

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Annexation #18004 Change of Zone #18017	FINAL ACTION? No for both applications	DEVELOPER/OWNER SW. Folsom Development, LLC
PLANNING COMMISSION HEARING DATE June 20, 2018	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 801 W. Old Cheney Road

**RECOMMENDATIONS: ANNEXATION #18004
CHANGE OF ZONE #18017**

**CONDITIONAL APPROVAL
APPROVAL**

BRIEF SUMMARY OF REQUEST

This is a combined staff report for two related applications associated with the SW Village Heights property, located approximately between SW 12th Street and S. Folsom Street and, south of W. Old Cheney Road. The annexation request includes approximately 42.49 acres and the change of zone includes approximately 38.90 acres. This proposal is phase 1 of a larger subdivision that will develop incrementally with anticipated future phases of annexation and rezoning requests.



JUSTIFICATION FOR RECOMMENDATION

The subject property is abutting the city limits to the south, and a full range of municipal services can be provided if annexed. It is within the City’s Future Service Limits, and designated for future urban residential land uses. A change of zone from AG (Agriculture) to R-3 (Residential) is consistent with the Future Land Use Map designation, and compatible with surrounding development. Both requests comply with the Zoning Ordinance and are consistent with the Comprehensive Plan.

APPLICATION CONTACT
Mark Palmer, Olsson Associates
(402) 458-5632
mpalmer@olssonassociates.com

STAFF CONTACT
Dessie E. Redmond, Planner
(402) 441-6373
dredmond@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The site is within the Future Service Limit, and is designated for future urban density residential land uses on the Future Land Use Map. These requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan.

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 1.10 - The 2040 Growth Tiers Map designates this area as Tier 1, Priority B, and within boundary of the Future Service Limit.

P. 7.2 - Neighborhoods and Housing Guiding Principles:

- Provide flexibility to the marketplace in siting future residential development locations.
- Strive for predictability for neighborhoods and developers for residential development and redevelopment.

P. 7.4 - Strategies for Neighborhoods and Housing

- Discourage residential development in areas of environmental resources such as endangered species, saline wetlands, native prairies, and in floodplain corridors.
- Encourage preservation or restoration of natural resources within or adjacent to development.

P. 7.4-7.8 - Strategies for Developing Neighborhoods

- Encourage new development to achieve densities greater than five dwelling units per gross acre.

P. 12.3 - this site is designated for future urban density residential land uses on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 - 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 per acre.

P. 12.4 - Environmental Resources. Land and water masses which are of particular importance for maintenance and preservation, such as saline wetlands, native prairie, and some floodway and riparian corridors.

P 12.14-15 - The ANNEXATION POLICY- of the 2040 Comprehensive Plan.

Annexation policy is a potentially powerful means for achieving many of the goals embodied in the Plan's Vision. Annexation is a necessary and vitally important part of the future growth and health of Lincoln. The annexation policies of the City of Lincoln include but are not limited to the following:

The provision of municipal services must coincide with the jurisdictional boundaries of the City - in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary sewer services) beyond the corporate limits of the City.

The extension of water and sanitary sewer services should be predicated upon annexation of the area by the City. City annexation must occur before any property is provided with water, sanitary sewer, or other potential City services.

The areas within Tier I Priority A that are not annexed serve as the future urban area for purposes of annexation per state statute and are appropriate for immediate annexation upon final plat. These areas have approved preliminary plans.

To demonstrate the City's commitment to the urbanization of land in Tier I Priority B, the City should annex land that is contiguous to the City and generally urban in character, as well as land that is engulfed by the City. Land that is remote or otherwise removed from the limits of the City of Lincoln will not be annexed. The City should review for potential annexation all property in Priority B for which basic infrastructure is generally available or planned for in the near term.

Annexation generally implies the opportunity to access all City services within a reasonable period of time. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area. The annexation of large projects may be done in phases as development proceeds.

