

City Council Introduction: Monday, January 22, 2007  
Public Hearing: **Monday, January 29, 2007, 5:30 p.m.**

Bill No. 07-13

## **FACTSHEET**

**TITLE:** **STREET NAME CHANGE NO. 06010**, requested by Firethorn Investment, to rename "Montello Road" from 84<sup>th</sup> Street to the existing Firethorn Lane as "***Firethorn Lane***".

**SPONSOR:** Planning Department

**STAFF RECOMMENDATION:** Approval.

**ASSOCIATED REQUESTS:** Annexation Agreement, Annexation No. 06020 (07-11), Change of Zone No. 06077 (07-12) and Special Permit No. 872F (07R-20)

### **FINDINGS OF FACT:**

1. This proposed street name change is being requested by Mark Palmer of Olsson Associates, on behalf of Firethorn Investment, in association with Annexation No. 06020, Change of Zone No. 06077 and Special Permit No. 872F, an amendment to the Firethorn Community Unit Plan (See p.4).
2. The request is to change "Montello Road" from 84<sup>th</sup> Street to the existing Firethorn Lane to "***Firethorn Lane***". The proposed street name will give a clearer direction to the Clubhouse and stronger identity to the larger development area. The intersection of Montello Road and Firethorn Lane is proposed to be modified to give more emphasis to Firethorn Lane as the primary street through this section of land.
3. The staff Street Name Committee has reviewed this request and recommends approval.
4. The applicant should be required to pay for the new street sign(s) and their installation.

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

**DATE:** January 9, 2007

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

**DATE:** January 9, 2007

**REFERENCE NUMBER:** FS\CC\2007\SNC.06010+



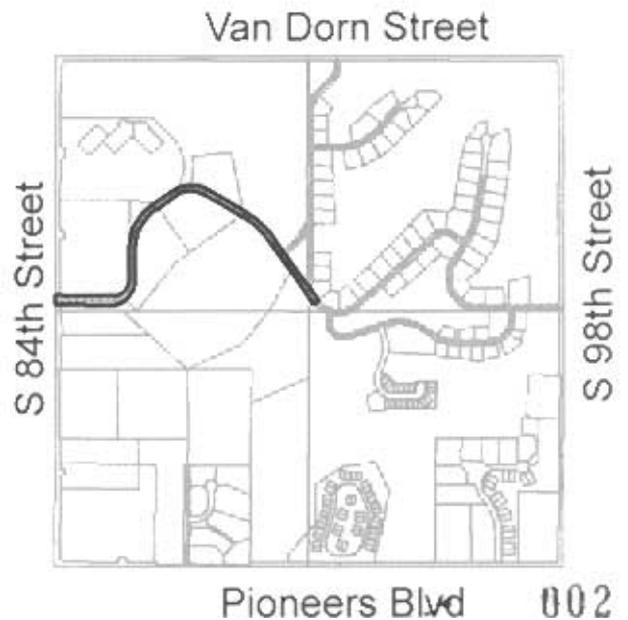
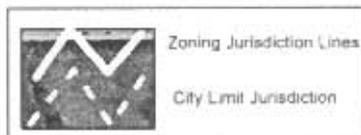
2005 aerial

## Street Name Change #06010 from Montello Road to Firehorn Lane

### 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. 02 T09N R07E





November 8, 2006

Mr. Marvin Krout  
Planning Department  
555 South 10<sup>th</sup> St., Suite 213  
Lincoln, NE 68508

Re: Firethorn  
Amendment to the Community Unit Plan / Annexation / Change of Zone  
OA Project No.: 2005-0662

Dear Marvin:

On behalf of the developers, Firethorn Investment, A Nebraska General Partnership, we are requesting annexation into the City of Lincoln for the Firethorn Development (see attached annexation exhibit). We are also requesting a change of zone for the property from AGR to R-3, and an amendment to the Firethorn Community Unit Plan, and a street name change for Montello Road west of Firethorn Lane.

We have met on numerous occasions with staff from various departments to discuss the annexation issues and address the departments concerns. We are awaiting an annexation agreement that is currently being prepared by the City Law Department.

We are proposing to maintain the private wastewater collection system for existing and proposed lots. This system will discharge via force main to the existing city sanitary sewer main at approximately 86<sup>th</sup> & Pioneers Blvd. We have agreed to increase the size of a 400' section of sanitary sewer main, west of 84<sup>th</sup> Street to allow for the Firethorn sewerage flow. We will be constructing a public water main system to serve all lots within Firethorn (existing and proposed). The roadways and storm sewer system will be privately owned and maintained.

We request all the waivers that have previously been approved for Firethorn to apply to the new development area. These include: rural asphalt roadway cross sections with limited storm sewer, no sidewalks, no street lights, street trees, block lengths longer than 1,000', and cul-de-sacs longer than 1,000'.

We have met with the residents of Firethorn and many of the neighbors to discuss this annexation and C.U.P. amendment. The neighbors in the Ikiru Acreage Development east of 88<sup>th</sup> and Pioneers Blvd. have requested that 88<sup>th</sup> Street not be continued northward into the new Firethorn Development. 88<sup>th</sup> Street is platted right-of-way; however, a street has not been constructed. There are a number of large established trees along the eastern side of the right-of-way that would be removed if a roadway was constructed. We propose to maintain the 88<sup>th</sup> street right-of-way corridor for a 12" water main to service the development.

We are also requesting a street name change of Montello Road to Firethorn Lane from 84<sup>th</sup> Street to the existing Firethorn Lane intersection. We propose to reconfigure the Montello Road/Firethorn Lane intersection as shown on the site plan. This will create a more direct access to the Clubhouse from 84<sup>th</sup> Street.

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

1. 21 copies of the Site Plan (Sheets 1-3)
2. 9 copies of the Drainage and Grading Plan (Sheet 4)
3. 5 copies of the Paving Profile Sheets (Sheets 5-7)
4. City of Lincoln Zoning Application (AG-R to R-3)
5. Change of Zone Submittal Fee (\$370)
6. City of Lincoln Special Permit Application
7. Special Permit Submittal Fee (\$125)
8. Street Name Change Fee (\$250)
9. 1 copy of the Ownership Certificates (8 Properties)
10. 1 copy of the Legal Descriptions for C.U.P and Annexation
11. 3 copies of a Drainage Study Memorandum
12. 1 - 8 ½ x 11 site plan

Please let me know if you have questions or require additional information.

Sincerely,



Mark C. Palmer

Cc Mark Wible, Firethorn Investment  
John Rallis, Rallis Construction  
Tim Tewes, Facts Management  
Jennifer Strand, Woods & Aitken  
Roger Severin, Olsson Associates

