

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 19005 Change of Zone 17013A	FINAL ACTION? No (both applications)	DEVELOPER Iron Ridge Development, LLC
PLANNING COMMISSION HEARING DATE January 8, 2020	RELATED APPLICATIONS AN19005 & CZ17013A	LOCATION S. 34 th Street & Rokeby Road

**RECOMMENDATIONS: ANNEXATION 19005 (CONDITIONAL APPROVAL)
CHANGE OF ZONE 17013A (CONDITIONAL APPROVAL)**

BRIEF SUMMARY OF REQUEST

This is a combined staff report for two related applications (annexation and change of zone) associated with the Iron Ridge subdivision, located at approximately S. 34th Street and Rokeby Road. The annexation area includes approximately 43 acres, including the Simmons-Salttillo cemetery (cemetery) and expansion area of the Iron Ridge PUD, plus adjacent right-of-way. The change of zone from AG (Agriculture) to R-3 (Residential) Planned Unit Development (PUD) area includes approximately 39 acres and is to develop approximately 175 units, this is the expansion area to the existing Iron Ridge PUD and does not include the cemetery. This requests also includes adding 65 additional units to the existing PUD area for a total of 690 units. Waivers to building height, minimum lot width, minimum lot area, double frontage lots and to allow sanitary service with a temporary lift station are also requested.



JUSTIFICATION FOR RECOMMENDATION

The subject property is abutting the city limits to the west, 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 to R-3 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

Tim Gergen
(402) 477-9291
tim.gergen@clarkenersen.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.

WAIVERS

1. To increase the building height maximum from 35' to 65' on Lot 1, Block 15. (Recommend Approval)
2. Reduce the minimum lot width to 33'. (Recommend Approval)
3. Reduce the minimum lot area to 4,000 square feet. (Recommend Approval)
4. To allow double frontage lots. (Recommend Approval)

5. To sanitary service with a temporary lift station for all lots in Block 11, 12, 13, and 16. (Recommend Approval)

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

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. 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.

The ANNEXATION POLICY- page 12.14-12.15 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.

ANALYSIS

1. This is a combined staff report for two related applications (annexation and change of zone) associated with the Iron Ridge subdivision, located at approximately S. 34th Street and Rokeby Road. The annexation area includes approximately 43 acres, including the Simmons-Salttillo cemetery (cemetery) and expansion area of the Iron Ridge PUD, plus adjacent right-of-way. The change of zone from AG (Agriculture) to R-3 (Residential) Planned Unit Development (PUD) area includes approximately 39 acres and is to develop approximately 175 units, this is the expansion area to the existing Iron Ridge PUD and does not include the cemetery. Both applications are located south of Rokeby Road on the east side of S. 31st Street. The land being annexed is contiguous to the City limits on the west.
2. This requests also includes adding 65 additional units to the existing PUD area. The original Iron Ridge PUD was approved for 450 units and the expansion is for 175 units. Therefore, approval of this would permit a total of 690 units within the entire PUD boundary of approximately 187 acres.
3. In 2017, the Iron Ridge PUD was approved for up to 450 dwelling units and up to 50,000 square feet of commercial space. A portion of the PUD includes a B-2 overlay area on the southeast corner of S. 27th Street and Rokeby Road. This area was envisioned as either a mixed use area or exclusively commercial or multifamily residential. The site plan for the B-2 area will be approved with a future administrative amendment. The remaining portion of the PUD was envisioned for residential uses.
4. With this amendment, a total of 690 dwelling units and up to 50,000 square feet of commercial space would be approved on approximately 187 acres.
5. An annexation agreement is required to address improvements to Rokeby Road associated with this development.
6. The following describes the availability of utilities and services in this area:
 - a. Sanitary Sewer: Sanitary sewer is existing and capacity is available to serve this area.
 - b. Water: The 16" water main in Rokeby Road going east from S. 27th Street is being designed to be available for development east of S. 27th Street within the PUD.
 - c. Roads: Improvement of S. 27th Street and Rokeby Road east of S. 27th Street will be addressed through the associated annexation agreement. Street improvements for Iron Ridge I were temporary and therefore non-reimbursable. The temporary improvements are anticipated to serve the development through the 20-year planning period, until the City has collected sufficient funds to re-construct the arterial streets to permanent City standards. Street improvements for Iron Ridge PUD II, the expansion area, are planned to be permanent and therefore, reimbursable through impact fees. Lincoln on the Move (sales tax) funds are also proposed to assist with construction costs.
 - d. Parks and Trails: There are no trails within the Iron Ridge PUD II expansion area.
 - e. Emergency Services: The Lincoln Police Department recommends approval of this project but notes this location is beyond their four minute travel time goal.
7. The following waivers are requested:
 - a. To increase the building height maximum from 35' to 65' on Lot 1, Block 15. (Recommend Approval)

This area is at the south east corner of the intersection of S. 27th Street and Rokeby Road and has a B-2 overlay. This is an appropriate location for taller buildings. In the recent past, several PUD applications have included requests for a height waiver.

- b. Reduce the minimum lot width to 33'. (Recommend Approval)

The applicant proposes a reduced minimum lot width. This is a typical request for single family attached dwelling units in newer subdivisions.

- c. Reduce the minimum lot area to 4,000 square feet. (Recommend Approval)

The applicant proposes a reduced lot area. This is a typical request for single family attached dwelling units in newer subdivisions.

- d. Allow double frontage lots. (Recommend Approval)

This request is acceptable request due to the unique layout of the adjacent Reunion Ridge Community Unit Plan.

- e. To sanitary service with a temporary lift station for all lots in Block 11, 12, 13, and 16.

This request is acceptable to Lincoln Transportation & Utilities - Wastewater as it is meant to operate temporarily and will be replaced with permanent infrastructure built to urban standards.

- 8. Growth Tier I reflects the "Future Service Limit" where urban services and inclusion in the City limits is anticipated within the 30-year planning period. Tier I includes three Priority Areas for phasing development. Priority A is comprised of undeveloped land within the City limits, as well as areas that are not yet annexed but which have approved preliminary plans such as preliminary plats, use permits, community unit plans, or planned unit developments. Priority B is comprised of areas designated for development in the first half of the planning period (to 2025) generally contiguous to existing development and should be provided with basic infrastructure as they develop. In contrast, areas within Priority C are actively planned for in the longer term but lack most infrastructure to support development. Tier II shows areas where long term utility planning is occurring today and acts as a secondary reserve should Tier I develop faster than anticipated. Tier II is outside of the Future Service Limit.

