

FACTSHEET

TITLE: CHANGE OF ZONE NO. 05054D
Prairie Village North PUD
(North 89th Street and Fremont Street)

BOARD/COMMITTEE: Planning Commission

APPLICANT: Starostka-Lewis

RECOMMENDATION: Conditional Approval (5-0:
Sunderman, Harris, Beecham, Lust and Hove voting
'yes'; Cornelius, Corr, Weber, and Scheer absent).

STAFF RECOMMENDATION: Conditional
Approval

OTHER DEPARTMENTS AFFECTED: N/A

SPONSOR: Planning Department

OPPONENTS: None present at hearing.

REASON FOR LEGISLATION: Amendment to the Prairie Village North Planned Unit Development (PUD) to expand the area of the PUD; for a change of zone from B-2 Planned Neighborhood Business District to R-3 PUD; and for approval of amendments to the development plan to allow for an additional 150 lots for residential dwelling units, on property generally located at North 89th Street and Fremont Street.

DISCUSSION/FINDINGS OF FACT:

1. This PUD amendment and the associated Annexation No. 16002 (Bill #16-25) 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 by 150 dwelling units.
3. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on pp.4-5, concluding that the area being rezoned is shown as part of the overall concept plan of the previously approved PUD. This request is in general compliance with the Zoning Ordinance and the Comprehensive Plan.
4. On March 16, 2016, this application appeared on the Consent Agenda of the Planning Commission.
5. On March 16, 2016, the Planning Commission voted 5-0 to recommend conditional approval of this amendment to the PUD.
6. On March 16, 2016, the Planning Commission also voted 5-0 to recommend approval of the associated Annexation No. 16002 (Bill #16-25).

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer

DATE: March 21, 2016

REVIEWED BY: David R. Cary, Planning Director

DATE: March 21, 2016



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LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for MARCH 16, 2016 PLANNING COMMISSION MEETING

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.

PROJECT #: Annexation #16002
Change of Zone #05054D Prairie Village North Planned Unit Development (PUD)

PROPOSAL: To annex approximately 89.59 acres, change the zoning from AG Agriculture to R-3 PUD Residential on approximately 75.81 acres, and change the zoning from B-2 Planned Neighborhood Business to R-3 PUD Residential on approximately 7.4 acres within the Prairie Village North PUD

LOCATION: N 89th and Fremont Street

LAND AREA: Annexation #16002 - Approximately 89.59 acres
Change of Zone #05054D - Approximately 83.2 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. The area is adjacent to the city limits, and the full range of municipal services can be provided if annexed. A change of zone to R-3 is consistent with the Future Land Use Map and compatible with the adjacent development. Both requests comply with the Zoning Ordinance and are consistent with the Comprehensive Plan.

<u>RECOMMENDATION:</u> AN#16002 CZ#05054D	Approval Conditional Approval
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PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District # 1

GENERAL INFORMATION:

LEGAL DESCRIPTION:

AN16002

The portion of Outlot A lying outside Lincoln City Limits, Outlots B and C, Prairie Village North 15th Addition; Lots 3 and 5, located in the NE 1/4 of Section 11-10-7; and Lot 47, located in the SE 1/4 of Section 11-10-7; and the portion of vacated CRI&P right-of-way lying west of the centerline of Stevens Creek located in the NW and NE 1/4 of Section 11-10-7, Lancaster County, Nebraska

EXISTING ZONING: A-G Agriculture, B-2 Planned Neighborhood Business

SURROUNDING LAND USE AND ZONING:

North:	Trail, Agriculture	AG
South:	Residential (under development)	R-3
East:	Agriculture	AG
West:	Residential, Commercial (under development)	R-3, B-2

EXISTING LAND USE: Agriculture, Residential

HISTORY:

- March 2005 CZ#05054 Prairie Village North PUD was approved by the City Council.
- February 5, 2007 AN#16021 and CZ#05054A Prairie Village North PUD was approved by the City Council.
- 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.
- July 2, 2015 AA#15026 to revise the land use table for areas south of Adams Street.
- October 28, 2015 AA#15113 to add a table for R-5 uses and increase the height for R-5 from 35 feet to 45 feet.
- November 5, 2015 AA#15072 to revise the notes for lots adjacent to Market Drive.

