

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for January 3, 2006 PLANNING COMMISSION MEETING

PROJECT #: Woodland View 1st Addition Preliminary Plat # 06011.

PROPOSAL: Preliminary Plat

LOCATION: Generally located at S.W. 40th Street and W. A Street

WAIVER REQUEST:

To allow sanitary sewer to run opposite to street grade.

To allow sanitary sewer to be deeper than 15 feet.

LAND AREA: 19.85 Acres

CONCLUSION: With conditions the proposal is in conformance with the Comprehensive Plan, Zoning and Subdivision Ordinances. Both requests for waivers are to the City Design Standards Chapter 2, Section 3.6 and have been approved administratively by the Planning Director.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: See Attached Legal

EXISTING ZONING: AGR Agriculture Residential

EXISTING LAND USE: Undeveloped, Agriculture

SURROUNDING LAND USE AND ZONING:

North: AGR Agriculture Residential

South: AGR Agriculture Residential

East: R-3 Residential

West: AGR Agriculture Residential

ASSOCIATED APPLICATIONS: CZ06082, AN06022

COMPREHENSIVE PLAN SPECIFICATIONS:

The community continues its commitment to neighborhoods. Neighborhoods remain one of Lincoln's great strengths and their conservation is fundamental to this plan. The health of Lincoln's varied neighborhoods and

districts depends on implementing appropriate and individualized policies. 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. (6)

The Plan thus commits Lincoln and Lancaster County to preserve unique and sensitive habitats and endorses creative integration of natural systems into developments.

The following principles are based on this Environmental Stewardship statement and describe the desired end state:

Natural and environmentally sensitive areas are preserved and thrive. Wetlands, native prairies and stream (riparian) corridors are preserved to ensure the ecological health of the community.

Other natural features, such as tree masses, in areas for future development, are integrated into new development to provide for green spaces within the built environment. (7)

Lincoln's sense of community has been based on incremental, compact growth built on the foundations 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. (9)

Streams, trees, open space, and other environmentally sensitive features should be preserved within new development as design standards allow. The natural topography and features of the land should be preserved by new development to maintain the natural drainageways and minimize land disturbance. (9-10)

Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population. (10)

Many activities of daily living should occur within walking distance. Neighborhoods should include homes, stores, workplaces, schools and places to recreate. Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents. (10-11)

Transit, pedestrian, and bicycle networks should maximize access and mobility to provide alternatives and reduce dependence upon the automobile. (11)

Streets and public spaces should be safe, comfortable, and interesting to the pedestrian. Properly configured, they encourage walking and enable neighbors to know each other and protect their communities. The street network should facilitate calm traffic conditions, provide multiple connections within and between neighborhoods, using neighborhood development aspects such as four way intersections of residential streets, multiple connections to arterial streets, and reduced block lengths. (11)

The Land Use Plan identifies this area as urban residential. (19)

Tier I: Defines the City of Lincoln's near term growth area – a 52 square mile area which could reasonably expect urban services within the next twenty five year period. Land within this area should remain generally in the present use in order to permit future urbanization by the City. (23)

Areas designated for near term development are generally contiguous to existing development and should be provided first with basic infrastructure within 6 years of the adoption of the Plan. Some of the infrastructure required for development may already be in place. This area includes some land already annexed, with City

commitments to fund infrastructure improvements, but the land is still undeveloped and without significant infrastructure in place yet. Some infrastructure improvements may be done in the near term while others, such as road improvements that are generally more costly, may take longer to complete. (24)

Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. Preserve existing affordable housing and promote the creation of new affordable housing throughout the community. (65)

The image is an example of how the principles might work together in a neighborhood, including the following principles:

1. Encourage a mix of housing types, single family, townhomes, apartments, elderly housing all within one area;
2. Similar housing types face each other: single family faces single family, change to different use at rear of lot;
3. Parks and open space within walking distance of all residences;
4. Multi-family and elderly housing nearest to commercial area;
5. Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads;
6. Public uses (elementary schools, churches) as centers of neighborhood – shared facilities (city parks & school sites);
7. Encourage shopping and employment uses to be at within the neighborhoods and within walking distance to most residences (which may also serve as locations for transit stops.) (66)

To ensure that future developments are aware of their proximity to the airport and the noise issues are appropriately addressed the Airport Environs Noise District ordinance and the recommendations of the Airport Noise Compatibility Study will become very important. In order to ensure that the future development and land uses are compatible with the existing airport and its functions, following the Airport West Subarea Plan will be necessary. (124)

HISTORY:

December 8, 2004 Woodland View Preliminary Plat was approved by Planning Commission.

