City Council Introduction: **Monday**, November 13, 2000
Public Hearing: **Monday**, November 20, 2000, at **1:30** p.m.

Bill No. 00R-309

FACTSHEET

TITLE: **SPECIAL PERMIT NO. 1832, WILDERNESS PARK ESTATES COMMUNITY UNIT PLAN,** requested by Ross Engineering on behalf of George and Kathy Mechling, for 19 dwelling units, on property generally located at Mockingbird Lane and South 14th Street.

STAFF RECOMMENDATION: Conditional Approval.

ASSOCIATED REQUESTS: Annexation No. 99011 (99-93); Street Vacation No. 00020 (00-209); and Preliminary Plat No. 00002, Wilderness Park Estates (00R-308)

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 05/03/00
Administrative Action: 05/03/00

RECOMMENDATION: Conditional Approval (6-0: Schwinn, Duvall, Hunter, Carlson, Newman and Bayer voting 'yes'; Taylor abstaining; Steward and Krieser absent).

FINDINGS OF FACT:

1. This community unit plan and the associated preliminary plat were heard at the same time before the Planning Commission on 05/03/00. The associated Annexation No. 99011 (Bill No. 99-93) was placed on Council's pending list on 8/23/99; and the associated Street Vacation No. 00020 was heard by the Planning Commission on 11/01/00.

2. The Planning staff recommendation to approve the community unit plan, with conditions as set forth in the staff report dated 4/17/00, is based upon the "Analysis" as set forth on p.4-5, concluding that this is a low density development that generally matches the character of the area.

3. Testimony in support is found on p.7-8.

4. There was no testimony in opposition; however, the record consists of one email in opposition (p.039).

5. There was discussion about the vacation of Pine Lake Road, which is a condition of approval of the associated preliminary plat. (See Minutes, p.8). This street vacation was acted upon by the Planning Commission on 11/01/00 (See Bill No. 00-209 and p.038).

6. On 05/03/00, the Planning Commission agreed with the staff recommendation on this special permit.

7. The Site Specific conditions of approval required to be completed prior to scheduling this item on the Council agenda have been submitted by the applicant and approved by the reviewing departments.

8. The associated annexation of property involved in this development was placed on Council's pending list on 8/23/99 (See p.037). A request has been made to the City Clerk to remove Bill No. 99-93 from the pending list and schedule for public hearing on 11/20/00.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: November 6, 2000

REVIEWED BY:_____

DATE: November 6, 2000

REFERENCE NUMBER: FS\CC\FSSP1832

LINCOLN CITY/LANCASTER COUNTY PLANNING DEPARTMENT
COMBINED STAFF REPORT

P.A.S.#: Wilderness Park Estates **Date:** April 17, 2000
Special Permit #1832, Community Unit Plan
Preliminary Plat #00002

****As Revised by Planning Commission, 05/03/00****

Note: 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: Ross Engineering, on behalf of George Mechling, has applied for a Special Permit and Preliminary for a 19 lot Community Unit Plan generally located at Mockingbird Lane and S. 14th Street.

Requested waivers:
1. Section 26.27.010 requiring curb and gutters,
2. Section 26.27.010 sidewalks
3. Design standard for Storm water detention.
4. Street trees on the north side of Mockingbird Lane.

GENERAL INFORMATION:

CONTACT: Ron Ross, Ross Engineering
545 'M' Street, Suite 201
Lincoln, NE 68508
(402) 474 - 7677

OWNER/DEVELOPER: George and Kathy Mechling
P.O.B. Box 889
Cullowhee, NC 28723
(828) 227 - 3600

LOCATION: West of S. 14th Street and Mockingbird Lane.

LEGAL DESCRIPTION: Lots 14, 19, 20, 21, 57, and 58 Irregular Tracts in the south half of Section 14, Township 9 North, Range 6 East of the 6th P. M., Lancaster County, Nebraska.

EXISTING ZONING: R-1 Residential

SIZE: 19.33 acres, more or less

EXISTING LAND USE: Acreage home and a natural area.
SURROUNDING LAND USE AND ZONING: Densmore Park and future site for YMCA facility and City library zoned R-1 to the north; Lincoln Memorial Park Cemetery and Mockingbird estates residences to the east zoned AG and R-1; agricultural land zoned I-3 Employment Center owned by Lincoln Public Schools for a future high school site to the south; and the UP Rail Road, to the west, with Wilderness Park zoned 'P' Public beyond that.

COMPREHENSIVE PLAN SPECIFICATIONS: IN CONFORMANCE. The 1994 Lincoln/ Lancaster County Comprehensive Plan shows this as Urban Residential and it is inside the Future Service Limit.

HISTORY: Changed from A-1 residential to R-1 zoning in the 1979 zoning update. Lazy acres was platted in 1960.

SPECIFIC INFORMATION:

DESCRIPTION OF PROPERTY: The property is developed with one single family home

UTILITIES & SERVICES:

A. **Sanitary Sewer:** The trunk line is available to serve this property. Sewer line was installed along the Rail Road Right of way as part of South Ridge Annexation. Minor extensions from the sewer trunk line would be necessary to serve these lots. An agreement to cross the corner of the Lincoln Public School site is needed.

B. **Water:** A 24 inch water main is in 14th Street. The developer is proposing to create a district to extend water west on Mockingbird Lane to their subdivision.

C. **Roads:** S.14th Street is in the CIP for improvement to 4 lanes in the future.

D. **Parks and Trails:** This annexation will not impact the Parks and Recreation Department. Densmore Park is adjacent to the north. A fence separates the properties.

E. **Fire Protection:** This area is currently served by the Southwest Rural Fire District. The City's fire station at 27th and Old Cheney Road will serve this property.

F. **Schools:** A few lots are in the Lincoln Public School district. The remaining lots are in the Rokeby School District. Upon annexation, of this and Lazy Acres, these lots would transfer to the Lincoln Public School (LPS) District. According to state statutes, any property that was in a school district at the time of a bond election, must continue to pay that district's bond until it is retired, even if that property transfers to another district. Thus, those properties in the Rokeby district would still be subject to any previous Rokeby school bonds.

The City of Lincoln and Lincoln Public Schools have approved an agreement that provides that any area annexed by the City of Lincoln would not have to pay for existing LPS school bonds while it still has to pay for the school bond of another school district. All property annexed will be subject to all future bonded indebtedness of LPS that are approved after the date of annexation. Property owners would no longer pay the other district's general levy and would instead pay the LPS general levy.

ANALYSIS:

Preliminary Plat/ Special Permit Review

1. This is a request for a Preliminary Plat and Community Unit Plan for 19 single family, acreage size, residential lots. Overall, the residential area has 19.33 acres and 19 dwelling units. This is a density of one dwelling unit per acre, which is well below the maximum of 6.96 dwelling units per acre allowed in the district.

2. Public Works notes that all corrections have been made in a satisfactory manner.

Requested Waivers

3. The applicant is requesting the following waivers to the following;

   3.1 Waiver of curb and gutter is requested since this is to be built as a private road in a rural cross section. Public Works agrees with the request.

   3.2 Waiver or storm water detention. Public Works agrees with the calculations and description provided that the "clay pit", and berm on the Densmore Park area accommodates the storm water needs.

   3.3 Waiver of street trees along the north side of Mockingbird Lane due to constricted site and the location of the drainage ditch. Parks Department indicates trees should be provided for additional screening for the ball fields. Trees will fit the location.

4. Pine Lake Road shows as a petition road of 30' across the southern portion of this property. This must be vacated to clear encumbrances to the subdivision. A vacation filed for in 1994 was denied by the County Board.

5. Access to the Outlot 'B' is steep and wooded and must be better provided for to allow for the use of the members of the Community Unit Plan.

6. Approval of the final plat of this subdivision will trigger automatic annexation of the land. This will then surround the Lazy Acres area which is currently on hold for annexation at the City Council. Water is proposed to be provided by district through the Lazy Acres subdivision so annexation will be required. Sewer will be provided from the west and will not immediately impact the Lazy acres area. Mockingbird road is a public road that is being tied into by a private road to serve this subdivision. No paving is proposed for the Lazy Acres area.

CONCLUSION:

This is a low density development that generally matches the character of the area.

STAFF RECOMMENDATION:

Preliminary Plat #00002 Approval with conditions.

Special Permit #1832 Approval with conditions.

SPECIAL PERMIT #1832

Approval with the following conditions.

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

   1.1 A revised site plan to show all the required revisions of Preliminary Plat #00002 and showing the following additional revisions:

   1.1.1 Show the method of access to Outlot B.

General:

2. This approval permits a total of 19 dwelling units.

3. Before receiving building permits:

   3.1 The permittee shall submit a permanent reproducible final site plan as approved.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:

4.1 Before occupying this development all development and construction is to comply with the approved plans.

4.2 All privately-owned improvements, including landscaping, are to be permanently maintained by the permittee, its successors and assigns

4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

4.5 The City Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

Prepared by:

Michael DeKalb, AICP
Planning Department

SPECIAL PERMIT NO. 1832,
WILDERNESS PARK ESTATES COMMUNITY UNIT PLAN,
AND
PRELIMINARY PLAT NO. 00002,
WILDERNESS PARK ESTATES

PUBLIC HEARING BEFORE PLANNING COMMISSION: May 3, 2000

Members present: Bayer, Newman, Carlson, Hunter, Taylor, Duvall and Schwinn; Krieser and Steward absent.