The character of existing residential areas should be respected as much as possible during the annexation process. When low density "acreage" areas are proposed for annexation due to the City's annexation policy, additional steps

should be taken to ease the transition as much as possible, such as public meetings, advance notice and written explanation of changes as a result of annexation. In general, many aspects of acreage life may remain unchanged, such as zoning or covenants. However, any annexation of existing residential areas will include some costs which must be the responsibility of property owners.

Annexation to facilitate the installation of improvements and/or possible assessment districts is appropriate if it is consistent with the annexation policies of the Plan listed above.

Plans for the provision of services within the areas considered for annexation shall be carefully coordinated with the Capital Improvements Program of the City and the County.

UTILITIES & SERVICES

- A. Sanitary Sewer: The City will build SW Salt Creek main trunk and fund \$3 million for the project in first two budget years of the 18/19 – 23/24 Capital Improvement Program (CIP). The City will also fund the smaller SW Subbasin Extension and complete it by June 30, 2021. Developer has the option to build the SW Subbasin Extension on its own with City repayment by November 2020. A draft Annexation Agreement covers subsidies for oversizing that is typical of development projects. It also includes a provision, used at Wandering Creek at 91st and Van Dorn Street, allowing the developer to start homes while sewer projects are underway. They will pump sewage out of the local mains, at their own cost, if they finish a few months ahead of the trunk and subbasin extension.
- B. Water: A water main in S. Folsom Street is already in place adjacent to the development. Additional mains are not needed for this development. The Agreement covers subsidies for oversizing internal water mains that is typical of development projects.
- C. Roads: The developer will improve a section of unpaved S. Folsom Street, including a new roundabout at the new subdivision intersection. The project is to be funded by the developer with reimbursement from Arterial Street Impact Fees from within the entire development. No additional road funds are requested. The future design of W. Old Cheney Road is the subject of a new Transportation Study to be led by Public Works & Utilities. The developer agreed to put a preliminary plat on hold until the anticipated completion of the study at the end of August 2018. Additionally, the developer agreed to build intersection improvements on SW 12th Street at their new entrance without reimbursement as SW 12th Street is a rural paved road today.
- D. Parks and Trails: The developer will provide a 2.8 acre park site at a location that is acceptable to Parks & Recreation Department. Neighborhood Park & Trail impact fees paid within the subdivision will be directed to repay the developer for the value of the land as required by the Impact Fee Ordinance. The City expects an appraisal on value of land by the end of June.

The City has funds to subsidize trail construction in S. Folsom Street. The developer will pay for 5 feet of a 10 foot wide trail as they are responsible for a 5 foot wide sidewalk along S. Folsom Street anyhow. The City will pay for the extra 5 feet in width.

- E. Fire Protection: After annexation, fire protection will be provided by Lincoln Fire Rescue (LFR).

ANALYSIS

- 1. These are two associated requests for an annexation and a change of zone. The annexation request includes approximately 42.49 acres and the change of zone includes approximately 38.90 acres. The difference in acreage is the annexation includes right-of-way along S. Folsom Street, but the change of zone does not. Right-of-way is typically void of any zoning classification district. This proposal is phase 1 and will develop incrementally with anticipated future phases of annexation and rezoning requests.

2. The development can be served by the full range of city services.
3. Any portion within the boundaries of the SW Rural Fire Protection District, can be petitioned under State law for compensation from the annexing municipality for lost revenue based upon the amount of service area annexed. For voluntary annexations such as this one, any costs due to the district are to be borne by the developer.
4. Annexation and re-zoning of the area of these requests will facilitate new residential development at urban densities contiguous to the existing City limits of Lincoln with all public utilities. The site is designated for future urban density residential land uses on the Future Land Use Map, and these requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan.
5. A Preliminary Plat was also submitted with the annexation and change of zone applications. With the Preliminary Plat submittal, the developer proposes to realign and reclassify W. Old Cheney Road. However, a new Transportation Study currently being conducted by Public Works & Utilities will detail the city's anticipated needs for the future design and classification of W. Old Cheney Road. Therefore, the developer agreed to put the preliminary plat on hold until the projected completion of the study at the end of August 2018.

