

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for October 12, 2005 PLANNING COMMISSION MEETING

P.A.S.: Co. Special Permit #05047

PROPOSAL: A special permit to place a recreational cabin.

LOCATION: Generally located at the northwest corner of SW 84th Street and Kolbrook Road.

WAIVER REQUEST: NA

LAND AREA: 74 acres, more or less

CONCLUSION: In conformance with the Comprehensive Plan and County Zoning.

RECOMMENDATION:

Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: The NW 1/4 of the NE 1/4 and Lot 10 I.T (ex. 20.01 acres) and Lots 2 and 9 NE all in Section 34, Township 9 North, Range 5 East of the 6th P.M., Lancaster County.

EXISTING ZONING: AG Agriculture.

EXISTING LAND USE: Agriculture and a private friends and family motocross track.

SURROUNDING LAND USE AND ZONING: Agriculture on all sides. One residence to the west and one on the east. Zoned AG Agriculture on all sides.

ASSOCIATED APPLICATIONS: None

HISTORY: Changed from AA Rural and Public Use to AG Agricultural in the 1979 zoning update. A special permit for a recreation facility/motocross track was denied in 2004.

COMPREHENSIVE PLAN SPECIFICATIONS This shows as Agricultural on the County Land Use Plan. The zoning provides a special permit for the recreational cabin use in the agriculture district.

UTILITIES: On site well and portable toilet. Future septic tank planned.

TOPOGRAPHY: Rolling and wooded. Draining to the northwest

TRAFFIC ANALYSIS: Kolbrook Road is a half mile line gravel county road. SW 84 along the east edge of this application is a gravel county road to the north of Kolbrook. It is a dirt road for a 1/4 mile of south Kolbrook. Saltillo Road and Rokeby Roads do not extend through and are dirt roads to the east. SW 96th to the west is paved, connecting Denton to Hwy 33 and Crete to the south and southwest.

PUBLIC SERVICE: This is in the Southwest Rural Fire District and the Crete and Rokeby School Districts. This is served by the Lancaster County Sheriff's Department.

REGIONAL ISSUES: NA

ENVIRONMENTAL CONCERNS: The Historic and Ecological Resources survey shows native hay on this site. Other native prairie are in the immediate vicinity across SW 98 to the west and in Spring Creek Prairie to the south. An Historic trail crosses about one half mile to the south. The soil rating on this land is 6.75 on a scale of 1 to 10 where 1 is the highest and a rating of 1-4 is prime agriculture land. This is not prime ag land. This land has creek bottoms and wooded riparian areas. Some flood plain is noted on the bottom land. There were no feed lots or other potential hazards noted in the area.

AESTHETIC CONSIDERATIONS: n/a

ALTERNATIVE USES: A permanent dwelling along with the existing farming and a private motocross race track.

ANALYSIS:

1. This request is for a private recreation cabin under the provisions of Article 13.001(10) " Private recreational activities, including cabins and trailers not used as a residency."
2. This is a 74 acre parcel. The cabin is in place. The applicant states they use this cabin about two days a week.
3. Electricity is installed. Water is from a well on site. Currently a portable toilet is used but a septic tank is planned.
4. The cabin does not meet building code or manufactured home standards and thus can not receive a conventional building permit for a residence on the lot.

5. Staff met with the County Board and clarified that this code provision is intended to be applied to this type of circumstance.
6. Health Department and County have no objection.

CONDITIONS:

1. This approval permits one recreation cabin which shall not be used as a permanent residence or more than three days per week.
2. The construction plans shall comply with the approved plans

STANDARD CONDITIONS:

3. The following conditions are applicable to all requests:
 - 3.1 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.2 The County Clerk shall file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
DATE: September 24, 2005

APPLICANT: David and Lynette Samani
2504 Ridge Road
Lincoln, NE 68512
(402) 323-7260

OWNER: same

CONTACT: Brian Carstens
Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434-2424