Planning staff recommendation: Conditional approval.

Mike DeKalb of Planning staff submitted revised page 5 of the staff report, adding new condition #1.1.8: "Revise the lot lines to show frontage for Outlot "B". The applicant is aware of this additional condition and is in agreement.

The Commission had also received a memo from staff dated April 28, 2000, advising that the vacation of Pine Lake Road within this plat should take place prior to this plat being scheduled on the City Council agenda.

Proponents

1. Tom Cajka of Ross Engineering testified on behalf of the developer, **George Mechling.** Wilderness Park Estates is located on South 14th and N. Mockingbird Lane between the new Densmore Park and where the new high school is being located. The preliminary plat shows 19 lots, including one lot for an existing residence. They will be doing this development in two phases. Phase 1 consists of 11 lots that are basically to the east of the Mechling residence, from Lot 5 going around back up to the road and Lots 4, 5 and 6 in Block 2. These are large lots ranging in size from .5 acre to a little over one acre, with average size being .75 acre. The proposed roads are private, asphalt, 24' wide, with 6" full-depth asphaltic concrete. In keeping with the rural character, they will not put in curbs or gutters, and there will be open drainage ways. There are some locations for underground culverts. They will be putting a 4' wide concrete sidewalk on one side of the road, and they are proposing a 5' wide chip limestone path on the other side to keep the rustic character. There will be public water and sanitary sewer. A water district is proposed to be created on North Mockingbird Lane. The developer is hoping the city would look at looping the water system into the park area. The sanitary sewer system is coming a little bit off the property in the southwest corner, roughly 80-90' onto the school property. The developer has requested an easement from LPS to extend that sewer line into this development.

With regard to the conditions of approval, Cajka pointed out that Condition #1.1.7 requires street trees on the north side of N. Mockingbird Lane. The way the park land has been graded it is already quite a bit higher than the roadway and there is one area roughly 150' into the property from

the east side where there is a fairly large mound of dirt on the hill. Due to the grading of the road and the open drainage way, it will be a rather steep slope on the north side of the road. The developer believes that planting trees would impede the drainage way and would not provide any more screening.

With regard to the vacation of Pine Lake Road, Cajka requested that that condition be moved to the final plat approval process so as to not unduly burden the developer/owner. It is shown on the plat map as a road but it has never been built or open to the public. The Mechlings own the property, including this 33' of right-of-way. They will agree to go through the road vacation process, but would ask that it not delay the processing of this preliminary plat and be made part of the final plat approval process.

2. Melva Plouzek, 1111 Mockingbird Lane, testified in support. She has worked closely with the developer and the engineer. With regard to the road vacation, the city approved that vacation in 1994 but the County denied it because it would have left this land landlocked. Now that Mrs. Mechling is developing this land, that parcel will no longer be landlocked. Plouzek was told in 1994 that when the Mechling property was developed, that she should come back and request that the vacation be revisited. The city amended their petition for vacation to carry it past Lazy Acres, past the Mechling land and on through to the east side of Hwy 77, the thought being that when vacating the road, it would be a neater package to vacate the entire line at the same time. The right-of-way on the Mechling land was never dedicated.

There was no testimony in opposition.

Schwinn asked staff to discuss the request about the road vacation. Mike DeKalb of Planning staff agreed that the plat maps show a 33' right-of-way all the way through this property as well as to the west. A petition was initiated by the County Engineer to vacate the strip from Hwy 77 to 14th Street, but it was denied. The circumstance that staff is concerned about is that there are lots in this application that are within that right-of-way and abutting on the south side, which would be an encumbrance on the property. It was petitioned in, there was a time it was open for limited use and it must go through a vacation process to clear it. Staff is suggesting that this vacation come through to clear any encumbrance on those lots at the same time the plat is approved, at least at Council level. It was suggested to the applicant that they file the petition with Public Works to get that vacation started.

Schwinn wondered what happens to the rest of the vacation if this applicant only seeks to vacate the portion within this plat. DeKalb stated that nothing would happen to the rest of it. We are trying to split the two. The remainder (Lazy Acres) could petition as well, at any time they wish.

Schwinn asked about the other side of the railroad tracks. DeKalb suggested that it is best to be left alone at this time. It does not affect this property.

DeKalb reiterated that the staff would like to see the road vacation come forward with the plat. We do not want any of the lots to be in the road right-of-way.

Carlson inquired about the street tree issue raised by the applicant. DeKalb indicated that the staff believes that trees could be made to fit. There has been a strong discussion about treeing the ballfields from the residential area. The trees would provide additional screening between those uses.

Terry Genrich of Parks & Recreation stated that the Parks Department believes that the landscaping is an essential part of this project because they have been trying to screen the residents from Densmore Park and this needs to be part of it. Parks is doing considerable landscaping on Densmore Park.

Bayer inquired as to the burden put upon the applicant by requiring the road vacation with this plat. DeKalb believes it would be the time involved to get the road vacation processed.

Response by the Applicant

With regard to the road vacation, Cajka stated that they originally showed the south lot line not going past the 33' right-of-way. However, upon reviewing past deeds and ownership certificates, it showed that the land was owned, including the 33' strip, so they revised the site plan to include the 33' strip and were not aware at that point that they would need to vacate the road. The developer does agree to that process, but there are still some questions concerning monetary value, etc. He just believes that it will delay the preliminary plat process. The owner will not be able to sell lots until final plat approval. If the road vacation would be a condition of the final plat, they could proceed with the improvements to the land and continue seeking financing, etc.

With regard to the street trees, Cajka looked at the grading plan and the proposed grading, and there is quite a bit of difference (4-6') between the roadway and the finished grade. There is 2-4' difference between the road grade and the north property line. He believes that the trees will not add any more screening and would request the waiver. He offered to send Parks an exhibit showing detailed grading on the different contours.

Hunter inquired about Condition #2.3, which refers to an exception to design standards on the stormwater. DeKalb advised that the applicant had requested a waiver but after reviewing their resubmittal showing diversion of some drainage into the excavation, they essentially now meet the stormwater design standards.

Public hearing was closed.

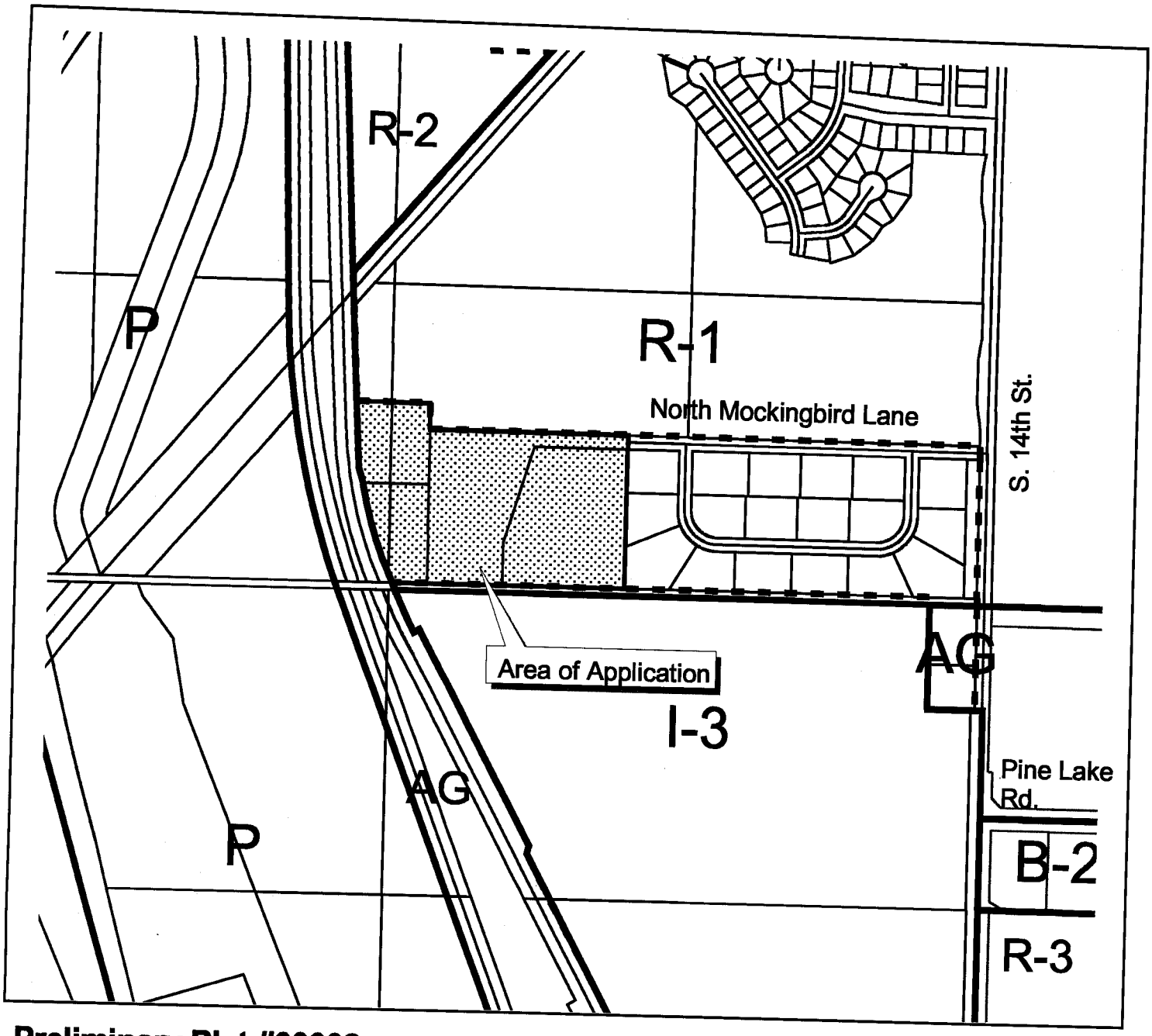
SPECIAL PERMIT NO. 1832
ADMINISTRATIVE ACTION BY PLANNING COMMISSION: May 3, 2000

