

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for April 13, 2005 PLANNING COMMISSION MEETING

P.A.S.: Preliminary Plat #05004, Mount Olive

PROPOSAL: To preliminary plat 1 church lot and 11 single family residential lots, for a total of 12 lots.

LOCATION: Generally located at N. 80th Street and Holdrege Street.

WAIVER REQUEST: There were no waivers requested.

LAND AREA: 14.5 acres, more or less.

CONCLUSION: The request is in conformance with the Zoning Ordinance, Subdivision Ordinance and Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: R-3, Residential.

EXISTING LAND USE: Church and undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	Church, open space P, R-3
South:	Residential R-2
East:	Commercial B-2
West:	Residential R-2

COMPREHENSIVE PLAN SPECIFICATIONS:

F- 25 The Comprehensive Plan shows this area as Urban Residential.

F- 66 Encourage convenient access to neighborhood services (stores, schools, parks) from residential areas.

F- 66 Many activities of daily living should occur within walking distance. Neighborhoods should include homes, stores, workplaces, schools and places to recreate.

F- 66 Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling and provide multiple connections within and between neighborhoods.

F- 69 Encourage a mix of compatible land uses in neighborhoods, but similar uses on the same block face. Similar housing types face each other: single family faces single family, change to different use at rear of lot. Commercial parking lots should not intrude into residential areas where residential uses predominate a block face. More intense commercial uses (gas stations, big box stores, car wash, fast food, etc.) may not be compatible due to impact on nearby housing. Expansion in existing centers should not encroach, or expand to encroach, on existing neighborhoods, and commercial areas must be screened from residential areas.

F-69 Require new development to be compatible with character of neighborhood and adjacent uses (i.e., parking at rear, similar setback, height and land use).

HISTORY: Northern Lights Addition was platted and annexed December 9, 1996 by the City Council.

UTILITIES: Utilities are available in Holdrege Street and abutting the site.

TRAFFIC ANALYSIS: Holdrege Street is classified as an urban minor arterial and is paved to a 2+1 standard.

PUBLIC SERVICE: This area is served by the Havelock Fire Station.

ANALYSIS:

1. This is a request to preliminary plat 12 lots in an existing R-3 district in conformance with the Zoning and Subdivision Ordinances and the Comprehensive Plan.
2. The proposed lots are similar in size to the existing single family lots in the area. The Northern Lights subdivision is R-3, while the existing Meadowlane subdivision is generally R-2. Both districts are similar, with minor differences in the area and setback requirements.
3. The minimum required setback for the church is maintained with the additional N. 80th Street.
4. The drainageway is maintained as open space as an outlot in this proposal. The site plan should clearly indicate that all outlots are maintained by a homeowners association. The Parks Department indicated this request in the attached memo.
5. The Lincoln Lancaster County Health Department had three advisory comments which are attached.

6. The 1996 annexation agreement indicated Mount Olive church is required to dedicate a “park, trail, vegetation, mini-playground and open-space easement” to the city at the time this property is platted. This easement must be shown on the plat. The City agreed to construct a mini-playground as part of the park in this easement. Resolution A-77823 approved this requirement.
7. Watershed management and the Lincoln Electric System had comments as indicated in their attached memo.
8. The Public Works and Utilities Department had several comments in their attached memo.

CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be signed by the Chair of the Planning Commission certifying approval: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Indicate the purpose of Outlot A and that all outlots will be maintained by a homeowners association.
 - 1.1.2 Utility easements to the satisfaction of the LES.
 - 1.1.3 A park/trail/vegetation/mini-playground/open-space easement.
 - 1.1.4 Revisions to the satisfaction of the Watershed Management section of the Public Works and Utilities Department.
 - 1.1.5 Revisions to the satisfaction of the Public Works and Utilities Department.

General:

- 2 Final Plats will be approved by the Planning Director after:
 - 2.1 The sidewalks, streets, drainage facilities, street lighting, landscape screens, street trees, temporary turnarounds and barricades, and street

name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.

