City Council Introduction: **Monday**, March 18, 2013
Public Hearing: **Monday**, March 25, 2012, at **5:30** p.m. Bill No. 13-43

FACTSHEET

TITLE: **ANNEXATION NO. 12002,** requested by R.C. Krueger Development, to annex approximately 25 acres, more or less, generally located southeast of the intersection of South 70th Street and Yankee Hill Road.

STAFF RECOMMENDATION: Approval.

ASSOCIATED REQUESTS: Change of Zone No. 05068C (13-44)

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 03/06/13
Administrative Action: 03/06/13

RECOMMENDATION: Approval (7-0: Corr, Gaylor Baird, Francis, Hove, Lust, Scheer and Cornelius voting 'yes'; Sunderman declared a conflict of interest; Weber absent).

FINDINGS OF FACT:

1. This proposed annexation and the associated amendment to The Woodlands at Yankee Hill Planned Unit Development (Change of Zone No. 05068C) were heard at the same time before the Planning Commission.

2. This is a request to annex approximately 24.16 acres, more or less, to allow approximately 64 additional lots for single family residential development in The Woodlands at Yankee Hill Planned Unit Development, generally located southeast of the intersection of South 70th Street and Yankee Hill Road.

3. The staff recommendation to approve the annexation request is based upon the "Analysis" as set forth on p.3-5, concluding that the area proposed to be annexed and rezoned is shown as part of the overall concept plan associated with the previously approve PUD. It will allow approximately 64 additional residential lots to be platted and developed. The proposed annexation is in general conformance with the Comprehensive Plan. The staff presentation is found on p.6-7.

4. The applicant's testimony is found on p.7.

5. There was no testimony in opposition.

6. The Planning Commission did discuss their concerns in general about the fire and emergency response times being greater for developments on the perimeter of the City (See Minutes, p.6-8).

7. On March 6, 2013, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend approval of the annexation request.

8. On March 6, 2013, the Planning Commission also voted 7-0 to recommend conditional approval of the associated amendment to The Woodlands at Yankee Hill PUD (Change of Zone No. 05068C, Bill #13-44).

9. Should this annexation request be approved, the Planning staff is recommending that the Council ordinance assign the newly annexed area to **Council District #2**.

FACTSHEET PREPARED BY: Jean L. Preister **DATE**: March 11, 2013

REVIEWED BY: Marvin Krout, Director of Planning **DATE**: March 11, 2013

REFERENCE NUMBER: FS\CC\2013\ANNEX12002+

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 6, 2013 PLANNING COMMISSION MEETING

PROJECT #: ***Annexation #12002***
Change of Zone #05068C - The Woodlands at Yankee Hill Planned Unit Development (PUD)

PROPOSAL: ***To annex approximately 24.16 acres of land*** and change the zoning designation from AG to R-3 PUD and to create approximately 64 additional lots for residential dwelling units.

LOCATION: Southeast of the intersection of South 70th Street and Yankee Hill Road

LAND AREA: ***Annexation #12002 - Approximately 24.16 acres***
Change of Zone #05068C - Approximately 24.16 acres

CONCLUSION: The area to be annexed and re-zoned is shown as part of the overall concept plan associated with the previously approved PUD. It will allow approximately 64 additional residential lots to be platted and developed. Subject to the recommended conditions of approval, these requests are in general compliance with the Zoning Ordinance and Comprehensive Plan.

RECOMMENDATION:

AN#12002	***Approval***
CZ#05068C	Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: AN#12002 and CZ#05068C - Lot 65 I.T., located in the SE 1/4 of Section 27,, T9N, R7E, of the 6th P.M., Lancaster County, NE.

EXISTING LAND USE AND ZONING:

Vacant	AG Agricultural

SURROUNDING LAND USE AND ZONING:

North:	Vacant, Single-family residential (under development)	R-3 PUD
South:	Vacant	AG
East:	Agriculture	AG
West:	Vacant	AG

HISTORY:

MAY 2009 - AN#11005 and CZ#05068B were approved expanding the original PUD by approximately 35 acres to accommodate 265,000 square feet of commercial floor area and 46 additional dwelling units.

MAY 2009 - AN#09001 and CZ#05068A were approved expanding the original PUD by approximately 26 acres to accommodate 31 additional residential lots, a private elementary school and church, a convent and a rectory.

APR 2007 - AN#05015 and CZ#05068 were approved annexing approximately 286 acres and approving The Woodlands at Yankee Hill PUD.

ANALYSIS:

1. The original PUD approved in 2007 was approximately 286 acres in area, then expanded by about 26 acres in 2009 and by another 35 acres in 2011. It is all part of a larger overall concept plan that covers approximately the north one-half of the section bounded by South 70th & South 84th Street, and Yankee Hill and Rokeby Roads (approximately 380 acres in all). The areas sought for annexation and re-zoning in all subsequent requests including this one have been consistent with the larger overall concept plan.

2. From the beginning the site plan for this PUD has showed both the approved area (that is, the area actually annexed and re-zoned), and the larger overall concept plan. Both the City and developers agreed to this process so the entire development could be evaluated for overall feasibility and appropriateness up-front. This allowed significant issues to be identified and addressed early in the process, and helped simplify the review and approvals as additional phases were annexed and re-zoned for development.

   However, this has created two sets of numbers used to track the amount and type of development approved. The two tables shown on Sheet 1 of 5 are used for this purpose. To better understand this request, the following chart illustrates what was approved with the original PUD, also the subsequent amendments, and what is now being proposed with this request.

	Concept		**Approved**	
	DU's*	Comm Floor Area	DU's	Comm Floor Area
CZ#05068 -	1,348	614,000	500	324,000
CZ#05068A -	1,276	614,000	493	324,000
CZ#05068B -	1,261	644,000	539	589,000
CZ#05068C** -	1,261	644,000	613	589,000

*Dwelling Units
**Not yet approved, but includes 10 lots previously approved by AA#12020.

3. This proposal seeks to annex and re-zone an additional 24 acres from AG to R-3 PUD, thereby expanding the boundary of the PUD. The additional area shows a proposed layout to accommodate an additional 64 residential lots. The proposed lot layout is typical, and no additional waivers beyond those approved with the original PUD are requested.

4. The Land Subdivision Ordinance requires the projection of street grades 300' beyond the boundary of a development. This is primarily to ensure that street connections with adjacent properties are practical, but also allows appropriate block lengths and pedestrian connections to be reviewed. Street projections are shown to the east, but the plans need to be revised to show street projections 300' to the south as well.

5. The Comprehensive Plan calls for a bike trail in this area, and it is shown on the plans next to the drainage which extends northwest to southeast across the middle of the site. The Parks and Recreation Department recommends the trail be located along the drainage, and that a platform be shown on the grading plan to accommodate it. Public Works and Utilities notes that a sanitary sewer easement is also shown in the same area, and from the information shown it is not clear whether the proposed grading plan adequately accommodates the facilities or not. Additional detail is required to determine the feasibility, and is included as a recommended condition of approval.

   Public Works and Utilities also notes that while the 18" trunk sewer extending along the drainage is not required at this time to serve the area to be developed, it would be a significant disruption and hardship to the abutting lots on the east side of the drainage to install it after those lots have been developed. For this reason staff recommends the trunk sewer line be installed at the time the adjacent lots are final platted.

6. Public Works and Utilities noted additional corrections and revisions to the utility and grading and drainage plans. The requirement to make those corrections and revisions to the satisfaction of Public Works and Utilities is noted as a recommended condition of approval.

7. Lincoln Fire Rescue (LFR) recommends approval, but notes that the nearest fire station is approximately 4 miles away, representing a response time of greater than 8 minutes. The comments go on to recommend that new fire station be built within a four minute response area prior to occupancy of any residences or commercial spaces. The 2012-2018 Capital Improvements Program (CIP) includes two items to help address inadequate coverage in southeast Lincoln. During fiscal year 2015/16, approximately $2.5 million from a future general obligation bond issue are programmed for a new station in the vicinity of Highway 2 and Pine Lake Road. A second planned project programs approximately $2.4 million, also from a future general obligation bond issue during fiscal year 2013/2014, for the relocation of Station #15 from South 84th & South Streets to the vicinity of South 84th Street and Pioneers Blvd.

8. The U.S. Postmaster indicated in his review that centralized box units (CBU's) will be used for all new mail delivery service within this development. The Postmaster also noted that the location and address assignment of CBU's is to be determined by the U.S. Post Office.

9. There are other minor changes noted by the staff review and which are included as recommended conditions of approval.

Prepared by:

Brian Will, 441-6362, bwill@lincoln.ne.gov
Planner
February 20, 2013

Applicant/
Owner: R.C. Krueger Development
8200 Cody Drive, Ste F
Lincoln, NE 68512
402.423.7377

Contact: Marcia Kinning
ESP
601 Old Cheney Road Ste A
Lincoln, NE 68512
402.434.2424

ANNEXATION NO. 12002
AND
CHANGE OF ZONE NO. 05068C,
AMENDMENT TO THE WOODLANDS AT YANKEE HILL
PLANNED UNIT DEVELOPMENT

PUBLIC HEARING BEFORE PLANNING COMMISSION: March 6, 2013

Members present: Corr, Gaylor Baird, Francis, Hove, Lust, Scheer and Cornelius; Sunderman declared a conflict of interest; Weber absent.

There were no ex parte communications disclosed.

Planning staff recommendation: Approval of the annexation and conditional approval of the amendment to the PUD.

