24 units. To allow the developer to retain flexibility of the development, we are requesting that 6 unassigned dwelling units be allowed to remain with the property. The total number of dwelling units requested for approval with this application is 24 units.

This development proposes public streets, public sanitary sewer and public water for the proposed lots. A pedestrian sidewalk within a 15' wide outlot is being shown to connect the proposed S. 41st Circle to existing J Street. The slope of this proposed sidewalk is under the 8% design standard.

This property is within the Neighborhood Design Standards limits. Communication between the developer and Ed Zimmer have taken place. Additional information of the proposed residential structures is being included within this submittal.

The following waivers are being requested as follows:

1. FRONT YARD SETBACK ADJACENT TO SOUTH 41ST CIRCLE FROM 25 FEET TO 20 FEET ON LOTS 1 THROUGH 8 AND LOTS 12 THROUGH 16.

(Zoning Ordinance 27.72.020(a))

The proposed development is limited on lot size due to the configuration of the existing parcel of property. With this waiver request, it will provide an adequate depth for the development of the residential structures.

2. INTERSECTION SEPARATION OF STREET ALIGNMENT

(Design Standards Title 2, Chapter 2.15, Section 3.3.1b)

The proposed development includes existing residential homes which hinders the ability to align South 41st Circle with the existing South 41st Street to the south of Randolph Street. A 20 foot setback from the existing residence east of the proposed public street, places the proposed centerline 24.54 feet to the west of the existing centerline of South 41st Street.

3. BLOCK LENGTH EXCEEDING 1,000 FEET OF NEIGHBORHOOD ORIGINALLY PLATTED PRIOR TO DECEMBER 31, 1949.

(Land Subdivision 26.23.130(a))

The block length of this development is located (Randolph Street to S. 40th Street to J Street to S. 42nd Street) has a length of 1,204 feet. With the grade elevation difference from the proposed cul-de-sac of S. 41st Circle and J Street, the proposed street is not able to connect. Also, due to the existing residences along J Street, the public street would not be able to connect without eliminating an existing residence.

An approved alternative for water quality has been submitted to Watershed Management for soil conditioning of the proposed lots. Soil conditioning can improve stormwater infiltration rates and provides new homeowners with quality topsoil to quickly establish permanent vegetation.

The proposed development is approximately located in the center of the existing residential block and drains to four sub-basins with existing storm sewer pipes. A storm sewer pipe sizing analysis was completed to demonstrate that the existing storm sewer system can accommodate the stormwater runoff for the minor and major storm events.

Sincerely,



Marcia L. Kinning

Cc: Ken Rosburg

Enclosed: Application Form
CUP Description
Application Fee - CUP of \$1672.75

RANDOLPH CIRCLE

Community Unit Plan / Special Permit

Legal Description

Lots 75, 76, 221, 222, 223 and 226 all of Irregular Tracts, located in the Northwest Quarter of Section 29, Township 10 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska, more particularly described as follows.

Commencing at the Southwest Corner of the Northwest Quarter of said Section 29; Thence on the south line of the Northwest Quarter of said Section 29, N89°59'33"E, a distance of 165.59 feet; Thence N00°15'13"W, a distance of 33.00 feet to the southwest corner of said Lot 226, also the POINT OF BEGINNING;

Thence on the common line of said Lot 226 and Lots 72, 67 and 73 of Irregular Tracts located in the Northwest Quarter of said Section 29 and Lot 4, Meek's 1st Addition, N00°15'13"W, a distance of 449.03 feet to the north common corner of said Lot 226 and Lot 4, Meek's 1st Addition;

Thence on the common line of said Lot 226 and Lots 225 and 224 of Irregular Tracts of said Section 29, N89°48'58"E, a distance of 110.46 feet to the south common corner of said Lots 223 and 224;

Thence on the common line of said Lots 223 and 224, N00°17'47"W, a distance of 149.93 feet to the north common corner of said Lots 223 and 224, also a point on the south right-of-way line of J Street;

Thence on the north line of said Lots 223, 222 and 76, also the south right-of-way line of J Street, S89°58'07"E, a distance of 219.22 feet to the northeast corner of said Lot 76

Thence on the common line of said Lot 76 and Cornell's Subdivision, S00°16'04"E, a distance of 299.48 feet to the common corner of said Lots 75 and 76 and Lots 6 and 7, Cornell's Subdivision;

Thence on the common line of said Lot 75 and Cornell's Subdivision, S00°20'34"E, a distance of 299.66 feet to the common corner of said Lot 75 and Lot 11, Cornell's Subdivision, also a point on the north right-of-way line of Randolph Street;

Thence on the south line of said Lots 75, 221 and 226, also the north right-of-way line of Randolph Street, S89°59'33"W, a distance of 329.82 feet to the POINT OF BEGINNING and containing a calculated area of 180,869.80 square feet or 4.15 acres.



