

City Council Introduction: **Monday**, June 11, 2001
Public Hearing: **Monday**, June 18, 2001, at **1:30 p.m.**

Bill No. 01R-148

FACTSHEET

TITLE: **USE PERMIT NO. 103B**, requested by Olsson Associates on behalf of Ridge Development Company, for 705,660 sq. ft. of retail, commercial, financial and restaurant uses, on property generally located at No. 27th Street and Folkways Blvd.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 12/13/00
Administrative Action: 12/13/00

STAFF RECOMMENDATION: Conditional Approval.

RECOMMENDATION: Conditional Approval, with amendments (9-0: Bayer, Carlson, Duvall, Krieser, Newman, Schwinn, Steward, Hunter and Taylor voting 'yes').

ASSOCIATED REQUESTS: Change of Zone No. 3252 (01-100) and Preliminary Plat No. 00009, King Ridge 2nd Addition (01R-149).

FINDINGS OF FACT:

1. This amendment to the use permit and the associated change of zone and preliminary plat were heard at the same time before the Planning Commission. The attached minutes reflect testimony on all three items as one project.
2. The Planning staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.4-5.
3. The applicant's testimony is found on p.9-11, including requests to amend the conditions of approval (amend Condition #1.2.14 and add Conditions #4.1, #4.2 and #4.3, pp.6 and 8). The staff agreed with the proposed amendments (See Minutes, p.11-12).
4. There was no testimony in opposition.
5. The Planning Commission agreed with the staff recommendation of conditional approval, with the amendments requested by the applicant.
6. The Site Specific conditions of approval required to be completed prior to scheduling this application on the Council agenda have been submitted by the applicant and approved by the reviewing departments.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: June 4, 2001

REVIEWED BY: _____

DATE: June 4, 2001

REFERENCE NUMBER: FS\CC\FSUP103B

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.#: King Ridge 2nd Addition
Change of Zone #3252
Use Permit #103B
Preliminary Plat #00009

Date: December 1, 2000

****As Revised by Planning Commission, 12/13/00****

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: Gary Bredehoft, of Olsson Associates, has applied for the following proposals in the vicinity of N. 27th Street and Folkways Blvd:

- 1) Change of Zone #3252 from I-1, Industrial District to B-2, Planned Neighborhood Business District and from B-2, Planned Neighborhood Business District to I-1, Industrial District.
- 2) Use Permit #103B, King Ridge, a generic Use Permit for 705,660 square feet of retail, commercial, financial and restaurant uses.
- 3) Preliminary Plat #00009, King Ridge 2nd Addition, for 34 lots and 3 outlots.

Requested Waivers or Variations from:

- 1) Section 26.23.130 "Block size" to allow block lengths over 1,320 feet in Blocks 1 and 2;
- 2) Section 26.27.020, requiring sidewalks on one side of a private roadway;
- 3) Design standards for a private roadway; and,
- 4) A reduction in the front yard setback

GENERAL INFORMATION:

APPLICANT: Gary Bredehoft
Olsson Associates
1111 Lincoln Mall
P.O. Box 84608
Lincoln, NE 68508
(402) 474-6311

CONTACT: Same

LAND OWNER: Mr. John C. Brager, President of Construction
Ridge Development Company
P.O. Box 22769
Lincoln, NE 68542

Mr. Tom White, President of Development
Ridge Development Company
P.O. Box 22296
Lincoln, NE 68542

LOCATION: N. 27th Street and Folkways Blvd.

LEGAL DESCRIPTION: See Attached

EXISTING ZONING: B-2, Planned Neighborhood Business District and I-1, Industrial District.

SIZE: 71 acres, more or less

EXISTING LAND USE: Commercial and vacant

SURROUNDING LAND USE AND ZONING: Zoned H-3, Highway Commercial, R-3, Residential and R-5, Residential to the north; I-1, Industrial to the east; R-5, Residential and B-5, Planned Regional Business District to the south; R-2, residential to the west; and, B-2 Planned Neighborhood Business District to the southwest. Multi-family residential, wetlands and single family residential to the north; undeveloped high school site to the east; commercial and multi-family residential to the south; attached single family residential to the west; hotel to the southwest.

COMPREHENSIVE PLAN SPECIFICATIONS: Shown as Commercial, Industrial and Environmentally sensitive on "Figure 16 Lincoln's Land Use Plan" and the "North 27th Street Subarea Plan" in the amended *1994 Lincoln-Lancaster County Comprehensive Plan*.

HISTORY:

- This area was changed from A-A Rural and Public Use to R-3, Residential during the 1979 zoning update.
- In March of 1997, the City Council approved a change of zone from R-3 to B-2 and I-1.
- The King Ridge Preliminary Plat and Use Permit 103 was approved in February 1998.
- The King Ridge 1st Addition Preliminary Plat was approved in November 1999.
- Use Permit #103A covering the southern portion of the area, was approved in February 1999.

SPECIFIC INFORMATION:

UTILITIES: Available

TRAFFIC ANALYSIS: The increasing traffic congestion along N. 27th Street is an issue with continued commercial development. An off-site transportation agreement has been agreed to in principle, and a final, signed version will be required prior to scheduling the items on the City Council agenda.

ENVIRONMENTAL CONCERNS: The wetlands area at the east side of the proposed Preliminary Plat and Use Permit will be filled and mitigated, as previously approved in the King Ridge and King Ridge 1st Addition Preliminary Plats.