Staff presentation: **Brian Will of Planning staff** presented the proposed annexation of approximately 24 acres and the proposed amendment to the existing PUD. The property is just northeast of 70th Street and Rokeby Road, consisting of approximately 24 acres to accommodate approximate 64 lots for single family residential development. The request as submitted is consistent with the larger PUD where this property has been anticipated and contemplated and shown in that area of the larger concept plan from the beginning.

Will noted that there are only minor comments by staff. One issue that the staff will be working upon with the applicant is to resolve the location of the planned bike trail which extends through this area and is part of the Comprehensive Plan. The Parks and Recreation Department would like to see that bike trail extended along the open space/drainage area, so there will be some changes to the grading and drainage plan in that regard. This issue is included in the conditions of approval (Condition #1.1.2).

Will advised that with the other minor conditions and revisions, staff is recommending conditional approval of the PUD and approval of the annexation.

Gaylor Baird discussed the issue of fire and emergency response times for developments on the perimeter of the community. Like many other annexation requests, there are comments from Fire about the response times being much greater than citizens come to expect being part of our city. Is there another fire station near 80th & Highway 2 right now? Will stated that the Southeast Rural Volunteer Fire Station is located at approximately Eiger Drive on the north side of Highway 2 by the Pine Lake subdivision, which is not part of the city system. However, Will clarified that the City would respond to this area more rapidly. There is a joint agreement among the districts in the City but he believes the City responders would be there quicker. Gaylor Baird sought clarification, however, that the service to this area would be improved if the station relocation program in the CIP occurs. Will explained that with the original Woodlands PUD, other development around the edge in southeast Lincoln, the shopping center at 84th & Hwy 2, and the continued expansion in that direction has identified a need to improve response times in that area. That has been discussed

for several years and that has now manifested itself into the CIP where funding is programmed for a new station in this area to address the response times. The 6-year CIP shows a general obligation bond issue in FY 2015-16 for a new station in the vicinity of Highway 2 and Pine Lake Road; another planned project is shown in FY 2013-14 for relocation of the fire station at S. 84th Street and South Street into the vicinity of South 84th Street and Pioneers Boulevard, also tied to a general obligation bond issue, thus there is no guarantee that the funding will occur.

Lust inquired about the original application material, which indicates this plan could not go forward because of inability to provide sanitary sewer. Are we not providing sewer services? Will explained that this particular amendment to the PUD originally sought to bring in some property on the eastern side and did not proceed because there some technical issues with the sewer, etc. That problem has not been solved so this amendment was modified and brought over to the west side. The property on the east is not included in this proposal. The portion being added today does have city services of sewer, water, etc.

Corr noted that there was a lot of discussion in the staff report and comments about drainage. Have those issues been resolved? Will pointed out that the drainage issues are covered in the conditions of approval. Those issues could be characterized as the typical issues with the grading and drainage plan. He does not believe there is anything unusual or something that cannot be worked out between staff and the applicant's engineer.

Proponents

1. Rick Krueger, President of **Krueger Development,** the applicant, appeared to answer any questions. This is a straight forward annexation with continuation of the PUD.

Gaylor Baird inquired whether there is any mechanism to make sure that people are making informed choices when they purchase this property with regard to the fire and emergency response times. This is a constraint that we have and she wants to make sure people are making informed decisions about where they live and that they cannot expect the adequate response time. Krueger does not believe that was one of the comments on this proposal; however, he suggested that the fire aspect is diminished with new construction. As far as life/safety issues, Krueger does not know how to respond other than to say that we always want more firemen and would be glad to have a fire station closer. This property is designated in the Comprehensive Plan for development. This proposal does not ask for anything that is not anticipated. He suggested that the buyers would need to do their research with Planning staff and staff could tell them about it. It would be up to the builders and realtors to also inform them.

There was no testimony in opposition.

ANNEXATION NO. 12002
ACTION BY PLANNING COMMISSION: March 6, 2013

Hove moved approval, seconded by Francis.

Gaylor Baird acknowledged that this development is anticipated in the Comprehensive Plan and it will be supported, but it is important that as part of this process we recognize that we (the Planning Commissioners) are part of the endorsement of this situation. She will continue to make sure there is attention brought to the fact that there are not adequate response times at the edge of the city. We do have plans and hope to reduce the response time but there are no guarantees when those improvements will occur because the funding is dependent upon bond approval. She wants to make sure there is attention brought to that because there is a different service level.

Corr indicated that this does give her a little bit of pause. People will not know that the response time is double when they purchase the lots. She does not know how to educate the public.

Gaylor Baird emphasized that she does not want to scare people because the risks are low, but there is an assumption that when you are buying property in the city, you have the same response time as others in the city – and that is not true.

Cornelius agreed. Along with the question of informed consumer choice, we should recognize and bring to the attention of the citizenry that through the Comprehensive Plan and future land use maps, we anticipate this growth and that we know the services are going to be required, and then we rest them on the bond process. The voters should be aware when that bond comes before them, that they generally supported the idea of this growth during the Comprehensive Plan process and that it is necessary to provide those services to these parts of the city that are newer.

Motion for approval carried 7-0: Corr, Gaylor Baird, Francis, Hove, Lust, Scheer and Cornelius voting 'yes'; Sunderman declared a conflict of interest; Weber absent. This is a recommendation to the City Council.

CHANGE OF ZONE NO. 05068C
ACTION BY PLANNING COMMISSION: March 6, 2013

Hove moved to approve the staff recommendation of conditional approval, seconded by Francis and carried 7-0: Corr, Gaylor Baird, Francis, Hove, Lust, Scheer and Cornelius voting 'yes'; Sunderman declared a conflict of interest; Weber absent. This is a recommendation to the City Council.

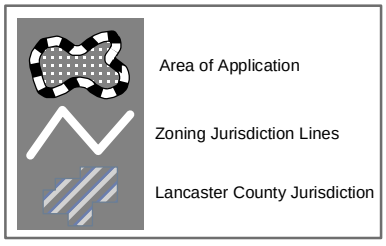
2010 aerial

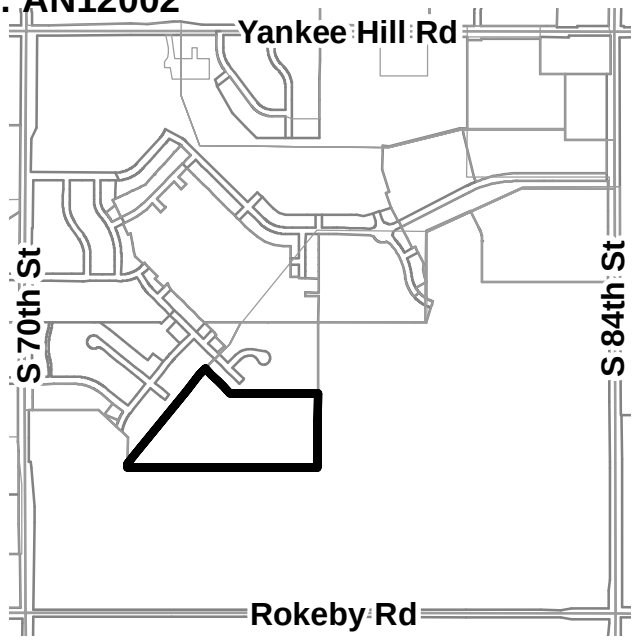
Change of Zone #: CZ05068C & Annexation #: AN12002
The Woodlands at Yankee Hill
S 84th St & Yankee Hill Rd

Zoning:

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

One Square Mile:
Sec.27 T09N R07E





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THE WOODLANDS AT YANKEE HILL
P.U.D. #05068C
CHANGE OF ZONE & ANNEXATION
LEGAL DESCRIPTION

Irregular Tract Lot 65, located in the Southwest Quarter of Section 27, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Commencing at the Northeast Corner of said Southwest Quarter of Section 27; Thence South 00°34'51" West on the East line of said Southwest Quarter, a distance of 646.84 feet to the **POINT OF BEGINNING**;

Thence continuing South 00°34'51" West on the East line of said Southwest Quarter, a distance of 674.87 feet;

