

**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 Special Permit #18019	FINAL ACTION? Yes	DEVELOPER/OWNER Knobbe Man Co./RKKR, LLC
PLANNING COMMISSION HEARING DATE June 20, 2018	RELATED APPLICATIONS CZ18014 & SAV18002	PROPERTY ADDRESS/LOCATION 1200 SW. 17 <sup>th</sup> Street

**RECOMMENDATION: CONDITIONAL APPROVAL**

**BRIEF SUMMARY OF REQUEST**

This original request was heard at the May 23, 2018 Planning Commission meeting with a request by the applicant to defer the application to consider revisions to the plan. The revised request is for a Community Unit Plan (CUP) to develop a total of 14 dwelling units consisting of one existing single-family residence and 13 proposed townhome lots adjacent to W. B Street. The site plan also shows one outlot (Outlot A) for open space for a blanket drainage and utility easement. This revised request proposes to reduce the boundaries of the Special Permit (SP) from the original request.



**JUSTIFICATION FOR RECOMMENDATION**

This proposal will have similar zoning and housing types as the existing development to the east in the West Park Addition. The four waivers to the Subdivision Ordinance and Zoning Ordinance are supportable based on the small size of the site and limited potential for an alternative lot layout.

**APPLICATION CONTACT**  
Marcia Kinning, REGA Engineering  
(402) 484-7342  
marcia@regaeng.com

Additionally, this request is compatible with development to the north, west and south as similar types of residential units and lot sizes are existing in the area.

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

**COMPATIBILITY WITH THE COMPREHENSIVE PLAN**

The proposed land use and density are in conformance with the 2040 Comprehensive Plan, which identifies future urban density residential uses in this location.

**WAIVERS**

1. Stormwater detention facilities, Design Standards, Chapter 2.05, Section 3.3. (Recommend Approval)
2. Lot width-to-depth ratio on Lots 2-14, Subdivision Ordinance 26.23.140(a). (Recommend Approval)
3. Lot area to a minimum lot area of 2,500 square feet per unit on Lots 2-14, Zoning Ordinance 27.72.020(a). (Recommend Approval)
4. Average lot width to a minimum width of 28 feet per unit on Lots 2-14, Zoning Ordinance 27.72.020(a). (Recommend Approval)

## KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - This site is shown as future urban density residential 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. 7.2 - Neighborhoods and Housing Guiding Principles:

- Provide a wide variety of housing types and choices for an increasingly diverse and aging population.
- Provide flexibility to the marketplace in siting future residential development locations.
- Strive for predictability for neighborhoods and developers for residential development and redevelopment.

P. 7.4-7.8 - Strategies for Developing Neighborhoods

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

## ANALYSIS

1. This is a request for a new CUP to develop 14 dwelling units consisting of one existing single-family residence and 13 proposed townhome lots adjacent to W. B Street. Along with one outlot for drainage, utilities and open space, on property in the R-2 zoning district, generally located at 1200 SW. 17<sup>th</sup> Street. The original request, heard at the May 23, 2018 Planning Commission meeting was for a new CUP to develop 21 dwelling units consisting of one existing single-family residence, six proposed single-family detached or attached units adjacent to W. C Street, and 14 proposed townhome lots adjacent to W. B Street. It also included one outlot for drainage, utilities and open space.
2. An application for a change of zone (CZ18014) from R-2 Residential to R-3 Residential and a Street and Alley Vacation (SAV18002) have also been submitted in conjunction with the SP for a CUP. The proposed change of zone is consistent with the Future Land Use Map and the zoning pattern of the area.
3. Based on the site plan, the proposed CUP is compatible with development to the north, west and south as similar types of residential units and lot sizes are existing in the area.
4. The future land use map shows the proposed residential area for future urban density residential land uses. The site plan shows 14 lots, which is an appropriate urban density for this area.
5. Sanitary sewer is available to serve the area and will connect to the public sanitary sewer manhole along the east property line of the development.
6. Water is available to serve the area but additional right-of-way and/or easements will be required. The water will connect to the existing public water in SW. 17<sup>th</sup> Street.
7. Proposed water and sanitary sewer shall be constructed within W. B Street right-of-way.
8. Access to this development will be provided off SW. 17<sup>th</sup> Street. Improvements to SW. 17<sup>th</sup> Street and W. B Street are required when adjacent lots are final platted.
9. The applicant is proposing where there is an existing residence along SW. 17<sup>th</sup> and W. B Streets (Lots 10-15, Block 9) to utilize an easement when typically right-of-way dedication would be required. This is justifiable because of the existing residence. However, all other lots shall dedicate the appropriate right-of-way along SW. 17<sup>th</sup> and W. B Streets.
10. The development is within the 100 year floodplain. The Watershed Management Department has reviewed the plans are revisions are required.
11. There are also established wetlands in the southeast corner of the development. To reduce the amount of grading effecting the wetlands, SAV18002 is requested.
12. As proposed, Lot 1 (currently Lots 10-15, Block 9) is surrendering all redevelopment rights. As it exists today, it is made up of six legal lots but will only be allowed the one existing dwelling in the future. The property owner has been contacted and desires his property to remain as is indefinitely.
13. The applicant has requested four waivers:

- 1) Stormwater detention facilities, Design Standards, Chapter 2.05, Section 3.3.  
Due to the established wetlands on-site, the intent of the project is to mitigate disturbance of the wetlands. The Public Works and Utilities Department supports this request.
- 2) Lot width-to-depth ratio on Lots 2-14, Subdivision Ordinance 26.23.140(a).  
The townhome lot typically cannot meet the 3 to 1 ratio requirement, so Section 26.23.140(a) allows this ratio to be modified for duplex or townhome lots, and is routinely allowed.
- 3) Lot area to a minimum lot area of 2,500 square feet per unit on Lots 2-14, Zoning Ordinance 27.72.020(a).  
Due to drainage requirements, Outlot A is located on the east side of the property and wraps around to the north of proposed Lots 7-14 and to the south of proposed Lots 2-6, and in turn the lot area requirement cannot be met.
- 4) Average lot width to a minimum width of 28 feet per unit on Lots 2-14, Zoning Ordinance 27.72.020(a).  
The proposed townhomes consist of either 4 or 5 attached units. An internal unit would be 28 feet wide and the lot created for the unit needs to be the same because the units are attached/share a common wall (there is no side yard setback requirement). This is a typical request.

**CONDITIONS OF APPROVAL:** See attached

**EXISTING LAND USE & ZONING:** W. B Street ROW; R-2

**SURROUNDING LAND USE & ZONING**

North: Vacant and single-family residential; R-2  
 South: Single-family residential; R-2  
 East: Vacant; R-3  
 West: Vacant, single-family residential and W. B Street ROW; R-2

**APPLICATION HISTORY:** none

**APPROXIMATE LAND AREA:** 2.41 acres

**LEGAL DESCRIPTION:** Lots 18-30, Block 6, and Lots 1-15, Block 9, Fairview Heights, and a proposed vacated portion of W. B Street, located in the SE 1/4 of Section 28-10-6, Lincoln, Lancaster County, Nebraska.

Prepared by:

---

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

Date: June 12, 2018

Applicant: Marcia Kinning  
 REGA Engineering  
 601 Old Cheney Road, Suite A  
 Lincoln, NE 68512

Owner: RKKKR, LLC  
 Eric Knobbe  
 6756 Blueridge Lane  
 Lincoln, NE 68516

## CONDITIONS OF APPROVAL - SPECIAL PERMIT #18019

Per Section 27.63.320 this approval permits a Community Unit Plan to develop a total of 14 dwelling units consisting of one existing single-family residence and 13 proposed townhome lots and one outlot for open space for a blanket drainage and utility easement. The approval includes waivers to 1) stormwater detention facilities, 2) lot width-to-depth ratio on lots 2-14, 3) lot area to a minimum of 2,500 square feet per unit on lots 2-14, and 4) average lot width to a minimum width of 28 feet per unit on Lots 2-14.

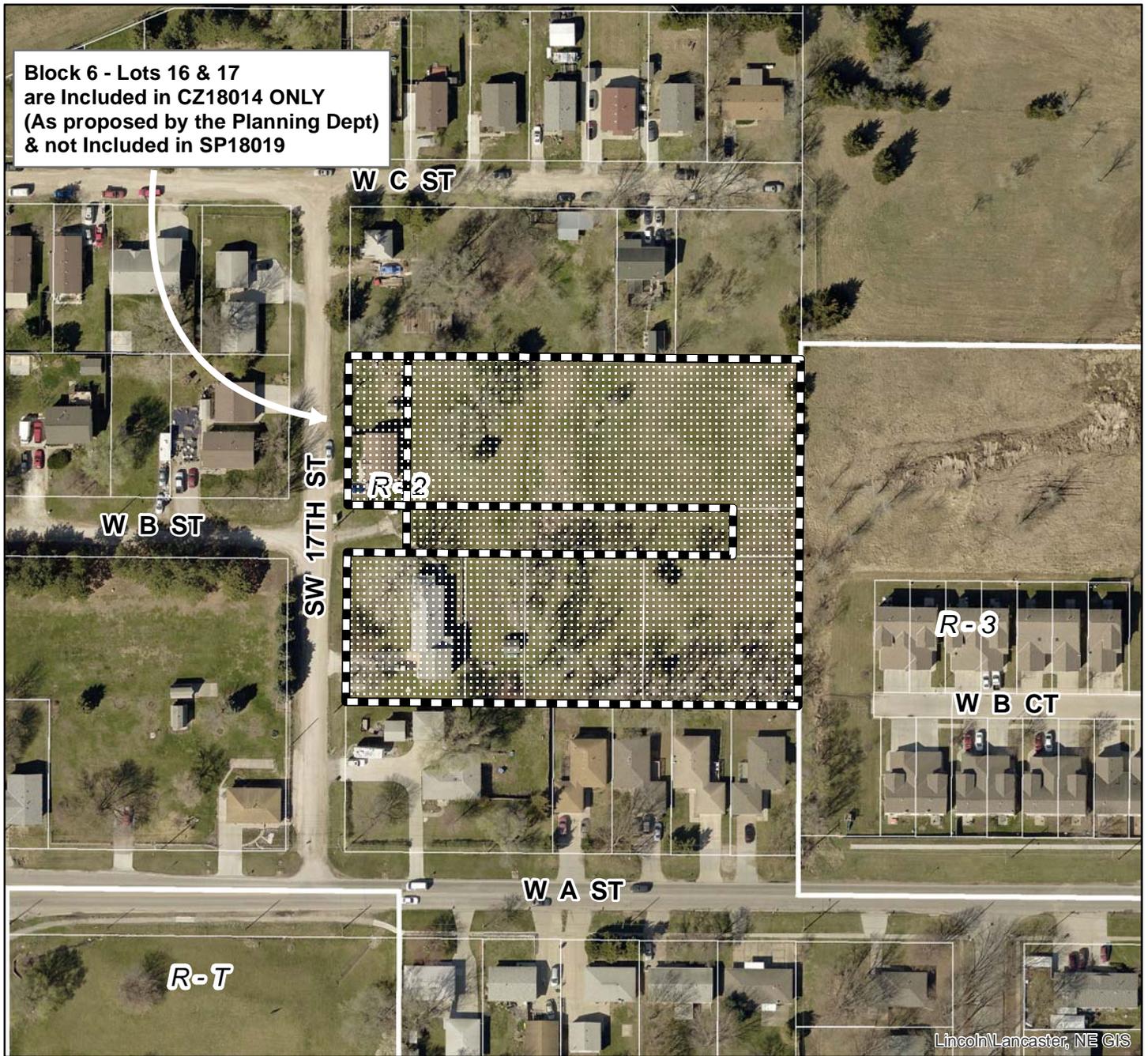
### Site Specific Conditions:

1. The City Council approves associated request:
  - 1.1 Street and Alley Vacation 18002
  - 1.2 Change of Zone 18014
2. Before a final plat is approved the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below:
  - 2.1 Revise the legal description.
  - 2.2 Provide guest parking per Section 27.67.040(f) Parking Requirements; Special Conditions.
  - 2.3 Provide easements as required by Lincoln Electric System (LES).
  - 2.4 Revise Grading Plans and Drainage Report to the satisfaction of the Public Works & Utilities - Watershed Management Department.
  - 2.5 Identify the new floodplain line after fill. All lots must be out of the new floodplain line.
  - 2.6 Revise the Plans to the satisfaction of Public Works & Utilities - Water and Engineering Services Departments.
  - 2.7 Revise General Note 12 to state, "A public access and utility easement shall be granted to the City of Lincoln on property which is designated on this Special Permit as Lot 1 to meet the standard street right-of-way width requirement. All other lots shall dedicate the appropriate right-of-way."
3. Before a final plat is approved, provide the following documents to the Planning Department:
  - 3.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.
  - 3.2 Verification that an aviation and noise easement to the Lincoln Airport Authority on all or that part of the land located within the Airport Environs Noise District has been received by the Lincoln Airport Authority.

### Standard Conditions:

4. The following conditions are applicable to all requests:
  - 4.1 Before occupying the dwelling units all development and construction shall substantially comply with the approved plans.
  - 4.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.

- 4.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
- 4.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
- 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

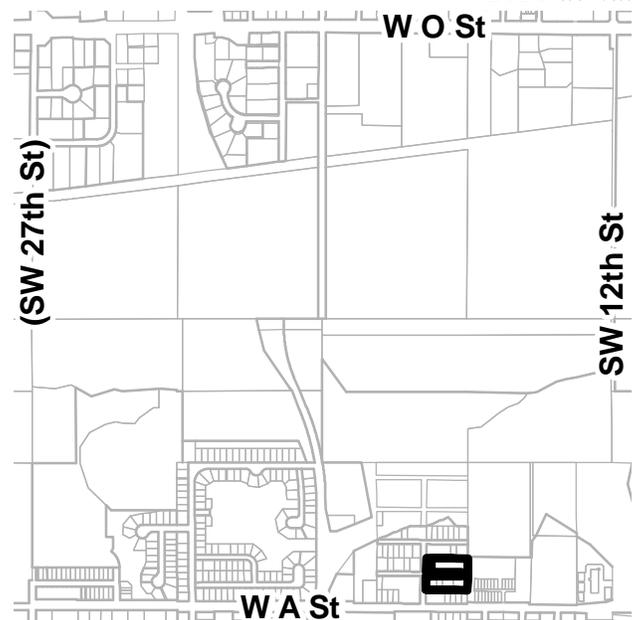
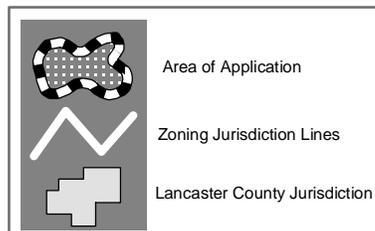


