

**LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**

**for MAY 23, 2007 PLANNING COMMISSION MEETING**

**PROJECT #:** Special Permit No. 1692D

**PROPOSAL:** To amend the Wilderness Ridge Community Unit Plan to allow lots that do not meet the lot width to depth ratio per Section 26.23.140.of the Lincoln Municipal Code.

**LOCATION:** S.W. corner of S. 27<sup>th</sup> Street and Yankee Hill Road.

**LAND AREA:** 386.10 acres, more or less.

**EXISTING ZONING:** R-3 Residential

**CONCLUSION:** This waiver is typical in community unit plans.

<b>RECOMMENDATION:</b> Waivers/modifications: Section 26.23.140 to waive the width to depth ratio for residential lots.	Approval
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** See Attached

**EXISTING LAND USE:** Residential and golf course

**SURROUNDING LAND USE AND ZONING:**

North:	R-3, R-4	Residential
	B-2, H4	Commercial
South:	AG	Agriculture/ Undeveloped
East:	O-3, B-2	Commercial/ Wilderness Hills Commercial
	R-3	Residential/ Wilderness Hills
West::	P	Public/ Wilderness Park
	AG	Agriculture/ Undeveloped

**HISTORY:**

September 20,2004 City Council approved an Amendment #1692C to Special Permit # 1692B (CUP) to adjust the area between the CUP and the Use Permit to allow for a parking lot accessory to the Club House.

November 25, 2002 City Council approved an Amendment #1692B to Special Permit # 1692A (CUP) to allow the sale of alcoholic beverages for consumption on the premises.

July 6, 1999 City Council approved Special Permit # 1692A (CUP) and Preliminary Plat #99045.

November 17, 1997 City Council approved Special Permit # 1692 Wilderness Ridge Golf Course.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

The Future Land Use plan identifies this area as Urban Residential. (p. 17)

“Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population.” (p. 10 and p. 65)

**UTILITIES:** Existing

**ANALYSIS:**

1. This is a request to amend the Wilderness Ridge Community Unit Plan (C.U.P.) to allow lots to exceed the depth to width ratio
2. The C.U.P was previously approved in January of 1999. The developer is requesting the waiver for all residential lots in the C.U.P. Administrative Amendments to the C.U.P will be required for future lots that do not meet the lot to depth ratio.
3. The developer desires to create some smaller lots that take access from Large’s Circle. They meet all minimum subdivision requirements except that the access from Large’s Circle creates a lot that has a depth of 247 feet. The calculated width of the lot is the area (16,305 square feet) divided by the depth (247 feet). The depth of 247 feet is more than 3 times the width, 66 feet. Rather than restricting the waiver to those lots, the waiver covers the entire C.U.P. for more flexibility in future subdivisions.
4. Public Works had no comment on the application except that the creation of the flag lots will result in three driveways with little to no separation.
5. The Fire Department has no issues with the water supply fire hydrants in the proposal, if the cul-de-sacs are to design standards.
6. The intent of a CUP is to encourage the creative design of new living areas, as distinguished from subdivisions of standard lot sizes. The approval of this modification will allow the CUP to create lots that are different than the standard subdivision lot and still allow buildable lots.

Prepared by

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Christy Eichorn, Planner

**DATE:** May 9, 2007

**APPLICANT:** Mark Palmer  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508

**OWNER:** Large Partnership LTD  
9505 S. 27<sup>th</sup> Street  
Lincoln, NE 68512

**CONTACT:** Same as applicant

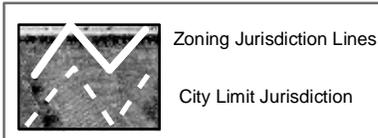


**Special Permit #1692D**  
**Wilderness Ridge CUP**  
**S 27th St & Yankee Hill Rd**  
**Zoning:**

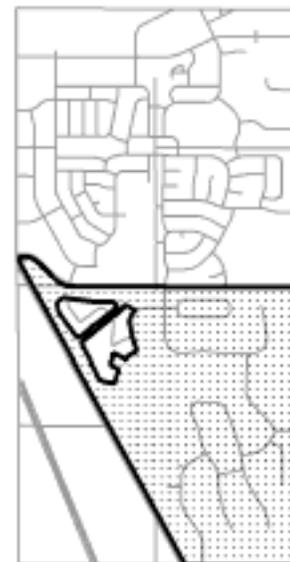
2005 aerial

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential 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