Thence North 89°41'38" West for a distance of 1727.64 feet

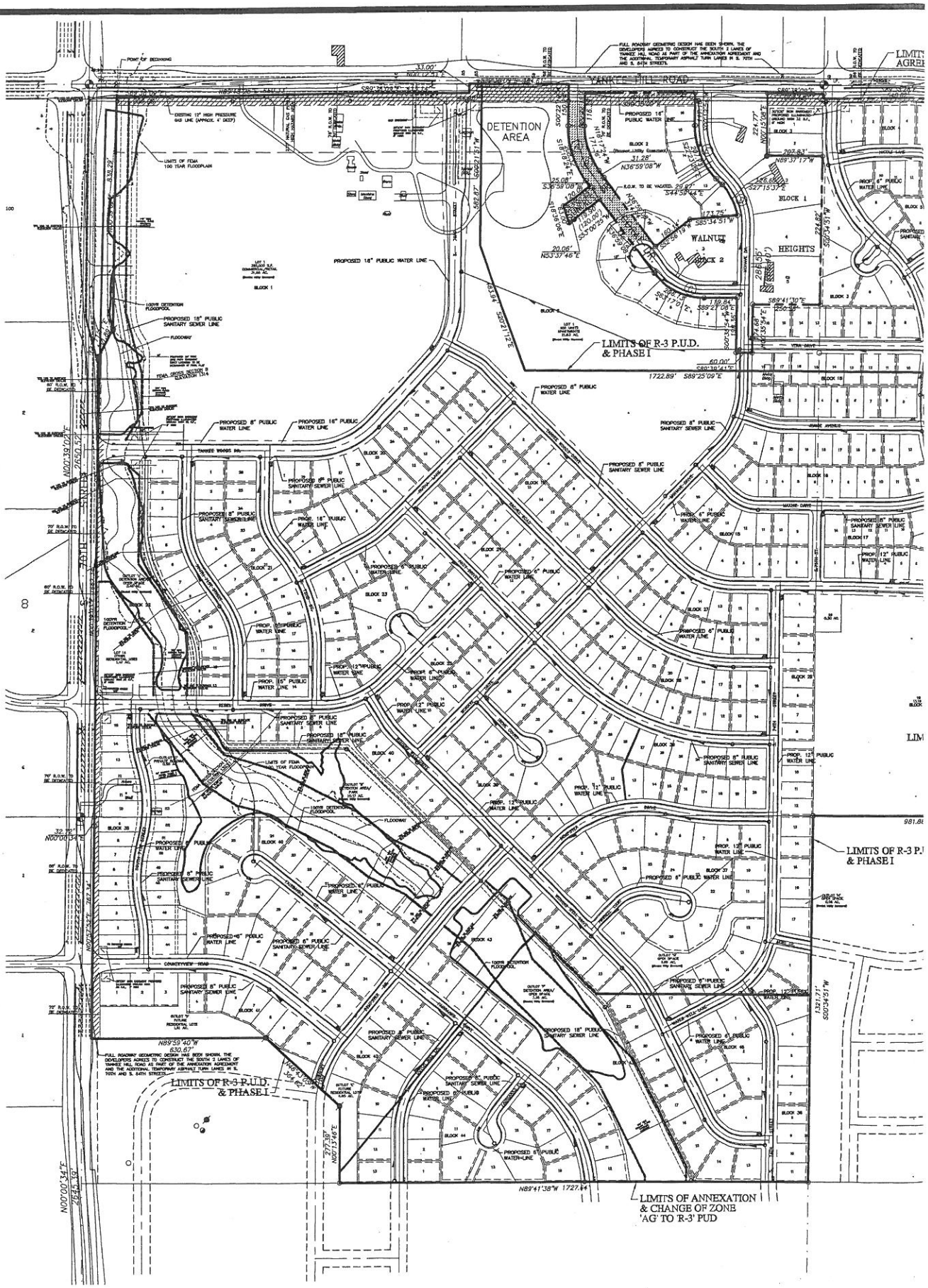
Thence North 00°13'46" East for a distance of 37.00 feet

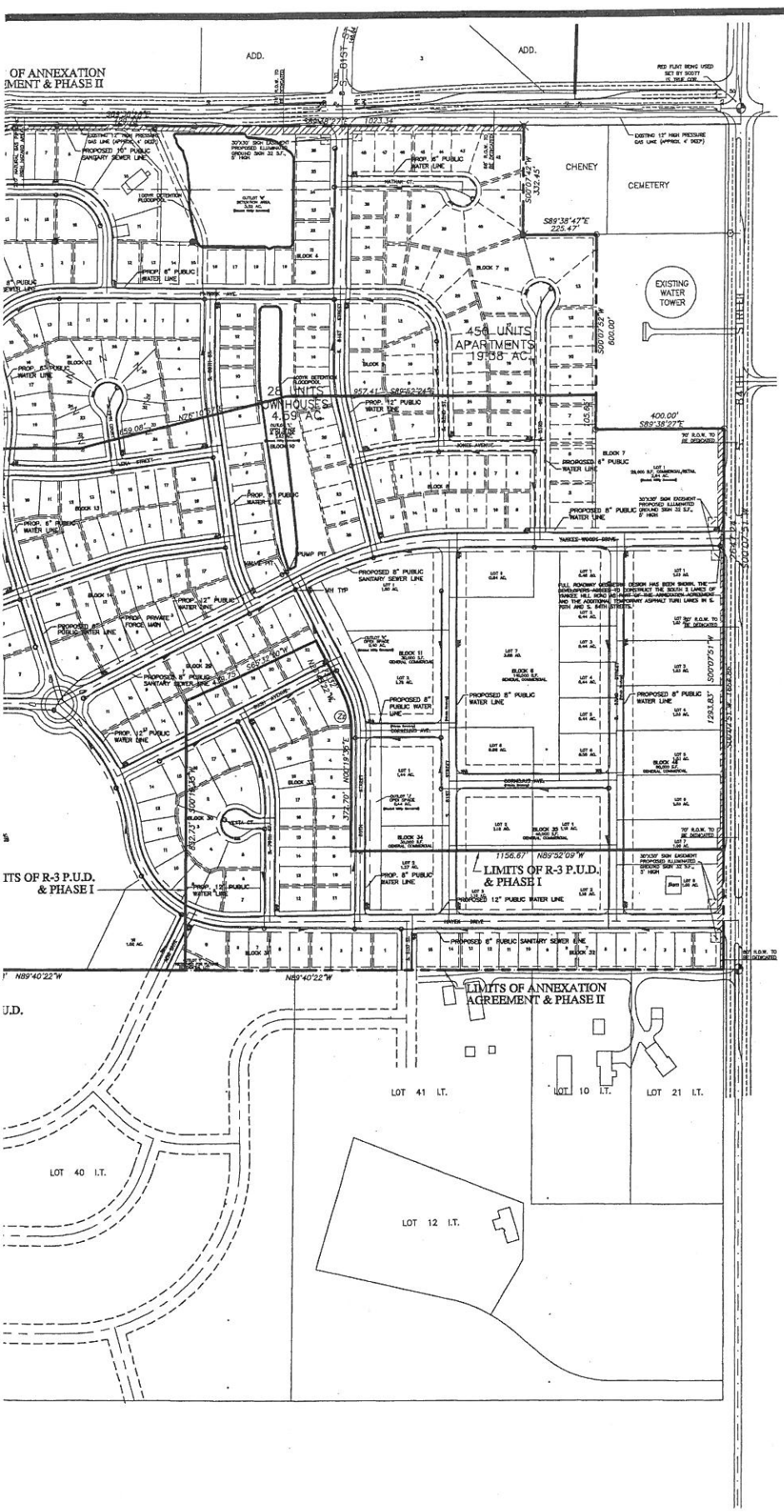
Thence North 39°14'59" East for a distance of 1038.36 feet

Thence North 44°55'26" East for a distance of 78.54 feet

Thence South 45°04'34" East for a distance of 315.82 feet

Thence South 89°25'09" East for a distance of 798.30 feet to the **POINT OF BEGINNING** and containing a calculated area of 1,052,500.52 square feet or 24.16 acres.


YANKEE HILL ROAD
DETENTION AREA
WALNUT HEIGHTS
LIMITS OF R-3 P.U.D. & PHASE I
LIMITS OF R-3 P.U.D. & PHASE I
LIMITS OF R-3 P.U.D. & PHASE I
LIMITS OF ANNEXATION & CHANGE OF ZONE 'AG' TO 'R-3' PUD



E.S.P.
CONSULTING ENGINEERS

601 OLD CHENEY RD.
SUITE 'A'
LINCOLN
NEBRASKA
68512

THE WOODLANDS AT YANKEE HILL
CHANGE OF ZONE & P.U.D. #05068C

SOUTH 70TH & YANKEE HILL ROAD

UTILITY PLAN

N

SCALE: 1" = 150'

E:\KRUEGER\70th&Yankee Hill\Stonybrook2012\PUD Amendment Rev 2013.dwg
DATE: 9/01/05

REVISIONS:

△	2/10/09 PUD Amend
△	12/23/11 PUD Amend
△	2/15/12 PUD Amend Rev
△	5/10/12 PUD Amend Rev
△	2/6/13 PUD Amend
△	

This document was originally issued and sealed by Lyle L. Loth, E-3137, on February 6, 2013. This media should not be considered a certified document.