COMPREHENSIVE PLAN SPECIFICATIONS:

Pg 1.9 - The Future Land Use Map designates this site for urban density residential and green space land uses.

Pg. 1.10 - This site is shown in Tier I, Priority B on the Growth Tier Map.

Pg. 7.2 - Provide a wide variety of housing types and choices for an increasingly diverse and aging population.

Pg. 7.10 - Encourage a mix of housing types all within one area.

Pg 12.14 - The ANNEXATION POLICY 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.

The areas within Tier I Priority A that are not annexed serve as the future urban area for purposes of annexation per state statute and are appropriate for immediate annexation upon final plat. These areas have approved preliminary plans.

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. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area. The annexation of large projects may be done in phases as development proceeds.

The character of existing residential areas should be respected as much as possible during the annexation process. When low density "acreage" areas are proposed for annexation due to the City's annexation policy, additional steps should be taken to ease the transition as much as possible, such as public meetings, advance notice and written explanation of changes as a result of annexation. In general, many aspects of acreage life may remain unchanged, such as zoning or covenants. However, any annexation of existing residential areas will include some costs which must be the responsibility of property owners.

Annexation to facilitate the installation of improvements and/or possible assessment districts is appropriate if it is consistent with the annexation policies of the Plan listed above.

Plans for the provision of services within the areas considered for annexation shall be carefully coordinated with the Capital Improvements Program of the City and the County.

SPECIFIC INFORMATION:

UTILITIES: All utilities are available to serve this development.

TRAFFIC ANALYSIS: All internal streets associated with the Prairie Village North PUD are local streets. Nearby arterial streets include North 84th Street and Adams Street, but neither is adjacent to this phase of the development.

PUBLIC SERVICE:

The nearest fire station is located at Touzalin Avenue and Fremont Street, approximately three miles from this development.

The nearest public elementary school is Kahoa, located at 7700 Leighton Avenue, located approximately two miles from this development.

ANALYSIS:

1. This is a request to amend the Prairie Village North PUD by annexing approximately 75.81 acres and change the zoning from AG to R-3 PUD. Additionally, the applicant is seeking to change the zoning of 7.4 acres of previously approved townhome lots from B-2 PUD Planned Neighborhood Business to R-3 PUD Residential.
2. The annexation request from the applicant does not include Outlot A of Prairie Village North 15th Addition and the segment of Murdock Trail directly north of the development. The City requests these areas be included in the annexation as they would be nearly completely surrounded by city following the applicant's proposed annexation. The additional areas should be annexed to avoid issues with determining jurisdiction, particularly with emergency services.
3. The total area to be annexed, including the City's request, is approximately 89.59 acres. The additional annexation areas requested by the City are not subject to a change of zone.

4. The area to be annexed is located within Tier I, Priority B of the Comprehensive Plan. All utilities, including public water and sewer, exist adjacent to the area in earlier phases of the same development. The development can be served by the full range of city services.
5. 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. There are no adjustments to the site layout with this application.
6. 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.
7. The site is designated for future urban density residential and green space on the Future Land Use Map. The areas designated as green space will have an R-3 zoning designation; however, they are to be reserved as outlots for green space and detention per the Prairie Village North PUD and will not include residential uses. The remaining areas receiving an R-3 zoning designation will be utilized for urban residential uses. These requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan.
8. Lots 4 through 14 of Block 15 will need a Letter of Map Change from FEMA prior to obtaining building permits. The existing FEMA Flood Insurance Rate Map (FIRM) shows a portion of those lots as being in the floodplain. A preliminary study completed in an earlier phase of this PUD determined that the floodplain is not located within these residential lots. A Letter of Map Change is required with FEMA to officially remove these lots from the floodplain area.
9. The areas with a change of zone from B-2 to R-3 are existing residential lots that were approved as part of an earlier phase of the PUD. This change of zone will alleviate confusion by some third parties about the presence of residential lots within a B-2 zoning district. The lots will now be located in a more appropriate residential district. This change does not alter the layout of the existing PUD.

CONDITIONS:

Site Specific Conditions - CZ05054D:

1. Before a final plat is approved the developer shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **5** copies with all required revisions and documents as listed below upon approval of the planned unit development by the City Council.
 - 1.1 Include a note that Lots 4 through 14 of Block 15 will need a Letter of Map Change from FEMA prior to obtaining building permits.
2. City Council approves associated Annexation #16002.
3. Before receiving building permits, the developer shall provide the following documents to the Planning Department:

- 3.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the planned unit development has been recorded.