The existing Iron Ridge PUD boundary is within Tier I Priority A. The proposed PUD expansion boundary area is in Tier I Priority B because it is contiguous to Priority A and is anticipated for development, and therefore, a Comprehensive Plan Amendment is not required. Once the property is within the city limits the Growth Tiers can be revised with a future updated of the Comprehensive Plan.

CONDITIONS OF APPROVAL: See attached

EXISTING LAND USE & ZONING: farmland, vacant & AG

SURROUNDING LAND USE & ZONING

North: farmland & AG

South: farmland, residential acreage & AG

East: farmland, residential acreage & AG

West: Simmons-Salttillo Cemetery & AG, R-3

APPLICATION HISTORY

July 2017 AN17005, CZ17012, CZ17013 Iron Ridge PUD I and CUP were approved by City Council for up to 450 dwelling units and up to 50,000 square feet of commercial space, with a waiver to stormwater detention facilities.

APPROXIMATE LAND AREA:

Annexation 19005: 43 acres, plus adjacent right-of-way

Change of Zone 17013A: 39 acres for the expansion area and 187 acres for the overall PUD boundary

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #2

ANNEXATION LEGAL DESCRIPTION: All of Lot 12, I.T., located in the NE 1/4 of Section 31-9-7, and Lot 13, I.T. and Lot 7, I.T. located in the NE corner, NW 1/4 of Section 31-9-7, and adjacent right-of-way, Lincoln, Lancaster County, Nebraska.

CHANGE OF ZONE LEGAL DESCRIPTION: All of Lot 12, I.T., located in the NE 1/4 of Section 31-9-7, Lincoln, Lancaster County, Nebraska.

Prepared by:

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

Date: December 30, 2019

Contact: The Clark Enersen Partners
Tim Gergen
1010 Lincoln Mall, Suite 200
Lincoln, NE 68508

Owner: Deb Hoy
3501 Rokeby Road
Roca, NE 68430

Owner: Iron Ridge Development, LLC
12040 McDermott Plaza, Suite 200
LaVista, NE 68128

Owner: Simmons-Salttillo Cemetery Association
ATTN: Roger Simmons
2970 South Street
Lincoln, NE 68502

Owner: Apples Way LLC
6333 Apples Way, Suite 115
Lincoln, NE 68516

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CONDITIONS OF APPROVAL - ANNEXATION 19005

1. Before these requests are scheduled for City Council consideration, the annexation agreement between the City and the owner(s) will be complete.
2. Before these requests are scheduled for City Council consideration, the annexation legal description will be complete.

CONDITIONS OF APPROVAL - CHANGE OF ZONE 17013A

This approval permits up to 690 dwelling units and up to 50,000 square feet of commercial space, with the following waivers:

1. To increase the building height maximum from 35' to 65' on Lot 1, Block 15.
2. Reduce the minimum lot width to 33'.
3. Reduce the minimum lot area to 4,000 square feet.
4. To allow double frontage lots.
5. To sanitary service with a temporary lift station for all lots in Block 11, 12, 13, and 16.

Site Specific Conditions:

1. The Developer signs a revised annexation before the City Council approves the change of zone.
2. The City Council approves associated request:
 - 2.1 Annexation 19005
3. Before a final plat is approved the developer 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 upon approval of the planned unit development by the City Council.
 - 3.1 Revise the CAD drawing and the legal descriptions to the satisfaction of the County Assessor Survey.
 - 3.2 Revise the waiver table as approved and clarify that the Stormwater Detention waiver is only for Iron Ridge I.
 - 3.3 Delete General Note 21.
 - 3.4 Revise the legal description and site plans to the satisfaction of the LTU - Survey Check Department, County Assessor and County Engineer. Update the correct legal description on the site plan.
 - 3.5 Submit street profiles to the satisfaction of the County Engineer.
 - 3.6 Provide right-of-way dedication at the intersection of S. 34th Street & Rokeby Road.
 - 3.7 Revise the site and grading plans, drainage report and water quality to the satisfaction of the County Engineer and to the LTU - Watershed Management Department.
 - 3.8 Revise the termination of Reverence Lane to the satisfaction of the LTU - Engineering Services Department.
 - 3.9 Submit final design of Rokeby Road to the satisfaction of the LTU - Engineering Services Department.
 - 3.10 Submit a Phasing Plan with a note, "Up to 140 units in Iron Ridge PUD and 15 units in the Reunion Ridge Community Unit Plan may be final platted. To final plat additional lots either 1) the Rokeby Road connection to S. 34th Street must be under contract or 2) Phase III connects S. 27th Street to Phase II.
 - 3.11 Identify the purpose of the outlots between the lots in Block 17 and 18 and Rokeby Road.
 - 3.12 Revise the concept plan in Reunion Ridge to show that Lots 44- 50, Block 4 will be double frontage lots and include a waiver in the waiver table.
 - 3.13 Delete General Note 25 and provide an exhibit showing compliance with guest parking standards of 27.67.040 (f).
 - 3.14 Provide a summary table for lot counts and the outlots.

- 3.15 Delete the duplicate Lowest Floor and Minimum Opening Elevation on either sheet 5 or sheet 7 per the 5/10/2019 Project Dox markups.
- 3.16 Dead end water mains shall terminate with hydrant assemblies to the satisfaction of LTU - Water Department.
4. Before receiving building permits, the developer shall provide the following documents to the Planning Department:
 - 4.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the planned unit development has been recorded.
5. Before issuance of building permits, final plat(s) shall be approved by the City.

If any final plat on all or a portion of the approved planned unit development is submitted five (5) years or more after the approval of the planned unit development, the city may require that a new planned unit development be submitted, pursuant to all the provisions of section 26.31.015. A new planned unit development may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the planned unit development as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, the public streets, private roadway improvements, sidewalks, public sanitary sewer system, public water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance. A cash contribution to the City in lieu of a bond, escrow, or security agreement may be furnished for sidewalks and street trees along major streets that have not been improved to an urban cross section. A cash contribution to the City in lieu of a bond, escrow, or security agreement may be furnished for street trees on a final plat with 10 or fewer lots.