ANALYSIS:

Preliminary Plat and Use Permit

1. The property is included in the previously approved King Ridge and King Ridge 1st Addition Preliminary Plats. The southern portion currently zoned B-2 is included in Use Permit 103A, King Ridge. Commercial lots are currently platted adjacent to Folkways Blvd, and outlots for future commercial use are platted north of Folkways Blvd.
2. The proposed amendment increases the area of the Use Permit to 71.35 acres and increases the commercial square feet to 705,660 square feet. The proposal represents an increase of 461,000 square feet. The Use Permit is currently approved for a total of 244,660 square feet on the 27.6 acres of adjacent to Folkways Blvd.
3. The significant increase in the amount of commercial uses permitted will have a corresponding increase in traffic. The developer has agreed to provide additional right-of-way along Folkways Blvd. and along N. 27th St., to pay for the paving of additional lanes and turn lanes, and to contribute toward the cost of traffic signals.
4. The interior road system, including N. 30th Street a loop road and intersection at Enterprise Drive has not been shown in sufficient detail. Section 26.15.015(d) of the Subdivision Ordinance requires the information to be shown. The developer has agreed to revise the plans to show the location, grading and profile of the internal road system to the satisfaction of the Public Works Department.
5. The site plan shall be revised so that the building envelopes do not conflict with the location of the private roads.
6. The lot and block numbers should be revised to be consistent
7. The total number of parking stalls indicated on the land use table is adequate, however some minor adjustments need to be made.
8. The Public Works Department had several comments about revisions required for the water system, sanitary sewer system, and traffic improvements.
9. The Lower Platte South NRD asked for additional detail to the grading and drainage plan.
10. The request for a waiver of block length to the east is appropriate due to the location of the school site, and wetlands to the north.
11. The request to waive sidewalks on one side of the private roadways is satisfactory in the area where the roadways will be adjacent to parking lots, and pedestrian circulation will be provided

by sidewalks on one side of the road. Sidewalks should be required on both sides of N. 30th Street adjacent to Lots 8 and 23, Block 2.

12. The Public Works Department stated that sufficient information was not provided to make a determination on the request for a waiver of the design standards for a private roadway.
13. A reduction in the front yard setback along the south side of Folkways Blvd. and along the portion of N. 27th Street, south of Folkways Blvd adjacent to the lots that are already platted to accommodate the right-of-way to be dedicated is satisfactory. The property north of Folkways has not been platted, yet. The development can be designed to accommodate the right-of-way, which is required because of the impacts of the development.

STAFF RECOMMENDATION:

Preliminary Plat #00009 Conditional Approval
Use Permit #103B Conditional Approval

Requested Waivers or Variations from:

- 1) Approval of the request to allow block lengths over 1,320 feet
- 2) Approval of a waiver to allow sidewalks on one side of the private road that is adjacent to the outlot reserved for parking areas, north of the north lot lines of Lots 8 and 23, Block 2.
- 3) Denial of a request to waive design standards for a private roadway; and,
- 4) Approval for the request for a reduction in the front yard setback on the lots adjacent to the south side of Folkways Blvd. and on the lots adjacent to N. 27th Street, south of Folkways Blvd., corresponding to the dedicated right-of-way.

CONDITIONS USE PERMIT:

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 Submit certified information from an abstractor or an attorney indicating the current record owner(s) of all land within the limits of this application.
- 1.2 Revise the site plan to show:
 - 1.2.1 Provide a metes and bounds boundary survey and gross acreage of the area of the use permit, signed by a surveyor licensed in the State of Nebraska, as required by 27.31.100(b)(1) of the Zoning Ordinance and 26.15.015(n) of the Subdivision Ordinance.

- 1.2.2 Revise the land use table to indicate the “subtotal” for each block, and a grand total for the entire development
- 1.2.3 Revise the minimum parking stalls shown on the land use table for Block 1, Lot 1 to 29 stalls.
- 1.2.4 Revise the lot numbers on the Land Use table to correspond with the lot numbers shown on the site plan.
- 1.2.5 Section 26.15.015(f) requires that the lots and blocks be numbered in a consistent manner. Revise and renumber the lots in a consistent, consecutive manner. Revise the blocks numbers to show three blocks, as the eastern 5 lots are physically split from the plat by another subdivision.
- 1.2.6 Revise the site plan, grading plan and road profiles to show an internal loop road satisfactory to the Public Works Department.
- 1.2.7 Revise the plans to show the additional right-of-way to be dedicated on N. 27th St., Folkways Blvd., and Enterprise Dr.
- 1.2.8 Revise the plans and profiles to show the additional through lanes and turn lanes, satisfactory to the Public Works Department.
- 1.2.9 Revise the plat to show lane alignments and reconstruction for the intersections of N. 27th and Enterprise Drive and N. 27th and Folkways on both sides of N. 27th Street.
- 1.2.10 Revise the plans to show all of the N. 28th Street private road easement within the limits of this plat.
- 1.2.11 The proposed alignment of the N. 28th St private road does not meet design standards, revise the street to meet design standards.
- 1.2.12 Revise the plans to identify the new setback lines.
- 1.2.13 Revise the plans so that the building envelope lines for Lots 8, 9 and 23 are not over the private roadway.
- 1.2.14 ~~Remove~~ Revise the note on the site plan to stateing that the extra right of way adjacent to N. 27th Street shown on the site plan north of Enterprise Drive will be vacated and deeded to developer. **(**Per Planning Commission, 12/13/00**)**
- 1.2.15 Revise Note 15 to state that signs will be as shown on the approved site plan, or in accordance with Chapter 27.69 of the Zoning Ordinance.

