

FACTSHEET

TITLE: ANNEXATION NO. 15001
(North 90th Street and Adams Street)

BOARD/COMMITTEE: Planning Commission

APPLICANT: Starostka-Lewis

RECOMMENDATION: Approval (8-0: Sunderman, Harris, Beecham, Cornelius, Hove, Weber, Corr and Lust voting 'yes'; Scheer absent).

STAFF RECOMMENDATION: Approval

OTHER DEPARTMENTS AFFECTED: Public Works
& Utilities will be responsible for the maintenance and replacement of the streets and utilities in the new addition, and other departments will provide City services to the area and its residents.

SPONSOR: Planning Department

OPPONENTS: None

REASON FOR LEGISLATION: To annex approximately 22.50 acres, more or less, including adjacent rights-of-way, generally located at North 90th Street and Adams Street.

DISCUSSION/FINDINGS OF FACT:

1. This annexation request and the associated Change of Zone No. 05054B, amendment to the Prairie Village North PUD (Bill #15-37) were heard at the same time before the Planning Commission.
2. The purpose of this proposal is to expand the area of the Prairie Village North PUD to increase the allowed density.
3. The staff recommendation to approve the annexation request is based upon the "Analysis" as set forth on p.4, concluding that the area to be annexed is shown as part of the overall concept plan associated with the proposed amendment to the PUD. This annexation request is consistent with the Comprehensive Plan.
4. On February 18, 2015, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
5. On February 18, 2015, the Planning Commission voted 8-0 to recommend approval of this annexation request.
6. On February 18, 2015, the Planning Commission also voted 8-0 recommend conditional approval of the associated Change of Zone No. 05054B, amending the Prairie Village North PUD (Bill #15-37)
7. Should this annexation request be approved, the Planning staff is recommending that the Council ordinance assign the newly annexed area to **Council District #1**.

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer

DATE: February 23, 2015

REVIEWED BY: David R. Cary, Acting Planning Director

DATE: February 23, 2015

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT
for FEBRUARY 18, 2015 PLANNING COMMISSION MEETING

PROJECT #: Annexation #15001
Change of Zone No.05054B Prairie Village North Planned Unit Development (PUD)

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: To amend the existing Prairie Village North PUD by adding 22.5 acres and changing the zoning district from AG to R-3 PUD

LOCATION: N. 90th Street and Adams Street

LAND AREA: Annexation and Change of Zone: 22.5 acres, more or less

EXISTING ZONING: AG Agricultural

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

RECOMMENDATION: <u>Annexation #15001</u> Change of Zone #05054B	Approval Conditional Approval
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PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #1

GENERAL INFORMATION:

LEGAL DESCRIPTION: See Attached

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	AG Agricultural	Undeveloped
South:	AG Agricultural	Acreage development
East:	AG Agricultural	Undeveloped
West:	R-3 Residential	Single-family and attached single-family

HISTORY:

- October 16, 2014 AA#14026 to revise the lot and street layout and show grading/drainage and street profiles for the concept area was approved by the Planning Director.
- February 5, 2007 AN#06021 and CZ#05054A Prairie Village North PUD was approved by the City Council.
- March 2005 CZ#05054 Prairie Village North PUD was approved by the City Council

COMPREHENSIVE PLAN SPECIFICATIONS:

Distribute and preserve affordable housing throughout the community to be near job opportunities and to provide housing choices within existing and developing neighborhoods. (p.7.2)

Provide a wide variety of housing types and choices for an increasingly diverse and aging population. (P.7.2)

Encourage a mix of housing types all within one area. (P.7.10)

The 2040 Lincoln Area Future Land Use Plan identifies this area as Residential-Urban Density. (P.12.3)

The ANNEXATION POLICY- page 12.14 of the 2040 Comprehensive Plan.

Annexation policy is a potentially powerful means for achieving many of the goals embodied in the Plan’s Vision. Annexation is a necessary and vitally important part of the future growth and health of Lincoln. The annexation policies of the City of Lincoln include but are not limited to the following:

The provision of municipal services must coincide with the jurisdictional boundaries of the City – in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary sewer services) beyond the corporate limits of the City.