2.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

2.2.1 to complete the street paving of public street shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of sidewalks along both sides of N. 80th Street and along the south side of Holdrege Street as shown on the final plat within four (4) years following the approval of this final plat.
to complete the public water distribution system to serve this plat within two (2) years following the approval of this final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of this final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of this final plat.

to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of this final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of this final plat.

to complete the installation of public street lights along Streets within this plat within two (2) years following the approval of this final plat.

to complete the installation of private street lights along Streets within this plat within two (2) years following the approval of this final plat.

to complete the planting of the street trees along streets within this plat within four (4) years following the approval of this final plat.

to complete the planting of the landscape screen within this plat within two (2) years following the approval of this final plat.

to complete the installation of the street name signs within two (2) years following the approval of this final plat.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to complete the public and private improvements shown on the preliminary plat.

to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to continuously and regularly maintain the street trees along the private roadways and landscape screens.

to submit to the lot buyers and builders a copy of the soil analysis.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to protect the trees that are indicated to remain during construction and development.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

to relinquish the right of direct vehicular access from Lot 11, Block 2 and Lot 1, Block 1 to Holdrege Street.

Prepared by:

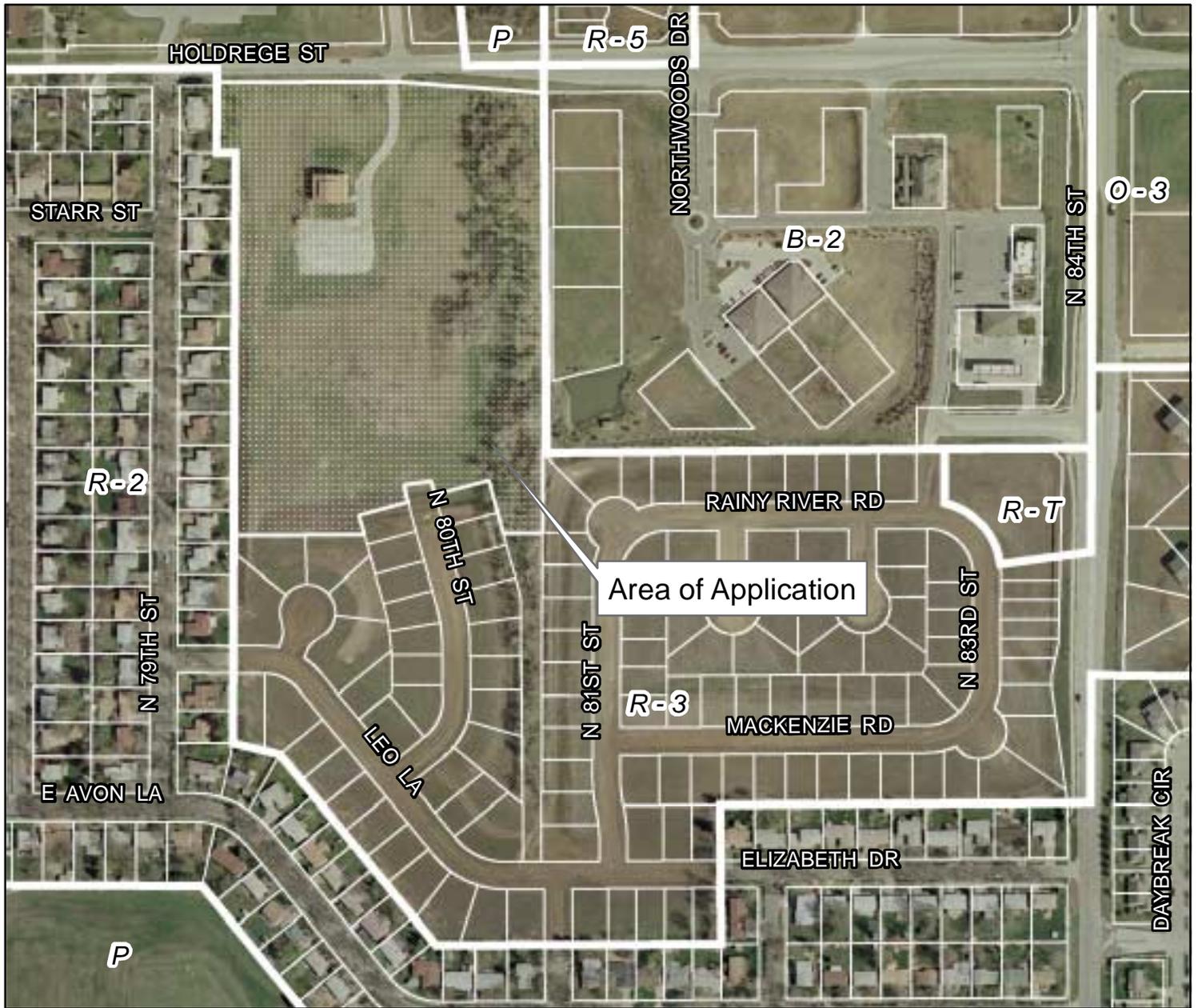
Becky Horner, 441-6373, rhorer@lincoln.ne.gov
Planner

