LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for NOVEMBER 22, 2006 PLANNING COMMISSION MEETING

PROJECT #: Special Permit No.531F

PROPOSAL: To amend the Salt Valley View Community Unit Plan to add 162 dwelling units.

LOCATION: Warlick Blvd. and Creekside Trail

LAND AREA: Area of CUP is 126.6 acres. Area of amendment is 48.54 acres.

EXISTING ZONING: R-2, Residential

WAIVER /MODIFICATION REQUEST:

1. Minimum lot width
2. Minimum lot area
3. Rear yard setback to 20 feet.
4. Sanitary sewer running against street grade in:
   - Norwood Dr. west of Oakley St. for 120'
   - Alpine Dr. west of Maple View Dr. for 320'
   - Windhaven Dr. between Alpine Circle and Oakley St.
   - Oakley St. at the intersection of Windhaven Dr.
   - Glenhaven Lane at the intersection of Windhaven Dr.
   - Maple View Dr. from south property line to Alpine Dr.

CONCLUSION: With conditions this application is in conformance with the zoning ordinance and the Comprehensive Plan. The development is compatible with the surrounding area.

RECOMMENDATION:	Conditional Approval
Waivers/modifications:	
1. Minimum lot width	Approval
2. Minimum lot area	Approval
3. Rear yard setback to 20 feet.	Approval
4. Sanitary sewer running against street grade in:	Approval
Norwood Dr. west of Oakley St. for 120'	
Alpine Dr. west of Maple View Dr. for 320'	
Windhaven Dr. between Alpine Circle and Oakley St.	
Oakley St. at the intersection of Windhaven Dr.	
Glenhaven Lane at the intersection of Windhaven Dr.	

Maple View Dr. from south property line to Alpine Dr.

GENERAL INFORMATION:

LEGAL DESCRIPTION: see attached

EXISTING LAND USE: Multiple family and undeveloped

SURROUNDING LAND USE AND ZONING:

North:	R-2, Residential	Single family residential and church
South:	R-2, Residential	Prairie Bowman archery complex
	P, Public	Densmore Park
Southeast:	R-2, Residential	Single family residential
East:	O-3, Office Park	Office building
	R-2, Residential	Single family residential, Thunderbird Estates
West:	R-2, Residential	Undeveloped

ASSOCIATED APPLICATIONS:
Change of Zone #06074 from R-2, Residential to R-4, Residential

HISTORY:

May 9, 2003	Administrative Amendment #03026 to Special Permit #531D to add one unit was approved by the Planning Director.
July 26, 2002	Administrative Amendment #02046 to Special Permit #531D to add two units to the Salt Valley View CUP was approved by the Planning Director.
Feb. 1985	Administrative Amendment #445 to void Special Permit #531E and revert back to Special permit #531B and delete Lot 70 I.T. from the CUP was approved by the Planning Director.
August 17, 1981	Special Permit #531E to amend the Salt Valley View CUP to allow an increase in density of 63 units was approved by the City Council.
June 29, 1981	Special Permit #531D to amend Special Permit #283, Salt Valley View CUP, by increasing the total number of units in the CUP to 741 units was approved by the City Council.

June 7, 1971 Special Permit #554 to amend the Salt Valley View CUP by adding 270 units (Ruskin Place Apartments) was approved by the City Council.

June 7, 1971 Special Permit #531 to amend Special Permit #283, Salt Valley View CUP, to provide an increase of 49 units in the CUP from 715 dwelling units to 764 units was approved by the City Council.

July 6, 1964 Special Permit #283 for Salt Valley View CUP was approved by the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan designates this area as urban residential. (F-25)

The Comprehensive Plan is the basis for zoning and land development decisions. It guides decisions that will maintain the quality and character of the community's established neighborhoods. (F-15)

Lincoln's future urban growth should generally occur in multiple directions around the existing city. Lincoln will continue to have managed and contiguous growth. Lincoln's sense of community has been based on incremental, compact growth built on the foundation of established neighborhoods. Future growth will continue this traditional pattern and be linked to both the level of demand in the market and to the orderly extension of public improvements and services. (F 17)

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods. (F 17)

"Encourage mixed use redevelopment, adaptive reuse and in-fill development including residential, commercial and retail uses." (F-18)

Urban Residential: Multi-family and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling unit per acre. (F-27)

Provision of the broadest range of housing options throughout the community improves the quality of life in the whole community. (F 65)

Provide different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population. (F-66)

UTILITIES: All utilities are available to serve this development.

TOPOGRAPHY: The area slopes gradually to the west.

TRAFFIC ANALYSIS: Warlick Blvd. is classified as a principal arterial in the 2025 Comprehensive Plan. S. 14th St./Warlick Blvd./Old Cheney Rd. intersection is shown as a committed project in the 2025 Comprehensive Plan.

