

FACTSHEET

TITLE: PRELIMINARY PLAT NO. 01011, ROLLING MEADOWS 1ST ADDITION, requested by Engineering Design Consultants on behalf of Yankee, L.L.C., for 23 acreage dwelling lots, with associated waiver requests, on property generally located south of West Pleasant Hill Road between S.W. 33rd and S.W. 40th Streets.

STAFF RECOMMENDATION: Conditional Approval and **denial** of the waiver of block length on Block 1 (Condition #1.1).

ASSOCIATED REQUESTS: Change of Zone No. 3332 (01-169).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 10/17/01
Administrative Action: 10/17/01

RECOMMENDATION: Conditional Approval including denial of the waiver of block length on Block 1 (8-0: Carlson, Steward, Hunter, Taylor, Duvall, Newman, Bills and Schwinn voting 'yes'; Krieser absent).

FINDINGS OF FACT:

1. This preliminary plat and the associated change of zone request were heard at the same time before the Planning Commission.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.7-8. The staff recommends that the waiver of block length for Block 1 be denied and that an access road should be provided to S.W. 40th Street (Condition #1.1, p.8).
3. The applicant's testimony is found on p. 10-11, including a request to delete Condition #1.1 (which requires a street connection from S.W. 40th to S.W. 38th) and to amend Condition #2.2 to approve an exception to the design standards to permit block length in excess of 1320 feet for Blocks 1 and 2.
4. Testimony in opposition is found on p.11 and 12. The opposition believes the access to S.W. 40th Street should be provided. The opposition is also concerned about water quantity and quality and drainage.
5. The applicant's response to the opposition is found on p.12-13.
6. On October 17, 2001, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend conditional approval of the preliminary plat, as set forth in the staff report dated October 2, 2001. A motion to delete Condition #1.1 and to amend Condition #2.2, as requested by the applicant, failed 2-6 (See Minutes, p.13).
7. On October 18, 2001, a letter reflecting the action of the Planning Commission and the conditions of approval was sent to the applicant (p.2-4).
8. On October 23, 2001, a letter of appeal was filed by Mark Hunzeker on behalf of the applicant, appealing Conditions #1.1 and #1.2, and the refusal of the Planning Commission to include Block 1 in Condition #2.2 (See p.27).
9. **Please Note:** Due to the appeal of the Site Specific conditions of approval, this preliminary plat was not required to be resubmitted prior to scheduling on the Council agenda. The requirements of Conditions #1.1 and #1.2 have not been completed. Any action by the City Council approving the staff and Planning Commission recommendation should include Conditions #1.1 and #1.2.

FACTSHEET PREPARED BY: Jean L. Walker
REVIEWED BY: _____
REFERENCE NUMBER: FS\CC\FSP01011

DATE: October 29, 2001
DATE: October 29, 2001

October 18, 2001

Engineering Design Consultants
Richard Onnen
630 N. Cotner Blvd., Ste. 105
Lincoln NE 68505

Re: Preliminary Plat No. 01011
ROLLING MEADOWS 1ST ADDITION

Dear Mr. Onnen:

At its regular meeting on Wednesday, **October 17, 2001**, the Lincoln-Lancaster County Planning Commission granted approval to your preliminary subdivision, **Rolling Meadows 1st Addition**, located in the general vicinity of **south of West Pleasant Hill Rd., between SW. 33rd Street and SW. 40th Street**, subject to the following conditions:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show a street connection from SW 40th Street to SW 38th St.
 - 1.2 Revise the preliminary plat to show the changes requested by the County Engineer.
2. The City Council approves associated request:
 - 2.1 Change of Zone # 3323, AG to AGR
 - 2.2 An exception to the design standards to permit block length in excess of 1320' for Block 2
 - 2.3 A waiver to the sidewalk, street lighting, landscape screen, and street tree requirements since the area of each lot exceeds 1 acre and the subdivision will not be annexed.
 - 2.4 A modification to the requirements of the land subdivision ordinance to permit double frontage lots along the county roads.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 The sidewalks, streets, drainage facilities, street lighting, landscape screens, street trees, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion or the requirement has been waived.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the Director of Public Works an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis.
 - 3.2.4 To complete the private improvements shown on the preliminary plat.
 - 3.2.5 To relinquish direct vehicular access to SW 40th Street and SW 33rd Street except for West Burgess Lane and an unnamed street connecting to the west; and to Pleasant Hill Road, except for SW 34th Street.
 - 3.2.6 To maintain County roads until the County Board specifically accepts the maintenance.
 - 3.2.7 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

The findings of the Planning Commission will be submitted to the City Council for their review and action. You will be notified by letter if the Council does not concur with the conditions listed above.

You may appeal the findings of the Planning Commission to the City Council by filing a notice of appeal with the City Clerk. The appeal is to be filed within 14 days following the action by the Planning Commission. You have authority to proceed with the plans and specifications for the installation of the required improvements after the City Council has approved the preliminary plat. If you choose to construct any or all of the required improvements prior to the City's approval and acceptance of the final plat, please contact the Director of Public Works before proceeding with the preparation of the engineering plans and specifications. If the required minimum improvements are not installed prior to the City Council approving and accepting any final plat, a bond or an approved Agreement of Escrow of Security Fund is required.