2016 aerial

**Special Permit #: SP18019 and  
Change of Zone #: CZ18014 (R-2 to R-3)  
City View CUP  
SW 17th St & W B St  
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.28 T10N R06E



DEVELOPERS: KNOBBE MAN CO. 5100 KNOBBE 6450 'C' STREET, SUITE 1 LINCOLN, NE 68516 (402)380-3155

OWNER: RODER L. PEARSON 1541 WEST 'B' STREET LINCOLN, NE 68512

ENGINEER: NATHANIEL P. BURNETT REGA ENGINEERING GROUP, INC. 601 OLD CHENEY ROAD, SUITE 'A' LINCOLN, NE 68512 (402)484-7342

SURVEYOR: LYLE L. LOTH REGA ENGINEERING GROUP, INC. 601 OLD CHENEY ROAD, SUITE 'A' LINCOLN, NE 68512 (402)484-7342

NO.	REVISIONS		
	DESCRIPTION	DATE	BY
1	Revisions as per PC meeting	9/30/18	MLK

PROJECT  
171291

**REGA**  
ENGINEERING  
GROUP, INC.

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402)484-7342  
● ENGINEERING  
● PLANNING  
● LAND SURVEYING

LOT DATA:

LOT	AREA (S.F.)	AREA (Acres)
1	15,261.58	--
2	3,617.84	--
3	2,625.00	--
4	2,625.00	--
5	2,625.00	--
6	2,625.00	--
7	3,136.00	--
8	2,880.00	--
9	2,880.00	--
10	3,136.00	--
11	3,136.00	--
12	2,625.00	--
13	2,880.00	--
14	3,174.44	--
OUTLET A	30,215.63	0.74

LEGAL DESCRIPTION:

Lots 18 through 30, Block 6, Lots 1 through 15, Block 9, Fairview Heights and a wooded portion of West B Street, all located in the Southwest Quarter of Section 28, Township 10 North, Range 9 East of the Sixth Principal Meridian, Lancaster County, Nebraska, more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of the Southwest Quarter of said Section 28; Thence on the east line of the Southwest Quarter of the Southwest Quarter of said Section 28, N07°03'11"E, a distance of 150.18 feet to the southeast corner of said Lot 1, Block 9, also the POINT OF BEGINNING;

Thence in a westerly direction on the south line of said Lot 1 through 15, Block 9, N89°30'37"W, a distance of 301.12 feet to the southwest corner of said Lot 15, Block 9, also a point on the east line of S.W. 17th Street;

Thence in a northerly direction on the west line of said Lot 15, Block 9, also the west line of S.W. 17th Street, N00°22'09"W, a distance of 123.32 feet to the northwest corner of said Lot 15, Block 9, also a point on the south line of West B Street;

Thence in a southerly direction on the north line of said Lot 15 through 3, Block 9, also the south line of West B Street, S02°04'24"E, a distance of 316.13 feet;

Thence in a westerly direction on the south line of said Lot 28 through 18, Block 6, also the north line of West B Street, N82°04'29"W, a distance of 295.38 feet to the south common corner of Lots 17 and 18, Block 6, Fairview Heights;

Thence in a northerly direction on the common line of Lots 17 and 18, Block 6, Fairview Heights, N07°04'41"W, a distance of 126.71 feet to the north common corner of Lots 17 and 18, Block 6, Fairview Heights;

Thence in a southerly direction on the north line of said Lot 18 through 30, Block 6, S89°25'09"E, a distance of 330.88 feet to the northeast corner of said Lot 30, Block 6;

Thence in a southerly direction on the east line of said Lot 30, Block 6, West B Street and Lot 1, Block 9, also the east line of the Southwest Quarter of the Southwest Quarter of said Section 28, S07°03'11"E, a distance of 261.73 feet to the POINT OF BEGINNING and containing a consolidated area of 92,287.65 square feet or 2.12 acres.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