August 2, 2004 The Lincoln Airport F.A.R. Part 150 Noise Compatibility Study, 2003 was adopted by City Council.

September 2, 1997 Timber Ridge Preliminary Plat was approved by City Council.

November 8, 1995 High Ridge Estates Final Plat was approved by the Planning Commission.

April 21, 1995 High Ridge Estates Preliminary Plat was approved by City Council.

UTILITIES: A 10 inch sanitary sewer line is proposed from S.W. 39th Street to the north east to connect to the City sanitary sewer system.

TRAFFIC ANALYSIS: S.W. 40th Street is a minor arterial and is a two lane paved rural cross section. The 2030 Comprehensive Plan shows S.W. 40th to be 4 lanes plus a turn lane.

PUBLIC SERVICE: The nearest fire station is located on Coddington Ave., south of West "A" St. Roper Elementary school is located at Coddington Ave. & West South St.

ANALYSIS:

1. This is a request for 25 single family residential lots and 4 outlots. This property is currently zoned AGR, Agriculture Residential. Change of Zone #06082 to R-3 has been requested.
2. This subdivision lies within Airport Environs Noise District and is within the outer approach zone. An Avigation and Noise Easement is required prior to approval of a final plat.
3. The proposed development is outside the city limits, but is within the future service limit. Annexation #06022 has been requested.
4. This area is designated as Tier I, Priority A in the 2030 Comprehensive Plan. The Comprehensive Plan identifies Priority A of Tier I as areas designated for near term development generally contiguous to existing development and should be provided with basic infrastructure within 12 years of the adoption of the Plan. Some of the infrastructure required for development may already be in place.
5. The proposed residential development is compatible with adjacent land use and is in conformance with the 2030 Comprehensive Plan. There is a residential development to the east Woodland View and acreage development to the south, west and north.
6. Public Works & Utilities Department does not object to the waiver to allow sanitary sewer to run opposite street grades or the waiver to allow sanitary sewer to be deeper than 15 feet.
7. Comments from other Departments are listed below:
 - 7.1 Public Works Watershed Management - . Applicant needs to rework the Stormwater Detention Calculations to show that the 2, 10 and 100 year flow events are not increased over pre development conditions. (See Attached Comments)

- 7.2 Engineering Services - Show sewer extensions. (See Attached Comments)
- 7.3 County Engineering Department - Four changes are needed. (See Attached Comments)
- 7.4 Lincoln Airport Authority - This preliminary plat will require an appropriate Avigation and Noise Easement at the time of the Final Plat, if one is not already in place. (See Attached Comments)

CONDITIONS OF APPROVAL:

Site Specific:

- 1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be signed by the Chair of the Planning Commission certifying approval: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Add a note to General Notes to relinquish direct vehicular access to S.W. 40th Street from Lots 1 thru 8 Block 2 and lots 1 thru 5 Block 3 and Outlots B and C.
 - 1.1.2 Apply for a Street Name Change to change the portion of W. Kehn Drive currently existing in Woodland View to W. Peach Street.
 - 1.1.3 Change W.Kehn Drive in this Preliminary Plat to W. Peach Street.
 - 1.1.4 Show existing culverts under S.W. 40th Street to verify that proposed grading and storm sewer will not disturb the existing culverts.
 - 1.1.5 Show that the return radii at S.W. 40th Street and W. Kehn Drive (W. Peach) is 50 feet.

- 1.1.6 Change General Note #15 to read “shall be completed with final plat” instead of “is a condition of approval for this preliminary plat”.
 - 1.1.7 Show existing tree mass on the grading plan, including the ones to remain and the ones to be removed .
 - 1.1.8 Add to the General Notes, “No final plat will be approved until a sanitary sewer easement on abutting properties has been filed with the Register of Deeds.”
 - 1.1.9 Show the projection of S.W. 39th Street south into the abutting property. Show if it will end in a cul-de-sac or continue thru. The alignment must consider the existing house and setbacks.
 - 1.1.10 Show sanitary sewer extensions to S.W. 40th Street in both the south and north drainage ways to provide for the extension of the sewer service to the land up stream.
 - 1.1.11 Show additional right of way (70 feet from the center line) for the future right turn lane, in S.W. 40th Street, at W. Kehn Drive (W. Peach).
 - 1.1.12 Add additional easements as requested by LES in their December 15, 2006 Memo.
2. The City Council approves associated request:
 - 2.1 Annexation # 06022
 - 2.2 Change of Zone # 06082
3. Final Plats will be approved by the Planning Director after:
 - 3.1 The required improvements are completed or a surety is posted to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, 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. Pay the City the cost to construct sidewalks and plant street trees in S.W. 40th Street.

