



**COMPREHENSIVE PLAN SPECIFICATIONS:** The area is shown as Commercial and as Urban Residential in the Comprehensive Plan. The plan designates this land as Phase IV - *balance of City of Lincoln's land use jurisdiction shall be held as an urban reserve. Falls within community's growth area but beyond the planning period.* (p 197)

The future service limit line was drawn along W. Van Dorn Street because it was believed that city services could not be provided to the properties on the south side of the street. The applicant has demonstrated that utilities can be provided to this site.

**UTILITIES:** The area proposed for annexation is outside Lincoln's future service limit and must be annexed to receive anticipated municipal services.

Sanitary Sewer - A sanitary sewer line must be brought to the site from the Lee's Place subdivision.

Water - Water can be provided from the north.

Streets - Street improvement contributions will be addressed in the annexation agreement. W. Van Dorn St. and Coddington Ave. are currently built to a rural cross section. If this site is to develop with urban uses, the streets must be built to an urban standard.

Parks and Trails - This property is near the Bison Trail. Use Permit #133 shows a trail running along Coddington Ave.

Fire Protection - Fire protection is currently provided by the rural fire district. After annexation, protection will be provided by the City of Lincoln.

**ANALYSIS:**

1. This proposal is in conformance with the annexation policies on page 191 of the Comprehensive Plan, specifically the policies that state:
  - ! Land which is remote from the limits of the City of Lincoln will not be annexed; land which is contiguous and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.
  - ! Annexation generally implies the opportunity to access all City services (i.e., police, fire). Voluntary annexation agreements may limit or outline the phasing, timing or development of utility services (i.e., water, sewer) and may include specific or general plans for the financing of improvements to the infrastructure and the land uses of the area.

- ! Plans for the provision of services within the areas considered for annexation should be carefully coordinated with the Capital Improvements Program (CIP) of the city and the county."
2. This property meets the Comprehensive Plan's policy for annexation because:
- A. It is contiguous to the city limits;
  - B. A portion of the property is already zoned B-1;
  - C. Infrastructure can and shall be constructed to serve the site;
  - D. It is within Phase IV and the developer will have to participate in paying most of the cost to extend urban infrastructure to the site.
3. The developer's contribution to the infrastructure will be determined in an annexation agreement. The agreement will identify public costs for the development and will allow the Planning Commission to make an informed decision regarding the appropriateness of the proposal.

Prepared by:

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Jason Reynolds  
Planner



W. Van Dorn St.

Coddington Ave.