DATE: March 22, 2005

APPLICANT: John Schleich
8644 Executive Woods Drive
Lincoln, NE 68512
(402)436-3444

OWNER: Mount Olive Evangelical Lutheran Church
8001 Holdrege Street
Lincoln, NE 68505
(402)484-8711

CONTACT: Mark Palmer
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402)474-6311



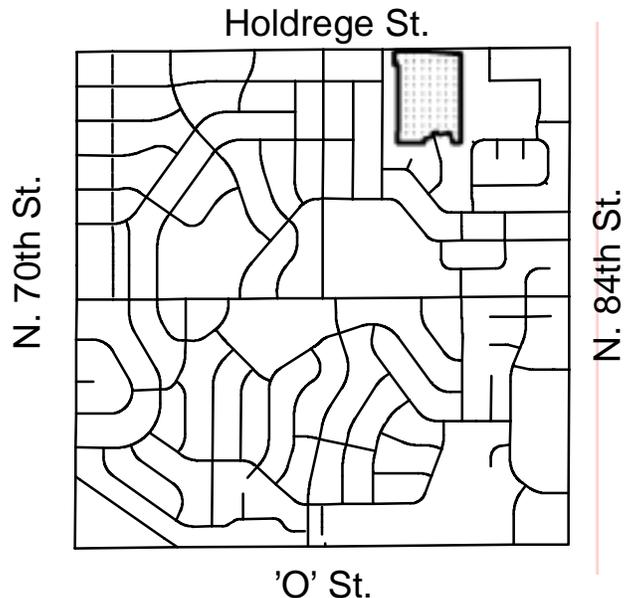
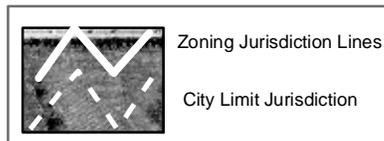
2002 aerial