The extension of water and sanitary sewer services should be predicated upon annexation of the area by the City. City annexation must occur before any property is provided with water, sanitary sewer, or other potential City services.

To demonstrate the City’s commitment to the urbanization of land in Tier I Priority B, the City should annex land that is contiguous to the City and generally urban in character, as well as land that is engulfed by the City. Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed. Annually the City should review for potential annexation all property in Priority B for which basic infrastructure is generally available or planned for in the near term.

Annexation generally implies the opportunity to access all City services within a reasonable period of time.

UTILITIES: All utilities are available to serve this development.

TRAFFIC ANALYSIS: Adams Street is classified as a minor arterial

PUBLIC SERVICE:

The nearest fire station is located at Touzalin Avenue and Fremont Street.

The nearest elementary school is Kahoa located at 7700 Leighton Avenue.

ANALYSIS:

1. This is a request to amend the Prairie Village North PUD by annexing approximately 22.5 acres and change the zoning from AG to R-3 PUD. The amended PUD will increase the allowed density by 155 dwelling units, bringing the total allowed to 1,218. With the 22.5 acres addition, the overall PUD will be 222.17 acres.
2. The previous site plan for this PUD had shown the area of this application as conceptual. Although the area was shown as conceptual, details concerning lot layout, street layout and grading/drainage issues were evaluated for overall feasibility.
3. The only change to the PUD is for the new annexed area shown as Amended Limits on the site plan. There are no changes to the approved plan for the remaining area of the PUD.
4. All previous waivers will apply to this application. Waivers for the R-3 District were granted to reduce the minimum lot width to 35 feet and the front yard setback to 15 feet for single family lots.
5. The area of annexation and change of zone are shown as urban residential in the future land use plan.

Prepared by:
Tom Cajka
Planner

DATE: February 4, 2015

APPLICANT: Starostka-Lewis
429 Industrial Lane
Grand Island, NE 68803
402-499-4793

OWNER: Same as applicant

CONTACT: Mike Eckert
Civil Design Group
8535 Executive Woods Drive Suite 200
Lincoln, NE 68512
402-434-8494

**ANNEXATION NO. 15001
and
CHANGE OF ZONE NO. 05054B**

**CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:**

February 18, 2015

Members present: Lust, Hove, Beecham, Cornelius, Corr, Harris, Sunderman, and Weber;
Scheer absent.

The Consent Agenda consisted of the following items: ***ANNEXATION NO. 15001*** and **CHANGE OF ZONE NO. 05054B; CHANGE OF ZONE NO. 05061B, PRE-EXISTING PERMIT USE PERMIT NO. 3AE, and USE PERMIT NO. 15002.**

There were no ex parte communications disclosed.

At the request of Corr, Item 1.4, Use Permit No. 15002, was removed from the Consent Agenda and had separate public hearing.

Hove moved approval of the remaining Consent Agenda, seconded by Beecham and carried 8-0: Lust, Hove, Beecham, Cornelius, Corr, Harris, Sunderman, and Weber; Scheer absent.

Note: This is final action on Pre-Existing Use Permit No. 3AE and Special Permit No. 15004, unless appealed to the City Council within 14 days.