CONDITIONS OF APPROVAL for AN18004: see attached

CONDITIONS OF APPROVAL for CZ18017: none

EXISTING LAND USE & ZONING: vacant/agricultural land; AG

SURROUNDING LAND USE & ZONING:

North: vacant/agricultural land; AG

South: vacant/agricultural land; R-4 and R-3

East: vacant/agricultural land/LES substation; AG

West: generally vacant/agricultural land/single-family dwelling; AG

APPLICATION HISTORY: none

APPROXIMATE LAND AREA: 42.49 acres (annexation); 38.90 acres (change of zone)

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #3

LEGAL DESCRIPTION: see attached for both applications

Prepared by:

Dessie E. Redmond, Planner
(402) 441-6373

Date: June 12, 2018

Applicant: Mark Palmer
Olsson Associates
601 P Street, Suite 200
Lincoln, NE 68508

Owner: SW Folsom Development, LLC
2001 Pine Lake Road, Suite 100
Lincoln, NE 68512

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CONDITIONS OF APPROVAL - ANNEXATION #18004

1. Before these requests are scheduled for City Council consideration, the annexation agreement between the City and the owner(s) will be complete.
2. The developer will be required to pay any compensation due to the Southwest Rural Fire District as a result of annexation as a condition of the annexation agreement.



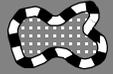
Lincoln/Lancaster, NE GIS

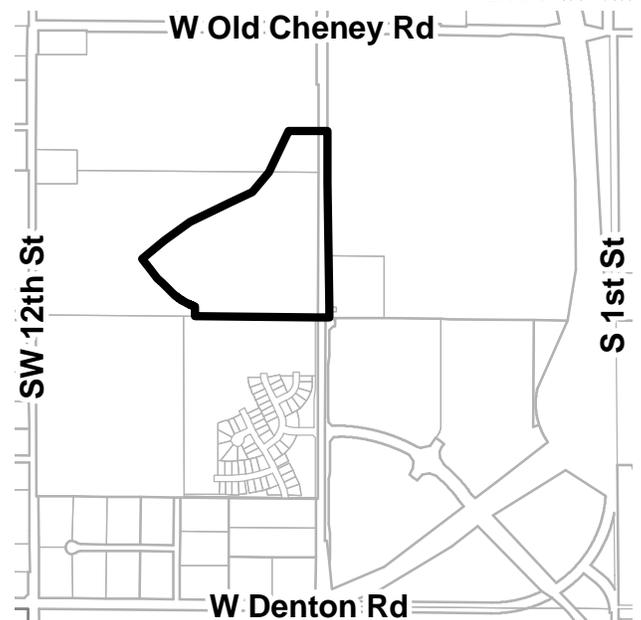
2016 aerial

**Change of Zone #: CZ18017 (AG to R-3) and
Annexation #: AN18004
Southwest Village Heights 1st Addition
S Folsom St & W Old Cheney Rd
Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential 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 T09N R06E

	Area of Application
	Zoning Jurisdiction Lines
	Existing City Limits



LEGAL DESCRIPTION ANNEXATION

A TRACT OF LAND COMPOSED OF A PORTION OF SOUTH FOLSOM STREET RIGHT-OF-WAY, A PORTION LOT 26 I.T., AND A PORTION OF LOT 35 I.T., ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., AND A PORTION OF SOUTH FOLSOM STREET RIGHT-OF-WAY LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