Standard Conditions:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units/buildings all development and construction shall substantially comply with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 4.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
 - 4.4 The terms, conditions, and requirements of the ordinance shall run with the land and be binding upon the developer, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.
 - 4.6 The site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in full force and effect unless specifically amended by this ordinance.

Prepared by:

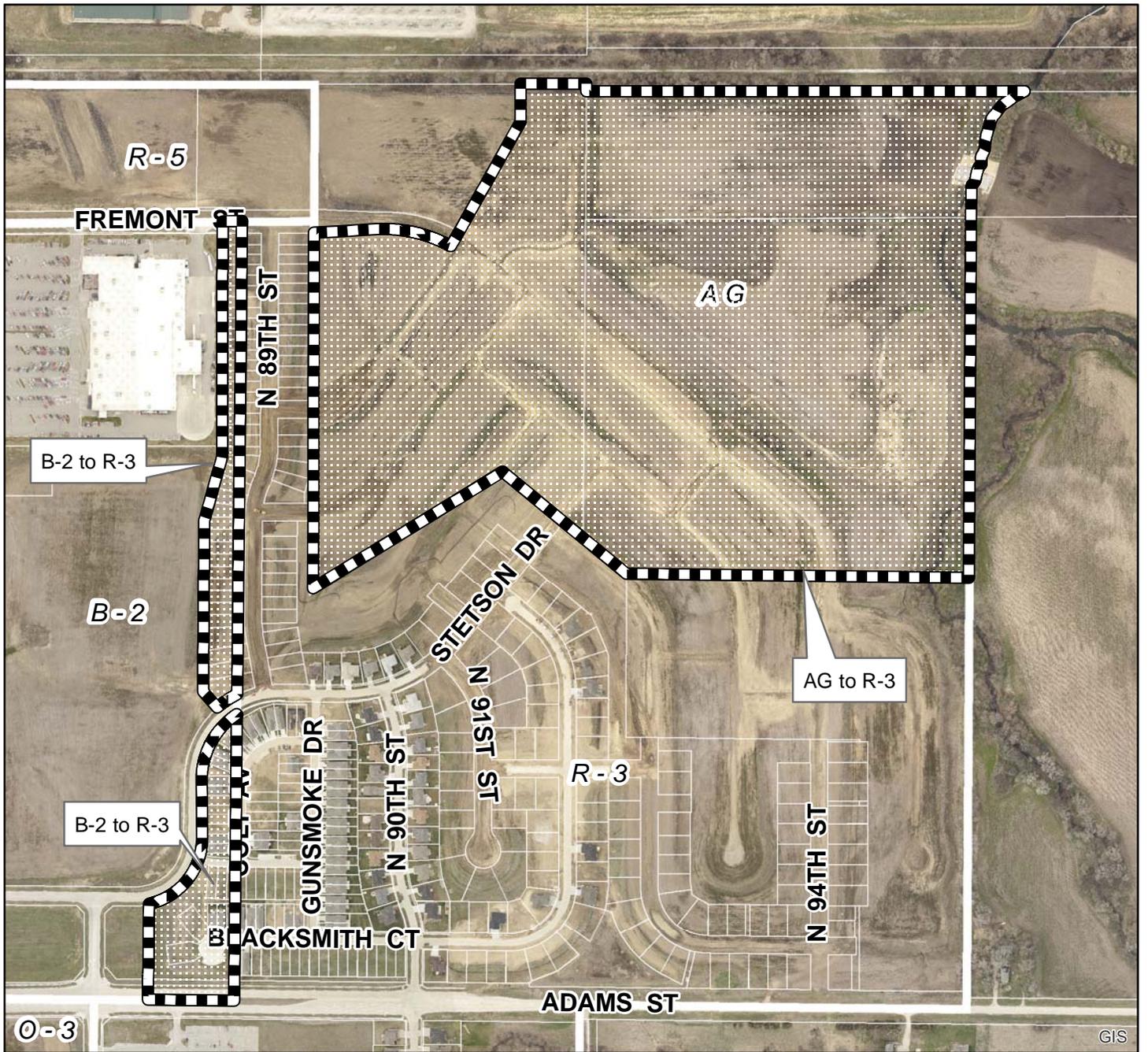
Andrew Thierolf
Planner

DATE: March 8, 2016

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

CONTACT:

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

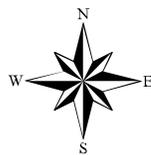


2013 aerial

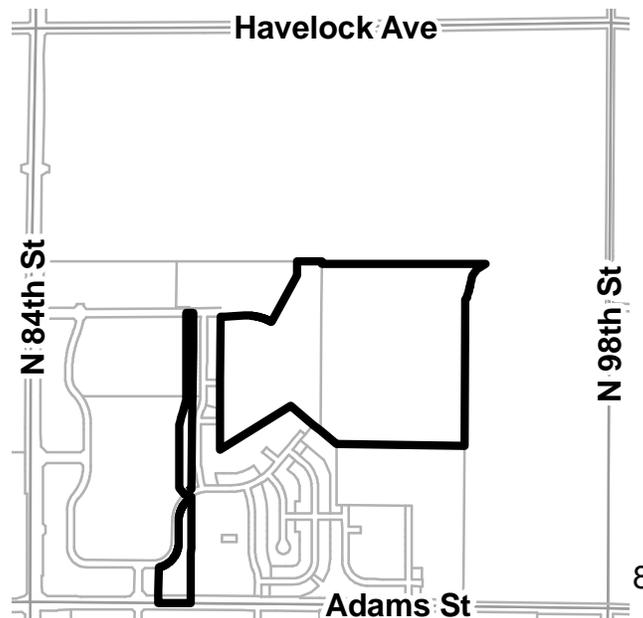
**Change of Zone #: CZ05054D
Prairie Village North
N 89th St & Fremont St**

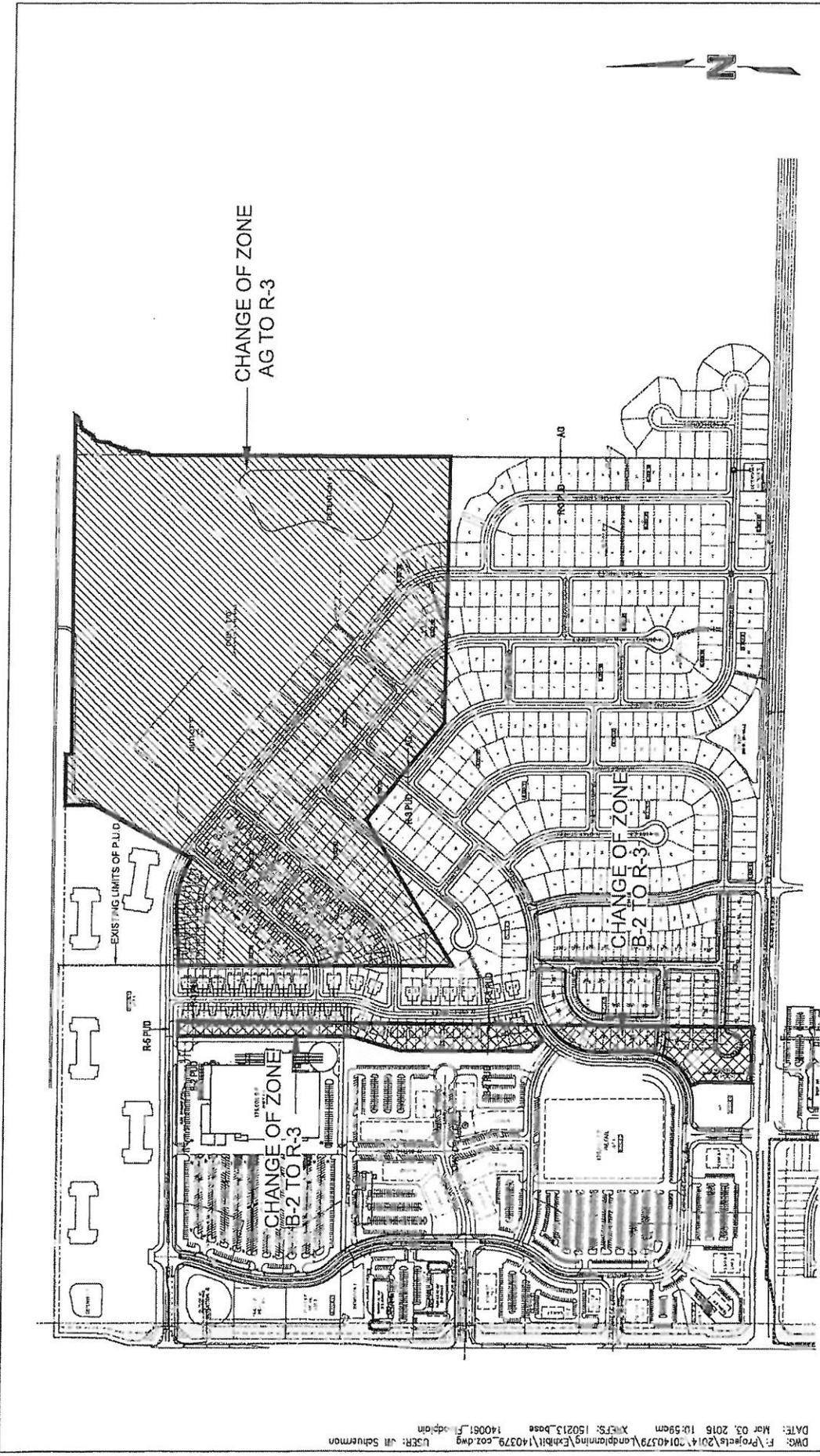
Zoning:

- 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.11 T10N R07E





DWG: F:\Projects\2014\70140379\Landplanning\Exhibit\140379_base XREFS: 150213_base 140061_flop.dwg
 DATE: Mar 03, 2016 10:59am USER: Jill Schurman

drawn by: jds	EXHIBIT
checked by: 2014-0379	1
project no.: 03/03/2016	
date:	

**CHANGE OF ZONE
 PRAIRIE VILLAGE NORTH
 LINCOLN, NEBRASKA**

Civil Design Group, Inc.
 Civil Engineers, Surveyors, Planners
 1001 N. 17th Street, Suite 100
 Lincoln, NE 68502
 Phone: (402) 426-1100
 Fax: (402) 426-1101
 www.civil-design.com

PRAIRIE VILLAGE NORTH

AMENDED P.U.D. #05054D

PREPARED BY: C.D. Design Group, Inc.
DATE: 05/11/10
PROJECT NO.: 10-001
SCALE: AS SHOWN
PROJECT LOCATION: 1000 S. 44TH ST. & W. 100TH ST., LINCOLN, NE 68504

REVISIONS

NO.	DATE	DESCRIPTION
1	05/11/10	ISSUED FOR PERMIT
2	05/11/10	REVISIONS TO PERMIT
3	05/11/10	REVISIONS TO PERMIT
4	05/11/10	REVISIONS TO PERMIT
5	05/11/10	REVISIONS TO PERMIT
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GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEBRASKA BUILDING CODE AND THE NEBRASKA PLUMBING CODE.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AT ALL TIMES.
5. THE DEVELOPER SHALL MAINTAIN ALL EROSION CONTROL MEASURES AT ALL TIMES.
6. THE DEVELOPER SHALL MAINTAIN ALL TRAFFIC CONTROL MEASURES AT ALL TIMES.
7. THE DEVELOPER SHALL MAINTAIN ALL LANDSCAPING MEASURES AT ALL TIMES.
8. THE DEVELOPER SHALL MAINTAIN ALL LIGHTING MEASURES AT ALL TIMES.
9. THE DEVELOPER SHALL MAINTAIN ALL SECURITY MEASURES AT ALL TIMES.
10. THE DEVELOPER SHALL MAINTAIN ALL RECORDS OF ALL CONSTRUCTION AT ALL TIMES.