Before a final plat may be approved, Developer agrees, as subdivider, must enter into an agreement with the City whereby Developer agrees:

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 the final plat.

to complete the installation of sidewalks along both sides of the streets as shown on the final plat within four (4) years following the approval of the final plat.

to construct the sidewalk in the pedestrian way easements as shown on the plans at the same time as *the adjacent street* is paved and to agree that no building permit shall be issued for construction until such time as the sidewalk in the pedestrian way easement is constructed.

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

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

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

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

to complete the planting of the street trees along *streets/private roadways* within this plat within six (6) years following the approval of the final plat.

to complete the planting of street trees along as shown on the final plat within two (2) 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 the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

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

to timely complete any other public or private improvement or facility required by the Land Subdivision Ordinance which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Lincoln Transportation and Utilities 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 Planned Unit Development.

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

to maintain the outlots on a permanent and continuous basis.

to maintain the private improvements in good order and condition and state of repair, including the routine and reasonable preventative maintenance of the private improvements, on a permanent and continuous basis.

to maintain the plants in the medians and islands, including replacement and replanting as reasonably necessary, on a permanent and continuous basis.

to maintain the street trees along the streets and landscape screens, including replacement and replanting as reasonably necessary, on a permanent and continuous basis.

to maintain the sidewalks in the pedestrian way easements in good order and condition, including repair and replacement as reasonably necessary, on a permanent and continuous basis.

to maintain the private facilities which have common use or benefit in good order and condition and state of repair, including the routine and reasonable preventive maintenance of the private improvements, on a permanent and continuous basis.

to recognize that there may be additional maintenance issues or costs associated with the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development and that these additional maintenance issues or costs are the responsibility of the developer.

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, Developer(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) Developer shall not be relieved of Developer'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.

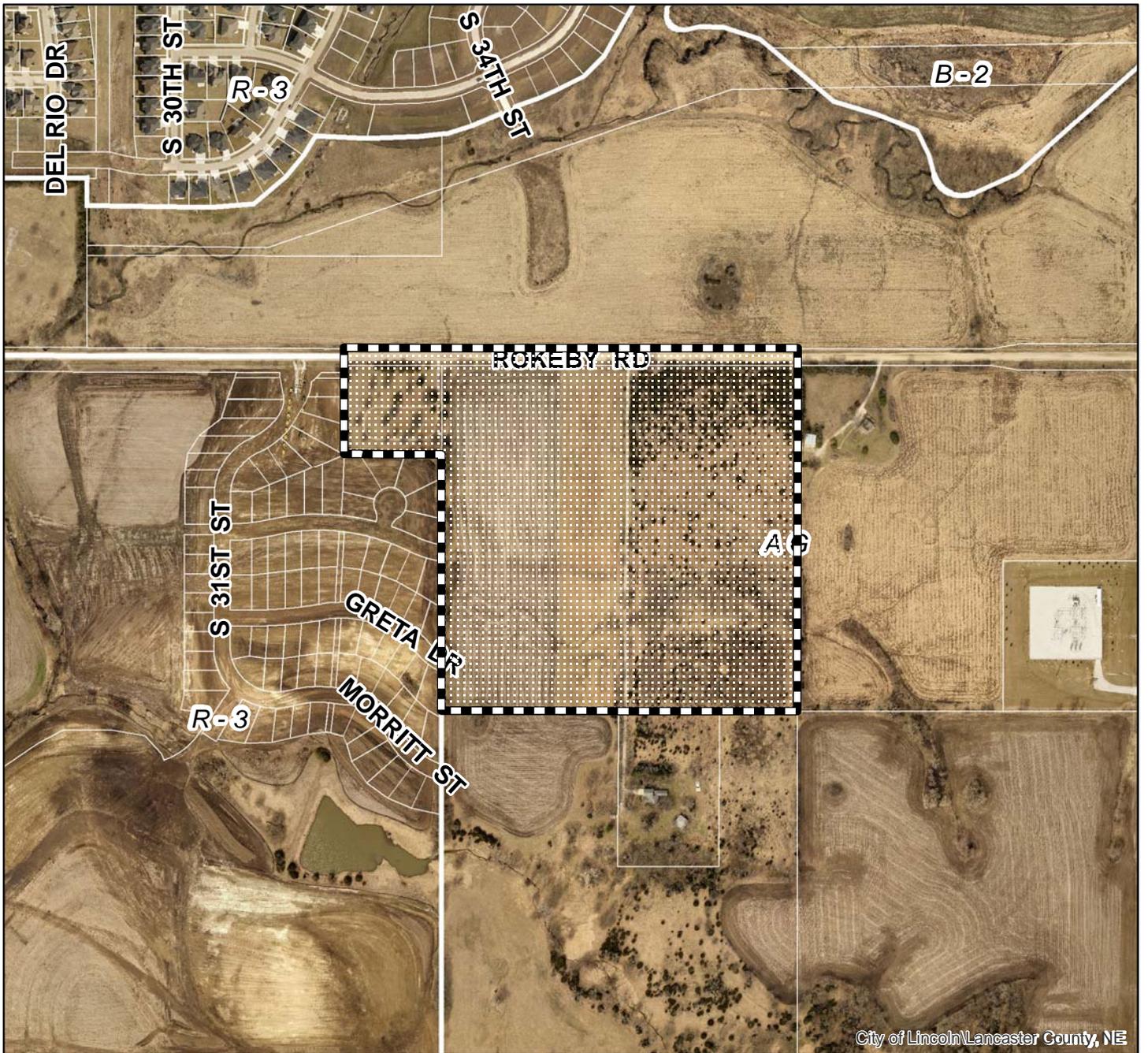
to pay all design, engineering, labor, material, inspection, and other improvement costs.

to inform all purchasers and users of land located within the 100 year floodplain and that the grading of the lots and outlots within the 100 year floodplain shall be in conformance with the grading plan approved with the Iron Ridge PUD change of zone 17013 or as amended by the Director of Planning. The volume of fill material brought into each lot and outlot from outside the floodplain shall not exceed that shown on the approved grading plan accompanying the PUD.

to relinquish the right of direct vehicular access from Rokeby Road.

Standard Conditions:

6. The following conditions are applicable to all requests:
 - 6.1 Before occupying the dwelling units/buildings all development and construction shall substantially comply with the approved plans.
 - 6.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 6.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
 - 6.4 The terms, conditions, and requirements of the ordinance shall run with the land and be binding upon the developer, its successors and assigns.
 - 6.5 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.
 - 6.6 The site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in full force and effect unless specifically amended by this ordinance.



