

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Preliminary Plat #01013
Alderwood

DATE: October 16, 2001

PROPOSAL: To preliminary plat 4.61 acres into 15 residential lots.

WAIVER REQUEST: The applicant is seeking a waiver to the requirement for on-site storm water detention.

LAND AREA: 4.61 acres

CONCLUSION: The preliminary plat generally complies with the requirements of Title 26 (Land Subdivision Ordinance) and is acceptable, however the waiver to on-site storm water detention is not justified and should not be approved.

<u>RECOMMENDATION:</u>	Preliminary Plat:	Conditional Approval
	Waiver to On-site Storm Water Detention:	Denial

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 52 I.T. in the SE1/4 of Section 3, T9N, R7E of the 6th P.M., Lancaster County, NE.

LOCATION: Approximately 83rd Street and Bancroft Avenue.

APPLICANT: Alderman Builders
3601 Calvert Street
Lincoln, NE 68506

OWNER: Robert and Sheryl Alderman
3601 Calvert Street
Lincoln, NE 68506

CONTACT: Greg Wood
E&A Consulting Group, Inc.
7130 South 29th Street Suite D
Lincoln, NE 68516

EXISTING ZONING: R1 Residential District

EXISTING LAND USE: There is one single-family residence located on the site.

SURROUNDING LAND USE AND ZONING:

North: Single-family Residential R3(PUD)
South: Single-family Residential R1

East: Single-family Residential AGR
West: Single-family Residential R1

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan of the Comprehensive Plan designates this area as Urban Residential.

UTILITIES: **Water** - Minor design changes to the proposed water system are required, but they can be addressed when the construction drawings are submitted.

Sanitary Sewer - Satisfactory as shown.

Electricity, Phone, Cable - Additional easements to accommodate these utilities are required.

TOPOGRAPHY: There is a 32' change in grade across this site from east to west, with a drainage swale that extends approximately through the middle of the property from northeast to southwest.

TRAFFIC ANALYSIS:

1. Vehicle - Connections to existing local streets are shown. No direct access will be allowed from this development onto 84th Street.
2. Pedestrian - Sidewalks are shown internal to the development as required. However, as sidewalks will not be built in conjunction with the widening of South 84th Street, the developer is required to install that portion of the sidewalk along South 84th Street adjacent to this development.

REGIONAL ISSUES: The possibility of downstream flooding will increase if the storm water detention waiver is approved.

ANALYSIS:

1. The preliminary plat proposes to subdivide approximately 4.61 acres of land into 15 lots whose size and layout are consistent with the Zoning Ordinance.
2. The applicant is requesting a waiver to storm water detention stating that drainage from this area will be of a regional benefit in the maintenance of the water level of Holmes Lake. This is not adequate justification for a waiver as the primary purpose of storm water detention does not relate to maintaining the level of Holmes Lake, but rather to store water and help dissipate storm water runoff during storm events to help prevent property damage.
3. Currently, there are no sidewalks along the west side of South 84th Street from Van Dorn Street to Pioneers Boulevard. Crown Pointe Estates PUD (adjacent to the north between Van Dorn Street and Alderwood) is required to install sidewalks along the west side of South 84th Street as a condition of approval. To the south between Alderwood and Pioneers Boulevard, a sidewalk along South 84th Street was waived when the revised preliminary plat of Fox Hollow was approved in June of 1977 (a sidewalk was initially required with the original preliminary plat of Fox Hollow approved earlier that year). A sidewalk along South 84th Street was also waived

when Evergreen Estates, a small in-fill development surrounded by Fox Hollow, was approved in 1993.

The Public Works Department has noted that sidewalks will not be built in conjunction with the widening of South 84th Street, but states that they are still appropriate and should be constructed. Even though sidewalks were waived south of Alderwood, they will be installed to the north and must be continued through this subdivision. It is a requirement of the Land Subdivision Ordinance that sidewalks be installed, and it is consistent with the requirement that developers install the public improvements associated with their development.

