

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 #20016

FINAL ACTION?
Yes

DEVELOPER/OWNER
Lincoln Federal Bancorp, Inc
lschumacher@lincolnfed.com

PLANNING COMMISSION HEARING DATE
June 10, 2020

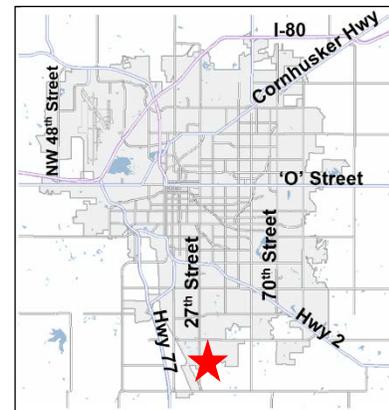
RELATED APPLICATIONS
CZ#20016

PROPERTY ADDRESS/LOCATION
S. 27th Street and Rokeby Road

RECOMMENDATION: Conditional Approval

BRIEF SUMMARY OF REQUEST

This is a request for a Community Unit Plan (CUP) located at approximately South 27th Street and Rokeby Road. The CUP proposes 132 dwelling units with waivers to average lot width, minimum lot area and side yard setback for 6 lots. The dwelling units will be in multi-family buildings with either 3 or 4 attached units.



JUSTIFICATION FOR RECOMMENDATION

This type of multi-family use is an appropriate land use for this site. The density is less than what the CUP allows. The "rowhouses" are not immediately adjacent to the existing single-family dwellings and is located at the intersection of 2 major arterial streets. The area to the east is open space and proposed commercial. This development should have minimal impact on the area.

APPLICATION CONTACT
Brian Lang, 402-458-5691
blang@olsson.com

STAFF CONTACT
Tom Cajka, (402) 441-5662 or
tcajka@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The request is consistent with the 2040 Comprehensive Plan, which identifies future urban density residential land uses for the site and supports a mix of housing types to serve a diverse population. The Comprehensive Plan encourages different residential types within a neighborhood and densities greater than 5 dwelling units per acre. The proposed development provides for approximately 6.3 dwelling units per acre, which is an appropriate urban density.

WAIVERS

- | | |
|---|----------------------|
| 1. Average lot width from 40 feet to 20 feet. | (Recommend Approval) |
| 2. Lot area per family from 5,000 sq. ft. to 2,500 sq. ft. | (Recommend Approval) |
| 3. Reduce side yard setback to 2.5 feet for lots adjacent Outlot D and E. | (Recommend Approval) |

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - this site is shown as future urban residential on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 - Urban residential is defined as 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. 2.7 - The community's present infrastructure investment should be maximized by planning for well-designed and appropriately- placed residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development in unused land in existing neighborhoods and encouraging more dwelling units per acre in new neighborhoods.

P. 7.2 - Neighborhoods & Housing Guiding Principles

- Encourage public investment in neighborhood infrastructure and services such as parks, pools, libraries, and neighborhood business districts.
- Distribute and preserve affordable housing throughout the community to be near job opportunities and to provide housing choices within existing and developing neighborhoods.
- Make available a safe residential dwelling for all citizens.
- 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.
- Encourage acreages to develop in appropriate areas and preserve farmland.

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.
- Encourage substantial connectivity and convenient access to neighborhood services (stores, schools, parks) from residential areas.
- Incorporate interconnected networks of streets, transit, trails, and sidewalks with multiple connections within and between neighborhoods and commercial centers to maximize access and mobility to provide alternatives to and reduce dependence upon the automobile.
- Provide sidewalks on both sides of all streets, or in alternative locations as allowed through design standards or review process.