Schwinn moved approval of the Planning staff recommendation of conditional approval, seconded by Duvall, and carried 6-0: Schwinn, Duvall, Hunter, Carlson, Newman and Bayer voting 'yes'; Taylor abstaining; Steward and Krieser absent.

PRELIMINARY PLAT NO. 00002
ADMINISTRATIVE ACTION BY PLANNING COMMISSION: May 3, 2000

Schwinn moved approval, with conditions, with amendment moving Condition #2.4 to Condition #1.2, seconded by Duvall and carried 6-0: Schwinn, Duvall, Hunter, Carlson, Newman and Bayer voting 'yes'; Taylor abstaining; Steward and Krieser absent.

The Commission did not delete the requirement for street trees on the north side of Mockingbird Lane.



Preliminary Plat #00002
Special Permit #1832
Wilderness Park Estates
S. 14th & North Mockingbird Lane

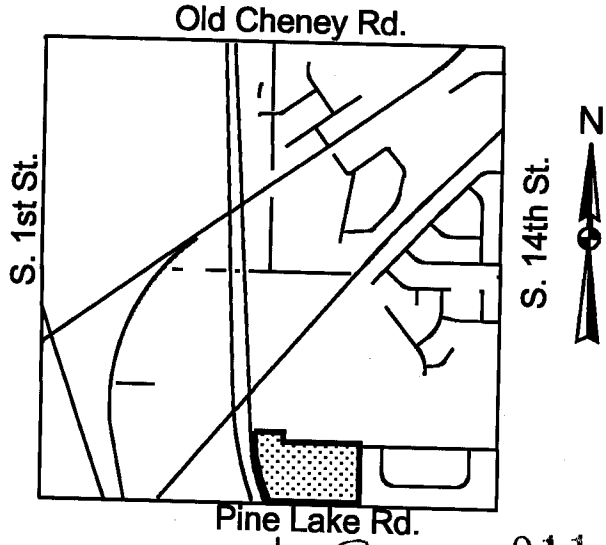
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Convervation 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
	Public Use District

One Square Mile
Sec. 14 T9N R6E

Zoning Jurisdiction Lines

City Limit Jurisdiction



Sheet 1 of 2

Date:

Lincoln City - Lancaster County Planning Dept.

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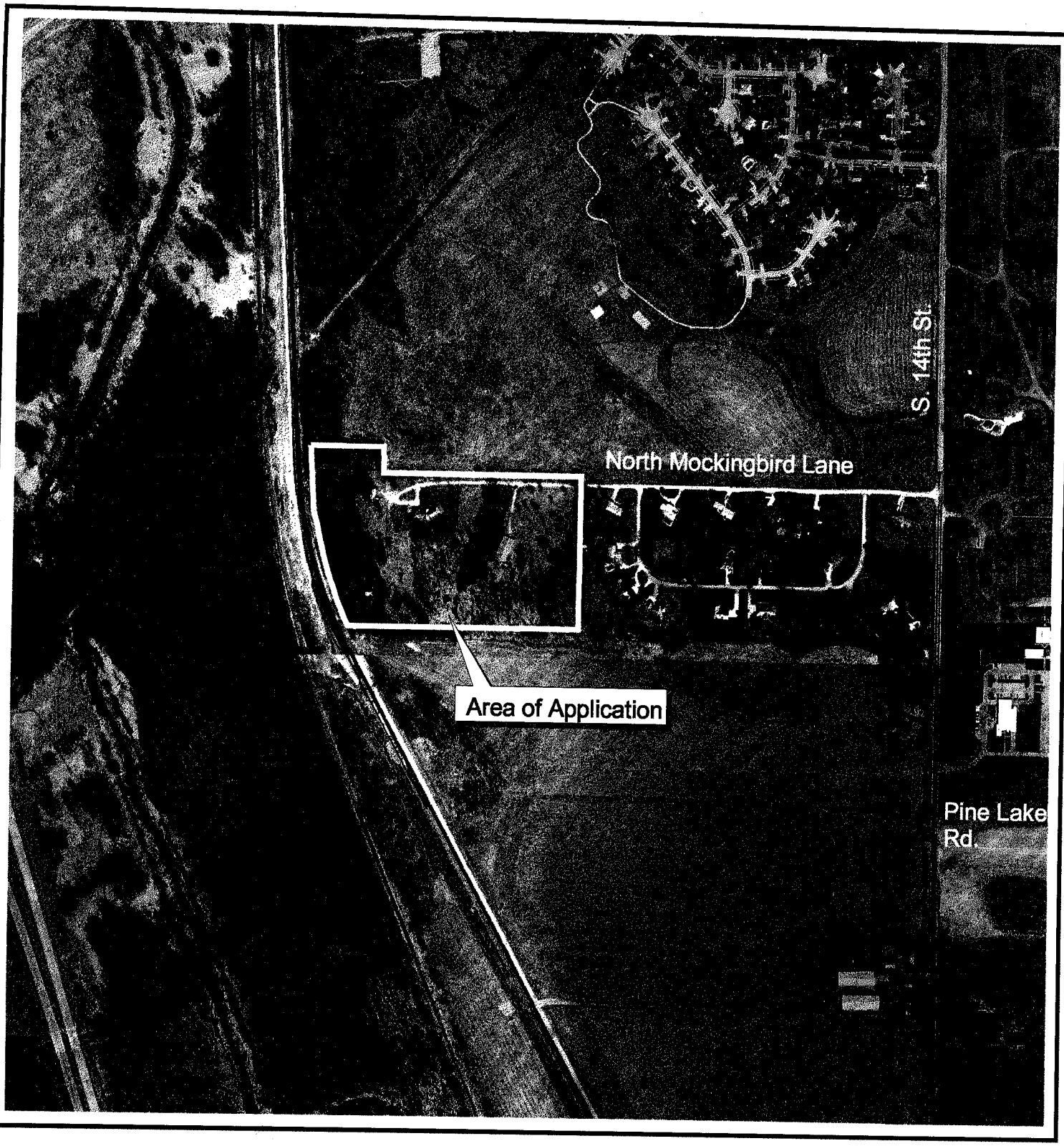

Preliminary Plat #00002
Special Permit #1832
Wilderness Park Estates
S. 14th & North Mockingbird Lane

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Sheet 2 of 2

Date:

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

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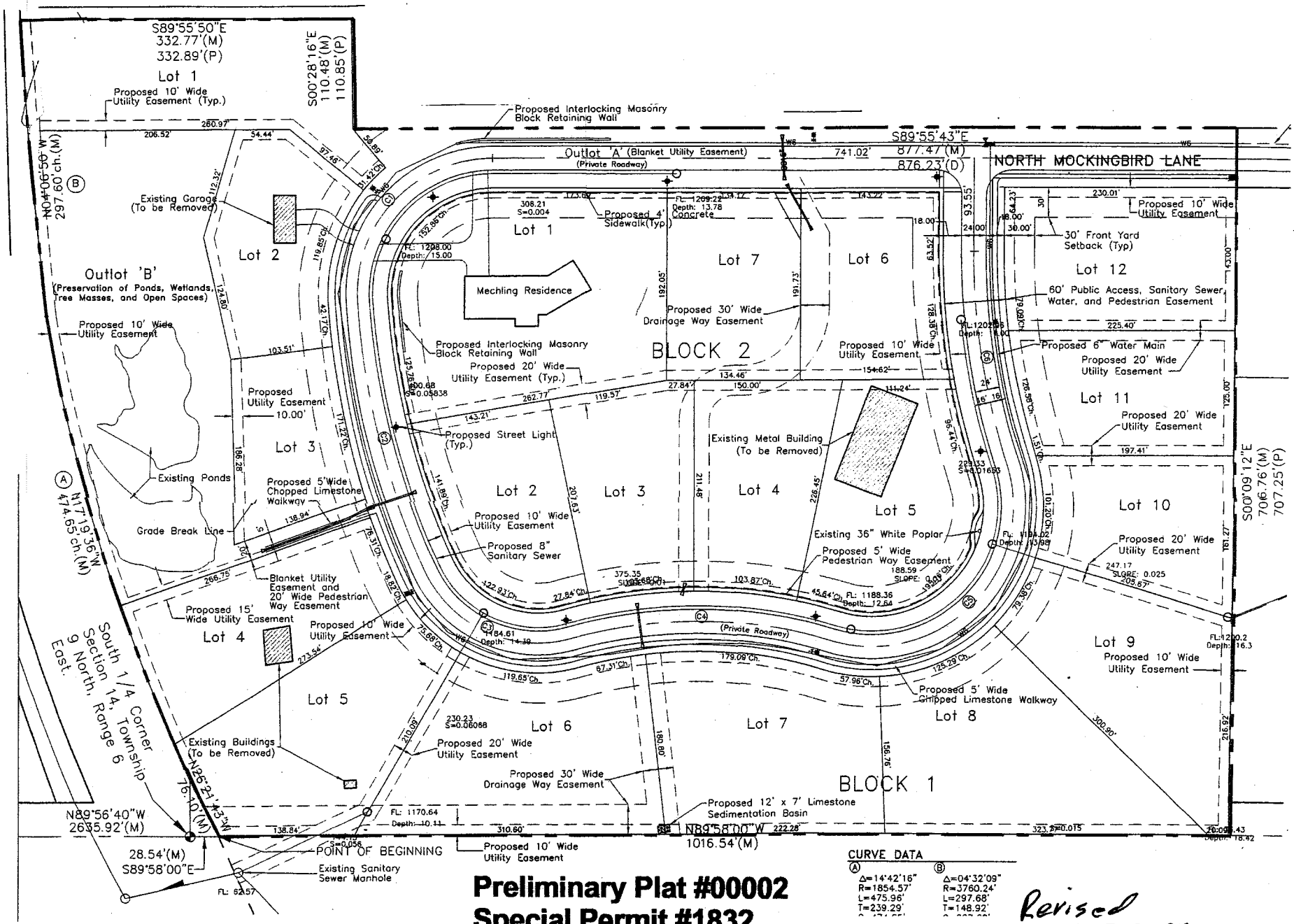

CURVE DATA

Ⓐ	Ⓑ
Δ=14°42'16"	Δ=04°32'09"
R=1854.57'	R=3760.24'
L=475.96'	L=297.68'
T=239.29'	T=148.92'

Preliminary Plat #00002
Special Permit #1832
Wilderness Park Estates

Revised 5-17-2000

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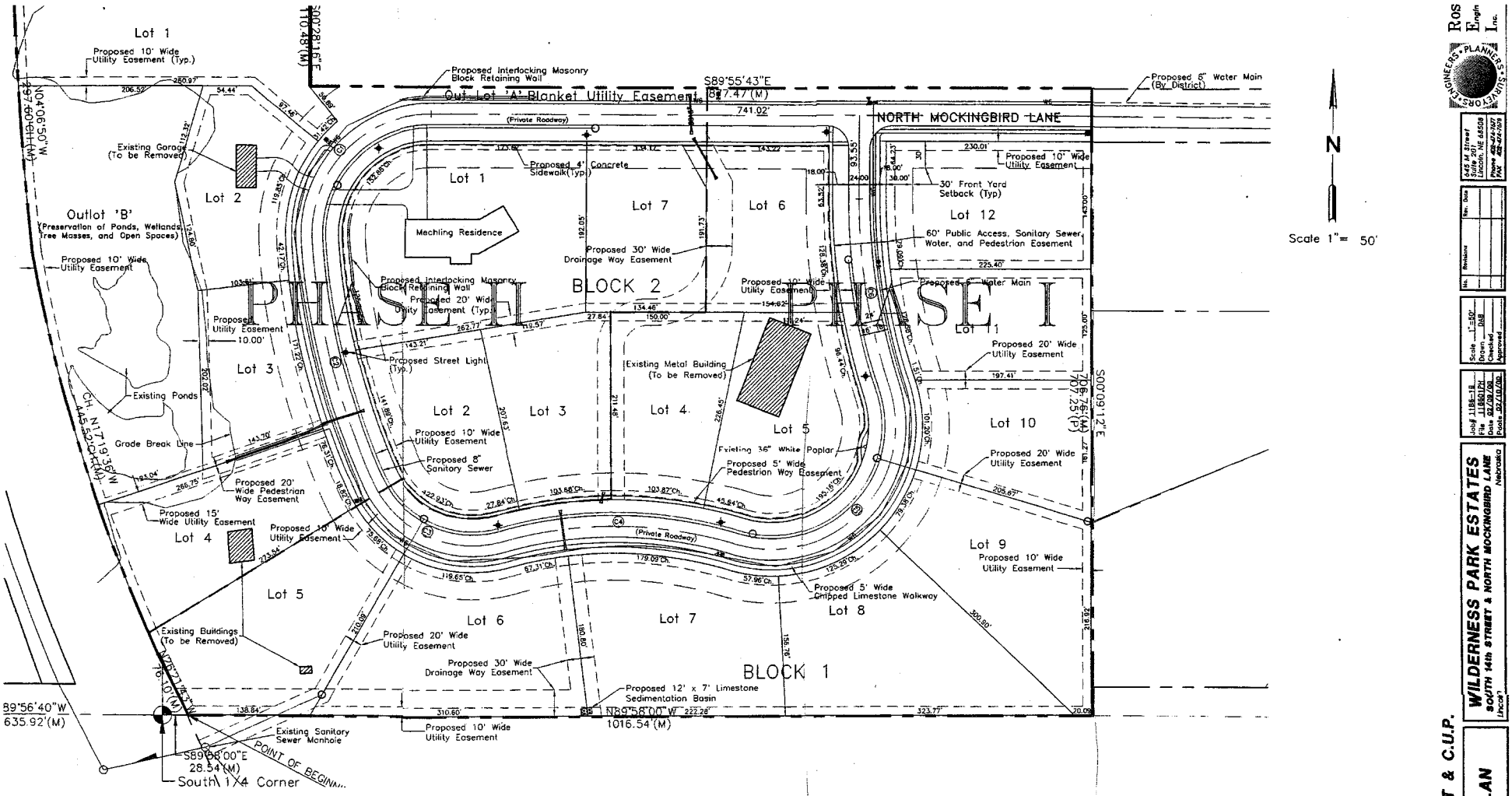


Ros Engineers Inc.
445 M Street
Suite 201
Lincoln, NE 68508
Phone 402-474-7507
FAX 402-474-7509

No.	Revisions	Rev. Date

Scale 1"=50'
Drawn DAB
Checked
Approved

Job # 1186-18
File # 118601.PLT
Date 02/08/00
Plotted 02/10/00

WILDERNESS PARK ESTATES
SOUTH 14th STREET & NORTH MOCKINGBIRD LANE
Lincoln Nebraska