The approved preliminary plat is effective for only ten (10) years from the date of the City Council's approval. If a final plat is submitted five (5) years or more after the effective date of the preliminary plat, the City may require that a new preliminary plat be submitted. A new preliminary plat may be required if the subdivision ordinance or the design standards have been amended.

You should submit an ownership certificate indicating the record owner of the property included within the boundaries of the final plat when submitting a final plat.

The Subdivision Ordinance requires that there be no liens of taxes against the land being final platted and that all special assessment installment payments be current. When you submit a final plat you will be given forms to be signed by the County Treasurer verifying that there are no liens of taxes and by the City Treasurer verifying that the special assessment installment payments are current.

Sincerely,

J. Greg Schwinn, Chair
City-County Planning Commission

cc: Owner
Public Works - Dennis Bartels
LES
Alltel Communications Co.
Cablevision
Fire Department
Police Department
Health Department
Parks and Recreation
Urban Development
Lincoln Public Schools
County Engineers
City Clerk
File (2)

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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.

P.A.S.: Change of Zone #3332 and **Preliminary Plat # 01011**
Rolling Meadows 1st Addition

DATE: Oct 2,2001

PROPOSAL: A request for a change of zone from AG Agriculture to AGR Agriculture Residential and a Preliminary Plat for 23 lots.

WAIVER REQUEST:

Waiver of Block Length 26.23.130, for Blocks 1 and 2

Waiver of Sidewalks 26.27.020

Waiver of Street Trees 26.27.090

Waiver of Street Lights 26.27.070

Waiver of Landscape Screening 26.27.080

Double Frontage Lots 26.23.140, (permitted when abutting a major street)

LAND AREA: 78.682 acres more or less, including 1.005 acres of R.O.W.

CONCLUSION: This requested zoning change and preliminary plat are generally in conformance with the Comprehensive Plan and Subdivision regulations and are compatible with the development of the area.

RECOMMENDATION

Approval of change of zone Conditional approval of Preliminary Plat
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 14 Irregular Tract, located in the North Half of the SouthWest Quarter of Section 17, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

LOCATION: South of West Pleasant Hill Road between SW 33rd and SW 40th.

APPLICANT: Yankee L.L.C.
Steve Champoux
P.O.Box 84891
Lincoln, NE 68501
(402) 476-6599

OWNER: Yankee L.L.C.

CONTACT: Richard P. Onnen
Engineering Design Consultants
630 N. Cotner Blvd. Suite 105
Lincoln, NE 68505
(402) 464-4011

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: farmland

SURROUNDING LAND USE AND ZONING:

North: Acreages, zoned AGR
South: Acreages, zoned AGR
East: Farm land, zoned AG
West: Farm land, zoned AG

ASSOCIATED APPLICATIONS: Requested Change of Zone #3323 and Preliminary Plat #01011, Rolling Meadows.

HISTORY: Changed from AA Rural and Public Use to AG Agriculture in 1979.

COMPREHENSIVE PLAN SPECIFICATIONS: This is shown as “Low Density Residential” on the Comprehensive Plan Land Use Plan.

UTILITIES: No rural or community water or sewer.

TOPOGRAPHY: Gently rolling, draining to the south.

TRAFFIC ANALYSIS: SW 40th and SW33rd are gravel county roads. West Pleasant Hill Rd and West Denton Rd are paved county roads.

PUBLIC SERVICE: SW Rural Fire District, located about 5 miles from this site. This is in the Lincoln Public School District. Electrical service is by Norris Public Power.

REGIONAL ISSUES: Acreage development.

ENVIRONMENTAL CONCERNS: No historic or ecological resources are identified in this parcel. The soil rating is 4.5 on a scale of 1 to 10 where 1 to 4 are prime agriculture land. Ground water is generally available in acceptable quantity and quality in the area.

AESTHETIC CONSIDERATIONS: N/A

ALTERNATIVE USES: Agriculture and up to 4 dwelling units.

ANALYSIS:

1. This request is for a Preliminary Plat for 23 acreage dwellings on a 71.682 acre parcel.
2. This request is in conformance with the Comprehensive Plan. The Land Use Plan shows this as Low Density Residential. There are existing acreage developments to the north and south of this application.
3. The applicant is requesting waivers to street trees, landscape screens, ornamental lighting, street paving, and sidewalks. The subdivision ordinance provides for a waiver when all parcels are over one acre (these are three acres in size) and will not be annexed by the city.
4. The applicant is requesting waivers of the 1320' block length requirement for Block 1 and Block 2. The waiver for Block 2 as this reflects the abutting plating and topography. An access road should be provided to SW 40th Street, as required by the subdivision ordinance and as provided by the subdivisions to the north and south of this plat. There is no engineering or physical reason to justify the waiver of block length on Block 1.
5. The Health Department reports that wells drilled to deep may yield salt water. High iron content may be a problem. The lots are large enough to accommodate acceptable sewage disposal systems.
6. The County Engineer's letter of September 20,2001 requests the following:
 - 1) The typical cross-section for the paving of SW 33rd Street should show 7" asphalt type SP-2, and the shoulder width should be 6 feet.
 - 2) All interior intersections shall have a minimum of 30 feet radius returns. Intersections along SW 33rd Street shall have a minimum of 50 feet radius.
 - 3) The culvert calculations table details do not match the information on the plan view with respect to culvert size, length and station.
 - 4) The culvert at Sta. 9+27 on SW 38th Street will require a permanent easement on the outlet.
 - 5) The vertical curves at Sta 0+30 on SW 34th Court and at Sta. 31+83.65 on West Burgess Lane are too short. The minimum K for a 25 mph sag curve is 30.

