The site is within the Future Service Limit, and is designated for future urban density residential land uses.

**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.
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. 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.


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: There is an existing 8” sanitary sewer line to the west of the subject property located in Morritt
   Street. Reunion Ridge will hook into this sanitary sewer line and utilize city sewer for all lots.

B. Water: There is an existing 6” water pipe to the west of the subject property located in Morritt Street. Reunion
   Ridge will hook into that water pipe and utilize city water for all lots.

C. Roads: Reunion Road and S. 33rd Street will be built to urban standards at the cost of the developer as these are
   both designated as local streets to serve this development. The applicant is requesting a private driveway (Outlot
   A) along the east and south sides of the phase 1. This private drive is proposed at 22’ wide with no curb and gutter
   and with a public access easement.

D. Parks and Trails: There are no proposed city trails or parks with this development. The applicant is proposing
   private green space and walking trails.

E. Fire Protection: After annexation, fire protection will be provided by Lincoln Fire Rescue (LFR). LFR stated,
   “Recommend approval of this application as long as all parties understand this location is outside of our four
   minute response time goal.”

**ANALYSIS**

1. These are two associated requests for an annexation and a change of zone located approximately at S. 33rd Street
   and a quarter mile south of Rokeby Road. This annexation and change of zone from AG (Agriculture) to R-3
   (Residential) request includes approximately 9.30 acres.

2. The development can be served by the full range of city services.

3. The applicant states that they have been working with the adjacent property to the west, the approved Iron Ridge
   PUD. An expansion of the Iron Ridge PUD is expected to the north of this annexation and change of zone.

4. Any portion within the boundaries of the Southeast 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

5. 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.

6. A Special Permit for a Community Unit Plan (CUP) was also submitted with the annexation and change of zone
   requests. The CUP consists of 16 single-family lots and one lot designated for a future club house. This is the first
   phase of a larger 40 acre development. Future phases will require additional annexation and change of zones.

7. Once the Iron Ridge PUD expansion to the north is annexed, the city will propose to annex adjacent existing
   residence to avoid confusion for emergency services.
CONDITIONS OF APPROVAL for AN19006: See attached

CONDITIONS OF APPROVAL for CZ19015: none

EXISTING LAND USE & ZONING: Agricultural land; AG

SURROUNDING LAND USE & ZONING
North: Agricultural land; AG
South: Agricultural land; AG
East: Agricultural land; AG
West: Currently being developed for residential; R-3

APPLICATION HISTORY: none

APPROXIMATE LAND AREA: 9.30 acres

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #2

LEGAL DESCRIPTION: see attached

Prepared by:

________________________________________
Dessie E. Redmond, Planner
(402) 441-6373
Date: May 21, 2019

Applicant: Marcia Kinning
REGA Engineering Group, Inc.
610 Old Cheney Road, Suite A
Lincoln, NE 68512

Owner: Debra Hoy
Hoy Prairie South, LLC
3501 Rokeby Road
Lincoln, NE 68430

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CONDITIONS OF APPROVAL - ANNEXATION 19006

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 Southeast Rural Fire District as a result of annexation as a condition of the annexation agreement.
Special Permit #: SP19024, Annexation #: AN19006 & Change of Zone #: CZ19015 (AG - R-3)
Reunion Ridge CUP
S 40th St & Rokeby 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.31 T09N R07E

Area of Application
Zoning Jurisdiction Lines
Lancaster County Jurisdiction
LEGAL DESCRIPTION:

A part of Lot 36 of Irregular Tracts located in the Northeast Quarter of Section 31, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 31; Thence on an assumed bearing of S00°01'22"W on the west line of the Northeast Quarter of said Section 31, a distance of 1318.43 feet to the northwest corner of said Lot 36, also the POINT OF BEGINNING;

Thence on the north line of said Lot 36, N89°59'29"E, a distance of 658.24 feet to the common corner of said Lot 36 and Lot 35 of Irregular Tracts in the Northeast Quarter of said Section 31;

