

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for January 18, 2006 PLANNING COMMISSION MEETING

PROJECT #: Waiver of Design Standard #05009

PROPOSAL: Waive the requirement for a sidewalk in a block in excess of 1,000' in length in Rolling Hills Ridge Addition.

LOCATION: South 19th Street and Ridgeline Drive.

CONCLUSION: This waiver request does not conform to the Comprehensive Plan or Subdivision Regulations.

<u>RECOMMENDATION:</u>	Denial
-------------------------------	--------

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1-7, Block 1, Lots 1-25, Block 2, Lots 1-3, Block 3, and Outlots A-D, Rolling Hills Ridge Addition

EXISTING LAND USE AND ZONING: Undeveloped R-1 Residential

SURROUNDING LAND USE AND ZONING:

North:	Residential	R-1 Residential
South:	Residential	R-1 Residential
East:	Residential	R-1 Residential
West:	Cemetery	R-1 Residential

COMPREHENSIVE PLAN SPECIFICATIONS:

F18 - Interconnected networks of streets, trails, and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents.

F19 - Transit, pedestrian, and bicycle networks should maximize access and mobility to provide alternatives and reduce dependence upon the automobile.

F25 - The 2025 Land Use Plan identifies this area as Residential.

F66 - Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling and provide multiple connections within and between neighborhoods.

F86 - Transportation Planning Principles include:

- *A Connected City.* In Lincoln and Lancaster County, the unifying qualities of transportation will be emphasized. The transportation network will sustain the One Community concept by linking neighborhoods together. Neighborhoods, activity and employment centers, rural communities, and open lands will be connected by a continuous network of public ways.
- *A Balanced Transportation System.* Transportation planning in Lincoln will be guided by the principle of balancing needs and expectations. It will recognize that transportation is a means to the goal of a unified, liveable, and economically strong community, and not an end in itself. Thus, the system will effectively move people and goods around the community, while minimizing impacts on established neighborhoods and investments. The concept of balance also applies to methods of transportation. While the system must function well for motor vehicles, it should also establish public transportation, bicycling, and walking as realistic alternatives now and in the future.

F87 - The overall objectives of the transportation plan include:

- Developing a balanced transportation system that meets the mobility needs of the community and supports Lincoln and Lancaster County's land use projections and plan.
- Increasing the use of alternate means of transportation, including public transportation, bicycle transit, and pedestrian movement, by improving and expanding facilities and services and encouraging compact, walkable land use patterns and project designs.

F91 - Other Areas All areas of the community should have safe, secure, and reasonably direct pedestrian connections. Activities of daily living should be available within walking distance. Neighborhoods should include homes, stores, workplaces, schools, and places to recreate. Interconnecting streets, trails, and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, and conserve energy.

HISTORY:

December 31, 2003 - Final Plat #03041 Rolling Hills Ridge Addition was approved.

October 16, 2003 - Special Permit #634D Skyline Rolling Hills CUP was approved revising the layout for the south portion of the CUP to show roundabouts and medians in the streets within this portion of the development.

November 13, 1997 - Special Permit #634C was approved allowing an amendment to the Community Unit Plan to adjust the side yard setback from 20 feet to 7.5 feet at approximately Berkeley Drive and Old Farm Road.

February 24, 1997 - Special Permit #634B was approved revising the lot layout.

February 10, 1997 - Preliminary Plat #96023 Skyline Rolling Hills 5th Addition was approved.

February 21, 1989 - Special Permit #634A approved an amendment to the Community Unit Plan to allow up to 158 single-family units, 8 duplex units, and up to 171 apartment units.

December 19, 1972 - Special Permit #634 approved the Skyline Rolling Hills Community Unit Plan.

ANALYSIS:

1. This is a request to waive a required sidewalk in a block which exceeds 1,000' in length.
2. Section 26.23.125 of the Land Subdivision Ordinance requires a pedestrian way when a block exceeds 1,000 feet in length and where needed for pedestrian traffic. Block 2 exceeds 1,000 feet.
3. Section 26.31.010 of the Land Subdivision Ordinance states, "Whenever a lot, tract, or parcel of land is of such unusual size or shape or is surrounded by such development or unusual condition that the strict application of the requirements contained in these regulations would result in actual difficulties or substantial hardship or injustice, the subdivider may request a modification of such requirements."
4. The pedestrian way easement was shown on the preliminary plat of Skyline Rolling Hills 5th Addition and provided a north-south sidewalk connection from the cul-de-sac in Rolling Hills Court to Ridgeline Drive. The intent was to provide a direct connection between the Rolling Hills cul-de-sac and Ridgeline Drive, and to facilitate access to Scott Middle School and Pine Lake Road. Without this sidewalk connection, pedestrians on Rolling Hills Court must first go north to either Davenport Drive or Winding Ridge Road to go south to get to Ridgeline Drive.
5. SP#634D revised the street and lot layout to accommodate the addition of two roundabouts and the widening of South 19th Street, South 21st Street, and Ridgeline Drive to allow for medians. The reconfigured lot lines no longer allowed for a straight sidewalk south to Ridgeline Drive, and the pedestrian easement was moved to its current location which was the only point that did provide for a straight sidewalk.
6. The sidewalk was required to be installed at the same time as Rolling Hills Court and South 19th Street were paved. The omission of installing the sidewalk at the required time does not justify a hardship.

Prepared by:

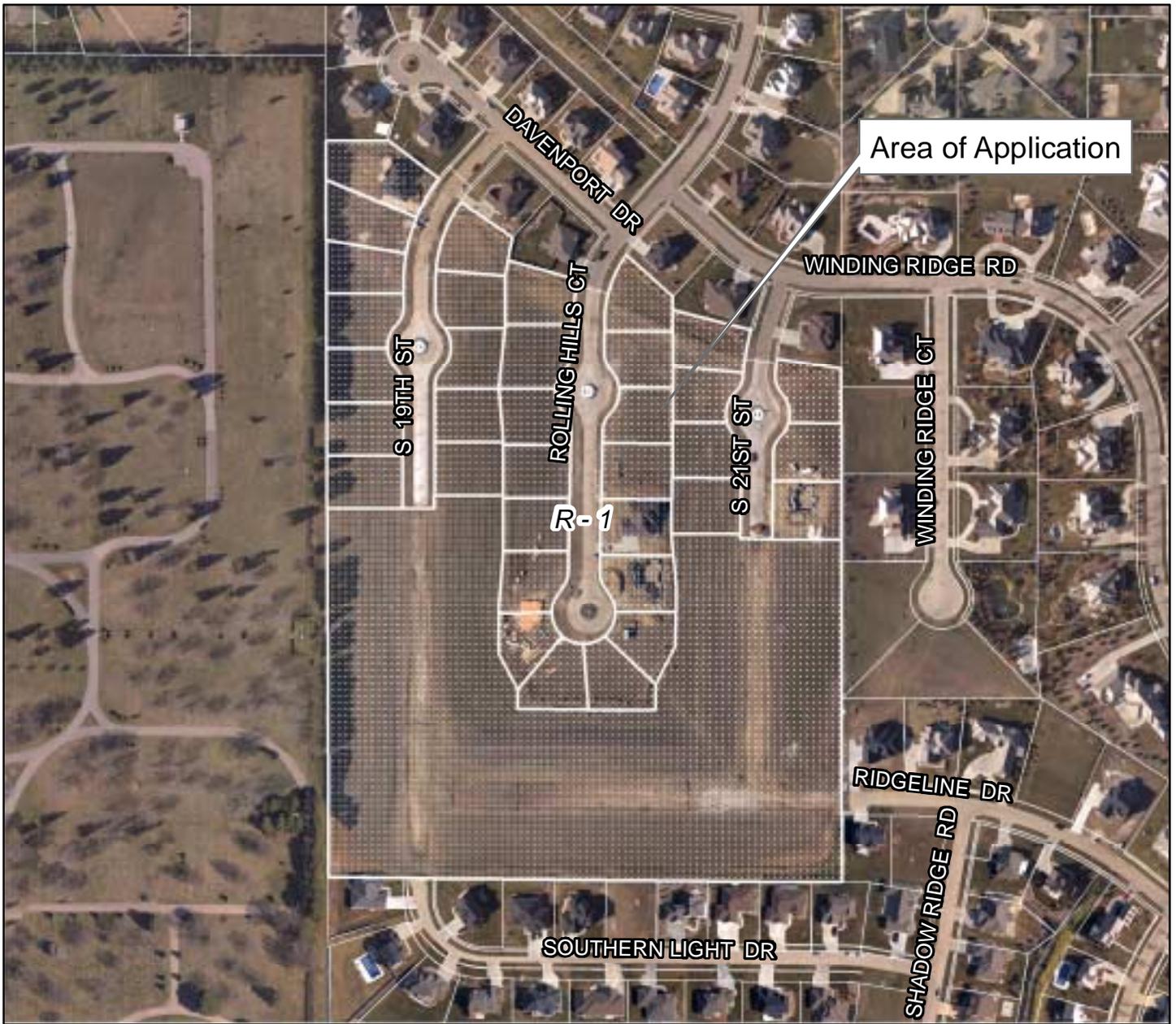
Brian Will, 441-6362, bwill@lincoln.ne.gov
January 4, 2006