Department Review Status Report

Project Name: SP19056
 Workflow Started: 12/11/2019 8:16 AM
 Report Generated: 01/09/2020 10:10 AM

Cycle	Department	Reviewer	Email	Status	Reviewer Comments	Applicant Comments
1	Allo Communications	Brec Wilshusen	bwilshusen@allophone.net	Corrections Required	Allo has OSP on the perimeter of this polygon. Of these six addresses, we have extant rights of entry to four properties; we presently serve two (4118 Randolph & 4035 J) and previously served 4100 Randolph & 4105 J.	
	Black Hills Corp	Randy Kreifels	randy.kreifels@blackhillscorp.com	Recommend Approval		
	County Health	Chris Schroeder	cschroeder@lincoln.ne.gov	Recommend Approval	During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Developers are responsible for all mosquito control issues during the building process and all outlots, green-spaces, and/or natural corridors subsequently controlled by the owner, tenant, occupant, lessee, or otherwise, for that subdivision would be responsible for vectors of zoonotic disease in those areas.	
	Development Review Manager	Stephen Henrichsen	shenrichsen@lincoln.ne.gov	Corrections Required		
	Emergency Communications	Lisa Brown	lbrown@lincoln.ne.gov	Recommend Approval		
	Fire Department	Patrick Borer	pborer@lincoln.ne.gov	Recommend Approval	Lincoln Fire and Rescue recommends approval of this application along with industry standard placement for fire hydrants.	
	Historic Districts - Capitol Environs	Edward Zimmer	ezimmer@lincoln.ne.gov	Recommend Approval	As noted in application letter, project will be required to meet Neighborhood Design Standards (NDS). Per communication with Mr. Rosburg, I believe the conceptual drawings are generally consistent with NDS as applied to a CUP. However, I also indicated that none of the designs appear to meet NDS for Lot 1, which shares the Randolph St. frontage.	
	LES	LES Reviews	edreviewer@les.com	Recommend Approval	12/19/19 Easement to be acquired on final plat. MW Will require EO to install ornamental lighting on S 41st St. ES	

Department Review Status Report

1	Lincoln Police Department	Luke Bonkiewicz	lpd1691@cjs.lincoln.ne.gov	Recommend Approval	
	Planner Review	George Wesselhoft	gwesselhoft@lincoln.ne.gov	Corrections Required	1) Add SP number to plans 2) Additional waiver is needed from 26.23.130 Block Sizes, Block lengths shall not exceed 1,000 feet in neighborhoods originally platted prior to December 31, 1949. 3) See Development Review Manager comments.
	Planning Dept	Brenda Thomas	bthomas@lincoln.ne.gov	No Review Required	
	LTU - Engineering Services	Brion Perry	bperry@lincoln.ne.gov	Recommend Approval	
	LTU - Watershed Management	Mike Middendorf	MMiddendorf@lincoln.ne.gov		
	Street Name Review	Terry Kathe	tkathe@lincoln.ne.gov	Recommend Approval	Address and street name appear to work...demolition permits needed for removal of buildings located on 4040 Randolph.
	United States Post Office	Kerry Kowalski	kerry.j.kowalski@usps.gov	Recommend Approval	Recommend approval on the condition all new delivery addresses are established in Centralized Box Units (CBUs) which will be purchased and installed at the developer's expense in a location mutually agreed upon by the developer and the US Postal Service.
	Windstream				
County Assessor Survey	Matthew Hudson	mhudson@lancaaster.ne.gov	Corrections Required	Issue with a bearing. Everything else was OK with CAD review.	

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

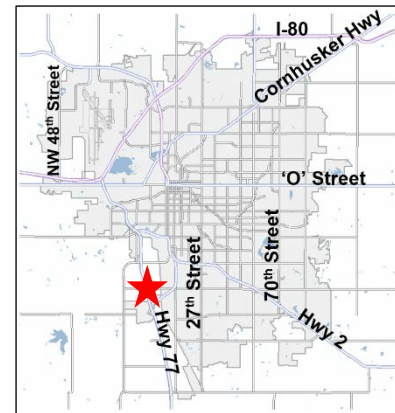
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Preliminary Plat 18002	FINAL ACTION? Yes	DEVELOPER/OWNER Southwest Folsom Development, LLC
PLANNING COMMISSION HEARING DATE January 8, 2020	RELATED APPLICATIONS CZ19030	PROPERTY LOCATION S. Folsom & Old Cheney Road

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a preliminary plat consisting of approximately 474 residential lots and 19 outlots on approximately 152.1 acres. The first phase of annexation occurred in July of 2018 for approximately 42.49 acres. It was the first phase of this subdivision that will develop incrementally with anticipated future phases of annexation and rezoning requests. This preliminary plat shows how the overall subdivision may generally develop. Waivers to block length, lot lines being radial and perpendicular to street right-of-way and sanitary sewer running opposite of street grade are also requested.



JUSTIFICATION FOR RECOMMENDATION

The proposed preliminary plat as modified by the proposed conditions is in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan zoning and subdivision regulations.

APPLICATION CONTACT
Mark Palmer, Olsson Associates
(402) 458-5632
mpalmer@olssonassociates.com

STAFF CONTACT
Dessie E. Redmond, Planner
(402) 441-6373
dredmond@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The site is within the Future Service Limit, and is designated for future urban density residential land uses on the Future Land Use Map. These requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan.