Two Square Miles  
 Sec. 24 T09N R06E  
 Sec. 25 T09N R06E



Pine Lake Rd



S 98th St

S 112th St

Rokeyby Rd

**LEGAL DESCRIPTION**  
**Wilderness Ridge**  
**Amendment to the Special Permit #1692C**

A Legal Description for tracts of land located in Section 25, Township 9 North, Range 6 East of the 6<sup>th</sup> P.M., City of Lincoln, Lancaster County, Nebraska, More particularly described as follows:

Lots 1 through 70, Block 1, Wilderness Ridge Addition  
Lots 1 through 20, Block 2, Wilderness Ridge Addition  
Lots 23 through 65, Block 2, Wilderness Ridge Addition  
Lots 1 through 4, Block 3, Wilderness Ridge Addition  
Outlot "A", Wilderness Ridge Addition  
Outlot "B", Wilderness Ridge Addition  
Outlot "C", Wilderness Ridge Addition  
Outlot "F", Wilderness Ridge Addition  
Outlot "G", Wilderness Ridge Addition  
Outlot "H", Wilderness Ridge Addition  
Outlot "J", Wilderness Ridge Addition  
Outlot "M", Wilderness Ridge Addition

Outlot "A", Wilderness Ridge 1<sup>st</sup> Addition

Lots 1 through 2, Block 1, Wilderness Ridge 2<sup>nd</sup> Addition  
Outlot "A", Wilderness Ridge 2<sup>nd</sup> Addition

Lots 1 through 33, Block 1, Wilderness Ridge 3<sup>rd</sup> Addition  
Lots 1 through 22, Block 2, Wilderness Ridge 3<sup>rd</sup> Addition  
Lots 1 through 6, Block 3, Wilderness Ridge 3<sup>rd</sup> Addition  
Lot 1, Block 4, Wilderness Ridge 3<sup>rd</sup> Addition  
Lot 1, Block 5, Wilderness Ridge 3<sup>rd</sup> Addition  
Lots 1 through 9, Block 6, Wilderness Ridge 3<sup>rd</sup> Addition  
Lot 1, Block 7, Wilderness Ridge 3<sup>rd</sup> Addition  
Outlot "A", Wilderness Ridge 3<sup>rd</sup> Addition

Lots 1 through 2, Block 1, Wilderness Ridge 4<sup>th</sup> Addition

Lot 1, Block 1, Wilderness Ridge 5<sup>th</sup> Addition  
Lots 6 through 20, Block 1, Wilderness Ridge 5<sup>th</sup> Addition  
Lots 24 through 27, Block 1, Wilderness Ridge 5<sup>th</sup> Addition  
Lots 1 through 5, Block 2, Wilderness Ridge 5<sup>th</sup> Addition  
Lots 11 through 18, Block 2, Wilderness Ridge 5<sup>th</sup> Addition  
Outlot "A", Wilderness Ridge 5<sup>th</sup> Addition

Lots 1 through 35, Wilderness Ridge 6<sup>th</sup> Addition  
Outlot "A", Wilderness Ridge 6<sup>th</sup> Addition

Lots 1 through 3, Block 1, Wilderness Ridge 7<sup>th</sup> Addition

Lots 1 through 22, Block 1, Wilderness Ridge 9<sup>th</sup> Addition  
Outlot "A", Wilderness Ridge 9<sup>th</sup> Addition