**APPLICANT/
CONTACT:**

Jason Thiellen
EDC
2200 Fletcher Avenue Ste 102
Lincoln, NE 68504
438-4014

OWNER:

F. Pace Woods, II
4645 Normal Blvd Ste 372
Lincoln, NE 68506
474.3505



2005 aerial

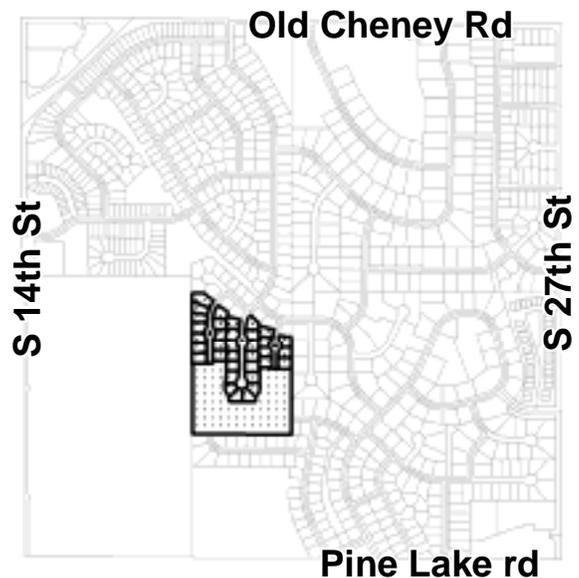
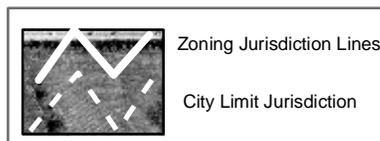
Waiver #05009

