City Council Introduction: March 16, 2015
Public Hearing: March 23, 2015 Bill No. 15-42

FACTSHEET

TITLE: **ANNEXATION NO. 15002**
(Tallgrass Parkway and Aster Road)

BOARD/COMMITTEE: Planning Commission

APPLICANT: Gary Kort

RECOMMENDATION: Approval (7-0: Sunderman, Scheer, Beecham, Cornelius, Hove, Corr and Lust voting 'yes'; Harris and Weber absent).

STAFF RECOMMENDATION: Approval

OTHER DEPARTMENTS AFFECTED: Public Works & Utilities will be responsible for the maintenance and replacement of the private roads and utilities in the new addition, and other departments will provide City services to the area and its residents.

OPPONENTS: None

REASON FOR LEGISLATION: To annex approximately 10.27 acres, more or less, including adjacent rights-of-way, generally located at Tallgrass Parkway and Aster Road.

DISCUSSION/FINDINGS OF FACT:

1. This annexation request and the associated Change of Zone No. 05085B, amendment to the Fallbrook PUD (Bill #15-43) were heard at the same time before the Planning Commission.

2. The purpose of this proposal is to amend the Fallbrook PUD to add 36 dwelling units, bringing the total allowed dwelling units to 1,837.

3. The staff recommendation to approve the annexation request is based upon the "Analysis" as set forth on p.5, concluding that the area to be annexed and re-zoned are within the Future Service Limit and in Tier One Priority "B:". These requests are in general compliance with the Zoning Ordinance and Comprehensive Plan.

4. On March 4, 2015, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.

5. On March 4, 2015, the Planning Commission voted 7-0 to recommend approval of this annexation request.

6. On March 4, 2015, the Planning Commission also voted 7-0 to recommend conditional approval of the associated Change of Zone No. 05085B, amending the Fallbrook PUD (Bill #15-43)

7. Should this annexation request be approved, the Planning staff is recommending that the Council ordinance assign the newly annexed area to **Council District #4**.

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer **DATE:** March 9, 2015

REVIEWED BY: David R. Cary, Acting Planning Director **DATE:** March 9, 2015

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LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for MARCH 4, 2015 PLANNING COMMISSION MEETING

PROJECT #: Annexation #15002
Change of Zone No.05085B Amendment to Fallbrook Planned Unit Development (PUD)

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: Amend the Fallbrook PUD, to add 36 dwelling units, change the zoning from AG-Agricultural to R-3 PUD and annex approximately 10.27 acres.

LOCATION: Tallgrass Parkway and West Alvo Road.

LAND AREA: The entire Fallbrook PUD contains 395 acres, more or less.
The area of amendment contains 10.27 acres, more or less.
The annexation area contains 10.27 acres, more or less.

EXISTING ZONING: AG Agricultural

WAIVER /MODIFICATION REQUEST:
The following waivers are for the amended area. All waivers previously granted are still in effect.

1. Front and side yard setback to 5 feet.
2. Rear yard setback to zero.
3. No minimum lot area and lot width
4. Maximum height of dwellings to 45 feet.
5. Maximum height of accessory structures to 35 feet.
6. Sidewalk on one side only of Heritage Falls Drive

CONCLUSION: The area to be annexed and re-zoned are within the Future Service Limit and in Tier One Priority "B". These request are in general compliance with the Zoning Ordinance and Comprehensive Plan.

RECOMMENDATION:	Conditional approval
Waivers:	
1. Front and side yard setback to 5 feet.	Approval

2.	Rear yard setback to zero.	Approval
3.	No minimum lot area and lot width	Approval
4.	Maximum height of dwellings to 45 feet.	Approval
5.	Maximum height of accessory structures to 35 feet.	Approval
6.	Sidewalk on one side only of Heritage Falls Drive.	Approval

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #4

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached

EXISTING LAND USE: Open space

SURROUNDING LAND USE AND ZONING:

North:	AG Agricultural	Undeveloped/ farm ground
South:	AG Agricultural	Undeveloped/farm ground
	B-2 Business	Grocery store and bank
East:	R-3 Residential	Single family houses and Schoo Middle School
West:	R-3 Residential	Single family houses.

HISTORY:

January 24, 2000	Use Permit #124, Special Permit #1808 Community Unit Plan and Preliminary Plat #99023 for Fallbrook was approved by the City Council.
June 25, 2001	Special Permit #1808A to amend the CUP was approved by City Council.
August 19, 2002	Special Permit #1808B to expand the boundary of the Community Unit Plan was approved by City Council.
November 14, 2004	Use Permit #124A to waive internal side yard setbacks in the O-3 District was approved by City Council.
March 27, 2006	CZ#05085 for the Fallbrook PUD was approved by the City Council.
January 9, 2012	Annexation #11003 and CZ#05085A were approved by the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

The community's present infrastructure investment should be maximized by planning for well-designed and appropriately-placed residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in existing neighborhoods, redevelopment of underperforming commercial areas into mixed use redevelopment areas that include residential, retail, office and entertainment uses, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods. (p.2.7)

One of the essential elements of the community and LPlan 2040 is housing. Ensuring safe, adequate, and affordable housing is an important function in maintaining the vitality of neighborhoods and the city as a whole. (P.7.1)

Continue the City's growth policy of contiguous urban growth; urban development will occur in areas immediately abutting the City that reflect a logical and timely extension of urban infrastructure. (p.11.2)

The land use plan displays the generalized location of each land use. It is not intended to be used to determine the exact boundaries of each designation. The area of transition from one land use to another is often gradual. The Comprehensive Plan also encourages the integration of compatible land uses, rather than a strict segregation of different land uses.
(p12.1)

The 2040 Lincoln Area Future Land Use Plan shows the amended area as urban residential. (p.12.3)

The 2040 Priority Growth Areas map designates the amended area as Tier 1, Priority B. (p.12.6)

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

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

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

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

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

Annexation generally implies the opportunity to access all City services within a reasonable period of time.