6) Developer shall enter into a pavement maintenance agreement with Lancaster County prior to final plat approval.

CONDITIONS:

Site Specific:

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2. The City Council approves associated request:
 - 2.1 Change of Zone # 3323, AG to AGR
 - 2.2 An exception to the design standards to permit block length in excess of 1320 for Block 2.
 - 2.3 A waiver to the sidewalk, street lighting, landscape screen, and street tree requirements since the area of each lot exceeds 1 acre and the subdivision will not be annexed.
 - 2.4 A modification to the requirements of the land subdivision ordinance to permit double frontage lots along the county roads.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 The sidewalks, streets, drainage facilities, street lighting, landscape screens, street trees, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion or the requirement has been waived.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the Director of Public Works an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis.

- 3.2.4 To complete the private improvements shown on the preliminary plat.
- 3.2.5 To relinquish direct vehicular access to SW 40th Street and SW 33rd Street except for West Burgess Lane and an unnamed street connecting to the west; and to Pleasant Hill Road, except for SW 34th Street.
- 3.2.6 To maintain County roads until the County Board specifically accepts the maintenance.
- 3.2.7 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

Prepared by:

Michael DeKalb, AICP
Planning

**CHANGE OF ZONE NO. 3332
and
PRELIMINARY PLAT NO. 01011,
ROLLING HILLS 1ST ADDITION**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 17, 2001

Members present: Carlson, Steward, Hunter, Taylor, Duvall, Newman, Bills and Schwinn voting 'yes'; Krieser absent.

Staff recommendation: Conditional approval

Proponents

1. Mark Hunzeker appeared on behalf of the developer. This is a change of zone and preliminary plat for an acreage area in a vicinity which is already largely developed with acreages. It is in an area shown for acreage development in all of the potential land use plans that have been considered by the Comprehensive Plan Committee. In Hunzeker's opinion, there is virtually no chance that over the next planning period this area would be incorporated into the city limits. This is an ideal spot for additional acreage development and he believes the staff agrees, except for one issue.

The developer is proposing to take an access from existing roadways which abut this 80 acre parcel from both the north and the south. The developer is not showing a connection to S.W. 40th. Hunzeker believes this is acceptable to the County Engineer who has primary responsibility for roads inside the three-mile limit but outside the city limits. The County Engineer is responsible for maintaining these roads and has expressed no objection to not extending a street onto S.W. 40th. Hunzeker also submitted that this is consistent with the general desire of engineers in both the city and county, i.e. not to have too many access points onto the section line roadways. The staff report requires the developer to relinquish access to all their lots onto S.W. 40th, and is being asked to make a road extension out to S.W. 40th because it creates a block length which exceeds the maximum allowed in the subdivision ordinance. Hunzeker purports that the block length is more of an issue in an urban environment. He does not believe it is a concern in a situation such as this where we have only a handful of lots that will be affected one way or the other in terms of getting back out to S.W. 40th, and they can do so through existing platted roads and at the same time minimize the number of access points on the section line road.

Hunzeker requested the Commission to delete Condition #1.1 (which requires a street connection from S.W. 40th to S.W. 38th) and to amend Condition #2.2 to read: "An exception to the design standards to permit block length in excess of 1320 feet for Blocks 1 and 2."

Hunzeker went on to state that this is a very straight forward plat. The only issue is the conflict between the county and the city's view of how important this access might be. If it were an urban setting, Hunzeker agrees that the requirement would be legitimate, but in this case, it is one that in judgment you can determine is not necessary.

Carlson inquired why the developer did not choose to connect to S.W. 34th Street. Hunzeker stated that the primary reason is that S.W. 34th is not paved nor is Pleasant Hill Road from S.W. 33rd to S.W. 34th. Rather than have a section where we were taking access into the subdivision via a gravel road for basically two lots, we simply decided to cul-de-sac and leave it a gravel cul-de-sac. We will be paving the interior roadways and it just seemed like a more consistent approach to control the dust coming through the subdivision. The graveled roads are in good condition.

Carlson inquired whether there are any topographical problems on the west side of the lot for a street connection. Hunzeker stated that it is not a physical constraint at all. The problem is that it takes additional land out of a pair of lots to construct a road which is unnecessary and adds additional expense and cost to those lots.

Opposition

1. Phil Corkill, 3110 W. Pleasant Hill Road, appeared on behalf of the Hitching Post Hills Neighborhood Association in opposition to waiving the access to S.W. 40th. The developer is consenting to pave from West Blue Grass to Pleasant Hill. Instead of putting a road out to S.W. 40th, they are incurring more costs to do that paving. Corkill believes the developer could connect to S.W. 40th and relinquish paving S.W. 33rd to Pleasant Hill Road. If they would like to pave S.W. 40th to Denton, it would connect the subdivisions with paved traffic. The cul-se-sac area is a real sunken hole. When Pleasant Hill Road was extended to S.W. 34th, there was quite an area that had to be filled in.