PHASING PLAN

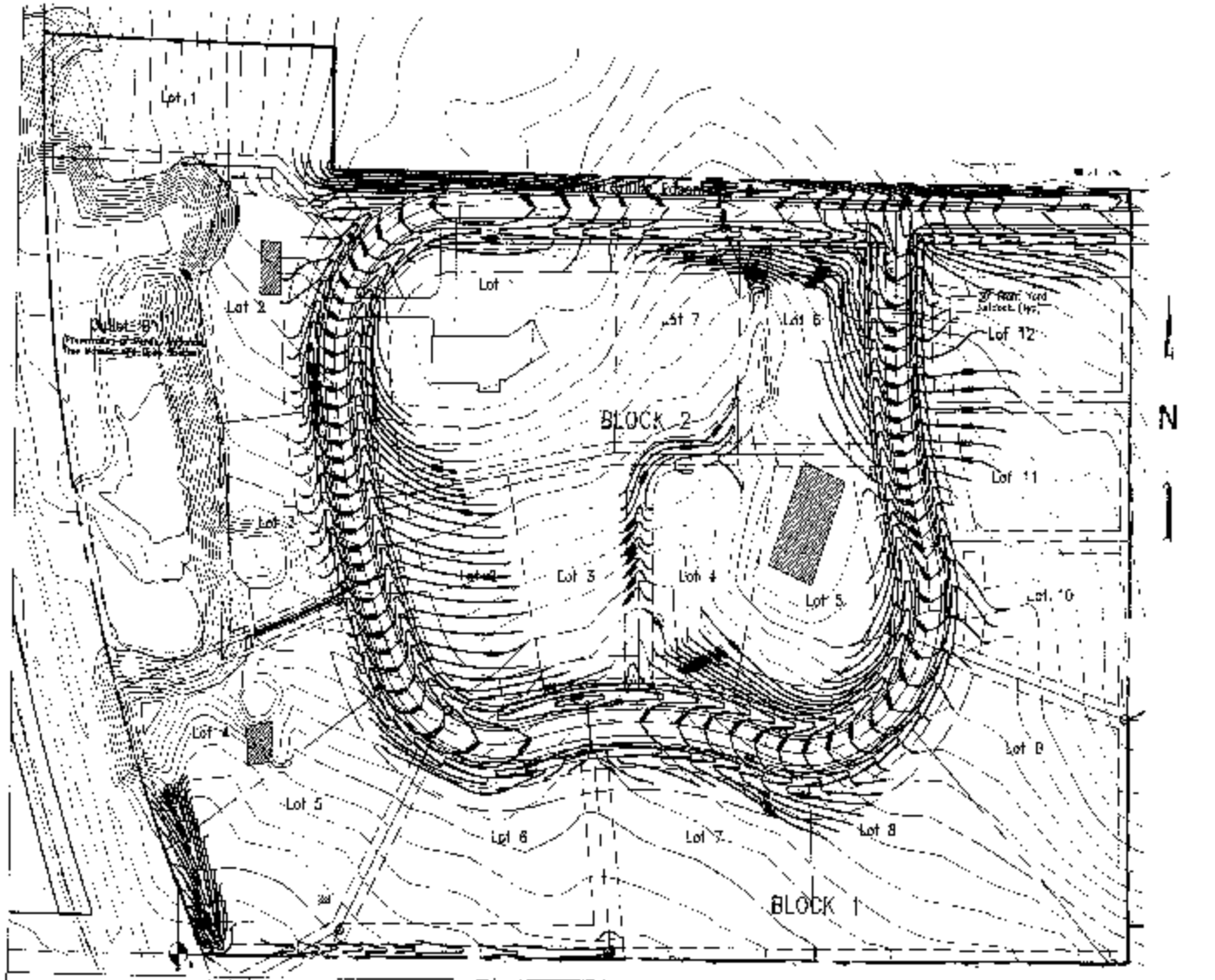
Sheet No. 9 of

PRELIMINARY PLAT & C.U.P.

CITY OF LINCOLN RECEIVED
FEB 8 2000
PLANNING DEPT.

Preliminary Plat #00002
Special Permit #1832
Wilderness Park Estates

014



PRELIMINARY PLAT & C.U.P.

6 of 10	**GRADING PLAN/ DRAINAGE STUDY**	**WILDERNESS PARK ESTATES** SOUTH 14th STREET & NORTH MOCKINGBIRD LANE LINCOLN NEBRASKA

015

NOTES

1. The property included within the limits of the Preliminary Plat and Community Unit Plan consists of 19.3 acres.
2. The existing zoning is R–1 Residential District.
3. The proposed development within the limits of the Preliminary Plat consists of a total of nineteen Single Family Lots and two Outlots. A separate Special Permit shall be submitted for approval of this area.
4. All structures shall conform to the maximum height limitations of the R–1 Zoning District.
5. The proposed sanitary sewer mains and water mains shall be Public. Sanitary sewer and water main easements shall be provided for any sanitary sewer main located outside of the limits of the Street Right–of–Way.
6. The proposed roadways shall be Private Roadways, twenty–four foot wide, 6–inch full depth asphaltic concrete pavement. Public Access Easements shall be dedicated for use of the Public.
7. All street lights located along the Private Streets shall be Private.
8. Care will be taken in the removal of existing trees, to remove only those trees required due to site grading and construction of the proposed Development.
9. Street trees shall be provided as required by the City of Lincoln Design Standards.
10. Existing contours have been developed from City of Lincoln GIS and are based on NAVD 88 Datum.
11. Any relocation of existing electrical facilities will be at the expense of the Developer.
12. Both wind and water erosion control methods shall be practiced during the construction of the proposed development in conformance with BMP to City and NRD Standards. and shall be shown on the construction Grading Plan.
13. The existing water well shall be retained and used for water level control in the existing ponds. An annual Well Permit shall be obtained from the Health Department and the well shall meet the requirements of the Permit.
14. Outlot 'A' shall be maintained by the Developer or a future Homeowner's Association.
15. The Developer shall maintain ownership of Outlot 'B' (Ponds and open space) until the Developer deems it appropriate to Deed the Outlot to the future Homeowner's Association.
16. Concrete sidewalk shall be located on one side of the roadways as shown on the Site Plan. The other side of the roadway will have a five foot wide chip limestone path.
17. The well and septic systems will be properly abandoned to the satisfaction of the Health Department when the existing Mechling residence is required to connect to the public water and sanitary sewer system.

Revised
5-17-2000

LEGAL DESCRIPTION

A Legal description of Lots 14, 19, 20, 21, 57 and 58 Irregular Tracts, located in the South Half of Section 14, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska and more particularly described by metes and bounds as follows:

Referring to the South One-Quarter Corner of Section 14, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska (found 5/8" Rebar with 2" Aluminum Cap); Thence S 89°58'00" E, (an assumed bearing), and on the South Line of the Southeast Quarter of said Section 14, a distance of 28.54 feet to the Southwesterly Corner, (set 5/8" Rebar) of Lot 19 Irregular Tract of said Section 14, and also said point is on the Easterly Right-of-way Line of Burlington Northern Santa Fe Railway and the POINT OF BEGINNING; Thence N 26°21'43" W, and on the Westerly Line of Lots 19 and 14, Irregular Tracts of said Section 14 or the Easterly Right-of-way Line of said Burlington Northern Santa Fe Railway, a distance of 76.10 feet to the Point of non-tangent Curvature, (set 5/8" Rebar); Thence on a curve to the left, and on the Westerly Line of Lot 14 and 21 Irregular Tracts of said Section 14 or the Easterly Right-of-way Line of said Burlington Northern Santa Fe Railway, having a radius of 1854.57 feet, an arc length of 475.96 feet, and a central angle of 14°42'16", with a chord bearing of N 17°19'36" W, a chord distance of 474.65 feet to the Point of non-tangent Compound Curvature, (set 5/8" Rebar); Thence on a curve to the left, and on the Westerly Line of Lot 21 Irregular Tract of said Section 14 or the Easterly Right-of-way Line of said Burlington Northern Santa Fe Railway, having a radius of 3760.24 feet, an arc length of 297.68 feet, and a central angle of 04°32'09", with a chord bearing of N 04°06'50" W, a chord distance of 297.60 feet to the Northwesterly Corner, (found 1" Iron Pipe), of Lot 21 or the Southwesterly Corner of Lot 23 Irregular Tracts of said Section 14; Thence S 89°55'50" E, and on the Northerly Line of Lots 21 and 20 or the Southerly Line of Lots 25 and 23 Irregular Tracts of said Section 14, a distance of 332.77 feet to the Northeasterly Corner, (found 1" Iron Pipe), of Lot 20 Irregular Tract of said Section 14; Thence S 00°28'16" E, and on the Easterly Line of Lot 20 Irregular Tract or the Westerly Line of Lot 25 Irregular Tract of said Section 14, a distance of 110.48 feet to the Northwesterly Corner, (found 1" Iron Pipe), of Lot 58 Irregular Tract or the South-Southwesterly Corner of Lot 25 Irregular Tract of said Section 14; Thence S 89°55'43" E, and on the Northerly Line of Lot 58 Irregular Tract or the Southerly Line of Lot 25 Irregular Tract of said Section 14, a distance of 877.47 feet to the Northeasterly Corner, (found 1" Iron Pipe), of Lot 58 Irregular Tract of said Section 14 or the Northwesterly Corner of Lazy Acres to the City of Lincoln, a replat of the east 1590.0 feet of Lot 24 Irregular Tract in the Southeast Quarter of Section 14, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska; Thence S 00°09'12" E, and on the Easterly Line of Lots 57 and 58 Irregular Tracts of said Section 14 or the Westerly Line of said Lazy Acres, a distance of 706.76 feet to the Southeasterly Corner, (set 5/8" Rebar), of Lot 58 Irregular Tract of said Section 14 and also said point is on the South Line of the Southeast Quarter of said Section 14; Thence N 89°58'00" W, and on the South Line of the Southeast Quarter and Lot 58 Irregular Tract of said Section 14, a distance of 1016.54 feet to the point of beginning and containing a calculated area of 842,261.01 square feet or 19.336 acres, more or less.

ROSS
Engineering,
Inc.

May 17, 2000

Ms. Kathleen Sellman, AICP
Planning Director
County-City Building
555 South 10th Street
Lincoln, NE 68508

RE: Preliminary Plat and Community Unit Plan
Wilderness Park Estates
Lincoln, Nebraska
REI Project No. 1186-1B

Dear Kathleen:

On behalf of George Mechling, we are hereby resubmitting the Site Plan, Landscape Plan, and Existing Topographic Site Plan for Wilderness Park Estates, generally located at South 14th Street and North Mockingbird Lane. Revisions have been made as required by the Planning Commission approval of May 3, 2000.

The following items have been addressed:

1.1.1 Corrected Note #7 on Site Plan.
1.1.2 All easements required by LES are identified on the Site Plan.
1.1.3 Corrected Note #10 on Site Plan.
1.1.4 Revised Note #12 to note that BMP to City and NRD standards will be followed for water and wind erosion.
1.1.5 Revised topography map note to reflect NAVD 1988 elevations.
1.1.6 Added Note #17 to reflect that the well and septic systems would be abandoned to Health Department regulations.
1.1.7 Added street trees to the north side of North Mockingbird Lane.
1.1.8 Revised the lot lines on Outlot "B" to show frontage.