UTILITIES: All utilities are available to serve this area.

PUBLIC SERVICE:
The nearest fire station is Station 14 located at 5435 NW 1st St. in the Highlands.

The nearest elementary school is Fredstrom located at N. W. 10th St. and W. Harvest Dr. The nearest school is Schoo Middle School located within the Fallbrook subdivision.

ANALYSIS:

1. This application is to annex approximately 10.27 acres and amend the Fallbrook PUD. The amendment would add 36 dwelling units, bring the total allowed dwelling units to 1,837.

2. The area of the proposed annexation and change of zone is shown as Urban Residential and within Tier One Priority "B" in the Comprehensive Plan. The Comprehensive Plan identifies Tier One Priority "B" as areas designated for development in the first half of the planning period (to 2025) are generally contiguous to existing development and should be provided with basic infrastructure as they develop.

3. The area of annexation is within the future service limit and is contiguous to the city limits.

4. The only change to the PUD is for the new annexed area. The PUD Notes will be amended to add a new Residential Type 7. There are no changes to the approved plan for the remaining area of the PUD.

5. The request waivers for the new area are consistent with previous waivers granted for the existing townhouse area (Residential Type 6). Waivers for Residential Type 6 were granted to reduce the front and side yard setback to 5 feet and not require a minimum lot area or lot width.

6. The developer is also requesting a waiver to sidewalks on one side of Heritage Falls Drive to save mature trees. Heritage Falls Drive is a short street with only 2 lots abutting the street. In order to preserve trees, the waiver is acceptable.

7. All streets within the new area are private. The private streets will have a public access and utility easement over them.

Prepared by: Tom Cajka, Planner

DATE: February 18, 2015

APPLICANT: Gary Kort
Heritage Builders II
5950 Vandervoort Drive
Lincoln, NE 68516

OWNER: Same as applicant

CONTACT: Scott Osterhaus
601 "P" Street Suite 200
Lincoln, NE 68508
402-458-5630

ANNEXATION NO. 15002
and
CHANGE OF ZONE NO. 0585B

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION: **March 4, 2015**

Members present: Lust, Hove, Beecham, Cornelius, Corr, Scheer, and Sunderman; Weber and Harris absent.

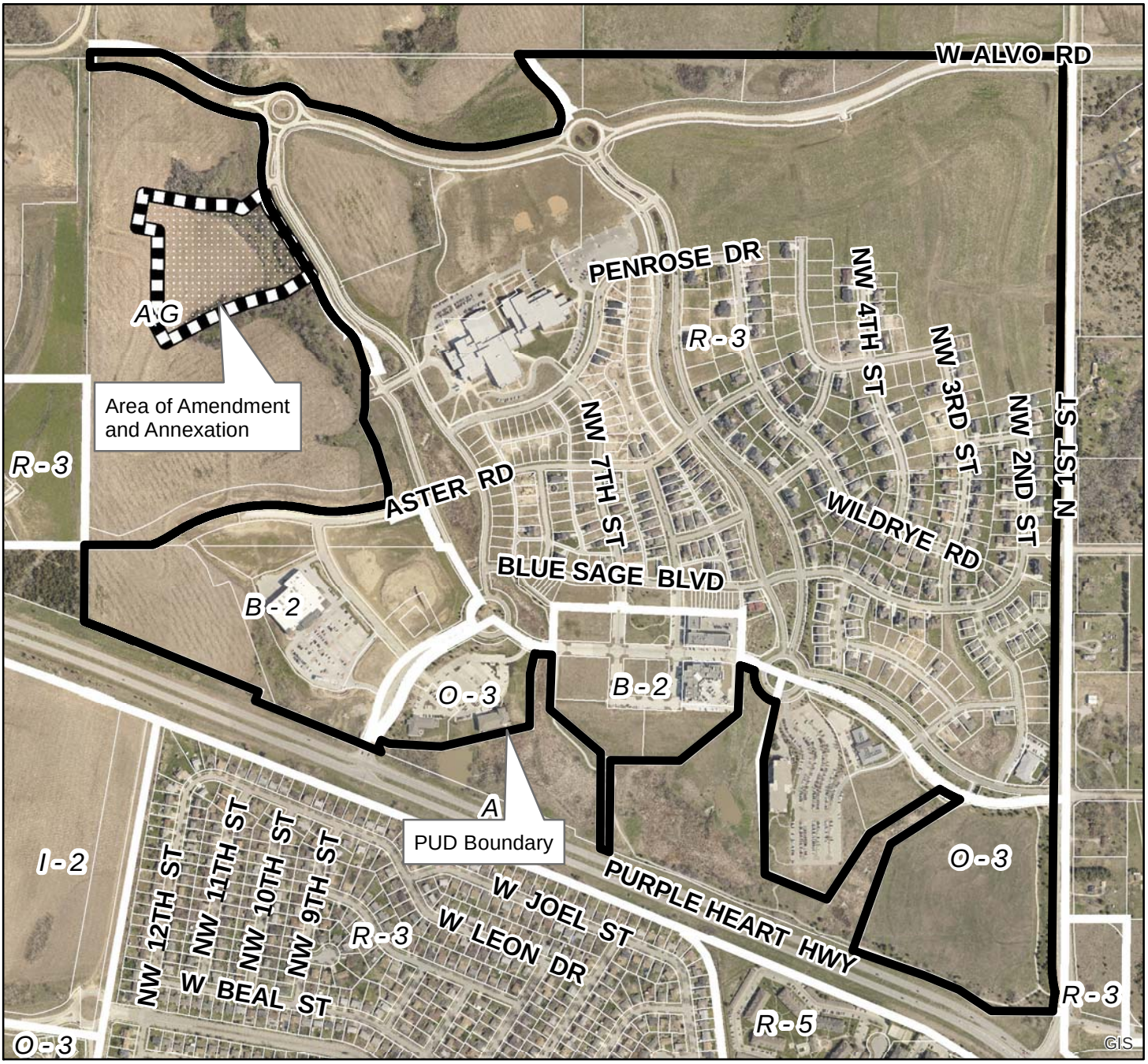
The Consent Agenda consisted of the following items: **ANNEXATION NO. 15002 and CHANGE OF ZONE NO. 05085B; SPECIAL PERMIT NO. 12006A, COUNTY SPECIAL PERMIT NO. 13033A, and COUNTY SPECIAL PERMIT NO. 15006.**