2. Dianne Keech, 6740 S.W. 38th Street, testified in opposition. The north border of their land is this development. She is concerned about adequate water for 23 more private wells. We have had some years of drought and are concerned about our own wells. Another concern is that her property experiences a major run-off and erosion problem from this site when there is a rainfall. She contacted the NRCS who inspected the site and said only the owner of this land could solve the erosion problem. She does not see anything on this plat that addresses that issue. In addition, the traffic from this subdivision will funnel right past her home, rather than accessing from S.W. 40th. She is also concerned about lagoons—how close they will be, what they will look like and screening. She is wondering whether there will be adequate covenants in the neighborhood against noise, structures, animals, odor, etc.

Staff questions

Carlson asked staff to address the concern about drainage. Mike DeKalb of Planning staff advised that the applicant did provide a grading plan which was reviewed by Public Works and the County Engineer. The property is currently farm ground. It does meet the drainage detention standards. They are not asking for a waiver.

Carlson asked staff to respond to the access to S.W. 40th street. DeKalb noted that the County Engineer's written response does not acknowledge that they agree to this waiver. It is a design standard of the subdivision ordinance to have cross-streets every 1320 ft. Both the 80 acres to the north and to the south did meet that requirement by providing a connection to S.W. 40th. The staff is asking that this standard be applied equally. Public Works noted no engineering reason to grant this waiver. DeKalb does not believe the developer would lose a lot by constructing this road access.

Other than not having engineering reasons to justify the waiver of the block length, Steward wondered whether there are some locational and fire equipment access issues. One of the big issues in many of our acreage developments is emergency access. DeKalb responded that the design standard is established with good reason and the discussions have been towards the continued concern about connectivity and multiple access points. The staff is opposed to granting the waiver of block length.

DeKalb addressed the issue of groundwater, stating that this is an area of good groundwater and good wells with no known problems. In regard to paving, it is discretionary and not required on this size of lot. The county has paved W. Pleasant Hill Road. The subdivision immediately to the north is gravel and the County Engineer has agreed that extending the pavement in the cul-de-sac is extraneous when the rest is gravel.

Phil Corkill gave additional testimony regarding the water issue. He is disputing the quality of the water. There is some instance of salt water by drilling too deep or over-pumping. The addition to the south used to have an irrigation well for crops and he has never had official word from anyone, but he believes the reason they quit irrigating was because the water had fouled. If the water does foul and the water level goes down, what happens next? Who is responsible? What is the corrective action at that point?

Response by the Applicant

Hunzeker responded to the opposition, stating that this plat will not change any of the drainage patterns in this area. This application meets all the drainage criteria of the ordinance. With respect to groundwater, one of the requirements prior to a final plat is that we do the test wells that are necessary before final platting and selling lots. As indicated by Health, this is an area that has been identified as having good groundwater. Hunzeker suggested that domestic use of 24 homes is much less likely to cause a problem than potential agricultural use. They do not intend to use lagoons, but will have septic systems on all lots. There will be restrictive covenants but he did not know how they would compare with the other subdivisions; however, the covenants for this subdivision would be in keeping with the development in the area.

Hunzeker also pointed out that Pleasant Hill Road as it abuts this project is currently a dedicated half street. This developer is dedicating the other half of that street and it may be low because it has not been graded all the way through and there may be some dirt work that needs to be done in accordance with county standards.

As to the waiver of block length, Hunzeker agreed that the County Engineer has not affirmatively agreed with the waiver, but the comments also do not say that they should put a connection in. The irony of this is that the requirement to make the connection comes from the city side; however, if we were in the city, making this connection would put three access points to S.W. 40th Street closer together than Public Works would ordinarily allow in the city. Hunzeker believes it is a judgment call. This subdivision has plenty of access via public roadways. And he does not see a lot of traffic going in those directions when they have access internally on paved roads back to a paved road at S.W. 33rd and to a paved road that goes east, i.e. Pleasant Hill Road. He does not believe there will be a lot of traffic going north and south on S.W. 38th Street.

Hunter asked Hunzeker if they would lose any lots by making the connection to S.W. 40th Street. Hunzeker concurred with staff that it does not reduce the number of lots—it is a matter of additional cost to those lots.

Public hearing was closed.

PRELIMINARY PLAT NO. 01011

ROLLING MEADOWS 1ST ADDITION

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

October 17, 2001

Steward moved approval of the staff recommendation of conditional approval, as set forth in the staff report dated October 2, 2001, seconded by Carlson.

Duvall made a motion to amend to delete Condition #1.1 and to amend Condition #2.2, as requested by the applicant, seconded by Schwinn.

Duvall believes the applicant's points are good and he does not see why the design standards couldn't allow this revision.

Schwinn also supports the amendment because he likes the fact that the connectivity was created between the other two neighborhoods. When on a paved road in the country such as West Denton Road at high speed, if we eliminate accesses it creates a safer situation.

Carlson stated that he would vote against the amendment because he believes in connectivity. He appreciates that they have connected to the subdivision to the south, but he agrees with the neighbors. There are probably 8 lots on the west side that will find it more convenient to use S.W. 38th up to S.W. 40th. A lot of times you hear neighbors worried about connections, but the net result is a better experience. The more connections you have, the more ways you have to move traffic and the slower the traffic.