3 OF 5

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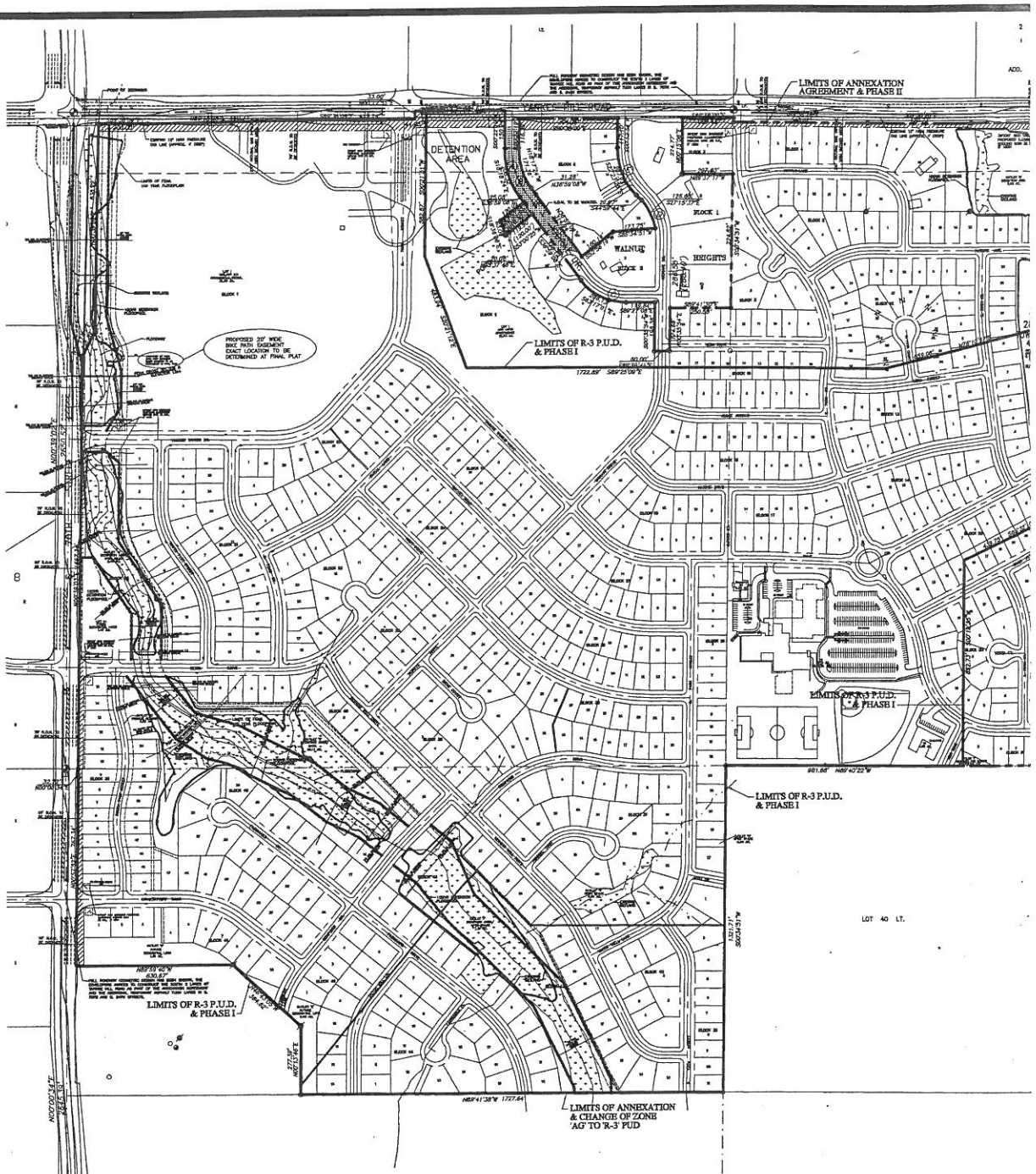
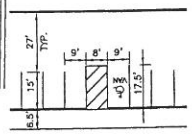


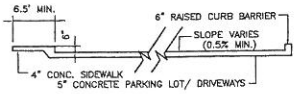
APPROVED PUD USE TABLE

TOTAL COMMERCIAL USES S.F. SHOWN	589,000 S.F.	PLEASE REFER TO THE FULL TRAFFIC STUDY PREPARED BY THE SCHEMMER ASSOCIATES FOR MORE INFORMATION.
TOTAL DWELLING UNITS SHOWN	613 UNITS	
TOTAL UNITS ALLOWED BY THE P.U.D.	650	

FUTURE CONCEPTUAL USE TABLE

TOTAL COMMERCIAL USES S.F. SHOWN	644,000 S.F.	PLEASE REFER TO THE FULL TRAFFIC STUDY PREPARED BY THE SCHEMMER ASSOCIATES FOR MORE INFORMATION.
TOTAL DWELLING UNITS SHOWN	1261 UNITS * 2,026 UNITS ALLOWED BY DENSITY	





TYPICAL PARKING LOT DETAILS

NO SCALE

PUD BOUNDARY C

(22) R = 270.00'
Δ = 27°07'57"
L = 127.86'
Ch = 126.67'
ChBrg = N13°14'24"W

REQUESTED WAIVERS

1. TRANSFER OF SANITARY SEWER
2. SANITARY SEWER RUNNING OPPO SOUTH BOTH STREET AND FARB
3. BLOCK LENGTH FOR BLOCKS 1,
4. SIDEWALKS IN STANDARD LOCATI
5. LANDSCAPE SCREENING TO BE
6. LOTS IN COMMERCIAL AREAS FR
7. THE FRONT, SIDE AND REAR SE ON THE SITE PLAN. OTHERWISE
8. SIDEWALKS ALONG EAST SIDE O
9. LOT WIDTH TO DEPTH RATIO.
10. LOT AREA.
11. LOT WIDTH.
12. BUILDING HEIGHT TO 45 FEET F

ACCEPTANCE:

THE FOREGOING PLANNED UNIT COUNCIL OF THE CITY OF LINCO DAY OF _____ 20.

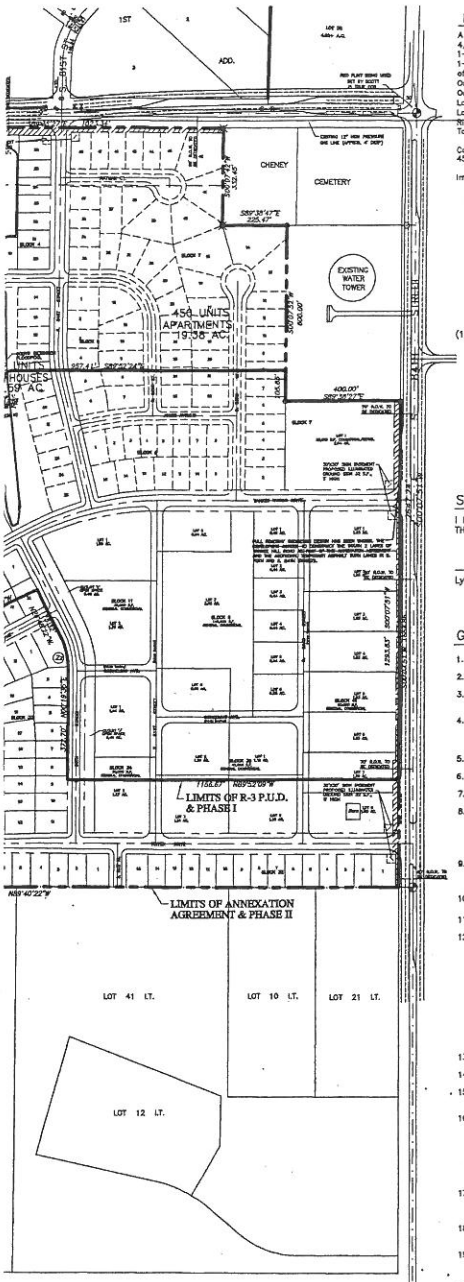
ATTEST: _____
CITY CLERK

APPROVAL:

THE FOREGOING PLANNED UNIT COUNTY PLANNING COMMISSION

ATTEST: _____
CHAIR

013



P.U.D. LEGAL DESCRIPTION

A legal description of Irregular Tract Lots 50 & 65; a portion of Irregular Tract Lots 51 & 52; Lots 1–13, Block 1, Lots 1–26, Block 2, Lots 1–4, Block 3, Lots 1–6, Block 4, Lots 1 & 2, Block 5, Lots 1–6, Block 6, Lots 1–13, Block 7, Outlots 'A', 'B' & 'C', and the adjacent right-of-way all part of The Woodlands at Yankee Hill Addition; Lots 1–10, Block 1, Lots 1–9, Block 2, Lots 1–9, Block 3, Lot 1, Block 4, Lots 1–8, Block 5, Lots 1–4, Block 6, Lots 1 & 2, Block 7, Lot 1, Block 8, Lots 1–7, Block 9, Lots 1–8, Block 10 and the adjacent right-of-way all part of The Woodlands at Yankee Hill 1st Addition; Lots 1–3, a portion of Outlot 'A', and the adjacent right-of-way all part of The Woodlands at Yankee Hill 2nd Addition; Outlot 'A' and right-of-way all part of The Woodlands at Yankee Hill 3rd Addition; Lots 1–11, Block 1, Lots 1–4, Block 2, Outlot 'A', and the adjacent right-of-way all part of The Woodlands at Yankee Hill 4th Addition; Lots 1–11, Block 1, Lots 1–4, Block 2, Lots 1 & 2, Block 3, Lot 1, Block 4, Outlot 'A', and the adjacent right-of-way all part of The Woodlands at Yankee Hill 5th Addition; Lots 1 & 2, The Woodlands at Yankee Hill 6th Addition; Lots 1–5, Block 1, Lots 1–8, Block 2, Lot 1, Block 3, Outlots 'A', 'B', & 'C', and a portion of Outlot 'D', all part of 1st Woodlands Enterprise Center; Lot 1–9, Block 1, Lots 1 & 2, Block 2, Lots 1–39, Block 3, Lot 1, Block 4, Lot 1, Block 5, Lots 1–4, Block 6, Lots 1–5, Block 7, Outlots 'A', 'B', 'C', 'E', 'H', 'I', and the adjacent right-of-way all part of Windmill Ridge Estates; Lots 1–9 and Outlots 'A' & 'B' all part of Windmill Ridge Estates 1st Addition; Lot 1 and Outlot 'A', Windmill Ridge Klein Addition; all located in Section 27, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Commencing at the N.W. Corner of the N.W. Quarter of said Section 27 and extending thence South 00°39'03" West along the West line of said N.W. Quarter a distance of 45.00 feet;

THENCE South 89°38'09" East along a line 45.00 feet south of and parallel with the North line of said N.W. Quarter a distance of 100.00 feet to the Northwest Corner of Irregular Tract Lot 50 and the POINT OF BEGINNING.