There were no ex parte communications disclosed.

Item 1.4 - County Special Permit No. 15006 - was removed from the Consent Agenda and had separate public hearing due to an email communication received by staff.

Hove moved approval of the remaining Consent Agenda (Item Nos. 1.1 - 1.3), seconded by Scheer and carried 7-0: Lust, Hove, Beecham, Cornelius, Corr, Harris, Sunderman, and Scheer; Weber and Harris absent.

Note: This is final action on Special Permit No. 12006A and County Special Permit No. 13033A, unless appealed to the City Council within 14 days.



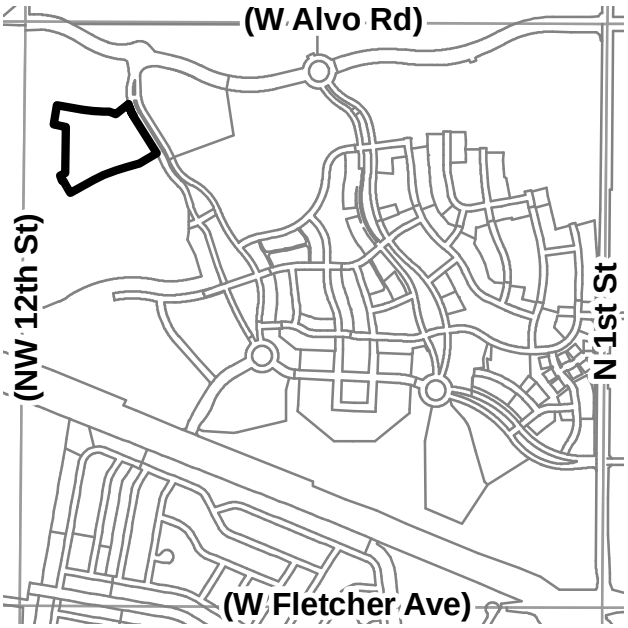
2013 aerial

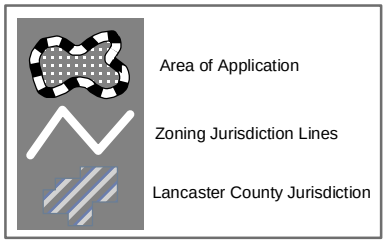
Change of Zone #: CZ05085B (AG to R-3)
& Annexation #: AN15002
Fallbrook
Tallgrass Pkwy & Aster Rd

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.34 T11N R06E





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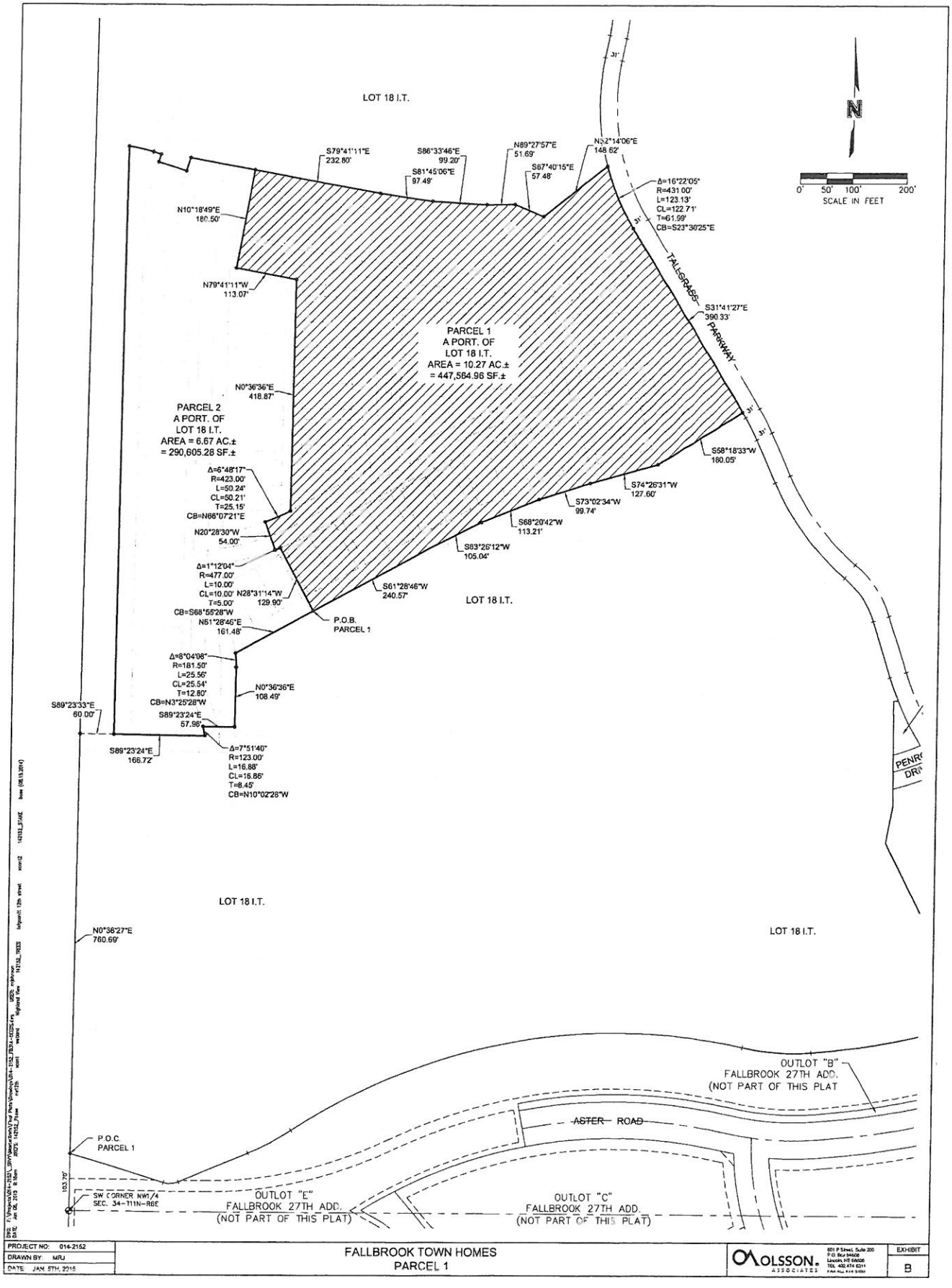
File: P:\SP872H.mxd (CZ05085B)