4. Minor revisions are required in order for this preliminary plat to comply with the requirements of the Land Subdivision Ordinance:

- Show utility easements per LES comments.
- Show required street lighting.
- Add one additional street tree along Lot 11 and maintain a 50' spacing between trees.
- Correct the graphic scale.
- Remove the disclaimer 'Preliminary Plans Subject To Change'.

5. This preliminary plat represents appropriate infill development that is compatible with surrounding development, and provides for a logical extension of existing streets in the area. With the revisions noted in items 2-4 above, this preliminary plat complies with the requirements of the Land Subdivision Ordinance, and is consistent with the Comprehensive Plan.

CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)

1.1 Revise the preliminary plat to show:

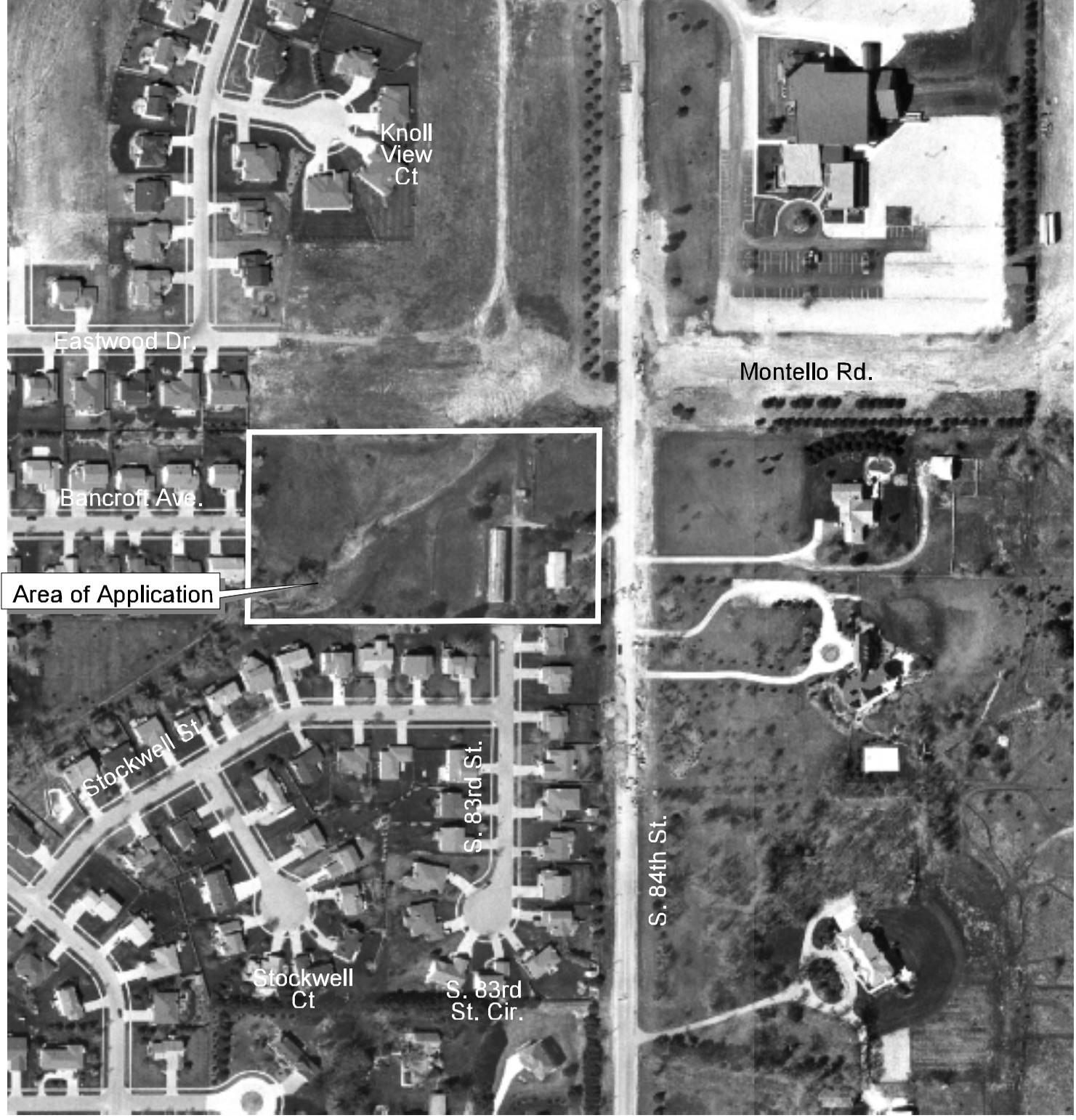
- 1.1.1 An area for on-site storm water detention approved by the Public Works Department.
- 1.1.2 A sidewalk adjacent to South 84th Street.
- 1.1.3 Utility easements per the LES review.
- 1.1.4 Add one tree to the landscape plan at Lot 11 and maintain a 50' spacing between street trees.
- 1.1.5 Correct the graphic scale to accurately reflect that 1" = 40'.
- 1.1.6 Remove the disclaimer 'Preliminary - Plans Subject To Change'.
- 1.1.7 Show required street lighting.

