

City Council Introduction: **Monday**, January 7, 2002  
Public Hearing: **Monday**, January 14, 2002, at **1:30 p.m.**

Bill No. 02R-1

## **FACTSHEET**

**TITLE: WAIVER OF DESIGN STANDARDS NO. 01020**, requested by Brian D. Carstens and Associates on behalf of Nebraska Housing Resource, to waive the lot width-to-depth ratio on two lots in the proposed Cyrilla Court 3<sup>rd</sup> Addition administrative final plat, on property generally located at North 1<sup>st</sup> and Irving Streets.

**STAFF RECOMMENDATION:** Approval.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 12/12/01  
Administrative Action: 12/12/01

**RECOMMENDATION:** Approval (8-0: Bills, Carlson, Duvall, Hunter, Krieser, Newman, Schwinn and Steward voting 'yes'; Taylor absent).

### **FINDINGS OF FACT:**

1. The staff recommendation to approve this waiver request is based upon the following analysis:
  - A. This is an application for a waiver of design standards to allow two lots that do not meet the lot depth to width ratio as required by the Land Subdivision Ordinance Section 26.21.140(a).
  - B. Cyrilla Court 3<sup>rd</sup> Addition is an administrative plat for three lots. It is difficult for two of the lots to meet the requirement due to adjacent drainage channel and the distance between Irving Street and the south limits of the subdivision. Action on the administrative plat must wait until action has been taken on this waiver of design standards.
  - C. The Public Works & Utilities Department does not object to the waiver.
  - D. The lot depth is ten feet too deep to meet the 3:1 lot depth to width requirement.
2. This application was placed on the Consent Agenda of the Planning Commission on December 12, 2001, but was removed and had separate public hearing in order to change the name of the applicant from Nebraska Housing Authority to Nebraska Housing Resource.
3. There was no testimony in opposition.
4. The Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** December 28, 2001

**REVIEWED BY:** \_\_\_\_\_

**DATE:** December 28, 2001

**REFERENCE NUMBER:** FS\CC\2002\FSW01020

**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**P.A.S.:** Waiver of Design Standards #01020

**DATE:** November 28, 2001

**PROPOSAL:** To waive the lot width to depth ratio as required by the Land Subdivision Ordinance Section 26.21.140(a) on two lots in a proposed administrative final plat.

**LAND AREA:** 0.44 acres, more or less.

**CONCLUSION:** The 3 to 1 lot depth to width ratio requirement is difficult to meet due to the adjacent drainage channel and the distance between Irving Street and the south limits of the subdivision. The lot depth is ten feet too deep to meet the 3:1 ratio requirement.

<b><u>RECOMMENDATION:</u></b>	Approval
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Outlots A and B, Cyrilla Court 2<sup>nd</sup> Addition located in Section 11 T10N R6E.

**LOCATION:** North 1<sup>st</sup> and Irving Streets

**APPLICANT:** Nebraska Housing Resource  
1230 "O" Street, Suite 291  
Lincoln, NE 68508  
(402)434-3904

**OWNER:** Same

**CONTACT:** Brian D. Carstens and Associates  
601 Old Cheney Road, Suite C  
Lincoln, NE 68512  
(402)434-2424

**EXISTING ZONING:** R-3, Residential

**EXISTING LAND USE:** Undeveloped outlot for future development and drainage

**SURROUNDING LAND USE AND ZONING:**

North:	Single family housing and undeveloped	R-3, Residential
South:	Single and multi-family housing	R-3,
East:	Single family housing and highway	R-3
West:	Single and multi-family housing	R-3

**HISTORY:** The area was zoned A-2, Single Family Dwelling District until the zoning was updated to R-3, Residential during the 1979 zoning update.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Comprehensive Plan shows this area as Residential.

**UTILITIES:** Utilities are available to this area.

**TRAFFIC ANALYSIS:** North 1<sup>st</sup> Street is classified as an urban collector to minor arterial in the Functional Street and Road Classification in the Comprehensive Plan.

Irving Street is considered a local street in the Functional Street and Road Classification in the Comprehensive Plan.