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 Community Unit Plan (CUP) for 132 dwelling units on 20.75 acres. The dwelling units are 3 and 4 attached units with each unit on its own lot. The site is located northeast of the intersection of S. 27th Street and Rokeby Road. This request is associated with and dependent upon the approval by City Council of CZ#20016, a request to rezone the AG portion of the property to R-3.
2. The allowed density under a CUP in the R-3 district is 6.96 dwelling units per acre. The allowed density for this CUP is 144 dwelling units. The CUP is for 132 dwelling units.
3. Internally, the lots are served by public streets which will be constructed to full city standards, including curb and gutter, sidewalks, street trees and street lights. Public sewer will be extended from the south side of Rokeby Road. There is existing water in Rokeby Road.
4. Access to this development will be from the existing street network to the north and east. A new street, S. 29th Street, will provide access from Rokeby Road. Right- and left-hand turn lanes will be required at the intersection of S. 29th St. and Rokeby Rd. Additional right-of-way for a future round about is required at this location.
5. The proposed townhomes will not be adjacent the existing single-family houses. The area to the north of South Creek Road is owned by the developer and is approved as single-family lots. That area is not included within this

CUP. The site plan shows a 15' wide outlot on the south side of South Creek Road that will be used for landscaping to help screen the townhomes from the single-family dwellings.

6. The site plan shows Outlot D and E for a pedestrian easement. The outlots are only 5' wide. The subdivision ordinance requires that pedestrian easements are located within a 15' wide outlot. The site plan notes that there is a 5' wide no build easement on the adjacent lots. However, a provision such as this is difficult to note during the building permit process. In addition, future homeowners may not be aware of the easement or will build a fence on the lot line making the pedestrian easement a narrow 5' wide chute. The 15-foot wide outlot is a requirement and is the best solution. However, in order to preserve two dwelling units, if an outlot is created, an alternative for this complex would be to have a 10' wide easement and reduce the side yard setback to 2.5 feet for the adjacent lots. This is a less than ideal way to handle the circumstance and may not be replicated in future projects.
7. The applicant's letter request waivers to allow townhouses and for double frontage lots. These waivers are not required. The CUP allows for multiple family dwellings. There are no double frontage lots shown on the site plan. The lots between South Creek Road and Shelia Lane are not double frontage because there is an outlot between the lots and South Creek Rd.
8. The waivers to lot area and lot width listed in the applicant's letter are required. The waivers are to reduce the minimum lot area to 2,500 sq. ft. and reduce the minimum average lot width to 20 feet. The waivers are required due to the underlying R-3 District lot requirements. The R-3 district does not allow multi-family by right, but a CUP allows all residential types. The lot area and width requested is typical for townhouse lots.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: R-3-Residential and AG-Agriculture Undeveloped

SURROUNDING LAND USE & ZONING

North:	R-3 - Residential	Single family dwellings
South:	R-3 - Residential	Undeveloped
East:	AG - Agriculture	Undeveloped
West:	R-3 - Residential	Single family dwellings and golf course

APPLICATION HISTORY

June 7, 2006 Wilderness Hills Preliminary Plat #06004 was approved by the Lincoln-Lancaster County Planning Commission.

APPROXIMATE LAND AREA: 20.75 acres, more or less.

LEGAL DESCRIPTION: see attached

Prepared by

Tom Cajka, Planner

Date: May 28, 2020

Applicant: Brad Marshall
 Olsson Associates
 601 P Street, Suite 200
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 402-458-5672
 bmarshall@olsson.com

Contact: Brian Lang
Olsson Associates
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Owner: Lincoln Federal Bancorp
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Lincoln, NE 68508
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lschumacher@lincolnfed.com

F:\DevReview\SP\20000\SP20016 Wilderness Hills CUP.tjc.docx

CONDITIONS OF APPROVAL - SPECIAL PERMIT #20016

Per Section 27.63.320 this approval permits a Community Unit Plan for 132 dwelling units, with waivers to reduce the minimum lot area to 2,500 square feet, reduce the minimum lot width to 20 feet and reduce the side yard setback to 2.5 feet for lots adjacent Outlots D and E.