- 1.2.16 Revise Note 22 to indicate that Outlot C is for open space and a private roadway.
- 1.2.17 Revise the landscape plan to substitute Prairie Fire Crab for Snowdrift Crab for disease resistance.
- 1.2.18 Revise the grading and drainage plan to be consistent with the street grade along the south side of Outlot A.
- 1.2.19 Revise the grading and drainage plan to show a drainage ditch along the east side of Lots 9-12, Block 2 that meets design standards.
- 1.2.20 Revise the grading and drainage plan to show side slopes that meet the 4 to 1 design standard.
- 1.2.21 Revise the grading and drainage plan to show a trickle or channel liner.
- 1.2.22 Revise the grading and drainage plan so that erodible velocities are not exceeded.
- 1.2.23 Revise the drainage calculations to account for the headwater needed to operate the 48" outlet at the north end of the ditch.
- 1.2.24 Revise the grading and drainage plan to address why the fill from this site is being placed off site.
- 1.2.25 Revise the grading and drainage plan to move the drainage swale to the west, or provide an easement from the School Board.
- 1.2.26 Revise the water system to be located outside of the Enterprise Drive right-of-way.
- 1.2.27 Revise the private water and sewer systems in the 30' private easement to move them outside of the middle of a proposed drainage ditch.
- 1.2.28 Move the water mains, sewer mains and fire hydrants outside of the drainage ditch.
- 1.2.29 Provide the final, signed copy of the off site traffic agreement, satisfactory to the City.
- 1.2.30 Add a note indicating that access to N. 27th Street and Folkways Blvd. is relinquished, except as shown.

2. This approval permits 705,660 square feet of commercial space.

General:

3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised and reproducible final plan.
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 Final Plats shall be approved by the City.
4. The City Council shall have approved:
 - 4.1 Change of Zone No. 3252
 - 4.2 Preliminary Plat No. 00009, King Ridge 2nd Addition
 - 4.3 A reduction of the required front yard setback on the lots adjacent to the south side of Folkways Boulevard and on the lots adjacent to North 27th Street south of Folkways Blvd., corresponding to the dedicated right-of-way. (**Per Planning Commission, 12/13/00**)

STANDARD CONDITIONS:

5. The following conditions are applicable to all requests:
 - 5.1 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established owners association approved by the City Attorney.
 - 5.2 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.
 - 5.3 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 5.4 The City Clerk shall file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.
6. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Jennifer L. Dam, AICP
Planner

CHANGE OF ZONE NO. 3252
and
USE PERMIT NO. 103B
and
PRELIMINARY PLAT NO. 00009,
KING RIDGE 2ND ADDITION,

PUBLIC HEARING BEFORE PLANNING COMMISSION:

December 13, 2000

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

Planning staff recommendation: Approval of the change of zone and conditional approval of the use permit and preliminary plat.

Proponents

1. DaNay Kalkowski presented the application which includes a change of zone, preliminary plat and use permit for portions of the King Ridge property located east of 27th north of North Hill Road. This property has had a long history. It dates back to 1996 when this area was shown in the No. 27th Street Subarea Plan as commercial and industrial. In March of 1997, the property was zoned B-2 and I-1 and annexed; in 1998 and 1999, use permit 103A was submitted along with associated preliminary plats for portions of the property. In January of 1999, the northwestern portion of the property was sold to Lincoln School District Leasing Corporation; and in February, 2000, Ridge Development and six other property owners entered into an agreement with the city to facilitate the construction of 33rd Street from Superior to Folkways Blvd., and is currently under construction.

The applications presented today complete the King Ridge package and cover the balance of the remaining site for the use permit. The use permit and preliminary plat incorporate all of the King Ridge property; the use permit is generic at this stage showing building envelopes and square footage for each lot. The applicant will come in with more detailed information when they have the specific users.

The primary focus of the use permit negotiations were traffic impacts and traffic improvements to No. 27th and Folkways. A lot has happened in this area since early 1997 when the property was zoned and annexed. This developer has reached agreement with Public Works with respect to traffic and they are in the process of finalizing a written agreement. By the end of next year, Folkways will be open from 27th to 33rd, and 33rd Street will be open from Superior Street up to Fletcher Avenue. Folkways from North 27th to 30th will be a 5-lane cross-section. No. 30th over to the east edge of King Ridge will be a 3-lane cross-section with sufficient additional right of way granted to the city to allow it to ultimately become a 5-lane cross-section. The property to the east of King Ridge already has plans submitted to construct a 4-lane cross-section over to 33rd. They have worked hard to reach an agreement on traffic to benefit the city's long term interests and for the ultimate users of the property.

Kalkowski submitted proposed amendments to the conditions of approval.

Kalkowski requested amendment to Condition #1.2.14 of Use Permit 103B:

~~Remove~~ Revise the note on the site plan ~~to stating~~ that the ~~extra~~ right of way adjacent to N. 27th Street shown on the site plan north of Enterprise Drive will be vacated and deeded to developer.

Kalkowski explained that when staff requested removal of this note it was before anyone knew what improvements would be needed on No. 27th north of Enterprise Drive. Part of the agreement is that the developer will be constructing that third lane along No. 27th between Enterprise and the north edge of the property. We now know the improvements to North 27th. The vacation of the extra right-of-way is consistent with earlier versions of the preliminary plat and use permit. The property to the north of the King Ridge site will no longer take access directly to 27th Street.

Kalkowski requested to add the following conditions to Use Permit 103B:

4. The City Council shall have approved:
 - 4.1 Change of Zone No. 3252
 - 4.2 Preliminary Plat No. 00009, King Ridge 2nd Addition
 - 4.3 A reduction of the required front yard setback on the lots adjacent to the south side of Folkways Boulevard and on the lots adjacent to North 27th Street south of Folkways Blvd., corresponding to the dedicated right-of-way.

This is to clarify the front yard setback waiver that is supported by staff.

With regard to the preliminary plat, Kalkowski requested the same revision to Condition #1.1.14 as is being requested to Condition #1.2.14 of the use permit referring to the right-of-way.

