

City Council Introduction: **Monday**, September 8, 2003
Public Hearing: **Monday, September 15, 2003, at 1:30 p.m.**

Bill No. 03-141

FACTSHEET

TITLE: ANNEXATION NO. 03006, requested by the Director of Planning, to annex approximately 1.06 acres, more or less, located at 1501 West Van Dorn Street.

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 08/20/03
Administrative Action: 08/20/03

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (9-0: Carlson, Duvall, Krieser, Larson, Marvin, Schwinn, Steward, Bills-Strand and Taylor voting 'yes').

FINDINGS OF FACT:

1. The Director of Planning is bringing this proposed annexation forward at the request of the Public Works and Utilities Department to accommodate a water pump station.
2. The staff recommendation to find the proposed annexation to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.3, concluding that the area requested to be annexed is adjacent to the city limits. This request is in conformance with the annexation policies of the Comprehensive Plan and the land should be annexed.
3. On August 20, 2003, this annexation request appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
4. On August 20, 2003, the Planning Commission agreed with the staff recommendation and voted 9-0 to find the proposed annexation to be in conformance with the Comprehensive Plan.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: September 2, 2003

REVIEWED BY: _____

DATE: September 2, 2003

REFERENCE NUMBER: FS\CC\2003\ANNEX.03006

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 20, 2003 PLANNING COMMISSION MEETING

P.A.S.#: Annexation #03006

PROPOSAL: Application by the Director of Planning to annex property generally located at 1501 West Van Dorn Street.

LAND AREA: Approximately 1.06 acres more or less.

CONCLUSION: The area requested to be annexed is adjacent to the city limit. This request is in conformance with the annexation policies of the Comprehensive Plan and the land should be annexed.

RECOMMENDATION: Find that this annexation is in conformance with the Comprehensive Plan.

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached legal description.

LOCATION: 1501 West Van Dorn Street

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Agriculture

SURROUNDING LAND USE AND ZONING:

North:	R-3	Residential
South:	AG	Agriculture
East:	AG	Agriculture
West:	AG	Agriculture

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F23 - The Land Use Plan designates this area as Urban Residential.

Page F76 - Water Services - Guiding Principles

-Utility improvements shall be in accordance with the Water Master Plan and the Comprehensive Plan. The new Water Master Plan (expected completion summer 2002) will guide future actions and serve as the basis for facilities planning and improvements.

Page F154 - Annexation Policy - Annexation policy is a potentially powerful means for achieving many of the goals embodied in the Plan's Vision. The annexation policies of the City of Lincoln include but are not limited to the following:

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

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

-Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed; land which is contiguous to the City and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.

-Plans for the provision of services within the areas considered for annexation shall be carefully coordinated with the Capital Improvements Program of the City and the County.

ANALYSIS:

1. The proposal is to annex a 1.06 acre parcel at the request of the Public Works and Utilities Department to accommodate a water pump station.
2. The City of Lincoln is constructing improvements to the water system in this part of the city, including a water main adjacent to West Van Dorn. The water pump station to be located on this parcel is part of that project. The land is owned by the City, and there are no plans to develop the site beyond the water system facilities proposed.
3. Plans for the pump station also include a restroom that will be connected to a City sanitary sewer line. It is the City's policy to not provide sanitary sewer service to properties outside the City. As a result, this request is consistent with this policy and this property should be annexed.
4. The property is adjacent to the city limit along West Van Dorn Street.
5. This proposal is in conformance with the annexation policies on page F154 of the Comprehensive Plan. Specifically, the land is adjacent to the City and can be annexed.