General:

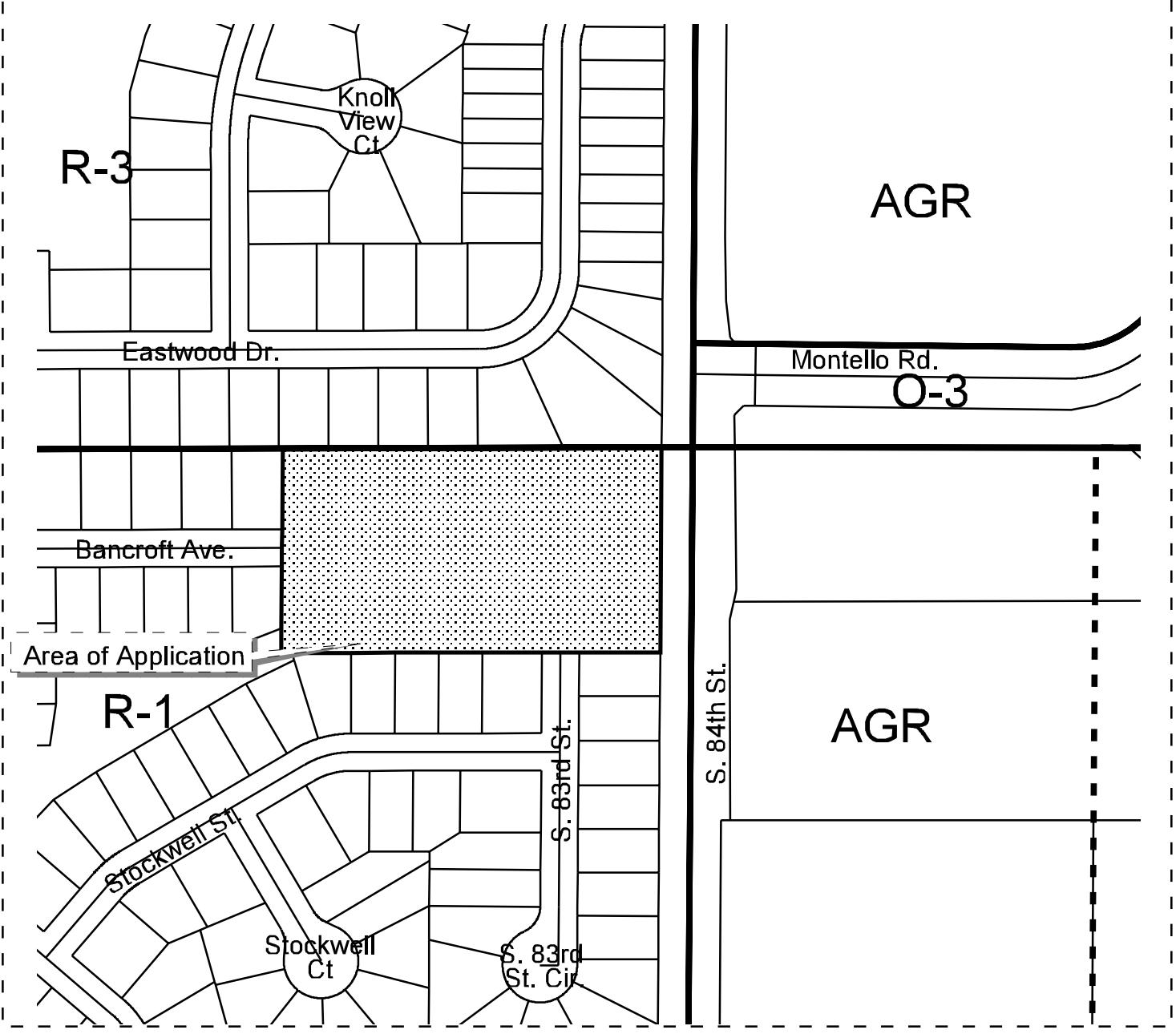
2. Final Plats will be scheduled on the Planning Commission agenda after:
 - 2.1 Streets, sidewalks, public water distribution system, public wastewater collection system, drainage facilities, ornamental street lights, landscape screens, street trees, temporary turnarounds and barricades, street name signs, and permanent survey monuments have been completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.
 - 2.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.2.1 To submit to the Director of Public Works an erosion control plan.
 - 2.2.2 To submit to lot buyers and home builders a copy of the soil analysis.
 - 2.2.3 To continuously and regularly maintain street trees and landscape screens.
 - 2.2.4 To complete the private improvements shown on the preliminary plat.
 - 2.2.5 To relinquish the right of direct vehicular access from Lots 7-10 to South 84th Street.
 - 2.2.6 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