**PUBLIC SERVICE:** The nearest fire station is Fire Station #10 located at 1440 Adams Street.

**ASSOCIATED APPLICATION:** Administrative Final Plat #01085, Cyrilla Court 3<sup>rd</sup> Addition.

**ANALYSIS:**

1. This is an application for a waiver of design standards to allow two lots that do not meet the lot depth to width ratio as required by the Land Subdivision Ordinance Section 26.21.140(a).
2. Cyrilla Court 3<sup>rd</sup> Addition is an administrative plat for three lots. It is difficult for two of the lots to meet the requirement due to adjacent drainage channel and the distance between Irving Street and the south limits of the subdivision. Action on the administrative plat must wait until action has been taken on this waiver of design standards.
3. The Public Works & Utilities Department does not object to the waiver.
4. The lot depth is ten feet too deep to meet the 3:1 lot depth to width requirement.

Prepared by:

Becky Horner  
Planner

## WAIVER OF DESIGN STANDARDS NO. 01020

### **PUBLIC HEARING BEFORE PLANNING COMMISSION:**

December 12, 2001

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

Staff recommendation: Approval.

This application was removed from the Consent Agenda and scheduled for separate public hearing due to an error in the name of the applicant. The Clerk was asked to change the name of the applicant to Nebraska Housing Resource (not Nebraska Housing Authority).

Brian Carstens, the applicant's representative, concurred.