If you have any questions or comments concerning the above, feel free to give me a call.

CITY OF LINCOLN
RECEIVED
MAY 17 2000
PLANNING DEPT.

Sincerely,

ROSS ENGINEERING, INC.

Tom J. Cajka
Senior Land Planner

cc: George Mechling
Capitola Mechling

Enclosures

TJC:arh
118601L19.doc

The Cotswold
645 'M' Street
Suite 201
Lincoln, NE 68508
Phone (402) 474-7677
Fax (402) 474-7678

1311 19th Street
Suite 102
Auburn, NE 68305
Phone (402) 274-4828
Fax (402) 274-4821

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ROSS
Engineering,
Inc.

April 3, 2000

Kathleen Sellman, AICP
Planning Director
County-City Building
555 S. 10th Street
Lincoln, NE 68508

CITY OF LINCOLN
RECEIVED
APR 3 2000
PLANNING DEPT.

RE: Preliminary Plat and Community Unit Plan
Wilderness Park Estates
REI Project NO. 1186-1B

Dear Kathleen:

On behalf of George Mechling, we are resubmitting a Preliminary Plat and Community Unit Plan for Wilderness Park Estates. Revisions have been made as requested by Planning Staff Report dated March 13,2000.

The following items have been addressed:

1. We are in the process of investigating the need for vacating Pine Lake Road. There has been some question as to whether the road was ever dedicated to the County.

2. Two fire hydrants have been added on Mechling Drive.

3. Site Plan Note #12 refers to wind and water erosion controls being shown on the Construction-Grading Plan.

4. It is our understanding that when public sewer service is located within 300-feet of the existing residence the house must be connected within six months. In Phase One of the development the sewer will not be within 300-feet of the existing house.

5. Lincoln Public Schools has verbally agreed to an easement for the purpose of extending the sewer line across their property.

6. Additional street trees have been added on Mechling Drive. We are asking for a waiver to add any trees on the north side of North Mockingbird Lane. The property to the north is screened by an earthen berm. Street trees are proposed for the south side of North Mockingbird Lane on Lots 1,6 and 7, Block 2 and Lot 12 Block 1. The entire development including the north side of North Mockingbird Lane will have open drainage ditches; therefore if trees were planted on the north side of North Mockingbird Lane they would be in the bottom of the drainage ditch impeding drainage.

7. Additional easements have been identified as per LES.

8. a. The area identifies as wetlands on the Grading Plan was in error. No wetlands appear on Lot 4, Block 1.

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b. A detail of the sedimentation basin has been added.

c. Note for Outlot 'B' has been revised

9. There are no notes for the Grading Plan. The notations on the Grading Plan referring to note was mistakenly labeled on the drawing.

10. The centerline profile of N. Mockingbird Lane has been extended to show transition with the existing grade.

11. Lots 2 and 3, Block 1 are in Phase 2 of the development. The requirement of a fence on Outlot 'B' should be the responsibility of the future owners of Lots 2 and 3.

12. See attached letter for concerns associated with storm-sewer runoff and detention.

In addition the Phasing Plan has been changed. Phase I includes Lots 5-12, Block 1 and Lots 4-6, Block 2, with the remainder of lots being developed in Phase II.

Enclosed you will find the following prints:

1. Site Plan – 19 copies
2. Existing Topographic Site Plan – 7 copies
3. Aerial Site Plan – 7 copies
4. Grading Plan – 7 copies
5. Paving Profile Plan – 7 copies
6. Paving Profile – 7 copies
7. Utility Plan – 7 copies
8. Landscape Plan – 7 copies
9. Phasing Plan – 7 copies

Thank you for your assistance. Please give me a call if you have any questions.

Sincerely,

ROSS ENGINEERING, INC.

Tom J. Cajka

Tom J. Cajka
Senior Land Planner

Cc: George Mechling

Enclosure

TJC:jak
118601L11.doc

ROSS
Engineering,
Inc.

April 3, 2000

Ms. Kathleen Sellman, AICP
Planning Director
County-City Building
555 S. 10th Street
Lincoln, NE 68508

RE: Wilderness Park Estates
South 14th & North Mockingbird Lane
REI Project No. 1186-1B

Dear Kathleen:

This letter is in regards to several items mentioned in the Planning Staff Report, dated March 13th. In the hopes of addressing these issues I offer the following responses:

Item 8.; Comments from Nicole Fleck-Tooze:

- Sub-Item 2: The "wetlands" notation was inadvertently placed on the drawings based on a misread red-marked area on a blue line used during our preliminary site investigation activities. The actual designation at the noted area was to note a "seep" area; water was observed trickling from the soil along the steep bank overlooking the clay pit areas. We have not observed any additional "seeps" since that time. The area is clearly not a "wetlands" due to the location; the lack of sufficient hydrology and wetlands plant species, and due to the extremely steep bank area.

- Sub-Item 5: A detail of the permanent sedimentation basin is included in this submittal for your review. However, Ross Engineering maintains that no permanent detention facilities are required for this site. (See comments below.) Temporary erosion and sedimentation control will be required during construction of each phase of this development. Plans to cover this issue will be included in the construction drawings, to be developed later, and will be addressed in the NPDES Form before construction begins.

Item 9.; Grading and Drainage Comments from the Public Works Department:

Several comments need to be made to adequately address the noted issues.

- First, I have attached a "gross area" hydrologic calculation for this development area. These calculations indicate that the "pre-development" flows from the site are greater than the "post-development" flows. This is largely due to the diversion of over 2 acres of drainage area from the "pre-development" site to drain into the clay pits on the west side of the site in the "post-development" scenario. This is also due to the large sizes of the proposed lots and to the corresponding small ratio of impervious surfaces "post-development" to remaining natural and/or undeveloped areas.

- We understand that the clay pits are almost never at a capacity (overflowing) level; enough evaporation and seepage occurs so that approximately 1 foot to 1 ½ foot of additional capacity is available, except under "torrential" rain events. This gives the pits some 0.8 to 1.25 acre-feet of volume available to handle the diverted runoff. Based on experience, the anticipated development of the approximately 6 to 7 acres of contributing area would only require about

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- 0.25 to 0.4 acre-feet for the 2, 10 and 100 year storm events. The "torrential" rain events described to create overflowing conditions would, in my opinion, be well above the Q100 event we currently use as for our maximum design. Freeboard requirements may not strictly be met, but in my opinion it is better to leave these areas untouched and let them do what they are capable of doing.

- An additional item to point out are that with the advent of the development immediately north of our site, an earthen berm has been placed along the north side of this property. This berm effectively cuts-off all flows from the north that had historically run across our site, thus dropping the magnitude of flows being placed in the receiving stream from this general area.

- Finally, the use of the sedimentation basin coupled with the ditches will tend to increase the amount of time it takes for overland flows from this property "hit" the receiving stream. They will act as a form of controlling, or attenuating, the storm water run off from this site.

I believe that these comments and the accompanying calculations should adequately address the noted concerns. However, should additional questions or clarifications be required, please let me know.

Respectfully,

ROSS ENGINEERING, INC.

Reed O. Schwartzkopf, PE
Senior Design Engineer

Enclosure

ROS:jak
Det_notes_033100.doc

QUICK HYD. REVIEW ~ WILDERNESS PARK ESTATES

MOS

PRE-DEVELOPMENT

3 DA'S NOT SERVED BY CLA-PITS ... $C_2 - C_4$

$C_2 \sim 5.59$ Ac ; $C_3 = 2.95$ Ac ; $C_4 = 5.59$ Ac

$\Sigma = 13.74$ Ac.

$\sim CN \cong \underline{78}$

POST-DEVELOPMENT

REMOVES A3 & A4 FROM ABOVE ~ 2.07 Ac

REMOVES 485' OF ROADWAY

~ ALL TO CLA-PITS

TOTAL ACRES ...

NEW ROWY = (1548' - 485') 24 / 43560 = 0.59 Ac

SAY ... LOT 1, HOUSE A ≅ 5300SF / 4350 = 0.12 Ac

So ... #LOTS = 6 + 9 = 15 @ 3200SF = 1.10 Ac.

δ = 13.74 - 2.07 = 11.67 + 0.12 = 1.22 Ac

1.22	@	92	=	112
0.59	@	98	=	57.8
9.86	@	78	=	769
11.67				939.1 / 11.67 = 80.47 ~ 81

	PRE (CN=78)			POST (CN=81)		
f	2	10	100	2	10	100
P	3.00	4.69	6.68	3.00	4.69	6.68
Q	1.15	2.50	4.30	1.25	2.70	4.50

CALC. t_c

PRE: DEV ~ LONGEST CH. ~ $L = 720'$ $\delta = 37'$ $S = \frac{1000}{70} - 10 = 2.82$

$Y = (37/720)(100) = 5.1\%$ $I_a = .564$

$L = [(720)^{0.8}(2.82+1)^{0.7}] / [1900(5.1)^{0.5}] = 0.115$

$t_c = .115/.6 = 0.19$ HR.

