City Council Introduction: **Monday**, April 29, 2013
Public Hearing: **Monday**, May 6, 2013, at **3:00** p.m.

Bill No. 13-58

FACTSHEET

TITLE: **ANNEXATION NO. 12005,** requested by Rokeby Holdings, LLC, to annex approximately 23 acres, more or less, generally located at South 70th Street and Countryview Road.

STAFF RECOMMENDATION: Conditional Approval.

ASSOCIATED REQUESTS: Change of Zone No. 12030 (13-59)

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 04/17/13
Administrative Action: 04/17/13

RECOMMENDATION: Conditional Approval (8-0: Sunderman, Corr, Gaylor Baird, Weber, Hove, Lust, Scheer and Cornelius voting 'yes'.

FINDINGS OF FACT:

1. This proposed annexation and the associated Change of Zone No. 12030 and Grandview Estates Community Unit Plan Special Permit No. 12034 were heard at the same time before the Planning Commission.

2. This is a request to annex approximately 23 acres, more or less, to allow development of the Grandview Estates Community Unit Plan for up to 174 dwelling units on property generally located at South 70th Street and Countryview Road.

3. The staff recommendation to approve the annexation request is based upon the "Analysis" as set forth on p.4-5, concluding that the area proposed to be annexed is adjacent to the City limits, is located within Tier I, Priority A and B of the Comprehensive Plan and can be served by the full range of city services. The proposed area to be annexed is designated for future urban density residential land uses on the Future Land Use Map and is in general conformance with the Comprehensive Plan. It is the developer's responsibility to reach an agreement regarding any compensation due to the Southeast Rural Fire District #1 as a result of this annexation. The staff presentation is found on p.7-8.

4. The applicant's testimony is found on p.8-9.

5. There was no testimony in opposition.

6. The Planning Commission did discuss their concerns in general about street improvements and fire and emergency response times being greater for developments on the perimeter of the City (See Minutes, p.9-10).

7. On April 17, 2013, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend conditional approval of the annexation request (See Minutes, p.10-11).

8. On April 17, 2013, the Planning Commission also voted 8-0 to recommend approval of the associated Change of Zone No. 12030 (Bill #13-59) and voted 8-0 to adopt Resolution No. PC-01327, approving the associated Special Permit No. 12034, Grandview Estates Community Unit Plan. A copy of the site plan for Grandview Estates Community Unit Plan is attached for information purposes only (p.16). As of this date, Special Permit No. 12034 has not been appealed to the City Council.

9. It is staff's understanding that agreement has been reached with the Southeast Rural Fire District #1, which is a condition of approval of this annexation request.

10. Should this annexation request be approved, the Planning staff is recommending that the Council ordinance assign the newly annexed area to **Council District #2**.

FACTSHEET PREPARED BY: Jean L. Preister — **DATE**: April 22, 2013
REVIEWED BY: Marvin Krout, Director of Planning — **DATE**: April 22, 2013
REFERENCE NUMBER: FS\CC\2013\ANNEX12005+

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for April 17, 2013 PLANNING COMMISSION MEETING

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items.

PROJECT #: ***Annexation #12005***
Change of Zone #12030

PROPOSAL: ***To annex approximately 23 acres,*** and change the zoning from AG Agriculture and R-3 Planned Unit Development (PUD) to R-3 Residential for Grandview Estates

LOCATION: South 70th Street and Countryview Road

LAND AREA: Annexation #12005 - Approximately 23 acres
Change of Zone #12030 - Approximately 25.02 acres

CONCLUSION: The subject property is adjacent to the city limit, and the full range of municipal services can be provided if annexed. A change of zone to R-3 is consistent with the Future Land Use Map and compatible with the adjacent development. Both requests comply with the Zoning Ordinance and are consistent with the Comprehensive Plan.

RECOMMENDATION:

AN#12005	***Approval***
CZ#12030	Approval

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #2.

GENERAL INFORMATION:

LEGAL DESCRIPTION: AN#12005 - See attached legal description.
CZ#12030 - See attached legal description.

EXISTING ZONING: AG Agriculture, R-3 PUD

SURROUNDING LAND USE AND ZONING:

North:	Residential (under development)	R-3
South:	Agriculture	AG
East:	Residential (under development), Agriculture	AG, R-3
West:	Residential	AGR

EXISTING LAND USE: Residential, agriculture.

COMPREHENSIVE PLAN SPECIFICATIONS:

Pg 1.9 - The Future Land Use Map designates this site for urban density residential land uses.

Pg. 1.10 - This site is shown in Tier I, Priority A and B on the Growth Tier Map.

Pg 12.14 - The ANNEXATION POLICY of the 2040 Comprehensive Plan:

Annexation policy is a potentially powerful means for achieving many of the goals embodied in the Plan's Vision. Annexation is a necessary and vitally important part of the future growth and health of Lincoln. The annexation policies of the City of Lincoln include but are not limited to the following:

The provision of municipal services must 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 sewer services) beyond the corporate limits of the City.

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

The areas within Tier I Priority A that are not annexed serve as the future urban area for purposes of annexation per state statute and are appropriate for immediate annexation upon final plat. These areas have approved preliminary plans.

To demonstrate the City's commitment to the urbanization of land in Tier I Priority B, the City should annex land that is contiguous to the City and generally urban in character, as well as land that is engulfed by the City. Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed.
Annually the City should review for potential annexation all property in Priority B for which basic infrastructure is generally available or planned for in the near term.

Annexation generally implies the opportunity to access all City services within a reasonable period of time.

Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area. The annexation of large projects may be done in phases as development proceeds.

The character of existing residential areas should be respected as much as possible during the annexation process. When low density "acreage" areas are proposed for annexation due to the City's annexation policy, additional steps should be taken to ease the transition as much as possible, such as public meetings, advance notice and written explanation of changes as a result of annexation. In general, many aspects of acreage life may remain unchanged, such as zoning or covenants. However, any annexation of existing residential areas will include some costs which must be the responsibility of property owners.

Annexation to facilitate the installation of improvements and/or possible assessment districts is appropriate if it is consistent with the annexation policies of the Plan listed above.

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.

ASSOCIATED REQUEST: Special Permit #12034 for the Grandview Estates community unit plan for up to 174 dwelling units.

SPECIFIC INFORMATION:

UTILITIES & SERVICES:

A. **Sanitary Sewer:** Sanitary sewer is available in the adjacent development, The Woodlands at Yankee Hill PUD, and can be extended by the developer to serve this development.

B. **Water:** Water is also available in the adjacent development and can be extended as well. Ideally, the system is looped and provides redundancy as a safeguard in the event of a break or during repair. The system will not be looped until such time as another water main can be extended from either The Woodlands PUD, or in South 70th Street.

C. **Roads:** All streets proposed as part of the development are local street and will constructed as part of the development. South 70th Street is a two-lane, asphalt county road adjacent to this development. It will not be improved to City standards with this development, but temporary turn lanes will be required to be installed by the developer as a condition of approval of the associated special permit for the community unit plan. This includes both right and left turn lanes in South 70th Street.

D. **Parks and Trails:** The bike trail system extends south along South 70th Street, and then follows the drainage southeast across this section a few blocks northeast of this tract. Otherwise, there are no trails or park land associated with this development.

E. **Fire Protection:** After annexation, fire protection will be provided by Lincoln Fire Rescue (LFR). LFR recommends approval, but notes that a plan needs to be developed to build a public safety facility for both the Police and Fire Departments to accommodate a four minute response time. The 2012-2018 Capital Improvements Program (CIP) includes two items to help address inadequate coverage in southeast Lincoln. During fiscal year 2015/16, approximately $2.5 million from a future general obligation bond issue are programmed for a new station in the vicinity of Highway 2 and Pine Lake Road. A second planned project programs approximately $2.4 million, also from a future general obligation bond issue during fiscal year 2013/2014, for the relocation of Station #15 from South 84th & South Streets to the vicinity of South 84th Street and Pioneers Blvd.

ANALYSIS:

1. These are related requests for both annexation and a change of zone, and are associated with a special permit for the Grandview Estates community unit plan which includes the specific development plan for the project. See the report for SP#12034 for the detailed review and recommendations on that request.

2. The area of the two requests varies slightly as approximately two acres of the adjacent development, The Woodlands at Yankee Hill PUD, which are already zoned and annexed are being re-zoned from R-3 PUD to R-3 and made a part of this development.

3. The area to be annexed is located within Tier I, Priority A and B of the Comprehensive Plan, and can be served by the full range of city services. Regarding water service, the goal is for new development to have a looped system. This is a precaution to help minimize the number dwellings without service in the event that a water main has to be closed for service or repair. A looped system cannot be installed for this project until either additional areas are platted in the adjacent development, or the developer extends the water main in South 70th Street.

4. The subject property is located within the Southeast Rural Fire District #1. Under State law, the District can petition for compensation from the annexing municipality for lost revenue based upon the amount of service area annexed. For voluntary annexations such as this one, any costs due to the district are to be borne by the developer. In this case, staff has conducted the financial analysis and there is no money due the District.

5. It is also the developer's responsibility to reach an agreement regarding any compensation due the Rural Water District as a result of the proposed annexation. Staff understands that such an agreement has been reached, and verification of that agreement is included as a condition of approval prior to approval of the annexation by City Council.

6. The site is designated for future urban density residential land uses on the Future Land Use Map, and these requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan.

CONDITIONS OF APPROVAL:

AN#12005

1. Prior to approval by the City Council, verification of the settlement between the applicant and the Rural Water District #1 shall be provided to the City.

Prepared by:

Brian Will, 441-6362, bwill@lincoln.ne.gov
April 4, 2013

APPLICANT/
CONTACT: Mike Eckert
Civil Design Group
8535 Executive Woods Drive
Lincoln, NE 68512
(402)434-8494

OWNER: Rokeby Holdings, LLC
8020 O Street
Lincoln, NE 68510

ANNEXATION NO. 12005,
CHANGE OF ZONE NO. 12030
AND
SPECIAL PERMIT NO. 12034,
GRANDVIEW ESTATES COMMUNITY UNIT PLAN

PUBLIC HEARING BEFORE PLANNING COMMISSION: April 17, 2013

Members present: Sunderman, Corr, Gaylor Baird, Weber, Hove, Lust, Scheer and Cornelius.

There were no ex parte communications disclosed.

Staff recommendation: Conditional approval of the annexation; approval of the change of zone; and conditional approval of the special permit.

Staff presentation: **Brian Will of Planning staff** explained that each of these applications has a different legal description. The larger irregular tract is the area of the annexation request. The change of zone request from AG to R-3 includes the annexation area and also brings in a few smaller adjacent parcels from The Woodlands at Yankee Hill PUD, with some land swapping going on. The property zoned R-3 PUD needs to be changed to R-3. The community unit plan covers the entire area.