Site Specific Conditions:

1. The City Council approves associated request:
 - 1.1 Change of Zone #20016
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 2 copies with all required revisions and documents as listed below:
 - 2.1 Change Outlot D and E to a 10' wide outlot for pedestrian easement with a blanket utility easement. Delete the 5' no build easement. Add to waivers that the side yard setback is 2.5 feet for lots adjacent Outlot D and E.
 - 2.2 In the Density Calculations Table change R-5 to R-3. Delete Proposed Ratio and "proposed" in Total Units Proposed.
 - 2.3 Delete Note #10. There is no pedestrian trail.
 - 2.4 Delete Note #2. It is not necessary.
 - 2.5 Show the necessary right-of-way at S. 29th Street and Rokeby Road for a future roundabout.
 - 2.6 Need flow arrows for all lots with less than 2% slope.
 - 2.7 Need to set minimum opening elevations for all lots in Block 4 at 1 ft above the future Rokeby Rd overtopping elevation.
 - 2.8 The 29th St connection to Rokeby Rd needs to be graded to account for the future Rokeby Rd profile, which will be at least 3 ft higher than the existing elevation at this location. The future profile will most likely create a sump in 29th St as proposed north of Rokeby Rd with no overland flow path. An overland flow path needs to be designated in this location to prevent adjacent properties from flooding.
 - 2.9 The grading for all lots in Block 4 that are adjacent to Rokeby Rd needs to tie into the future grading of Rokeby Rd.
 - 2.10 The alternative proposal to meet water quality is not enough to meet the intent of the requirements. Since the entire CUP is increasing the density from the previously approved Preliminary Plat, the water quality requirements need to be increased to account for the entire CUP. Previous developments that have replanted areas to native prairie grass as an approved alternative have preserved at least 10% of the development. This would be about 2 acres replanted to prairie grass for this development.
 - 2.11 Submit the water quality request for alternative form.
 - 2.12 General Site Note 12 should refer to Note 11, not Note 10.

- 2.13 Add the following note to the plans: "All proposed lots adjacent to the floodplain cannot be platted until a Letter of Map Revision has been approved by FEMA finalizing the floodplain boundary adjacent to the proposed lots."
 - 2.14 Add utility easements per the LES report of May 15, 2020.
 - 2.15 Provide a new name for the CUP to the satisfaction of the Planning Director, as the name Wilderness Hills CUP is already in use.
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.

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 therefor to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.



City of Lincoln/Lancaster County, NE

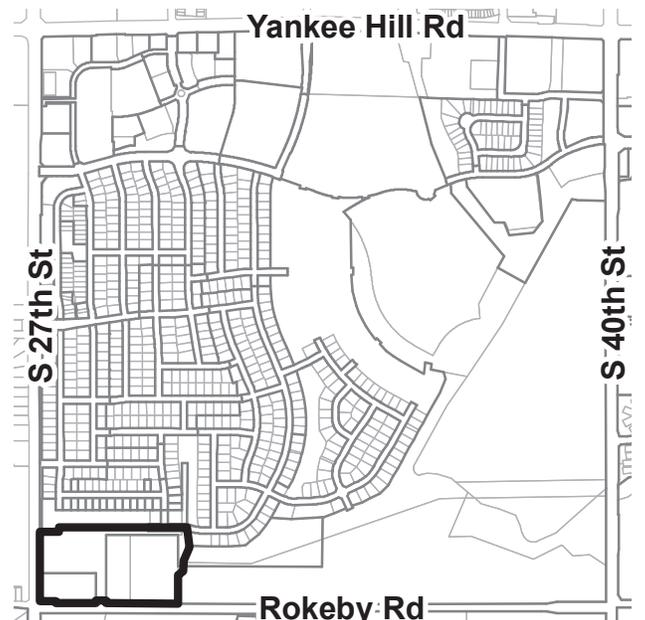
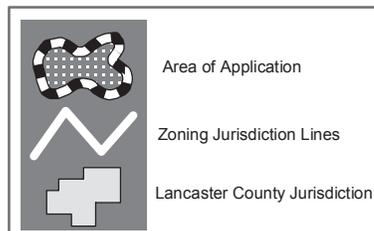
2018 aerial

Special Permit #: SP20016
Wilderness Hills CUP
S 27th 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.30 T09N R07E