Kalkowski requested to add Condition #2.4:

- 2.4 Modification of the design standards for a private roadway to allow horizontal curves with no minimum radius, a reduction in tangent length between horizontal curves and a cross slope pavement section in lieu of a crowned cross section.

Newman inquired about the specific locations where the applicant is requesting to waive sidewalks. Her concern is whether there is sufficient pedestrian movement for high school students to the fast food restaurants which might be close enough. Kalkowski explained that the waiver request is on the internal private roadway system circulating internally around the parking lot. Jennifer Dam of Planning staff referred to the site plan and explained that the sidewalks would be waived adjacent to the parking lot but would be provided on the side adjacent to the lots. Newman was satisfied.

Steward asked the applicant to describe the mitigation of the wetlands and how it may or may not affect the school property adjacent since it is not a very compatible ordinary use of school property. Mark Palmer of Olsson Associates stated that mitigation of wetlands was coordinated with the school site. There have been two permits – the school permit has been approved; the King Ridge permit is

in process. They mitigate areas to the north of the property. Dam explained that the mitigation of the wetlands was previously approved with the preliminary plat that is already in place for this development. The wetlands will be mitigated in the area of the wetland drainage channel. Kalkowski added that they are doing additional mitigation to the north and making provisions to do some additional mitigation in the North Ridge property to the north clear over to the east.

Steward's concern is procedural in that his understanding is that the school property decision came after that original approval. Dam clarified that the schools were involved in the negotiations on the plat. Steward wanted to know whether we have all the mitigation we need because there is no mention of the mitigation in these conditions of approval. Do we need a new condition? Dam does not believe so because it has been taken care of and the bulk of it is on the school site which is not included in this preliminary plat.

Carlson returned to the pedestrian issue and the sidewalk motion from Folkways to the potential fast food area. He assumes we would not want them to move directly west into the commercial. Dam explained that there is a large grade differential so students walking from school to the fast food would "come down to Folkways, over and up".

Hunter was concerned about the location of signage. Dam stated that the applicant has shown some envelopes for signs on the large site plan. The entire lots are being shown as building envelopes so it is difficult to say how close to the building the signage will be. She did not have the specific dimensions.

There was no testimony in opposition.

Carlson asked staff to speak to the modification of the right-of-way language in Condition #1.2.14 of the Use Permit and Condition #1.1.14 of the plat. Dennis Bartels of Public Works explained that his original comment in the staff report was in response to what was shown on the plans and why the city should vacate the entire piece of right-of-way. The right-of-way was purchased with the 27th Street widening project for a frontage type driveway to serve an acreage lot. He has worked out with the applicant and agreed that part of the right-of-way can be vacated, reserving enough for the extra lane that they have agreed to construct. The city did not want to vacate it all until the right-of-way needs were determined. With the negotiated traffic improvements we can determine the right-of-way needs and retain what we need, vacate the rest, and add it to this development.

Carlson asked whether there is a traffic study for North 27th Street. Bartels advised that the applicant was required to submit a traffic impact study for this development. The city also has their larger traffic studies in that area. The recently adopted LRTP was based on adding the traffic together. Yes, it was studied. In general, the city wants to get another full lane on the east side of 27th adjacent to this development, starting south of Folkways. In general, the traffic numbers are indicating that in the long term, with 14th Street widening to 4 lanes and 33rd in place with 4 lanes, we would still have capacity problems on 27th with the existing two lanes. This development just builds right turn lanes into the driveways and entrance points. As traffic increases or a need comes along, an additional lane could be added on 27th both north and south of this location. The city's overall study assumed certain levels of development. The site specific traffic is overlaid over a development like this and the staff analyzes it to try to make the intersections work with the ultimate traffic. Bartels concurred that the staff has required this developer to correspond to the increase in traffic as a result of their commercial uses.

Bartels agreed with the new Condition #2.4 on the preliminary plat. Dam also concurred with the additional conditions on the use permit.

Response by the Applicant

Kalkowski stated that the negotiations on traffic improvements were done with respect to the long term traffic needs. The city does not perceive needing more than three lanes on the one side of 27th Street.

Public hearing was closed.

CHANGE OF ZONE NO. 3252

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

December 13, 2000

Carlson moved approval, seconded by Duvall and carried 9-0: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Krieser, Steward and Bayer voting 'yes'.

USE PERMIT NO. 103B

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

December 13, 2000

Schwinn moved to approve the Planning staff recommendation of conditional approval, with the amendments as requested by the applicant, seconded by Taylor and carried 9-0: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Krieser, Steward and Bayer voting 'yes'.