WAIVERS

1. Sanitary sewer running opposite of street grade. (Recommend Approval)
2. To block length requirements for blocks 8, 9, 25. (Not Applicable)
3. To lot lines being radial and perpendicular to street right-of-way. (Not Applicable)

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - This site is shown as future Residential - Urban Density on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 - Urban Residential. Multi-family and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre.

P. 7.2 - Neighborhoods & Housing Guiding Principles:

- Encourage public investment in neighborhood infrastructure and services such as parks, pools, libraries, and neighborhood business districts.
- Make available a safe residential dwelling for all citizens.
- Provide a wide variety of housing types and choices for an increasingly diverse and aging population.
- Provide flexibility to the marketplace in siting future residential development locations.
- Strive for predictability for neighborhoods and developers for residential development and redevelopment.
- Preserve areas designated for multi-family and special needs housing in approved plans to support a distributed choice in affordable housing.
- Provide safe and decent affordable and special needs housing for low- and moderate-income households.

P. 7.4-7.8 - Strategies for Developing Neighborhoods

- Discourage residential development in areas of environmental resources such as endangered species, saline wetlands, native prairies, and in floodplain corridors.
- Provide sidewalks on both sides of all streets, or in alternative locations as allowed through design standards or review process.
- Develop and utilize a measurement tool to evaluate proposed projects and assess existing and proposed neighborhoods in terms of how well they achieve the Plan's goals for design and sustainability.

ANALYSIS

1. This preliminary plat proposes approximately 474 lots for residential development and 19 outlots on approximately 152.1 acres. The first phase of annexation occurred in June of 2018 for approximately 42.49 acres. This was the first phase of this preliminary plat and it is anticipated that it will develop incrementally with future phases of annexation and rezoning requests.
2. This preliminary plat was originally submitted in May of 2018. The developer agreed to put the preliminary plat on hold in order to work with the City on the design of W. Old Cheney Road. Lincoln Transportation and Utilities (LTU) and the applicant considered reclassifying it from a minor arterial to a collector designation. However, the final determination by LTU is it will not be reclassified. Therefore, the developer revised their plans to show W. Old Cheney Road as a minor arterial and is now proceeding with their requests.
3. Sanitary sewer is not currently available at this time. However, funding for it is in the next three years of the Capital Improvement District (CIP) as stated in the Annexation Agreement.
4. A 16" water main in S. Folsom is in place to serve this area. A 12" feeder loop at the half mile point (W. Desert Vista Drive and W. Panorama Road) through this development is required and is shown in the preliminary plat. A 16" water main at the one mile point (West Old Cheney Rd alignment) on the north end of this development is planned, this is currently shown as a 12"/16" main in the preliminary plat.
5. A waiver to sanitary sewer running opposite of street grade was requested. This is a typical request and LTU - Wastewater has reviewed and agrees with this request.
6. A waiver to block length was requested for blocks 8, 9 and 25 that exceed 1320'. However, it was determined that blocks 8 and 9 meet the exception of Section 26.23.130 "Block Sizes", due to the drainage way or where abutting arterial streets and there is no block 25 identified on the plans; therefore, no waiver is required.
7. A waiver to side lines of any lot shall be at right angles was requested. However, it was determined that the proposed lots meet the exception of Section 26.23.140 Lot, where a variation will provide a better street and lot layout. Therefore, no waiver is required.

8. The Lincoln Fire Department provided the following comments: Lincoln Fire and Rescue does not oppose the proposed development but we certainly want future landowners and occupants to know emergency response to the southwest corner of this development will be delayed due to limited access along the east and north sides of this development until such time as access is developed in the vicinity of SW 12th Street and Pleasant Hill Road. This development as a whole is outside of our response time goal; with limited access to the interior of this development, particularly the southwest corner, additional delays will occur.
9. The project is subject to a Phasing Plan on sheet 2A of 19 in order to address the timing of the construction of various access points to ensure there is adequate access to the site. Also, to serve the future residents and emergency access needs as described above. The Phasing Plan needs to be clarified to add the following:
 - Phase 1: Allows the remaining lots within Phase 1 to be platted without any additional improvements being constructed.
 - Phase 2: Requires the construction of W. Palm Canyon Road and the intersection with S. Folsom Street.
 - Phase 3: Requires the construction of a roundabout at SW. 9th Street & W. Old Cheney Road intersection and access to and turn lanes or a roundabout built at SW. 12th Street west of Pleasant Hill Road.

With these clarifications, appropriate emergency access to the southwest portion of the preliminary plat will be addressed.
10. Outlot F is the location of a possible future park and is subject to agreements being completed between the developer and the city of Lincoln Parks Department as stated in the Annexation Agreement. Parks and Recreation Department will construct the 'pedestrian sidewalk' that is within Outlot F. The developer is responsible for the 'pedestrian sidewalk' in Outlots D, E, G, H and I.

CONDITIONS OF APPROVAL: See attached

EXISTING LAND USE & ZONING: R-3

SURROUNDING LAND USE & ZONING

North: Agricultural & B-2 and AG
 South: Agricultural & R-3 and R-4
 East: Agricultural and LES Station & AG
 West: Agricultural and Rural Residential & AG and AGR

APPLICATION HISTORY

July 2018 Annexation 18004 and Change of Zone 18017 for Southwest Village Heights was approved by the City Council. This annexed approximately 42 acres with a change of zone from AG to R-3.