VICINITY MAP
NOT TO SCALE

EXISTING LEGEND

[Symbol]	CENTER LINE
[Symbol]	PROPERTY LINE
[Symbol]	SECTION LINE
[Symbol]	EASEMENT LINE
[Symbol]	WOOD FENCE
[Symbol]	CHAIN LINK FENCE
[Symbol]	IRON FENCE
[Symbol]	PLASTIC FENCE
[Symbol]	SANITARY SEWER LINE
[Symbol]	STORM SEWER LINE
[Symbol]	WATER LINE
[Symbol]	UNDERGROUND GAS MAIN
[Symbol]	OVERHEAD POWER
[Symbol]	UNDERGROUND POWER
[Symbol]	UNDERGROUND FIBER OPTIC LINE
[Symbol]	TREE ROW

PROPOSED LEGEND

[Symbol]	RIGHT-OF-WAY/PROPERTY LINE
[Symbol]	EASEMENT
[Symbol]	ROADWAY CENTERLINE
[Symbol]	LIMITS OF CUP
[Symbol]	WATER MAIN
[Symbol]	SANITARY SEWER
[Symbol]	FIRE HYDRANT
[Symbol]	CONSERVATION EASEMENT
[Symbol]	MIN FLOOD CORRIDOR
[Symbol]	100 YR FLOOD PLAIN

CURVE TABLE

CURVE ID	RADIUS	DELTA	LENGTH	CHORD LENGTH	TANGENT LENGTH
C1	150.00'	89°48'20"	235.11'	211.77'	149.49'
C2	30.00'	89°48'20"	47.02'	42.35'	29.90'
C3	300.00'	90°00'00"	471.24'	424.26'	300.00'

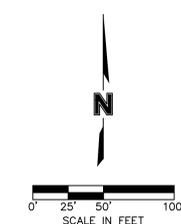
OWNER & DEVELOPER
LINCOLN FEDERAL BANCORP, INC.
1101 N STREET,
LINCOLN, NE 68508
PHONE: (402) 474-1400

ENGINEER, SURVEYOR & PREPARER
OLSSON
601 P STREET
LINCOLN, NE 68508
PHONE: (402) 474-6311

CUP SHEET INDEX

Sheet Number	Sheet Title
1	SITE PLAN
2	GRADING PLAN
3	UTILITY PLAN
4	PROFILE SHEET
5	PROFILE SHEET

WILDERNESS HILLS R-3 COMMUNITY UNIT PLAN SITE PLAN



COMMUNITY UNIT PLAN - LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOT 1, KINGS ADDITION, LOT 19 1/2, LOT 18 1/2, A PORTION OF OUTLOTS 'A' AND 'B' WILDERNESS HILLS 9TH ADDITION, AND A PORTION OF LOT 89 1/2, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, KINGS ADDITION, SAID POINT BEING ON AN EAST RIGHT-OF-WAY LINE OF SOUTH 27TH STREET AND ON A NORTH RIGHT-OF-WAY LINE OF ROKEBY ROAD, SAID POINT BEING 50.00' EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, AND 50.00' NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, THENCE NORTHERLY ON AN ASSUMED BEARING OF N00°05'56"W, ON THE WEST LINE OF SAID LOT 1, SAID LINE BEING THE EAST RIGHT-OF-WAY LINE OF SAID 27TH STREET, SAID LINE BEING 50.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 698.26' TO A POINT; THENCE S89°57'58"E, A DISTANCE OF 179.59' TO A POINT; THENCE N00°02'02"E, A DISTANCE OF 40.14' TO A POINT; THENCE S89°49'55"E, A DISTANCE OF 1,172.80' TO A POINT; THENCE S06°44'43"E, A DISTANCE OF 179.85' TO A POINT; THENCE S21°45'42"W, A DISTANCE OF 132.85' TO A POINT; THENCE S04°17'47"W, A DISTANCE OF 89.52' TO A POINT; THENCE S52°52'29"W, A DISTANCE OF 57.14' TO A POINT; THENCE S00°08'13"W, A DISTANCE OF 261.18' TO A SOUTHWEST CORNER OF LOT 18 1/2, SAID POINT BEING 33.00' NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE N89°46'21"W, ON A SOUTH LINE OF SAID LOT 18 1/2, AND THE SOUTH LINE OF LOT 19 1/2, A DISTANCE OF 659.26' TO A SOUTHWEST CORNER OF SAID LOT 19 1/2; THENCE N00°12'27"W, ON A WEST LINE OF SAID LOT 19 1/2, A DISTANCE OF 27.00' TO A SOUTHWEST CORNER OF SAID OUTLOT 'A' SAID POINT BEING ON THE EAST LINE OF SAID LOT 1; THENCE S00°03'37"E, ON AN EAST LINE OF SAID LOT 1, A DISTANCE OF 27.00' TO A SOUTHWEST CORNER OF SAID LOT 1; THENCE N89°46'18"W, ON A SOUTH LINE OF SAID LOT 1, SAID LINE BEING 33.00' NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 364.08' TO A SOUTH CORNER OF SAID LOT 1; THENCE N00°13'42"E, ON A WEST LINE OF SAID LOT 1, A DISTANCE OF 17.00' TO A SOUTH CORNER OF SAID LOT 1; THENCE N89°46'18"W, ON A SOUTH LINE OF SAID LOT 1, SAID LINE BEING 50.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 150.00' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 903,863.37 SQUARE FEET OR 20.75 ACRES, MORE OR LESS.