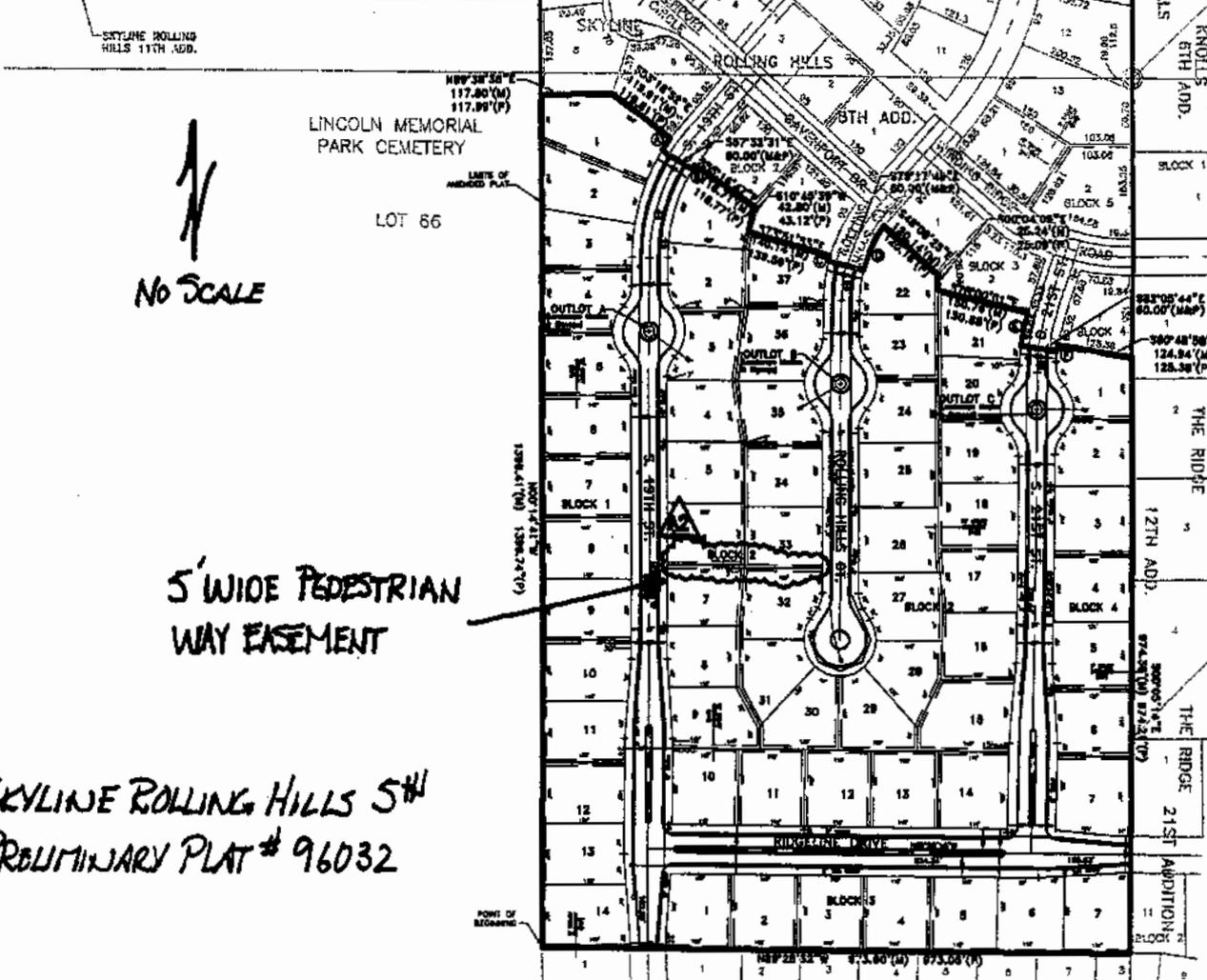
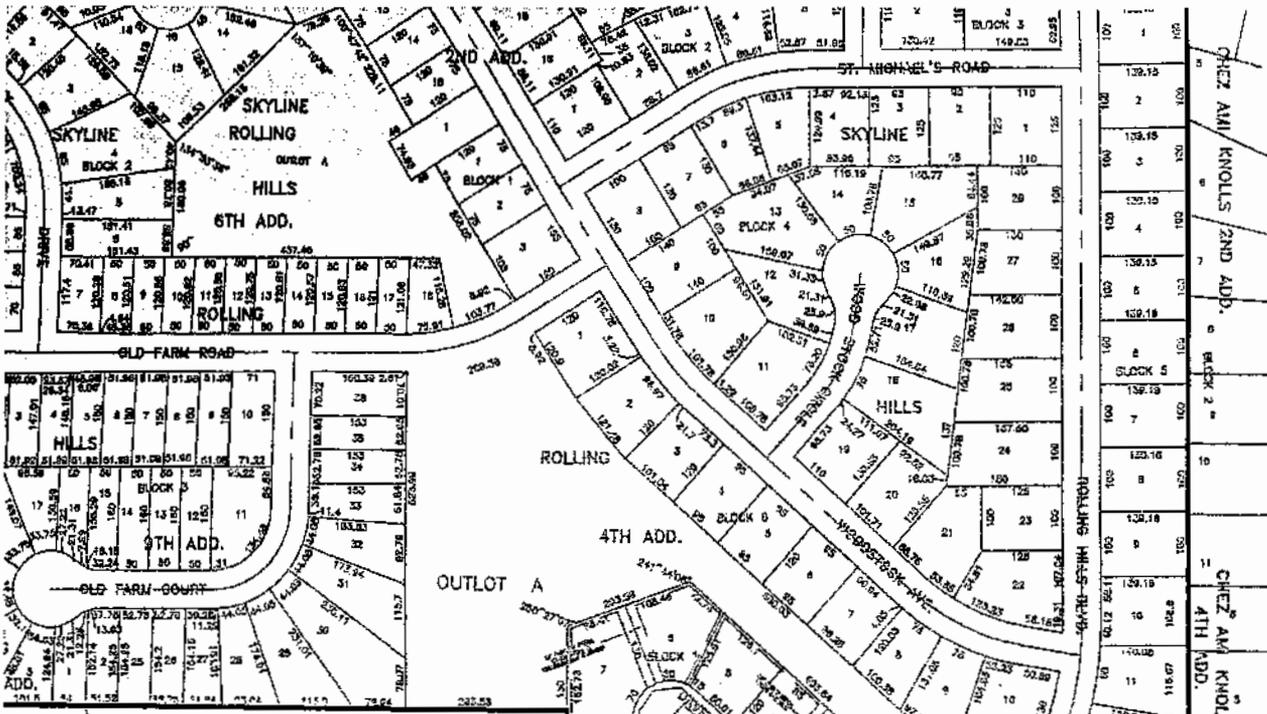
S 19th & Ridgeline Dr