PROJECT NO: 014-2152	FALLBROOK TOWN HOMES	OLSSON. ASSOCIATES	EXHIBIT
DRAWN BY: MRJ	PARCEL 1	601 P Street, Suite 200 P.O. Box 84608 Lincoln, NE 68508 TEL 402.474.6311	B
DATE: JAN. 5TH, 2015			

0009

LEGAL DESCRIPTION
PARCEL 1

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 18 I.T., LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

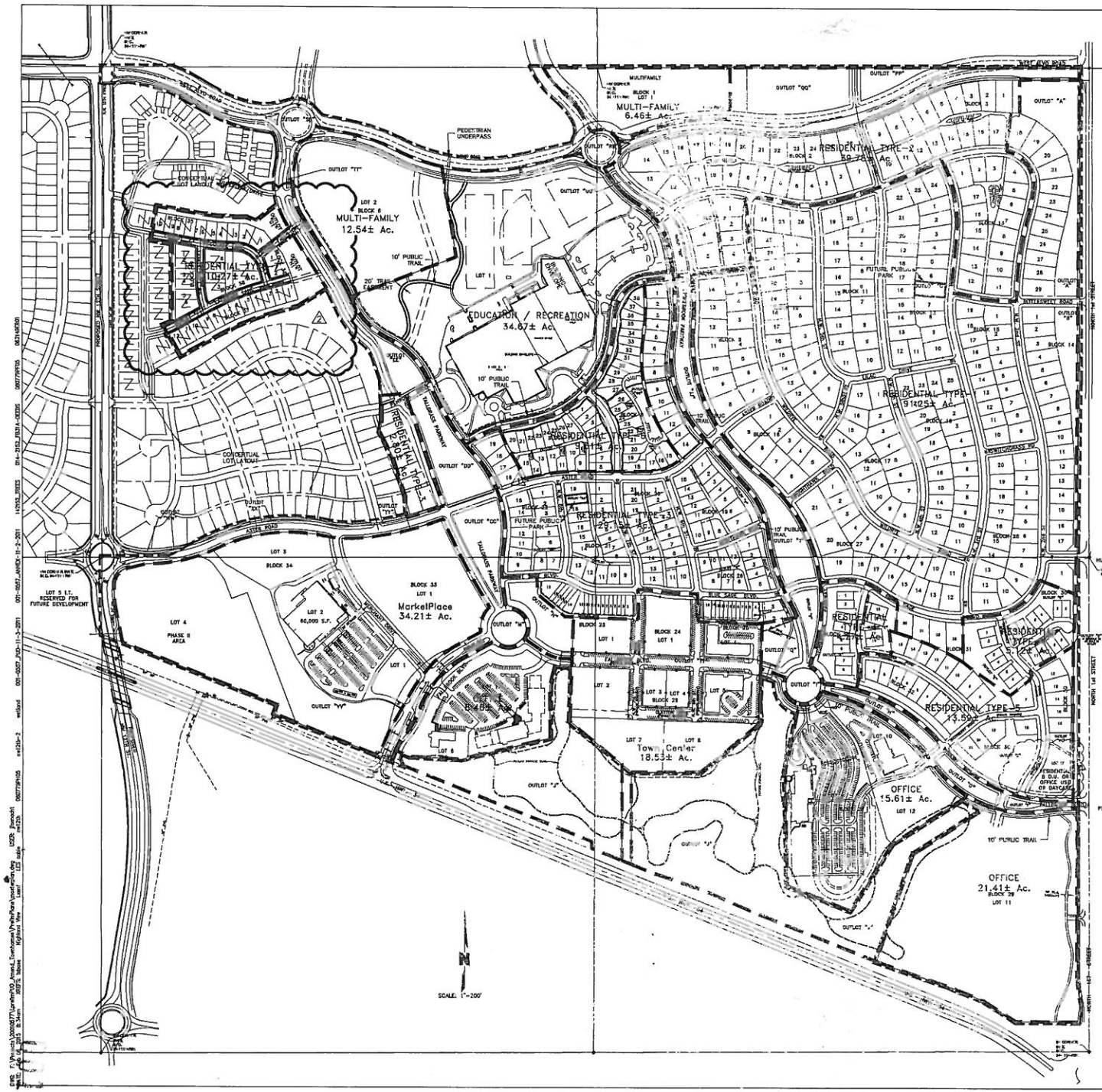
COMMENCING AT THE SOUTHWEST CORNER OF LOT 18 I.T., SAID POINT BEING THE NORTHWEST CORNER OF OUTLOT "E", FALLBROOK 27TH ADDITION, SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M.; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 18 I.T., SAID LINE BEING THE WEST LINE OF SAID NORTHWEST QUARTER ON AN ASSUMED BEARING OF N00°36'27"E, A DISTANCE OF 760.69' TO A POINT; THENCE S89°23'33"E, A DISTANCE OF 60.00' TO A POINT; THENCE S89°23'24"E, A DISTANCE OF 166.72' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 07°51'40", A RADIUS OF 123.00', AN ARC LENGTH OF 16.88', A CHORD LENGTH OF 16.86', A TANGENT LENGTH OF 8.45', AND A CHORD BEARING OF N10°02'28"W TO A POINT; THENCE S89°23'24"E, A DISTANCE OF 57.96' TO A POINT; THENCE N00°36'36"E, A DISTANCE OF 108.49' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 08°04'08", A RADIUS OF 181.50', AN ARC LENGTH OF 25.56', A CHORD LENGTH OF 25.54', A TANGENT LENGTH OF 12.80', AND A CHORD BEARING OF N03°25'28"W, TO A POINT; THENCE N61°28'46"E, A DISTANCE OF 161.48' TO **THE TRUE POINT OF BEGINNING**; THENCE N28°31'14"W, A DISTANCE OF 129.90' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 01°12'04", A RADIUS OF 477.00', AN ARC LENGTH OF 10.00', A CHORD LENGTH OF 10.00', A TANGENT LENGTH OF 5.00', AND A CHORD BEARING OF S68°55'28"W TO A POINT; THENCE N20°28'30"W, A DISTANCE OF 54.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 06°48'17", A RADIUS OF 423.00', AN ARC LENGTH OF 50.24', A CHORD LENGTH OF 50.21', A TANGENT LENGTH OF 25.15', AND A CHORD BEARING OF N66°07'21"E TO A POINT; THENCE N00°36'36"E, A DISTANCE OF 418.87' TO A POINT; THENCE N79°41'11"W, A DISTANCE OF 113.07' TO A POINT; THENCE N10°18'49"E, A DISTANCE OF 180.50' TO A POINT; THENCE S79°41'11"E, A DISTANCE OF 232.80' TO A POINT; THENCE