COMMUNITY UNIT PLAN NOTES

- THIS COMMUNITY UNIT PLAN CONTAINS 20.75 ACRES.
- ALL REGULATIONS OF THE UNDERLYING ZONING DISTRICT SHALL APPLY, EXCEPT AS PROVIDED HEREIN.
- THE "R-3" ZONING REGULATIONS APPLY THROUGHOUT THIS CUP WITH THE FOLLOWING EXCEPTIONS:
 - PER THE APPROVED WAIVERS AS LISTED IN THE REQUESTED WAIVERS' TABLE.
- LOT LAYOUT IS CONCEPTUAL. ACTUAL LAYOUT WILL BE DETERMINED AT THE TIME OF FINAL PLAT SUBJECT TO COMPLIANCE WITH L.M.C. TITLE 26.
- ALL OPEN SPACE AND DETENTION AREA MAINTENANCE IS THE RESPONSIBILITY OF THE DEVELOPERS AND/OR HOMEOWNER'S ASSOCIATION (HOA) WHEN PROPERTY IS TRANSFERRED TO THE HOA.
- ALL CENTER ISLANDS OF TRAFFIC CIRCLES LOCATED WITHIN THE DEVELOPMENT AND IN THE PUBLIC RIGHT-OF-WAY MAINTAINED BY THE DEVELOPER OR HOMEOWNER'S ASSOCIATION (HOA) WHEN PROPERTY IS TRANSFERRED TO THE HOA.
- OUTLOT DESIGNATION AND USES ARE AS FOLLOWS:
 - OUTLOT A OPEN SPACE
 - OUTLOT B OPEN SPACE
 - OUTLOT C OPEN SPACE
 - OUTLOT D PEDESTRIAN EASEMENT
 - OUTLOT E PEDESTRIAN EASEMENT
- ALL LOTS ADJUTING THE OPEN CHANNEL SHALL HAVE A MINIMUM OPENING ELEVATION OF 1.0 FOOT ABOVE THE FINISHED FLOOR ELEVATION OF THE NEAREST STRUCTURE AT THE DOWNSTREAM CROSSING, WHICHEVER IS GREATER, AS SHOWN ON THE GRADING AND DRAINAGE PLAN SHEETS.
- DIRECT VEHICULAR ACCESS TO PUBLIC STREETS IS RELINQUISHED AS FOLLOWS:
 - SOUTH 27TH STREET EXCEPT FOR HOY STREET.
 - ROKEBY ROAD EXCEPT FOR SOUTH 29TH STREET
- ALIGNMENT AND DESIGN OF ROKEBY ROAD TO BE DETERMINED BY THE CITY OF LINCOLN.
- DEVELOPMENT SHALL BE RESTRICTED WITHIN THE CONSERVATION EASEMENT (AS DEFINED BY THE APPROVED CONSERVATION EASEMENT) PER THE TERMS & CONDITIONS OF THE CONSERVATION EASEMENT.