3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

to complete the street paving of public streets, and temporary turnarounds and barricades located at the temporary dead-end of the streets 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 S.W. 39th Street and W. Kehn (W. Peach) Drive as shown on the final plat within four (4) 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 this final plat.

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

to complete the installation of public street lights along S.W. 39th Street and W. Kehn Drive within this plat within two (2) years following the approval of this final plat.

to complete the planting of the street trees along S.W. 39th Street and W. Kehn Drive (W. Peach) within this plat within four (4) years following the approval of this final plat.

to complete the planting of the landscape screen within this 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 this final plat.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.

to timely complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance which have not been waived but 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 preliminary plat.

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 maintain landscape screens on a permanent and continuous basis.

to maintain and supervise the private facilities which have common use or benefit on a permanent and continuous basis, 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.

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 registered 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 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 1 thru 8 Block 2, Lots 1 thru 5 Block 3 and Outlots B and C to S.W. 40th Street.

to inform all prospective purchasers and users of land located within the Airport Environs Noise District that the land is located within the Airport Environs Noise District, that the land is subject to an avigation and noise easement granted to Lincoln Airport Authority, and that the land is potentially subject to aircraft noise levels which may affect users of the property and interfere with its use.

4. The waiver to the design standards to permit the sanitary sewer to flow opposite the street grades is hereby approved.
5. The waiver to allow sanitary sewer to be deeper than 15 feet.

Prepared by:

Christy Eichorn, Planner

DATE: December 19, 2006

APPLICANT: ESP on behalf of Hausmann Development
601 Old Cheney Rd, Ste A
Lincoln, NE 68512

OWNER: Hausman Development
601 Old Cheney Rd, Ste C
Lincoln, NE 68512

CONTACT: Marcia Kinning
ESP
601 Old Cheney Rd, Ste A
Lincoln, NE 68512



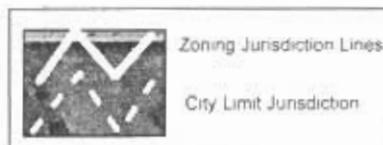
**Preliminary Plat #06011
Woodland View 1st Addition
SW 40th & West A Street**