City of Lincoln Lancaster County, NE

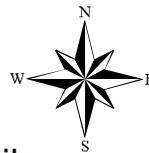
2018 aerial

Annexation #: AN19005
Iron Ridge PUD
S 40th St & Rokeby Rd

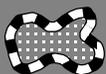
Zoning:

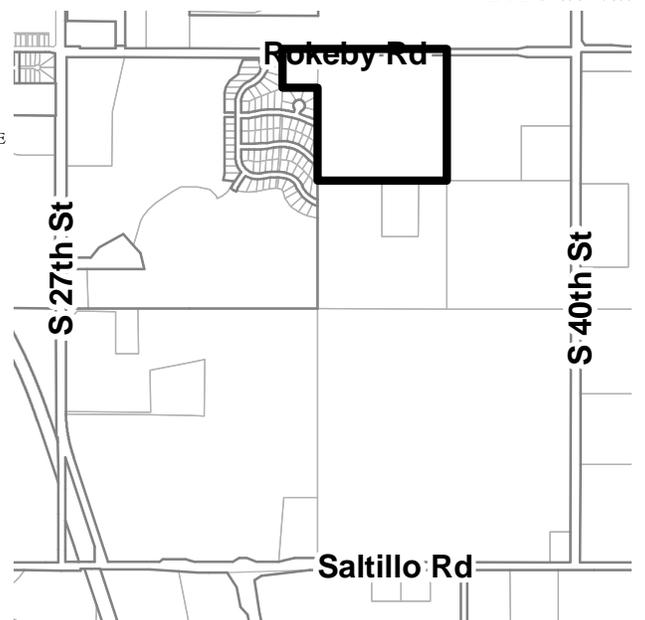
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial 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

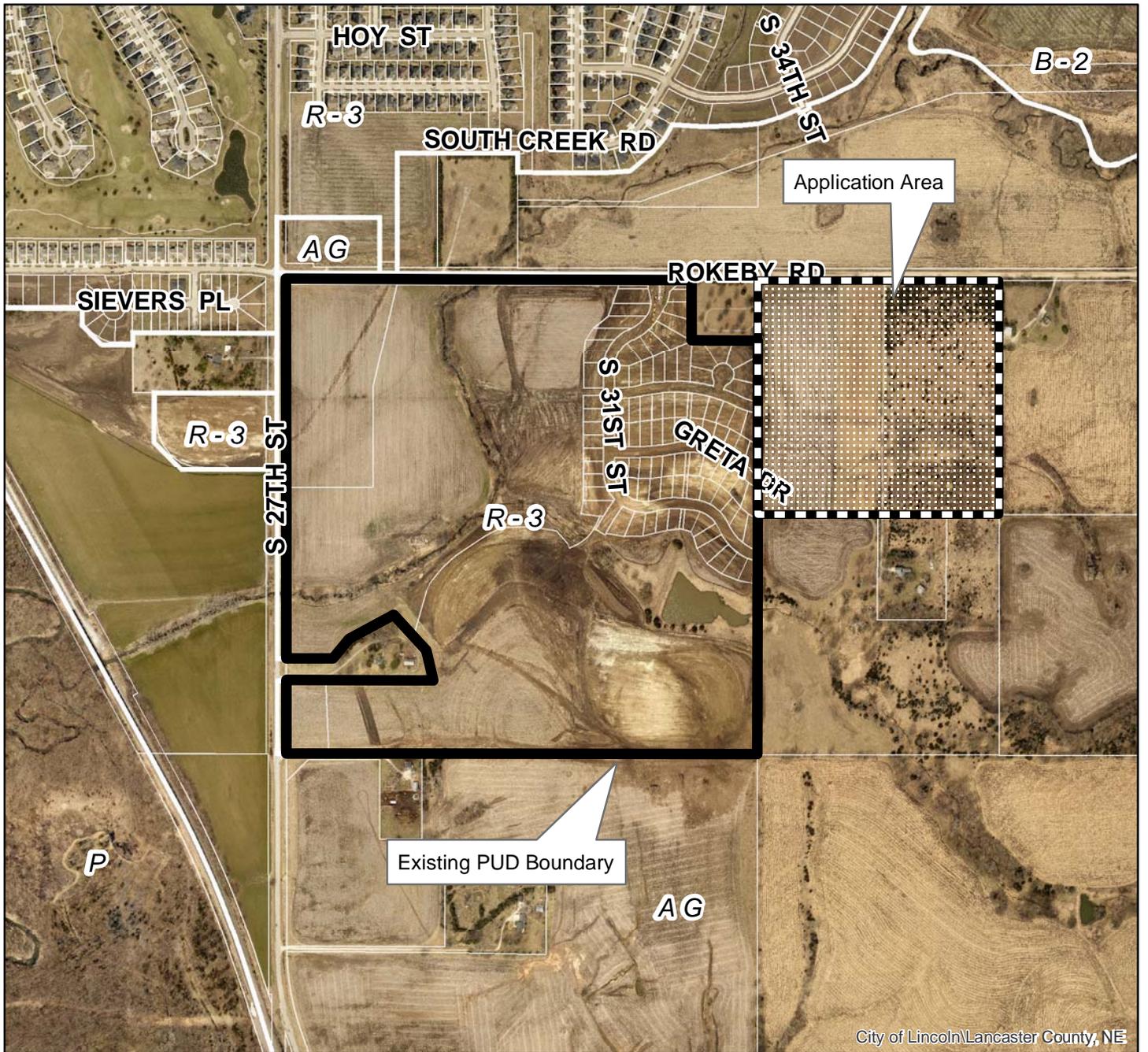
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One Square Mile:
 Sec.31 T09N R07E

	Area of Application
	Zoning Jurisdiction Lines
	Lancaster County Jurisdiction





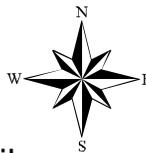
Change of Zone #: CZ17013A
Iron Ridge PUD
S 40th St & Rokeby Rd