S81°45'06"E, A DISTANCE OF 97.49' TO A POINT; THENCE S86°33'46"E, A DISTANCE OF 99.20' TO A POINT; THENCE N89°27'57"E, A DISTANCE OF 51.69' TO A POINT; THENCE S67°40'15"E, A DISTANCE OF 57.48' TO A POINT; THENCE N52°14'06"E, A DISTANCE OF 148.62' TO A POINT OF INTERSECTION WITH AN EAST LINE OF SAID LOT 18 I.T., SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF TALLGRASS PARKWAY; SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 16°22'05", A RADIUS OF 431.00', AN ARC LENGTH OF 123.13' ON A EAST LINE OF SAID LOT 18 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 122.71', A TANGENT LENGTH OF 61.99', AND A CHORD BEARING OF S23°30'25"E TO A POINT; THENCE S31°41'27"E, ON A EAST LINE OF SAID LOT 18 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 390.33' TO A POINT; THENCE S58°18'33"W, A DISTANCE OF 180.05' TO A POINT; THENCE S74°26'31"W, A DISTANCE OF 127.60' TO A POINT; THENCE S73°02'34"W, A DISTANCE OF 99.74' TO A POINT; THENCE S68°20'42"W, A DISTANCE OF 113.21' TO A POINT; THENCE S63°26'12"W, A DISTANCE OF 105.04' TO A POINT; THENCE S61°28'46"W, A DISTANCE OF 240.57' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 447,564.96 SQUARE FEET OR 10.27 ACRES, MORE OR LESS.

Monday, January 05, 2015
F:\Projects\014-2152_SRVY\MasterXrefs\Final Plats\Documents\014-2152_Parcel-1-Legal.doc

0003

DWG: F:\Projects\014-2152_SRVY\MasterXrefs\Final Plats\Drawings\014-2152_FB31A-DEEDS.dwg USER: mjohnson
DATE: Jan 05, 2015 8:29am XREFS: 142152_Pbase nw12th xcont wetland Highland View 142152_TREES lxfgcontt 12th street xcon12 142152_STAKE base (08.15.2014)

PROJECT NO: 014-2152	FALLBROOK TOWN HOMES PARCEL 1	OLSSON ASSOCIATES	601 P Street, Suite 200 P.O. Box 84608 Lincoln, NE 68508 TEL 402.474.6311 FAX 402.474.5160	EXHIBIT
DRAWN BY: MRJ				A
DATE: JAN. 6TH, 2014				



FALLBROOK

ADMINISTRATIVE AMENDMENT TO THE PLANNED UNIT DEVELOPMENT MASTER PLAN

FALLBROOK SCHOOL/YMCA PARKING GUIDELINES

FACILITY USER METHOD: FOR USE IN DETERMINING PARKING REQUIREMENTS ONLY

NATATORIUM:	LAP SWIMMERS	4	
	SWIMMING LESSONS	36/2 = 18*	
	WHIRLPOOL	4	
	INSTRUCTORS	6	
	LIFEGUARD	1	
		33	

* ASSUME 50% OF THE PARTICIPANTS ARE NOT OF DRIVING AGE.