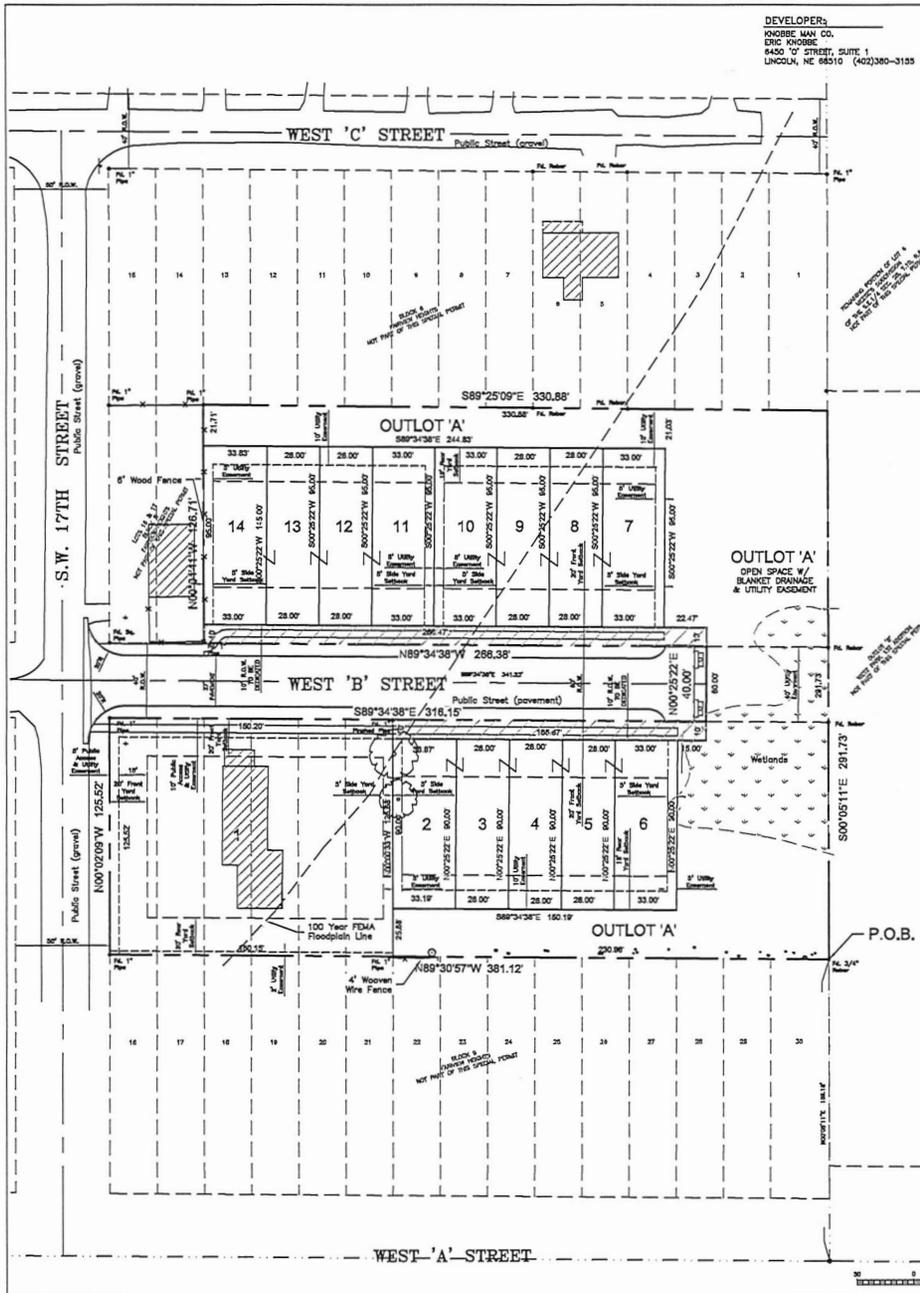
DATE: LYLE L. LOTH, L.S. #

GENERAL NOTES  
COMMUNITY UNIT PLAN

- THIS SPECIAL PERMIT CONTAINS 1 OUTLET FOR DRAINAGE AND OPEN SPACE, 1 EXISTING SINGLE FAMILY RESIDENCE, AND 13 TOWNHOME UNITS FOR A TOTAL OF 14 RESIDENTIAL UNITS.
- ZONING IS R-3 WITH A C.U.P.
- THE OWNER/DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE SETBACKS AS PER R-3 ZONING DISTRICT.
- ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
- TOPOGRAPHIC GRADING CONTOURS ARE AT NAVD 1988.
- ALL LOT LINES ARE CONCEPTUAL AND FINAL PLATS MAY SHOW DIFFERENT LOT WIDTHS.
- AN AVIGATION AND NOISE EASEMENT TO THE LINCOLN AIRPORT AUTHORITY SHALL BE GRANTED PRIOR TO BUILDING PERMITS. PART OF THE LAND IS LOCATED WITHIN THE AIRPORT ENVIROPHONE NOISE DISTRICT AND POTENTIALLY SUBJECTS THE LAND TO AIRBORNE NOISE LEVELS WHICH MAY AFFECT USES OF THE PROPERTY AND INTERIORS WITH ITS USE.
- THE DEVELOPMENT IS WITHIN A TURNING ZONE OF THE LINCOLN AIRPORT AND SHALL COMPLY WITH CHAPTER 27.59 OF THE LINCOLN ZONING ORDINANCE.
- SIGNS NEED NOT BE SHOWN ON THIS SITE PLAN, BUT NEED TO BE IN COMPLIANCE WITH CHAPTER 27.59 OF THE LINCOLN ZONING ORDINANCE, AND MUST BE APPROVED BY BUILDING & SAFETY DEPARTMENT PRIOR TO INSTALLATION.
- IMPROVEMENTS TO S.W. 17TH STREET SHALL NOT BE REQUIRED UNLESS ADJACENT LOT IS FINAL PLATTED.
- RELOCATION EXPENSES OF EXISTING IMPROVEMENTS SHALL BE AT THE DEVELOPER'S EXPENSE.
- A PUBLIC ACCESS & UTILITY EASEMENT SHALL BE GRANTED TO THE CITY OF LINCOLN ON PROPERTY WHICH IS DESIGNATED ON THIS SPECIAL PERMIT AS LOT 1 TO MEET THE STANDARD STREET RIGHT-OF-WAY WIDTH REQUIREMENT ADJACENT TO SAID LOT.