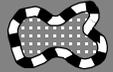
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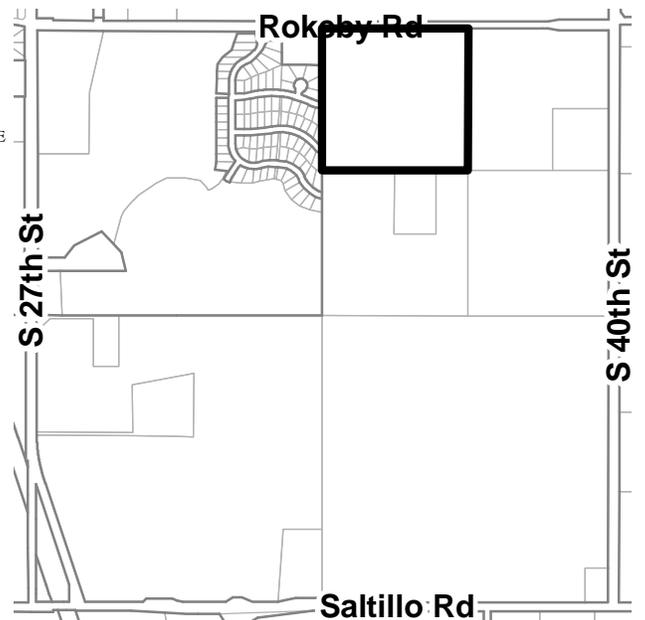
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- P Public Use District

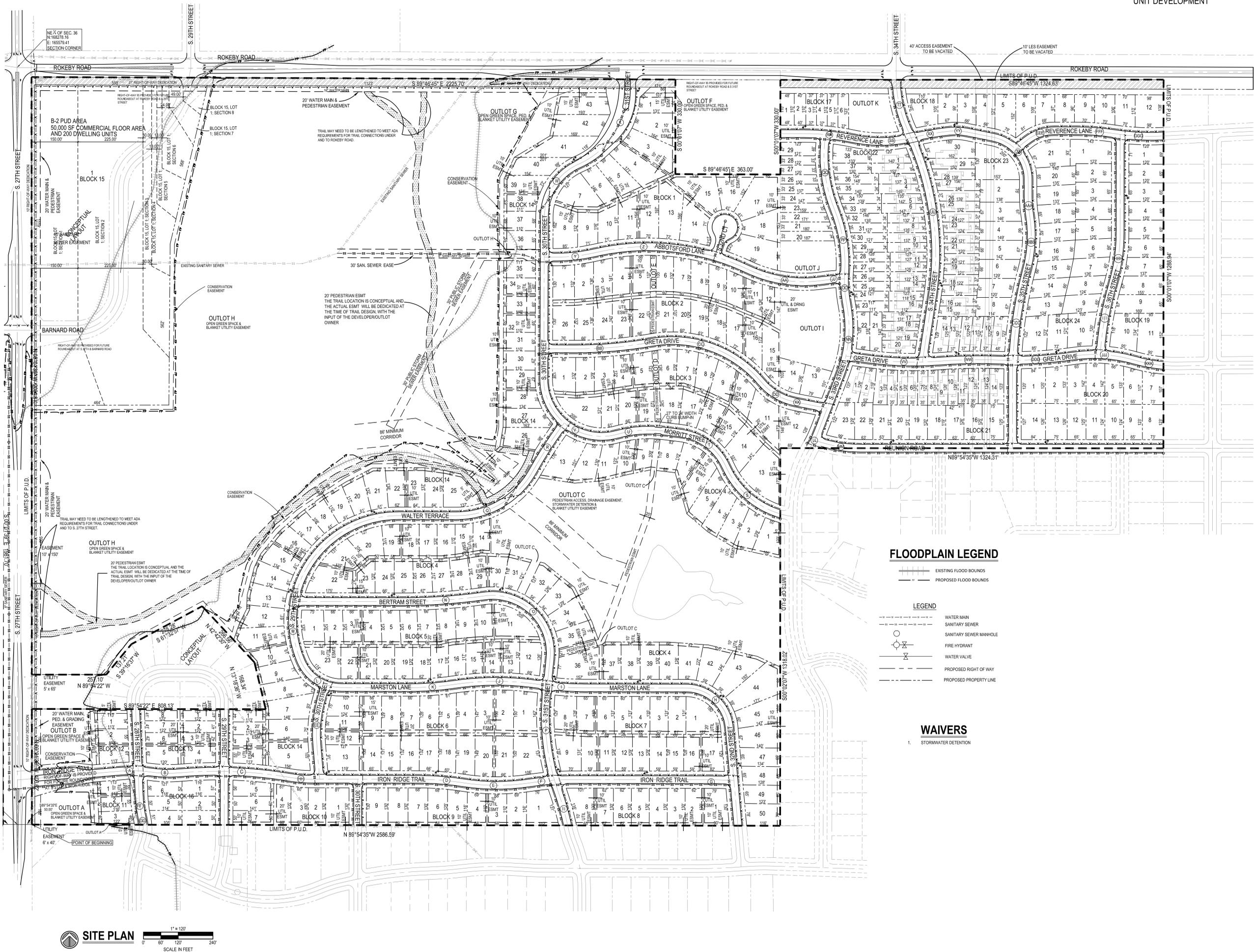
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One Square Mile:
 Sec.31 T09N R07E



	Area of Application
	Zoning Jurisdiction Lines
	Lancaster County Jurisdiction





Plot Time Stamp: 5/02/2019 8:15:24 AM
 File Location: \\c:\ep-hsv-004\800-899\843-004-1\Apply Way 27th Rokeby\3) AutoCAD Amend for Hwy (843004-PUD-101).dwg