Preliminary Plat #05004 Mount Olive N. 80th & Holdrege

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. 22 T10N R7E



RECEIVED

MAR 23 2005

LINCOLN CITY LAND PLANNING DEPARTMENT

MOUNT OLIVE PRELIMINARY PLAN

LEGAL DESCRIPTION: MOUNT OLIVE PRELIMINARY PLAN... LINCOLN, NE

BOUNDARY CURVE DATA... MOUNT OLIVE PRELIMINARY PLAN

SUBMITTER'S CERTIFICATE... MOUNT OLIVE PRELIMINARY PLAN

GENERAL SITE NOTES... MOUNT OLIVE PRELIMINARY PLAN

Table with 4 columns: CURVE, RADIUS, DELTA, LENGTH, TANGENT CHORD

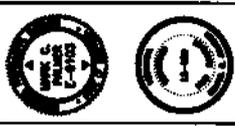
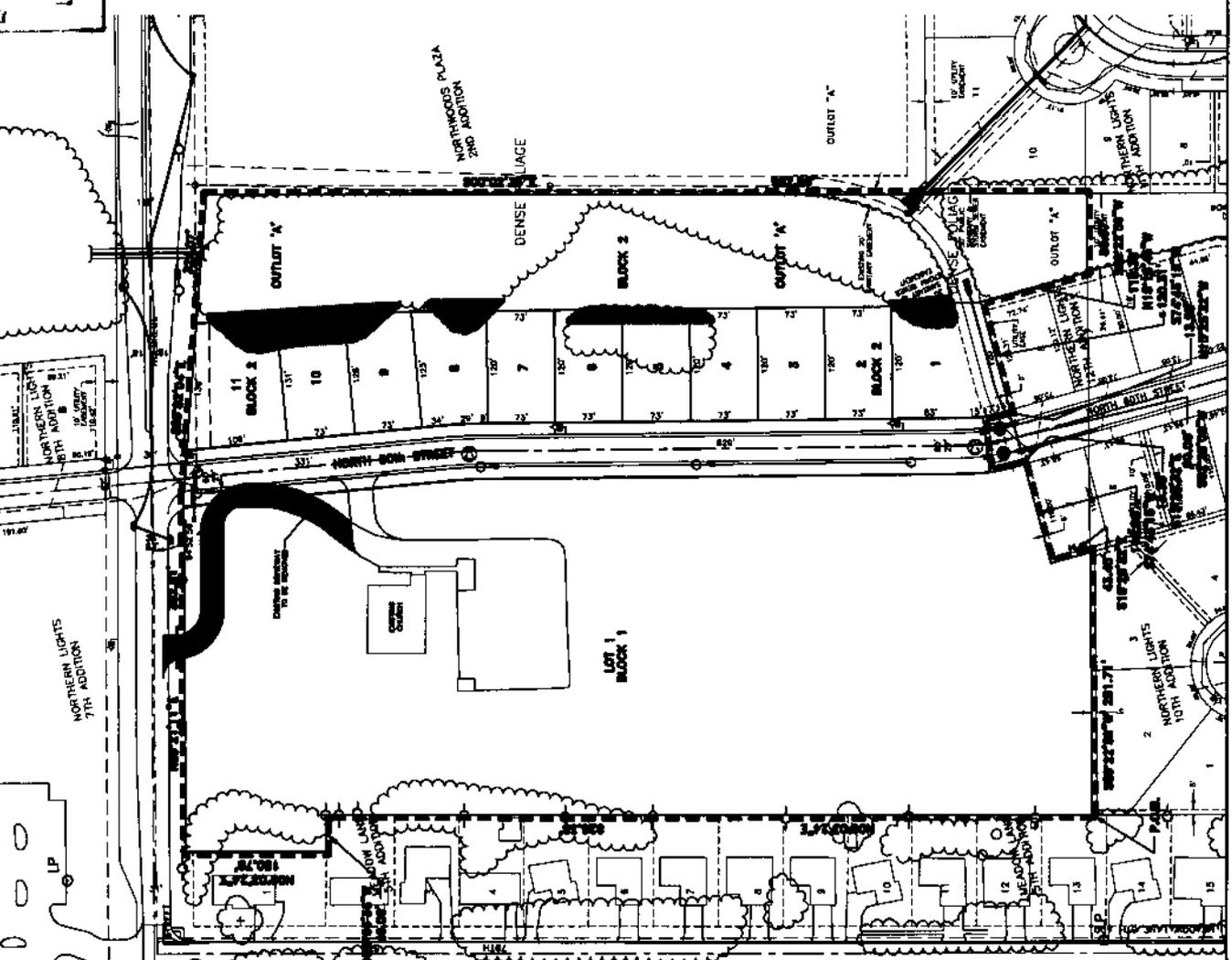