PRELIMINARY PLAT NO. 00009

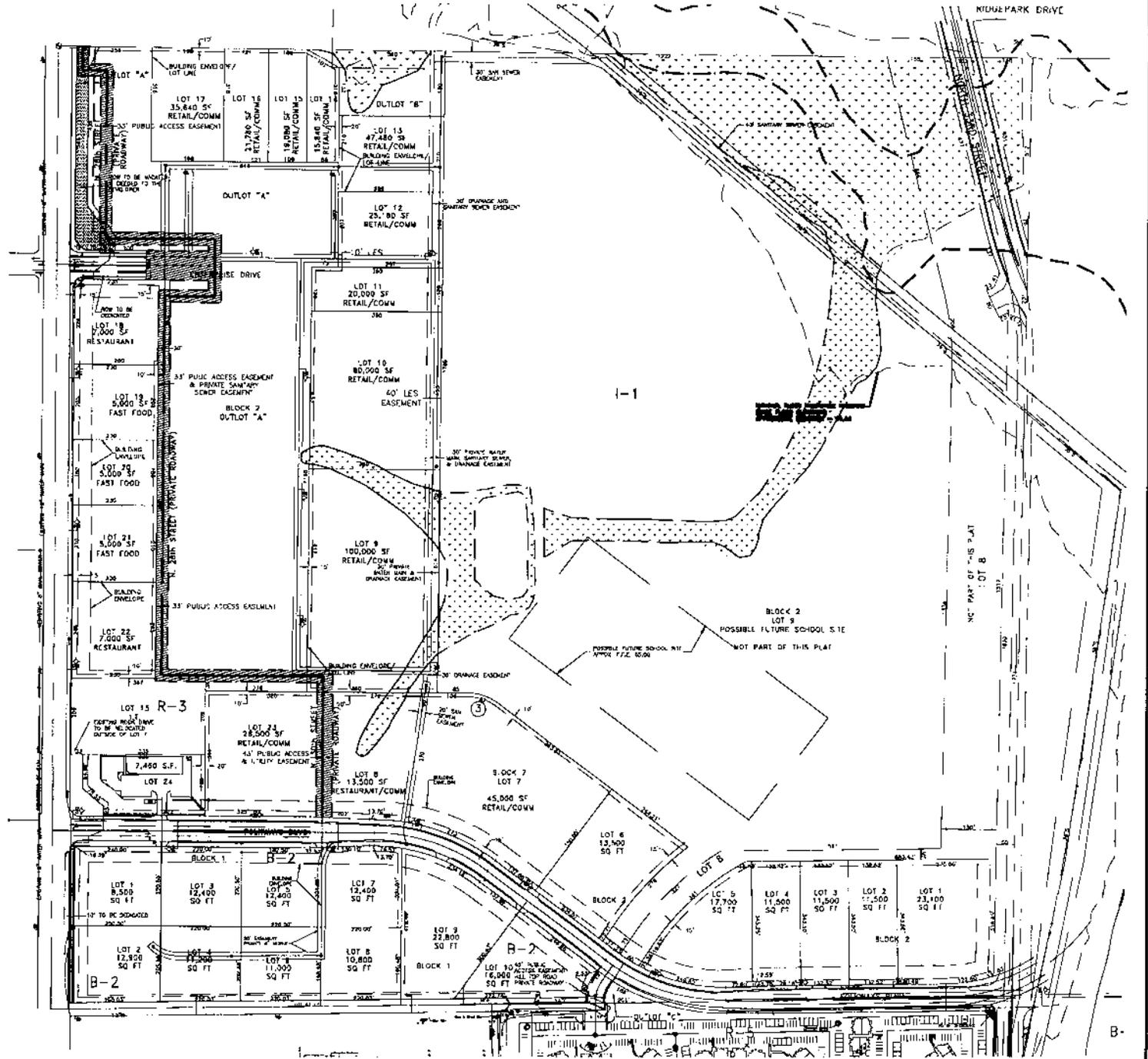
ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

December 13, 2000

Schwinn moved to approve the Planning staff recommendation of conditional approval, with amendments as requested by the applicant, seconded by Hunter.

Bayer believes the Commission may have missed an opportunity some time in the past. He is not sure a high school should be surrounded by commercial. This will be an interesting thing to watch. He is not sure this was the right move six months ago, but he supports this development.

Motion for conditional approval, with amendments, carried 9-0: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Krieser, Steward and Bayer voting 'yes'.