Prepared by:

Brian Will, AICP
Planner



**Preliminary Plat #01013
Alderwood
S. 83rd & Bancroft Ave.**

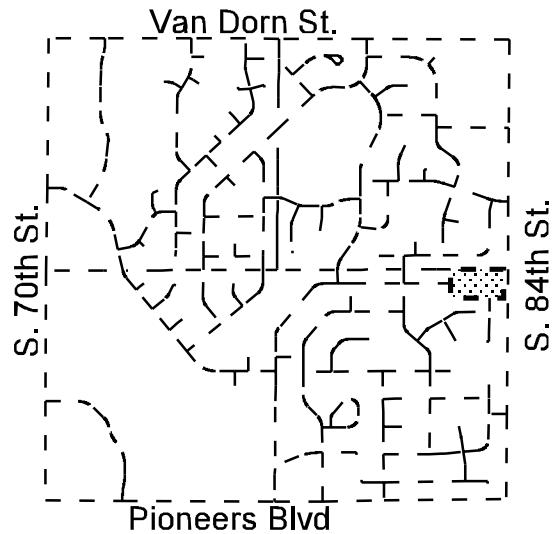


Preliminary Plat #01013
Alderwood
S. 83rd & Bancroft Ave.

Zoning:

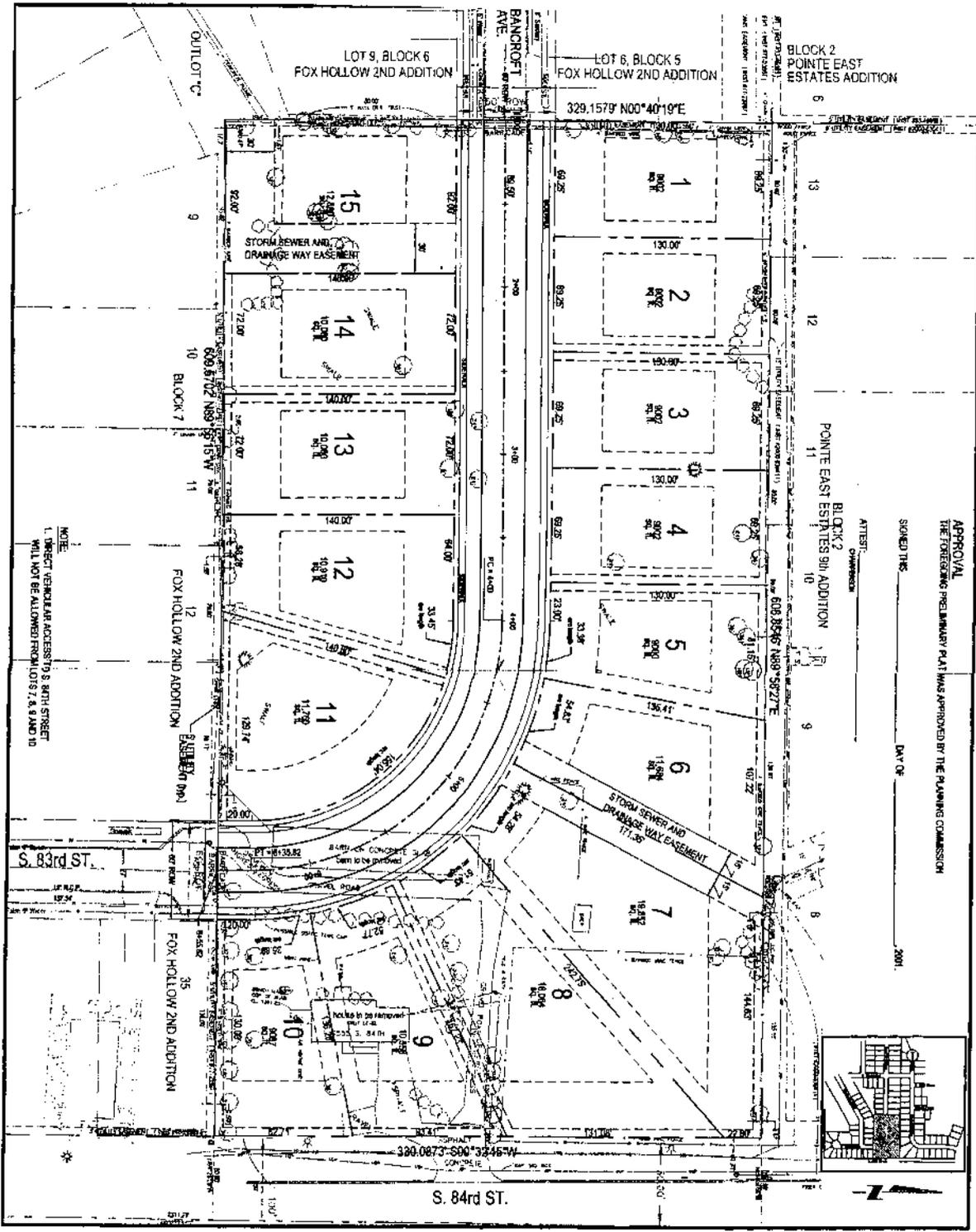
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned 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. 3 T9N R7E



Sheet ___ of ___

Date: _____



NOTE:
 1. DIRECT VEHICULAR ACCESS TO S. 83rd STREET
 WILL NOT BE ALLOWED FROM LOTS 7, 8, 9 AND 10

APPROVAL
 THE FOREGOING PRELIMINARY PLAT WAS APPROVED BY THE PLANNING COMMISSION
 SIGNED THIS _____ DAY OF _____ 2001
 ATTEST: _____
 BLOCK 2
 POINTE EAST
 ESTATES 9th ADDITION

Drawn By: WARR
 Date: 04/17/2001
 Scale: 1" = 40'
 Sheet No. 01 of 08

PRELIMINARY
 LOT DESIGN

ALDERMAN
 BUILDERS
 3601 Calvert Street
 Lincoln, NE 68506

ALDERWOOD
 SUBDIVISION

era E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS

CHIEF OF STREET
 LINCOLN, NE 68502
 PHONE: (402) 466-3811
 FAX: (402) 466-3899

FROM SOUTH 28TH STREET, BLK D
 LINCOLN, NE 68504-3811
 PHONE: (402) 466-3811
 FAX: (402) 466-3811

PRELIMINARY PLAT #01013 ALDERWOOD

Date: 10/16/01