2013 aerial

**Change of Zone #: CZ05054B &
Annexation #: AN15001
Prairie Village North
N 94th & Adams St
Zoning:**

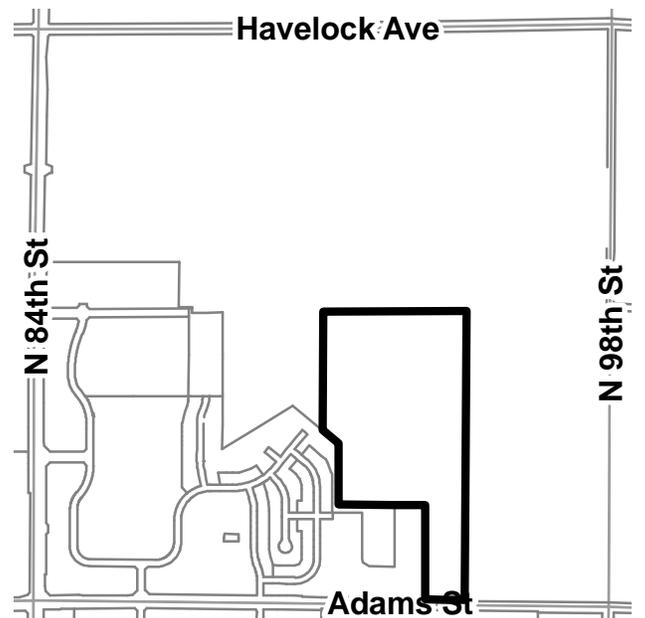
One Square Mile:
Sec.11 T10N R07E

- 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

Area of Application

Zoning Jurisdiction Lines

Lancaster County Jurisdiction



CHANGE OF ZONE AG TO R-3 PUD AND ANNEXATION LEGAL DESCRIPTION

Legal description of a part of Lot 46 I.T., located in the Southeast Quarter of Section 11, Township 10 North, Range 7 East of the Sixth P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Southeast Corner of Lot 46 I.T., said point being on the North 50.00' Right-of-way Line of Adams Street thence Northerly on the East line of Lot 46 and on the East Line of the West Half of the Southeast Quarter of Section 11 and on an assumed bearing of N 00°22'02" E for a distance of 1429.99'; Thence N 89°18'20" W for a distance of 1175.19' to point on the Westerly Line of Lot 46; Thence on the Westerly Line of Lot 46 the following courses; S 00°25'48" W for a distance of 560.01'; Thence S 89°18'20" E for a distance of 803.72'; Thence S 00°04'58" W for a distance of 870.02' to the Southeast Corner of Lot 46, said point also being on the North 50.00' Right-of-way Line of Adams Street; Thence on the South Line of Lot 46 and the North 50.00' Right-of-way Line of Adams Street, S 89°18'19" E for a distance of 367.76' to the **Point of Beginning** and having a calculated area of 22.50 acres more or less.

Subject to any and all easements and restrictions of record.

DWG: F:\Projects\2015\20150016\PU150016_coz.dwg
 DATE: Jan 22, 2015 10:13am
 USER: Jill Schuerman
 XREFS: I111007

drawn by: jds checked by: - project no.: 2015-0016 date: 01/21/2014	CHANGE OF ZONE & ANNEXATION EXHIBIT PRAIRIE VILLAGE NORTH LINCOLN, NEBRASKA	 <p> Civil Design Group, Inc. 8535 EXECUTIVE WOODS, DR., SUITE 200 Lincoln, Nebraska 68512 Ph. 402-434-8494 Fax 866-215-8747 www.civildg.com </p> <p style="font-size: small;"> CONSULTING ENGINEERS • LAND USE PLANNERS CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING </p>	EXHIBIT 2 of 2
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Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

www.civildg.com

January 21, 2015

Mr. David Cary, Acting Director
City of Lincoln /Lancaster County
555 South 10th Street, Room 213
Lincoln, NE 68508

**Re: Annexation Request and Amendment to Prairie Village North PUD #05054B
CDG Project No. 2015-0016**

Dear David:

On behalf of Starostka Lewis, LLC., we submit an application to Amend the Prairie Village North PUD by annexing an additional 22.50 acres of adjacent land. This land will be occupied by single family homes.

In conjunction with this submittal we submit the following information:

Planned Unit Development Application
Planned Unit Development Filing Fee - \$3,762.00
Plans will be uploaded to ProjectDox

I hope that this letter in conjunction with the plans provide you with enough information to review this annexation request and PUD amendment. In an effort to facilitate the review process, please feel free to call me at (402) 434-8494 so that I can address any questions you may have.

Sincerely,

Mike Eckert, AICP

Encl

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