POST.

$\%\ I_{MPERV} = \frac{0.59 + 1.22}{11.67} = 16\%$ ~ IF = .93

$\%\ I_{M100} \cong 25\%$ ~ CF = .87

$t_{c\text{-}POST} = 0.19\ (.93)(.87) = 0.16$ HR

$I_a = .496$

CALC q_u

PRE

$c\,Q_2 \sim I_a/P = .564/3.00 = 0.188$; $t_c = .19$ HRS ; $q_u = 775$ CSM/IN

$c\,Q_{10} = .564/4.69 = 0.120$; " ; $q_u = 800$ CSM/IN

$c\,Q_{100} = .564/6.63 = 0.085$; " ; $q_u = 825$ CSM/IN

POST

$c\,Q_2 \sim I_a/P = .496/3.00 = 0.165$; $t_c = .16$ HRS ; $q_u = 825$ CSM/IN

$c\,Q_{10} = .496/4.69 = 0.106$; " ; $q_u = 860$ CSM/IN

$c\,Q_{100} = .496/6.63 = 0.074$; " ; $q_u = 870$ CSM/IN

March 13, 2000

Tom J. Cajka
Ross Engineering, Inc.
645 M Street, Suite 201
Lincoln, NE 68508

RE: WILDERNESS PARK ESTATES, Preliminary Plat #00002 and Special Permit #1832

Dear Tom:

Your preliminary plat has been reviewed by the county staff, the city staff and other agencies involved in land subdivision. The review found the plans will need revisions to bring them into compliance with the regulations. Those revisions include:

1. Request the vacation of unopened Pine Lake Road abutting this plat and show the existing right-of- way.

2. The maximum spacing of fire hydrants is 420'. At least one additional fire hydrant is required.

3. The site plan notes #12 refers to wind and water erosion controls. Those controls need to be shown. These soils are highly erodible and extra care is required.

4. The Health Department memo of February 17th notes:

   The existing house must be connected to the sewer within six months of the date it becomes available. Within 30 days after connection the individual sewer system must be properly abandoned. The well must be properly abandoned or an annual well permit obtained from the LLCHD. The soil is highly erodible.

5. Lincoln Public Schools notes a concern that surface drainage be handled through a drainage way and basin adequate to handle the drainage. Prior to Final Plat, an easement must be obtained for Lincoln Public Schools for the extension of sewer line across their property.

Lincoln-Lancaster County Planning Department / Kathleen A. Sellman, Director / Russell J. Bayer, Chair, City-County Planning Commission
555 South 10th Street / Suite 213 / Lincoln, NE 68508 / Phone: 402-441-7491 / Fax: 402-441-6377 / Website: www.ci.lincoln.ne.us

6. Parks Department notes that two street trees are required for lot frontages of 100 to 150 feet frontage. One additional street tree is required for each 50 feet of additional street frontage. Street trees are required along both sides of all paved roadways, including private streets. Additional trees are required along the north side of North Mockingbird Lane, on Lots 2,3,6, and 10 Block 1. A landscape plan needs to be submitted.

7. Alltel, Cable and LES require additional easements.

8. Nicole Fleck-Tooze memo of February 28 notes:

    1. The applicant has indicated that existing trees will remain throughout the property to the extent possible. The aerial site plan appears to indicate that trees outside of the ROW will be preserved. However, this should be clarified with a notation on the plan.

    2. The Grading Plan identifies a wetland area toward the center of Lot 4, Block 1. This wetland also appears to be identified on the National Wetlands Inventory. The Site Plan should be reconfigured to remove the wetland area from the buildable lot and incorporate it into Outlot 'B'

    3. The purpose of Outlot 'B' should be revised to read "preservation of ponds, wetlands, tree masses and open space."

    4. The applicant has asked for a waiver to the stormwater detention requirement, citing the large lots proposed and the existing clay pits which serve a detention purpose. However, it appears from the grading plan that the majority of the stormwater from the site will not drain into the clay pits. More information should be included in support of this waiver request. If the increase in stormwater flow is relatively low given the lot size, then it may be possible to accommodate a small detention area relatively easily on the site.

    5. It would be desirable for a detail of the sedimentation basin to be included on the plans.

9. Public Works memo of February 29 notes:

    Grading and Drainage: Show how the existing "Clay Pits" will serve as detention ponds. Public Works needs to review depths, capacity, and overflow drainage routes. Attach documentation to prove pre-

development/post-development assumptions. All site drains to the south on the plan, running between lots 6 and 7.

Streets and Sidewalks: The proposed private rural design is satisfactory. Public Works recommends that the underground utilities be dimensioned and located on the roadway typical design diagram.

Water Mains: The proposed creation of a Water District for the main located in Mocking Bird Lane is not definite at this time. An alternate to the creation of a Water District needs to be addressed.

Sanitary Sewer: The proposed connection to the east is located between lots 9 & 10. Public Works questions if the connection to Lazy Acres should not be located in the proposed ½ vacated Right-of-Way portion of Pine Lake Road to the south of this addition.

10. Note #2 on the grading plan does not exist.

11. The center line profile of N. Mockingbird Ln. needs to be extended to show transition with the existing grade.

12. The public access easement shown to Outlot 'B' is on a severe grade and needs to be noted as to its usability. The drop-off of Lots 2 and 3 against Outlot 'B' is severe and the stability of the slope needs to be verified and Outlot B fenced for safety.

13. Your request for waivers to curb and gutter and sidewalks are acceptable considering the rural nature of the plat. Storm water detention waivers must be justified.

14. Comments from Building and Safety have not been received.

15. I have requested the Council to continue Lazy Acres annexation until Wilderness Park Estates preliminary plat is forwarded to them. The design and provision of sewer and water, as well as how it is paid for, is an area of concern to Lazy Acres neighborhood. You are encouraged to meet with them and discuss your plans prior to submittal.

In addition you should be aware of the following general requirements:

1. You must complete, or post a surety to guarantee the completion of, the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading,

street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, at your own expense, in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

2. You must agree:

2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

2.2 To complete the all private improvements shown on the preliminary plat.

2.3 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

2.4 To submit to the lot buyers and homebuilders a copy of the soil analysis and groundwater report.

2.5 To pay all improvement costs.

2.6 To comply with the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

I cannot recommend approval to your preliminary plat until all of the above revisions have been made and the issues have been resolved. Following the review of the revised plans and your response to the issues, I will reconsider my recommendation.

All deviations from the Land Subdivision Ordinance and the adopted Design Standards are to be set forth, reasons given for each deviation, reasons given on how the proposal meets the intent of the Land Subdivision Ordinance and why the deviation should be accepted are to be submitted with the revised preliminary plat. Refer to Section 26.15.030(d) of the Lincoln Municipal Code.

The next step in the review process requires a written response from you indicating agreement or disagreement with each of the preceding revisions and general requirements. The Plans must be submitted 5 Mondays before the Planning Commission hearing.

Please find attached reports from other departments who reviewed your plans.

The Planning Staff will gladly assist you in processing this plan and you may contact Mike DeKalb(441-6370).

Sincerely,

John Bradley, for

Kathleen A. Sellman, AICP
Director of Planning

Attachments

cc: George Mechling
P.O.B. 889
Cullowhee, NC 28723

City Engineer
Lincoln Electric System
Alltell
City-County Health Department
Building & Safety
File
PAS

F:\FILES\PLANNING\PC\PP\PDL\PDL00002.MVD.wpd

Lincoln Public Schools
Custodial, Maintenance & Facilities Building • 800 South 24th • Lincoln, Nebraska 68510 • (402) 436-1072 • (Fax) 436-1557

CITY OF LINCOLN
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APR 11 2000
PLANNING DEPT.

April 7, 2000

Mike Dekalb
City Planning Department
555 S. 10th Street
Lincoln, NE 68508

SUBJECT: SPECIAL PERMIT #1832 – WILDERNESS PARK ESTATES

Dear Mike;

I have had the opportunity to review the grading plans and it appears that there should not be any major impact on the school site. The concern that would exist would be for the open drainage that turns a 90-degree angle as it approaches our north property line and is intercepted to run down along the property line into an open drainage. Providing everything happens as calculated, that should not be a major problem, however, should something be beyond the calculation and water is caused to come over the top of the interceptor dike that would create erosion on the school site.

The additional item I want to bring to your attention is Paragraph #5 of the letter, "Lincoln public Schools has verbally agreed to an easement for the purposes of extending the sewer line across their property". That is a little misleading. When I was asked about this, I told the engineer it appeared that would be something that could be accomplished, however, that request needs to go to the School Board for action and approval. To date, that action has not been requested. The above are not major concerns, but items I felt needed to be brought to your attention.

Sincerely,

Larry D. Hennings

Larry D. Hennings
Facilities Supervisor

c: Cliff Dale

s:\gormlels\data\word\LH4887.doc

LOWER PLATTE SOUTH
NATURAL RESOURCES DISTRICT

3125 Portia St., Box 83581, Lincoln NE 68501-3581
(402) 476-2729 • FAX (402) 476-6454

Memorandum

Date: April 11, 2000

To: Mike DeKalb, City Planner

From: Ed Ubben, Projects Coordinator

Subject: Wilderness Park Estates CUP

We have no comment on this project.