Steward agreed with Carlson. The neighbors live in a subdivision that is connected on both ends east and west and this plat should be treated similarly.

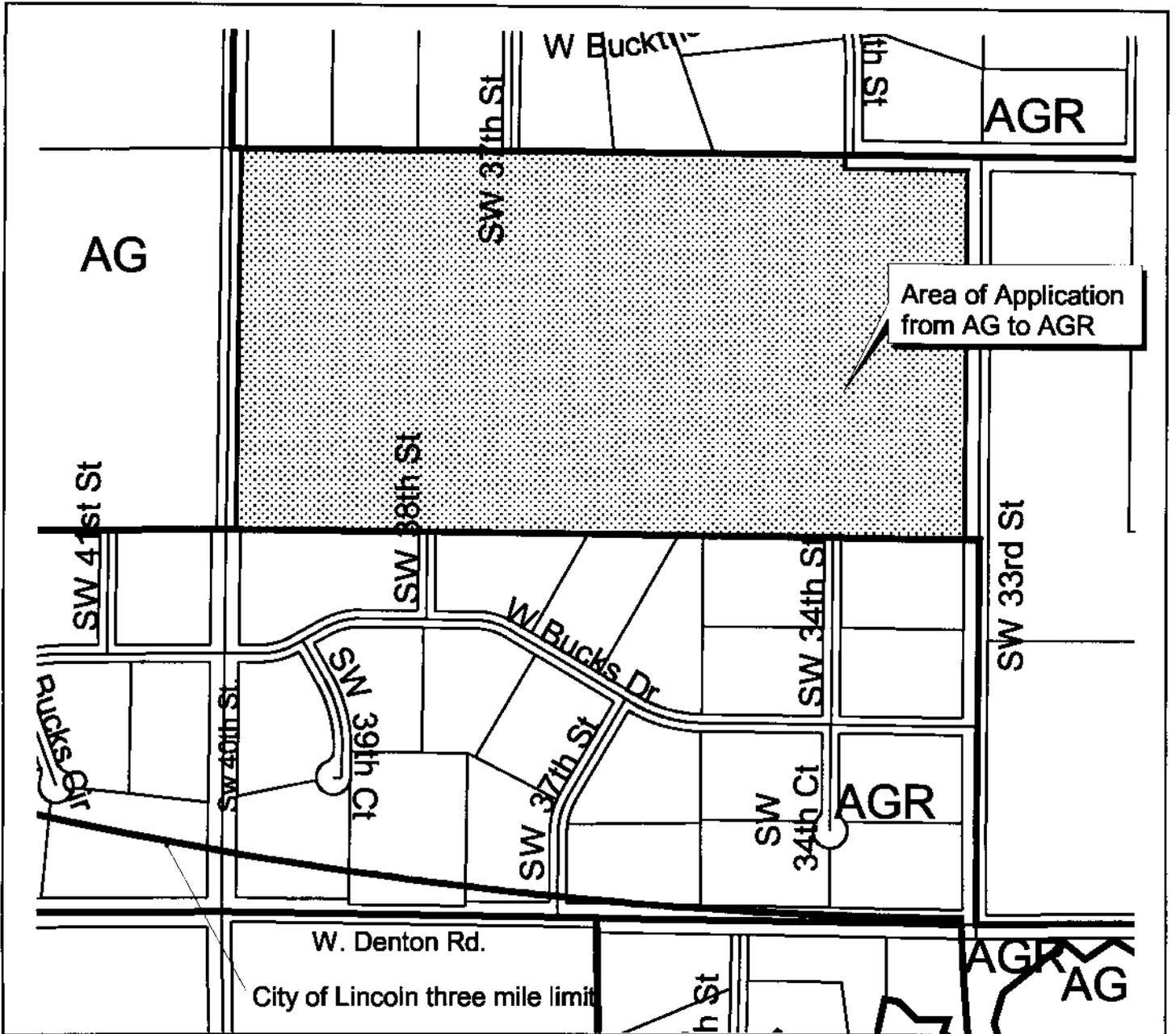
Motion to amend failed 2-6: Duvall and Schwinn voting 'yes'; Carlson, Steward, Hunter, Taylor, Newman and Bills voting 'no'; Krieser absent.

Main motion for conditional approval as set forth in the staff report, with no amendments, carried 8-0: Carlson, Steward, Hunter, Taylor, Duvall, Newman, Bills and Schwinn voting 'yes'; Krieser absent.



**Preliminary Plat #01011
Change of Zone #3332
SW 33rd & W Denton Rd.**



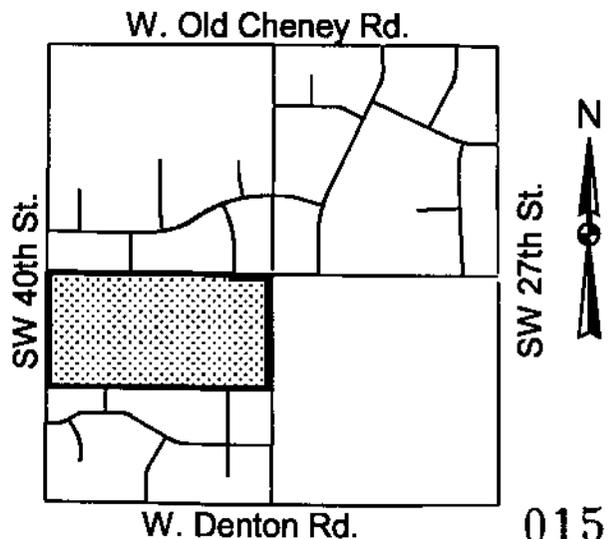
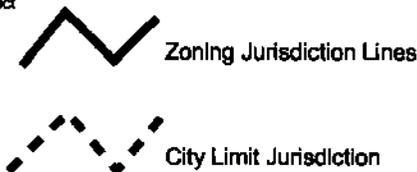