THENCE South 89°38'09" East, for a distance of 200.00 feet
THENCE North 89°18'25" East, for a distance of 650.33 feet
THENCE South 89°38'09" East, for a distance of 415.14 feet
THENCE North 00°12'51" East, for a distance of 33.00 feet
THENCE South 89°38'09" East, for a distance of 44.93 feet
THENCE South 00°21'51" West, for a distance of 582.87 feet
THENCE South 20°21'12" East, for a distance of 463.84 feet
THENCE South 89°25'09" East, for a distance of 1722.89 feet
THENCE North 76°10'57" East, for a distance of 659.08 feet
THENCE South 89°53'24" East, for a distance of 957.41 feet
THENCE South 00°07'52" West, for a distance of 105.65 feet
THENCE South 89°38'27" East, for a distance of 400.00 feet
THENCE South 00°07'51" West, for a distance of 1293.83 feet
THENCE North 89°53'09" West, for a distance of 1158.87 feet
THENCE North 00°19'35" East, for a distance of 372.70 feet to a circular curve to the left, having a radius of 270.00 feet, a central angle of 27°07'57" and whose chord (126.67 feet) bears North 13°14'24" West
THENCE on the arc of said circular curve 127.88 feet to the point of tangency
THENCE North 26°48'22" West, for a distance of 173.32 feet
THENCE South 63°32'10" West, for a distance of 439.75 feet
THENCE South 00°19'35" West, for a distance of 832.73 feet
THENCE North 89°40'22" West, for a distance of 981.88 feet
THENCE South 00°34'51" West, for a distance of 1321.71 feet
THENCE North 89°41'38" West, for a distance of 1727.54 feet
THENCE North 00°13'46" East, for a distance of 277.39 feet
THENCE North 46°43'05" West, for a distance of 364.62 feet
THENCE North 89°59'40" West, for a distance of 630.67 feet
THENCE North 00°57'32" East, for a distance of 767.34 feet
THENCE North 00°00'34" East, for a distance of 32.72 feet
THENCE North 00°39'03" East, for a distance of 1667.34 feet
THENCE North 27°11'11" East, for a distance of 111.89 feet
THENCE North 00°39'02" East, for a distance of 836.29 feet to the POINT OF BEGINNING, containing a calculated area of 12,198,776.31 square feet or 280.04 acres.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

Lyle L. Loth, L.S. 314

NEBRASKA REGISTERED LAND SURVEYOR LS-314 LYLE L. LOTH

GENERAL NOTES:

1. THIS PLANNED UNIT DEVELOPMENT (P.U.D.) CONTAINS 280.04 ACRES.
2. THIS P.U.D. AUTHORIZES 650 TOTAL DWELLING UNITS, 589,000 SQUARE FEET OF OFFICE/COMMERCAL FLOOR AREA AND A SITE FOR CHURCH/SCHOOL AND RELIGIOUS USES.
3. ALL REGULATIONS OF THE UNDERLYING ZONING DISTRICT SHALL APPLY, EXCEPT AS PROVIDED HEREIN AND/OR SPECIFICALLY MODIFIED BY THE CITY COUNCIL THROUGH THE ADOPTION OF THE DEVELOPMENT PLAN.
4. ALL SIGNAGE SHALL CONFORM TO SECTION 27.69.340 OF THE L.M.C., UNLESS SPECIFICALLY MODIFIED BY THE CITY COUNCIL. HOWEVER, POLE SIGNS SHALL BE PROHIBITED WITHIN THE LIMITS OF THIS P.U.D. SUBDIVISION SIGNS SHALL BE ILLUMINATED 15' HIGH AND 50 SQUARE FEET GROUND SIGNS. DETAILS OF SIGNAGE SHALL BE SHOWN AT THE TIME OF SIGN PERMITS.
5. PRIVATE ROADWAYS SHALL BE PERMITTED BY ADMINISTRATIVE AMENDMENT.
6. DIRECT VEHICULAR ACCESS SHALL BE RELINQUISHED FROM SOUTH 70TH STREET, SOUTH 84TH STREET, AND YANKEE HILL ROAD EXCEPT AS SHOWN.
7. ALL TOPOGRAPHICAL ELEVATIONS ARE BASED ON NAVD 1988.
8. LOCATIONS OF WATER, SANITARY SEWER, STORM SEWER, GRADING & DRAINAGE, PAVING, STREETS, LOT LINES AND SIDEWALKS SUBJECT TO APPROVAL BY ADMINISTRATIVE AMENDMENT IN COMPLIANCE WITH THE LINCOLN MUNICIPAL CODE AND THE DESIGN STANDARDS EXCEPT AS SPECIFICALLY MODIFIED BY THE CITY COUNCIL WITH THIS P.U.D.. MINIMUM OPENING ELEVATIONS SHALL BE SET AT TIME OF ADMINISTRATIVE AMENDMENT FOR THOSE LOTS IN BLOCKS 1 WHICH ARE ADJACENT TO FLOODPLAIN/FLOOD PRONE AREAS, FLOOD CORRIDORS AND/OR OTHER DRAINAGE DITCHES. THE PARKING AND LANDSCAPING TO BE APPROVED AT THE TIME OF BUILDING PERMITS IN COMPLIANCE WITH LINCOLN MUNICIPAL CODE AND THE DESIGN STANDARDS.
9. THE SALE OF ALCOHOL FOR CONSUMPTION ON AND OFF THE PREMISES SHALL BE PERMITTED IN THOSE AREAS DESIGNATED FOR OFFICE AND COMMERCIAL USES CONSISTENT WITH LMC SECTION 27.31.040. FOR THE PURPOSE OF SEPARATION DETERMINATION, AREAS NOT DESIGNATED FOR COMMERCIAL/OFFICE USES SHALL BE CONSIDERED RESIDENTIAL DISTRICTS AS DEFINED IN LMC SECTION 27.31.040.
10. EXACT LOCATION OF ALL EASEMENTS SHALL BE SHOWN AT THE TIME OF FINAL PLATS.
11. COMMON ACCESS EASEMENTS ARE HEREBY GRANTED ON ALL PARKING LOTS, DRIVING AISLES, AND SIDEWALKS.
12. THE 'R-3' ZONING REGULATIONS APPLY THROUGHOUT THIS P.U.D. WITH THE FOLLOWING EXCEPTIONS:
    A. PER THE APPROVED WAIVERS AS LISTED IN THE 'REQUESTED WAIVERS' TABLE.
    B. A SCHOOL, PRIVATE SCHOOL, CHURCH, CHAPEL, RECTORY, CONVENT, DWELLINGS FOR MEMBERS OF A RELIGIOUS ORDER, RETREAT CENTER, CLUB, EARLY CHILDHOOD CARE FACILITY, MULTIPLE DWELLING UNITS, CONVALESCENT HOUSING AND STORAGE ARE ALLOWED AS PERMITTED USES ON LOTS 18 – 20, BLOCK 28.
    C. THE REGULATIONS OF THE 'O-3' AND 'B-2' ZONING DISTRICTS APPLY TO LOT 1, BLOCK1; LOT 1, BLOCK 7, EXCEPT ALL PERMITTED, CONDITIONAL, AND SPECIAL USES PER THE 'O-3' AND 'B-2' ZONING DISTRICTS ARE ALLOWED AS PERMITTED USES, AND EXCEPT AS ADJUSTED BY THIS P.U.D. AS NOTED IN THE 'REQUESTED WAIVERS' TABLE BELOW.
    D. THE REGULATIONS OF THE 'H-4' ZONING DISTRICT APPLY TO BLOCKS 6, 11, 34, 35 & 46, EXCEPT ALL PERMITTED, CONDITIONAL, AND SPECIAL USES PER THE 'H-4' ZONING DISTRICT IS ALLOWED AS PERMITTED USES, AND EXCEPT AS ADJUSTED BY THIS P.U.D. AS NOTED IN THE 'REQUESTED WAIVERS' TABLE BELOW.
    E. ALL PERMITTED, CONDITIONAL AND SPECIAL USES PER THE 'R-3' ZONING DISTRICT ARE ALLOWED AS PERMITTED USES WITHIN LOT 14, BLOCK 22 EXCEPT THE FOLLOWING: PRIVATE SCHOOL, HEALTH CARE FACILITY, BROADCAST TOWER, EXCAVATION/STONE MILLING, GARDEN CENTER, OUTDOOR SEASONAL SALES, CLUB AND GREENHOUSE WHICH WILL REQUIRE A PUD AMENDMENT AND APPROVAL BY CITY COUNCIL.
13. RESIDENTIAL LOT LAYOUT IS CONCEPTUAL, ACTUAL LAYOUT WILL BE DETERMINED AT THE TIME OF FINAL PLAT SUBJECT TO COMPLIANCE WITH LMC TITLE 26.
14. PROVISIONS BY THE DEVELOPER SHOULD BE MADE FOR RETAINING AS MUCH TREE MASS AS POSSIBLE.
15. FULL ROADWAY GEOMETRIC DESIGN HAS BEEN SHOWN. THE DEVELOPERS AGREES TO CONSTRUCT THE SOUTH 2 LANES OF YANKEE HILL ROAD AND THE ADDITIONAL 200' TEMPORARY ASPHALT TURN LANES IN SOUTH 70TH AND SOUTH 84TH STREET, OR IMPROVEMENTS AS REQUIRED PER THE APPROVED ANNEXATION AGREEMENT.
16. SITE PLANS FOR OFFICE/COMMERCIAL USES, SITES FOR OTHER THAN RESIDENTIAL USES, AND SITES WITH OTHER THAN DETACHED SINGLE-FAMILY TO BE APPROVED BY ADMINISTRATIVE AMENDMENT. COMMERCIAL/OFFICE AREA TO BE REVIEWED FOR COMPLIANCE WITH PEDESTRIAN ORIENTED COMMERCIAL USES WITH THE CENTER ORIENTATED TO THE NEIGHBORHOOD. BUILDING PERMITS ISSUED FOR AT LEAST 50 UNITS OF A 200 (OR MORE) UNIT APARTMENT (MULTI-FAMILY) PROJECT AND AT LEAST 4.0 DWELLING UNITS PER TOTAL ACRE INSIDE THE PUD, 50,000 SQUARE FEET OF OFFICE MUST BE LOCATED ON THE SECOND FLOOR OR ABOVE OF A BUILDING, AND INCLUSION OF OPEN SPACE, SUCH AS A MINI-PARK OR PLAZA LOCATED WITHIN THE COMMERCIAL CENTER OR NEARBY. THE DEVELOPER'S PROPOSED DEDICATION OF NEARLY 20 ACRES OF OPEN SPACE FOR PUBLIC USE FULFILL THIS REQUIREMENT FOR BOTH PROPOSED NEIGHBORHOOD CENTERS. OPEN SPACE MUST BE OPEN TO THE PUBLIC. BUT MAY BE EITHER PUBLIC OR PRIVATELY OWNED. THE SCHOOL SITE PLAN LAYOUT ON LOTS 18, 19, & 20, BLOCK 28 IS CONCEPTUAL. FINAL PLAN TO BE DETERMINED AT THE TIME OF BUILDING PERMIT.
17. THE ON-SITE WASTEWATER TREATMENT SYSTEM SERVING THE EXISTING BUILDING LOCATED ON BLOCK 1 WILL HAVE TO BE PROPERLY ABANDONED WHEN SANITARY SEWER BECOMES AVAILABLE. THE WATER WELL LOCATED ON BLOCK 1 WILL HAVE TO BE PROPERLY DECOMMISSIONED WHEN CITY WATER BECOMES AVAILABLE. THE WELL USE MAY CONTINUE IF THE WELL IS PERMITTED BY LLCHD.
18. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE COUNTRY MEADOWS WELLHEAD PROTECTION AREA. BEST MANAGEMENT PRACTICES SHOULD BE UTILIZED TO DECREASE THE RISK OF GROUNDWATER CONTAMINATION.
19. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS DONE. THE DEVELOPER WILL BE RESPONSIBLE FOR CONTROLLING OFF-SITE DUST EMISSIONS IN ACCORDANCE WITH LINCOLN-LANCASTER COUNTY AIR POLLUTION REGULATIONS AND STANDARDS ARTICLE 2, SECTION 32.
20. ALL OPEN SPACE, DETENTION AREAS AND PRIVATE PARKS MAINTENANCE IS THE RESPONSIBILITY OF THE DEVELOPERS AND/OR FUTURE HOMEOWNERS ASSOCIATION.
21. THE DEVELOPER SHALL CONSTRUCT THE RIGHT TURN LANES 200 FEET IN LENGTH FOR THE PROPOSED DRIVEWAYS INTO BLOCK 1 FROM YANKEE HILL ROAD AND SOUTH 70TH STREET.
22. ALL MEDIANS, BOULEVARDS, TRAFFIC CIRCLES AND ROUNDABOUTS LOCATED WITHIN THE DEVELOPMENT AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER AND/OR FUTURE HOMEOWNERS ASSOCIATION.
23. GARAGES WILL BE SETBACK A MINIMUM OF 22' FROM THE SIDEWALK FOR LOTS 44 THROUGH 54, BLOCK 40 AND LOTS 1 THROUGH 15, BLOCK 38. ATTACHED AND DETACHED SINGLE-FAMILY DWELLING UNITS AND TOWNHOMES ARE ALLOWED ON THESE LOTS.
24. IF ANY USE ON LOTS 18, 19 & 20, BLOCK 28 COMMENCES PRIOR TO THE IMPROVEMENT OF YANKEE HILL ROAD, EITHER YANKEE WOODS DRIVE OR HAYEK DRIVE MUST BE EXTENDED TO SOUTH 84TH STREET.
25. THE INTERSECTION OF SOUTH 78TH STREET AND AERO DRIVE AND AERO DRIVE FROM SOUTH 78TH STREET TO THE SOUTH PROPERTY LINE OF THIS PUD SHALL BE GRADED AS PER THE STREET PROFILES AT THE TIME OF PAVING INSTALLATION OF SOUTH 78TH STREET WEST OF SAID INTERSECTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE IMPROVEMENTS, INCLUDING SIDEWALKS, AT TIME OF FUTURE EXECUTIVE ORDERS.
26. THE DEVELOPER IS RESPONSIBLE FOR THE OWNERSHIP AND ALL COSTS OF INSTALLATION AND OPERATION OF THE PROPOSED SEWER PUMP LOCATED AT THE INTERSECTION OF SOUTH 80TH STREET AND YANKEE WOODS DRIVE. THE PUMP WILL ONLY SERVE COMMERCIAL LOTS WITHIN THE SUBDIVISION AND WILL BE REPLACED WITH GRAVITY-FLOW SANITARY SEWER WITHIN SIX YEARS OF INSTALLATION. INSTALLATION SHALL BE BY EXECUTIVE ORDER WITH THE DEVELOPER PROVIDING A SURETY FOR THE COST OF REPLACING THE PUMP AND FOR THE COST OF FIVE YEARS OF MAINTENANCE OF THE PUMP. SAID SURETY AMOUNT TO BE APPROVED BY PUBLIC WORKS PRIOR TO CONSTRUCTION. THE DEVELOPER WILL PROVIDE PROOF OF THE OPERTION AND MAINTENANCE CONTRACT TO THE SATISFACTION OF PUBLIC WORKS PRIOR TO CONNECTION TO THE PUBLIC SEWER SYSTEM.
27. PROVIDED THE EAST COMMERCIAL CENTER IS PLATTED INTO LOTS AND BLOCKS AS SHOWN, NO CAP ON RETAIL, RESTAURANTS, AND CONVENIENCE STORE FLOOR AREA IS REQUIRED. OTHERWISE, A CAP ON THE TOTAL AMOUNT OF FLOOR AREA DEDICATED TO RETAIL, RESTAURANT, AND CONVENIENCE STORE USES MAY BE REQUIRED.
28. THE DEVELOPER SHALL INSTALL A 42" OUTLET PIPE ON THE EXISTING STORM SEWER LOCATED WEST OF SOUTH 81ST STREET AND SOUTH OF YANKEE HILL ROAD AT THE TIME THE FIRST PHASE OF THE EAST COMMERCIAL CENTER IS FINAL PLATTED.