Prepared by:

Brian Will
Planner
August 6, 2003

APPLICANT: Marvin Krout, Planning Director
Lincoln/Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508
(402) 441-7491

CONTACT:

Brian Will
Lincoln/Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508
(402) 441-6362

ANNEXATION NO. 03006

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

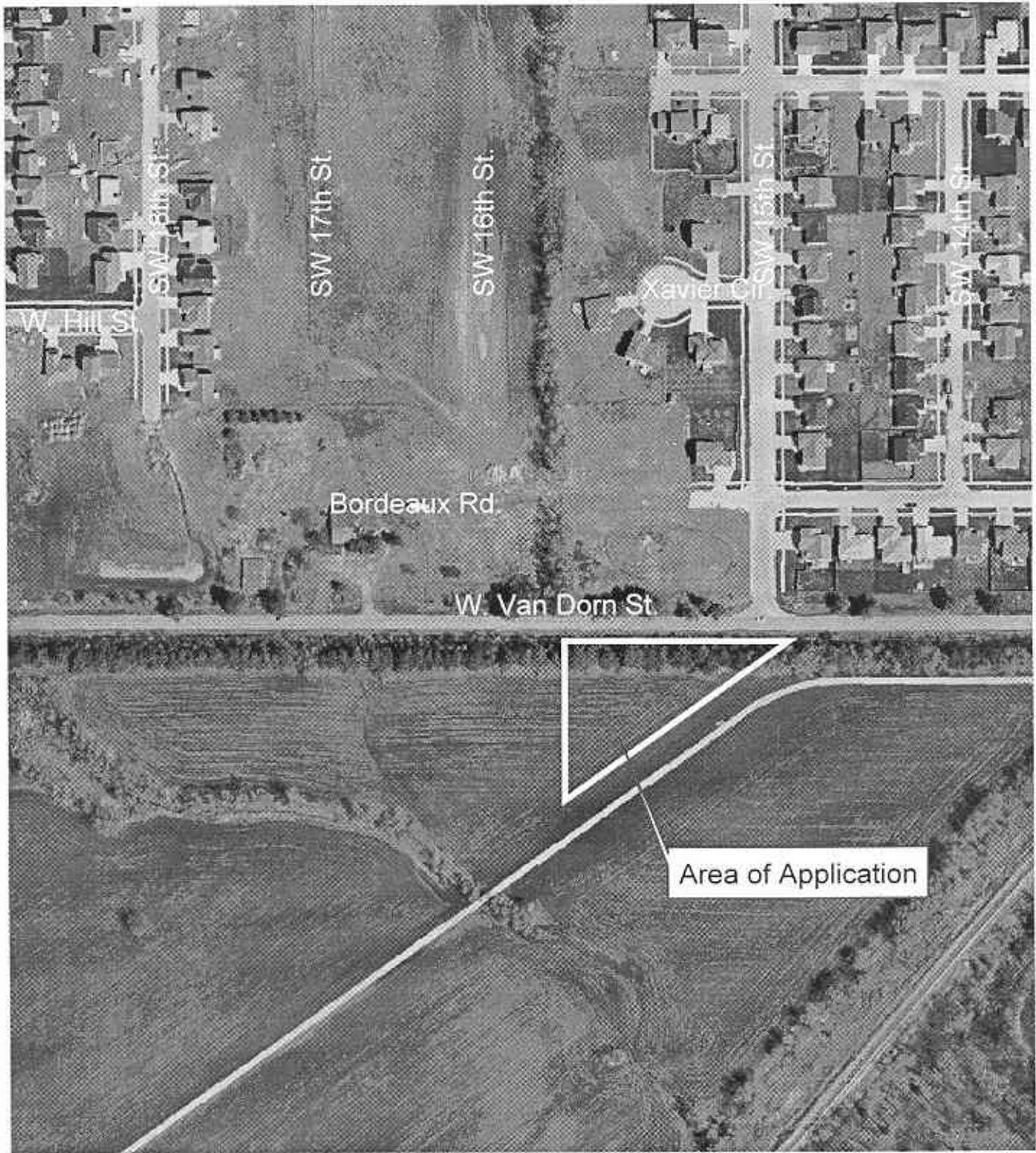
August 20, 2003

Members present: Carlson, Duvall, Krieser, Larson, Marvin, Schwinn, Steward, Bills-Strand and Taylor.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 3417; USE PERMIT NO. 153; SPECIAL PERMIT NO. 638A; SPECIAL PERMIT