Amendment to the
Iron Ridge - Planned
Unit Development

Lincoln, NE
TCEP No.: 863-004-16

May 1, 2019



GENERAL SITE NOTES

1. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF STREETS.
2. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. DIRECT VEHICULAR ACCESS TO S. 27TH STREET AND ROKEBY ROAD SHALL BE RELINQUISHED EXCEPT AS SHOWN.
4. ALL ELEVATIONS ARE TO NAVD 1988.
5. ALL OUTLOTS, MEDIANS, LANDSCAPING AND PEDESTRIAN CIRCULATION WITHIN THIS PUD TO BE MAINTAINED BY AN ASSOCIATION OF PROPERTY OWNERS.
6. THE PROPOSED LOT LINES ARE CONCEPTUAL AND MAY VARY IN THE FINAL PLAT.
7. ALL EAVES, CANOPIES AND OTHER BUILDING PROJECTIONS MAY EXTEND OVER THE BUILDING ENVELOPE LINES BUT NOT LOT LINES.
8. ATMs, FENCES, DECORATIVE STRUCTURES, AND ACCESSORY BUILDINGS ARE NOT SHOWN ON THE SITE PLAN BUT MAY BE CONSTRUCTED IF THEY ARE 25' X 25' OR SMALLER AND ARE CONSTRUCTED OUTSIDE OF SETBACKS, SIGHT TRIANGLES, EASEMENTS, AND REQUIRED MINIMUM PARKING, AND ARE BUILT ACCORDING TO ZONING ORDINANCE PROVISIONS, AND ARE IN CONFORMANCE WITH ALL OTHER APPLICABLE CODES.
9. A COMMON ACCESS EASEMENT SHALL BE GRANTED OVER ALL DRIVES AND PARKING STALLS IN BLOCK 15 FOR ANY COMMERCIAL USES.
10. INTERNAL PEDESTRIAN SIDEWALKS TO BE PROVIDED IN COMPLIANCE WITH THE CITY OF LINCOLN DESIGN STANDARDS AT THE TIME OF BUILDING PERMITS.
11. SIGNS NEED NOT BE SHOWN ON THIS SITE PLAN, BUT NEED TO BE IN COMPLIANCE WITH CHAPTER 27.69 OF THE LINCOLN ZONING ORDINANCE, AND MUST BE APPROVED BY BUILDING AND SAFETY DEPARTMENT PRIOR TO INSTALLATION.
12. THE B-2 PUD AREA (LOT 1, BLOCK 15) SHALL FOLLOW THE B-2 ZONING CODE AND SHALL HAVE NO MORE THAN 50,000 SF OF COMMERCIAL BUILDING FLOOR AREA AND NO MORE THAN 200 DWELLING UNITS.
13. FINAL SITE LAYOUT FOR THE B-2 PUD AREA (LOT 1, BLOCK 15) TO BE SUBMITTED AND APPROVED BY ADMINISTRATIVE AMENDMENT.
16. THE R-3 PUD AREA SHALL FOLLOW THE R-3 ZONING CODE AND SHALL HAVE NO MORE THAN 450 DWELLING UNITS.
17. A FLOODPLAIN PERMIT IS NEEDED PRIOR TO ANY GRADING IN THE FLOODPLAIN.
18. AFTER GRADING AND PRIOR TO FINAL PLAT, A LETTER OF MAP REVISION FROM FEMA NEEDS TO BE OBTAINED AND SUBMITTED TO THE CITY REFLECTING FINAL GRADES AND THE NEW FLOODPLAIN.
19. PRIOR TO THE FIRST FINAL PLAT FOR A BUILDABLE LOT IN THE B-2 PUD AREA, SUBMIT AN ADMINISTRATIVE AMENDMENT TO EITHER: 1) REVISE THE WILDERNESS HILLS 1ST ADDITION PRELIMINARY PLAT TO RELOCATE S 29TH STREET TO ALIGN WITH THE IRON RIDGE PUD INTERSECTION OR 2) REVISE THE IRON RIDGE PUD TO ALIGN WITH S 29TH STREET AS SHOWN ON THE WILDERNESS HILLS 1ST ADDITION PRELIMINARY PLAT.
20. THE TRAIL LOCATION IS CONCEPTUAL AND THE ACTUAL EASEMENT WILL BE DEDICATED AT THE TIME OF TRAIL DESIGN, WITH THE INPUT OF THE DEVELOPER/OUTLOT OWNER. TRAIL MAY NEED TO BE LENGTHENED TO MEET ADA REQUIREMENTS FOR TRAIL CONNECTIONS UNDER AND TO S. 27TH STREET AND ROKEBY ROAD.
21. ALL LOTS IN THE R-3 PUD SHALL BE SINGLE FAMILY ATTACHED DWELLING UNITS OR SINGLE FAMILY DETACHED DWELLING UNITS, AS LONG AS THE SINGLE FAMILY ATTACHED LOT IS MINIMUM OF 33 FEET WIDE AND HAS 4000 SQ. FT. OF LOT AREA.
22. 2' SIDE YARD SETBACKS FOR LOTS ADJACENT TO OUTLOTS C, D, E, H AND I.
23. 10' REAR YARD SETBACKS FOR LOTS ADJACENT TO OUTLOTS C AND H.
24. LOTS 1-3, BLOCK 11, LOTS 1-3, BLOCK 12 AND LOTS 35-37, BLOCK 14 MAY NOT BE FINAL PLATTED UNTIL LOMR IS APPROVED.
25. THE FOOTPRINTS SHOWN ON BLOCKS 21-23 ARE NOT BUILDING ENVELOPES, AS SETBACKS ARE AS PER THE R-3 ZONING DISTRICT, BUT ILLUSTRATIVE OF A BUILDING LAYOUT WHICH MUST BE SUBSTANTIALLY AS SHOWN USING ATTACHED GARAGES AND ADJACENT DRIVEWAYS FOR ATTACHED DRIVEWAYS FOR ATTACHED UNITS IN ORDER TO PROVIDE ADEQUATE CURB SPACE FOR REQUIRED ON-STREET PARKING.

Change of Zone Legal Description (Expansion Area)

N 89°57'20" E 1324.58'

LOT 12 I.T.

ALL OF LOT 12 IRREGULAR TRACT, LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6th P.M., LANCASTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER ON AN ASSIGNED BEARING OF S 0°01'07"W A DISTANCE OF 33.00', TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH 33' RIGHT OF WAY LINE FOR ROKEY ROAD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 12; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 12 AND SAID SOUTH RIGHT OF WAY LINE, N 89°57'20"E 1324.58', TO THE NORTHEAST CORNER OF LOT 12; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 12, S 0°01'35"W 1286.38', TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 12, N 89°58'27"W 1324.40', TO THE SOUTHWEST CORNER OF SAID LOT 12, SAID POINT BEING ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTHERLY ON SAID WEST LINE, N 0°01'07"E 1284.76', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 1,702,727.03 SQUARE FEET OR 39.09 ACRES, MORE OR LESS.