PUBLIC SERVICE: The nearest fire station is Station #4 located at S. 27th St. and Old Cheney Rd.

The nearest elementary school is Hill located at 5230 Tipperary Trail.

ENVIRONMENTAL CONCERNS: A Wetlands/Waterways Jurisdictional Delineation was performed and concluded that there were no wetlands or defined bed & bank on the property.

ANALYSIS:

1. This application is to amend Special Permit #531Salt Valley View Community Unit Plan by adding 162 units, bringing the total to 876 units, 252 less than the allowed density, assuming Change of Zone #06074 is approved. This amendment adds 124 townhouse units and 38 attached single-family units on 48.5 acres within the CUP.. The attached single-family and townhouse units will be on its own lot. In this configuration, each dwelling may be sold independent of the other attached unit.

2. The overall allowed density for the Salt Valley View CUP with the approval of this application and the change of zone is 1,128 units on 126.6 acres. The Salt Valley View CUP includes 270 existing units in the Ruskin Place Apartments, 100 existing units in The Meadows development and 344 existing units in Salt Valley View Addition.

3. Change of Zone # 06074 for 48.54 acres from R-2 to R-4 is associated with this application. The change of zone boundary includes Ruskin Place and the proposed Wilderness View Townhomes.

4. The proposed development is compatible with the surrounding area. It is bordered by a major street to the north, an apartment complex to the east, a bike trail and the Prairie Bowman archery facility to the south and undeveloped State property to the west.

5. The applicant is requesting a waiver to lot width and lot area. The Community Unit Plan allows for flexibility from the strict zoning requirements for the R-4 district. The R-4 district requires a minimum lot area of 5,000 s.f. and lot width of 40'. These waivers are typical with a Community Unit Plan, since density is based on average lot area including common areas.

6. The applicant is also requesting a rear yard setback waiver to 20'. The R-4 district requires a rear yard of 30' or 20% of the lot depth, whichever is less. The lots vary in depth from 98' to 106'. The 20' setback would meet the district requirement for the majority of the lots.

7. The proposed development is an appropriate use of an infill site and provides for an alternative to single family residential.

8. The current 270 dwelling units have only one access, Warlick Blvd., to a surrounding street system. From the initial meeting with the City staff the developer was advised that a second access would be required with the approval of additional dwelling units. The appropriate second access should be to Warlick Blvd. and opposite the planned relocated Old Cheney Rd. intersection. This would require a roadway through a portion of the I.T.I. property. It is our understanding that I.T.I. wants to expand and is interested in acquiring land east of the existing Ruskin Place Apartments. It is anticipated as part of the expected transfer of ownership of the land to I.T.I. all parties are aware that arrangements will include the construction of this roadway.

9. Public Works & Utilities Department identified a problem with stormwater backing up onto the adjacent property to the south. The developer must obtain an easement or agreement with the adjacent property owner or revise the grading and drainage plan.

10. The proposed development does not satisfy the design requirements for post development discharge rates for the 2, 100 and 100 year storm event at the property line. The City Design Standards may be amended administratively. The developer must provide justification for the modification of the City Design Standards to the Director of Public Works & Utilities Department.

CONDITIONS OF APPROVAL:

Site Specific Conditions:

1a. This approval permits 1,128 dwelling units for the entire Salt Valley View CUP.

1b This approval permits waivers to minimum lot area, minimum lot width, rear yard setback to 20' and sanitary sewer running opposite street grade for the Wilderness View Townhome development.

2. The City Council approves associated request:

2.1 Change of Zone #06074

3. Final plat(s) is/are approved by the City.

If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance,

the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, the public streets, private roadway improvements, sidewalks, public sanitary sewer system, public water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

Permittee agrees:

To complete the paving of private roadway including the roadway providing the second access to the east through the I.T.I. and intersection to Warlick Blvd., the driveway connecting Alpine Cir. to Thornton Dr. and temporary turnarounds and barricades located at the temporary dead-end of the private roadways 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 Norwood Dr., Windhaven Dr., Glenbrook Lane, Oakley St., Maple View Dr., Alpine Dr. and Alpine Circle and along the west side of Creekside Trail as shown on the final plat within four (4) years following the approval of the final plat.

to complete the installation of sidewalks along the south side of Warlick Blvd. as shown on the final plat within two (2) 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 the final plat.