NO. 1022D; SPECIAL PERMIT NO. 2030, FINIGAN VIEW COMMUNITY UNIT PLAN; PRELIMINARY PLAT NO. 02005, CATHERLAND SUBDIVISION; PRELIMINARY PLAT NO. 03003, OLD MILL VILLAGE 1ST ADDITION; COUNTY FINAL PLAT NO. 03025, PRAIRIE CREEK ESTATES; COUNTY FINAL PLAT NO. 03026, WYNDAM PLACE ADDITION; COUNTY FINAL PLAT NO. 03028, THE PRESERVE AT CROSS CREEK ADDITION; ANNEXATION NO. 03006; and COMPREHENSIVE PLAN CONFORMANCE NO. 03007.**

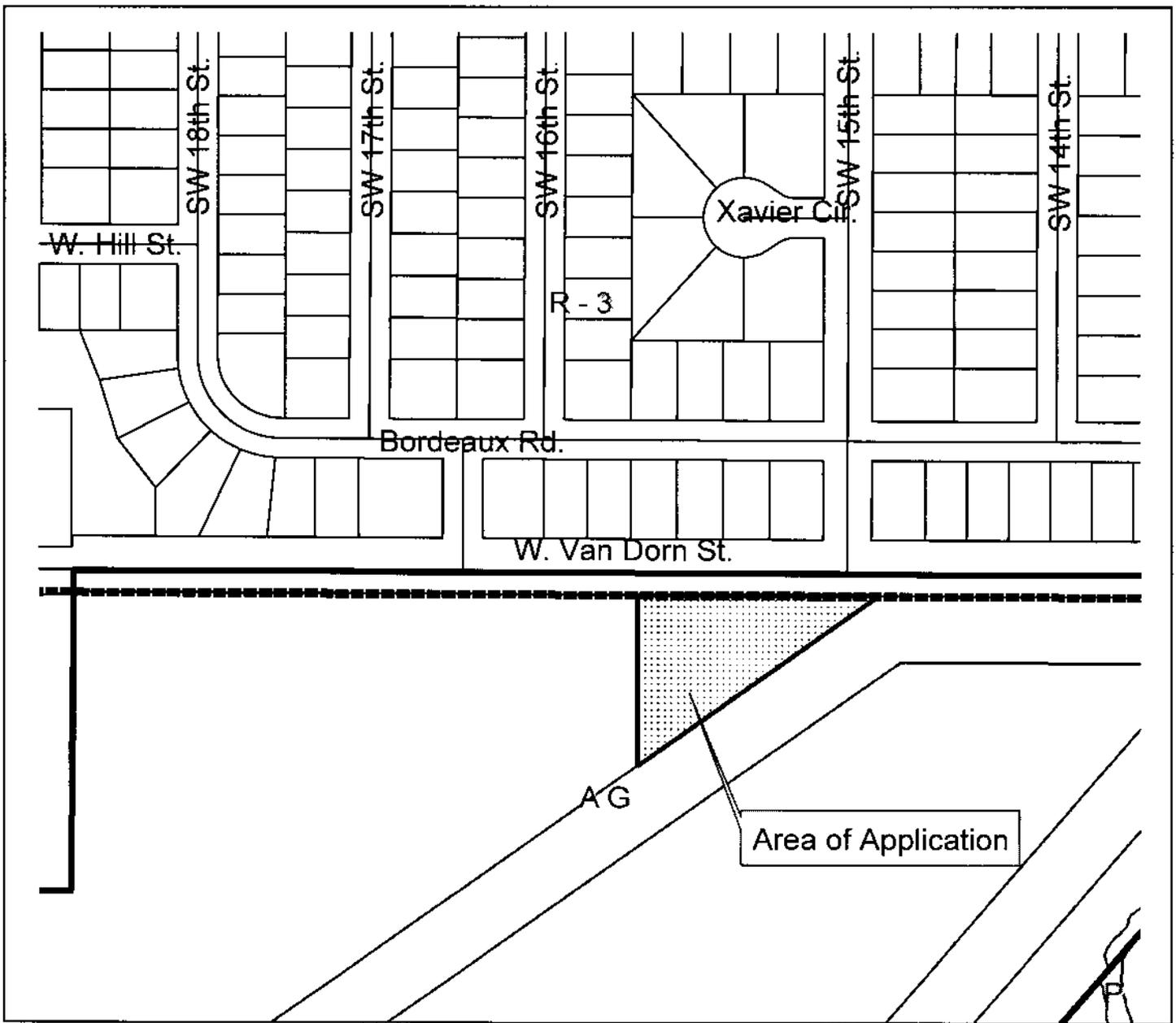
Item No. 1.3, Special Permit No. 2030, and Item No. 1.4, Preliminary Plat No. 02005, were removed from the Consent Agenda and scheduled for separate public hearing.