APPROXIMATE LAND AREA: 152.1 acres

LEGAL DESCRIPTION: Lot 26, I.T., and Lot 35, I.T., located in the NW 1/4 of Section 15-9-6, Lincoln, Lancaster County, Nebraska.

Prepared by:

Dessie E. Redmond, Planner
 (402) 441-6373

Date: December 30, 2019

Contact: Mark Palmer
 Olsson Associates

601 P Street, Suite 200
Lincoln, NE 68508

Owner: SW Folsom Development, LLC
2001 Pine Lake Road, Suite 100
Lincoln, NE 68512

F:\DevReview\PP\18000\PP18002 Southwest Village Heights 1st Addition.dr.docx

CONDITIONS OF APPROVAL - PRELIMINARY PLAT 18002

Approval of the following waiver: sanitary sewer running opposite of street grade.

Site Specific Conditions:

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 Name the street at the access point into the subdivision off of W. Old Cheney Road.
 - 1.1.2 Revise the legal description to the satisfaction of the County Assessor and the LTU - Survey Check.
 - 1.1.3 On sheet 1 of 19: Revise the waiver as approved.
 - 1.1.4 On sheet 2 of 19: If block 20 is over 1,000 feet, provide a pedestrian easement and 5' sidewalk in an outlet over 15' in width.
 - 1.1.5 On sheet 2 of 19: Block 23 is over 1,000 feet so provide a pedestrian easement and 5' sidewalk in an outlet over 15' in width.
 - 1.1.6 Identify the right-of-way width to be dedicated.
 - 1.1.7 On sheet 2 of 19: remove the overlapping text as per the 12/13/2019 markups.
 - 1.1.8 On sheet 2 of 19: revise the lot layout to show permitted uses as per the 12/13/2019 markups.
 - 1.1.9 On sheet 2 of 19: show a 5' wide sidewalk in outlet M.
 - 1.1.10 On sheet 2 of 19: revise the sidewalk width to 5' in outlet J.
 - 1.1.11 On sheet 2 of 19: identify the purpose of outlet D.
 - 1.1.12 On sheet 2A of 19: add the notes as per the 12/12/2019 markups.
 - 1.1.13 Show the planned trail along the west side of S. Folsom Street.
 - 1.1.14 On sheet 1 of 19: Provide a summary table with lot and block numbers and outlet letters with the total number of each per the 12/23/2019 markups.
 - 1.1.15 Provide proposed use for all outlets per the 12/23/2019 markups.
 - 1.1.16 On sheet 1 of 19: Add a General Note "Direct Vehicular access to W. Old Cheney Road and S. Folsom Street is relinquished except where shown."
 - 1.1.17 Rename W. Landeau Street/Court.
 - 1.1.18 Revise the plans and reports to the satisfaction of the LTU - Watershed Management Department per their Cycle 3 review comments in Project Dox.
 - 1.1.19 On sheet 1 of 19: Add a General Note "Parks and Recreation Department will construct the 'pedestrian sidewalk' that is within Outlet F. The developer is responsible for the 'pedestrian sidewalk' in Outlets D, E, G, H and I."
 - 1.1.20 Revise the plans to the satisfaction of the LTU - Water Department.

1.1.21 Submit a Geotechnical report to the satisfaction of LTU - Engineering Services Department.

1.1.22 Add a General Note, "The proposed intersection on SW 12th Street needs further review by LTU - Engineering Services Department before approval."

2. The City Council approves associated request:

2.1 Change of Zone 19030

3. Final Plats will be approved by the Planning Director after:

3.1 The required improvements are completed or a surety is posted to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs. A cash contribution to the City in lieu of a bond, escrow, or security agreement may be furnished for sidewalks and street trees along major streets that have not been improved to an urban cross section. A cash contribution to the City in lieu of a bond, escrow, or security agreement may be furnished for street trees on a final plat with 10 or fewer lots.

The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

to complete the street paving of public streets, and temporary turnarounds and barricades located at the temporary dead-end of the streets shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of sidewalks along both sides of streets and along as shown on the final plat within four (4) years following the approval of this final plat.

to complete the installation of sidewalks along S. Folsom Street and West Old Cheney Road as shown on the final plat within two (2) years following the approval of this final plat.

to construct the sidewalk in the pedestrian way easements at the same time as the adjacent streets are paved and to agree that no building permits shall be issued for construction on the adjacent lots until such time as the sidewalk in the pedestrian way easement is constructed.

to complete the public water distribution system to serve this plat within two (2) years following the approval of this final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of this final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of this final plat.

to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of this final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of this final plat.

to complete the installation of public street lights along S. Folsom Street and West Old Cheney Road within this plat within two (2) years following the approval of this final plat.