EU/eu

pc: file

032

Memorandum

CITY OF LINCOLN
RECEIVED
APR 13 2000
PLANNING DEPT.

To: Mike DeKalb, Planning Department

From: Charles W. Baker, Public Works and Utilities

Subject: Special Permit # 1832 (CUP) / Preliminary Plat # 00002, Wilderness Park Estates

Date: April 12, 2000

cc: Allan Abbott, Roger Figard

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the resubmittal of Wilderness Park Estates Special Permit and Preliminary Plat and finds the corrections requested satisfactory.

fcp01160.CWB

CITY OF LINCOLN
RECEIVED
FEB 2 9 2000
PLANNING DEPT.

M e m o r a n d u m

To: Mike DeKalb, Planning Department

From: Charles W. Baker, Public Works and Utilities Bulb

Subject: Special Permit # 1832 (CUP) Preliminary Plat # 00002, Wilderness Park Estates

Date: February 29, 2000

cc: Allan Abbott, Roger Figard

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Wilderness Park Estates Preliminary Plat and has the following comments:

Grading and Drainage: Show how the existing "Clay Pits" will serve as detention ponds. Public Works needs to review depths, capacity, and overflow drainage routes. Attach documentation to prove pre-development /post-development assumptions.

Streets and Sidewalks: The proposed private rural design is satisfactory. Public Works recommends that the underground utilities be dimensioned and located on the roadway typical design diagram.

Water Mains: The proposed creation of a Water District for the main located in Mocking Bird Lane is not definite at this time. An alternate to the creation of a Water District needs to be addressed.

Sanitary Sewer: The proposed connection to the east is located between lots 9 & 10. Public Works questions if the connection to Lazy Acres should not be located in the proposed ½ vacated Right-of-Way portion of Pine Lake Road to the south of this addition.

Fi: Files / PW - SUB

Memorandum

April 24, 2000

TO: Mike DeKalb, Planning
by facsimile

FR: Lynn Johnson, Parks and Recreation Lynn Johnson

RE: Wilderness Park Estates Preliminary Plat - April 5, 2000 Resubmittal

---

Parks and Recreation staff have reviewed the above referenced development proposal and have the following comments.

1) The landscape plan has been revised to depict street trees along the lot frontages as identified in our February 29, 2000 memo. However, the plan does not include street trees along the north side of North Mockingbird Lane. It is my understanding that the applicant has requested consideration of a waiver of the requirement for street trees in this area. Typically waivers are considered in instances where existing trees serve as street trees or there is insufficient space to allowing for adequate growing conditions for trees. It appears that neither of these factors apply in this situation. In fact, there has been interest expressed by residents neighboring Densmore Park for additional vegetation at the boundary of the park for screening and buffering. Therefore, Parks and Recreation staff recommend against granting the requested waiver.

Please phone me at 441-8255 with questions or comments.

RECEIVED
APR 24 2000
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

Memorandum

February 29, 2000

TO: Mike DeKalb, Planning
by facsimile

FR: Lynn Johnson, Parks and Recreation Lynn Johnson

RE: Wilderness Park Estates Preliminary Plat

Parks and Recreation Department staff have reviewed the above referenced development proposal and have the following comments.

1) Future residents will have access to public open space and recreation facilities in Densmore Park located immediately north of the subject property.

2) As per the Design Standards for Subdivision Regulations two street trees are required for lot frontages of 100 to 150 feet in length. One additional street tree is required for each 50 feet of additional street frontage. Street trees are required along both sides of all paved roadways, including private streets. Please revise the landscape plan as follows:
   a. Depict street trees along the north side of North Mockingbird Lane at a spacing of approximately 50 to 55 feet apart;
   b. Add one additional street tree along Block 1, Lot 2;
   c. Add one additional street tree along Block 1, Lot 3;
   d. Add one additional street tree along Block 1, Lot 6;
   e. Add one additional street tree along Block 1, Lot 10; and
   f. Add one additional street tree along the northern frontage of Block 1, Lot 10.

   Surety amounts will be calculated at final plat application. It is recommended that a final landscape plan be submitted with final plat applications to expedite review.

Lincoln-Lancaster Planning Department

Memorandum

TO City Council

FROM Kathleen Sellman, Director of Planning

DATE March 7, 2000

SUBJECT Annexation 99011: Lazy Acres

CC Mayor Don Wesely
Dennis Bartels, Steve Masters, Public Works
John Bradley, Stephen Henrichsen, Planning
Ray Hill, [redacted] Planning
Rick Peo, City Attorney
Melva Plouzek, 1111 Mockingbird Lane, Lincoln, NE 68512
Keith & Corene Herbster, 1201 North Mockingbird Lane, Lincoln, 68512

On August 23rd, 1999 the City Council placed 99R-93, the annexation of the Lazy Acres area at S. 14th Street and Mockingbird Lane on pending for six months. As of this date, the six months have passed.

The Planning Department recommends that this item remain on pending until the "Wilderness Park Estates" preliminary plat is forwarded to the City Council. This new preliminary plat was submitted to our office on February 11, 2000. This preliminary plat is included in the area of annexation as is adjacent to the west of the existing Lazy Acres subdivision. This preliminary plat will include information regarding the future extension of sewer and water utilities in this area.

City staff are still in the initial stage of review of the preliminary plat. It may be two or more months until it is resubmitted, reviewed by Planning Commission and then sent to the City Council for public hearing. If for some reason the preliminary plat is significantly delayed or withdrawn, the annexation request is still appropriate for approval at any time. Staff recommends the delay only in that the preliminary plat may provide further information for the City Council.

I:\CC\MEMOTOCC.SSH

ITEM NO. 3.2a&b: SPECIAL PERMIT NO. 1832
PRELIMINARY PLAT NO. 00002
WILDERNESS PARK ESTATES
(p.67 - Public Hearing - 5/03/00)

Lincoln-Lancaster Planning Department

Memorandum

TO: Planning Commission

FROM: Mike DeKalb, Planning MD

DATE: April 28, 2000

SUBJECT: Wilderness Park Estates
Preliminary Plat #00002 and Special Permit #1832

cc: Kathleen A. Sellman, Director, Planning Department
Rick Peo, Law Department
Ron Ross, Ross Engineering

The vacation of Pine Lake Road within this Preliminary Plat and Community Unit is required to clear encumbrances to the property. After discussion with the City Attorneys office, it is suggested that for timing and clarity, the Planning Commission do one of the following;

1) Defer action or put on pending until the street vacation catches up and can be acted on jointly,

or

2) Move item # 2.4 of the preliminary plat conditions up to become #1.2 and revise to read " Pine Lake Road vacation has been acted on by the Planning Commission".

SPECIAL PERMIT NO. 1832
PRELIMINARY PLAT NO. 00002
WILDERNESS PARK ESTATES

Subject: Commission mtg. 5/3 Agenda Item
Date: Wed, 3 May 2000 12:52:47 -0500
From: "Brian Giles" <nymangiles@email.msn.com>
To: <plan@ci.lincoln.ne.us>, <ksellman@ci.lincoln.ne.us>, <mdekalb@ci.lincoln.ne.us>, <jbradley@ci.lincoln.ne.us>

To whom it may concern,

I would appreciate it if this email could reach the commissioners at the 5/3, 1p.m. meeting. I am unable to attend, due to the fact that most of us have to work during the day.

I am a homeowner at 6540 Sundance Court, north of the proposed Wilderness Park Estates. I would like to voice my opposition to this development. In my limited amount of time, here are my major objections:

1. The level of development in this area is astronomical. Some good, some not so good. Needless to say, the growth in this area has not been supported by the city, namely, South 14th St. It is not slated for widening until 2003 (last we heard). We have a new YMCA, library, park, ball fields, light industrial complex and the new SW high school going in on 14th Street south of Old Cheney. Not to mention all the housing developments east of 14th and south of Pine Lake Rd. The traffic is unbearable NOW. North Mockingbird and the Lazy Acres area only has ONE outlet, onto 14th St. We here only have 3 outlets, all out onto 14th St. There are MAJOR traffic problems here, adding 19 new homes will just exacerbate this problem.

2. I cannot believe that the residents of Lazy Acres want to more than double the number of homes in their secluded development. Especially after their opposition to the YMCA and library developments.My neighbors, that I have spoken to, do not support adding more housing to the area. I'm sure groups such as the Friends of Wilderness Park have issues with developing housing closer to the park. That is a valid issue, but not my major opposition.

3. The land that is proposed for development sits much lower than the rest of the area around it, not the least of which is the ground around the South YMCA. Are there not flooding issues, especially with the request to waive requirements for stormwater detention, curbs and gutters, etc?

The commission should ponder this request long and hard. Also, there should be a public hearing held when normal working people can attend. Not all of us are wealthy developers who can spend their afternoons at planning commission meetings.

Thank you,

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