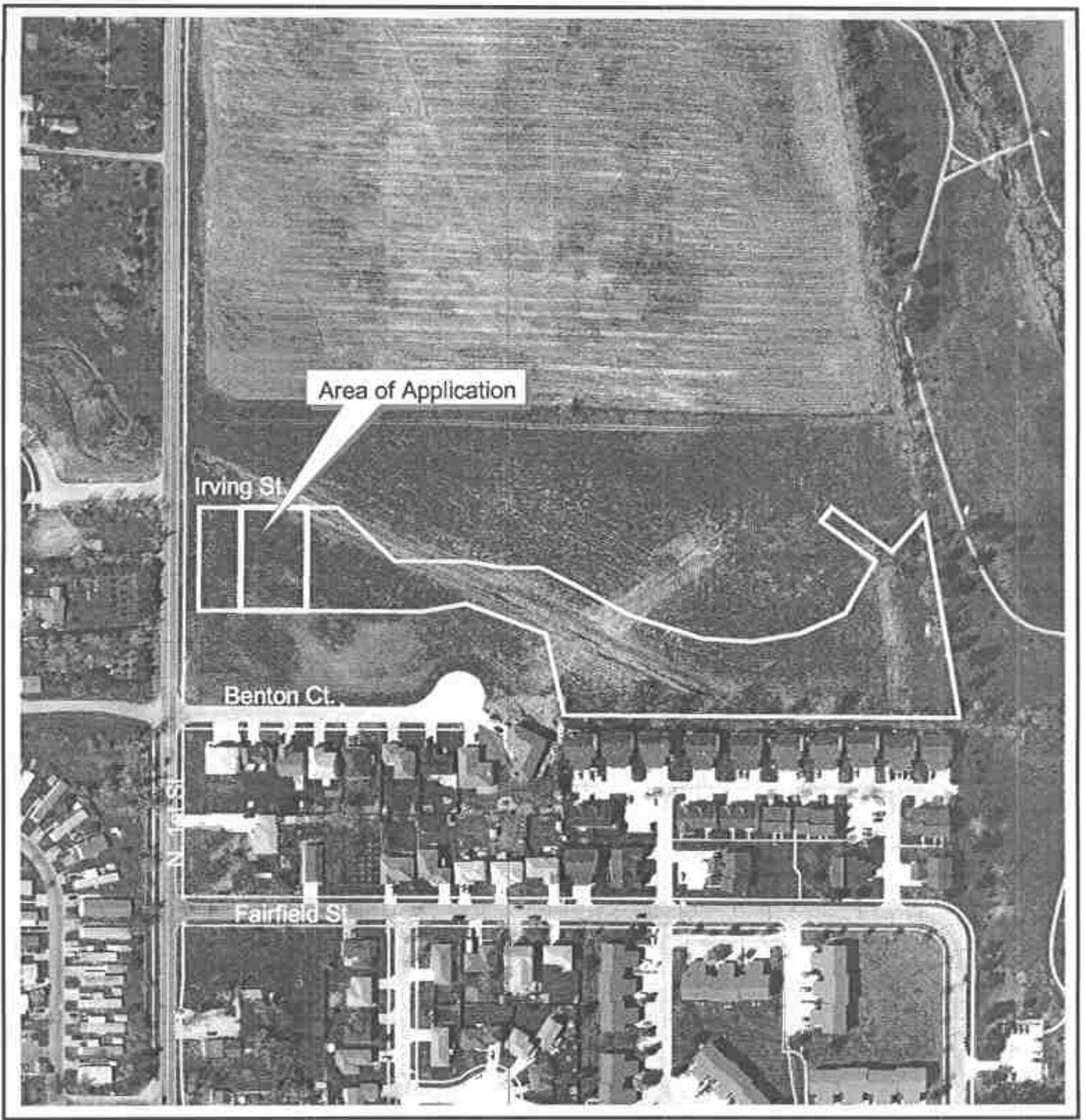
There was no public testimony

Public hearing was closed.

### **ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

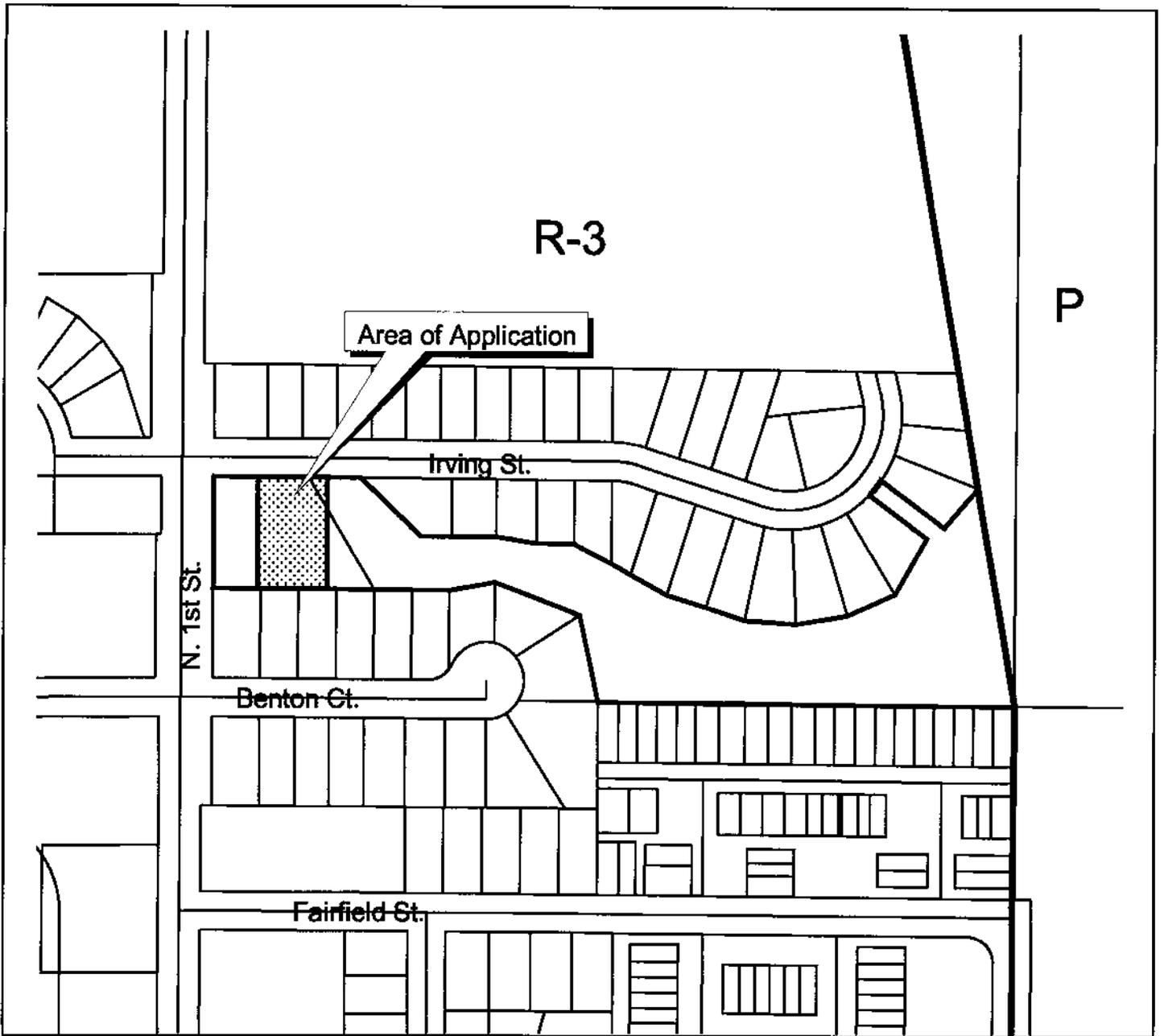
December 12, 2001

Duvall moved approval, seconded by Newman and carried 8-0: Steward, Newman, Krieser, Carlson, Hunter, Bills, Duvall and Schwinn voting 'yes'; Taylor absent.