**Preliminary Plat #01011
Change of Zone #3332
SW 33rd & W Denton Rd.**

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. 17 T9N R6E



Sheet ___ of ___
Date:

GENERAL SITE NOTES

1. WATER SERVICE TO BE SUPPLIED BY INDIVIDUAL PRIVATE WELLS.
2. SANITARY SERVICE TO BE SUPPLIED BY INDIVIDUAL PRIVATE SEPTIC OR LAGOON SYSTEMS.
3. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND FURTHER TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS COMPLETE.
4. LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
5. TOTAL USAGE: RESIDENTIAL ACREAGE LOTS - 23
 TOTAL BLOCKS - 4
 TOTAL LOTS - 23
6. ALL INTERSECTION ANGLES SHALL BE 90' UNLESS OTHERWISE NOTED.
7. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
8. NO PORTION OF THE PROPOSED DEVELOPMENT LIES WITHIN A MAPPED 100 YEAR FLOOD PLAIN.
9. THE EXISTING ZONING IS 'AG', THE PROPOSED ZONING IS 'AGR'.
10. THE DEVELOPER AGREES TO COMPLY WITH PROVISIONS OF THE LAND SUBDIVISION ORDINANCE REGARDING LAND PREPARATION.
11. STREETS TO BE PAVED SHALL MEET CURRENT CITY & COUNTY DESIGN STANDARDS. DEVELOPER SHALL NOTIFY THE COUNTY ENGINEERS DEPARTMENT PRIOR TO PAVING FOR INSPECTION. SUBGRADE TESTING IS REQUIRED. ALL TESTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
12. DIRECT VEHICULAR ACCESS IS RELINQUISHED TO SW 40TH STREET, SW 33RD STREET EXCEPT FOR WEST BURGESS LANE, AND PLEASANT HILL ROAD EXCEPT FOR SW 34TH COURT.
13. ONLY ONE RESIDENTIAL ACCESS SHALL BE PERMITTED PER LOT.
14. THE FOLLOWING WAIVERS TO SUBDIVISION DESIGN STANDARDS ARE REQUESTED:
 - a. ALLOW DOUBLE FRONTAGE LOTS ALONG SW 40TH STREET (LOTS 1-4, BLOCK 1) AND ALONG SW 33RD STREET (LOT 6, BLOCK 2 AND LOTS 1 & 2 BLOCK 4).
 - b. WAIVE REQUIREMENT FOR CONSTRUCTION OF SIDEWALK.
 - c. WAIVE REQUIREMENT FOR PLANTING OF STREET TREES.
 - d. WAIVE REQUIREMENT FOR INSTALLATION OF STREET LIGHTS.
 - e. WAIVE MAXIMUM BLOCK LENGTH REQUIREMENTS FOR BLOCK 1 AND BLOCK 2.

September 13, 2001



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

630 North Cotner Blvd., Suite 105
Lincoln, Nebraska 68505

Re: Rolling Meadows, 1st Addition
Preliminary Plat #01011
EDC Job # 01-034

Dear Mike,

Enclosed herewith are six copies of the revised plans for the Rolling Meadows, 1st Addition Preliminary Plat. The revisions are in response to County and other agency comments as outlined in the Planning Staff letter dated August 3, 2001. The following address each item listed in the August 3rd letter.

1. Note #14 has been added to Sheet 1 of 4 listing the requested waivers.
2. *County Engineer Comments*
 - 2.1 Sheet 1 has been revised to show 50' right-of-way dedication along the east side of SW 40th Street.
 - 2.2 Note #11 has been added to the plans stating that paving will meet County and City standards.
 - 2.3 The developer agrees to pave SW 33rd Street from Pleasant Hill Road to West Burgess Lane including full intersection returns. Note that this does not include paving on Pleasant Hill Road between SW 33rd Street and SW 34th Street.
 - 2.4 Note #12 has been added relinquishing direct vehicular access to SW 33rd Street and SW 40th Street.
 - 2.5 Note #13 has been added restricting residential access to one per lot.
 - 2.6 No comment.
 - 2.7 Revised grading has allowed culverts to be shortened such that no culvert extends beyond the right-of-way. Necessary easements will be provided on the final plat if additional length is required based on final design.
 - 2.8 The vertical alignment of SW 34th Court has been revised to meet design standards.
 - 2.9 Drainage and culvert calculations have been corrected to include the entire basin upstream.
 - 2.10 Burgess Lane has been renamed West Burgess Lane.
3. No comment.
4. Norris Public Power easements have been added to the plat.