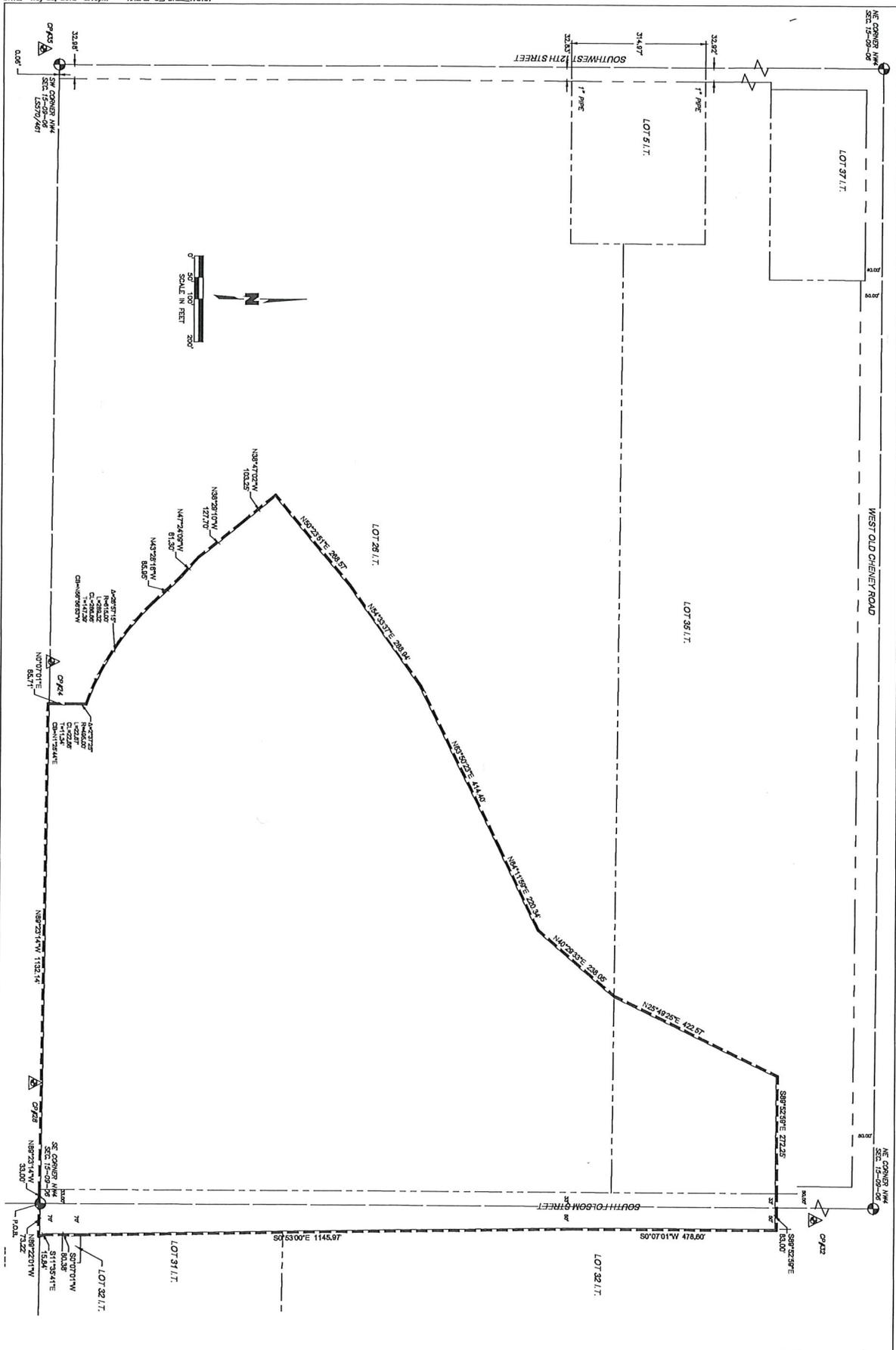
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M.; THENCE N89°23'14"W, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 33.00' TO THE SOUTHEAST CORNER OF LOT 26 I.T., SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH FOLSOM STREET; THENCE CONTINUING N89°23'14"W ON SAID LINE, SAID LINE BEING THE SOUTH LINE OF LOT 26 I.T., A DISTANCE OF 1,132.14' TO A POINT; THENCE N00°07'01"E, A DISTANCE OF 65.71'; TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 02°37'25", A RADIUS OF 495.00', AN ARC LENGTH OF 22.67', A CHORD LENGTH OF 22.66', A TANGENT LENGTH OF 11.34', AND A CHORD BEARING OF N01°25'44"E; TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 26°57'15", A RADIUS OF 615.00', AN ARC LENGTH OF 289.32', A CHORD LENGTH OF 286.66', A TANGENT LENGTH OF 147.39', AND A CHORD BEARING OF N56°56'53"W TO A POINT; THENCE N43°28'16"W, A DISTANCE OF 85.95' TO A POINT; THENCE N47°24'09"W, A DISTANCE OF 61.30' TO A POINT; THENCE N38°29'10"W, A DISTANCE OF 127.70' TO A POINT; THENCE N38°47'02"W, A DISTANCE OF 103.25' TO A POINT; THENCE N50°23'51"E, A DISTANCE OF 268.57' TO A POINT; THENCE N54°33'37"E, A DISTANCE OF 288.94' TO A POINT; THENCE N63°50'23"E, A DISTANCE OF 414.40' TO A POINT; THENCE N64°11'59"E, A DISTANCE OF 220.34' TO A POINT; THENCE N40°29'33"E, A DISTANCE OF 238.05' TO A POINT; THENCE N25°49'25"E, A DISTANCE OF 422.57' TO A POINT; THENCE S89°52'59"E, A DISTANCE OF 272.25' TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOT 35 