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

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

to complete the planting of street trees along both sides of Norwood Dr., Windhaven Dr., Glenbrook Lane, Oakley St., Maple View Dr., Alpine Dr., Alpine Circle as within this plat within four (4) years following the approval of the final plat.

to complete the planting of street trees along the south side of Warlick Blvd. as shown on the final 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 the 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 comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to complete the public and private improvements shown on the Community Unit Plan.

to maintain the outlots and private improvements on a permanent and continuous basis.

to keep taxes and special assessments on the outlots from becoming delinquent

to continuously and regularly maintain the street trees along the private roadway

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 retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Owner(s) may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:

(1) Owner shall not be relieved of Owner's maintenance obligation for each specific private improvement until a register professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.

(2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

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

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

to relinquish the right of direct vehicular access from lots abutting Warlick Blvd. to Warlick Blvd..

General Conditions:

3. Before a final plat is approved:

3.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

3.1.1 A revised site plan including **5** copies showing the following revisions:

3.1.1.1 On Sheet 3 Note 1 change “19 two-family attached units, 31 four-family units” to read “38 attached single family units, 124 townhouse units”

3.1.1.2 Sign the Surveyor’s Certificate.

3.1.1.3 Show density calculations for the entire CUP on the Sheet 1. The total acres for Salt Valley View CUP is 126.60.

3.1.1.4 Identify the number of existing units in The Meadows, Ruskin Place and the area north of Old Cheney Rd. on Sheet 1.

3.1.1.5 Show the proposed secondary access on Sheets 3 & 4.

3.1.1.6 Show a driveway connection between Alpine Circle and Thornton Dr.

3.1.1.7 Change the 10' side yard setback to 5' in the Typical Lot Detail 4-Plex.

3.1.1.8 On Sheet 4 change 4-plex to townhouse and duplex to attached single family in the typical lot details.

3.1.1.9 Change the designation Outlot “A” from Creekside Trail to the west boundary of the CUP to Outlot “O”. Amend the Outlot table accordingly.

3.1.1.10 Provide a new street name for Alpine Dr./Cir.

3.1.1.11 Show utility easements as requested by the October 31, 2006 LES memo.

3.1.1.12 Label all roads as private roadway.

3.1.1.13 Add “detention” to the usage of Outlot “E”.

3.1.1.14 Add north arrow and scale to Sheet 4.

3.1.1.15 Make corrections to the satisfaction of Public Works and Utilities Department.

3.1.1.16 Expand the area labeled "Not a part of CUP" on the north side of Old Cheney Rd. to include S. 8th St., Parkview Lane and the lots abutting said streets.

3.1.2 Provide documentation from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

3.2 Ornamental street lights for private roadways and pedestrian way easements are approved by L.E.S.

3.3 The construction plans comply with the approved plans.

Standard Conditions:

4. The following conditions are applicable to all requests:

4.1 Before occupying the dwelling units all development and construction is to comply with the approved plans.

4.2 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.

4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 60 days following the approval of the special permit, provided, however, said 60-day period may be extended up to six months by administrative amendment. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant

5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by

Tom Cajka
Planner

DATE: November 8, 2006

APPLICANT: Wilderness View Townhomes
8200 Cody Dr. Suite G2
Lincoln, NE 68512
402-420-2311

OWNER: Timberland Nebraska, LLP
8000 Norman Center Dr. Suite 830
Minneapolis, MN 55437
952-893-1216

CONTACT: Robert Dean
R & D Engineering
3803 N. 153rd St. Suite 201
Omaha, NE 68116
402-505-4355

F:\FILES\PLANNING\PC\PERMITS\SP\SP531F Wilderness View.tjc.wpd

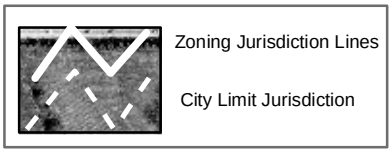
Change of Zone #06074 and Special Permit #531F
Wilderness View Townhomes CUP
Warlick Blvd & Creekside Trail

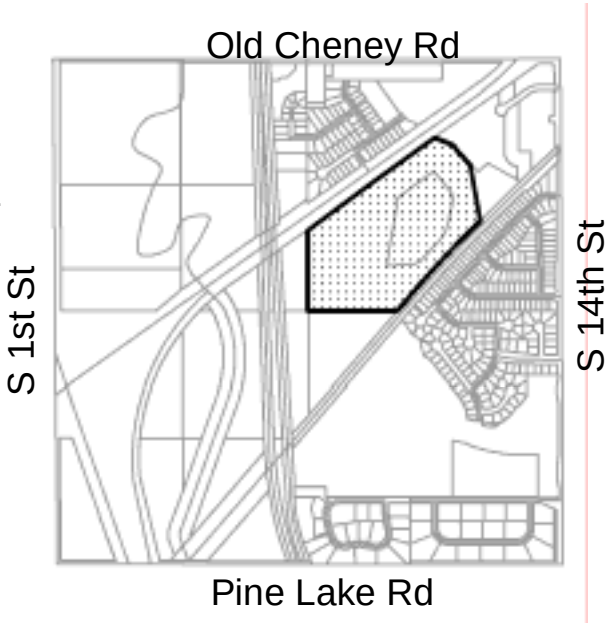
2005 aerial

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Convervation 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. 14 T09N R06E