2005 aerial

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. 32 T10N R6E



GENERAL NOTES

1. THIS PRELIMINARY PLAN CONTAINS 4 BLOCKS WHICH CONSISTS OF 25 SINGLE FAMILY LOTS AND 4 OUTLOTS. THE EXISTING ZONING IS 'AG' AND A PROPOSED CHANGE OF ZONE TO 'R-3'.
2. THE OWNER/DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE REQUIRED SETBACKS AS FOR THE L.M.C.
3. ALL OUTLOTS, MEDIAN, CENTER ISLANDS AND PRIVATE ROADWAYS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY AN ASSOCIATION OF HOMEOWNERS AND/OR THE PROPERTY OWNERS.
4. UTILITY EASEMENTS TO BE PROVIDED AS REQUIRED BY L.E.S.
5. BLANKET UTILITY EASEMENTS ARE HEREBY GRANTED ON ALL LOTS EXCEPT BUILDING ENVELOPES. ANY LINE EASEMENT CORRIDORS ARE SUBJECT TO L.E.S. APPROVAL AND MUST BE IN ACCORDANCE WITH L.E.S. DESIGN AND SAFETY STANDARDS. LANDSCAPING MATERIAL SELECTIONS WITHIN EASEMENT CORRIDORS SHALL FOLLOW ESTABLISHED GUIDELINES TO MAINTAIN MINIMUM CLEARANCE FROM UTILITY FACILITIES.
6. ALL PAVEMENT RADIUS TO BE 20' AND PAVEMENT WIDTH TO BE 27' UNLESS NOTED OTHERWISE.
7. SIDEWALKS SHALL BE LOCATED ON BOTH SIDES OF ALL INTERIOR STREETS. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES THICK CONCRETE, 6 INCHES THICK AT DRIVEWAY CROSSINGS. THE SIDEWALKS SHALL BE LOCATED IN THE STANDARD LOCATION IN THE STREET RIGHT-OF-WAY.
8. SANITARY SEWER AND WATER LINES TO BE 8" AND 6" PIPE RESPECTIVELY UNLESS SHOWN OTHERWISE AND TO BE BUILT TO THE CITY OF LINCOLN SPECIFICATIONS.
9. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
10. TOPOGRAPHIC GRADING CONTOURS ARE AT NAVD 1988 DATUM.
11. ALL LOT LINES ARE CONCEPTUAL AND FINAL PLATS MAY SHOW DIFFERENT LOT WIDTHS.
12. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND TO SUBMIT A SCHEDULING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS DONE.
13. AS MUCH TREE WOOD AS POSSIBLE SHALL BE RETAINED. THOSE TREES THAT MUST BE REMOVED WILL BE DISPOSED IN AN APPROPRIATE MANNER IN ACCORDANCE OF LINCOLN-LANCASTER COUNTY AIR POLLUTION REGULATIONS AND STANDARDS.
14. ANY RELOCATION OF EXISTING L.E.S. FACILITIES WILL BE AT THE OWNER/DEVELOPER'S EXPENSE.
15. THE GRANT OF AN AIRBORNE AND NOISE EASEMENT TO THE LINCOLN AIRPORT AUTHORITY IS A CONDITION OF APPROVAL FOR THIS PRELIMINARY PLAN AS ALL OR PART OF THE LAND IS LOCATED WITHIN THE AIRPORT EXTERNS NOISE DISTRICT AND POTENTIALLY SUBJECTS THE LAND TO AIRCRAFT NOISE LEVELS WHICH MAY AFFECT USERS OF THE PROPERTY AND INTERFERE WITH ITS USE.

WAIVERS

1. TO ALLOW SANITARY SEWER TO RUN OPPOSITE STREET GRADE.
2. TO ALLOW SANITARY SEWER TO BE DEEPER THAN 16 FEET.

BLOCK	LOT	LOT AREA(sq)
1	1	7,200.00
	2	7,200.00
	3	8,000.00
	4	7,200.00
	5	8,900.00
	6	8,400.00
	7	8,400.00
	8	8,548.84
2	1	7,848.94
	2	7,800.00
	3	7,800.00
	4	7,800.00
	5	7,200.00
	6	7,200.00
	7	7,200.00
	8	8,000.00

BLOCK	LOT	LOT AREA(sq)
3	1	8,000.00
	2	7,200.00
	3	7,800.00
	4	7,200.00
	5	7,200.00
4	1	8,000.00
	2	7,200.00
	3	7,200.00
	4	6,600.00
OUTLOT 'A'		340,838.89
OUTLOT 'B'		8,137.23
OUTLOT 'C'		18,377.95
OUTLOT 'D'		180,660.37

PLANNING COMMISSION APPROVAL:

THE FOREGOING PRELIMINARY PLAN WAS APPROVED BY THE LINCOLN CITY - LANCASTER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 2007.

ATTEST: _____

DEVELOPER:

HAUSMANN DEVELOPMENT L.L.C.
601 OLD CHENEY ROAD, SUITE 'C'
LINCOLN, NE 68512 (402)438-3230

OWNERS OF RECORD:

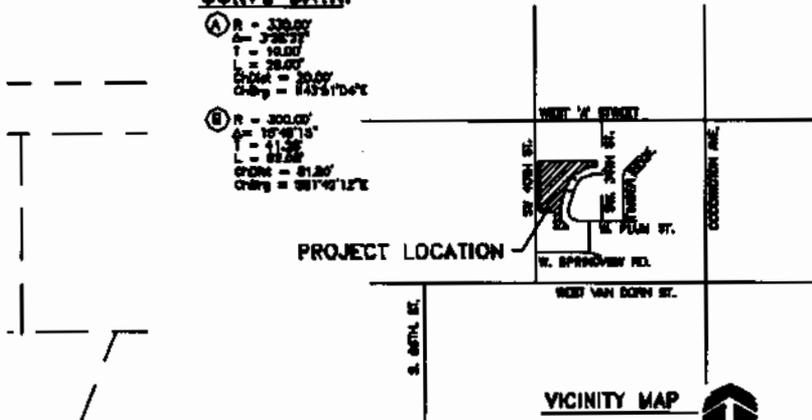
HAUSMANN DEVELOPMENT L.L.C.
601 OLD CHENEY ROAD, SUITE 'C'
LINCOLN, NE 68512 (402)438-3230

