

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.#: Annexation #02007

DATE: October 15, 2002

PROPOSAL: Application by the Director of Planning to annex, property located at the southwest corner of N. 84th St. and Adams St.

LAND AREA: Approximately 50 acres more or less.

CONCLUSION: This annexation proposal is in conformance with the Comprehensive Plan for the following reasons:

- It meets the annexation policies of the Plan;
- The area to be annexed is within the future service limit;
- The area to be annexed is contiguous to the city;
- The area to be annexed is generally urban in character.

<u>RECOMMENDATION:</u> Find that this request is in conformance with the Comprehensive Plan.

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 50 I.T., 84 I.T. and 85 I.T. located in Section 15, Township 10 North, Range 7 East, Lancaster County, Nebraska.

LOCATION: N. 84th St. and Adams St.

APPLICANT: Marvin Krout, Planning Director
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EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Single family and golf course.

SURROUNDING LAND USE AND ZONING:

North:	P-Public	Cemetery and golf course
South:	R-3	Residential
East:	AG	Agriculture
West:	R-2	Residential

ASSOCIATED APPLICATIONS: Waiver of Design Standards #02019 and Administrative Final Plat #02035

HISTORY:

August 19, 2002 Annexation #02001, to annex an area east of N. 84th St and south of Adams St., was approved by City Council.

May 1, 2002 Preliminary Plat #02003, Prairie Village located at N.84th St. and Adams St., was approved by Planning Commission.

October 31, 1988 Special Permit #1306 for a recreational facility was approved by City Council.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan designates this area as Urban Residential.

SPECIFIC INFORMATION:

UTILITIES AND SERVICES:

Sanitary Sewer -There is no sanitary sewer on Adams Street; however, there is sanitary sewer in Regent Dr. and N. 82nd St. abutting the subject property.

Water -There is a 16" water main in Adams Street that stops approximately 200' west of the subject property. There is a 12" water main in Regent Dr. that stops at the west boundary of the subject property and a water main in N. 82nd St. abutting this property.

Roads and Sidewalks -Regent Dr. and N. 82nd St. are streets that dead end at the boundary of the subject area. These streets would continue when this area is developed.

Parks and Trails -The nearest parks are Jaycee Kahoa Park at 80th St. & Leighton Ave. and Mahoney Park at 70th St. & Fremont St.

Fire Protection -Fire Station #5, located at Touzalin Ave & Colfax Ave. is the nearest fire station.

Schools -Kahoa Elementary School located at 7700 Leighton Ave. is the nearest elementary school.

ANALYSIS:

1. The existing land use on the property proposed to be annexed is one single-family house and the North 40 golf course.
2. With the recent annexation east of N. 84th St. this area is completely surrounded by the city limits.
3. The annexation request is associated with an Administrative Final Plat.
4. Section 26.11.105(k) of the Land Subdivision Ordinance requires that all land within the limits of a proposed administrative plat outside of, but adjoining or contiguous to, the corporate limits of the city must first be annexed by the council prior to approval of such plat.
5. This proposal is in conformance with the annexation policies on page F154 & F155 of the Comprehensive Plan:
 - ! Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed; land which is contiguous to the City 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., sewer, water, 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 shall be carefully coordinated with the Capital Improvements Program (CIP) of the city and the county.

7. The area to be annexed is within the City's Future Service Limit, as shown on Lincoln's Land Use Plan of the Comprehensive Plan (page F25).
8. These properties meet the Comprehensive Plan's policy for annexation since they are:
 - a) generally developed;
 - b) urban in character;
 - c) contiguous to the city limits;
 - d) generally has city utilities available or planned for.
9. An annexation agreement with the owners will provide for the eventual installation of improvements.