GYMNASIUM**	TEAM MEMBERS	20	
	COACHES	2	
	OFFICIALS	3	
	OBSERVERS	10 (50% of participants)	
	TURNOVER	32 (rooms and coaches waiting)	
		87/2.5 = 23	

* ASSIGNS 1 COURT TO THE YMCA DURING SCHOOL DAY, WHEN OTHER 2 COURTS ASSUME YMCA MANAGEMENT, ADDITIONAL LPS MIDDLE SCHOOL PARKING BECOMES AVAILABLE
** USE CALCULATION METHOD 27.67.040

AEROBICS (3 ROOMS):	PARTICIPANTS	80
	INSTRUCTORS	3
	TURNOVER	60 (portahonia waiting)
		123/3* = 41

* USE CALCULATION METHOD 27.67.040 II(1).

CLASSROOMS	NONE
CHILD WATCH & PRESCHOOL INSTRUCTORS	2
GENERAL BUILDING SERVICES: INCLUDES LOCKER ROOMS, OFFICE, STAIR, CORRIDOR, CONTROL DECK, SOCIAL AREA, REST ROOM, LAUNDRY 14,250 SF 1 STALL/300 SF = 48	
MECHANICAL:	1

EXERCISE AREA: 7962 X 80%= 4775F/100/MACHINE= 48
* ASSUME 40% IS AREA BETWEEN MACHINES
* ASSUME 100 SF AVERAGE AREA PER MACHINE
* ASSUME 1 USER FOR EACH MACHINE

RECREATION PARKING TOTAL	198
TOTAL EDUCATION STALLS	+100
TOTAL PARKING	346 (SHARED PARKING WILL BE UTILIZED FOR BOTH RECREATIONAL AND EDUCATIONAL USE)

P.U.D. RESIDENTIAL DENSITY ALLOWED

Residential Acres	264
Max. Density Units / Acre	5.50
Maximum Residential Units	1,452

P.U.D. RESIDENTIAL DENSITY UTILIZATION As Shown on Plan

P.U.D. Designation	Units
Residential Type 1	234
Residential Type 2	67
Residential Type 3 – Primary Res	133
Residential Type 3 – Secondary Res	133
Residential Type 4	28
Residential Type 5	35
Residential Type 6	47
Residential Type 7	31
Multi Family	357
Town Center Residential	50
Town Center Lofts	50
Subtotal	1,300
Unassigned	157
Planned Residential Units	1,457

REQUESTED WAIVERS

1. LOT AREA
2. LOT WIDTH
3. FRONT, SIDE AND REAR YARD SETBACKS.
4. PARKING REQUIREMENTS.
5. SECONDARY DWELLING UNITS ON THE SAME LOT AS THE MAIN DWELLING UNIT IN RESIDENTIAL TYPE 3 AREA.
6. FRONT YARD SETBACK FOR SIGNS.
7. CUL-DE-SAC DESIGN.
8. ROADWAY PLATFORM APPROACH ON BUTTERSWEET ROAD AND HERITAGE FALLS DRIVE.
9. ALLOW SEWER AND WATER MAINS ON THE SAME SIDE OF THE STREET.
10. PEDESTRIAN WAY EASEMENTS.
11. ALLOW THE TRANSFER OF SANITARY SEWAGE FROM ONE DRAINAGE TO ANOTHER.
12. THAT LOTS FRONT UPON PUBLIC STREETS OR PRIVATE ROADWAYS.
13. THE REQUIREMENT THAT WHERE PUBLIC STREETS ARE CONTINUATION OF EXISTING STREET, THE EXISTING STREET NAME SHALL BE USED TO PERMIT THE STREET NAME OF FALLBROOK BLVD. WEST OF N. 1ST ST.
14. SIGN REGULATIONS AS IDENTIFIED IN THE NOTES.

ANTICIPATED USE FOR OUTLOTS

OUTLOT	COMMON ACCESS	PED. WAY	BLANKET UTILITY EASEMENT	GREEN SPACE	DRAINAGE EASEMENT	PUBLIC PARK	PUBLIC UTILITY EASEMENT
A			X	X		X	
B			X				
C		X	X				
D			X	X	X		
E			X				
F		X	X				
G			X	X	X		
H			X				
I		X	X				
J			X	X	X		
K			X				
L	X		X	X			
M		X	X				
N			X	X	X		
O			X				
P	X		X	X			
Q		X	X				
R			X	X	X		
S			X				
T		X	X				
U			X	X	X		
V		X	X				
W			X				
X	X		X	X			
Y			X				
Z	X		X	X			
AA			X			X	
BB	X		X				
CC			X	X	X		
DD			X				
EE			X	X	X		
FF			X				
GG	X		X	X			
HH		X	X				
II			X	X	X		
JJ	X		X				
KK		X	X				
LL			X	X	X		
MM			X				X
NN	X		X	X			
OO			X				
PP			X	X	X		
QQ			X				
RR			X	X			
SS			X				
TT			X	X	X		
UU			X				
VV			X	X	X		
WW	X		X				
XX	X		X	X			
YY			X				
ZZ			X	X	X		
AA1			X				
BB1	X		X	X			
CC1			X				
DD1	X		X	X			
EE1			X				
FF1			X	X			X
GG1			X				
HH1			X	X	X		