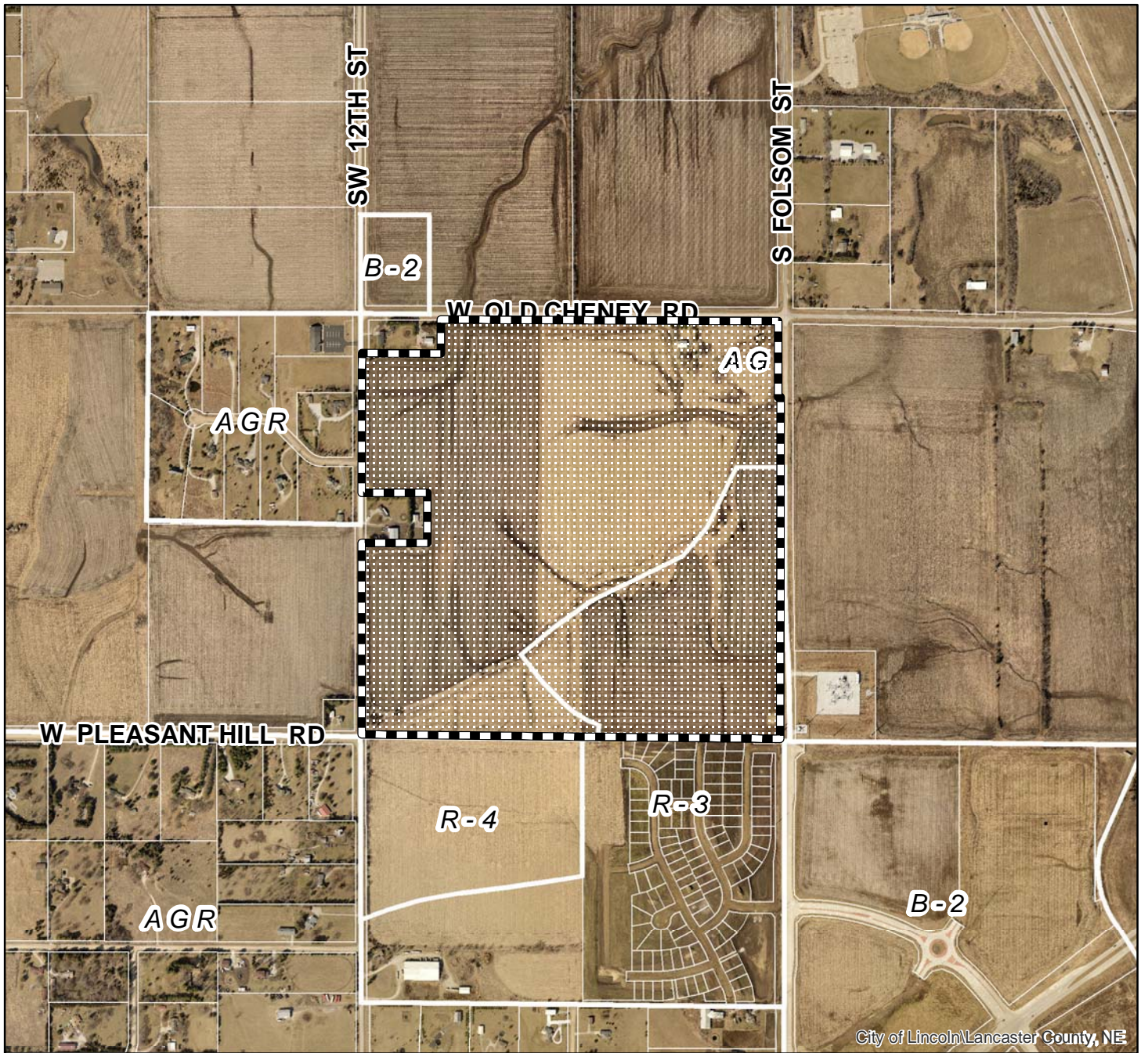
- to complete the planting of the street trees along streets within this plat within six (6) years following the approval of this final plat.
- to complete the planting of the street trees along S. Folsom Street and West Old Cheney Road as shown on the final plat within two (2) years following the approval of this final plat.
- to complete the installation of the street name signs within two (2) years following the approval of this final plat.
- to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.
- to timely complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance which have not been waived but which inadvertently may have been omitted from the above list of required improvements.
- to submit to the Director of Lincoln Transportation and Utilities a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
- to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
- to complete the public and private improvements shown on the preliminary plat and Community Unit Plan and Use Permit.
- to keep taxes and special assessments on the outlots from becoming delinquent.
- to maintain the outlots and private improvements in a condition as near as practical to the original construction on a permanent and continuous basis.
- to maintain the plants in the medians and islands on a permanent and continuous basis.
- to maintain the street trees along the streets and private roadways and landscape screens on a permanent and continuous basis.
- to maintain the sidewalks in the pedestrian way easements on lots and all of its elements in a condition as near as practical to the original or as constructed condition in order to provide the user with a safe and convenient facility on a permanent and continuous basis.
- to maintain and supervise the private facilities which have common use or benefit in a condition as near as practical to the original construction on a permanent and continuous basis, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development and that these are the responsibility of the land subdivider.
- to retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Subdivider(s) may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:
 - (1) Subdivider shall not be relieved of Subdivider's maintenance obligation for each specific private improvement until a registered professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.

