

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for January 7, 2003 PLANNING COMMISSION MEETING

P.A.S.: North Creek 1st Addition Preliminary Plat #03008

PROPOSAL: Preliminary Plat 32 lots.

LOCATION: Generally located at N. 23rd and Fletcher Avenue

WAIVER REQUEST: Lot width to depth ratio

LAND AREA: Approximately 9.4 acres, more or less.

CONCLUSION: In conformance with the Comprehensive Plan, Subdivision and Zoning Ordinances. The lot length waiver is justified because of the shape of the area to be subdivided.

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| <u>RECOMMENDATION:</u> | Recommend Conditional Approval |
| Lot width to depth ratio | Recommend Approval |

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 2-4, Block 1, North Creek Retirement Addition, Outlot A, North Creek 6th Addition and the proposed vacated right-of-way of Telluride Circle.

EXISTING ZONING: R-4, Residential.

EXISTING LAND USE: Undeveloped.

SURROUNDING LAND USE AND ZONING:

| | | |
|--------|-----------------------------|-------------------------|
| North: | Undeveloped and commercial | H-3, Highway Commercial |
| South: | Undeveloped and residential | R-3, Residential |
| East: | Open space | R-3 |
| West: | Residential | R-3 |

ASSOCIATED APPLICATIONS: Street and Alley Vacation #03016.

COMPREHENSIVE PLAN SPECIFICATIONS: This area is specified as Urban Residential (F-25).

HISTORY:

Date when preliminary plat was submitted: September 30, 2003

Date when Planning Director's letter was sent: November 7, 2003
Date when revised preliminary plat was submitted: December 1, 2003

Special Permit #1828 was rescinded by the Planning Director at the request of owner on July 28, 2003 by Administrative Amendment #03053.

Special Permit #1828 for 205 person elderly housing units and 140 child daycare was approved by the City Council on February 28, 2000.

North Creek Preliminary Plat #98021 was approved by the City Council on April 12, 1999.

TRAFFIC ANALYSIS: N. 23rd Street is a local street. Fletcher Avenue is classified as an Urban Minor Arterial (F-103) and identified to be improved to 4 lanes + center turn lane(F-105).

An existing on-street bike trail exists to the west of this area extending south from Fletcher Avenue(F-95). Sidewalks shall be provided on both sides of the street.

An existing pedestrian activity center is identified at N. 27th Street and Superior (F-91).

ANALYSIS:

1. This is a request to preliminary plat 32 lots. 31 lots are designated for residential and one large lot is proposed for a future church.
2. The request is generally in conformance with the Comprehensive Plan land use designation, Zoning Ordinance and Subdivision Ordinance.
3. The request for the waiver to lot depth to width ratio is reasonable given the shape of the area to be subdivided.
4. The Public Works and Utilities Department does not have any comments because all issues were resolved with the resubmittal of the plat.

CONDITIONS:

Site Specific:

1. Revise the preliminary plat to show:
 - 1.1 Utility Easements required by the Lincoln Electric System.

2. The Planning Commission approves associated request:
 - 2.1 A modification to the requirements of the land subdivision ordinance to permit lots which exceed the lot depth to width ratio.

General:

3. Final Plats will be approved by the Planning Director 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.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 to complete the street paving of Telluride Circle, shown on the final plat within two (2) years following the approval of this final plat.
 - 3.2.2 to complete the installation of sidewalks along both sides of Telluride Circle, along the east side of N. 23rd Street and south side of Fletcher Avenue as shown on the final plat within four (4) years following the approval of this final plat.
 - 3.2.3 to complete the public water distribution system to serve this plat within two (2) years following the approval of this final plat.
 - 3.2.4 to complete the public wastewater collection system to serve this plat within two (2) years following the approval of this final plat.
 - 3.2.5 to complete the enclosed drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of this final plat.
 - 3.2.6 to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of this final plat

- 3.2.7 to complete the installation of public street lights along Telluride Circle, along the east side of N. 23rd Street and south side of Fletcher Avenue within this plat within two (2) years following the approval of this final plat.
- 3.2.8 to complete the planting of the street trees along Telluride Circle, along the east side of N. 23rd Street and south side of Fletcher Avenue within this plat within four (4) years following the approval of this final plat.
- 3.2.9 to complete the planting of the landscape screen along Fletcher Avenue within this plat within two (2) years following the approval of this final plat.
- 3.2.10 to complete the installation of the street name signs within two (2) years following the approval of this final plat.
- 3.2.11 to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.
- 3.2.12 to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.
- 3.2.13 to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
- 3.2.14 to complete the public and private improvements shown on the preliminary plat.
- 3.2.15 to submit to the lot buyers and home builders a copy of the soil analysis.
- 3.2.16 to pay all design, engineering, labor, material, inspection, and other improvement costs.
- 3.2.17 to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
- 3.2.18 to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize

that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

- 3.2.19 to relinquish the right of direct vehicular access from Lot 32 to Fletcher Avenue.
- 3.2.20 to timely complete the public and private improvements and facilities required by Chapter 26.23 of the Land Subdivision Ordinance which have not been waived including but not limited to the list of improvements described above.
- 3.2.21 to post the required security to guarantee completion of the required improvements if the improvements are not completed prior to approval of this final plat.