Relative to the change of zone and annexation, Will stated that staff is recommending approval, finding that the change of zone to R-3 is consistent with the Future Land Use Map of the 2040 Comprehensive Plan, which designates future residential land uses in this area. Staff also finds that the full range of municipal services can be provided to this area.

With regard to the community unit plan, Will explained that there is an issue relative to providing water service, so there will be an interim solution. Normally, the goal for utilities for a development like this would be a loop system. As this property is developing, the adjacent Woodlands at Yankee Hill was also recently annexed and rezoned. This development can make a connection to the utilities in The Woodlands, but that is the only place they can make connection to water until other development occurs. There are two solutions: 1) they can connect to the property to the east as it develops, or 2) they can extend a main in South 70th Street. Public Works has reviewed this issue, and given there are only 60 lots involved with new development and new infrastructure, the likelihood of failure in the interim is relatively low.

Will stated that there are no waivers or exceptions being requested in the community unit plan. The CUP is being proposed because there is some property between this development and the intersection of 70th & Rokeby Road which talks about proposed future apartments. This CUP provides some excess density that can be used in the future for apartments. Otherwise, this is a fairly straight forward, routine lot and block layout.

Staff is recommending approval of this application subject to the conditions in the staff report.

Lust inquired about the finger of property to the north that is included in the change of zone. Will explained that there is an outlot there that extends up to the street. It is already platted that way. Unless they were to subdivide and split it off, it comes with the rest of the outlot. Lust noted that typically we do not like to have just one little property zoned differently than the surrounding property. Will clarified that it is all R-3 zoning. The only distinction is PUD versus CUP, but both are zoned R-3.

Weber expressed concern about the roads. This is going to be a pretty good sized development with traffic from the south and he is concerned about 70th Street being two-lane from Yankee Hill Road to Rokeby Road. At what point and who is responsible for widening the streets to this development? Will pointed out that Public Works is requesting temporary turn lanes for the intersection on 70th Street. This is a two-lane county asphalt road at this point in time, which is deemed to be adequate for this small development. As other development occurs to the south, it may not be adequate. Will also pointed out that improvements for arterial streets are a function of the CIP and that is an improvement that would be funded through the CIP; however, it is not currently a part of the CIP. With the installation of the temporary turn lanes at the developer's cost, this development did not rise to that level of impact to require those improvements. Weber was hoping not to have a two-lane stretch burdened like it is on 56th Street from Rokeby Road to Old Cheney Road.

Corr confirmed that the developer is not putting in the water main on 70th Street now, just the connection to the previous development. Will agreed. The expense of installing the water main in 70th Street would be borne by the developer at this time if it were required to serve this development. That would be included in an annexation agreement, but it is not being required with this development.

Proponents

1. Mike Eckert of Civil Design Group appeared on behalf of **Rokeby Holdings, LLC,** the owner of the subject property. He advised that they originally submitted this application last October and backed up a little bit and did more cost estimates. Then there was a period where they looked at coming in with The Woodlands PUD. All of the property is R-3 zoning, and the primary purpose of the community unit plan is to serve notice to those neighbors that there could be multi-family or commercial on the north side of that road someday. The water issue is resolved. This will be the first of what is hoped to be successive phases of this land that go clear down to Rokeby Road and then over towards 84th Street. This is a current growth area in the Comprehensive Plan.

With regard to 70th Street, Eckert pointed out that it is considered an arterial, which has always been the obligation of the City. This project is 60 lots that will generate about $275,000 in impact fees, about $125,000 of which will be just for roads; the developer is paying for the temporary turn lanes in 70th Street, including right-hand turn lane for traffic coming from the south; this developer will put in all sewer and water lines and all interior roads. There is no direct cost to the city with this development. This development will bring tax revenue for LPS, the County and the City. This is another development that will generate property taxes and

impact fees – he understands that 56th Street between Pine Lake Road and Old Cheney Road and between 70th Street and 84th Street seem to lag. We all need to work with the City on getting those funds for those widening improvements. In 10 years of impact fees, there has been $15 million generated for road funds, with about $12 million which appear to have been spent on design. He believes that a lot of design has already been done on all those important roadways.

Gaylor Baird noted that this is one of a number of annexations that have come before the Commission, and she noted that the Fire Department is now giving a different take on noting that response times are compromised on the edge of the city. We are now seeing that the CIP includes a bond that is programming new stations. She asked Eckert for his perspective on this issue. From a developer standpoint, Eckert suggested that the developer takes the position that they are building everything and paying impact fees and permit fees. Their general perspective is that they contribute growth in tax base and that the elected and appointed officials need to decide how to best use the funds. He agrees that it is important to the developer and lot purchasers that those response times get addressed, but that will only be addressed by the CIP funding another fire station that is closer.

Gaylor Baird further commented that this is eventually a cost to the city. She asked Eckert whether this is a cost to the city that would help the developer do the work. Would more fire stations help support the growth of the city? Eckert, on behalf of this client and other developer clients, stated that traditionally it had never been an issue. There was never discussion about what needed to be done outside of the subdivisions until about the early 1990's when the city started asking for contributions from the developer. The taxpayers are going to have to pay for a fire station funded by a bond. He also pointed out that it costs more now to build roads and fire stations, but with Lincoln's traditional gravity based sewer policy and how it has helped the community to have fairly tight growth, the developer thinks there is enough growth in tax base that the City should be able to find the funds to build that fire station.