WAIVERS:

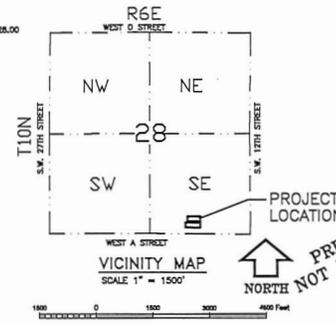
- STORM WATER DETENTION FACILITIES: (DESIGN STANDARDS, CHAPTER 2.5, SECTION 3.3)
- LOT WIDTH-TO-DEPTH RATIO ON LOTS 2 THROUGH 14. (SUBDIVISION ORDINANCE 28.23.140(a))
- LOT AREA ON LOTS 2 THROUGH 14 TO A MINIMUM LOT AREA OF 2,500 SQUARE FEET PER UNIT. (ZONING ORDINANCE 27.72.020(a))
- AVERAGE LOT WIDTH ON LOTS 2 THROUGH 14 TO A MINIMUM WIDTH OF 28.00 FEET PER UNIT. (ZONING ORDINANCE 27.72.020(b))



DENSITY:  
Total Project Area 92,287.65 s.f.  
or 2.118 acres  
1.99 R-3 Towns  
14.74 units/acre  
14 UNITS ALLOWED

SHEET INDEX

SITE PLAN	1
UTILITY PLAN	2
PRE & POST DEVELOPMENT PLAN	3
GRADING PLAN	4
STREET PROFILES	5



DATE: 4/25/2018  
DESIGNED BY: MLK/JB  
DRAWN BY: MLK/JB  
CHECKED BY: NPB/JB

SHEET NO.  
1 of 5

CITY VIEW  
COMMUNITY UNIT PLAN / SPECIAL PERMIT #18019  
S.W. 17TH AND WEST 'B' STREETS  
SITE PLAN

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

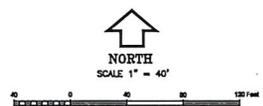


NO.	REVISIONS	DATE	BY
	Revisions on per PC meeting	5/20/18	JB

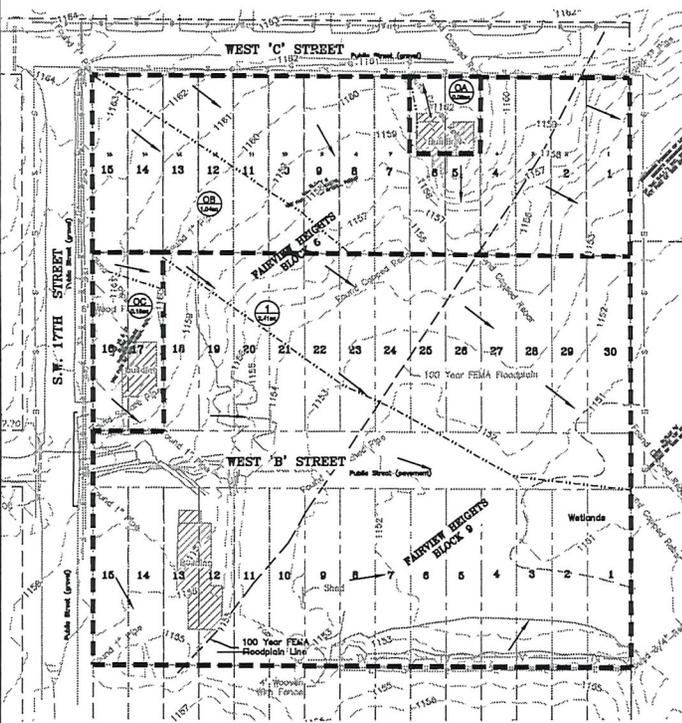
PROJECT  
171291

**REGA**  
ENGINEERING  
GROUP, INC.

801 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484-7342  
• ENGINEERING  
• PLANNING  
• LAND SURVEYING



- LEGEND**
- DIRECTION OF FLOW
  - PROPERTY LINE
  - - - 1157 — EXISTING CONTOURS
  - - - 1157 — PROPOSED CONTOURS
  - DRAINAGE AREAS
  - - - TIME OF CONCENTRATION
  - - - EXISTING FLOODPLAIN LINE
  - ▨ DISTURBED WETLANDS (0.037 AC.)