m:\plan\arcview\06_cz\cz06074

AMENDMENT TO EXISTING SPECIAL USE PERMIT # 531

WILDERNESS VIEW TOWNHOMES COMMUNITY UNIT PLAN

LEGEND

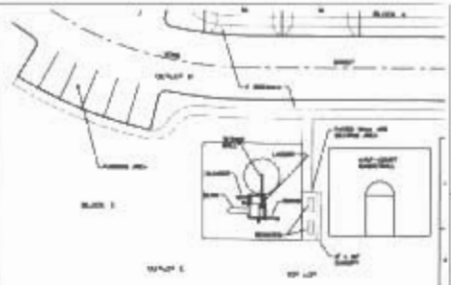
SALT VALLEY VIEW C.U.P BOUNDARY (SPECIAL USE PERMIT #531)

PROPERTY TO BE REMOVED FROM SPECIAL PERMIT #531 BOUNDARY (3.5 AC), SUBJECT TO POTENTIAL SALE TO ADJACENT PROPERTY OWNER.

ENGINEERING, INC.

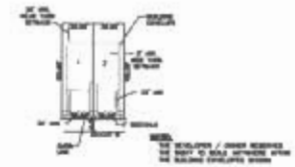
WILDERNESS VIEW TOWNHOMES COMMUNITY UNIT PLAN

COVER SHEET



RECREATION AREA DETAIL

TYPICAL LOT DETAIL 4 PLEX



TYPICAL LOT DETAIL-DUPLEX

OUTLOT USAGE TABLE	
OUTLOT	USAGE
A	OPEN SPACE AND DRAINAGE
B	OPEN SPACE
C	OPEN SPACE
D	OPEN SPACE
E	OPEN SPACE, DRAINAGE AND RECREATION AREA
F	OPEN SPACE
G	OPEN SPACE
H	OPEN SPACE
I	OPEN SPACE
J	OPEN SPACE AND DRAINAGE
K	OPEN SPACE
L	OPEN SPACE
M	STREETS AND PARKING
N	OPEN SPACE AND PEDESTRIAN ACCESS

PROJECT LOCATION

VICINITY MAP

PARKING DATA				
	DWELLING UNITS	REQUIRED PARKING (1/UNIT)	PARKING SPACES (GARAGES)	PARKING SPACES (DRIVEWAYS AND PARKING AREAS)
	142	224	224	277
TOTALS	142	224	[illegible]	

ENGINEERING, INC.