Weber stated that he is not targeting this particular project with his comments about the road situation. He is just looking at the big picture as development continues out there. He wants to make sure at some point the road issue is addressed and this seemed to be a good time to ask the question. Eckert agreed that it is a valid concern. The good news is that we have adjusted all of the grades in this development for the future grading. Public Works requires the development to match the future profiles for the roads. Weber is more concerned about the mile north. Eckert suggested that, hopefully, there will be continued impact fee contributions and as growth continues out there, that pot of money will swell and be able to provide for some of those improvements. Eckert pointed out that the developer is not in control of how the impact fee dollars are spent.

Eckert offered that with this development, they were able to adjust the basin line with some grading for the Rokeby Coalition, but when you go about ½ mile south of Rokeby Road, that all drains down into Wagon Train Lake. This is a little pocket that will develop and anything further south will be many, many, many years off. Thus, 70th Street south of here and then Yankee Hill will not see the kind of traffic in the next quarter century that we have ended up with on 56th Street.

There was no testimony in opposition.

ANNEXATION NO. 12005
ACTION BY PLANNING COMMISSION: April 17, 2013

Hove moved to approve the staff recommendation of conditional approval, seconded by Sunderman.

Gaylor Baird noted again that whenever there is an annexation request, Lincoln Fire & Rescue comments that response times are diminished at the edge. She believes that this body does have the responsibility to bring attention to that so that people can make informed choices. We are also seeing a change in the way the analysis is presented to the Commission, and there is no guarantee as to how the diminished response times will be resolved.

Hove agrees that the response times are an issue, but he believes that is a city issue as opposed to a developer issue and he thinks we are sending the wrong message to the developers and home builders by asking the question of the developer.

Gaylor Baird explained that she was not asking the developer to figure it out, but it does affect the work they do. Growth is important, and making sure that we are growing responsibly is important.

Cornelius suggested that this forum is a good place to go on the record and say to the City Council that we need to think about these services to serve these developments.

Hove can appreciate that if we ask the City planners those questions. He does not believe it is appropriate to ask the developer to answer that question since it is the city's issue.

Gaylor Baird believes the staff report did a nice job of pointing out the infrastructure for which the developer is taking responsibility.

Corr agreed with concern about fire response times. She is concerned that buyers do not understand that their response times will lag. She also hopes that people remember this when we are having a budget crisis and they do not want property taxes to increase. There is going to be a time when we need to have new fire stations for better response times. This causes her some pause.

Cornelius suggested that potential home buyers go in with the assumption that they are in a new part of the city and that the level of service will be commensurate with other areas of the city. He believes it would be a surprise to a potential home owner to realize the response times are not what they expect. On the other hand, there is going to tend to be a lag – it seems like a no win situation. As a community, we would object to building fire stations that don't serve anything, but we don't want to build where there is not enough fire coverage. There is a little bit of "we'll build it and they will come". He is sympathetic to the argument that we really need to think about how we grow and extend these services, but he will support the motion.

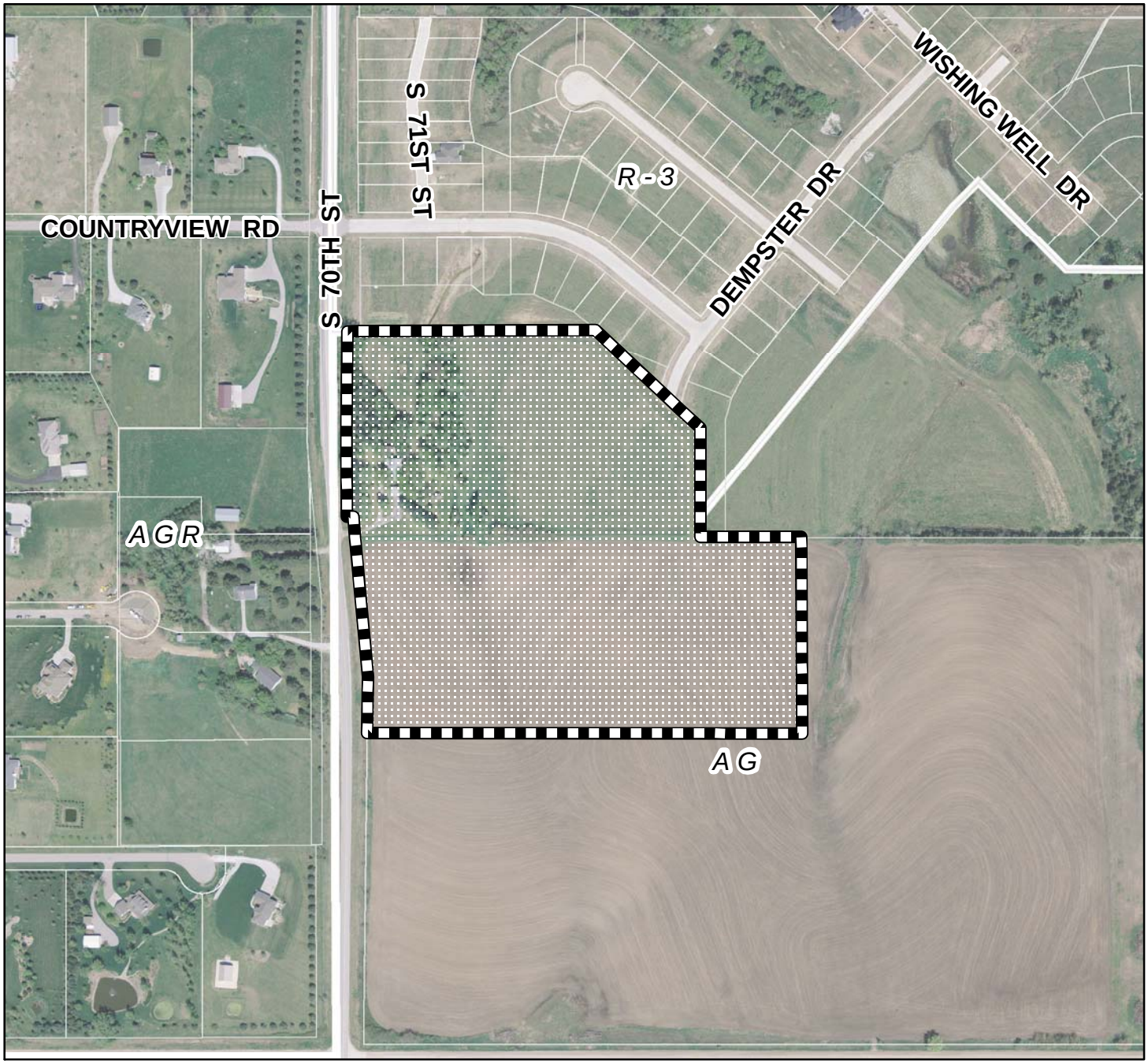
Motion for conditional approval carried 8-0: Sunderman, Corr, Gaylor Baird, Weber, Hove, Lust, Scheer and Cornelius voting 'yes'. This is a recommendation to the City Council.

