

## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

**P.A.S.:** Waiver of Design Standards #02019

**DATE:** October 16, 2002

**SCHEDULED PLANNING COMMISSION MEETING:**

October 30, 2002

**PROPOSAL:** Waive street paving, water mains, sanitary sewer, storm sewer, and sidewalks associated with North Forty Golf Addition administrative final plat.

**LAND AREA:** 25.37 acres, more or less

**CONCLUSION:** The purpose of the plat is to move a lot line. Therefore, waiving the improvements until such time as this area develops is acceptable; provided the owners sign an annexation agreement that includes provisions for the improvements.

<b><u>RECOMMENDATION:</u></b>	Approval with the condition that the improvements will be required when this property is developed.
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 50 I.T. and 85 I.T. located in the NE1/4 of Section 15, Township 10 North, Range 7 East, Lancaster County, Nebraska

**LOCATION:** N. 84<sup>th</sup> St. and Adams St.

**APPLICANT:** North Forty Golf, Inc.  
8101 Adams St.  
Lincoln, NE 68507  
(402) 466-4653

**OWNER:** Guy & Dorothy Matson  
8001 Adams St.  
Lincoln, NE 68508  
(402) 466-2239

**CONTACT:** Michael Johnson  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508  
(402) 458-5626

**EXISTING ZONING:** AG Agriculture

**ASSOCIATED REQUEST:** Annexation # 02007 and Administrative Final Plat #02035

**EXISTING LAND USE:** Single-family residential and golf course

**SURROUNDING LAND USE AND ZONING:**

North:	P-Public	Mahoney Golf Course and Fairview Cemetery
South:	R-3	Residential
East:	AG	Agriculture
West:	R-2	Residential

**HISTORY:**

**June 7, 2002** Administrative Final Plat #02035 was submitted to the Planning Department for review.

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

**UTILITIES:** Because this area is currently outside the city limits there are no public utilities in Adams St. and the area is not served with city utilities.

**TRAFFIC ANALYSIS:** Adams Street is classified as a minor arterial.  
N. 84<sup>th</sup> St. is classified as a Principal Arterial.

**ANALYSIS:**

1. This request is to waive street paving, water mains, sanitary sewer, storm sewer and sidewalks associated with an administrative final plat. Street lights in major streets is not a subdivision requirement. A waiver is not required.  
(Sec. 26.27.010,020,030,040,050 and 090)
2. This application is in association with Annexation #02007 and Administrative Final Plat #02035

3. The area is located in the future service area of the city. The owners have submitted an Administrative Final Plat. However, before the Director of Planning can approve the Administrative Final Plat, the area must be annexed. The city staff has requested that the owners sign an annexation agreement to cover the installation of improvements.
3. The annexation agreement states that improvements to Adams St. will not be required until the area is further subdivided or the use changes.
4. Whenever property is subdivided, the new subdivision must meet the requirements of the subdivision ordinance, however waivers may be granted when justified. Because this plat is only changing lot lines in order to place the house on a 3 acre parcel, planning staff recommends approval of the waivers at this time, provided the owners sign an annexation agreement.
5. Public works Department supports the waiver request.

Prepared by:

Tom Cajka  
Planner

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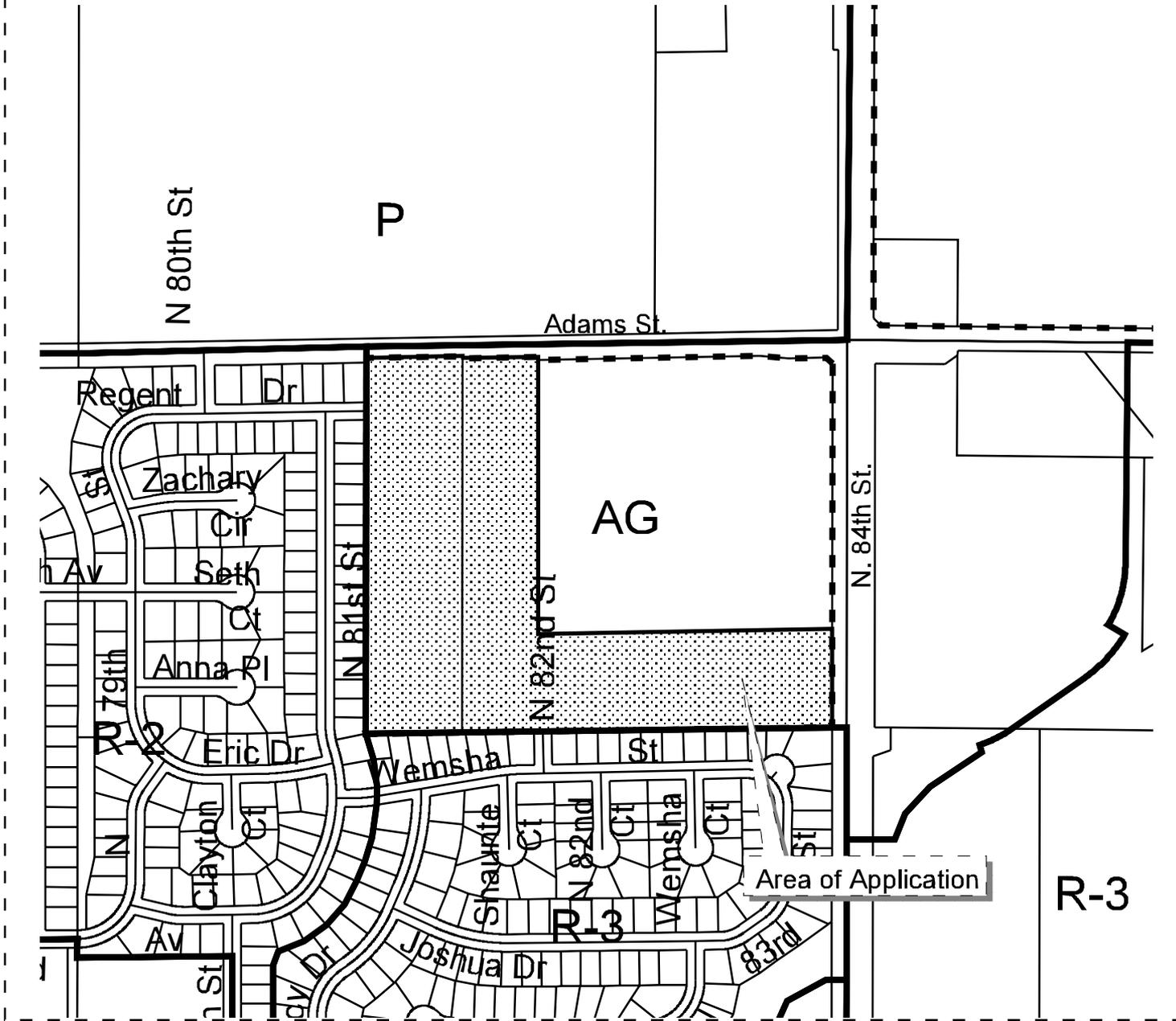


**Waiver of Design Standards #02019**  
**N. 84th & Adams**  
**North Forty Golf**



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

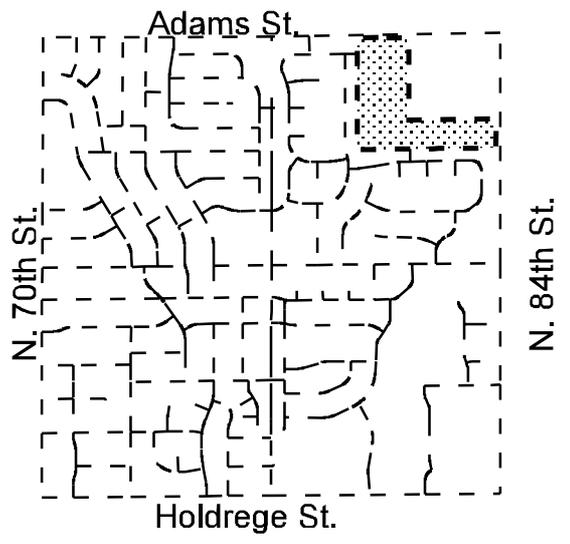


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**N. 84th & Adams**  
**North Forty Golf**

**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



# Memo



**To:** Tom Cajka, Planning Department

**From:** Mark Canney, Parks & Recreation

**Date:** September 10, 2002

**Re:** North Forty Golf

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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. Per Steve Schwab, city Arborist, at this location on Adams there are existing volunteer trees on North Forty property that are parallel and adjacent to the street, therefore there is no room to plant street trees at the present time.

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