- (2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to pay all design, engineering, labor, material, inspection, and other improvement costs except those cost the City Council specifically subsidizes as follows:

to inform all purchasers and users of land located within the 100 year floodplain that said land is located within the 100 year floodplain and that the grading of the lots and outlots shall be in conformance with the grading plan approved with the Southwest Village Heights 1st Addition Preliminary Plat 18002 or as amended by the Director of Planning. The volume of fill material brought into each lot and outlot from outside the floodplain shall not exceed that shown on the approved grading plan accompanying the preliminary plat.

to relinquish the right of direct vehicular access to W. Old Cheney Road and S. Folsom Street is relinquished except where shown.



City of Lincoln/Lancaster County, NE

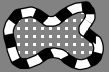


2018 aerial

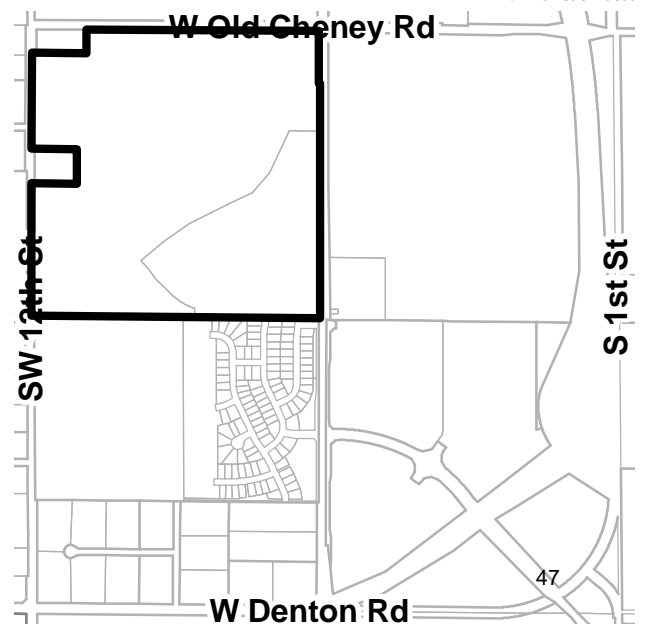
Preliminary Plat #: PP18002
Southwest Village Heights 1 Addition
S Folsom St & W Old Cheney Rd