PERMITS

PERMIT NO. _____ DATE _____

REVISIONS

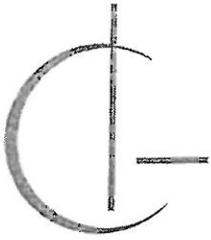
NO. _____ DATE _____ DESCRIPTION _____

LAND USE TABLE

NO.	AREA	LAND USE	AREA (SQ. FT.)	PERCENTAGE
1	RESIDENTIAL	RESIDENTIAL	100000	100%
2	COMMERCIAL	COMMERCIAL	0	0%
3	INDUSTRIAL	INDUSTRIAL	0	0%
4	OFFICE	OFFICE	0	0%
5	RETAIL	RETAIL	0	0%
6	RESTAURANT	RESTAURANT	0	0%
7	BAR	BAR	0	0%
8	CASINO	CASINO	0	0%
9	AMUSEMENT	AMUSEMENT	0	0%
10	RECREATION	RECREATION	0	0%
11	SPORTS	SPORTS	0	0%
12	CONVENTION	CONVENTION	0	0%
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88	BAR BUILDING	BAR BUILDING	0	0%
89	CASINO BUILDING	CASINO BUILDING	0	0%
90	AMUSEMENT BUILDING	AMUSEMENT BUILDING	0	0%
91	RECREATION BUILDING	RECREATION BUILDING	0	0%
92	SPORTS BUILDING	SPORTS BUILDING	0	0%
93	CONVENTION BUILDING	CONVENTION BUILDING	0	0%
94	OFFICE BUILDING	OFFICE BUILDING	0	0%
95	RETAIL BUILDING	RETAIL BUILDING	0	0%
96	RESTAURANT BUILDING	RESTAURANT BUILDING	0	0%
97	BAR BUILDING	BAR BUILDING	0	0%
98	CASINO BUILDING	CASINO BUILDING	0	0%
99	AMUSEMENT BUILDING	AMUSEMENT BUILDING	0	0%
100	RECREATION BUILDING	RECREATION BUILDING	0	0%

LAND USE TABLE, NORTH OF ADAMS STREET

NO.	AREA	LAND USE	AREA (SQ. FT.)	PERCENTAGE
1	RESIDENTIAL	RESIDENTIAL	100000	100%
2	COMMERCIAL	COMMERCIAL	0	0%
3	INDUSTRIAL	INDUSTRIAL	0	0%
4	OFFICE	OFFICE	0	0%
5	RETAIL	RETAIL	0	0%
6	RESTAURANT	RESTAURANT	0	0%
7	BAR	BAR	0	0%
8	CASINO	CASINO	0	0%
9	AMUSEMENT	AMUSEMENT	0	0%
10	RECREATION	RECREATION	0	0%
11	SPORTS	SPORTS	0	0%
12	CONVENTION	CONVENTION	0	0%
13	OFFICE BUILDING	OFFICE BUILDING	0	0%
14	RETAIL BUILDING	RETAIL BUILDING	0	0%
15	RESTAURANT BUILDING	RESTAURANT BUILDING	0	0%
16	BAR BUILDING	BAR BUILDING	0	0%
17	CASINO BUILDING	CASINO BUILDING	0	0%
18	AMUSEMENT BUILDING	AMUSEMENT BUILDING	0	0%
19	RECREATION BUILDING	RECREATION BUILDING	0	0%
20	SPORTS BUILDING	SPORTS BUILDING	0	0%
21	CONVENTION BUILDING	CONVENTION BUILDING	0	0%
22	OFFICE BUILDING	OFFICE BUILDING	0	0%
23	RETAIL BUILDING	RETAIL BUILDING	0	0%
24	RESTAURANT BUILDING	RESTAURANT BUILDING	0	0%
25	BAR BUILDING	BAR BUILDING	0	0%
26	CASINO BUILDING	CASINO BUILDING	0	0%
27	AMUSEMENT BUILDING	AMUSEMENT BUILDING	0	0%
28	RECREATION BUILDING	RECREATION BUILDING	0	0%
29	SPORTS BUILDING	SPORTS BUILDING	0	0%
30	CONVENTION BUILDING	CONVENTION BUILDING	0	0%
31	OFFICE BUILDING	OFFICE BUILDING	0	0%
32	RETAIL BUILDING	RETAIL BUILDING	0	0%
33	RESTAURANT BUILDING	RESTAURANT BUILDING	0	0%
34	BAR BUILDING	BAR BUILDING	0	0%
35	CASINO BUILDING	CASINO BUILDING	0	0%
36	AMUSEMENT BUILDING	AMUSEMENT BUILDING	0	0%
37	RECREATION BUILDING	RECREATION BUILDING	0	0%
38	SPORTS BUILDING	SPORTS BUILDING	0	0%
39	CONVENTION BUILDING	CONVENTION BUILDING	0	0%
40	OFFICE BUILDING	OFFICE BUILDING	0	0%
41	RETAIL BUILDING	RETAIL BUILDING	0	0%
42	RESTAURANT BUILDING	RESTAURANT BUILDING	0	0%
43	BAR BUILDING	BAR BUILDING	0	0%
44	CASINO BUILDING	CASINO BUILDING	0	0%
45	AMUSEMENT BUILDING	AMUSEMENT BUILDING	0	0%
46	RECREATION BUILDING	RECREATION BUILDING	0	0%
47	SPORTS BUILDING	SPORTS BUILDING	0	0%
48	CONVENTION BUILDING	CONVENTION BUILDING	0	0%
49</				



Civil Design Group, Inc.