JRVE DATA:

S:

FROM ONE DRAINAGE BASIN TO ANOTHER

SITE OF STREET GRADE IN PATRICK AVENUE, MOHAVE DRIVE
ANKS DRIVE.

2 & 40.

ON

PPROVED AT TIME OF BUILDING PERMITS IN COMPLIANCE WITH LINCOLN MUNICIPAL CODE AND THE DESIGN STANDARDS.

NTING UPON/ TAKING ACCESS FROM PUBLIC STREETS/ PRIVATE ROADWAYS

TBACKS ARE ADJUSTED TO 0' FOR LOT 1, BLOCK 1; LOT 1, BLOCK 7; BLOCKS 6, 11, 34, 35 & 46; EXCEPT AS SHOWN
, THE 'R-3' ZONING REQUIREMENTS AND APPLICABLE DESIGN STANDARDS APPLY.

' S. 70TH STREET BETWEEN YANKEE HILL ROAD AND YANKEE WOODS DRIVE.

OR MULTI-FAMILY BUILDING.

DEVELOPMENT WAS APPROVED AND ACCEPTED BY THE CITY
LN, NEBRASKA BY RESOLUTION NO. _____ PASSED THE _____

_____

DEVELOPMENT WAS APPROVED BY THE LINCOLN CITY – LANCASTER
ON THIS _____ DAY OF _____, 20__

_____

OWNER/DEVELOPER:

LEWIS-STAROSTKA INC
429 INDUSTRIAL LANE
GRAND ISLAND, NE 68803

3AP-SE, L.L.C.
620 N. 48TH ST., SUITE 101
LINCOLN, NE 68504 (402) 421-7700

MIDWEST NET LEASE INVESTORS-SE L.L.C.
8200 CODY DRIVE, SUITE 'F'
LINCOLN, NE 68512 (402) 423-7377

RC KRUEGER DEVELOPMENT COMPANY
KRUEGER HOLDING COMPANY
8200 CODY DRIVE, SUITE 'F'
LINCOLN, NE 68512 (402) 423-7377

CALRUBY, LLC
8200 CODY DRIVE, SUITE 'F'
LINCOLN, NE 68512 (402) 423-7377

DOUBLE D LAND COMPANY LLC
8200 CODY DRIVE, SUITE 'F'
LINCOLN, NE 68512 (402) 423-7377

SURVEYOR:

LYLE L. LOTH
ENGINEERING/ SURVEYING/ PLANNING
601 OLD CHENEY ROAD, SUITE 'A'
LINCOLN, NE 68512 (402) 421-2500

ENGINEERS:

LYLE L. LOTH
ENGINEERING/ SURVEYING/ PLANNING
601 OLD CHENEY ROAD, SUITE 'A'
LINCOLN, NE 68512 (402) 421-2500

TOM RILEY
FLATWATER GROUP, INC.
1618 'L' STREET
LINCOLN, NE 68508 (402) 435-5441

JEFFERY HAASE
THE SCHEMMER ASSOCIATES
1919 S. 40TH STREET, SUITE 302
LINCOLN, NE 68506 (402) 488-2500

CIVIL DESIGN GROUP, INC.
8535 EXECUTIVE WOODS DRIVE
SUITE 200
LINCOLN, NE 68512 (402) 434-8494

REGISTERED PROFESSIONAL ENGINEER LYLE L. LOTH E-3137 STATE OF NEBRASKA

This document was originally issued and sealed by Lyle L. Loth, Registered Professional Engineer. Seals should not be considered a certified document.