I.T., SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF SOUTH FOLSOM STREET; THENCE CONTINUING N89°52'29"E ON SAID LINE, A DISTANCE OF 83.00' TO A POINT OF INTERSECTION WITH AN EAST RIGHT-OF-WAY LINE OF SOUTH FOLSOM STREET, SAID POINT BEING ON A WEST LINE OF LOT 32 I.T.; THENCE S00°07'01"W, ON AN EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING A WEST LINE OF SAID LOT 32 I.T., SAID LINE ALSO BEING 50.00' EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 478.60' TO A WEST CORNER OF SAID LOT 32 I.T.; THENCE S00°53'00"E, ON AN EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING A WEST LINE OF SAID LOT 32 I.T., AND ON A WEST LINE LOT 31 I.T., A DISTANCE OF 1,145.97' TO A WEST CORNER OF SAID LOT 31 I.T., SAID POINT BEING A NORTHWEST CORNER OF LOT 32 I.T., SAID POINT BEING 70.00' EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE S00°07'01"W, ON AN EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING A WEST LINE OF SAID LOT 32 I.T., AND A WEST LINE OF SAID LOT 31 I.T., SAID LINE ALSO BEING 70.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 80.38' TO A WEST CORNER OF SAID LOT 32 I.T., THENCE S11°35'41"E, ON AN EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING A WEST LINE OF SAID LOT 32 I.T., A DISTANCE OF 15.84' TO THE SOUTHWEST CORNER OF SAID LOT 32 I.T., SAID POINT BEING ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE N89°22'01"W, ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 73.22' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,850,699.17 SQUARE FEET OR 42.49 ACRES, MORE OR LESS.