WILDERNESS VIEW TOWNHOMES
COMMUNITY UNIT PLAN

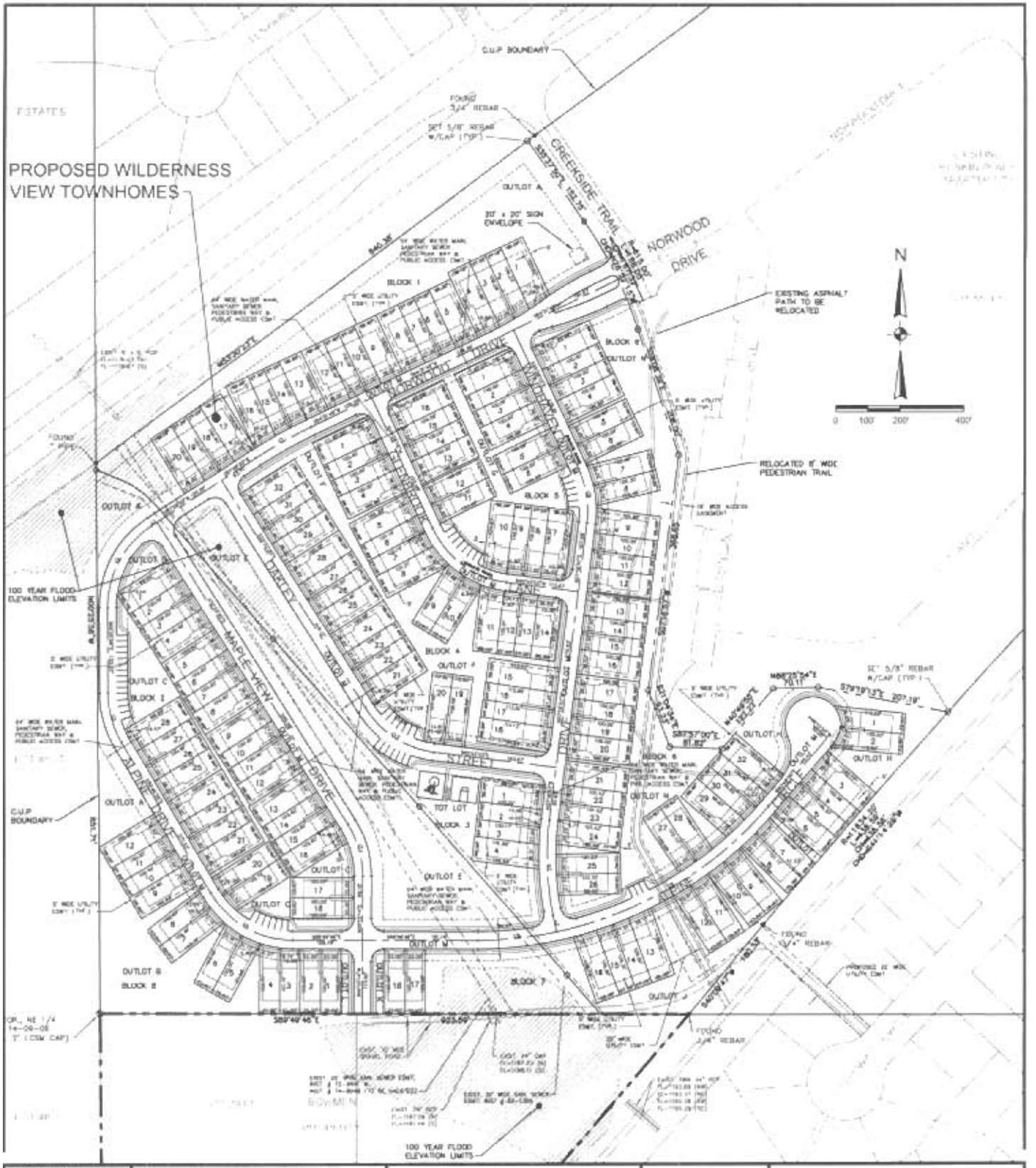
SITE PLAN

NORTH

ENGINEERING, INC.

MILDERNESS VIEW TOWNHOMES
COMMUNITY UNIT PLAN

C.U.P. RE-ZONING MAP



PROJECT NO.	08-006-03
DATE:	OCTOBER 2006
DESIGNED:	AVW
DRAWN:	DLB
CHECKED:	RLD
SHEET NO.:	1/1

SITE PLAN

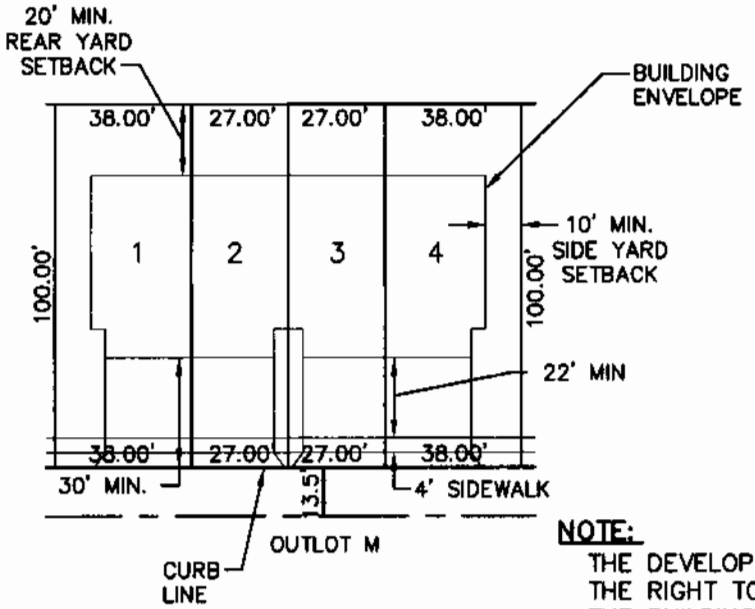
WILDERNESS VIEW TOWNHOMES-C.U.P.

LINCOLN, NEBRASKA

THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION OF RD ENGINEERING, INC.