Not To Scale

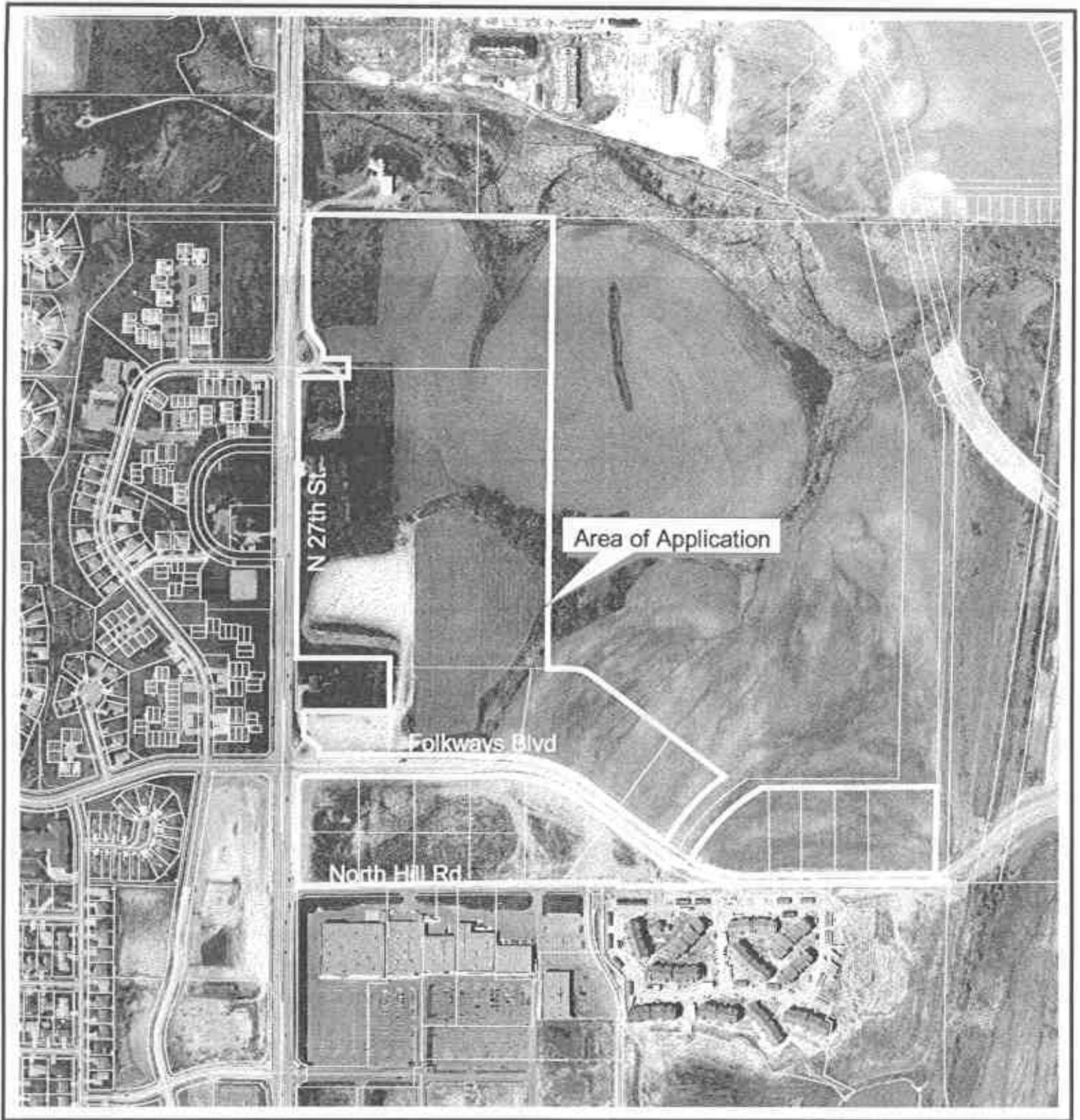
013

AMENDMENT TO KING RIDGE

OLSSON ASSOCIATES
CONSULTING ENGINEERS

EXB01
4/2000

1111 Lincoln Mall, P.O. Box 84608, Lincoln, NE 68501



**Preliminary Plat #00009
Use Permit #103B
King Ridge 2nd Add**

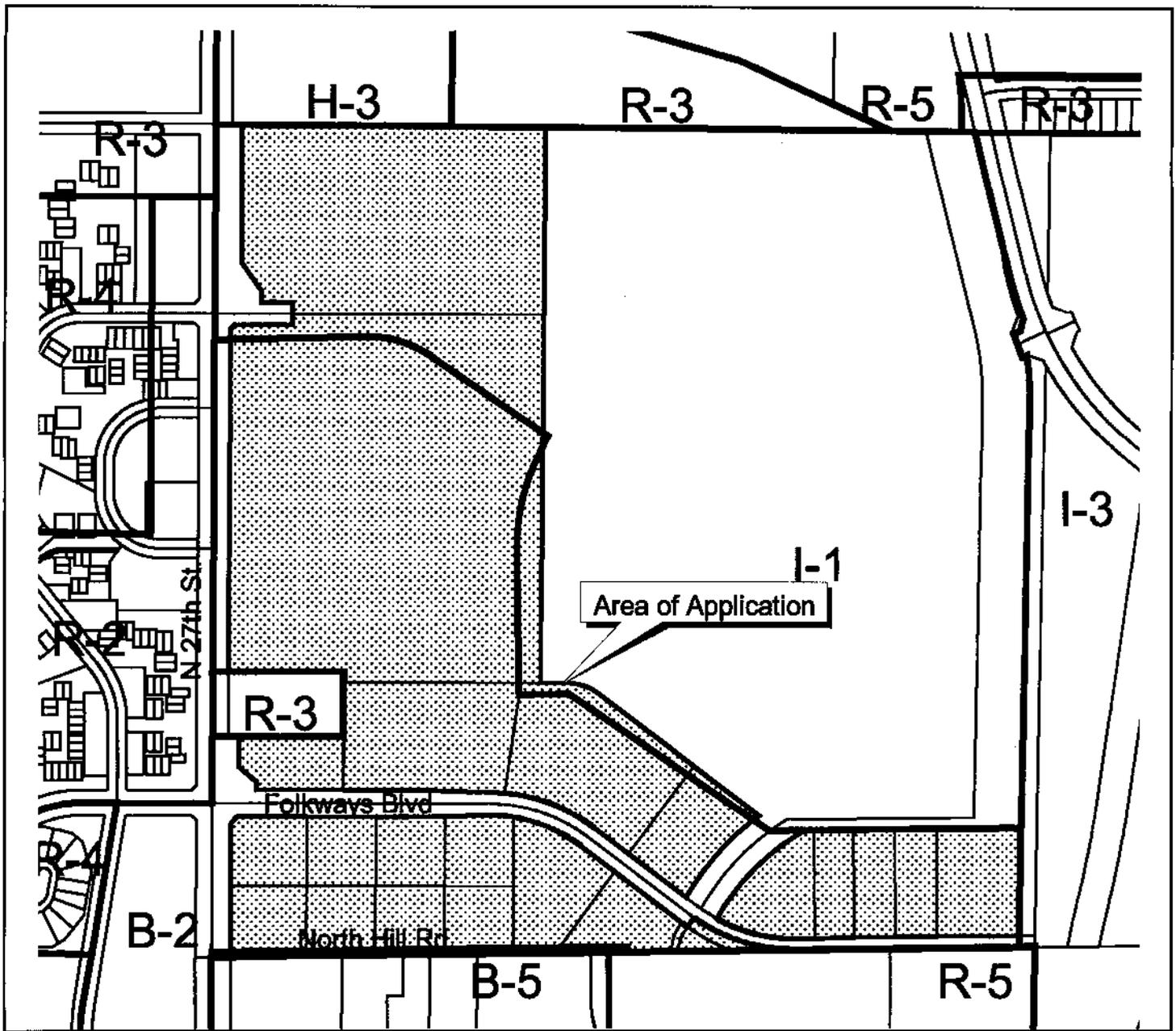


Sheet _____ of _____

Date: _____

Photograph Date: 1999 **014**

Lincoln City - Lancaster County Planning Dept.