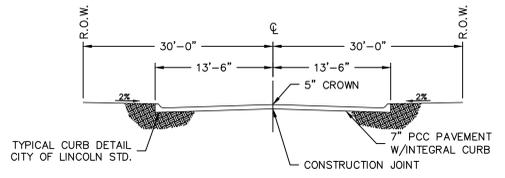
GENERAL SITE NOTES

- SANITARY SEWER AND WATER LINES TO BE 8" AND 6" PIPE DIAMETER RESPECTIVELY AND TO BE CONSTRUCTED TO OTHER CITY OF LINCOLN SPECIFICATIONS, UNLESS OTHERWISE SHOWN.
- ALL SANITARY SEWERS AND WATER MAINS TO BE PUBLIC.
- ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
- ALL PAVING RADII TO BE 20' UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE TO BE ON NAVD 1988.
- LOT, OUTLOT, AND BLOCK DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY.
- ALL STREET DIMENSIONS ARE TO BACK OF CURB OR EDGE OF PAVEMENT.
- THE YARD SETBACKS REGULATE STRUCTURAL WALLS ONLY AND DO NOT RESTRICT OVERHANGS, PATIOS, DOOR SWINGS, WINDOW SWINGS, ETC. FROM ENCRoACHING INTO THE SETBACKS.
- DETAILS OF ALL SIGNS, INCLUDING TYPE, HEIGHT, AND SIZE WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH A SIGN PERMIT AND NEED NOT BE SHOWN ON THE CUP PLANS.
- PEDESTRIAN TRAIL LOCATIONS SHOWN ARE APPROXIMATE. EXACT LOCATIONS WILL BE DETERMINED DURING FINAL PLATTING. ALL PEDESTRIAN TRAILS LOCATED OUTSIDE OF STREET R.O.W. SHALL BE GRADED WITH A 5 FOOT WIDE PLATFORM AND 5' PEDESTRIAN EASEMENT ON EITHER SIDE TO BE GRANTED AFTER FINAL ALIGNMENT IS DETERMINED.
- WITH EXCEPTION OF INSTALLATION, REPAIR AND DEVELOPMENT OF ROAD IMPROVEMENTS, STORM WATER AND DRAINAGE IMPROVEMENTS, UTILITIES, PEDESTRIAN SIDEWALKS, AND TRAILS APPROVED WITH A PLAT OF COMMUNITY UNIT PLAN, ALL WETLANDS ON THE SITE NOT SHOWN TO BE MITIGATED ARE TO BE PRESERVED SUBJECT TO ANY WETLANDS IMPROVEMENT OR WETLANDS EXPANSION, THE WETLANDS, NATURAL DRAINAGEWAYS, AND FLOOD CORRIDOR SHOWN ON THE GRADING AND DRAINAGE PLAN SHALL BE PROTECTED AND PRESERVED AND FUTURE MAINTENANCE AND STORM WATER/DRAINAGE IMPROVEMENTS CARRIED OUT WITH MINIMUM IMPACT.
- THE WETLANDS, NATURAL DRAINAGEWAYS AND FLOOD CORRIDOR SHOWN ON THE GRADING AND DRAINAGE PLAN SHALL BE PROTECTED AND PRESERVED SUBJECT TO GENERAL NOTE 10 AND FUTURE MAINTENANCE AND STORM WATER/DRAINAGE IMPROVEMENTS CARRIED OUT WITH MINIMUM IMPACT.
- FINAL DESIGN FOR GRADING OF THE OPEN DITCHES AND DETENTION FACILITIES SHALL CONFORM TO THE CITY OF LINCOLN DESIGN STANDARDS REQUIRING PROVISIONS TO LIMIT DEGRADATION OF THE CHANNEL AND TO MAINTAIN A STABLE SLOPE BASED ON URBANIZED RUNOFF FROM THE WATERSHED.