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 13 T9N R6E






 NO SCALE

LINCOLN MEMORIAL
 PARK CEMETERY
 LOT 66

**5' WIDE PEDESTRIAN
 WAY EASEMENT**

**SKYLINE ROLLING HILLS 5TH
 PRELIMINARY PLAT # 96032**



Ped. Easement

18TH

ROLLING HILLS

21ST

RIDGELINE

SOUTHERN EIGHT

SHADOW RIDGE

ROCK CREEK

HAZEL SCOTT

PINE LAKE

20TH

POND

32ND

HELEN WITT

WINDING RIDGE

SWIRCHBACK

RIDGE

RIDGE LINE

PRICE

RIDGE POINT

Scott
Middle
School





Engineering Design Consultants

2200 Fletcher Ave.
Suite 102
Lincoln, NE 68521
Ph 402-438-4014
Fx 402-438-4026

December 14, 2005

Brian Will
Planning Department
City-County Building
555 South 10th Street
Lincoln, NE 68508

RE: Skyline Rolling Hills
Amendment to Special Permit (C.U.P.) #634
EDC Job #05-046-25

Dear Mr. Will,

On behalf of Engineering Design Consultants client F. Pace Woods the Second, the above referenced amendment is hereby submitted per the subdivision review process: changes to the C.U.P. #634 are as follows:

The pedestrian easement on Block 2 is requested to be removed. Block 2 is only 72 feet over 1,000 feet as measured from the rights of way of the intersection of Winding Ridge Road and Rolling Hills Court to Ridgeline Drive. Block 2 is only 181 feet over 1,000 feet as measured from the rights of way of the intersection of South 19th Street and Davenport Drive to Ridgeline Drive. The developer has been unsuccessful at selling the four lots on this block that have the pedestrian easement. The centerline distance from the existing pedestrian easement at Rolling Hills Court to Scott Middle School is 3,832 feet (7/10 mile) without the pedestrian easement (shortest route) and 3,106 feet (6/10 mile) with the pedestrian easement (shortest route). Hence, the trip to the school from Rolling Hills Court is more than twice a quarter mile walking distance with or without a pedestrian easement.

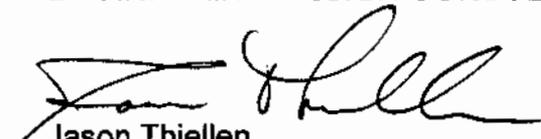
1. General Notes have been revised to add a requested waiver to pedestrian easements. General Note 21 (5) states: "PEDESTRIAN EASEMENTS (CHAPTER 26.23, SEC. 125): ALLOW BLOCKS LONGER THAN 1,000 FEET WITHOUT A PEDESTRIAN EASEMENT."
2. Sheet 1 has been adjusted to show the proposed removal of the pedestrian easement on Lots 6, 7, 32, and 33 of Block 2.

Skyline Rolling Hills
Amendment to Special Permit (C.U.P.) #634
EDC Job #04-046-25
December 14, 2005
Page 2

If you have any additional questions or concerns please contact me at 438-4014 or at jthiellen@edc-civil.com.

Sincerely,

ENGINEERING DESIGN CONSULTANTS, L.L.C.



Jason Thiellen
Land Planner

Enclosure
6 Sets of Sheet 1

c: F. Pace Woods the Second

M e m o r a n d u m

To: Brian Will, Planning Department

From: Charles W. Baker, Public Works and Utilities

Subject: Skyline Rolling Hills Administrative Amendment for Waiver #05009

Date: December 28, 2005

cc: Randy Hoskins
Dennis Bartels
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Skyline Rolling Hills Administrative Amendment for Waiver #05009 to eliminate the pedestrian easement on Block 2, Lots 6, 7, 32, and 33 located between Rolling Hills Court and South 19th Street. Public Works cannot support the waiver on the reason given that the lots cannot be sold with the easements on them and the fact that the walks will only be used as pedestrian traffic to the school. The connection is for the neighborhood and a requirement of the subdivision ordinance. The connection should have been constructed with the paving of Rolling Hills Court as required.

At minimum, if this waiver is supported by other departments, Public Works would suggest an alternative connection should be made to the south to connect to Ridgeline Drive to provide that neighborhood connection and more direct route to Scott Middle School at a shorter distance than the 3,106' as described in the application letter.