DATE	DESCRIPTION
3-16-15	REVISED USES SOUTH OF TRYON
2-4-15	ADDED TOWNHOUSE USE OF FALLBROOK

REVISIONS

MASTER PLAN

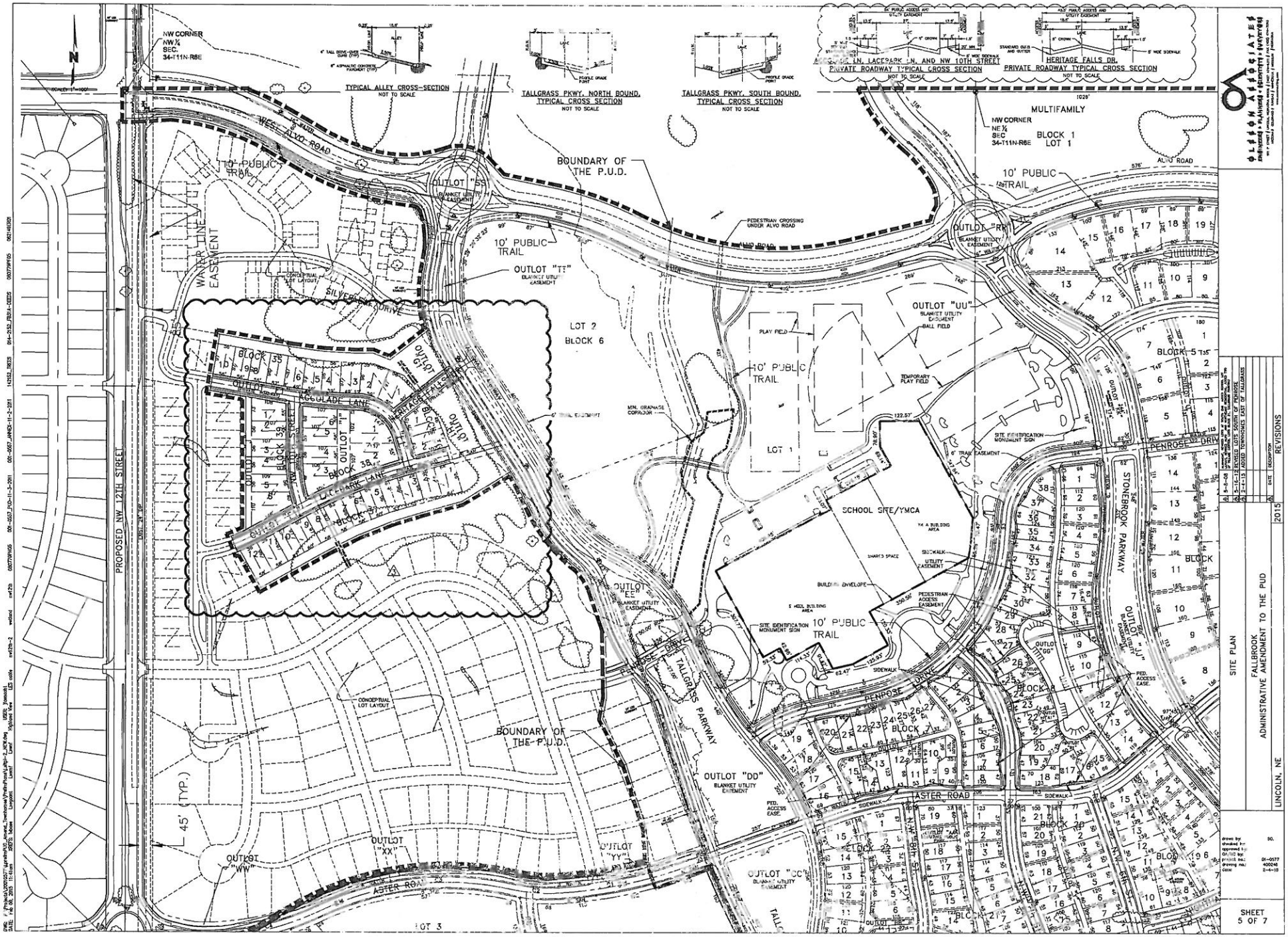
FALLBROOK
ADMINISTRATIVE AMENDMENT TO THE PUD

LINCOLN, NE

2015

drawn by: SD
checked by:
approved by:
QA/QC by:
project no.: 01-0577
drawing no.: 400248
date: 2-4-15

SHEET 2 OF 7



TYPICAL ALLEY CROSS-SECTION
NOT TO SCALE
TALLGRASS PKWY. NORTH BOUND. TYPICAL CROSS SECTION
NOT TO SCALE
TALLGRASS PKWY. SOUTH BOUND. TYPICAL CROSS SECTION
NOT TO SCALE
ACCOLADE LN. LACEPARK LN. AND NW 10TH STREET PRIVATE ROADWAY TYPICAL CROSS SECTION
NOT TO SCALE
HERITAGE FALLS DR. PRIVATE ROADWAY TYPICAL CROSS SECTION
NOT TO SCALE
NW CORNER NW¼ SEC. 34-T11N-R6E
NW CORNER NE¼ SEC 34-T11N-R6E
MULTIFAMILY
BLOCK 1 LOT 1
BOUNDARY OF THE P.U.D.
WEST ALVO ROAD
ALVO ROAD
10' PUBLIC TRAIL
OUTLOT "SS"
OUTLOT "TT"
OUTLOT "RR"
OUTLOT "UU"
OUTLOT "EE"
OUTLOT "DD"
OUTLOT "CC"
OUTLOT "XX"
OUTLOT "YY"
OUTLOT "WW"
WATER LINE EASEMENT
PROPOSED NW 12TH STREET
LOT 2 BLOCK 6
LOT 1
LOT 3
SCHOOL SITE/YMCA
PLAY FIELD
BALL FIELD
TEMPORARY PLAY FIELD
MIN. DRAINAGE CORRIDOR
PEDESTRIAN CROSSING UNDER ALVO ROAD
SITE IDENTIFICATION MONUMENT SIGN
STONEBROOK PARKWAY
TALLGRASS PARKWAY
PENROSE DRIVE
ASTER ROAD
SILVERLEAF DRIVE
ACCOLADE LANE
LACEPARK LANE
HERITAGE FALLS DR.
CONCEPTUAL LOT LAYOUT
45' (TYP.)
BLOCK 35
BLOCK 38
BLOCK 37
BLOCK 5
BLOCK 8
BLOCK 7
BLOCK 20
BLOCK 22
BLOCK 21
BLOCK 19
SITE PLAN
FALLBROOK ADMINISTRATIVE AMENDMENT TO THE PUD
LINCOLN, NE
2015
REVISIONS
SHEET 5 OF 7