5. *Public Works Comments*

- 5.1 No comment.
- 5.2 Storm water detention calculations have been added to the grading and drainage plan. Calculations indicate detention is not required for this development.
- 5.3 No comment.
- 5.4 The horizontal alignment of SW 38th Street has been revised to provide a centerline radius of 275'. Proposed grades reflect super elevation of the roadway.
- 5.5 No comment.
6. No Comment
7. The developer maintains his waiver request for block length and street lights.
8. The developer maintains his request for waiver of block length for Block 1. Traffic produced by the development can be accommodated by the existing connections to SW 40th Street. The proposed layout is in conformance with the request to restrict access to SW 40th Street. The County Engineer's Office has indicated to the developer that they will not oppose a layout that does not include a street intersection with SW 40th Street.
9. No comment.
10. The City Council approval block has been removed from the drawings.

If you have any questions or require additional information, please contact me at 464-4011.

Regards,



Richard P. Onnen, E.I.T.

Enclosure

cc: Steve Champoux
Bruce Pester
Mark Hunzeker
Robert Dean

**ROLLING MEADOWS 1ST ADDITION
CHANGE OF ZONE AG TO AGR
LEGAL DESCRIPTION**

A LEGAL DESCRIPTION OF LOT 14 IRREGULAR TRACT LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHWEST QUARTER; THENCE: S90°00'00"E, (AN ASSUMED BEARING), ON THE NORTH LINE OF SAID NORTH HALF, A DISTANCE OF 2152.30 FEET; THENCE: S00°00'46"E, ON THE WEST R.O.W. LINE OF SW 34TH STREET, A DISTANCE OF 50.00 FEET; THENCE: S90°00'00"E, ON THE SOUTH R.O.W LINE OF PLEASANT HILL ROAD, A DISTANCE OF 430.00 FEET; THENCE: S00°00'46"E, ON THE WEST R.O.W. LINE OF SW 33RD STREET, A DISTANCE OF 1290.41 FEET; THENCE: N89°42'13"W, ON THE SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 2589.53 FEET; THENCE: N00°17'58"E, ON THE WEST LINE OF SAID NORTH HALF, A DISTANCE OF 1327.03 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 78.682 ACRES INCLUDING 1.005 ACRES OF COUNTY ROAD R.O.W. MORE OR LESS.

Lancaster

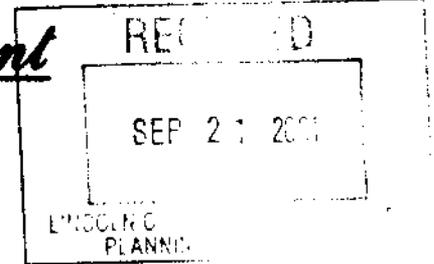
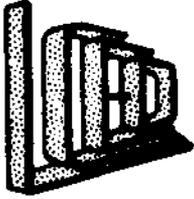
DON R. THOMAS - COUNTY ENGINEER

County

Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR



DATE: September 20, 2001
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell LWV/dpp
County Surveyor
SUBJECT: ROLLING MEADOWS 1ST ADDITION
PRELIMINARY PLAT

This office has reviewed subject revised preliminary plat and would offer the following comments:

- 1) The typical cross-section for the paving of SW 33rd Street should show 7" asphalt type SP-2, and the shoulder width should be 6 feet.
- 2) All interior intersections shall have a minimum of 30 feet radius returns. Intersections along SW 33rd Street shall have a minimum of 50 feet radius.
- 3) The Culvert Calculations table details do not match the information on the plan view with respect to culvert size, length and station.
- 4) The culvert at Sta. 9 + 27 on SW 38th Street will require a permanent easement on the outlet.
- 5) The vertical curves at Sta. 0 + 30 on SW 34th Court and at Sta. 31 + 83.65 on West Burgess Lane are too short. The minimum K for a 25 mph sag curve is 30.
- 6) Developer shall enter into a pavement maintenance agreement with Lancaster County prior to final plat approval.

cc: Dennis Bartels, Public Works

LWV/rln
DOCS\LWV\Rolling Meadows 1st Prelim Plat.wpd

Memorandum

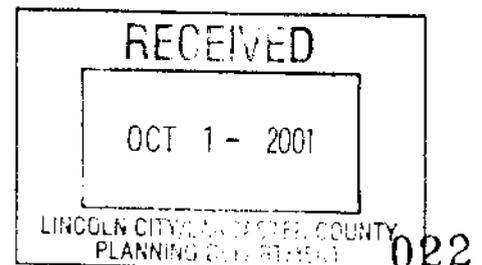
To: Mike DeKalb, Planning Department
From: Charles W. Baker, Public Works and Utilities *Buff*
Subject: Rolling Meadows 1st Addition revised Preliminary Plat # 01011
Date: September 28, 2001
cc: Roger Figard, Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the revised Preliminary Plat for Rolling Meadows 1st Addition located between SW 33rd and SW 40th, south of Pleasant Hill Road. Public Works has the following comments.

The Preliminary Plat has been revised and the noted conditions have been addressed with the exception of the block length. Public Works cannot support the waiver for the block length.

