

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for August 18, 2004 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.04075
Oak Prairie Estates

PROPOSAL: A final plat consisting of 3 lots

LOCATION: Northwest 140th and West Holdrege

LAND AREA: 147.00 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: All of the Northwest quarter and Lots 1, 9, and 10 irregular tracts located in the southwest quarter, all in section 19, T10N, R5E, in the 6th P.M., Lancaster County, Nebraska, metes and bounds description attached.

EXISTING ZONING: AG Agricultural

EXISTING LAND USE: Farmland, tree farm and former horse ranch.

SURROUNDING LAND USE AND ZONING:

Agricultural land in AG zoning on all sides (Seward County zoning to the west). Scattered single family dwellings in the area. I-80 abutting along the south.

HISTORY: Oak Prairie Preliminary Plat and Community Unit Plan were approved by the Planning Commission on January 7, 2004 and were approved by the Lancaster County Board on June 8, 2004.

UTILITIES: There are no sewer or water facilities available. There is no water district at this location. Well water is proposed.

TRAFFIC ANALYSIS:

NW 140 is a county gravel road that dead ends at the Interstate. Holdrege is a gravel county road. I-80 abuts along the south and is accessible via the Crete interchange one mile west in Seward County. NW 126th Street is paved, one mile to the east of this application, and

connects to West 'O' street. Note; the abutting section of NW 140th street is maintained by the Seward County Engineer.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. The County Engineer's letter of July 22, 2004 notes requests for several minor revisions, requests, and that improvements are not in place.
3. The Health Department's letter of July 23, 2004 noted several factors including:
 - 3.1 Individual on-site wastewater treatment systems are proposed for the site. Soil maps indicate that eight different soil types exist on the site. The applicant has acknowledged in the site plan's notes that percolation tests results may require the installation of lagoons or non-standard systems based on the results. A seasonal high water table may be perched 1 to 3 feet below the surface in the spring in some years on the lots with portions of Wymore or Mayberry soils. Additional design considerations such as curtain drains may be needed.
 - 3.2 Water for domestic use will be supplied by individual wells. The groundwater report prepared by Vincent Dreeszen indicates the supply is adequate and should have minimal impact on other users. The report recommends that a test well be drilled to determine availability of water and its quality before the construction of a home on the proposed lots.
4. Revisions and installation of improvements are required prior to scheduling to the County Board.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Revise the Dedication as requested by the County Engineer. To show "Lot 1 relinquishing access to West Holdrege".
 - 1.1.2 Access to Lot 3 should be shown.
 - 1.1.3 Dimension common access easement for Lots 1 and 2 east from the right-of-way line.

1.1.4 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.

1.2 All improvements must be in place and approved by the County Engineer.

2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

2.1 To submit to the County Engineer an erosion control plan.

2.2 To protect the remaining trees on the site during construction and development.

2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.

2.4 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

2.5 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

3. All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

4. During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

5. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision All taxes against the land have been paid and are current and there are no liens for taxes which have been

levied but not yet delinquent. The property taxes are due and become a lien on the property on December 31, 2004. If this plat is not approved until after January 1, 2005, the Treasurer's office statement must be prepared and dated after January 1, 2005.

Prepared by:

Derek Miller, 441-6372, dmliller@ci.lincoln.ne.us
Planner
August 4, 2004

APPLICANT: Brian D Carstens and Associates
601 Old Cheney Road, Suite c
Lincoln, NE 68512
(402) 434-2424

OWNER: Oak Prairie, LLC
5319 Theis Cove Drive
Lincoln, NE 68516
(402) 450-1916

CONTACT: Brian Carstens



2002 aerial

Final Plat #04075 Oak Prairie Estates

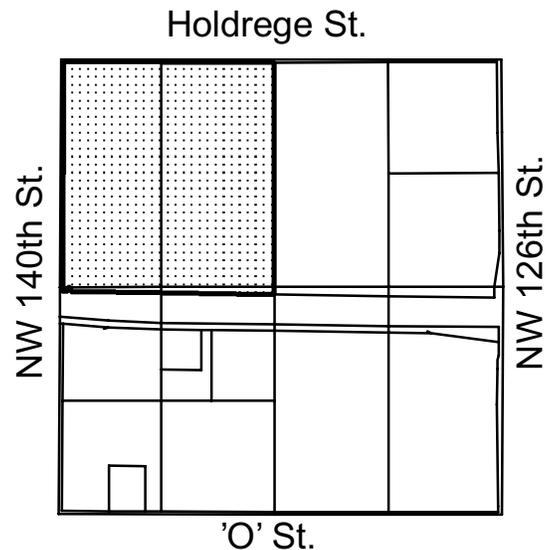
Zoning:

- 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. 19 T10N R5E



● Zoning Jurisdiction Lines
City Limit Jurisdiction



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Derek Miller

DATE: July 23, 2004

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File
EH Administration

SUBJECT: Oak Prairie Estates
FP #04075
NW 140th & W Holdrege

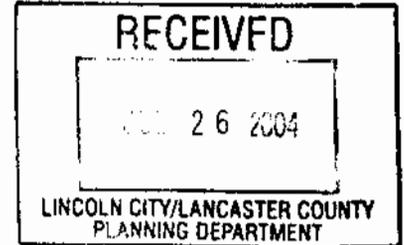
The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Oak Prairie Estates development with the following items noted:

- Individual on-site wastewater treatment systems are proposed for the site. Soil maps indicate that eight different soil types exist on the site. The applicant has acknowledged in the site plan's notes that percolation tests results may require the installation of lagoons or non-standard systems based on the results. A seasonal high water table may be perched 1 to 3 feet below the surface in the spring in some years on the lots with portions of Wymore or Mayberry soils. Additional design considerations such as curtain drains may be needed.
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R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090

AREA 2
SERVICE CENTER



July 22, 2004

Derek Miller, Project Planner
555 S. 10th St.
Lincoln, NE68508

RE: Oak Prairie Estates #04075

Dear Derek,

I have reviewed the subject plat and see easements in place as requested.

Thanks for your cooperation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rick Volmer".

Rick Volmer, Construction Superintendent, Area 2

Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

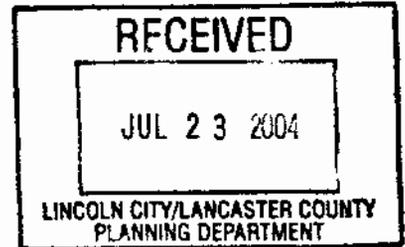
Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR



DATE: July 22, 2004
TO: Derek Miller
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: OAK PRAIRIE ESTATES - FINAL PLAT REVIEW



Upon review, this office would have the following comments:

- 1) Items in the dedication are incomplete and shall include Lot 1 relinquishing access to West Holdrege Street
- 2) Designated access to Lot 3 should be shown
- 3) The common access easement for Lots 1 and 2 is not dimensioned east from the right-of-way line.

With the above items completed, we would recommend approval of the Final Plat

LW/cm

SUBDIV.WK/Oak Prairie Estates/Final Plat Review.Mem