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

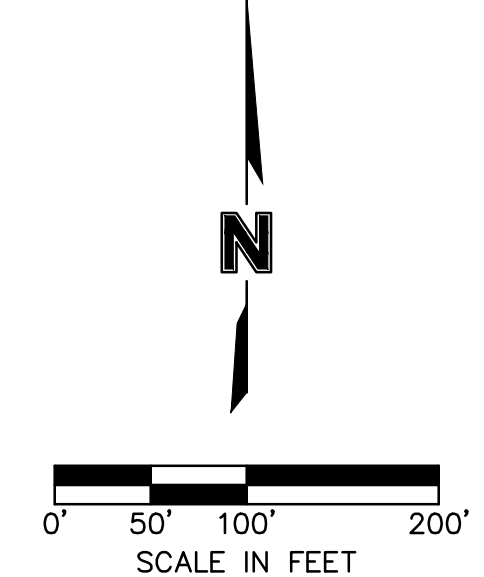
One Square Mile:
 Sec.15 T09N R06E

	Area of Application
	Zoning Jurisdiction Lines
	Lancaster County Jurisdiction



SOUTHWEST VILLAGE HEIGHTS 1ST ADDITION

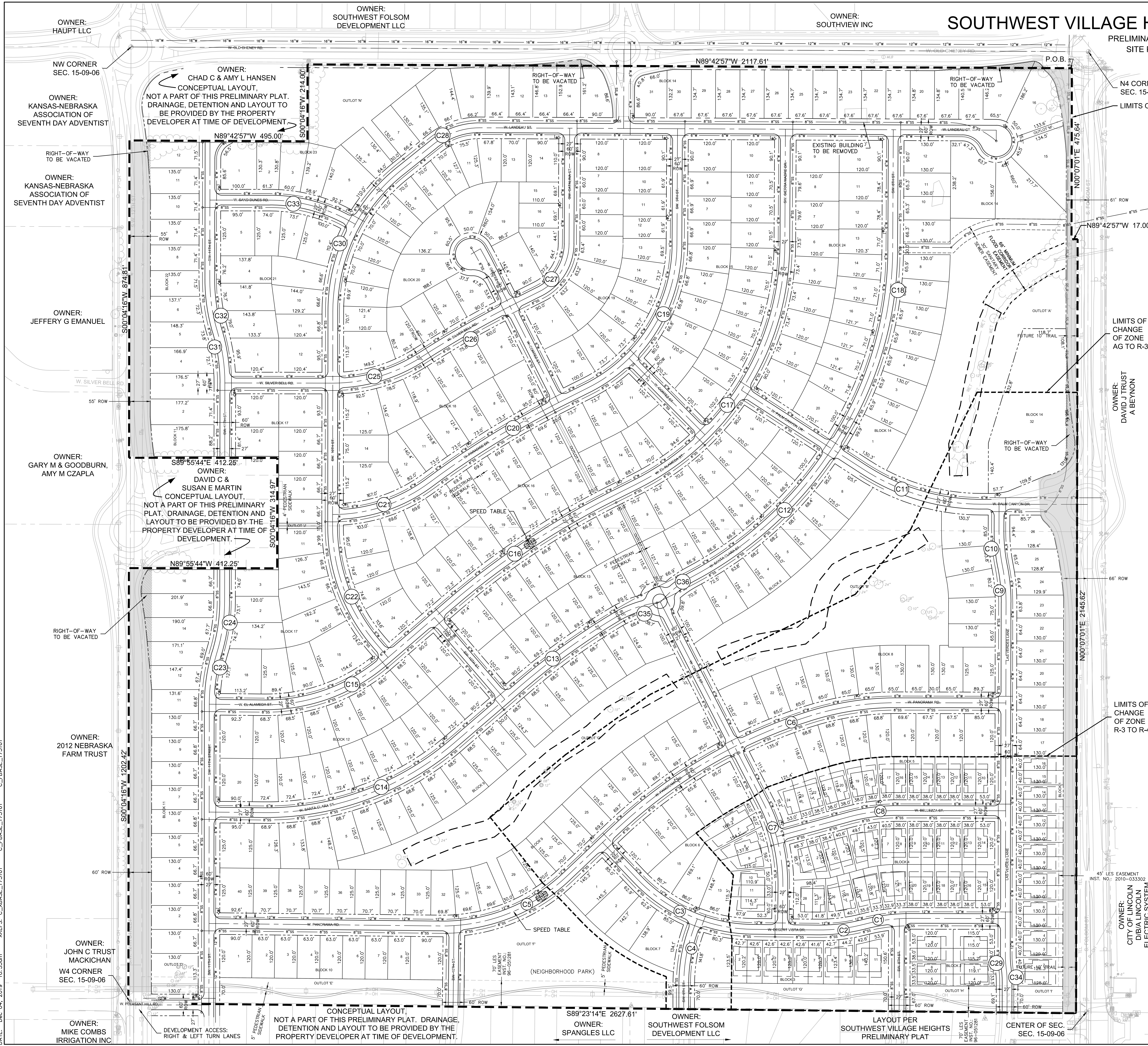
PRELIMINARY PLAT
SITE PLAN



CURVE TABLE				
ID	RADIUS	DELTA	LENGTH	TANGENT CHORD LENGTH
C1	500.00'	014°42'37"	128.37'	64.54' 128.02'
C2	500.00'	015°12'22"	132.70'	66.74' 132.31'
C3	450.00'	045°54'58"	360.62'	190.63' 351.05'
C4	450.00'	020°35'38"	161.74'	81.75' 160.87'
C5	500.00'	044°05'02"	384.70'	202.44' 375.28'
C6	1400.00'	025°54'41"	633.14'	322.08' 627.76'
C7	500.00'	027°48'08"	242.62'	123.75' 240.25'
C8	500.00'	015°25'09"	134.56'	67.69' 134.15'
C9	500.00'	011°28'42"	100.17'	50.25' 100.00'
C10	500.00'	011°28'42"	100.17'	50.25' 100.00'
C11	600.00'	034°52'15"	365.17'	188.44' 359.56'
C12	1050.00'	031°51'46"	583.91'	299.72' 576.42'
C13	1875.00'	009°54'46"	324.40'	162.60' 323.99'
C14	800.00'	041°19'11"	576.93'	301.66' 564.51'
C15	500.00'	041°19'11"	360.58'	188.53' 352.82'
C16	2175.00'	014°05'28"	534.91'	268.81' 533.56'
C17	750.00'	063°05'59"	825.97'	460.50' 784.86'
C18	1000.00'	029°53'47"	521.79'	266.98' 515.89'
C19	450.00'	063°05'59"	495.58'	276.30' 470.92'
C20	2475.00'	010°04'03"	434.88'	218.00' 434.32'
C21	450.00'	036°45'16"	288.67'	149.50' 283.74'
C22	500.00'	040°46'41"	355.66'	185.84' 348.39'
C23	500.00'	016°42'52"	145.86'	73.45' 145.34'
C24	500.00'	016°42'52"	145.86'	73.45' 145.34'
C25	450.00'	032°51'27"	258.06'	132.69' 254.54'
C26	2775.00'	006°10'14"	298.85'	149.57' 298.71'
C27	150.00'	063°05'59"	165.19'	92.10' 156.97'
C28	200.00'	039°04'21"	136.39'	70.97' 133.76'
C29	300.00'	007°24'09"	38.78'	19.41' 38.73'
C30	500.00'	051°07'25"	446.14'	239.15' 431.48'
C31	500.00'	016°42'52"	145.86'	73.45' 145.34'
C32	500.00'	016°42'52"	145.86'	73.45' 145.34'
C33	450.00'	028°53'56"	226.97'	115.95' 224.57'
C34	300.00'	007°31'10"	39.37'	19.71' 39.34'
C35	300.00'	024°59'08"	130.82'	66.47' 129.79'
C36	300.00'	021°47'32"	114.10'	57.75' 113.42'

EXISTING LEGEND	
	RIGHT-OF-WAY
	SECTION LINE
	WETLANDS
	TREE MASS
	STORM SEWER
	COMMUNICATION UNDERGROUND
	POWER OVERHEAD
	POWER UNDERGROUND
	WATER MAIN
	SANITARY SEWER
	IRON FENCE
	WIRE FENCE
	POWER POLE/GUY WIRE