UNAUTHORIZED DISCLOSURE OR CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW

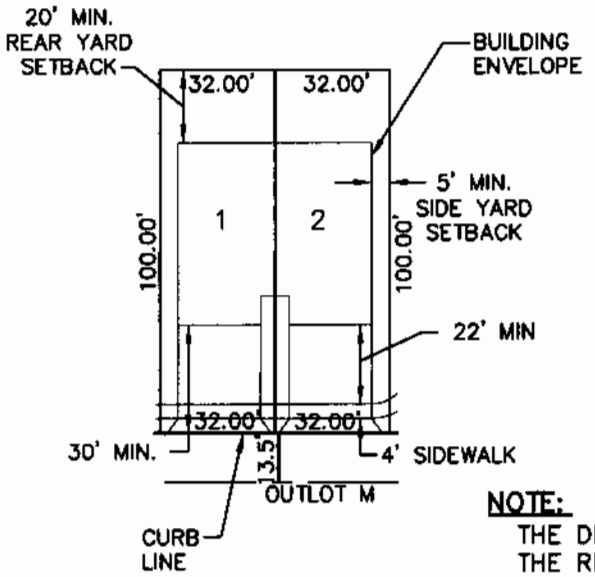
ENGINEERING, INC.
3803 N. 153RD STREET, SUITE 201
OMAHA, NEBRASKA 68116
402.505.4355 (PH) . 402.505.4432 (FAX)



NOTE:
THE DEVELOPER / OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN.

TYPICAL LOT DETAIL-4 PLEX

NOT TO SCALE



NOTE:
THE DEVELOPER / OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN.

TYPICAL LOT DETAIL-DUPLEX

NOT TO SCALE

PROJECT NO08-006-03 DATE: OCTOBER 2006 DESIGNED: AVW DRAWN: DLB CHECKED: RLD SHEET NO.: 1/1	TYPICAL LOT DETAILS	WILDERNESS VIEW TOWNHOMES-C.U.P. LINCOLN, NEBRASKA		ENGINEERING, INC. 3803 N. 163RD STREET, SUITE 201 OMAHA, NEBRASKA 68116 402.505.4365 (PH) . 402.505.4432 (FAX)

LEGAL DESCRIPTION (EXHIBIT "A")

A LEGAL DESCRIPTION OF A TRACT OF LAND LOCATED IN LOT 55 IRREGULAR TRACT IN THE NE ¼ OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID NE ¼; THENCE: N00°25'58"W, (ASSUMED), ON THE WEST LINE OF SAID NE ¼, A DISTANCE OF 851.71 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 55; THENCE: N53°30'23"E, ON SAID LINE, A DISTANCE OF 853.52 FEET; THENCE: N53°48'58"E, ON SAID LINE, A DISTANCE OF 789.20 FEET; THENCE: S67°36'23"E, ON THE EASTERLY LINE OF SAID LOT 55, A DISTANCE OF 209.17 FEET; THENCE: S34°47'51"E, A DISTANCE OF 93.58 FEET; THENCE: S44°50'55"E, ON SAID LINE, A DISTANCE OF 177.33 FEET; THENCE: S10°00'00"E, A DISTANCE OF 605.59 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 55 AND THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°27'25", A RADIUS OF 11634.20 FEET, AN ARCH LENGTH OF 1108.05 FEET, A CHORD LENGTH OF 1107.63 FEET AND A CHORD BEARING S42°53'24"W; THENCE: ON SAID CURVE, A DISTANCE OF 1108.05 FEET TO THE POINT OF TANGENCY; THENCE: S40°09'47"W, ON SAID SOUTHEASTERLY LINE, A DISTANCE OF 180.33 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST ¼; THENCE: N89°49'46"W, ON SAID LINE, A DISTANCE OF 923.59 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 48.540 ACRES MORE OR LESS.

PROJECT NO.: 008-004-06	LEGAL DESCRIPTION	WILDERNESS VIEW TOWNHOMES	[illegible]	ENGINEERING, INC.
DATE: OCTOBER 2006				3903 N. 163RD STREET, SUITE 201
DESIGNED: RLD	C.U.P. / RE-ZONING EXHIBIT	LANCASTER COUNTY, NEBRASKA		OMAHA, NEBRASKA 68116
DRAWN: CAB				402.505.4355 (PH) . 402.505.4432 (FAX)
CHECKED: DB				
SHEET NO.: 2 OF 2				

CITY OF LINCOLN
NEBRASKA
MAYOR COLEEN J. SENG
www.ci.lincoln.ne.us

PUBLIC WORKS AND UTILITIES DEPARTMENT

Memorandum

Date: *11/9/2006*

To: *Tom Cajka*

From: *Devin Biesecker*

Subject: *Wilderness View Townhomes*

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

Below are Watershed Management's comments for the Wilderness View Townhomes C.U.P.

1. The design standards require post development discharge rates not to exceed pre development discharge rates for the 2, 10 and 100 year storm events at the property line (City of Lincoln Design Standards Chap. 2.05, Section 8.4 and the City of Lincoln Drainage Criteria Manual 6.4.6). As proposed, this development does not meet this requirement. The applicant must request a waiver of the stormwater detention standards and provide justification for the waiver.