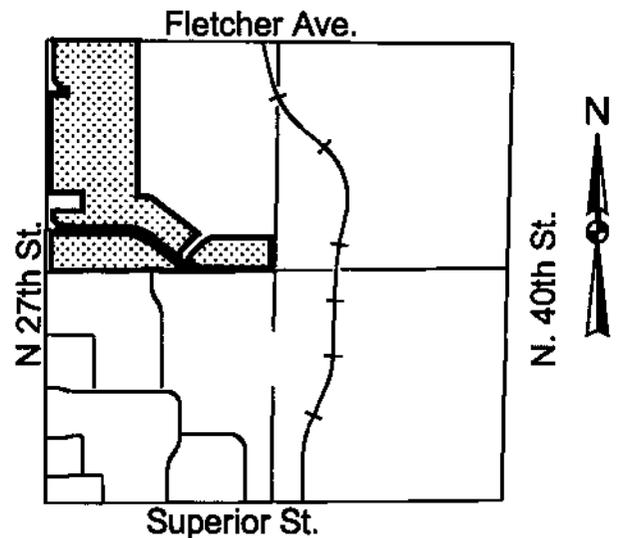
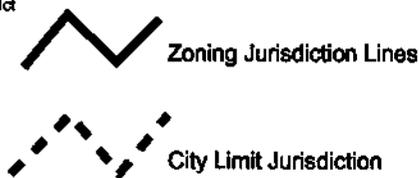


Preliminary Plat #00009
Use Permit #103B
King Ridge 2nd Add

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 6 T10N R7E



LOWER PLATTE SOUTH
NATURAL RESOURCES DISTRICT



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

Memorandum

Date: August 3, 2000
To: Jennifer Darn
From: Ed Ubben, Projects Coordinator
Subject: King Ridge 2nd Add., N. 27th and Folkways.

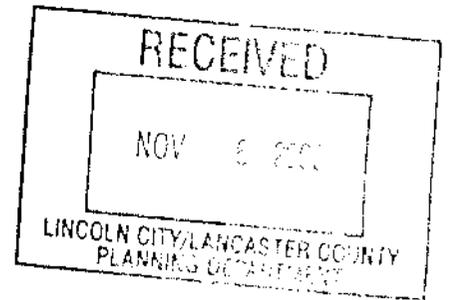
We have reviewed the plans for the referenced project. Why is the applicant placing fill off their property? The drainage swale should be moved west to keep fill off the Lincoln Public School site or an easement should be granted from the Lincoln School Board. The actual property line is hard to determine on the plan but this may amount to over 1.3 acres on a 3:1 slope, 50' wide in some places and an 18' drop in elevation.

A handwritten signature in black ink, appearing to read 'EU' followed by a long horizontal stroke.

EU/cu

pc: file

M e m o r a n d u m



To: Jennifer Dam, Planning Department

From: Dennis Bartels, Public Works and Utilities

Subject: King Ridge 2nd Addition Preliminary Plat

Date: November 6, 2000

cc: Allan Abbott, Roger Figard, Virendra Singh, John Huff

Public Works has reviewed the revised King Ridge 2nd Addition Preliminary Plat located north of Folkways Boulevard, east of 27th Street and has the following comments:

1. Water - The proposed private water system needs to be shown outside the Enterprise Drive right-of-way.
The proposed private water and sewer systems in the 30' private easement are located in the middle of a proposed drainage ditch. The sewer and water mains and fire hydrants located in this ditch are not appropriate.
2. Sanitary Sewer - The proposed public sewer along the common lot line of Lots 7 and 8, Block 2, does not appear to be necessary. Lot 9 can be served to the north.
3. Drainage and Grading - The grading plan does not agree with the proposed street grade along the south side of Outlot A. The drainage ditch along the east side of Lots 9-12, Block 2, does not meet design standards. Design standards require 4 to 1 side slopes. No trickle channel or channel liner is proposed. Depending upon the soil types and the type of vegetation, erodible velocities may be exceeded. The calculations do not account for the headwater needed to operate the 48" outlet at the north end of the ditch.
4. Street System - A note on the plan indicates that a portion of the 27th Street right-of-way north of Enterprise will be vacated and deeded to the developer. At this time, Public Works would not recommend approval of a vacation of this right-of-way. The traffic study identifies the need for additional traffic lanes in 27th Street. Additional right-of-way will be needed beyond the 100 feet existing for the majority of this frontage. Until future improvements are designed and built, none of the right-of-way should be vacated. Right-of-way is required to construct the improvements identified in the traffic study '2020 Land Configurations for 27th, Folkways, and Enterprise'. The plat needs to be revised to clearly show the required street improvements and adequate right-of-way to construct them. The improvements shown to Enterprise Drive east of 27th will require changes to the existing pavement and right-of-way west of 27th. Lane alignments and reconstruction need to be shown on the plat. The lane alignment for Folkways Boulevard should also be shown east and west of 27th.
A portion of the 28th Street private road easement is located outside this plat in Lot 13 I.T. All of the easement should be within this plat. The alignment of the 28th Street private road does not meet design standards in regard to the right angle changes in alignment. Exceptions to standards cannot be reviewed when no detail of the adjacent parking lot

Jennifer Dam
Page 2
November 6, 2000

circulation and access needs are shown.

Details of reconstruction, right-of-way needs, etc. need to be shown in accordance with the transportation improvement agreement being negotiated.

*** REQUESTOR: JDAM - DAM, JENNIFER L. PLANNING ***

*** SYS M I N B A S K E T P R I N T ***

MESSAGE ID: 187967 DATE: 08/07/00 TIME: 10:40am PRIORITY: 000

TO: JDAM - DAM, JENNIFER L.
PLANNER II
PLANNING

FROM: JHUFF - HUFF, JOHN
FIRE

SUBJECT: pp0009 request
Jennifer, I have reviewed the PP 0009 and find it acceptable from
Fire Department.