Thence on the common line of said Lot 35 and 36, S00°28'02"W, a distance of 737.49 feet;

Thence N89°31'58"W, a distance of 156.82 feet;
Thence N57°11'16"W, a distance of 500.93 feet;
Thence N89°58'53"W, a distance of 74.60 feet to a point on the west line of the Northeast Quarter of said Section 31, also a point on the west line of said Lot 36;

Thence on the west line of the Northeast Quarter of said Section 31, also the west line of said Lot 36, N00°01'22"E, a distance of 464.61 feet to the POINT OF BEGINNING, containing a calculated area of 405,147.86 square feet or 9.30 acres.
REGA No. 181216
April 30, 2019

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

RE: REUNION RIDGE
COMMUNITY UNIT PLAN/SPECIAL PERMIT
CHANGE OF ZONE & ANNEXATION & COMPREHENSIVE PLAN AMENDMENT
Approximately Rokeby Road and South 33rd Street

Dear David,

On behalf of Hoy Prairie South, LLC, we submit the above-mentioned community unit plan application for your review. Concurrently, other zoning applications are being submitted which include a change of zone from ‘AG’ to ‘R-3’, annexation, and Comprehensive Plan amendment.

Reunion Ridge contains 9.30 acres. The site currently is ‘AG’ zoning with a request for ‘R-3’ zoning. The community unit plan consists of 16 single family lots with 1 lot designated for a future club house. There are also 6 outlots, one for the private driveway, 4 for open space, and one for open space and detention.

Clark Enersen is coming forward with a separate application on developing the property to the north of this development which will provide public street access. The development of Iron Ridge is directly adjacent to the west of this application. On-going coordination with Clark Enersen has taken place to provide connectivity between the subdivisions. A possible conceptual street and lot layout south and east of this development has also been shown.

This development provides a unique opportunity for people who are in, entering, or about to enter the third quarter of their lives. This may be represented by such varied life circumstances as people who find themselves recent empty nesters who want to downsize, to those entering or in retirement who want to be involved in a unique community. The development will focus on maintaining the existing farm atmosphere by requiring house designs to reflect a ‘contemporary farm’ or ‘contemporary country’ external design. Unique and interesting vegetative plantings will be encouraged, with no minimum requirements for traditional grass yards facing the common area. The rural farm atmosphere will be pervasive and all residents will have access to approximately 25 acres of natural woodland and former pasture areas outside of but abutting the development area.
The design concept supports an environment where neighbors will be responsible for providing each other the ability to 'age in place'. All construction will be required to incorporate concepts to allow residents to live independently without reliance on family, and to minimize interventions from the medical support community. All amenities internal to the development and the entrance pathways will support the enhancement of 'community', with residents being responsible for maintaining the communal spaces, organizing activities, encouraging the sharing of meals, and health and fitness.

Within Block 1 of this special permit, the lots are designed to support this community neighborhood concept utilizing the open space of Outlot A as a gathering and activity area. Walking paths will be designed to encourage maximum interaction with fellow residents. The open space will support a serenity/meditation area, an activity area, and an area for cooking and sharing meals, possibly including an outdoor wood stove or fire pit and a small covered area. There will be an easily accessible connection to a club house, the 'Barn', which will be designed for allowing use while aging in place, and available to all residents for indoor community activities.

All homes in Reunion Ridge will be oriented with the front of the homes facing internally into the open space. The garage/driveway will be positioned at the rear of the home, which is adjacent to the public street and/or private drive. This orientation further supports the focus of the development, encouraging the creation of a strong sense of community where neighbor will help neighbor, and the needs of aging in place will be supported. Additional information including a conceptual floor plan and elevations is included with this submittal.

To keep the rural and openness of the development, the private drive is to be 22 feet wide and not have curb and gutter. The private drive is shown within Outlot 'D' which is 44' in width. Public water and sanitary sewer will be installed adjacent to the private drive within the outlot and with an easement granting access. Sidewalks and ornamental lighting will not be installed or placed along the private drive. Walking paths will be placed throughout the development and ornamental lighting will be placed within the open spaces which will be determined by the developer. The electrical, phone and cable utilities are being requested to be placed along the front of the lots, adjacent to the private drive and public streets for those lots within Block 1.