CHANGE OF ZONE NO. 12030
ACTION BY PLANNING COMMISSION: April 17, 2013

Hove moved approval, seconded by Weber and carried 8-0: Sunderman, Corr, Gaylor Baird, Weber, Hove, Lust, Scheer and Cornelius voting 'yes'. This is a recommendation to the City Council.

SPECIAL PERMIT NO. 12034
ACTION BY PLANNING COMMISSION: April 17, 2013

Hove moved to approve the staff recommendation of conditional approval, seconded by Sunderman and carried 8-0: Sunderman, Corr, Gaylor Baird, Weber, Hove, Lust, Scheer and Cornelius voting 'yes'. This is final action unless appealed to the City Council within 14 days.



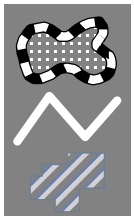
2010 aerial

Annexation #: AN12005
S 70th St & Countryview Rd

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential 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

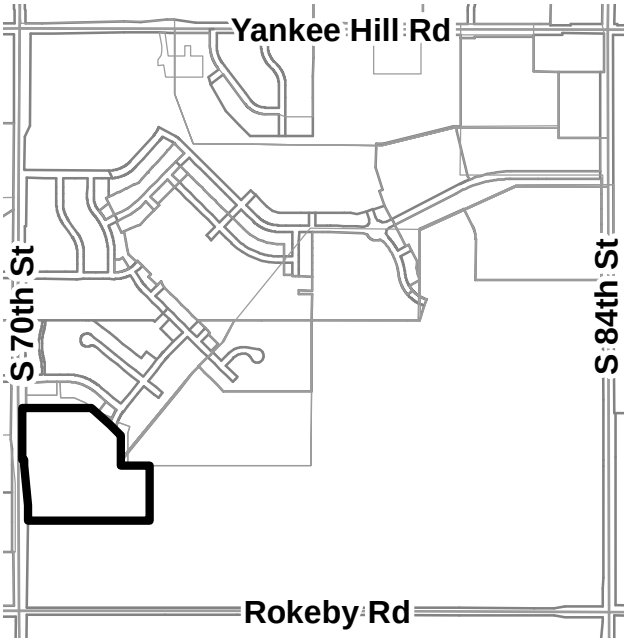
One Square Mile:
Sec.27 T09N R07E



Area of Application

Zoning Jurisdiction Lines

Lancaster County Jurisdiction



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Grand View Estates

Annexation

ALL OF LOT 69 IRREGULAR TRACT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA.

Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

www.civildg.com

March 25, 2013

Mr. Marvin Krout, Director of Planning
City of Lincoln /Lancaster County
555 South 10th Street, Room 213
Lincoln, NE 68508

Re: Request for Annexation, Change of Zone, and Community Unit Plan (CUP) for 9700 S. 70th Street to be known as Grand View Estates
CDG Project No. 2011-0060

Dear Marvin:

On behalf of Rokeby Holdings LTD, we re-submit the above request for annexation and change of zone from AG to R-3 on approximately 22 acres located at 9700 S. 70th Street to be known as Grand View Estates. This CUP was previously submitted in October of 2012 and is now updated with design changes that addressed the general comments from staff. This CUP will contain 64 single family lots, associated roads, outlots and detention facilities. The former house on the property has been demolished and the installation of left-hand turn lanes at Lille Lane and S. 70th Street will require the removal of most tree masses along S. 70th Street.

We have conducted calculations that show that we can meet the water pressure needs of this development with an internal 6" water main coming off of the Woodland PUD at this time. A temporary 250' stretch of a dead-end main will receive a redundant connection when the Woodland's developer brings a water line down S. 74th Street in the near future. Additionally, Rokeby Holdings LTD owns the land to the south and east of this CUP boundary and understands that as part the future expansion of the Grand View Estates CUP onto this land the City of Lincoln will require the installation of a 16" water main from 70th & Rebel Dr., to 70th & Rokeby. This sectional water main will provide further redundancy and pressure boosting in the future. Therefore, we are requesting that the extension of the sectional 16" water main be deferred at time as it is not needed and as funding sources for it are solidified with the future expansion of the Grand View Estates CUP.