**PRE-DEVELOPMENT**

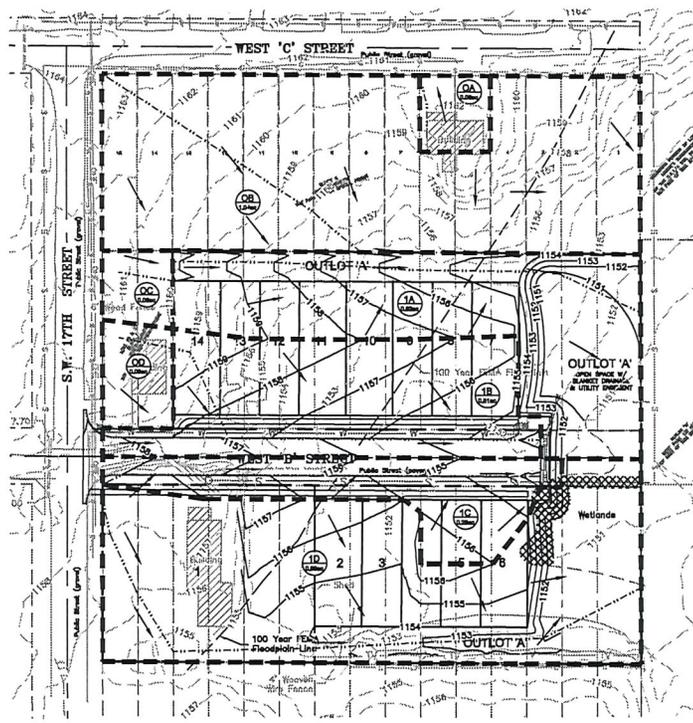
**Pre-Development Areas**

Sub-basin	Area	Curve Number	Length of Flow Path	Time of Concentration
Offsite A	0.06	90	45	8.0
Offsite B	1.04	74	224	8.4
Offsite C	0.15	90	40	8.0
1	2.41	75	359	15.0

**Post-Development Areas**

Sub-basin	Area	Curve Number	Length of Flow Path	Time of Concentration
Offsite A	0.06	90	45	8.0
Offsite B	1.04	71	224	8.4
Offsite C	0.06	90	40	8.0
Offsite D	0.09	90	40	8.0
1A	0.62	81	316	8.8
1B	0.51	92	336	8.0
1C	0.24	92	326	8.0
1D	0.99	81	460	9.6

**SHEET NOTE:**  
BUILDING FLOORS, ELECTRICAL HEATING, VENTILATION, PLUMBING, AND AIR CONDITIONING EQUIPMENT SHALL BE ELEVATED AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF 1153.4.



**POST-DEVELOPMENT**

**Preliminary Pipe Sizing Calculations**

Minor Storm System Conveyance Analysis										Major Storm System Conveyance Analysis											
Minor Storm Average Return Frequency										Major Storm Average Return Frequency											
10 Years										100 Years											
Location	Area	Coefficient	Intensity	Time of	Runoff	Pipe	Pipe	Pipe	Pipe	Pipe	Time in	Intensity	Flow	Overflow	Street	Street	Swale	Swale	Overflow		
	acres	A	in/hr	concn. Tc	Qr	Slope, Sp	Length, L	Diameter, D	Capacity, Cp	Velocity, Vp	Section, Tp	in/hr	Q100	Route Slope	Width	Capacity	Width	Capacity	+ Pipe Capacity	Comments	
				min	cfs	ft/ft	ft	in	cfs	ft/s	ft		cfs	ft/ft	ft	cfs	ft	cfs	cfs		
1C	0.28	0.5	0.14	0.14	0.0	5.75	0.6	0.0200	17	15	9.9	0.1	0.04	11.25	1.58						(22)
OD	0.09	0.4	0.04	0.18	0.0	5.75	1.0														Pipe can carry 100 Year Storm
1B	0.51	0.5	0.25	0.43	0.0	5.75	2.5	0.0200	17	15	9.9	0.1	0.04	11.25	1.58						Pipe can carry 100 Year Storm

**FINISH FLOOR ELEVATIONS**

LOT	ELEV.(NAVDB)
2-4	1154.4
7-10	1154.4

**Inlet Design**

Location	Area, A	Runoff Coefficient, C	Time of Conc., Tc	Intensity, I	Runoff, Q	Long. Slope, SL	Cross Slope, Sx	Prev. Flow	Cross Over Flow	Total Gutter Flow	Depth of Curb, Flow	Inlet Type	Intercepted, Cj	Bypassed, Cb
	acres	constant	minutes	in/hr	cfs	ft/ft	ft/ft	cfs	cfs	cfs	inches		cfs	cfs
1C	0.28	0.5	8.0	11.25	1.6	0.01	0.01		3.6	3.7	72"		1.6	0.0
OD=1B	0.60	0.5	8.0	11.25	3.4	0.01	0.01		3.4	4.9	72"		3.4	0.0

CITY VIEW  
CUP/SPECIAL PERMIT #18019  
PRE AND POST DEVELOPMENT PLAN  
S.W. 17TH STREET AND WEST B STREET

DATE: 04/25/2018  
DESIGNED BY: BAW/MLK  
DRAWN BY: BAW/MLK  
CHECKED BY: LL/NPB

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

SHEET NO.  
3 of 5

File No. 171291  
April 25, 2018  
Revised May 30, 2018

David Cary  
Director of Planning  
Dessie Redmond, Planner  
City of Lincoln/ Lancaster County  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

RE: CITY VIEW  
SPECIAL PERMIT/COMMUNITY UNIT PLAN  
CHANGE OF ZONE FROM R-2 TO R-3  
STREET VACATION OF WEST B STREET  
S.W. 17<sup>th</sup> Street and West 'B' Street

Dear David,

On behalf of RKKKR, LLC and Knobbe Man Co., we are submitting the above mentioned applications for review on property located east of S.W. 17<sup>th</sup> Street and between West 'C' Street and half a block north of West 'A' Street. The property currently is final platted as 28 residential lots with West B Street as a 40 foot wide public street within the final plat of Fairview Estates. One existing single family residence is located on a total of 6 of those existing lots which will remain as one dwelling unit.