SHEET LEGEND:

COVER PAGE	1
PRELIM. GRADING	1A
SITE PLAN	2
ENLARGED SITE PLAN	2A
ENLARGED SITE PLAN	2B
ENLARGED SITE PLAN	2C
UTILITY PLAN	3
GRADING PLAN	4
ENLARGED GRADING PLAN	4A
ENLARGED GRADING PLAN	4B
ENLARGED GRADING PLAN	4C
STREET PROFILES	5A
STREET PROFILES	5B
STREET PROFILES	5C
STREET PROFILES	5D

VICINITY SKETCH

E.S.P.
CONSULTING ENGINEERS

601 OLD CHENEY RD.
SUITE 'A'
LINCOLN
NEBRASKA
68512

THE WOODLANDS AT YANKEE HILL
CHANGE OF ZONE & P.U.D. #05068C

SOUTH 70TH & YANKEE HILL ROAD

COVER PAGE

SCALE: 1" = 200'

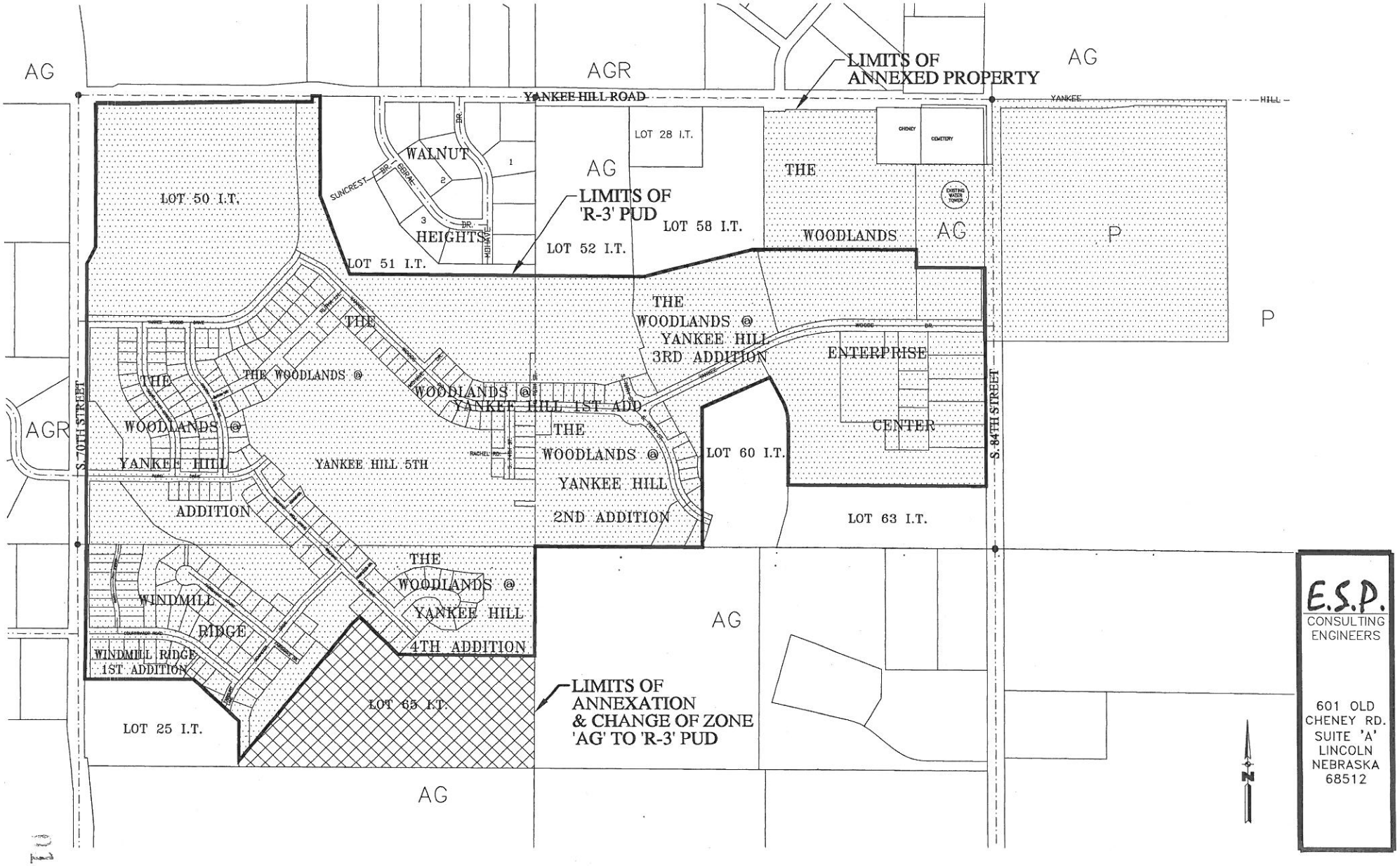
E:\KRUEGER\70th&Yankee Hill\Stonybrook2012\PUD Amendment Rev 2013.dwg
DATE: 9/01/05

REVISIONS:

2/10/09	PUD Amend
12/23/11	PUD Amend
2/15/12	PUD Amend Rev
5/10/11	PUD Amend Rev
2/6/13	PUD Amend

014

THE WOODLANDS AT YANKEE HILL
ANNEXATION & CHANGE OF ZONE EXHIBIT
'AG' TO 'R-3' P.U.D.



E.S.P.
CONSULTING ENGINEERS

601 OLD CHENEY RD.
SUITE 'A'
LINCOLN
NEBRASKA
68512

015

ESP INC.
ENGINEERING PLANNING
SURVEYING

Suite A - 601 Old Cheney Road
Lincoln, NE 68512

Phone (402) 421-2500
Fax (402) 421-7096

February 6, 2013

Mr. Marvin Krout, AICP
Director of Planning
Brian Will, Planner
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: THE WOODLANDS AT YANKEE HILL
'R-3' P.U.D. #05068C
ANNEXATION & CHANGE OF ZONE FROM 'AG' TO 'R-3'/P.U.D.
South 70th to 84th Street & Yankee Hill Road

Dear Marvin,

On behalf of R.C. Krueger Development Company, we request Annexation and Change of Zone from 'AG' to 'R-3'/ PUD on 24.16 acres adjacent to the approved PUD of The Woodlands at Yankee Hill. The original submittal of this application was unable to proceed forward due to the inability to provide sanitary sewer to the originally proposed residential addition. That are is now not part of the annexation or change of zone request.

The Woodlands at Yankee Hill is an existing 'R-3' PUD located on the South side of Yankee Hill Road, from South 70th to South 84th Street. The existing PUD contains 255.88 acres. The proposed PUD will contain 280.04 acres.

The number of dwelling units shown within the PUD is increased to 613 units. The total number of units allowed by the PUD has been increased to 700 units

The uses permitted within Lot 14, Block 22 has been clarified in General Note 12.E. The note is shown as follows:

> ALL PERMITTED, CONDITIONAL AND SPECIAL USES PER THE 'R-3' ZONING DISTRICT ARE ALLOWED AS PERMITTED USES WITHIN LOT 14, BLOCK 22 EXCEPT THE FOLLOWING: PRIVATE SCHOOL, HEALTH CARE FACILITY, BROADCAST TOWER, EXCAVATION/STONE MILLING, GARDEN CENTER, OUTDOOR SEASONAL SALES, CLUB AND GREENHOUSE WHICH WILL REQUIRE A PUD AMENDMENT AND APPROVAL BY CITY COUNCIL.

LYLE L. LOTH, P.E./L.S.
lyle@espeng.com

JOHN FINKNER, E.I.
john@espeng.com

DALE SMITH, P.E.
dale@espeng.com

All the waivers requested and approved through PUD #05068B remain with this application. A list of the approved waivers have been uploaded into ProjectDOX.

Please contact me if you have any questions or comments.