2. The culvert under the proposed Alpine Drive backs up stormwater flows on the adjacent property. An easement or agreement with the adjacent property owner must be obtained for the additional stormwater storage on the property or the drainage and grading plan must be adjusted such that the adjacent property is not impacted.

Memorandum

To: Tom Cajka, Planning Department

From: Chad Blahak, Public Works and Utilities

Subject: Wilderness View Townhomes cz06074 sp531F

Date: November 9, 2006

cc:

Engineering Services has reviewed the change of zone and special permit for Wilderness View Townhomes, located south of Warlick Blvd. near Creekside Trail, and has the following comments:

Sanitary Sewer – The sanitary sewer system is satisfactory.

Water Main - The following comments need to be addressed.

(2.1) The decision to use Option #1 or Option #2 will be made at the time of construction plans design.

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

(3.1) The grading and drainage plan indicates that the proposed culverts under Alpine Drive back up water over a large portion of the property to the south of this development. This developer needs to obtain a flowage easement over this area from the adjacent property owner or the drainage system needs to be redesigned such that the adjacent property is not impacted.

(3.2) It appears that the detention requirements for limiting post development flows to pre development volumes has not been met. A waiver of this requirement has not been requested or justified. If a waiver of this standard is desired by the developer, justification needs to be provided to the satisfaction of Public Works.

(3.3) The grading plan indicates grading outside the boundary of this plat on the property to the south near the south end of Mapleview Drive. Written proof of agreement from the adjacent property owner for this grading needs to be provided or the grading plan needs to be revised to show no grading on the adjacent property.

Streets/Paving - The following comments need to be addressed.

(4.1) The conceptual secondary access shown at the northeast end of the site on sheet 2 of 8 is not satisfactory to Public Works. Prior to the approval of any final plat for this development, proposed grading and paving plans for this drive connection and associated right turn lane in Warlick Boulevard need to be provided to the satisfaction of Public Works.

(4.2) The site plan needs to be revised to show a north/east bound right turn lane in Warlick Boulevard at Creekside Trail. This developer will be responsible for the construction of the turn lane due to the increase in traffic from this development.

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.

F:\FILES\SIECEB\PROJECTS\2006-09-021\WORD FILES\WLDRNSVWTNHMS CZ06074 SP531F.DOC

INTER-DEPARTMENT COMMUNICATION

LES

DATE October 31, 2006

TO: Tom Cajka, City Planning

FROM: Sharon Theobald (Ext. 7640)

SUBJECT: DEDICATED EASEMENTS — CZ#06074
DN #63S-7E — SP#531F

Attached is the Site Plan for Wilderness View Townhomes.

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.

Windstream Nebraska, Inc., Time Warner Cable, and the Lincoln Electric System will require blanket utility easements over all of the Outlots. Also, please include "Blanket Utility Easements" in the water main, etc., Easements.

RECEIVED
NOV 1 - 2006
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

ST/ss
Attachment
c: Terry Wiebke
Easement File

ENGINEERING, INC.

3803 N. 153rd Street, Suite 201 . Omaha, NE 68116
402.505.4355 (ph) . 402.505.4432 (fax)

October 23, 2006

RE: Application for Community Unit Plan (CUP)
Wilderness View Townhomes
Lots 1 thru 162 and Outlots A thru N
RD Engineering Project No. 008-004-06

Mr. Tom Cajka
Lincoln/Lancaster County Planning Department
555 South 10th Street, Suite 213
Lincoln, Nebraska 68508

Dear Mr. Cajka,

Submitted herewith for your review and processing are the following CUP application documents for the above referenced project.

1. CUP Application - one (1) copy.
2. Site Plan - twenty four (24) copies.
3. Reduced Site Plan 8 ½" x 11" - one (1) copy.
4. Site Plan Electronic File - one (1) copy.
5. Re-zone Exhibit 8-1/2" x 11" - one (1) copy.
6. Cover Sheet, C.U.P./Rezoning Map, Community Unit Plan, Site Plan, Landscape Plan, Utility Plan, Grading/Drainage Plan, Street Profiles (full size) - eight (8) copies.
7. Preliminary Soils Survey - one (1) copy.
8. Preliminary Drainage Study - one (1) copy.
9. Application Fee - $2,750.00.
10. Wetland & Waterway Delineation Report - one (1) copy.
11. Ownership Certificate- one (1) copy.
12. Owner's Written Letter of Authorization. (Will be submitted separately).