WEDNESDAY, MAY 23, 2018

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 DATE: May 23, 2018 3:03pm XREFS: C:\PBASE_173161 USER: mjohnson

PROJECT NO: 017-3161	SOUTHWEST VILLAGE HEIGHTS		601 P Street, Suite 200 P.O. Box 84608 Lincoln, NE 68508 TEL 402.474.6311 FAX 402.474.5160	EXHIBIT
DRAWN BY: ALB/MRJ	FIRST ADDITION CHANGE OF		A	
DATE: 5/23/2018	ZONE, AND ANNEXATION			



SHEET Y	EXHIBIT B LINCOLN, NEBRASKA	2018	REVISIONS
		2018	REVISIONS
DATE	REVISIONS DESCRIPTION	REV. NO.	DATE
2018	REVISIONS DESCRIPTION	1	2018
1	REVISIONS DESCRIPTION	1	2018
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1	REVISIONS DESCRIPTION	1	2018
1	REVISIONS DESCRIPTION	1	2018
1	REVISIONS DESCRIPTION	1	2018
1	REVISIONS DESCRIPTION	1	2018

MOLSSON ASSOCIATES
 601 P Street, Suite 200
 P.O. Box 6403
 LINCOLN, NE 68508
 TEL: 402.474.8111
 FAX: 402.474.8100
 www.61907associates.com

DWG: F:\2017\3001-3500\017-3161\40-Design\Survey\SRVY\Final Plat\Drawings\ANNEX_LIMITS_173161.dwg
 DATE: Feb 26, 2018 1:48pm
 XREFS: C_PBASE_173161 UC-D-0894
 USER: dbroeker

**LEGAL DESCRIPTION
CHANGE OF ZONE**

A TRACT OF LAND COMPOSED OF A PORTION LOT 26 I.T., AND A PORTION OF LOT 35 I.T., ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 09 NORTH, RANGE 06 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N89°23'14"W, ON A SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 33.00' TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH FOLSOM STREET, SAID POINT BEING; TO **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING N89°23'14"W ON SAID LINE, SAID LINE BEING THE SOUTH LINE OF LOT 26 I.T., A DISTANCE OF 1,132.14' TO A POINT; THENCE N00°07'01"E, A DISTANCE OF 65.71'; TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 02°37'25", A RADIUS OF 495.00', AN ARC LENGTH OF 22.67', A CHORD LENGTH OF 22.66', A TANGENT LENGTH OF 11.34', AND A CHORD BEARING OF N01°25'44"E; TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 26°57'15", A RADIUS OF 615.00', AN ARC LENGTH OF 289.32', A CHORD LENGTH OF 286.66', A TANGENT LENGTH OF 147.39', AND A CHORD BEARING OF N56°56'53"W TO A POINT; THENCE N43°28'16"W, A DISTANCE OF 85.95' TO A POINT; THENCE N47°24'09"W, A DISTANCE OF 61.30' TO A POINT; THENCE N38°29'10"W, A DISTANCE OF 127.70' TO A POINT; THENCE N38°47'02"W, A DISTANCE OF 103.25' TO A POINT; THENCE N50°23'51"E, A DISTANCE OF 268.57' TO A POINT; THENCE N54°33'37"E, A DISTANCE OF 288.94' TO A POINT; THENCE N63°50'23"E, A DISTANCE OF 414.40' TO A POINT; THENCE N64°11'59"E, A DISTANCE OF 220.34' TO A POINT; THENCE N40°29'33"E, A DISTANCE OF 238.05' TO A POINT; THENCE N25°49'25"E, A DISTANCE OF 422.57' TO A POINT; THENCE S89°52'59"E, A DISTANCE OF 272.25' TO A POINT LOCATED 33.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH FOLSOM STREET; THENCE S00°07'01"W, ON AN EAST LINE OF LOT 35 I.T., AND ON A EAST LINE OF LOT 26 I.T., SAID LINE BEING 33.00' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, SAID LINE ALSO BEING THE WEST LINE OF SAID RIGHT-OF-WAY A DISTANCE OF 1,719.34'; TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 1,694,562.04 SQUARE FEET OR 38.90 ACRES, MORE OR LESS.