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

www.civildg.com

February 17, 2016

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

**Re: Annexation and Change of Zone Request: Prairie Village North PUD
CDG Project No. 2014-0379**

Dear David:

On behalf of Starostka Lewis, LLC., we submit an application for annexation and change of zone, from AG to R-3, for 75.06 acres of land located in the Prairie Village North PUD. Per the approved PUD for this area, this land will be occupied by single family and single-family attached homes and green space.

We are also requesting to change the zone on a series existing townhomes that abut the B-2 zoning area of the PUD. Now that these units are all platted, this zoning change will put the townhomes lots entirely in the appropriate R-3 zoning area of the PUD.

In conjunction with this submittal we submit the following information:

Change of Zone and Annexation Application
Change of Zone Filing Fee - \$792.00
Change of Zone Exhibit
List of Lots and Blocks for the change of zone.

I hope that this letter in conjunction with the plans provide you with enough information to review this annexation and change of zone. 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

F:\Projects\2014\20140379\Landplanning\Doc\AA-planning_2-17-16.doc

Current Project - Agency Review Report

Agency Name	User Name	Review Cycle	Review Status	Comments	Assignment
County Engineer	ken schroeder	1	Corrections Required	<p>Upon review, this office has no direct objections to this submittal but would offer the following comments for "Prairie Village North" Annexation "AN16002" and Change of Zone located in the S 1/2 of Section 11, T10N, R7E, near N. 84th Street and Adams Street.</p> <ol style="list-style-type: none"> The Annexation & Change of Zone drawing does not show irregular tract 3 which is listed on the lot list. Shouldn't that portion of Outlot "A" of Prairie Village North 15th Addition not currently within Lincoln's City limits and the adjacent former Chicago, Rock Island & Pacific Railroad adjacent to this submittal be included with the proposed Annexation? Development improvements to follow area annexation. February 28, 2016 (kds) 	Individual
County Health	chris schroeder	1	Recommend Approval	The Lincoln-Lancaster County Health Department recommends approval of this proposed annexation.	Individual
County Sheriff	Jeff Bliemeister	1	Pending		Individual
Development Review Manager	steve henrichsen	1	Corrections Required		Individual
Emergency Communications	Kelly Davila	1	Pending		Individual
Fire Department	Patrick Borer	1	Pending		Individual
Law Department	Law Department	1	Pending		First In Group
LES	les reviews	1	Recommend Approval	2/24/2016- LES has no comments. -Sarah Ryan	First In Group
Lincoln Police Department	Lincoln Police Department	1	Pending		First In Group
Long Range Manager	David Cary	1	Pending		Individual

Current Project - Agency Review Report

Planning Dept	1	Recommend Approval	City Council District 1.	Individual
brandon garrett	1	No Review Required		First In Group
brenda thomas	1	Recommend Approval	2-26.	First In Group
bob simmering	1	No Review Required	PWU	First In Group
julio talero	1	Recommend Approval	- Show final detailed grading and drainage plan on an amended PUD. Per notes on previous administrative amendments (e.g. note 33, sheet 2 – site plan AA15113, 10/28/15). Will review once receive amended PUD. - Include note an amended PUD, that Block 15, Lots 4 – 14 will need a Letter of Map Change prior to obtaining building permits (will also need to be shown on final plat)	Individual
ben higgins	1	Corrections Required		Individual
brian kramer	1	Recommend Approval		Individual
Public Works & Utilities - Wastewater	1	Pending		First In Group
Public Works & Utilities - Water	1	Recommend Approval	Recommend approval on the condition all new delivery addresses are established in Centralized Box Units (CBUs) which will be purchased and installed at the developer's expense in a location mutually agreed upon by the developer and the US Postal Service.	First In Group