**Waiver of Design Standards #01020  
N. 1st & Irving**



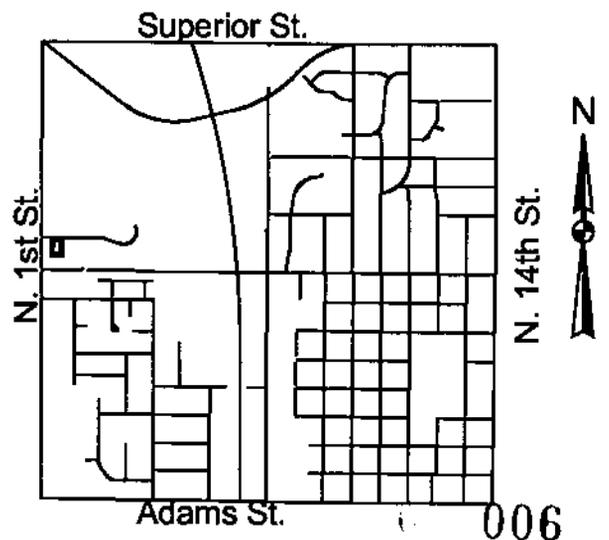
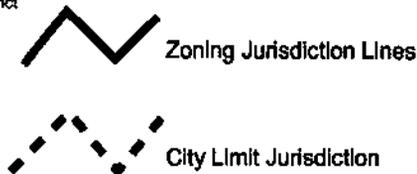


## Waiver of Design Standards #01020 N. 1st & Irving

### 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. 11 T10N R6E



**ACKNOWLEDGMENT**

STATE OF NEBRASKA : 55  
 LANCASTER COUNTY :

The foregoing instrument was acknowledged before me this ... day of

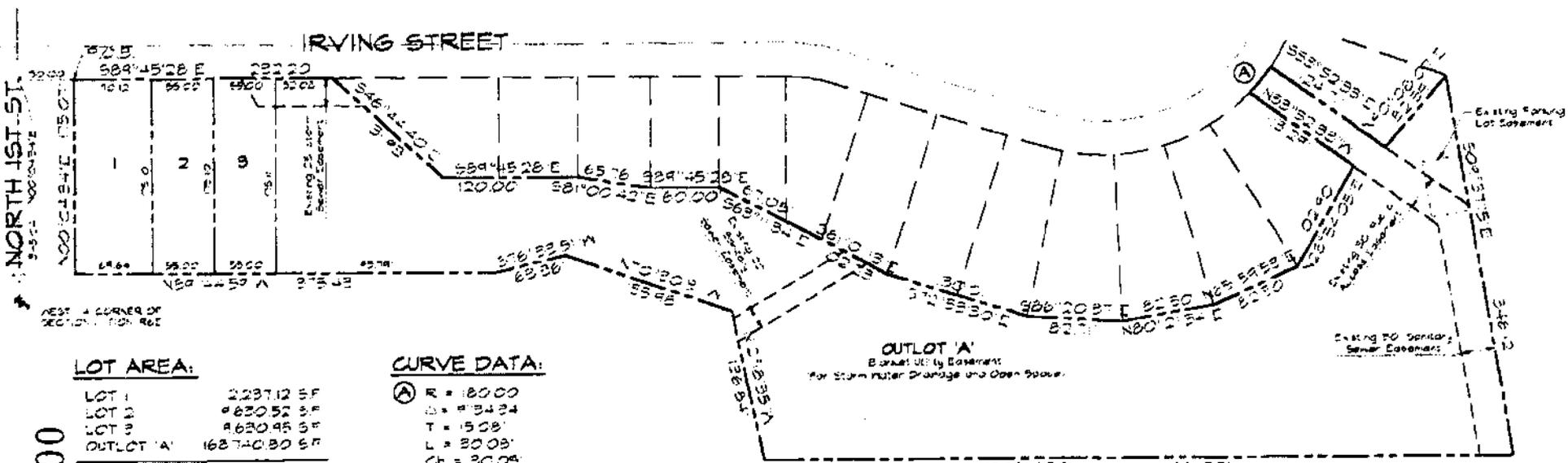
... 20... by ... Name ... Title  
 or agent of said CITY OF LINCOLN

... NOTARY PUBLIC

My commission expires the ... day of ... 20...



