

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Annexation 01004

DATE: May 16, 2001

PROPOSAL: Application by the Director of Planning to annex property generally located north of Yankee Hill Road between S. 14th Street and S. 27th Street.

GENERAL INFORMATION:

APPLICANT: Director of Planning
555 S. 10th Street - Suite 213
Lincoln, NE 68508

CONTACT: Jason Reynolds
(402) 441-7620

LOCATION: Generally located north of Yankee Hill Road between S. 14th Street and S. 27th Street.

REQUESTED ACTION: Approval of annexation.

LEGAL DESCRIPTION: All of Irregular Tract lots 10, 79, 32, 50 and 76 and a portion of Irregular Tract Lots 18, 20, 21, and 25, all located in Section 24, T9N, R6E of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agriculture

SIZE: Approximately 270 acres

SURROUNDING LAND USE AND ZONING: B-2 and H-4 zoned commercial uses to the northeast; R-4 residential uses to the north; R-3 residential to the northwest; zoned R-3 to the south; Vavrina Meadows 1st zoned AG but requesting R-3 and H-4 to the west.

COMPREHENSIVE PLAN SPECIFICATIONS: IN CONFORMANCE. The 1994 Lincoln/Lancaster County Comprehensive Plan designates this area as Urban Residential. This is shown as Phase I and is inside the "Anticipated Future Service Limit" according to Figure 65 on page 197.

SPECIFIC INFORMATION:

DESCRIPTION OF PROPERTY: Farmland and acreage housing with 5 dwelling units.

UTILITIES & SERVICES:

A. **Sanitary Sewer:** The existing Southeast Salt Creek trunk sewer serves development to the west.

- B. **Water:** A 16 inch water main is in S. 14th Street, and the Capital Improvements Program indicates the construction of a 24" distribution main in Yankee Hill in 2003-4.
- C. **Roads:** S. 14th Street is currently under construction for a four lane facility. S. 27th Street is paved and the 1-25 Year Program identifies it as having four through lanes, left turn lane, raised medians and 100 ft. of right-of-way. The 1-25 Year Program shows Yankee Hill Road as having four through lanes, two left/one right turn lanes, raised medians, and 120 ft. of right-of-way. Yankee Hill Road is also shown as a Public Way Corridor.
- D. **Parks and Trails:** The Existing and Future Trails map shows a trail along the north side of Yankee Hill Road.
- E. **Fire Protection:** Portions of the area are currently served by the Southwest Rural Fire District and portions of the area are served by the Southeast Rural Fire District. The nearest Lincoln fire station is at S. 27th and Old Cheney.
- F. **Schools:** This area is in the Rokeby School District #152. Upon annexation it will automatically be in the Lincoln Public School District.

ANALYSIS:

- 1. This annexation was originally considered at the time of the Vavrina Meadows 1st Annexation/Preliminary Plat. At that time, the city had not established a per acre fee for contributing to the cost of the sanitary sewer line that was built to serve the area. Resolution A-80821, approved by City Council on May 7, 2001, applies a sewer connection fee of \$351.25 per acre to this area to be paid at time of connection.
- 2. This annexation is in conformance with the Comprehensive Plan. Specifically, it is within the future "Lincoln Service Limit" as shown on Figure 65, "Anticipated Lincoln Service Limit and Phasing Plan" on page 197 of the 1994 Lincoln/ Lancaster County Comprehensive Plan.
- 2. The annexation policies on page 191 of the Plan state:
 - ! *"Land which is remote from the limits of the City of Lincoln will not be annexed; land which is contiguous and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.*
 - ! *Annexation generally implies the opportunity to access all City services (i.e., police, fire). Voluntary annexation agreements may limit or outline the phasing, timing or development of utility services (i.e., water, sewer) and may include specific or general plans for the financing of improvements to the infrastructure and the land uses of the area.*

! Plans for the provision of services within the areas considered for annexation should be carefully coordinated with the Capital Improvements Program of the city and the county."

3. This property meets the Comprehensive Plan's policy for annexation since:
 - a) it is surrounded by the urban area and is awaiting future development with urban uses,
 - b) it is engulfed by the City limits with the annexation of the Vavrina Meadows 1st Preliminary Plat, and
 - c) utilities are becoming available as the area develops.
4. Failure to annex this property would create problems for providing public services and responses in emergencies.

CONCLUSION:

This annexation proposal is in conformance with the Comprehensive Plan. Specifically it meets the annexation policies of the plan and is within the future service limit. This area has been surrounded by the city.