MONDAY, FEBRUARY 26, 2018

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PROJECT NO: 017-3161	SOUTHWEST VILLAGE HEIGHTS FIRST ADDITION CHANGE OF ZONE, AND ANNEXATION		601 P Street, Suite 200 P.O. Box 84608 Lincoln, NE 68508 TEL 402.474.6311 FAX 402.474.5160	EXHIBIT
DRAWN BY: ALB				A-1
DATE: 2/26/2018				



May 9, 2018

Mr. David Cary
Planning Director
Planning Department
555 South 10th St., Suite 213
Lincoln, NE 68508

Re: Southwest Village Heights 1st Addition
Applications for Annexation, Change of Zone to R-3, and Preliminary Plat
Olsson Project No. 017-3161

Dear Mr. Cary,

Southwest Folsom Development, LLC ("Developer") is the owner of Lot 35 I.T. and Lot 26 I.T., located in the Northwest Quarter of Section 15, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska (the "Property"). Developer is requesting a preliminary plat for the Property, as well as annexation and a change of zone from AG to R-3 for the first phase of the preliminary plat.

The proposed preliminary plat encompasses 152.1 acres that includes 418 residential lots. The first phase of annexation and change of zone is 38.9 acres, including 101 lots. A potential "affordable housing" area is planned for future phases of development at the corner of Old Cheney Road and SW Folsom Street.

A draft Annexation Agreement will be submitted under separate cover to the City of Lincoln to address the infrastructure improvements required to serve development of the Property. The development team has met with City Staff several times to discuss the proposed applications. The Developer is requesting annexation so that City sanitary sewer will be extended to serve the Property.

Enclosed please find the following:

1. City of Lincoln Application, including:
 - a. Annexation of First Phase Property
 - b. Change of Zone from AG to R-3 for First Phase Property,
2. Application fees in the amount of \$4,283.
3. Preliminary Plat Site Plan
4. Environmental analysis of channels and wetlands on property
5. Exhibits "A1" & "A2" – Annexation and Change of Zone Legal and Exhibit
6. Exhibits "B1" & "B2" – Preliminary Plat Legal and Exhibit

The proposed preliminary plat shows Old Cheney Road being realigned and reclassified to a residential roadway. We have met with staff on numerous occasions to discuss the future arterial roadway classifications in this area and believe that Old Cheney Road in the location shown will not serve as an arterial roadway in the future. Old Cheney Road does not extend westward past SW 12th Street and is planned to close at Highway 77 as part of the Nebraska Department of Transportation's plans to upgrade Highway 77 to Freeway status. The Developer also owns and/or controls the property on the north side of

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FAX 402.474.5160

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Old Cheney Road and, therefore, is proposing the realignment and reclassification to better serve the neighborhood. Please note that both Folsom Street and SW 12th Street (the roads adjacent to this development) are classified as Arterial roadways. These roads are one-half mile apart rather than the typical full mile spacing.

The Developer has also been working with Lincoln Public Schools to locate an elementary school in the neighborhood. LPS has been looking at property on the north side of Old Cheney Road for a potential school site as future development north and south of Old Cheney Road will include many young children. The proposed reclassification of Old Cheney Road from an arterial roadway to a residential roadway will allow school children living south of Old Cheney Road safer access to the future elementary school which has been a concern to Developer and City staff.

Land for a future City park is shown in Outlot F, Block 7. Stormwater runoff and water quality improvements will be provided within the development and are outlined in the Grading and Drainage Study. A memo from an environmental scientist identifies the channels and wetlands located on the Property. Developer proposes to protect more channel than what is required by design standards. We propose that the additional channel protection serve to meet the development's water quality requirements.

The proposed roadway improvements include access points that have been discussed with City staff. Folsom Street is shown at ultimate roadway configuration. However, a 3-lane section will be constructed where gravel exists today. The annexation agreement will detail the improvements required to be completed for this development.

The preliminary plat includes waivers to address block length issues caused by green space and drainage ways. We also request that lot lines do not intersect right of way perpendicularly, and that sanitary sewer is permitted to flow opposite street grades.

Plans and other supporting documents will be submitted to ProjectDox upon notification from the Planning Staff. If you require further information or have any questions, please do not hesitate to contact me at mpalmer@olssonassociates.com or (402) 458-5632.

Sincerely,



Mark C Palmer, P.E.

Enclosures.