S 00°01'07" W 363.00'

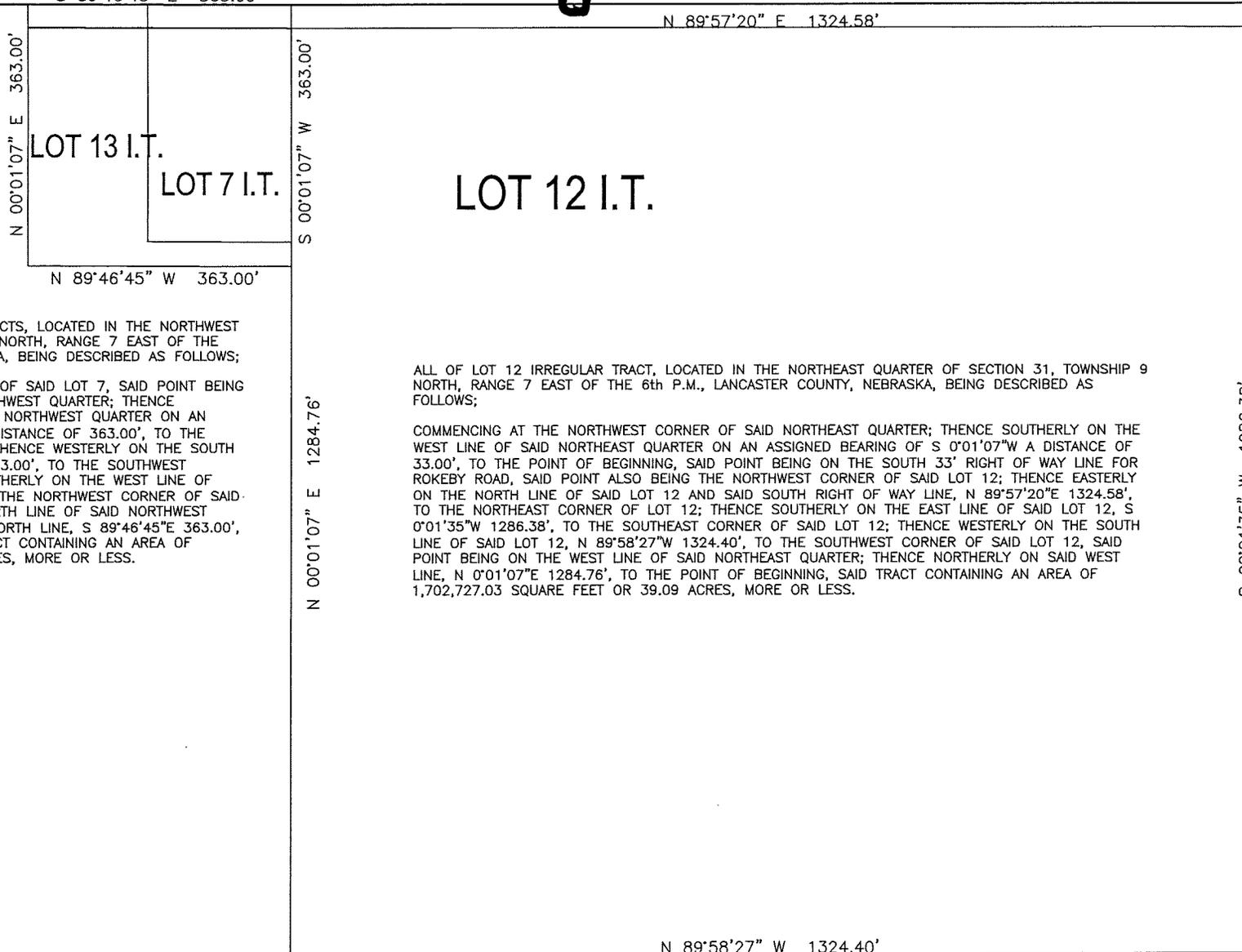
N 00°01'07" E 1284.76'

S 00°01'35" W 1286.38'

N 89°58'27" W 1324.40'

Annexation Legal Description + adjacent ROW

NE CORNER, NW 1/4
SEC. 31-9-7
S 89°46'45" E 363.00'



ALL OF LOTS 7 AND 13 IRREGULAR TRACTS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6th P.M., LANCASTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7, SAID POINT BEING THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ON THE EAST LINE OF SAID NORTHWEST QUARTER ON AN ASSIGNED BEARING OF S 0°01'07"W A DISTANCE OF 363.00', TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 13, N 89°46'45"W 363.00', TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 13, N 0°01'07"E 363.00', TO THE NORTHWEST CORNER OF SAID LOT 13, SAID POINT BEING ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE EASTERLY ON SAID NORTH LINE, S 89°46'45"E 363.00', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 131,768.18 SQUARE FEET OR 3.03 ACRES, MORE OR LESS.

ALL OF LOT 12 IRREGULAR TRACT, LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6th P.M., LANCASTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER ON AN ASSIGNED BEARING OF S 0°01'07"W A DISTANCE OF 33.00', TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH 33' RIGHT OF WAY LINE FOR ROKEBY ROAD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 12; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 12 AND SAID SOUTH RIGHT OF WAY LINE, N 89°57'20"E 1324.58', TO THE NORTHEAST CORNER OF LOT 12; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 12, S 0°01'35"W 1286.38', TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 12, N 89°58'27"W 1324.40', TO THE SOUTHWEST CORNER OF SAID LOT 12, SAID POINT BEING ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTHERLY ON SAID WEST LINE, N 0°01'07"E 1284.76', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 1,702,727.03 SQUARE FEET OR 39.09 ACRES, MORE OR LESS.

December 30, 2019

Mr. David Cary
Planning Department, City of Lincoln
County-City Building
555 So. 10th Street
Lincoln, NE 68508

RE: AN19005/CZ17013A Iron Ridge PUD
Missing Middle Units, Phasing Plan
Height & Sanitary Sewer Waivers

Dear Mr. Cary:

I appreciate the hard work and creativity demonstrated by your Staff working with Tim Gergen on this approval. All of us have been working with adjoining landowners to find a solution that will enable Rokeby Road to be timely paved and permit a reasonable level of development to continue in the near term. We are agreeable to the Phasing plan outlined in Steve Henrichsen's email to me dated December 27th.

As a part of that plan and our discussions with Staff, we are amending the requested Dwelling Units in our pending application CZ17013A to be a total of 240, 175 as originally requested plus an additional 65 units in the 27th street entrance area between the two existing acreages. The area is located within Blocks 10, 11, 12, 13, 14 and 16 and is shown highlighted in yellow on the attachment. We anticipate bringing back to the Lincoln market the 'missing middle' and detached multi-family products that are mostly missing from our new neighborhoods. A temporary sanitary sewer waiver was previously requested by Tim Gergen for this area as well which I am confirming with this letter.