Bison Trail

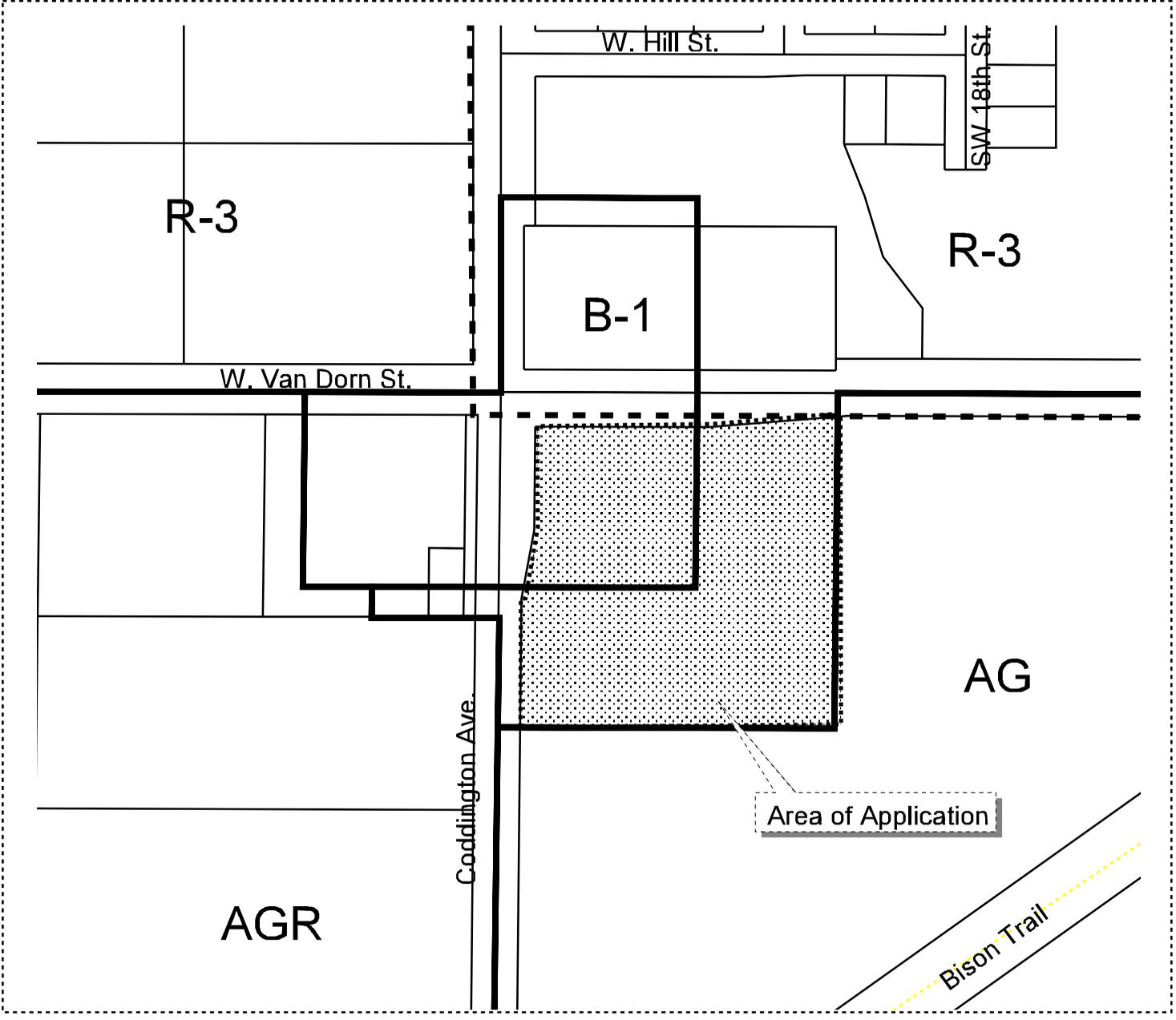
Area of Application



**Annexation #01008  
W. Van Dorn & Coddington**

Photograph Date:1997

Lincoln City - Lancaster County Planning Dept.



## Annexation #01008 W. Van Dorn & Coddington

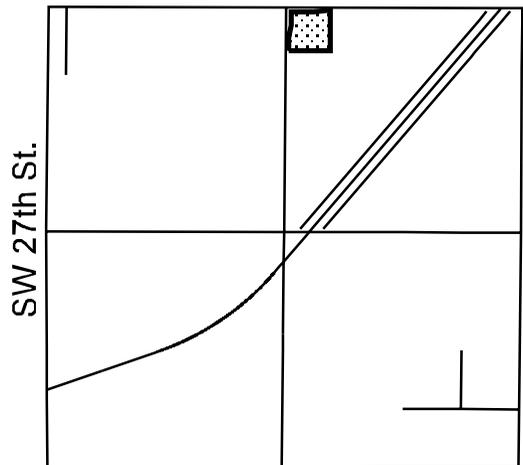
### Zoning:

- |            |  |
|------------|--|
| 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. 4 T9N R6E