Lots 1 through 2, Block 1, Wilderness Ridge 10<sup>th</sup> Addition

Lots 1 through 3, Block 1, Wilderness Ridge 11<sup>th</sup> Addition  
Lots 1 through 26, Block 2, Wilderness Ridge 11<sup>th</sup> Addition  
Outlot "A", Wilderness Ridge 11<sup>th</sup> Addition  
Outlot "B", Wilderness Ridge 11<sup>th</sup> Addition  
Outlot "C", Wilderness Ridge 11<sup>th</sup> Addition

Lot 1, Block 1, Wilderness Ridge 12<sup>th</sup> Addition

Lots 1 through 17, Block 1, Wilderness Ridge 13<sup>th</sup> Addition  
Outlot "A", Wilderness Ridge 13<sup>th</sup> Addition

Lots 1 through 4, Block 1, Wilderness Ridge 14<sup>th</sup> Addition

And

Lot 85 I.T., in the Southwest Quarter of Section 24, Township 9 North, Range 6 East of the 6<sup>th</sup> P.M., City of Lincoln, Lancaster County, Nebraska;

Said tracts contain a calculated area of 16,818,448.81 Square Feet or 386.10 Acres, more or less.

SCALE

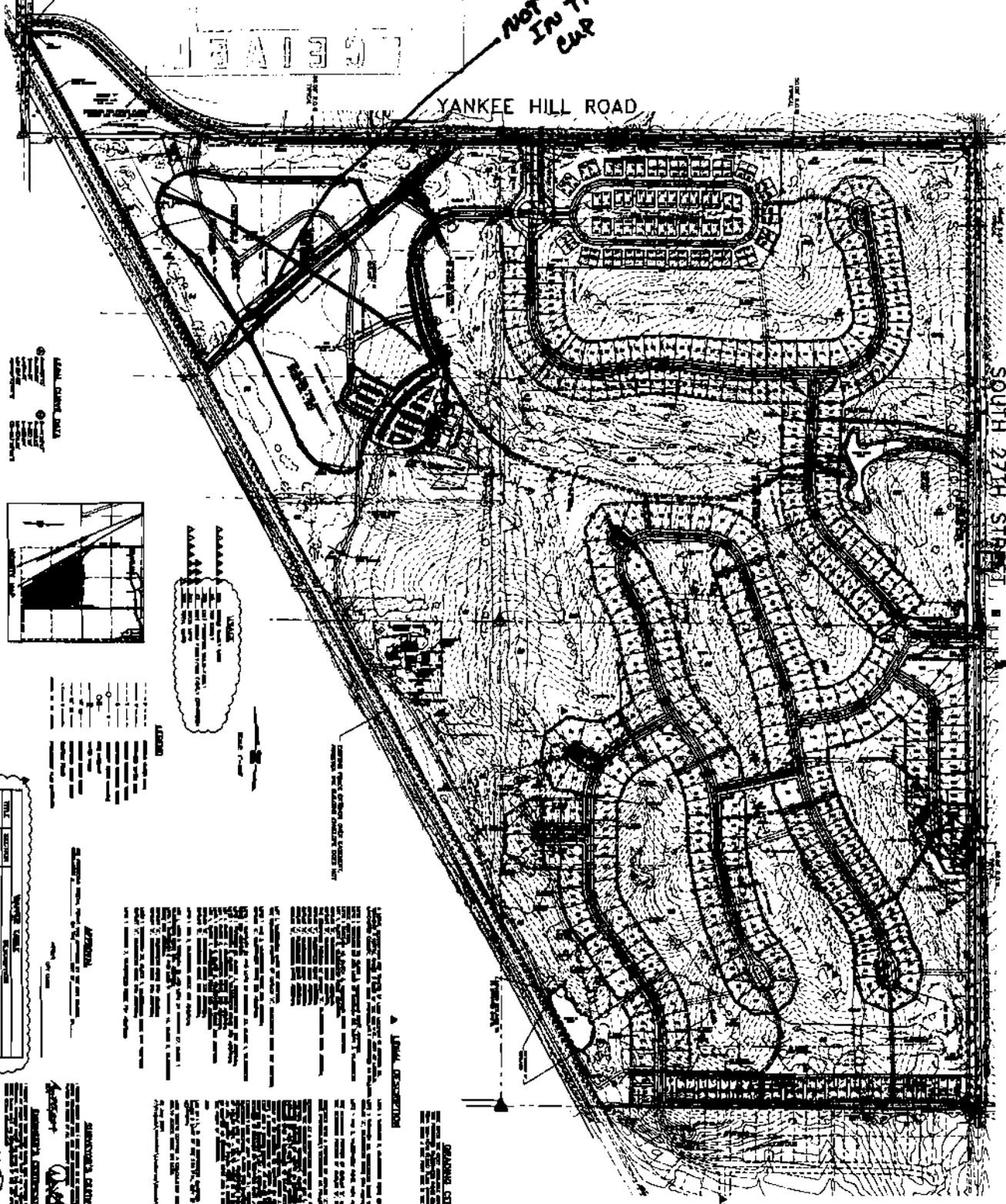


NOT IN THE CAP

YANKEE HILL ROAD

SOUTH 27TH STREET

WILDERNESS RIDGE



LEGEND



GENERAL NOTES

DETAILED NOTES

Table with 2 columns: Item, Description

APPROVED AND SEALED

DATE



PROJECT INFORMATION

OWNER INFORMATION

DESIGNER INFORMATION

DATE

PROJECT

OWNER

DESIGNER

DATE

April 25, 2007

Mr. Marvin Krout  
Planning Department  
555 South 10<sup>th</sup> St., Suite 213  
Lincoln, NE 68508

Re: Wilderness Ridge  
Amendment to Special Permit #1692C  
OA Project No.: 007-0684

Dear Marvin:

On behalf of the developers, Large Partnership LTD, we are requesting an Amendment to Special Permit #1692C. We have modified the lot layout adjacent to Large's Court, updated notes and tables, and requested the following waiver:

1. A waiver to the Development Standards, Section 26.23.140 for the width and depth requirements.

*I have had numerous emails with Christy Eichorn regarding the proposed layout. The developer feels that the 3 smaller lots will be more marketable than the existing 2 lots. The lots all take access from Large's Circle. They meet the minimum lot area requirements and the covenants of Wilderness Ridge. However, they are in violation of the lot width to depth requirement due to the "flag" style access to Large's Court.*

Enclosed find the following documents for the above-mentioned project:

1. 24 copies of the Site Plans (Sheets 1-2)
2. City of Lincoln Special Permit Application
3. Special Permit Submittal Fee (\$275.00)
4. 1 copy of the Ownership Certificate
5. 1 copy of the Legal Description
6. 1 - 8 ½ x 11 site plan

Please let me know if you have questions or require additional information.

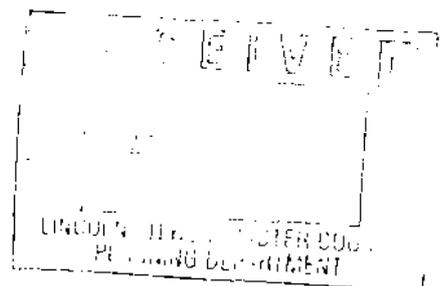
Sincerely,



Mark C. Palmer

CC Richard Large, DaNay Kalkowski

F:\Projects\007-0684\Documents\Lkrout.doc





"Mark Palmer"  
<mpalmer@oaconsulting.com  
>

05/09/2007 12:20 PM

To <ceichorn@lincoln.ne.gov>

cc

bcc

Subject Wilderness Ridge Ammendment

Christy

I wanted to clarify that the waiver for the lot width to depth ratio is for the entire Special Permit, not just the 3 lots on Larges Circle.

Please give me a call if you have any questions.

Thanks Christy

Mark

Mark C. Palmer, PE | Land Development | Olsson Associates  
1111 Lincoln Mall, Suite 111 | Lincoln, NE 68508 | [mpalmer@oaconsulting.com](mailto:mpalmer@oaconsulting.com)  
TEL 402.474.6311 | DIR 402.458.5632 | FAX 402.474.5063