SCALE: 1" = 100'



**LOT AREA:**

LOT 1	2,237.12 SF
LOT 2	8,630.52 SF
LOT 3	8,630.45 SF
OUTLOT 'A'	168,740.80 SF
<b>TOTAL</b>	<b>200,238.90 SF</b> OR 4.60 ACRES

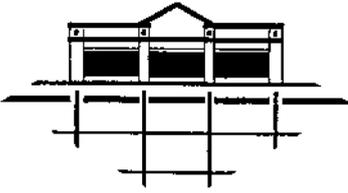
**CURVE DATA:**

- Ⓐ R = 180.00'
- Δ = 5134.24'
- T = 15.08'
- L = 20.08'
- Ch = 30.08'
- Ch = 134.23 85' E

**OUTLOT 'A'**  
 Board Utility Easement  
 for Storm Water Drainage and Open Space.

**1 of 1**

007



**BRIAN D. CARSTENS AND ASSOCIATES**  
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN  
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

November 14, 2001

Ms. Kathleen A. Sellman, AICP  
Director of Planning  
City of Lincoln/ Lancaster County  
555 South 10th Street  
Lincoln, NE 68508

RE: CYRILLA COURT THIRD ADDITION - ADMINISTRATIVE FINAL PLAT  
WAVIER OF DESIGN STANDARDS - LOT DEPTH TO WIDTH RATIO

Dear Ms. Sellman,

On behalf of Nebraska Housing Authority, we are submitting the Administrative Final Plat for Cyrilla Court Third Addition. The intent of the Administrative Final Plat is to create three lots and one outlot from one existing outlot. The proposed outlot is where the drainage and box culvert exist.

We are requesting a wavier of design standards for the lot width to depth ratio. We are only requesting the wavier on Lots 2 and 3. Lot 1 does not require the wavier because it meets the width to depth ratio.

Please contact me if you have any further questions or comments.

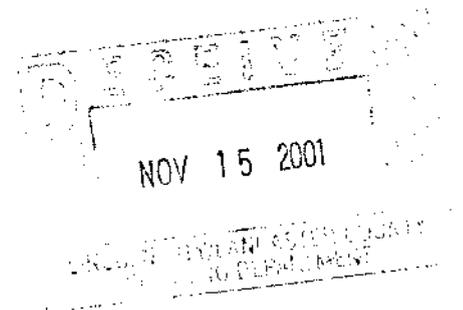
Sincerely,

Brian D. Carstens

cc: Bob Peterson  
Robert Hampton  
Marty Fortney

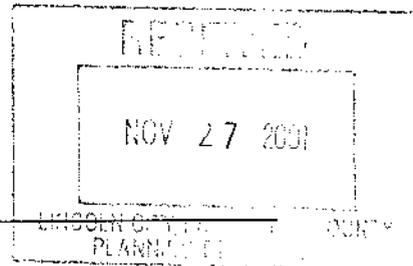
ENCLOSURES:

16 copies of Sheets 1 of 1  
Application for a Administrative Final Plat  
Application Fee of \$160.00 for Administrative Final Plat  
Application Fee of \$100.00 for Wavier of Design Standards  
Certificate of Ownership



008

# Memorandum



**To:** Becky Horner, Planning Department

**From:** Gary Lacy, Public Works and Utilities *GLL*

**Subject:** Administrative Final Plat #01085 & Waiver of Design Standards-Lot Depth to Width Ratio

**Date:** November 26, 2001

**cc:** Roger Figard  
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Administrative Final Plat #01085 and the waiver of design standards of lot depth and width. Public Works has the following comments:

- Public Works has no objections to the waiver of design standards of the lot depth- width ratio.
- Paving and storm sewer are adequate to serve this addition.
- Water is adequate to serve this addition.
- Sanitary Sewer - A \$4,600 bond should be required to construct a sanitary sewer to serve this addition.
- Sidewalk - A \$1,900 bond should be required to construct a sidewalk adjacent to this addition.