3.3 Telluride Circle has been vacated.

Prepared by:

Becky Horner
Planner

DATE: December 22, 2003

APPLICANT: Lincoln North Creek, LLC
Robert D. Hampton
3801 Union Drive, Suite 102
Lincoln, NE 68516

OWNER: Same

CONTACT: Engineering Design Consultants
2200 Fletcher Avenue
Suite 102
Lincoln, NE 68521
(402)438-4014



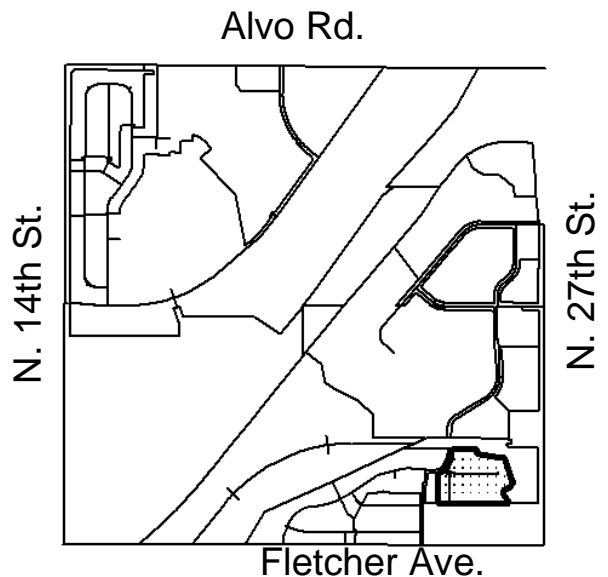
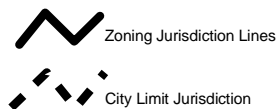
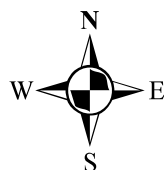
2002 aerial

Preliminary Plat #03008 North Creek 1st Addition N. 27th St. & Fletcher Ave.

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. 36 T11N R06E



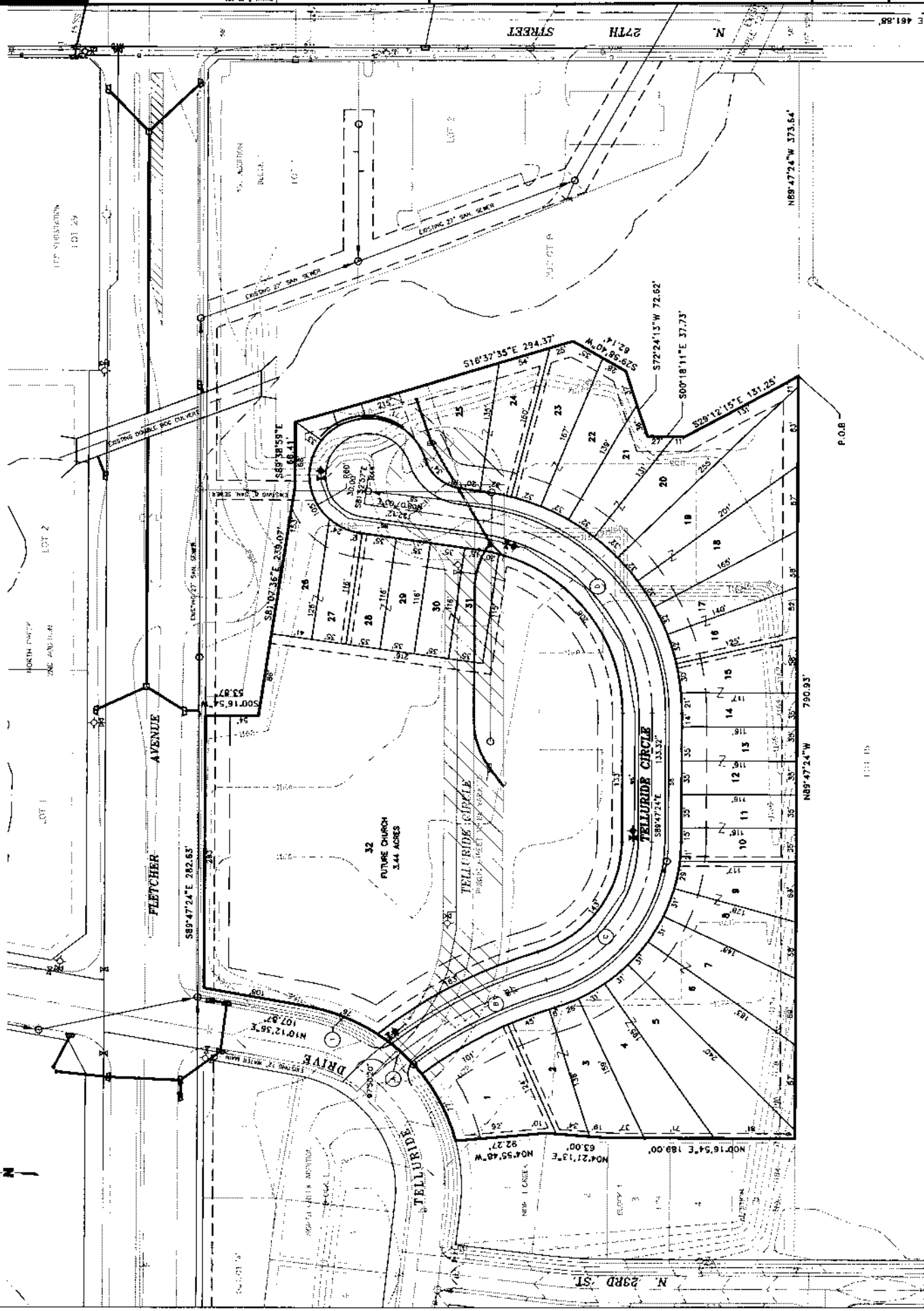
NORTH CREEK 1ST ADDITION PRELIMINARY PLAT