Bills-Strand moved to approve the remaining Consent Agenda, seconded by Taylor and carried 9-0: Carlson, Duvall, Krieser, Larson, Marvin, Schwinn, Steward, Bills-Strand and Taylor voting 'yes'.



**Annexation #03006
1501 W. Van Dorn St.
Water Pump Station**



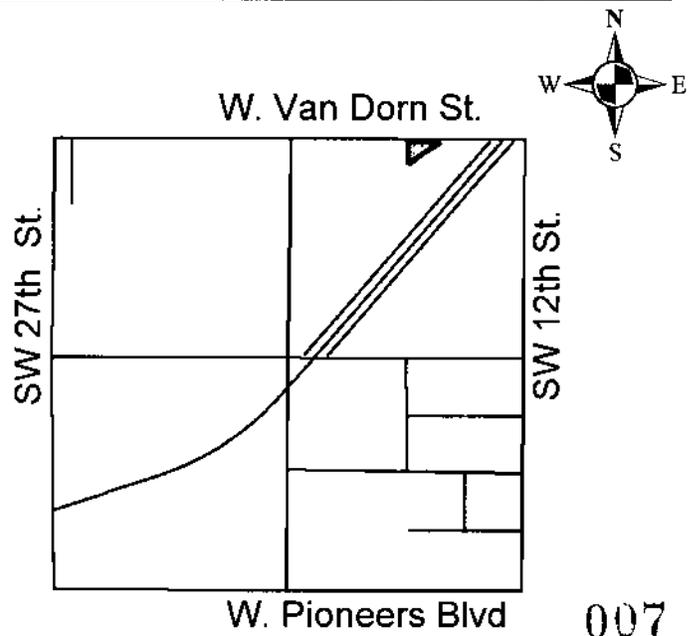
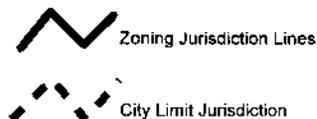


Annexation #03006
1501 W. Van Dorn St.
Water Pump Station

Zoning:

One Square Mile
 Sec. 4 T9N R6E

- 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



007

Lincoln



Nebraska's Capital City

Mayor Coleen J. Seng

July 10, 2003

Marvin Krout, Director
Lincoln-Lancaster County Planning Department
555 S. 10th St., Suite 213
Lincoln, NE 68508

Re: *Annexation of property at 1501 West Van Dorn Street*

Dear Mr. Krout:

Lincoln Water System is constructing a water pump station at 1501 West Van Dorn Street and would like the property annexed into the City. Attached is the legal description and aerial photograph of the location.

Should you have any questions or need additional information, please let me know. I can be reached at 441-5932.

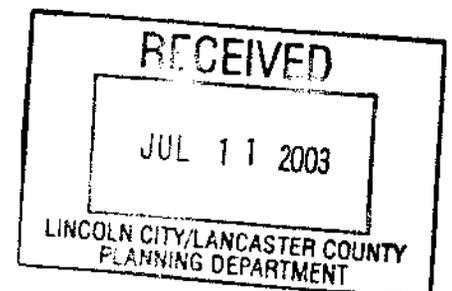
Thank you for your assistance.