Sent to: JDAM DAM, JENNIFER L. (to)

interoffice

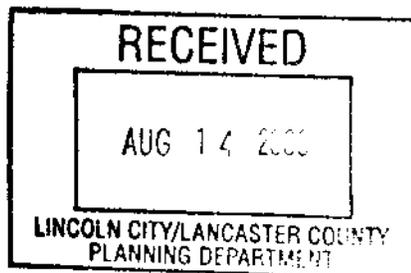
MEMORANDUM

to: Jennifer Dam, Planning
from: Rachel Martin, Parks and Recreation
subject: King Ridge 2nd Addition Preliminary Plat
date: August 14, 2000

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

- 1) Suggest substituting Prairiefire Crab for Snowdrift Crab for disease resistance.

Please phone me at 441-7936 with any questions or comments.

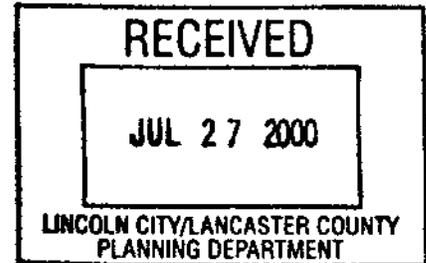




OLSSON ASSOCIATES
CONSULTING ENGINEERS

26 July 2000

Jennifer Dam
Planning Department
555 South 10th Street, Room 213
Lincoln NE 68508



Re: King Ridge 2nd Addition
Amendment to Preliminary Plat & Generic Use Permit
OA project No. 98-0141.03

Dear Jennifer:

Enclosed find the following revised documents for the above-mentioned project:

1. 21 copies of the Site Plan and Utility Plan.
2. 7 copies of the Drainage and Grading Plan.
3. 5 copies of the Preliminary Street and Roadway Profiles.
4. 6 copies of the Landscape Plan.
5. 3 copies of the Traffic Study.
6. 404 Permit Application and Report.

The following is our response to comments made in the Staff Report dated 18 May 2000:

1. As discussed in our meeting, you agreed to allow this as an Amendment to the existing Preliminary Plat and Use Permit in discussions back in December 1999, before we began our preparation of this submittal.
- 2, 3, 4 The private roadway through our site has been defined as requested and shown on the Site Plan including the private road to the north. A preliminary roadway profile is included in our resubmittal as requested, it is also reflected in the Grading Plan.
- 5, 6. The location of the private roadway (N. 30th Street and N. 28th Street) has been revised, as requested.
7. The lot dimension of Lot 8, Block 2, has been revised.
8. Access to Lot 13 I.T. is shown on the Site Plan with a public access easement abutting the northeast portion of the lot.
9. Note 30 has been revised to show compliance with Section 26.23.14(g).

021

10. Due to the general nature of this use permit we do not know the location of most signs at this time. Note 15 states all signs need not be shown at this time, but will be per Zoning Ordinance 27.69. We are, however, showing the general location of the on-premises ground signs for each freestanding pad site building along 27th Street. We are requesting a waiver to Section 27.69.046 (d) and (e) to allow these signs in the setback and allow them to be located more than 30 feet from the pad site building. Due to the grade along 27th Street which falls off to the east, ground sign visibility located 50 feet or more back from the right-of-way would be difficult.
11. Note 32 has been revised.
12. Note 35 has been revised.
13. The Landscape Plan has been revised.
14. The triangular lot next to Waterbrook Apartments has been labeled as Outlot "C" and used as open space listed in the General Notes.
15. The parking requirement for fast food restaurants is one space per 100 square feet as shown, this has been verified with Building and Safety Department. The one space per 40 square feet requirement is for "Drive-In" restaurants (i.e., "Sonic Drive In").
- 16,17 The lot and block numbers have been revised.
18. A block number was shown along the south side of Folkways "Block 1", another notation has been added.
19. Note 7 has been revised. We are requesting a waiver that sidewalks be built only along one side of the private roadways.
20. This comment is the same as #14, which has been revised. The road access is under construction.
21. The Traffic Study has been revised as discussed with Public Works. Improvements will be shown in an off-site road agreement.
22. L.E.S. easements are shown as requested.
23. The fire hydrant's location and legibility have been revised as requested. A separate utility plan has been drafted to aid with the legibility.

Jennifer Dam
Page Three
26 July 2000

24. Detention was waived by the NRD in the original approval of this Preliminary Plat/Use Permit, see attached letter.
- 25,26 A copy of the 404 permit application and report has been included. This permit shows the proposed wetland impacts and mitigation areas.

The drainage scheme has not changed from the previously approved preliminary plat and Use Permit. Siltation ponds will be built at the top of the north slope to reduce the quantity of silt impacting the wetlands. Rock Rip Rap shall be installed at the outlets of the storm sewer pipes at the base of the slope to control the velocity of the storm water. Velocity control structures shall be built when parking lots and building are constructed. Additional details have been shown on sheet 3 of 5 to show the drainage for this slope bank.

27. We request a waiver to design standards for the private roadway. We would like to build a 2% cross slope roadway rather than the typical crowned street. This preliminary plat was originally approved with the city Datum, we request that as this is an amendment, we keep the city datum rather than the NAVD datum. The grading plan has been revised to include the drainage swale. The public access easement abuts the R-3 property, we assume that property will take access from that point.

We are in agreement with all General Requirements 1., 2.1 - 2.7. With the above revisions we would anticipate scheduling to Planning Commission on 6 September 2000.

If you have any questions or require further information, please call.

Sincerely,



Gary L. Bredehoff

cc: Tom White
John Brager
DaNay Kalkowski

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