PROPOSED LEGEND	
	RIGHT-OF-WAY
	PROPERTY LINE
	ROADWAY CENTERLINE
	MINIMUM FLOOD CORRIDOR EASEMENT
	WATER MAIN
	SANITARY SEWER
	FIRE HYDRANT
	LIMITS OF PUD
	LIMITS OF CHANGE OF ZONE
	RIGHT-OF-WAY TO BE DEDICATED
	RIGHT-OF-WAY TO BE VACATED
	SPEED TABLE



OWNER: HAUPT LLC
NW CORNER SEC. 15-09-06

OWNER: KANSAS-NEBRASKA ASSOCIATION OF SEVENTH DAY ADVENTIST

OWNER: KANSAS-NEBRASKA ASSOCIATION OF SEVENTH DAY ADVENTIST

OWNER: JEFFERY G EMANUEL

OWNER: GARY M & GOODBURN, AMY M CZAPLA

OWNER: 2012 NEBRASKA FARM TRUST

OWNER: JOHN C TRUST MACKICHAN
W4 CORNER SEC. 15-09-06

OWNER: MIKE COMBS IRRIGATION INC

OWNER: SOUTHWEST FOLSOM DEVELOPMENT LLC

OWNER: SOUTHVIEW INC

OWNER: CHAD C & AMY L HANSEN
CONCEPTUAL LAYOUT. NOT A PART OF THIS PRELIMINARY PLAT. DRAINAGE, DETENTION AND LAYOUT TO BE PROVIDED BY THE PROPERTY DEVELOPER AT TIME OF DEVELOPMENT.

OWNER: SUSAN E MARTIN
CONCEPTUAL LAYOUT. NOT A PART OF THIS PRELIMINARY PLAT. DRAINAGE, DETENTION AND LAYOUT TO BE PROVIDED BY THE PROPERTY DEVELOPER AT TIME OF DEVELOPMENT.

OWNER: DAVID J TRUST A BEYON

OWNER: SOUTHWEST FOLSOM DEVELOPMENT LLC

OWNER: SPANGLES LLC

LAYOUT PER SOUTHWEST VILLAGE HEIGHTS PRELIMINARY PLAT

CENTER OF SEC. SEC. 15-09-06

OWNER: DAVID J TRUST A BEYON

LIMITS OF CHANGE OF ZONE AG TO R-3

LIMITS OF CHANGE OF ZONE R-3 TO R-4

OWNER: CITY OF LINCOLN
DIBA/LINCOLN ELECTRIC SYSTEM

OWNER: BRP/EAN
checked by: MCB
approved by: MCB
QA/QC by: BRP
project no.: 017-3163
date: 11/04/2019

601 P Street, Suite 200
Lincoln, NE 68508
TEL: 402-474-6311
WWW.OLSSON.COM

REV. NO.	DATE	REVISION DESCRIPTION

SOUTHWEST VILLAGE HEIGHTS 1ST ADDITION
PRELIMINARY PLAT

2019

LINCOLN, NEBRASKA

SITE PLAN

SHEET
2 of 19



April 26, 2019

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

Re: Southwest Village Heights 1st Addition
Application for Preliminary Plat
Olsson Project No. 017-3161

Dear Mr. Cary,

Southwest Folsom Development, LLC ("Developer") is the owner of Lot 35 I.T. and Lot 26 I.T., located in the Northwest Quarter of Section 15, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska (the "Property"). Developer is requesting a preliminary plat for the Property.

This project was submitted in May of 2018 for Annexation and Preliminary Plat. The Annexation and corresponding Annexation Agreement were approved by the City Council on June 20, 2018. The Preliminary Plat was delayed to allow City departments to analyze the arterial roadways adjacent to the plat, particularly West Old Cheney Road. The updated Preliminary Plat reflects the City's recommendations for the adjacent roadways. The preliminary plat encompasses 152.1 acres that includes ~~430~~ residential lots. The first phase of annexation occurred in the Summer of 2018 and includes approximately 101 lots

pprox
474 ←
DER
R/26/19

Land for a future City park is shown in Outlot F, Block 7. Stormwater runoff and water quality improvements will be provided within the development and are outlined in the Grading and Drainage Study. A memo from an environmental scientist identifies the channels and wetlands located on the Property. The developer proposes to protect more channel than what is required by design standards. We propose that the additional channel protection serve to meet the development's water quality requirements.

The proposed roadway improvements include access points that have been discussed with City staff. Folsom Street is shown at ultimate roadway configuration. However, a 3-lane section will be constructed where gravel exists today. The annexation agreement details the improvements required to be completed for this development.

The Preliminary Plat includes waivers to address block length issues caused by green space and drainage ways. We also request that lot lines do not intersect right of way perpendicularly, and that sanitary sewer is permitted to flow opposite street grades.



Updated plans and other supporting documents have submitted to ProjectDox upon notification from the Planning Staff. If you require further information or have any questions, please do not hesitate to contact me at mpalmer@olssonassociates.com or (402) 458-5632.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark C Palmer', written over a horizontal line.

Mark C Palmer, P.E.