We have worked extensively with staff and the adjacent developer of the Woodlands to coordinate the delineation line for this CUP and the Woodlands PUD as shown on the site plan page. We have previously submitted the following items:

Application for Change of Zone and Annexation
Change of Zone Fee - $792.00
CUP Fee - $3,792.00

I hope that this letter in conjunction with the updated CUP plans sets provides you with enough information to review this annexation request, change of zone and CUP request. In an effort to facilitate the review process, please feel free to call me at (402) 434-8494 so that I can address any questions you may have.

0014

Office 402•434•8494 8535 Executive Woods Dr., Suite 200 • Lincoln, NE 68512 Fax 866•215•8747

Sincerely,

Mike Eckert, AICP

cc: Rokeby Holdings LTD

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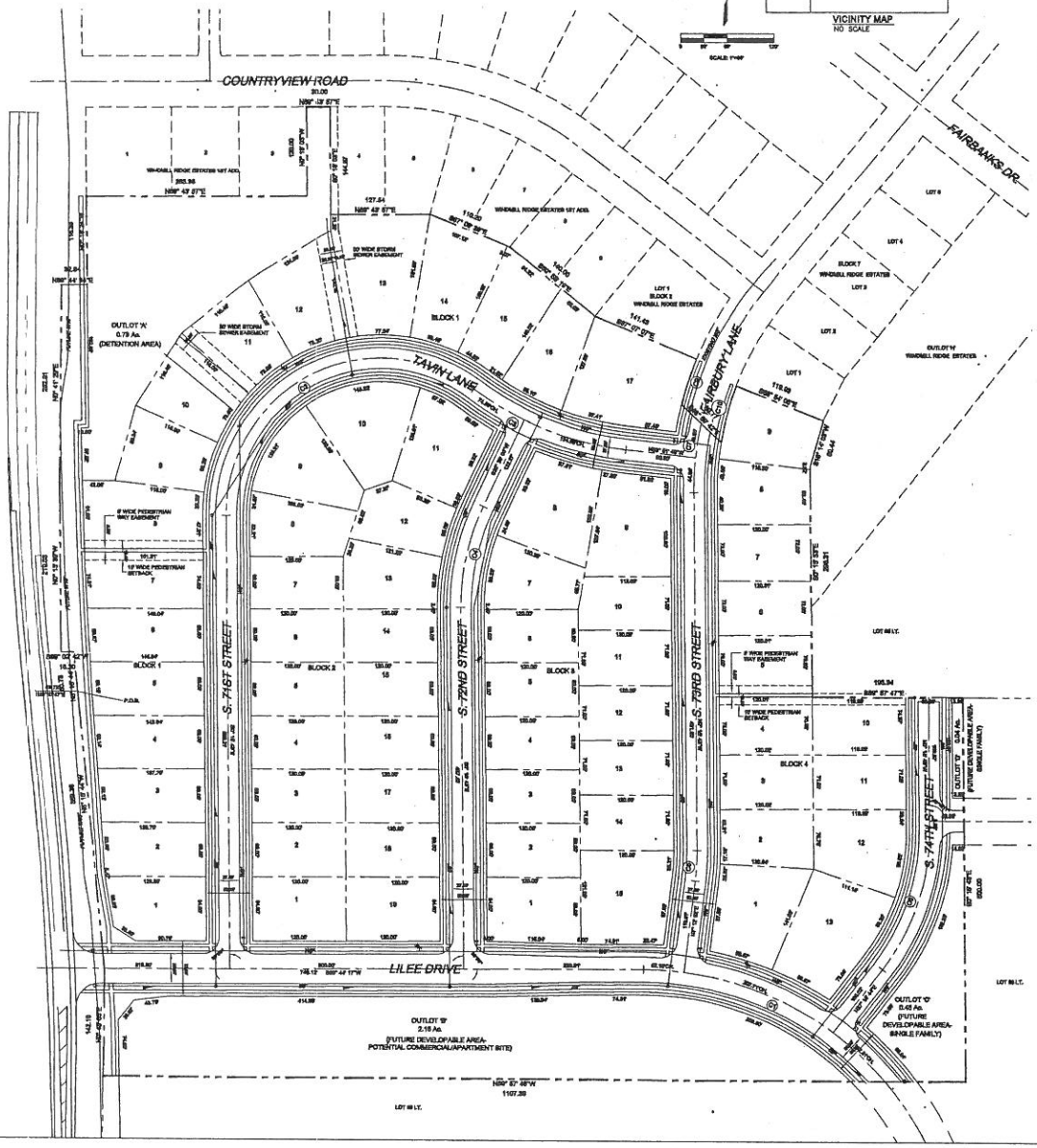
GRAND VIEW ESTATES
COMMUNITY UNIT PLAN

LEGEND

- PROPOSED ROW
- PROPOSED CENTERLINE
- COMMUNITY UNIT PLAN BOUNDARY
- EASEMENT
- W — PROPOSED WATER MAIN
- S — PROPOSED SEWER MAIN
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- PROPOSED RIGHT OF WAY DEDICATION

VICINITY MAP
NO SCALE



GENERAL SITE NOTES

1. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
2. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. SANITARY SEWER AND WATER LINES TO BE 8 INCH PIPE AND 8 INCH PVC PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
4. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
5. FINAL DESIGN FOR GRADING OF THE OPEN DITCHES AND DETENTION FACILITIES SHALL CONFORM TO THE CITY OF LINCOLN DESIGN STANDARDS REQUIRING PROVISIONS TO LIMIT DEGRADATION OF THE CHANNEL AND TO MAINTAIN A STABLE SLOPE BASED ON UNBANDED RUNOFF FROM THE WATERSHED.
6. ANY RELOCATION OF EXISTING L.E.S. FACILITIES WILL BE AT THE DEVELOPERS EXPENSE.
7. EVES, OVERHANGS, WINDOW SWINGS, DOOR SWINGS, AIR CONDITIONER UNITS ETC. MAY ENCROACH OVER THE SETBACK LINES. ENCROACHMENTS ARE NOT ALLOWED OVER PROPERTY LINES AND MUST CONFORM TO BUILDING AND LIFE SAFETY CODES.