ENGINEER/SURVEYOR:

LYLE L. LOTH
ENGINEERS SURVEYORS PLANNERS
601 OLD CHENEY ROAD, SUITE 'A'
LINCOLN, NE 68512 (402)421-2500

CURVE DATA:

- ① R = 330.00'
Δ = 326.73'
T = 10.00'
L = 28.00'
Chord = 30.00'
Chang = 145°10'42"
- ② R = 300.00'
Δ = 10°48'15"
T = 11.25'
L = 88.25'
Chord = 81.80'
Chang = 98°14'12.72"



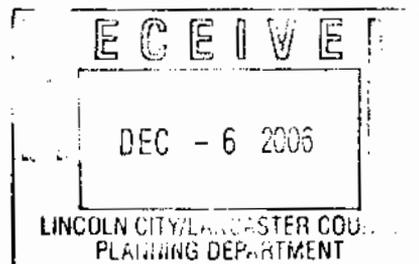
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WOODLAND VIEW 1st ADDITION
S.W. 40TH AND WEST 'A' STREETS
CHANGE OF ZONE/ PRELIMINARY PLAT/ ANNEXATION

WAIVERS

1. Waiver to allow sanitary sewer to run against street grade.
2. Waiver to allow sanitary sewer to be deeper than 15 feet.



WOODLAND VIEW 1ST ADDITION PRELIMINARY PLAT

LEGAL DESCRIPTION

A survey of Lot 77 Irregular Tract and Outlot 'A', Woodland View, all located in the Northwest Quarter of Section 32 Township 10 North Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska; More particularly described by metes and bounds as follows.

Commencing at the Southeast corner of said Lot 77 Irregular Tract;

Thence North 24°28'20" East along the East line of said Lot 77 Irregular Tract, a distance of 47.47 feet;

Thence continuing along the East line of said Lot 77 Irregular Tract, a bearing of North 58°38'08" West, a distance of 81.60 feet;

Thence North 44°51'05" West, a distance of 81.60 feet;

Thence North 31°04'02" West, a distance of 81.60 feet;

Thence North 17°16'59" West, a distance of 81.60 feet;

Thence North 03°29'55" West, a distance of 81.60 feet;

Thence North 10°20'34" East, a distance of 82.97 feet;

Thence continuing along the East line of said Lot 77 Irregular Tract and Outlot 'A', a bearing of North 16°07'56" East, a distance of 483.16 feet;

Thence continuing along the East line of said Outlot 'A', a bearing of North 16°57'47" East, a distance of 67.33 feet;

Thence North 25°49'04" East, a distance of 89.97 feet;

Thence North 37°46'06" East, a distance of 83.19 feet;

Thence South 46°08'56" East, a distance of 109.09 feet;

Thence on a curve to the right having a radius of 330.00 feet, a central angle of 3°28'22", a chord bearing of North 43°51'04" East, and a chord distance of 20.00 feet;

Thence North 46°08'56" West, a distance of 108.99 feet;

Thence North 50°29'44" East, a distance of 91.75 feet;

Thence North 62°43'17" East, a distance of 85.69 feet;

Thence North 67°56'01" East, a distance of 130.00 feet;

Thence North 69°17'44" East, a distance of 68.46 feet;

Thence North 77°59'30" East, a distance of 78.67 feet;

Thence North 87°31'55" East, a distance of 72.47 feet;

Thence South 89°51'31" East, a distance of 60.00 feet;

Thence North 00°08'26" East, a distance of 141.94 feet;

Thence South 89°17'32" West, a distance of 1271.88 feet;

Thence South 00°27'41" West, a distance of 1111.59 feet;

Thence North 89°54'14" East, a distance of 343.02 feet;

Thence South 00°27'41" West, a distance of 350.02 feet;

Thence North 89°52'11" East, a distance of 305.41 feet to the POINT OF BEGINNING, and containing a calculated area of 19.847 acres more or less.

RECEIVED

DEC -6 2008

LINCOLN CITY/LANCASTER CO.
PLANNING DEPARTMENT



LYLE L. LOTH, P.E./L.S.

