

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 25, 2005 PLANNING COMMISSION MEETING

P.A.S.: Co Special Permit #05025

PROPOSAL: A special permit to place and live in a mobile home while building a permanent residence.

LOCATION: N.W. 112th and W. Fletcher Avenue, addressed at 11255 W. Fletcher .

WAIVER REQUEST: NA

LAND AREA: 21.00 acres more or less.

CONCLUSION: In conformance with the Comprehensive Plan and County Zoning.

RECOMMENDATION:

Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 27 I. T. , located in the NE 1/4 of Section 5 T10N, R5E of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Farm land, existing camper trailer and residence under construction.

SURROUNDING LAND USE AND ZONING:

North: Farm land zoned AG Agriculture

South: Farm land and Pawnee State Lake zoned AG Agriculture

East: Farm land zoned AG Agriculture

West: Acreages and farming zoned AG Agriculture

ASSOCIATED APPLICATIONS: None

HISTORY: Changed from AA Rural and Public Use to AG Agricultural in the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Plan shows this as Residential, Low Density. This is outside the Lincoln Growth Tiers.

UTILITIES: Private well and waste disposal.

TOPOGRAPHY: Generally sloping to the east.

TRAFFIC ANALYSIS: N.W. 112 and W. Fletcher are paved county roads.

PUBLIC SERVICE: This is in the Malcolm Rural Fire District, Malcolm School District # 148 and Norris Public Power District.

REGIONAL ISSUES: NA

ENVIRONMENTAL CONCERNS: There are no identified Historic resources. There is no FEMA floodplain shown. There is grassland to the east across N.W. 112th and Pawnee Lake is located one mile south.

AESTHETIC CONSIDERATIONS: n/a

ALTERNATIVE USES: farming and a dwelling.

ANALYSIS:

1. This request is for a temporary mobile home, up to one year, while constructing a residence, under the provisions of Article 13.001(20) " Trailers for residential occupancy when utilized in conjunction with construction of a residence and not to exceed three (3) years in duration."
2. This is a 21 acre parcel. The residence is under construction and a camper trailer is existent on the site and appears to be a residence.
3. The applicant states they are using the camper to live in while they are building the house. Their construction loan started in January 2005 and the house needs to be completed by January 2006.
4. The county has been doing a one year with renewals as a condition of approval rather than a blanket three years in order to expedite the construction and maintain control on the situation. This request for a one year permit fits that policy.

CONDITIONS:

1. This approval permits one temporary mobile home/ Camper which shall be removed at the end of 12 months from the adoption of this permit or at the time of occupancy of the house, whichever comes first.
2. Construction of a new house shall be initiated within six months and completed within twelve months of the County Board's approval of this special permit.
3. Once initiated, if the construction ceases for a period in excess of six months this permit shall terminate.
4. This permit is not renewable.
5. The construction plans shall comply with the approved plans

STANDARD CONDITIONS:

6. The following conditions are applicable to all requests:
 - 6.1 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 6.2 The County Clerk shall file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov

DATE: May 5, 2005

APPLICANT: Roger and Lynn Engelbart
11255 W. Fletcher Ave.
Lincoln, NE 68524
(402) 643-0403

OWNER: same

CONTACT: same



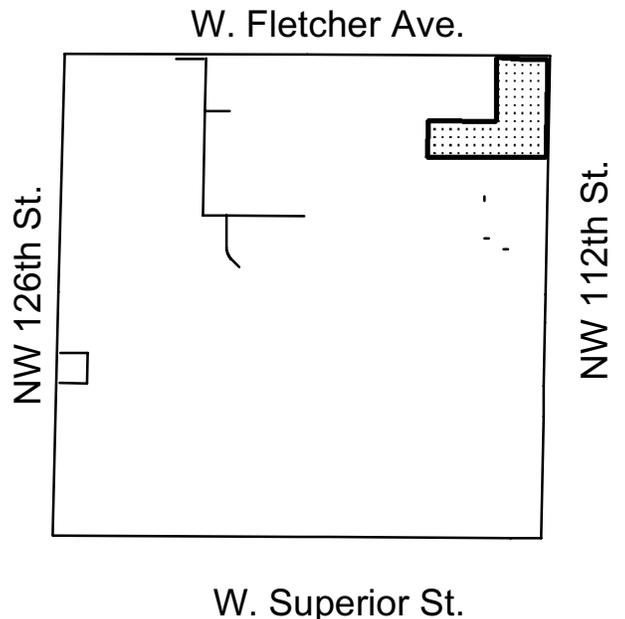
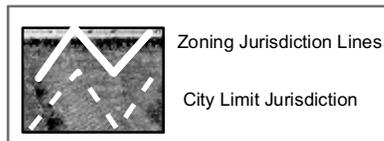
2002 aerial

County Special Permit #05025 NW 112th St. W. 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. 5 T10N R5E



County Planners;

We intend on using this camper to live in while our house is under construction. Our construction loan began in January 2005 and the house needs to be completed by January 2006. Upon completion of the house, we will no longer use the camper for living purposes.

Roger Engelbart 4/29/05

Roger Engelbart



W. Fletcher Ave.

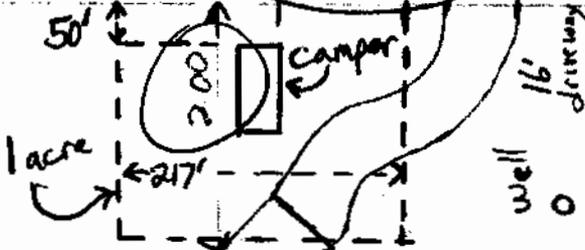
↑ N

Roger & Lynn Engelbart

11255 W Fletcher Ave.
E 1/2 NE 1/4 5-10-5

20.128 Ac +/-

Notice to Owners and Builders: It is the responsibility of the owner or builder to determine that this construction does not violate any easement rights of any person or entity, including the City or violate any private covenant, and the issuance of building or other permits is not to be considered a review or approval for such items.



694.03'

AG

F: 50'
S: 60'
R: 100'

Lagoon

1063.17'

738.36'

100' min

APPROVED
BY BUILDING AND SAFETY DEPARTMENT

CITY OF LINCOLN, NEBR.
THIS APPROVED DRAWING SHALL NOT BE CHANGED, MODIFIED, OR ALTERED WITHOUT PERMISSION FROM THE BUILDING AND SAFETY DEPT.

THIS APPROVED DRAWING SHALL BE KEPT ON THE CONSTRUCTION PREMISES AT ALL TIMES DURING WHICH THE WORK AUTHORIZED IS IN PROGRESS AND SHALL BE OPEN TO INSPECTION BY PUBLIC OFFICIALS.

DATE _____

REVIEWER _____

PERMIT # _____

APR 29 2005

CITY/LANCASTER PLANNING DEPARTMENT

NW 112 St

1290.07'

392.71'

Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

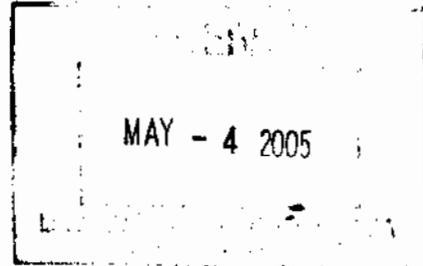
Engineering

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

Department



DATE: May 3, 2005
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell
County Surveyor



SUBJECT: SPECIAL PERMIT NO. 05025
ENGELBART (TEMP.) MOBILE HOME ON CONSTRUCTION SITE

Upon review, this office has no direct objections to this submittal.

LVW/bml