SITE SPECIFIC NOTES

1. THE EXISTING ZONING IS AG, THE PROPOSED ZONING IS R-3CUP.
2. TOTAL USAGE TABLE
   a. SINGLE FAMILY LOTS - 94
   b. OUTLOTS - 4
   c. TOTAL BLOCKS - 6
   d. TOTAL LOTS - 94
3. OUTLOTS AND USE
   a. OUTLOT 'A' - DETENTION / OPEN SPACE / BLANKET UTILITY EASEMENT
   b. OUTLOT 'B' - FUTURE DEVELOPABLE AREA - POTENTIAL COMMERCIAL/APARMENTS
   c. OUTLOT 'C' - FUTURE DEVELOPABLE AREA - SINGLE FAMILY LOTS
   d. OUTLOT 'D' - FUTURE DEVELOPABLE AREA - SINGLE FAMILY LOTS
4. LOTS AND USE TABLE
   a. LOTS 1 - 17, BLK 1 - SINGLE FAMILY
   b. LOTS 1 - 19, BLK 2 - SINGLE FAMILY
   c. LOTS 1 - 15, BLK 3 - SINGLE FAMILY
   d. LOTS 1 - 19, BLK 4 - SINGLE FAMILY
5. C.U.P. DENSITY CALCULATIONS

ZONE	TOTAL ACRES	UNITS PER ACRE	NUMBER OF UNITS
R-3	25.02	6.96	174
TOTAL APPROVED UNITS			174
TOTAL UNITS USED			64
TOTAL UNASSIGNED UNITS			110

6. ALL LOTS ABUTTING THE DETENTION STRUCTURE IN OUTLOT 'A' SHALL HAVE A MINIMUM OPENING ELEVATION OF 1 FOOT ABOVE THE 100 YEAR FLOOD ELEVATION, AS SHOWN ON THE GRADING AND DRAINAGE PLAN SHEET.
7. BLANKET UTILITY EASEMENTS ARE GRANTED ON OUTLOT A.
8. DIRECT VEHICULAR ACCESS TO S. 70TH STREET IS RELINQUISHED EXCEPT WHERE SHOWN.
9. SINGLE FAMILY LOTS MAY BE USED AS AN ATTACHED SINGLE-FAMILY LOT PROVIDED THAT THE LOT MEETS THE MINIMUM LOT AREA REQUIREMENT, WIDTH AND SETBACKS FOR A TWO-FAMILY LOT LOCATED IN THE R-3 ZONE.
10. DEVELOPER RESERVES THE RIGHT TO USE ALL REMAINING UNASSIGNED UNITS.