Side yard setbacks = 5'

Side yard setbacks on lot lines with mutual party wall = 0'

Alley or rear yard setback = 5' for the main and accessory structures

Attached Dwelling Buildings maximum height = 45'
Accessory structures maximum height = 35'

A deck and covered deck for the main level of the structure may encroach into the setback by 2'.

Eaves may project into a side yard a maximum of thirty-six inches, exclusive of gutters.

Section 27.72.180c shall not apply for pedestrian easements along front property lines.

RESIDENTIAL / TYPE 7 (Tallgrass Townhomes)

All dwelling units within the Residential / Type 7 area shall take access from interior private roadways.

Minimum lot area and minimum lot width requirements do not apply.

Front yard setbacks = 5'

Side yard setbacks = 5'

Side yard setbacks on lot lines with mutual party wall = 0'

Rear yard setback = 0' for the main and accessory structures

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MULTI FAMILY

Multiple dwellings, Elderly and/or Retirement housing are a Permitted Use.

Minimum lot size is 1 acre but there is no minimum lot width.

Development density is limited to 35 dwelling units per acre of lot area.

Front yard setback = 20' or ½ building height whichever is greater.

Agency Review Comments

2/17/2015 8:26:14 AM

Project	Review	Agency Name	Reviewer	Status	Comments
CZ05085B	1	Airport Authority		Pending	
	1	Building & Safety	Terry Kathe (tkathe@lincoln.ne.gov)	Pending	
	1	County Health	chris schroeder (cschroeder@lincoln.ne.gov)	Recommend Approval	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. All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter. 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. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.
	1	Development Review Manager	steve henrichsen (shenrichsen@lincoln.ne.gov)	Corrections Required	
	1	Public Works - Engineering Services	charles w. "buff" baker (cbaker@lincoln.ne.gov)	Recommend Approval	2/10/15
	1	Public Works - Watershed Management	jared nelson (jlnelson@lincoln.ne.gov)	Corrections Required	1. Major Storm Event (100yr) calculations are missing in the Preliminary Pipe Sizing table and need to be provided. Major Storm Event calculations are also needed to show the 100yr water surface elevation & extent along drainage ways in OLG1 & H1. The 100yr flooding extents cannot encroach onto private property without an easement. 2. Drainage calculations are needed for culvert crossing frequencies (i.e. 50yr & 100-yr) for Heritage Falls Dr, to ensure sufficient Minimum Opening Elevations are established upstream, and that Heritage Falls Dr does not overtop at 50 yr. 3. Minimum Opening Elevations are needed on all lots abutting the drainage ways (in OLG1 & H1) in Block 39. This information can be provided in the table on Sheet 5 of 7. 4. Please provide or clarify proposed contour elevations on the grading plan.
	1	United States Post Office	kerry kowalski (kerry.j.kowalski@usps.gov)	Recommend Approval	Recommend approval with the condition that all new deliveries be established in Centralized Box Units(CBUs) which will be purchased and installed at the developers expense in a location mutually agreed upon by the developer and the US Postal Service.

OLSSON ®
ASSOCIATES

February 4, 2015

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

RE: Amendment to the Fallbrook P.U.D., Annexation and Change of Zone
Olsson Project No. 014-2152

Dear Mr. Cary:

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

1. Zoning Application
2. Application fee ($2,148)
3. Fallbrook P.U.D. General Notes
4. Annexation/Change of Zone Legal Exhibit

The following will be uploaded to ProjectDox when the project has been set up.

1. Cover Sheet
2. Master Plan
3. Zoning/Change of Zone Map
4. Site Plan
5. Drainage & Grading Plan (2 sheets)
6. Street Profiles

On behalf of the Owner/Developer, Heritage Builders II, 5950 Vandervoort Dr. Lincoln Ne 68516, we are requesting an Amendment to the Fallbrook PUD to expand the limits of the Fallbrook Development to include townhomes east of Tallgrass Parkway.

The submittal includes a request for annexation and a change of zone from AG to R3 PUD. The PUD notes have been revised to include a "Residential Type 7" area specifically for this townhome area. An additional waiver is requested for the intersection approach grades on Heritage Falls Drive.

Please contact us if you have any questions or require additional information.

Sincerely,

Scott Osterhaus

Enclosures

cc: Gary Kort (HB2)
File

F:\Projects\20010577\LprelimPUD_Amend_Townhomes\documents\David Cary_2-4-15.doc

601 P Street, Suite 200
P.O. Box 84608
Lincoln, NE 68508-2303
TEL 402.474.6311
FAX 402.474.5160
www.olssonassociates.com

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