The purpose of this CUP application is to amend the Salt Valley View Special Permit #531 for development of a 162 unit townhome project located south of Warlick Boulevard and west of existing Ruskin Place apartments at the intersection of Creekside Trail. The boundary for the CUP encompasses 48.54 acres of which the existing Ruskin Place apartments will cover 23.08 acres with the Wilderness View Townhomes occupying the remaining 25.46 acres.

In conjunction with this submittal the following waivers are requested:

Waiver Request	Regulation	Justification
1. Waiver of lot width for all lots.	Title 27, Section 27.17.080	The purpose of the CUP is to allow flexibility in site design and layout. Under a straight R4 zoning no allowance is made for townhouse or multiple dwellings. This product type would fall under "Other Permitted Uses" with a 50 ft average lot width requirement.

Waiver Request	Regulation	Justification
2. Waiver of minimum lot area for all lots.	Title 27, Section 27.17.080	The purpose of the CUP is to allow flexibility in site design and layout. Under a straight R4 zoning no allowance is made for townhouse or multiple dwellings. This product type would fall under "Other Permitted Uses" with a 5,000 sq. ft. area requirement.
3. Waiver of required rear yard setback from smaller of 30' or 20% of depth to a minimum setback of 20 feet.	Title 27, Section 27.17.080	Majority of all lots have a lot depth of 100 feet. Some lots are slightly in excess of 100 feet due to front yard setback for diversity and lot line extensions at cul-de-sac. This development provides additional open space adjacent to the rear yards for added separation between units.
4. Waiver of sanitary sewer running against street grade.	Title 2, Chapter 2.00	Realignment of the existing 8-inch sanitary sewer crossing the site is necessary to remove the line from the drainage channel and from within the proposed detention cell. It is proposed to relocate the line within the private roadway system. The following itemizes the location where the sewer runs against street grades: ▪ Norwood Drive west of Oakley Street for 120' ▪ Alpine Drive west of Maple View Drive for 320' ▪ Windhaven Drive between Alpine Circle and Oakley Street ▪ Oakley Street at the intersection of Windhaven Drive ▪ Glenbrook Lane at the intersection of Windhaven Drive ▪ Maple View Drive from south property line to Alpine Drive

If you have any questions or require additional information please contact me at 402-505-4355.

Sincerely,

RD ENGINEERING

Robert L. Dean, P.E.
President

RLD/dls

U:\Ruskin Place\LDD-Ruskin Place\Steno\ds-tom cajka ltr wilderness view 10-23-06.doc

TIMBERLAND
PARTNERS

RECEIVED
NOV - 7 2006

Mr. Marvin Krout, Director of Planning
Lincoln City/Lancaster County Planning Department
555 South 10th Street, Suite 213
Lincoln NE 68508

Re: Wilderness View Townhomes
Community Unit Plan

Dear Mr. Krout:

Timberland Nebraska I, L.L.P., a Minnesota limited liability partnership, is the owner of record of certain real property legally described as:

> Lot Fifty-Five (55), Irregular Tract, located in the Northeast Quarter (NE ¼) of Section Fourteen (14), Township Nine North (T9N), Range Six East (R6E) of the 6th P.M., Lincoln, Lancaster County, Nebraska.

This parcel is comprised of 48.5 acres and is subject to Special Use Permit No. 531. On the southwest corner of the subject property, there is a vacant 23+ acre parcel which is the subject of a Purchase Agreement between Timberland Nebraska I, L.L.P., and Cameron General Contractors, pursuant to which Cameron General Contractors, Inc., proposes to purchase such parcel. Cameron General Contractors intends to develop that vacant parcel into the Wilderness View Townhomes project.

This letter will serve as the consent of Timberland Nebraska I, L.L.P., to the applications being submitted by Cameron General Contractors, Inc., including but not limited to the following:

1. A Change of Zone Application seeking to change the zone of the Timberland Nebraska I, L.L.P., parcel from the R-2 Residential District to the R-4 Residential District. This change of zone is necessary to keep the remaining portion of the Timberland Nebraska I, L.L.P., parcel in conformity with the City of Lincoln's zoning ordinance.

2. An amendment to the existing CUP No. 531 previously approved by the City of Lincoln, excluding the 23.5 acre parcel located on the southwest corner of the subject tract and also excluding the 3.5 acre parcel located on the northeast corner.

3. A Community Unit Plan for Wilderness View Townhomes submitted by Cameron General Contractors, Inc., proposing to develop the southwest corner vacant parcel into a townhome development.

Thank you for your consideration.

Sincerely,

NOV - 7 2006

Laren Holcomb
Timberland Nebraska I, LLP

8000 Norman Center Drive, Suite 830, Minneapolis, MN 55437 | Phone: 952.893.1216 Fax: 952.893.0968 | www.timberlandpartners.com