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WAIVER TABLE (CITY OF LINCOLN LAND SUBDIVISION AND ZONING REGULATIONS)

TITLE	CHAPTER	SECTION	DESCRIPTION
2	2.00	3.60	TO ALLOW SANITARY SEWER TO RUN OPPOSITE OF STREET GRADE.
2	2.15	2.20	TO ALLOW THE INTERSECTIONS OF LOCAL STREETS WITH MAJOR STREETS TO BE SPACED LESS THAN ONE QUARTER MILE APART.
26	26.23	140(a)	TO ALLOW DOUBLE FRONTAGE LOTS.
27	27.72	020(b)	TO ALLOW MINIMUM LOT WIDTH TO 20'
27	27.72	020(b)	TO ALLOW MINIMUM LOT AREA TO 2,500 SF



DENSITY CALCULATIONS

TOTAL ACRES	20.75 AC.
UNITS ALLOWED PER ACRE (R-5)	6.36
TOTAL ALLOWABLE UNITS	144'
TOTAL UNITS PROPOSED	132
PROPOSED RATIO	6.36

*PER DESIGN STANDARDS CHAPTER 3.35, DESIGN STANDARDS FOR COMMUNITY UNIT PLANS.

601 P Street, Suite 200
1000 B Street, NE
Lincoln, NE 68508
TEL: 402.474.6311
www.olson.com

REV. NO.	DATE	REVISION DESCRIPTION

SITE PLAN

WILDERNESS HILLS
COMMUNITY UNIT PLAN

REVISIONS

2020

LINCOLN, NE

SHEET
1 of 5

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOT 1, KINGS ADDITION, LOT 19 I.T., LOT 18 I.T., A PORTION OF OUTLOTS 'A' AND 'B' WILDERNESS HILLS 9TH ADDITION, A PORTION OF LOT 69 I.T., AND A PORTION OF OUTLOT 'A' WILDERNESS HILLS 5TH ADDITION, ALL LOCATED IN THE SOUTHWEST OF QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, KINGS ADDITION, SAID POINT BEING ON AN EAST RIGHT-OF-ROW LINE OF SOUTH 27TH STREET AND ON A NORTH RIGHT-OF-WAY LINE OF ROKEBY ROAD, SAID POINT BEING 50.00' EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, AND 50.00' NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ON AN ASSUMED BEARING OF $N00^{\circ}00'56''W$, ON THE WEST LINE OF SAID LOT 1, SAID LINE BEING THE EAST RIGHT-OF-WAY LINE OF SAID 27TH STREET, SAID LINE BEING 50.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 638.26' TO A POINT; THENCE $S89^{\circ}57'58''E$, A DISTANCE OF 178.59' TO A POINT; THENCE $N00^{\circ}02'02''E$, A DISTANCE OF 40.14' TO A POINT; THENCE $S89^{\circ}49'55''E$, A DISTANCE OF 1,172.80' TO A POINT; THENCE $S06^{\circ}44'43''E$, A DISTANCE OF 179.85' TO A POINT; THENCE $S21^{\circ}45'42''W$, A DISTANCE OF 132.85' TO A POINT; THENCE $S04^{\circ}17'47''W$, A DISTANCE OF 99.52' TO A POINT; THENCE $S52^{\circ}52'29''W$, A DISTANCE OF 57.14' TO A POINT; THENCE $S00^{\circ}08'13''W$, A DISTANCE OF 261.18' TO A SOUTHWEST CORNER OF LOT 18 I.T., SAID POINT BEING 33.00' NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE $N89^{\circ}46'21''W$, ON A SOUTH LINE OF SAID LOT 18 I.T., AND THE SOUTH LINE OF LOT 19 I.T., A DISTANCE OF 659.26' TO A SOUTHWEST CORNER OF SAID LOT 19 I.T.; THENCE $N00^{\circ}01'27''W$, ON A WEST LINE OF SAID LOT 19 I.T., A DISTANCE OF 27.00' TO A SOUTHWEST CORNER OF OUTLOT 'A' WILDERNESS HILLS 9TH ADDITION; THENCE $N89^{\circ}46'18''W$, ON A SOUTH LINE OF SAID OUTLOT 'A', SAID LINE BEING 60.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 96.19' TO A SOUTHWEST CORNER OF SAID OUTLOT 'A' SAID POINT BEING ON THE EAST LINE OF SAID LOT 1; THENCE $S00^{\circ}00'37''E$, ON AN EAST LINE OF SAID LOT 1, A DISTANCE OF 27.00' TO A SOUTHWEST CORNER OF SAID LOT 1; THENCE $N89^{\circ}46'18''W$, ON A SOUTH LINE OF SAID LOT 1, SAID LINE BEING 33.00' NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 364.08' TO A SOUTH CORNER OF SAID LOT 1; THENCE $N00^{\circ}13'42''E$, ON A WEST LINE OF SAID LOT 1, A DISTANCE OF 17.00' TO A SOUTH CORNER OF SAID LOT 1; THENCE $N89^{\circ}46'18''W$, ON A SOUTH LINE OF SAID LOT 1, SAID LINE BEING 50.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 150.00', TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 903,863.37 SQUARE FEET OR 20.75 ACRES, MORE OR LESS.