DRAWN BY: [Name] DATE: [Date]
 CHECKED BY: [Name] DATE: [Date]
 PROJECT: [Project Name]
 SHEET: [Sheet Number] OF [Total Sheets]

PRELIMINARY PLAT
 NORTH CREEK 1ST ADDITION
 SITE PLAN

SHEET
 1 OF 2



Memorandum

| | |
|-----------------|--|
| To: | Becky Horner, Planning Department |
| From: | Chad Blahak, Public Works and Utilities |
| Subject: | North Creek 21st Addition Preliminary Plat |
| Date: | 12/08/03 |
| cc: | Randy Hoskins |
| | |

Engineering Services has reviewed the re-submitted Preliminary Plat for North Creek 1st Addition, located south of Fletcher Avenue and west of North 27th Street, and has the following comments:

- The revisions made are acceptable to Public Works.

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2200 Fletcher Avenue, Suite 102
Lincoln, Nebraska 68521

December 1, 2003

Ms. Becky Horner
Planning Department
County-City Building
555 South 10th Street
Lincoln, NE 68508

RE: North Creek First Addition,
Preliminary Plat #03008
EDC Job # 03-061

Dear Becky:

Enclosed, please find the following drawings for the above-mentioned project. These drawings have been revised in accordance with the Planning Director's letter dated November 7, 2003.

PRELIMINARY PLAT/USE PERMIT:

1. Three (3) copies of Site Plan
2. Three (3) copies of Grading & Drainage Plan
3. One (1) 8 ½" x 11" copy of the Preliminary Plat

The engineer's response to comments in the Planning Director's letter is as follows:

1. Public Works and Watershed Management comments are addressed as follows:
 - a. Removal of the exiting utilities in Telluride Circle will be scheduled as part of grading and utility construction. Vacation of the existing right-of-way is in process. Public works has indicated this is acceptable.
 - b. The 100-year water surface elevation determined from the study prepared for North Creek Preliminary Plat is listed on the plan. Note that minimum building elevations have been set to be 1.5 feet above the low point of N. 27th Street (4 feet above the design high water) to eliminate potential for damage to structures in the event of overtopping of the street.
 - c. The angle between centerlines of Telluride Circle and Telluride Drive is indicated on the plan. The angle is within 10 degrees of perpendicular.
 - d. The storm sewer system has been resized to accommodate the 10-year flows.

Ms. Becky Horner
December 1, 2003
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2. The 10- year water surface elevation is listed on the plat.
3. The street name has been changed to Telluride Circle.
4. The requested utility easements have been added to the plat.
5. No comment.
6. The height of the retaining wall has been added to the plan.
7. A table of requested waivers has been added to Sheet 1.
8. There are no existing trees within the bounds of the plat. Note #8 and Note #9 have been deleted.
9. Note #19 (previously Note #22) has been corrected to reference Lot 32.
10. The index of plans has been revised.
11. The lot line between Lot 25 and Lot 26 has been moved to connect to the northeast corner of the plat boundary.
12. The street name has been corrected on the plat.
13. The developer's address has been corrected.

Please review the enclosed submittal, and schedule the plat to the Planning Commission as soon as possible.

Please contact me if you have any questions or require additional information regarding this plat.

Regards,



Richard P. Ommen, P.E.

Enclosures

RPO/viw

c: Bob Lewis, H.D.S.