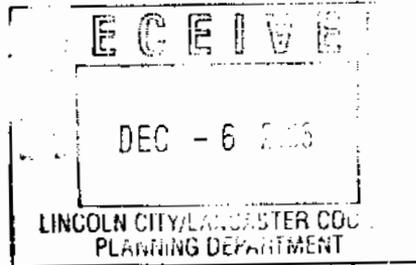
Suite A - 601 Old Cheney Road
Lincoln, NE 68512

Phone (402) 421-2500

Fax (402) 421-7096

Email: lyle@espeng.com

December 6, 2006



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

RE: WOODLAND VIEW 1st ADDITION
S.W. 40TH AND WEST 'A' STREETS
CHANGE OF ZONE/ PRELIMINARY PLAT/ ANNEXATION

Dear Marvin,

On behalf of Hausmann Development, we are submitting the following applications for your review. Woodland View is a proposed preliminary plat located approximately ¼ mile south of the corner of S.W. 40th and West 'A' Streets. The site contains 19.85 acres with 25 single family lots and 4 outlots.

We are requesting a change of zone from 'AGR' to 'R-3' which is in conformance with the Comprehensive Plan. We are also requesting 'annexation' of that portion which is not annexed already into the City of Lincoln at this time.

We are proposing a preliminary plat on the entire parcel. The area to the east of the proposed preliminary plat was developed by Hausmann Development as Woodland View. Our application is continuing the development further to the west with lots ranging from 60 feet to 70 feet in width and 120 feet deep.

Please refer to the Storm Water Calculations previously submitted with the Woodland View Preliminary Plat #04027. The calculations submitted previously included the area in the current application.

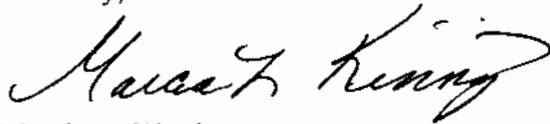
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The sanitary sewer will be flowing to the north and east of the project. The owners of the property which the sanitary sewer will be crossing outside of the development have been contacted. Easement agreements will be acquired and filed with the adjacent neighbors prior to sanitary sewer installation.

Two waivers are being requested. Both waivers address the Lincoln Design Standards in Chapter 2, Section 3.6. We are requesting a waiver to allow sanitary sewer to run against street grade. A waiver to allow the sanitary sewer to be deeper than 15 feet is also being requested at the intersection of SW 39th Street and West Kehn Drive. The standard slope requirements will not be violated with these requests.

Please feel free to contact me if you have any further questions or comments

Sincerely,



Marcia L. Kinning

cc. Joey Hausmann
Mark Hunzeker

Enclosures: 24 copies of sheet 1 of 5
8 copies of sheets 2 through 5 of 5
Application for a Preliminary Plat
Applicants Technical Checklist
Legal Description for Preliminary Plat
Application for a Change of Zone
Change of Zone Exhibit
Legal Description for Change of Zone
Certificate of Ownership
Preliminary Soils Map
Application Fees of \$2,220.00
8-1/2" x 11" Reductions of the Plans

Memorandum

To: Christy Eichorn, Planning Department
From: Chad Blahak, Public Works and Utilities
Subject: Woodland View 1st Addition PP06011 CZ06082 AN06022
Date: December 13, 2006
cc:

Engineering Services has reviewed the submitted plans for the Woodland View 1st Addition Preliminary Plat, located east of SW 40th Street south of West A Street, and has the following comments:

Sanitary Sewer – The following comments need to be addressed.

(1.1) Public Works generally approves the development. However, more information will be required to determine the exact alignment of the sanitary sewer. The requested waivers of design standards for sewer depth and for constructing sewer opposite street grade can be administratively approved if they are decided to be required at the time of construction plan preparation.

(1.2) Sanitary sewer extensions to SW 40th Street need to be shown in both the south and north drainage ways to provide for the extension of the sewer service to the west.

Water Main – The water main system is satisfactory.

Grading/Drainage – The grading and drainage is satisfactory.

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

(4.1) Additional ROW in SW 40th needs to be shown for the future right turn lane at W. Kehn Drive.

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.

Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

Engineering

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

Department

DATE: December 8, 2006

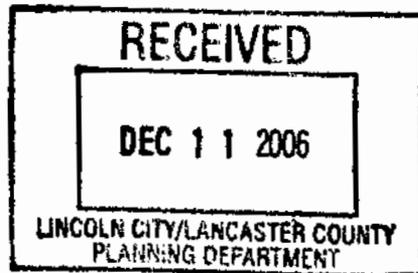
TO: Christy Eichorn
Planning Department

FROM: Larry V. Worrell 
County Surveyor

SUBJECT: WOODLAND VIEW 1ST ADDITION

This office has reviewed subject development and would offer the following comments:

- 1) Access shall be relinquished to SW 40th Street except for West Kehn Drive.
- 2) Existing culverts under SW 40th Street should be shown to verify that proposed grading and storm sewer will not disturb the existing culverts.
- 3) The return radii at SW 40th Street and West Kehn Drive should be 50 feet.
- 4) The existing street on the west side of SW 40th Street, opposite West Kehn Drive, is West Peach Street. To avoid confusion, both legs should be named West Peach Street.



LVW/DP/pb
Barbi/Subdiv. Wk/Woodland View 1st Add. Memo



Edwin Kouma/Notes
12/15/2006 04:14 PM

To Christy J Eichorn/Notes@Notes
cc Benjamin J Higgins/Notes@Notes
bcc

Subject Review of Woodland View 1st Addition

Christy,

I have reviewed the preliminary plat # 06011 for Woodland View 1st Addition and have the following comments:

-Detention Area B in outlet A, and detention area A in outlet D both have bottom slope less than 2% sloping toward outlet as required in section 8.4 of the Stormwater Drainage Design Standards however requirement is waived because slope is native undisturbed slope.

-Stormwater calculations which were submitted 10/1/2004 with the Woodland View Preliminary Plat #04027 were referenced in this submittal. Those calculations showed the Woodland View 1st Addition area as undeveloped and did not take into account the re-grading of the perimeters of the detention areas and the effects of W. Kehn Drive crossing the drainage corridor. Applicant needs to rework the Stormwater Detention Calculations to show that the 2, 10 and 100 year flow events are not increased over pre development conditions.

If you have questions please call.

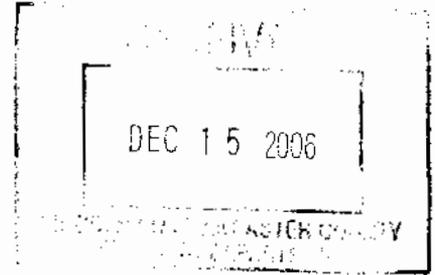
Ed Kouma
Watershed Division
Public Works & Utilities Dept
901 N. 6th Street
Lincoln NE 68508
402-441-7018



www.lincolnairport.com

December 12, 2006

Ms. Christy Eichorn, Project Planner
City-County Planning
555 So. 10th
Lincoln, NE 68508



Subject: Woodland View 1st Addition
Change of Zone (PUD) # CZ06082
Annexation # AN06022
Preliminary Plat # PP06011

Ms. Eichorn:

After reviewing the subject proposal we have the following comments:

This area is within the Airport Environs Noise District and subject to the provisions contained in Chapter 27.58 of the Lincoln Municipal Code. This will require an appropriate Avigation and Noise Easement at the time of the final plat, if one is not already in place.

This area is also within a Turning Zone, as defined in Chapter 27.59. Any structures proposed in this area over 75' in height will require a height permit review, per the requirements of the chapter.

If you have any comments or questions, please give me a call.

Sincerely,

AIRPORT AUTHORITY

Jon L. Large, P.E.
Deputy Director of Engineering

JLL/lb

cc: Bill Austin, w/enclosures

INTER-DEPARTMENT COMMUNICATION



DATE December 15, 2006

TO: Christy Eichron, City Planning

FROM: Sharon Theobald (Ext. 7640) *st*

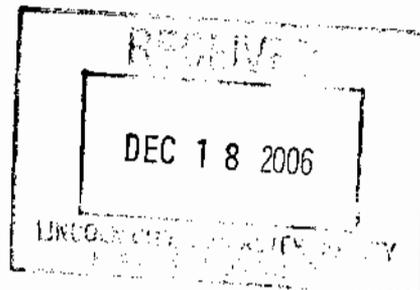
SUBJECT: DEDICATED EASEMENTS
DN #18S-39W

AN#06022
CZ#06082
PP#06011

Attached is the Preliminary Plat for Woodland View 1st Addition.

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 the additional easements marked in red on the map.



ST/ss
Attachment
c: Terry Wiebke
Easement File