Table with 2 columns: DATE, REVISIONS



OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

17 March 2005

MAR 17 2005

Mr. Marvin Krout
Planning Department, City of Lincoln
County-City Building
555 South 10th Street
Lincoln, NE 68508

Re: Mount Olive Preliminary Plat
OA Project No. 2005-0277

Dear Mr. Krout:

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

1. Site Plan - 21 copies.
2. Drainage and Grading Plans - 9 copies.
3. Street Profile Plans - 5 copies.
4. Ownership Certificate – 1 copy.
5. Soils Report - 1 copy.

On behalf of the Owners / Developers, Mount Olive Evangelic Lutheran, c/o John Schleich, 8644 Executive Woods Drive Lincoln, NE. 68512, we are submitting Mount Olive Preliminary Plat. We expect to be scheduled on the Planning Commission Agenda for the 13th of April.

We met with staff on March 10, 2005 to review the proposed site plan and gain preliminary comments.

Mr. Marvin Krout
17 March 2005
Page 2

Please contact us if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark C. Palmer', with a stylized flourish at the end.

Mark C. Palmer, PE

Encls

cc Mount Olive Evangelic Lutheran
John Schleich

F:\Projects\20050277\doc\Lmkrou-mtOlive.305.doc

Memorandum

To:	Becky Horner, Planning Department
From:	Chad Blahak, Public Works and Utilities Dennis Bartels Public Works and Utilities
Subject:	Mount Olive Preliminary Plat #05004
Date:	3/29/05
cc:	Randy Hoskins, Public Works and Utilities

Engineering Services has reviewed the submitted plans for the Mount Olive Preliminary Plat, located south of Holdrege at North 80th Street, and has the following comments:

Sanitary Sewer - The sanitary system is satisfactory.

Water Main - The water system is satisfactory.

Grading/Drainage - The following comments need to be addressed.

(3.1) The 100yr storm elevations need to be shown for the drainage way located along the east side of this plat.

(3.2) Minimum opening elevations need to be provided for the lots located in Block 2 adjacent to the drainage ditch.

Streets/Paving - The street system is satisfactory.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.



MICHAEL WOOLMAN
<lpd737@CJIS.CILLINC
OLN.NE.US>

03/22/2005 10:25 AM

To: R Horner <RHomer@ci.lincoln.ne.us>
cc:
Subject: Mount Olive

Ms. Horner,

The Lincoln Police Department does not object to the Mount Olive Preliminary Plat.

Sergeant Michael Woolman
Lincoln Police Department

message to Becky Horner



Dennis L Roth
03/21/2005 07:18 AM

To: Rebecca D Homer/Notes@Notes
cc:
Subject: re: Mount Olive

PROJ NAME: Mount Olive
PROJ NMBR: PP05004
PROJ DATE: 03/18/2005
PLANNER: Becky Horner

Finding NO similar/duplicate street names within our database, other than those which are obvious extentions of an existing street.

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

CROSS STs: Holdrege St

PUBLIC STs: N 80 St

PVT STs: none

COMMENTS:

RECOMMEND aPPROVAL

Richard J Furasek
03/22/2005 03:10 PM

To: Rebecca D Horner/Notes@Notes
cc:
Subject: Mount Olive

Upon review of the plan for Mount Olive, we find it acceptable from the perspective of our department. Our concern is the continued growth of the city with our facilities not expanding to be able to provide the response in a timely fashion that our citizens have grown to expect from our department.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292

message to Becky Horner

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Becky Horner

DATE: March 30, 2005

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File
EH Administration

SUBJECT: Mount Olive
PP #05004

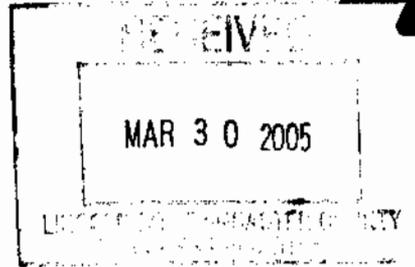
The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