Sincerely,

Marcia L. Kinning

Marcia L. Kinning
Cc: R.C. Krueger Development Company

City of Lincoln - Lancaster County
PLANNING DEPARTMENT

555 S. 10th Street, Suite 213
Lincoln, NE 68508
Ph: (402) 441-7491
Fax: (402) 441-6377

ePlan
ePlan Submittal

Application Information			
Application #	CZ05068C	Title	THE WOODLANDS AT YANKEE HILL
Associated Requests	AN12002		

Planning Department Use Only			
Submission Date	4/23/2012	Review Due	5/3/2012
Project Planner	Brian Will		

Review Agencies (Planning Department Use Only)

Review Agencies	<Choose Entry>	<Choose Entry>	

County Health:	Chris Schroeder (cschroeder@lincoln.ne.gov)	☐ Remove Agency Reviewer
Development Review Manager:	Steve Henrichsen (shenrichsen@lincoln.ne.gov)	☐ Remove Agency Reviewer
Fire Department:	Patrick Borer (pborer@lincoln.ne.gov)	☐ Remove Agency Reviewer
Lincoln Police Department:	Sgt Jeri Roeder (lpd667@cjis.lincoln.ne.gov)	☐ Remove Agency Reviewer
Public Works:	Buff Baker (cbaker@lincoln.ne.gov)	☐ Remove Agency Reviewer
Public Works:	Dennis Bartels (dbartels@lincoln.ne.gov)	☐ Remove Agency Reviewer

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School District - Lincoln: Scott Wieskamp (swieska@lps.org) ☐ Remove Agency Reviewer

United States Post Office: Kerry Kowalski (kerry.j.kowalski@usps.gov) ☐ Remove Agency Reviewer

LES: Nancy Hegener (nhegener@les.com) ☐ Remove Agency Reviewer

Parks & Recreation: Mark Canney (mcanney@lincoln.ne.gov) ☐ Remove Agency Reviewer

Public Works: Ben Higgins (bhiggins@lincoln.ne.gov) ☐ Remove Agency Reviewer

Public Works: Jared Nelson (jlnelson@lincoln.ne.gov) ☐ Remove Agency Reviewer

Review Comments		
Planning	◉ Corrections Needed for Review ○ Insufficient Information for Review ○ Recommend Denial ○ Recommend Approval with Conditions ○ Recommend Approval ○ No Review Required Review 1: Review 2:	
County Health (Chris Schroeder)	○ Corrections Needed for Review ○ Insufficient Information for Review ○ Recommend Denial ○ Recommend Approval with Conditions ◉ Recommend Approval ○ No Review Required Review 1: Developers are responsible for all mosquito control issues during the building process and all outlots, green-spaces, and/or natural corridors subsequently controlled by the owner, tenant, occupant, lessee, or otherwise, for that subdivision would be responsible for vectors of zoonotic disease in those areas. 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. During the construction process, the land owner(s) will be responsible for controlling	

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	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. Noise pollution is a concern when locating residential uses adjacent to commercial uses. Lincoln Municipal Code (LMC) 8.24 Noise Control Ordinance does address noise pollution by regulating source sound levels based upon the receiving land-use category or zoning. However, the LLCHD does have case history involving residential uses and abutting commercial uses in which the commercial source does comply with LMC 8.24, but the residential receptors still perceive the noise pollution as a nuisance. Review 2:	
Development Review Manager (Steve Henrichsen)	Corrections Needed for Review Insufficient Information for Review Recommend Denial Recommend Approval with Conditions Recommend Approval No Review Required Review 1: Review 2:	
Fire Department (Patrick Borer)	Corrections Needed for Review Insufficient Information for Review Recommend Denial Recommend Approval with Conditions Recommend Approval No Review Required Review 1: LFR recommends approval of this application under the conditions all parties understand the nearest fire station is approximately 4 miles away with a response time of greater than 8 minutes for all LFR units. This includes the ambulances which are required to respond in under 8 minutes in certain circumstances. Review 2: LFR highly recommends a fire station be built within a four minute response of this area prior to the occupancy of any residential or business occupanices	
Lincoln Police Department (Sgt Jeri Roeder)	Corrections Needed for Review Insufficient Information for Review Recommend Denial Recommend Approval with Conditions Recommend Approval No Review Required Review 1: LPD has no objections with this proposal. Review 2:	
Public Works (Buff Baker)	Corrections Needed for Review Insufficient Information for Review Recommend Denial Recommend Approval with Conditions Recommend Approval No Review Required Review 1: Pending corrections required by Dennis' comments, I will establish required bonds with the resubmittal. Review 2: See Dennis' comments	
	Corrections Needed for Review Insufficient Information for Review Recommend Denial Recommend Approval with Conditions Recommend Approval No Review Required	

Public Works (Dennis Bartels)	Review 1: The grading and drainage plan must be revised. I do not approve the grading plan for the revised area. Rear lot drainage is shown between Baybrook Corcle and Hacienda Place. A Storm Sewer is shown draining the cul-de-sac at the end of Hacienda Circle. These two designs are problomatic and will create drainage problems for future owners. The drainage from the rear yards between the two ciircles must find its way between narrow and flat single family attached lots. Some of the rear lot drainage is shown across buildable areas of the lots. The lots at the end of Hacienda Circle are relatively small leaving little or no curb exposure to built the typical 2 car driveway. There will be little room left on the lots where the inlet is needed to build even a single car driveway when the required distance from the ends of the inlet are considered. The lots fronting 80th are small and are shown with minimal slope front to back. Getting good lot drainage will be difficult without considering the drainage that is coming to them from the lots to the west. The street system as previously shown and approved provides much better drainage build the future homes. Drainage is shown draining east to west across 84th Street north of Yankee Woods Drive draining via open ditch to a 21'" storm sewer. The open ditch at the elevations shown is inadequate considering that the 21" pipe will be approximately 4' deep from its flowline to the required fill above it. In addition no grading is shown for the required swail over the storm sewer to handle the drainage in storms above the pipe capacity. Calculations submitted show this swail must handle approximately 30cfs of drainage in the 100 year storm. The storm water detention cell south of Yankee Hill Road west of 81st Street must be built with the final platting of lots that drain to it,i.e. the commercial lots shown to be final platted and the lots shown with this amendment. Revised calculations and documentation are needed for this detention cell since some assumptions have been changed from the original submittal of this PUD. For example lots are shown backing to this detention facility with minimum floor elevations that I assume are base on this detention. Based on contours as I interpret them this minimum floor elevation is below the overflow elevation of the facility. To meet recent ADA requirements, the cross slopes of sidewalks are required to not exceed 2%. The present street grade designs meet standards for street design, but when street grades through intersections exceed 2% the cross slope of the crosswalks at these intersections will also exceed 2% which would not meet ADA standards. I assume that this will need to be addressed and will affect the grading plan and street grades as submitted. Note that some of these comments affect both CZO5068C and CZO5068B which is also under review. Review 2: Additional information and revisions are needed to review and or approve this development. 1. The 18" trunk sewer southwest of Dempster Drive is not needed to serve this subdivision per the utility plan but it is not desireable to build it in the future if the lots on the west side of Wishing Well Drive are to be final platted ahead of building the trunk sewer. A portion of the proposed 30' easement is located on these lots. The sewer easement abuts wetlands and flood pool on the west. With developed lots on the east and wetlands on the west it appears to be a major impact to the abutting lots to build the sewer after the lots are constructed. I recomment the sewer be built before the Wishing Well lots are developed and that the easement be entirely outside future platted lots. 2. The sewer easement and trail easement overlap each other and I anticipate problems building both base upon my interpretation of the grading plan. Grades close to Dempster appear to be too steep without additional grading and cross slopes of the sewer and trail easements appear too steep in areas of the easement. I request that a more detailed grading plan detail be provided along these easements and the required grading to build both the trail and sanitary sewer be part of the developer required grading. 3. The drainage and grading plan shows a 36" storm sewer east of Fairbanks Drive and a 42" storm sewer west of Wishing Well Drive. The flow lines and grading indicate to me that the top of both pipes will be out of the ground based on the plans and calculations. The 36" pipe can probably be shortened, but the 42" pipe wiill need to be build similar to what is shown to build the trail over it. Revise the plan accordingly.	

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School District - Lincoln (Scott Wieskamp)	Corrections Needed for Review Insufficient Information for Review Recommend Denial Recommend Approval with Conditions Recommend Approval No Review Required Review 1: Review 2:	
United States Post Office (Kerry Kowalski)	Corrections Needed for Review Insufficient Information for Review Recommend Denial Recommend Approval with Conditions Recommend Approval No Review Required Review 1: Recommend approval with the condition the developer purchase and install Centralized Box Units (CBUs) at their expense in locations mutually agreed upon by the developer and the US Postal Service. Review 2: Recommend approval with the condition the developer purchase and install Centralized Box Units (CBUs) at their expense in location/s mutually agreed upon by the developer and the US Postal Service for all deliveries in this development.	
LES (Nancy Hegener)	Corrections Needed for Review Insufficient Information for Review Recommend Denial Recommend Approval with Conditions Recommend Approval No Review Required Review 1: Review 2: No Comments, the uploaded drawings on the last 2 pages show red easement requests	
Parks & Recreation (Mark Canney)	Corrections Needed for Review Insufficient Information for Review Recommend Denial Recommend Approval with Conditions Recommend Approval No Review Required Review 1: Review 2: The Comp Plan shows the trail extending down S. 70th to about the half mile point, then heading straight east across the middle of the section to S. 84th. The proposed site plan for The Woodlands shows the trail extending northwest to southeast up the drainage, Parks staff are OK with the trail going through the outlot as presented in the plat. We would like to request that he grade in the platform for the trail.	
Public Works (Ben Higgins)	Corrections Needed for Review Insufficient Information for Review Recommend Denial Recommend Approval with Conditions Recommend Approval No Review Required Review 1: Review 2:	
Public Works (Jared Nelson)	Corrections Needed for Review Insufficient Information for Review Recommend Denial Recommend Approval with Conditions Recommend Approval No Review Required Review 1:	

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	Review 2:	

Completed Review Comments:

LES (Mike Petersen)	○ Corrections Needed for Review ○ Insufficient Information for Review ○ Recommend Denial ◉ Recommend Approval with Conditions ○ Recommend Approval ○ No Review Required Review 1: 4-27-2012; LES has added additional easement locations for the lot line adjustments. See MISC Doc folder for a redlined plan. LES has no objections to the Change of Zone request. Mike P. Review 2:

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