The County Engineer's comments apply.

fcj memo to mike dekalb rolling meadows 1st addition revised pp 01011



M e m o r a n d u m

To: Mike DeKalb, Planning

From: Dennis Bartels, Engineering Services

Subject: Rolling Meadows 1st Addition, Preliminary Plat

Date: August 3, 2001

cc: Roger Figard
Nicole Fleck-Tooze
Doug Pillard

Engineering Services has reviewed the rural subdivision Rolling Meadows 1st Addition located between Southwest 33rd and Southwest 40th south of Pleasant Hill Road and has the following comments:

1. This plat must be served by private individual sewer and water systems. The plat is beyond the City service limits.
2. The application requests waiver of storm water detention. If the development does not increase runoff as stated, there is no need for a waiver. The drainage study should be revised to show that detention is not required rather than waive detention.
3. The drainage calculations are satisfactory.
4. The 200' radius curve C does not meet design standards. A minimum 275' radius is required with 6% super elevation. Other horizontal curves are satisfactory with appropriate super elevation. There are no engineering reasons to waive the block length requirements for this plat.
5. Waivers to sidewalks, street trees and street lighting are satisfactory to Public Works for this rural subdivision.

JUL 23 2001

LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION

TO: Mike DeKalb

DATE: 7/11/2001

DEPARTMENT: Planning

FROM: Chris Schroeder
Jerry Hood

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Carole Douglas, Acting Director
EH File
EH Administration

SUBJECT: Rolling Meadows
First Addition CZ 3332

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Rolling Meadows First Addition for possible negative public health impacts. The following items are noted:

The Williams Pipeline is approximately 2800 feet from this proposed development.

Water supply is proposed to be individual wells. The LLCHD has information on ground water in this area from Rolling Meadows, The South Forty, Roberts Ironwood Estates, and Hitching Post Hills. Therefore, further ground water information would be redundant. The LLCHD must advise that wells drilled too deep in this area will yield salt water. In addition, high iron content in the ground water can be a problem in this area. Iron is a nuisance as a staining agent.

Sewage disposal is proposed to be individual sewage disposal systems. The lots are large enough to accommodate acceptable individual sewage disposal systems. Covenants prohibiting sewage lagoons are not acceptable.

Means must be taken to prevent soil erosion either by wind or water. This is especially crucial with wetlands being on the site. The Lower Platte South Natural Resources District should be contacted for assistance in this matter.

During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water or other effective dust suppressants to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of vegetable ground cover will also be incorporated as necessary.

If any trees and/or brush is to be removed from this site, disposal must be by burial on-site, landfill, grinding, or by offering as firewood. A permit for burning will not issued for burning inside the City Limits nor is it likely for within the three mile limit.



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LIN
COLN.NE.US >

07/10/2001 08:52
AM

To: MDekalb@ci.lincoln.ne.us
cc:
Subject: Rolling Meadows 1st Addition

Mike,

The Lincoln Police Department opposes two areas of the Rolling Meadows 1st Addition project.

1. Block Length (Block # 1) - Land Subdivision Title 26 states that block lengths shall not exceed 1320 feet between cross streets. We feel that blocks that extend over 1320 feet cause problems for emergency vehicles responding to emergencies. Extended blocks cause problems during construction, accidents, and emergency situations that require the block to be shut off. As we provide services to the citizens of Lincoln we do not need to be hampered in our responses by extended block lengths that can be avoided prior to being built.

~~2. Street Light Waiver - We feel that all developments should be required to provide adequate lighting. We feel that well lit areas provide for a safer environment and also reduce crime. We understand that the developers feel that the lighting would distract from the rural nature of the development but we feel that public safety overrides developers and property owners concerns.~~

*Per M. Woolman
10-2-01*

Michael S. Woolman
Planning Sergeant
Lincoln Police Department



Memo

To: Mike DeKalb
From: Mark Canney, Parks & Recreation
Date: July 12, 2001
Re: Rolling Meadows 1st Addition C2 3332

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. Pursuant to section 26.27.090 of the Land Subdivision Code, the requirements for street trees may be waived for lots in excess of one acre and located outside of the corporate limits. It is recommended that the requirements for street trees for this plat be waived at this time.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.

PIERSON, FITCHETT, HUNZEKER, BLAKE & KATT
Law Firm

Gary L. Aksamit
Thomas J. Fitchett
Mark A. Hunzeker
William G. Blake
Peter W. Katt
William C. Nelson
David P. Thompson
Patrick D. Timmer
Michael T. Johnson

1045 Lincoln Mall, Suite 200
P.O. Box 95109
Lincoln, Nebraska 68509

Fax (402) 476-7465
Telephone (402) 476-7621

October 23, 2001

HAND DELIVERY

Joan Ross
City Clerk's Office
555 S. 10th Street
Lincoln, NE 68508

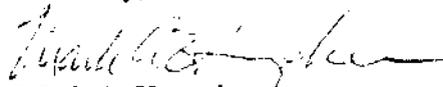
Re: Preliminary Plat No. 01011
Rolling Meadows 1st Addition

Dear Joan:

Notice is hereby given that the applicant appeals the decision of the Planning Commission on October 17, 2001. Specifically, the applicant appeals the inclusion of site-specific conditions 1.1 and 1.2, and the refusal of the Planning Commission to include Block 1 in condition 2.2 (exception to the design standards to permit block length in excess of 1,320 feet).

Please schedule this appeal as quickly as possible.

Sincerely,



Mark A. Hunzeker
For the Firm

MAH:la

cc: Jean Walker / Planning Dept.

(G:\WPData\MH Prairie Homes - Rolling Meadows\Ross 10-23 ltr.wpd)