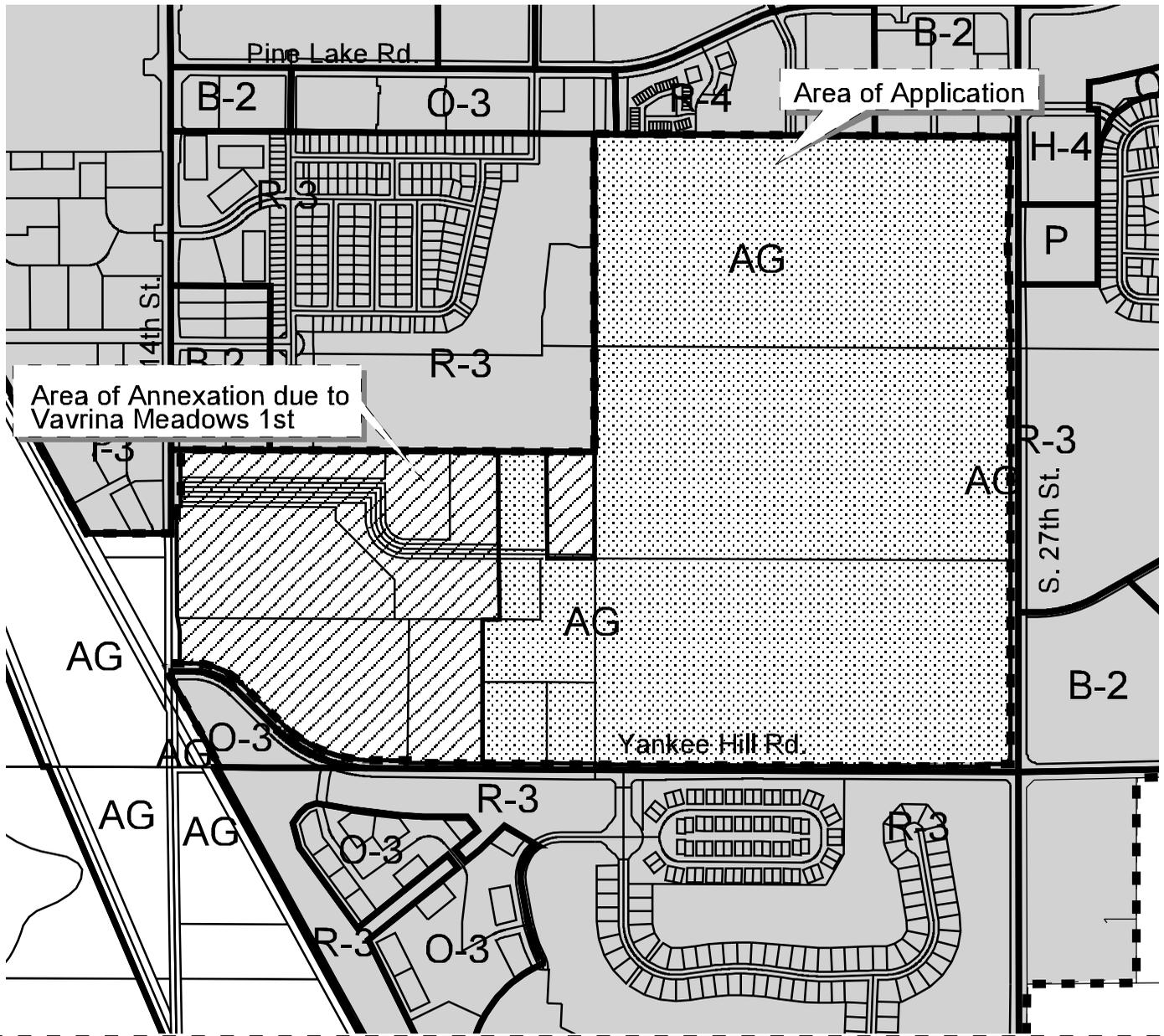
Even though a proposal is in conformance within the future service limit, the City should only approve an annexation when the infrastructure is in place or has been provided for in the City's CIP or by the applicant. In this case, the area has been engulfed by the City and utilities will become available as the area develops. Specific utility costs will be negotiated when the landowners apply for zoning and/or subdivisions.

STAFF RECOMMENDATION: Approval.

Prepared by:

Jason Reynolds
Planning

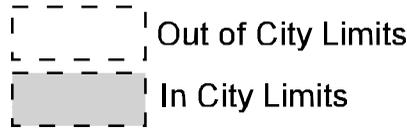
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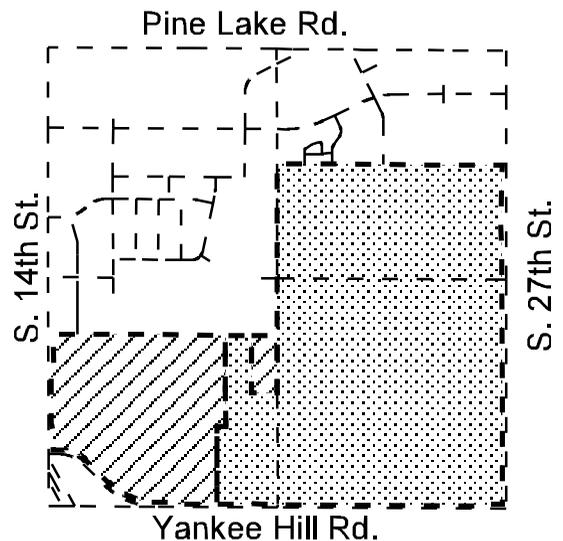
Annexation #01004 S. 14th & Yankee Hill Rd.