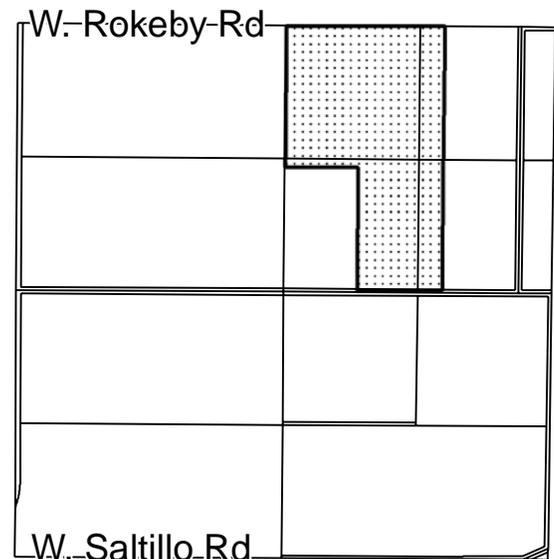
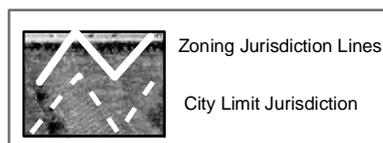
2005 aerial

Co. Special Permit #05047 SW 84th & Kolbrook Rd.

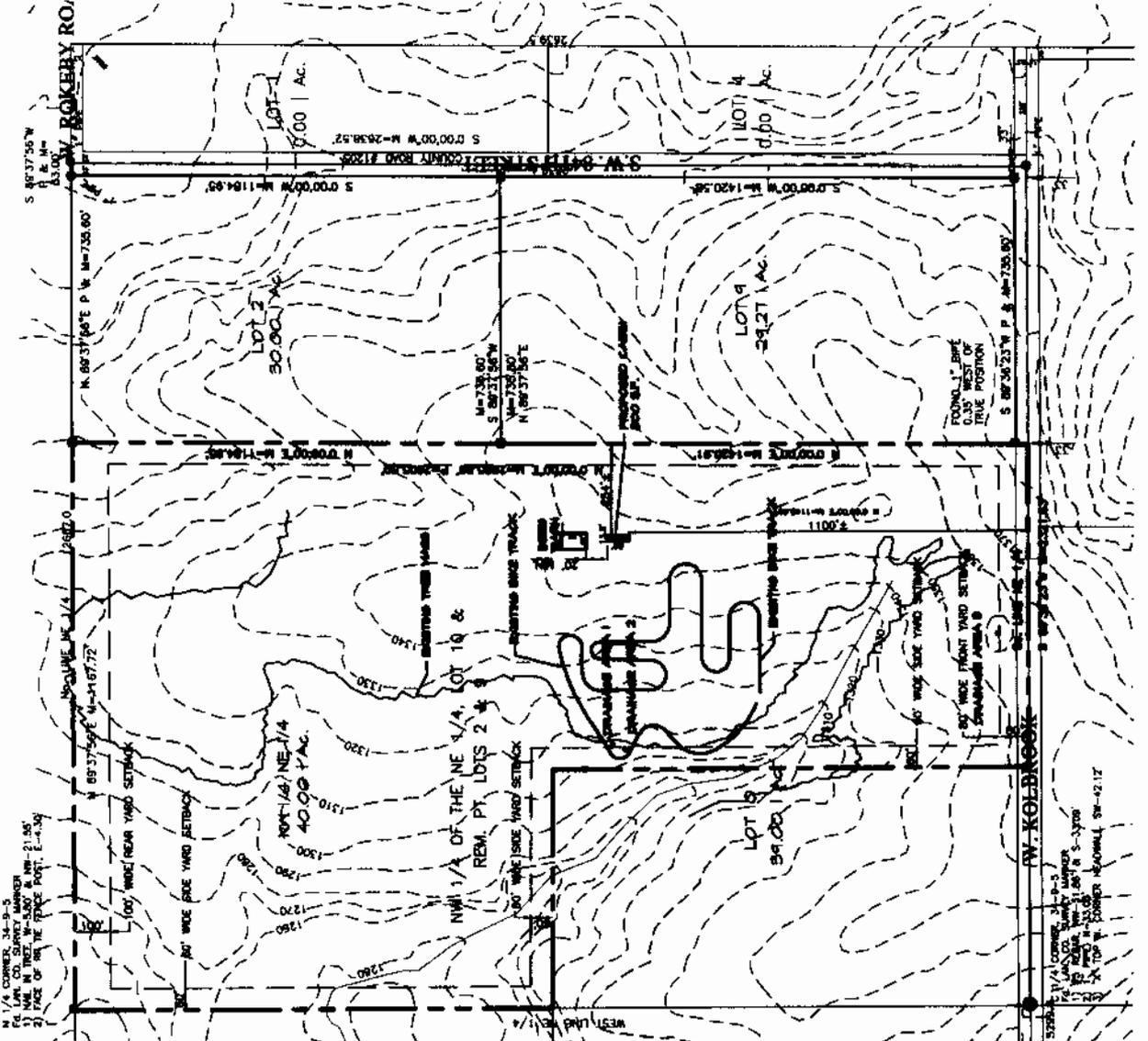
Zoning:

- 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. 34 T9N R5E



1) 1/4 CORNER 34-5
 2) 1/4 CORNER 34-5
 3) 1/4 CORNER 34-5
 4) 1/4 CORNER 34-5



LEGAL DESCRIPTION

THE NW 1/4 OF THE NE 1/4 AND LOT 10 NE 64 10.014 AC TRACT IN THE WEST PART AND LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 P.M. LANCASTER COUNTY, NEBRASKA.

NOTES

1. THIS SPECIAL PERMIT CONTAINS APPROXIMATELY 74 ACRES.
2. PROPOSED CABIN SHALL NOT BE USED/OCCUPIED AS A PERMANENT RESIDENCE.

**Co. Special Permit #05047
 SW 84th & Kolbrook Rd.**

SAMANI CABIN
 SPECIAL PERMIT
 E.W. 84TH & W. ROBERT ROAD
 LANCASTER, NE

SITE PLAN
 SCALE: 1"=150'
 PREPARED BY: [Signature]

EIVE
 15 2005
 LANCASTER COUNTY
 IG DEPARTMENT

OWNER:
 DR. DAVID & LYNETTE SAMAN
 2504 RIDGE ROAD
 LANCASTER, NE 68512
 (402)333-7180

Dr. David L. Samani, Inc.

BryanLGH West Medical Plaza
2222 South 16th Street, Suite 240
Lincoln, NE 68502
Phone: (402) 323-7260
Fax: (402) 323-7266

To: members of the county Board.

Subject: Recreational cabin @ 8800 Hallbrook.

This cabin has been placed on black.
Permanent electricing has been installed
as well water from our well via
pipe.

We hope to eventually install a septic
tank in the next year. Currently a portable
toilet is on site.

myself & family occupy this cabin ~
2 days / week.

Yours faithfully
David Samani

Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

Engineering

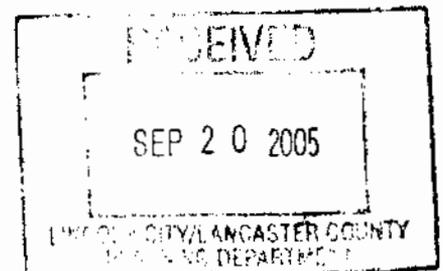
Department

DEPUTY - LARRY V. WORRELL
COUNTY SURVEYOR

DATE: September 19, 2005
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell
County Surveyor 
SUBJECT: SPECIAL PERMIT NO. 05047

Upon review, this office has no direct objections to the outlined proposal as submitted.

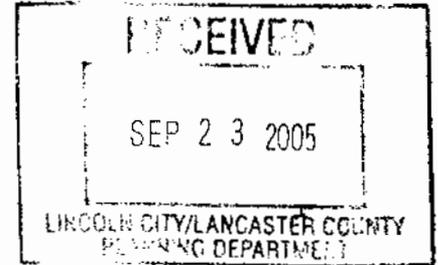
LVW/bml





AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090



September 22, 2005

Mike Dekalb, Project Planner
555 S. 10th St. #213
Lincoln, NE 68508

RE: Samani Cabin

Dear Mike,

I have reviewed the subject plat, and would request a 10' easement along the south border of Samani's tract.

Thanks for your cooperation.

Sincerely,

Rick Volmer, Staking Engineer