June 8, 2020



May 13, 2020

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

Re: Wilderness Hills Community Unit Plan (CUP)
Olsson Project No. 018-2877

Dear Mr. Cary,

On behalf of Lincoln Federal Bancorp, Inc ("LFB"), owner of the real property legally described as Wilderness Hills 9th Addition, Outlot 'A', Kings Addition, Lot 1, and I.T. Lots 18 and 19, located in the southwest quarter of Section 30, Township 9 North Range 7, all located in Lancaster County, Nebraska ("the Property").

LFB is proposing a CUP for a residential development which contains 20.75 acres and is legally described and shown on Exhibit "A". The CUP for the Property proposes a total of 132 lots with a majority to be townhome lots, but also including single family (attached and detached) lots.

We request the following waivers with this application to accommodate the proposed townhome lots:

1. To allow townhouses in the R-3 zone per Table 27.72.020(a).
 - a. To allow dwellings with 3 or more attached units.
2. To allow average lot width to 20 feet per Table 27.72.020(a).
 - a. To allow townhome lots to be smaller for the middle lots with two common walls
3. To allow minimum lot area to 2,500 sq. ft. feet per Table 27.72.020(a).
 - a. To allow townhome lots to be smaller for the middle lots with two common walls
4. To allow double frontage lots 1-27, Block 2
 - a. To allow townhome lots to have double frontage lots and separate the CUP from the Wilderness Hills 1st Addition Preliminary Plat single family lots.

The Property shows a public street connection to Rokeby Road at S. 29th Street. Rokeby Road is an unimproved arterial street; however, paved as a rural section as part of the Iron Ridge Annexation Agreement. The S. 29th Street intersection has been moved to the west in comparison to the location approved on the Wilderness Hills 1st Addition Preliminary Plat at the request of City staff. The location will align better with the Iron Ridge developments conceptual location and allow future improvements to Rokeby Road when the street is improved to arterial standards, including new drainage bridge/culverts.

At the time of final platting the S. 29th Street connection temporary right and left turn lanes will be constructed to improve the intersection turning movements. The turn lane costs would not be impact fee reimbursable to LFB.

The CUP development area is proposing be served by a gravity sanitary sewer connecting through the Iron Ridge development. Olsson has provided the Wastewater Department several options to service the property and the City has requested that the construction location be through the Iron Ridge conservation easement area to the south of the Property, in lieu of other locations that would require more City infrastructure and channel crossings. LFB will work Apples Way, LLC to locate in such a location that would not impact

The development plan has provided a minimum corridor adjacent to the Upper Salt Creek Tributary in the southeast corner of the Property. Detention has been provided as part of the overall drainage analysis for the Wilderness Hills/Creek/Commons/Heights developments. Stormwater water quality measures will be provided as a vegetative buffer as an expanded corridor adjacent to the City/NRD conservation easement. The details of the detention and water quality will be provided in a Drainage Study memorandum.

The development team has met with City Staff in a preapplication meeting discuss the proposed applications and will continue to work with Staff as the plans are reviewed.

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

1. City of Lincoln Application, including:
 - a. Community Unit Plan (CUP)
2. CUP Site Plan
3. Exhibit "A" – CUP Exhibit and Legal
4. Application fees in the amount of \$4,283.00

Plans and other supporting documents will be submitted to ProjectDox upon notification from the Planning Staff. We appreciate your consideration of the above request and look forward to working with the City staff on this proposed Wilderness Hills CUP. If you require further information or have any questions, please do not hesitate to contact me at bmarshall@olsson.com or (402) 458-5672.

Sincerely,



Brad J Marshall, P.E.

Enclosures.