Zoning:

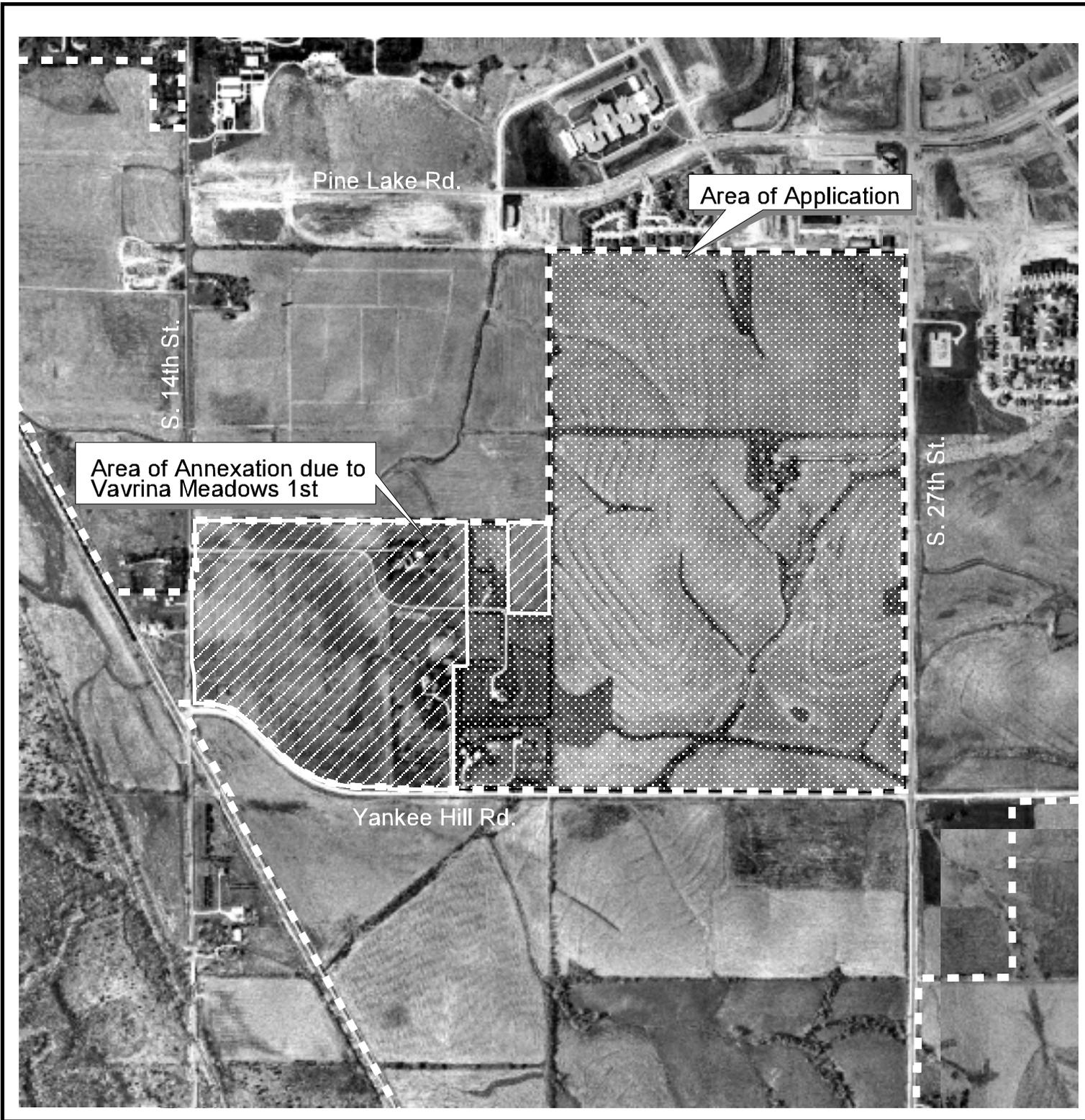
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business 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. 24 T9N R6E



Sheet ___ of ___
Date: _____



Annexation #01004
S. 14th & Yankee Hill Rd.



Sheet _____ of _____

Date: _____

Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.