- The LLCHD advises that noise pollution can be a concern relative to snow removal operations when locating residential areas adjacent to large parking lots. This type of activity is not exempt from Lincoln Municipal Code (LMC) 8.24 Noise Control Ordinance and would require obtaining a noise variance from the LLCHD if such activity violates the established residential noise standards. The LLCHD strongly advises the applicant to become with familiar with LMC 8.24.
- 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 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.

INTER-DEPARTMENT COMMUNICATION



DATE: March 29, 2005
TO: Becky Horner, City Planning
FROM: Sharon Theobald (Ext. 7640)
SUBJECT: DEDICATED EASEMENTS
DN #14N-80E



PP #05004

Attached is the Preliminary Plat for Mount Olive

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with a blanket utility easement over Outlot "A".

Sharon Theobald

ST/nh
Attachment
c: Terry Wiebke
Easement File





Lincoln
Parks & Recreation

Memo

To: Becky Horner, Planning Department

From: Mark Canney, Parks & Recreation

Date: March 25, 2005

Re: Mount Olive

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and the following comments:

1. All outlot areas to be maintained by the developer and/or future homeowner's association.
2. The Neighborhood park serving the area is Herbert Park.
3. Contact the Forestry Department regarding the assignment of Street Trees at 441-7036.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.

Thank you.



IMPORTANT



Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.



Permit # **DRF05046**

Address

Job Description: **Development Review - Fire**

Location: **MOUNT OLIVE**

Special Permit:

Preliminary Plat: **Y 05004**

Use Permit:

CUP/PUD:

Requested By **BECKY HORNER**

Status of Review: **Approved**

03/25/2005 1:36:54 PM

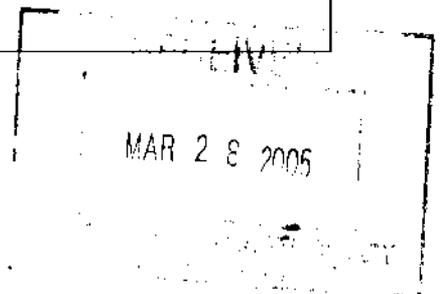
Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

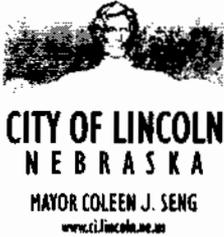
BOB FIEDLER

Comments: **approved**

Current Codes In Use Relating to Construction Development in the City of Lincoln:

- 2000 International Building Code and Local Amendments
- 2000 International Residential Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 2000 NFPA 101 Life Safety Code
- 2000 Local Amendments International Firecode
- Applicable NFPA National Fire Code Standards





**PUBLIC WORKS AND
UTILITIES DEPARTMENT**

MEMORANDUM

Date: 3/30/05

To: Becky Horner, Planning Department

From: John Callen, Watershed Management

Subject: *Mount Olive review comments, PP05004*

cc: *Ben Higgins, Dennis Bartels, Chad Blahak, Dale Stertz*

Becky,

Below are Watershed Management's comments regarding the Mount Olive Preliminary Plat Submittal, PP05004:

1. Provide minimum opening elevations for lots abutting the detention cell. (Ref. Lincoln Municipal Code (LMC) 26.15.020 (b) 6,7, and 8, and DCM 6.4.4.1)
2. Soils report indicates potential shrink swell, frost action, and drainage issues related to the soils in this area that may affect residential construction on this site. These issues should be noted on the plans and Building and Safety should be advised of any issues that would affect building permit review for these lots.
3. Grading plan indicates that site detention for this property was master planned with the Northern Lights Preliminary Plat. Provide supporting documentation and reference previous submittal containing this detention information, so that this claim can be evaluated appropriately.