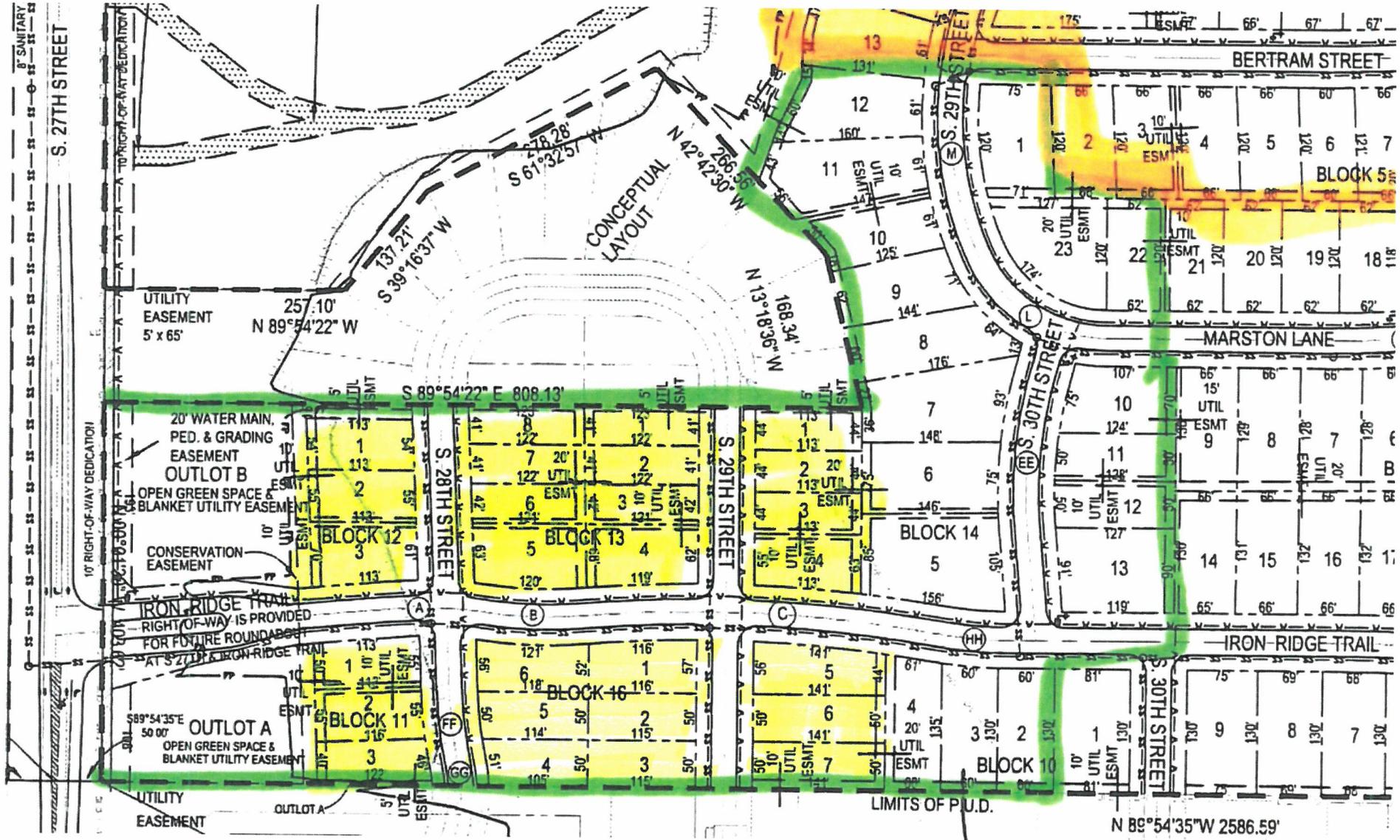
Lastly, I would request a height wavier to 65' for the commercial/apartment, Block 15. There is a potential Buyer that may want to build taller in this area and given its distance from other uses we think the request to be reasonable.

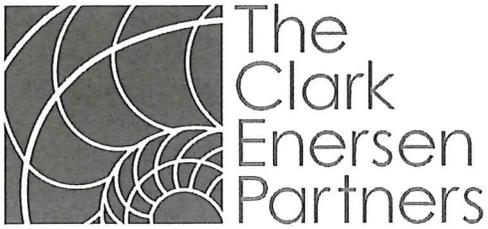
Please let me know if you have any questions or need additional information.

Sincerely,



Peter W. Katt





May 1, 2019

Mr. David Cary
Planning Department, City of Lincoln
County-City Building
555 So. 10th Street
Lincoln, NE 68508

RE: Iron Ridge
Planned Unit Development – Amendment
Annexation

Dear Mr. Cary:

Enclosed please find the following for the above-mentioned project:

1. City Application
2. Application fee \$4,283 (\$988 + \$3,295)
3. Site Plan
4. Grading/Drainage Plan
5. Street Profiles
6. Drainage Report

On behalf of the Developer, Iron Ridge Development LLC, 12040 McDermott Plaza, Suite 200, LaVista NE 68128, we are requesting Annexation for the property located at 3501 Rokeby Road and a Planned Unit Development Amendment to the Iron Ridge PUD for the same property.

This application is to add up to 175 single family detached/attached lots to the already 275 lots approved for the Iron Ridge R-3 PUD area. All lots will be served by new public roadways and public utilities. The single family attached units will have a minimum lot width of 33 feet and a minimum lot area of 4,000 square feet.

We have worked with the City of Lincoln for the past few months on a roadway cross section of Rokeby Road that can be designed and built so that impact fees could be utilized to offset the costs of building Rokeby Road. This application will extend the pavement of Rokeby Road from the point of terminus of the pavement near the western lot line of the cemetery to the east side of the proposed intersection of S. 34th Street.

Architecture + Landscape Architecture + Engineering + Interiors

1010 Lincoln Mall, Suite 200
Lincoln, NE 68508-2883 402 477.9291 Fax 402 477.6542

www.clarkenersen.com
Lincoln, NE | Kansas City, MO | Fairway, KS

Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Gergen', with a long horizontal flourish extending to the right.

Tim Gergen

Architecture + Landscape Architecture + Engineering + Interiors

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Lincoln, NE 68508-2883 402 477.9291 Fax 402 477.6542

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