Prepared by:

Tom Cajka
Planner

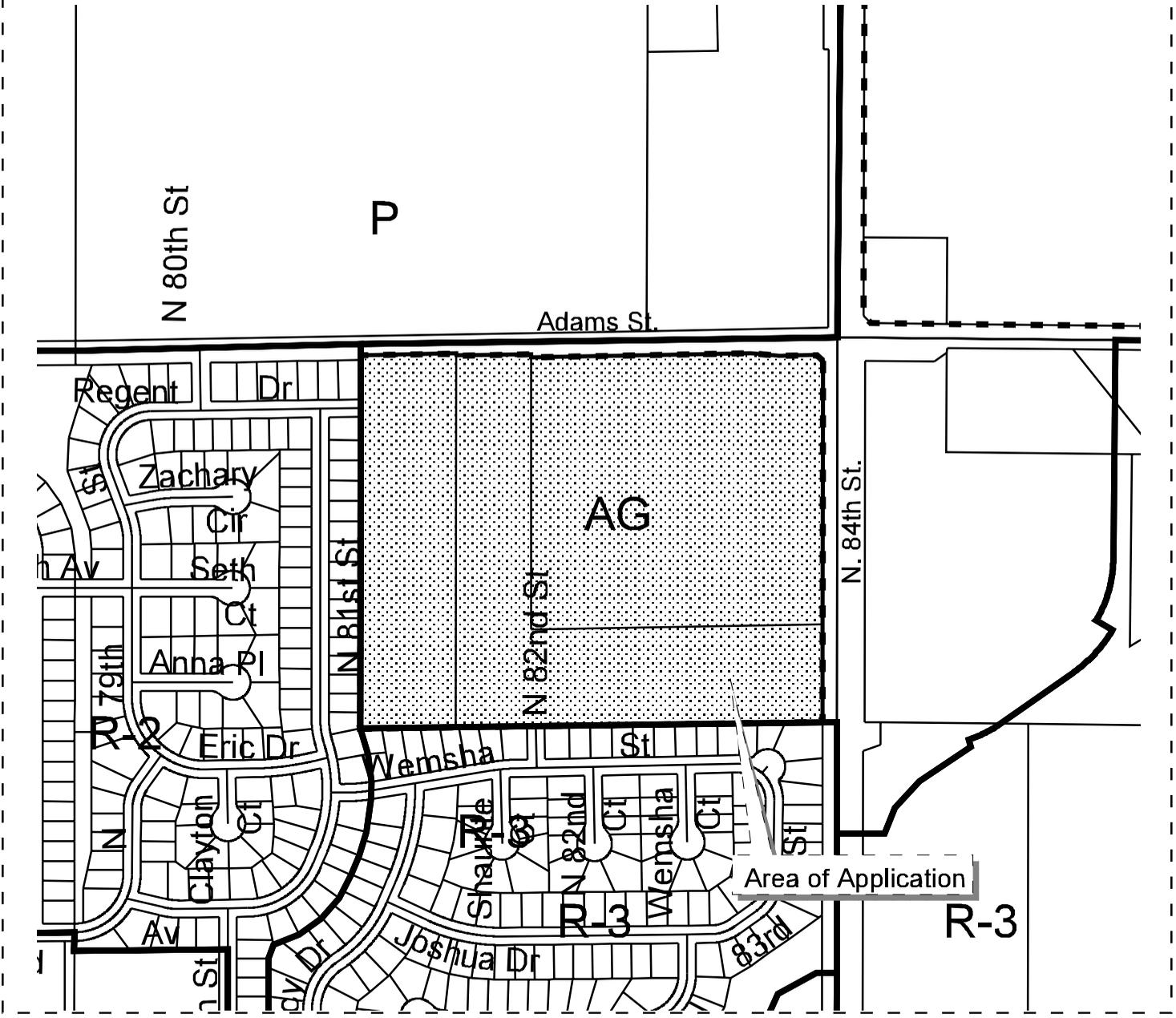


**Annexation #02007
N. 84th & Adams
North Forty Golf**



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.



**Annexation #02007
N. 84th & Adams
North Forty Golf**

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. 15 T10N R7E