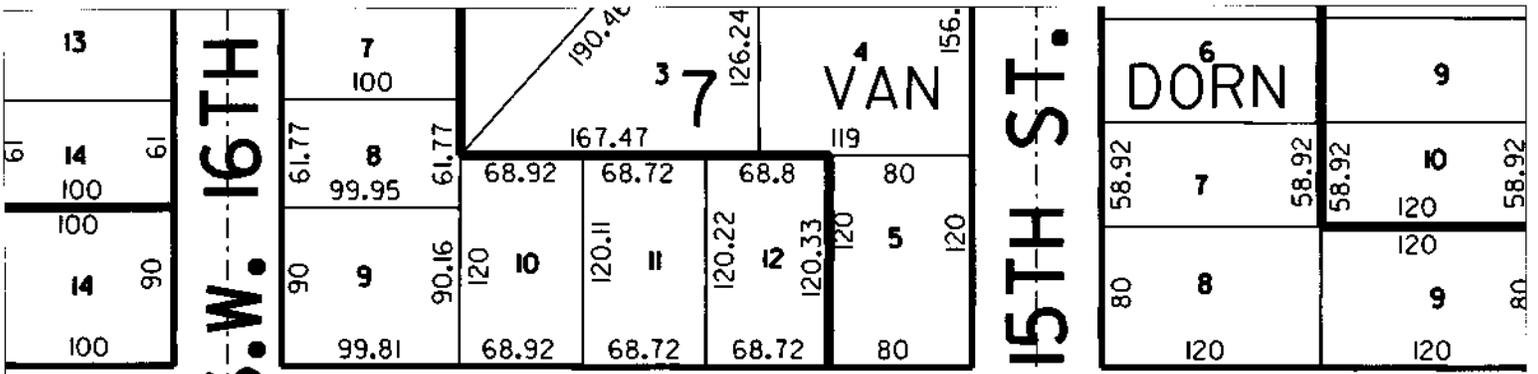
Sincerely,

John G. Miriovsky
Superintendent of Water Production
Lincoln Water System

Encl. (3)

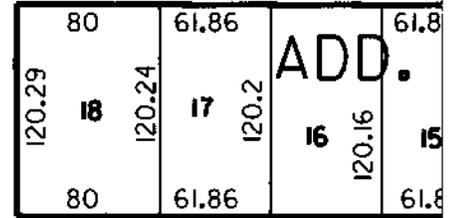
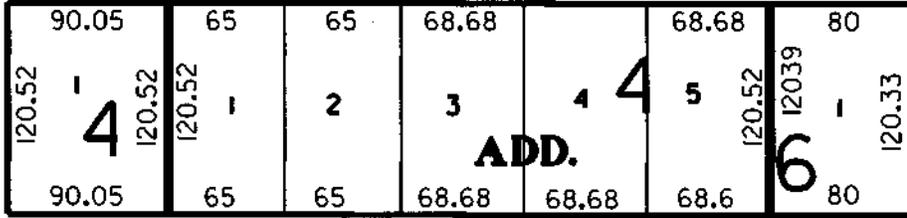
cc: Allan Abbott
Steve Masters
Jerry Obrist
John Olsson