City View is requesting a total of 14 dwelling units as per the density calculations for the project area. Along with the 1 existing residence, 13 townhome lots are proposed acquiring access from West B Street. Due to the lack of right-of-way within West B Street, an additional 10 feet to each side of the right-of-way is shown to be dedicated adjacent to the proposed townhome lots equaling a total of 60 feet of right-of-way.

To accommodate the lack of right-of-way adjacent to the property of the existing residence, a public access and utility easement is being shown along West B Street and S.W. 17<sup>th</sup> Street. A general note has been shown on the Site Plan stating that the public access and utility easements shall be filed and granted to the City of Lincoln.

Proposed public water and sanitary sewer shall be constructed within West B Street right-of-way. The water shall connect to the existing public water in S.W. 17<sup>th</sup> Street and the sanitary sewer shall connect to the public sanitary sewer manhole along the east property line of the development.

The development is within the 100 year floodplain. A line has been shown on the drawings which reflects the 100 year floodplain based on the FEMA Flood Map as well a line based on the FEMA established elevation. A floodplain fill permit shall be requested through the Building & Safety Department after the proposed grading plan with this permit is approved by the Watershed Management Department. A LOMR-F application will also be submitted to FEMA once the grading has been completed to remove the proposed lots from the 100 year floodplain based on elevation of the grade.

Established wetlands are also located in the southeast corner of the development. To reduce the amount of grading affecting the wetlands, a street vacation of the far east portion of West B Street is also being requested with this application. The wetlands being affected by this development are less than a tenth of an acre. Due to this, a Nation-Wide Permit will be submitted to the Corps of Engineers for their review and acceptance prior to any grading within the wetland area. A delineation has been completed by EA Science and Technology and is included within the drainage summary for reference.

We are requesting the following waivers at this time:

1. *Storm water detention facilities. (Design Standards, Chapter 2.05, Section 3.3)*  
Due to the established wetlands on-site, the intent of the project is to mitigate disturbance of the wetlands and keep the wetlands as a water quality feature. In discussions with Watershed Management, they agreed that minimizing impact on the wetlands would be an acceptable practice. Therefore, we are requesting a waiver of detention.
2. *Lot width-to-depth ratio on Lots 2 through 14. (Subdivision Ordinance 26.23.140(a))*  
The townhome lot width and the minimum lot width of 90 feet will not allow the specified lots to meet the 3 to 1 ratio requirement. This is a typical waiver requested with townhome units.
3. *Lot area on Lots 2 through 14 to a minimum lot area of 2,500 square feet per unit. (Zoning Ordinance, 27.72.020(a))*  
The townhome lot width and the depth of the units, due to allowing drainage be within the outlot at the rear of the lots instead of within them, the standard area of the lots cannot be met.
4. *Average lot width on Lots 2 through 14 to a minimum width of 28.00 feet per unit. (Zoning Ordinance, 27.72.020(a))*  
The proposed townhomes consist of either 4-plex or 5 plex units. Each internal unit is 28 feet wide and the lot to be created for the unit also needs to be the same.

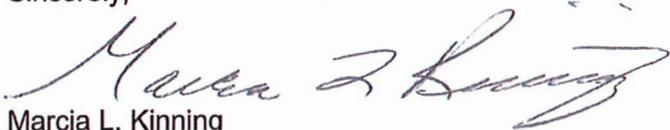
# REGA

ENGINEERING  
GROUP, INC.

Page 3

An informational letter and site plan was mailed to the neighbors prior to the to the Planning Commission meeting on May 23<sup>rd</sup>, 2018. Through that mailing, concerns from the development to the east, expressed water standing at the west end of their development. Due to this information, a lot has been removed from our proposed development to enlarge the detention and to help with the direction of the water flow. In addition, the 1 existing residences that is located within the block north of West B Street had contacted and requested to be included within the development. The owner expressed their unwillingness to be a part of the special permit and therefore are not part of this application. We look forward to working with the Planning Department and other City Departments on this application. Please do not hesitate to contact me if you have any additional questions or comments.

Sincerely,



Marcia L. Kinning

Cc: Eric Knobbe  
Roger Pearson

Enclosures: Application Form for Special Permit and Change of Zone  
Application Form for Street Vacation  
Special Permit Fee of \$1,492.90  
Change of Zone Fee of \$988.00  
Street Vacation Fee of \$206.00  
Legal Descriptions  
Waiver Request List  
General Notes