W. Van Dorn St.



W. Pioneers Blvd.

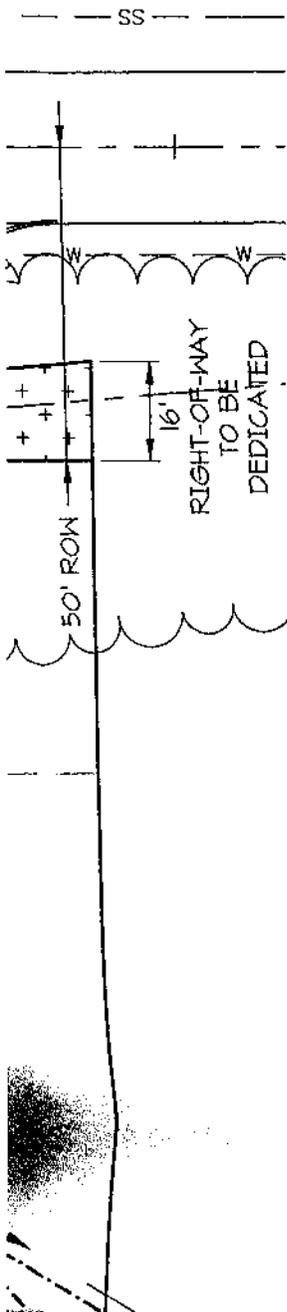


# OWNER & DEVELOPER

STOCKWELL PROPERTIES, LLC  
300 NORTH 44TH STREET  
SUITE 100  
LINCOLN, NEBRASKA, 68503  
(402) 467-1234

# PROPOSED ZONING

B-2



## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER: THENCE ON THE WEST LINE OF SAID NORTHEAST QUARTER, ON AN ASSUMED BEARING OF  $S 00^{\circ}00'05'' W$ , A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING:

THENCE  $S 89^{\circ}59'55'' E$  A DISTANCE OF 33.00 FEET;  
THENCE  $N 09^{\circ}36'49'' E$  A DISTANCE OF 101.81 FEET, TO A POINT LOCATED 50.00 FEET EASTERLY FROM SAID WEST LINE;  
THENCE PARALLEL TO SAID WEST LINE  $N 00^{\circ}00'05'' E$  A DISTANCE OF 150.00 FEET, TO A POINT LOCATED 50.00 FEET SOUTHERLY FROM THE NORTH LINE OF SAID NORTHEAST QUARTER;  
THENCE PARALLEL TO SAID NORTH LINE  $N 89^{\circ}33'51'' E$  A DISTANCE OF 250.00 FEET;  
THENCE  $N 84^{\circ}42'54'' E$  A DISTANCE OF 187.30 FEET TO A POINT LOCATED 34.17 FEET SOUTHERLY FROM SAID NORTH LINE;  
THENCE SOUTHERLY PARALLEL TO SAID WEST LINE  $S 00^{\circ}00'05'' W$  A DISTANCE OF 452.34 FEET;  
THENCE PARALLEL TO SAID NORTH LINE  $S 89^{\circ}33'51'' W$  A DISTANCE OF 453.51 FEET TO A POINT LOCATED 33.00 FEET TO A POINT EASTERLY FROM SAID WEST LINE;  
THENCE  $N 89^{\circ}59'55'' W$  A DISTANCE OF 33.00 FEET TO A POINT ON SAID WEST LINE;  
THENCE ON SAID WEST LINE  $N 00^{\circ}00'05'' E$  A DISTANCE OF 186.26 FEET TO THE POINT OF BEGINNING.  
AND CONTAINING 4.64 ACRES MORE OR LESS.

## GENERAL NOTES

1. ALL ELEVATIONS AND CONTOURS ARE TO NAVD '88
2. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED BTB (BACK TO BACK).

W.  
S.W. 27TH ST.  
N.

# SEACREST & KALKOWSKI, P.C.

1111 LINCOLN MALL, SUITE 350  
LINCOLN, NEBRASKA 68508-3905

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E-MAIL: sk@sklaw.inetnebr.com

JAN 10 2002

KENT SEACREST  
DANAY KALKOWSKI

January 10, 2002

## HAND DELIVERY

Jason Reynolds  
Planning Department  
County-City Building  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

RE: Southeast Corner of Coddington and West Van Dorn

Dear Jason:

On behalf of Stockwell Properties, L.L.C. we are hereby requesting annexation of the property located at the southeast corner of Coddington Avenue and West Van Dorn Street which is more particularly described on the Ownership Certificate which is enclosed herein. We will be forwarding a draft Annexation Agreement to you in the near future for your review.

If you have any questions, please give me a call.

Very truly yours,



DANAY KALKOWSKI  
For the Firm

Enclosure

cc: Don Linscott