BORDEAUX

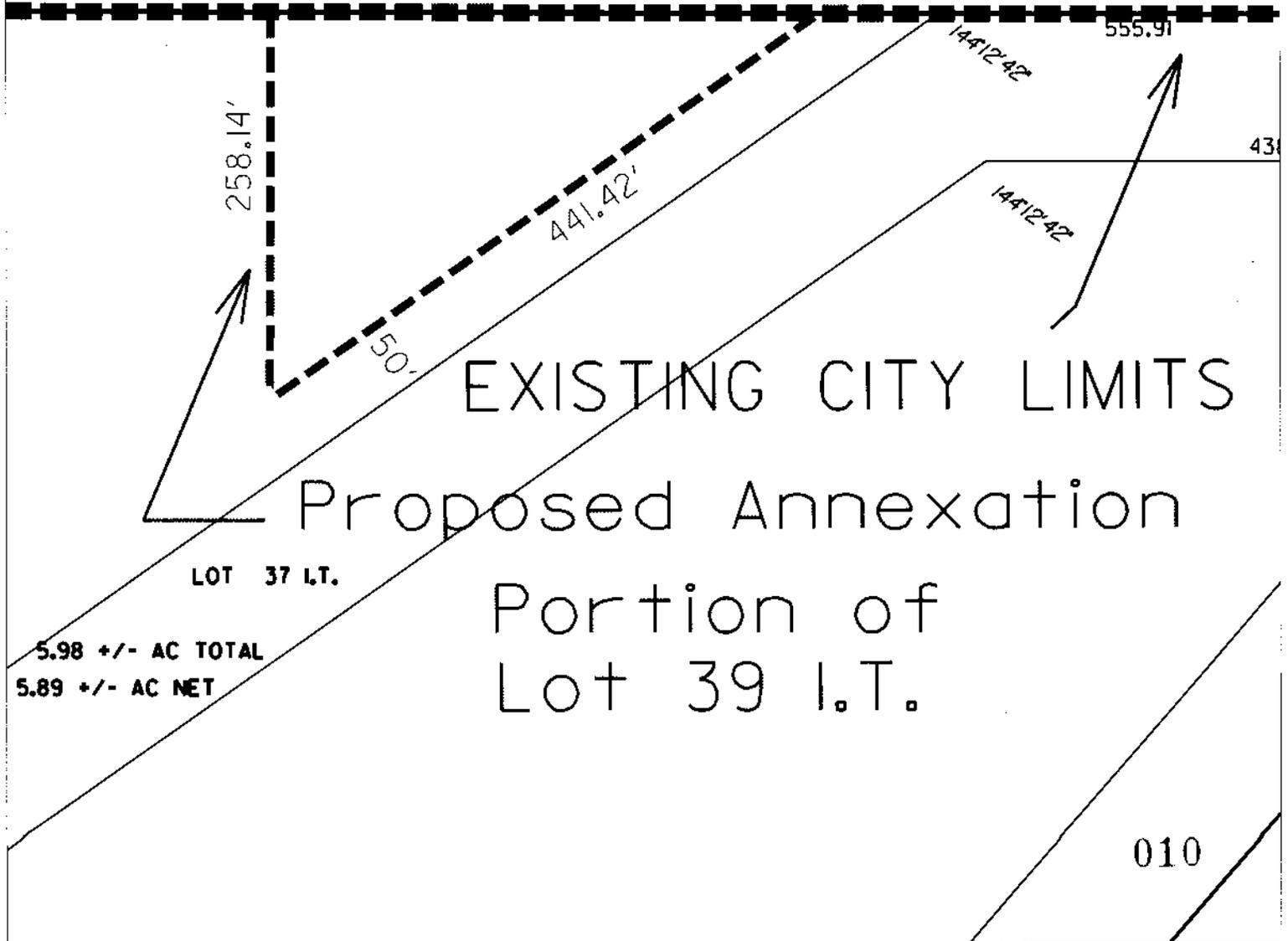
RD.



WEST

VAN DORN

ST.



EXISTING CITY LIMITS

Proposed Annexation

Portion of
Lot 39 I.T.

LOT 37 I.T.

5.98 +/- AC TOTAL
5.89 +/- AC NET

010

**LEGAL DESCRIPTION
PUMP STATION**

A TRACT OF LAND CONSISTING OF A PORTION OF LOT 39 I.T., LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 49 MINUTES 28 SECONDS EAST, A DISTANCE OF 277.82 FEET TO A POINT; THENCE SOUTH 00 DEGREES 10 MINUTES 32 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 54 DEGREES 23 MINUTES 14 SECONDS WEST, A DISTANCE OF 441.42 FEET TO A POINT; THENCE NORTH 00 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 258.14 FEET TO A POINT; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 358.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 46,217 SQUARE FEET OR 1.06 ACRES, MORE OR LESS.

F:\Projects\20020251\ylinwater\Doc\LegalPump.txt
April 19, 2002 (10:50AM)