This development is currently within Priority B, Tier 1. We are requesting the Comprehensive Plan be amended to include this area into the Priority A, Tier 1 area.

A summary of the Flood Plain Management and Post construction Stormwater Management has been enclosed. Upon request, a hard copy of the HEC-RAS model can be submitted as well. An electronic file of the HEC-RAS model will be submitted to Watershed Management.

The proposed site is within the New Growth Area and a minimum flood corridor easement has been shown for the stream flowing south of the proposed development. Post-development and water quality calculations are shown for the proposed development only.
We are requesting the following waivers:

1. **The sanitary sewer running opposite the street grades.** *(Design Standards, Chapter 2.00, Section 3.5)*
   To sustain the natural flow of surface water, the sanitary sewer runs opposite the street grades. The minimum and maximum sewer depths will remain within Design Standards.

2. **Front yard setbacks from 20 feet to 10 feet on Lots 1 through 15, Block 1 (a 20’ setback to garage face to remain).** *(Title 27 of the Lincoln Municipal Code, 27.72.020(a))*
   The orientation of these lots make the traditional front yard actually the rear yard. The back of the homes will face the proposed public street and/or private drive. The reduction in setback will allow the house to be positioned on the lot to best facilitate the center core of the open space.

3. **Rear yard setbacks from 20 feet to 10 feet on Lots 1 through 15, Block 2.** *(Title 27 of the Lincoln Municipal Code, 27.72.020(a))*
   The orientation of these lots make the traditional front yard actually the rear yard. The back of the homes will face the proposed public street and/or private drive.

4. **Lot access to public or private roadway on Lots 1 through 7, Block 1 and Lot 2, Block 2.** *(Title 26 of the Lincoln Municipal Code, 26.23.140(g))*
   To achieve the rural and farm community of the development, a private drive is being utilized. A public access easement has been shown for the public sanitary sewer and water within the private drive outlet.

5. **Lot lines perpendicular or radial to adjacent street.** *(Title 26 of the Lincoln Municipal Code, 26.23.140(c))*
   To provide an adequate building area within each lot of the development, the lot lines are not all radial and perpendicular.

6. **Sidewalk on west side of S. 33rd Street south of Morrit Street.** *(Title 26 of Lincoln Municipal Code, 26.27.020)*
   To match the existing grade of the adjacent property to the west, the grading standards on the west side of proposed South 33rd Street cannot be met. Due to that, we are requesting the sidewalk not to be installed. The sidewalk on the east side of South 33rd Street will be installed to meet design standards.

7. **Average minimum lot depth on Lots 1 and 12, Block 1.** *(Title 26, of Lincoln Municipal Code, 26.23.140(a))*
   This development is offering pedestrian circulation throughout the internal core of the housing group. To allow the same width between lots, these two lots fall short on the average lot depth. The majority of each lot does meet the lot depth of 90 feet.

8. **Parking lot within residential zoning on Lot 2, Block 2.** *(Title 27, of Lincoln Municipal Code, 27.67.100)*
   To provide parking for the future. This development is offering pedestrian circulation throughout the internal core of the future club house for the development, an approximate parking area of 5,000 s.f. is shown within Lot 2, Block 2.

9. **Gravel surfacing for parking area on Lot 2, Block 2.** *(Design Standards, Chapter 3.45, Section 3.5)*
   The rural and open nature of the development reflects the ability to keep the parking area natural as well. The parking area will be utilized minimally for special occasions held at the club house.
The developer has contacted the adjacent neighbors individually about this development. They did not express any concerns at this time.

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 questions, comments or concerns.

Sincerely,

Marcia L. Kinning
Cc: Debra Hoy

Enclosures: Application Form
CUP/Special Permit Fee of $2,522.50
COZ Fee of $988.00
Comp Plan Amendment Fee of $412.00