LEGAL DESCRIPTION

DESCRIPTION OF OUTLOT 'A' & 'B', WINDMILL RIDGE ESTATES 1ST ADDITION, OUTLOT 'E', WINDMILL RIDGE ESTATES, LOT 89 AND A PORTION OF LOT 88 ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THENCE ON AN ASSUMED BEARING OF S 89°57'47"E ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 58.72 TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 70TH STREET AND THE POINT OF BEGINNING SAID POINT BEING ALSO ON THE SOUTHWEST CORNER OF LOT 89 OF IRREGULAR TRACT,
THENCE N 0°16'44"W ON THE WESTERLY LINE OF SAID LOT 89 A DISTANCE OF 50.79 FEET,
THENCE S 89°52'42"W ON THE WESTERLY LINE OF SAID LOT 89 A DISTANCE OF 16.30 FEET,
THENCE N 0°15'36"W ON THE WESTERLY LINE OF SAID LOT 89 A DISTANCE OF 219.66 FEET,
THENCE N 0°41'28" E ON THE WESTERLY LINE OF SAID LOT 89 A DISTANCE OF 262.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 89,
THENCE N 89°41'34" E ON THE NORTH LINE OF SAID LOT 89 A DISTANCE OF 52.34 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'A', WINDMILL RIDGE ESTATES 1ST ADDITION,
THENCE N 00°15'37" W ALONG THE WEST LINE OF SAID OUTLOT 'A', WINDMILL RIDGE ESTATES 1ST ADDITION, A DISTANCE OF 116.36 FEET TO THE SOUTHWEST CORNER OF LOT 1, WINDMILL RIDGE ESTATES 1ST ADDITION,
THENCE ALONG THE NORTH LINE OF SAID OUTLOT 'A', WINDMILL RIDGE ESTATES 1ST ADDITION ON A BEARING OF N 89°43'57" E, A DISTANCE OF 258.30 FEET,
THENCE N 00°15'37" W ALONG THE EAST LINE OF LOT 2, WINDMILL RIDGE ESTATES 1ST ADDITION, A DISTANCE OF 120.00 FEET TO THE SOUTH RIGHT OF WAY OF COUNTYVIEW ROAD,
THENCE ALONG THE SOUTH RIGHT OF WAY OF COUNTRYVIEW ROAD ON A BEARING OF N 89°43'57" E, A DISTANCE OF 50.00 FEET,
THENCE ALONG THE WEST LINE OF LOT 4, WINDMILL RIDGE ESTATES 1ST ADDITION ON A BEARING OF S 00°15'37" E, A DISTANCE OF 144.57 FEET,
THENCE ALONG THE SOUTH LINE OF LOTS 4 AND 5, WINDMILL RIDGE ESTATES 1ST ADDITION ON A BEARING OF N 89°43'57" E, A DISTANCE OF 127.84 FEET,
THENCE ALONG THE SOUTH LINE OF LOTS 6 AND 7, WINDMILL RIDGE ESTATES ON A BEARING OF S 87°06'39" E, A DISTANCE OF 119.26 FEET,
THENCE ALONG THE SOUTH LINE OF LOTS 8 AND 9, WINDMILL RIDGE ESTATES ON A BEARING OF , S 88°58' 15" E, A DISTANCE OF 140.00 FEET,
THENCE ALONG THE SOUTH LINE OF LOT 1, BLOCK 2, WINDMILL RIDGE ESTATES ON A BEARING OF S 87°07'07" E, A DISTANCE OF 141.49 FEET TO A POINT ON THE WEST RIGHT OF WAY OF FAIRBURY LANE.
THENCE ON A CURVE TO THE LEFT WITH AN ARC LENGTH OF 81.06 FEET WITH A RADIUS OF 480.00 FEET, WITH A CHORD BEARING OF S 13°07'46" W, WITH A CHORD LENGTH 81.00 FEET,
THENCE S 08°09'42" E, A DISTANCE OF 69.77 FEET TO A POINT ON THE EAST RIGHT OF WAY OF FAIRBURY LANE.
THENCE ON A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 74.19 FEET WITH A RADIUS OF 370.00 FEET, WITH A CHORD BEARING OF N 15°24'14" E, WITH A CHORD LENGTH OF 74.07 FEET,
THENCE ALONG THE NORTH LINE OF OUTLOT 'E', WINDMILL RIDGE ESTATES ON A BEARING OF S 89°54'00" E, A DISTANCE OF 113.92 FEET,
THENCE ALONG THE EAST LINE OF SAID OUTLOT 'E', WINDMILL RIDGE ESTATES ON A BEARING OF S 18°14'00" W, A DISTANCE OF 90.44 FEET,
THENCE S 50°15'53" E, A DISTANCE OF 298.31 FEET TO A POINT ON NORTH LINE OF SAID LOT 88 IRREGULAR TRACT,
THENCE ALONG THE SOUTH LINE OF LOT 88 ON A BEARING OF S 89°57'47" E A DISTANCE OF 195.94 FEET,
THENCE S 0°16'44" E A DISTANCE OF 256.80 FEET,
THENCE N 89°57'47" W ON SOUTH LINE OF SAID LOT 88 A DISTANCE OF 1107.38 FEET,
THENCE N 0°42'02" E ON THE WEST LINE OF SAID LOT 14 A DISTANCE OF 142.18 FEET,
THENCE N 0°16'44" W AND CONTINUING ON THE WEST LINE OF SAID LOT 14 A DISTANCE OF 389.38 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 25.02 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

MARC RAPHAEL RLS 6060

APPROVAL

THE FOREGOING COMMUNITY UNIT PLAN WAS APPROVED BY THE LINCOLN CITY-LANCASTER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20__.

ATTEST: _____
CHAIR

CURVE DATA

CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIST	CH BRG
C1	400.00'	50°53'06"	190.39'	355.34'	343.77'	N84°42'48"W
C6	300.00'	7°29'30"	19.92'	39.19'	39.12'	N03°29'30"E
C7	400.00'	35°14'09"	142.67'	273.82'	269.60'	N18°21'22"E
C9	430.00'	8°08'17"	30.52'	61.07'	61.02'	S18°50'44"W
C10	370.00'	11°29'21"	37.22'	74.19'	74.07'	N15°24'14"E
C2	200.00'	126°33'11"	307.25'	441.78'	357.27'	S59°03'59"W
C3	400.00'	30°09'18"	107.78'	210.51'	208.09'	N86°47'08"W
C4	300.00'	26°42'43"	68.74'	136.10'	134.91'	S13°36'36"W
C8	300.00'	97°34'27"	102.06'	195.74'	173.23'	N18°31'31"E

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STREET PAVING PROFILES	SHEET 6
STREET PAVING PROFILES	SHEET 7

OWNER & DEVELOPER:
ROKEBY HOLDINGS LTD
8020 "O" STREET
LINCOLN, NE 68510

OWNER:
DOUBLE D LAND COMPANY, LLC
8200 GODY DR, SUITE 'F'
LINCOLN, NE 68512

LEWIS-STAROSTKA, INC.
429 INDUSTRIAL LANE
GRAND ISLAND, NE 68803

ENGINEER:
CIVIL DESIGN GROUP, INC.
8535 EXECUTIVE WOODS DRIVE
SUITE 300
LINCOLN, NE 68512
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SURVEYOR:
ALLIED SURVEYING & MAPPING
8535 EXECUTIVE WOODS DRIVE, SUITE 300
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CONSULTING ENGINEERS • LAND USE PLANNERS
CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

REVISIONS

DATE	DESCRIPTION
10/03/13	REVISIONS AS PER PLANNING COMMENTS

SITE PLAN

GRAND VIEW ESTATES
COMMUNITY UNIT PLAN #12034

LINCOLN, NEBRASKA

2013

drawn by:	jds
checked by:	–
approved by:	–
project no.:	2011-0060
drawing no.:	–
date:	10/03/2013

SHEET 1 OF 7

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