Annexation Study: Area #12

N 7th & Fletcher Ave.

2007 Valuation: **$11,043,161**

Proposed Annexation Year:	Acres in Area:
2009	335.7 acres
Total:	**335.7 acres**

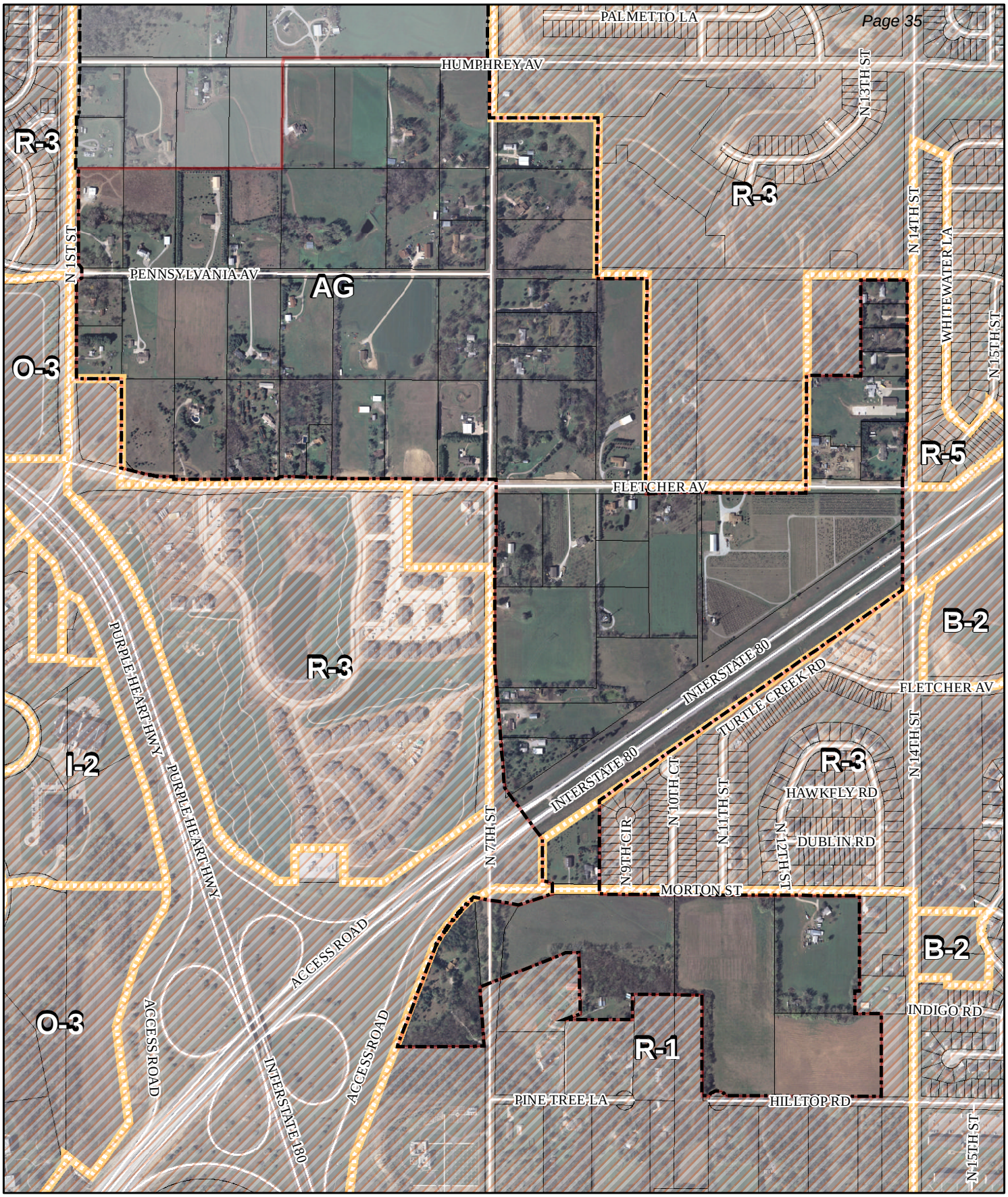
Recommendation:

Area is appropriate for annexation, possibly annexing properties north of Fletcher in later year to allow for inclusion of sewer mains in CIP.

General Description	Irregular area between N 1st Street and N 14th Street from Humphrey Ave. to Hilltop Road on the south. Southernmost area is almost completely surrounded by City limits except for a short section connecting it to the north to the central section which is surrounded on east and west, most of the south, and part of the north sides. The northernmost section adjoins the City limits on east and west and much of the south. All properties are in residential use with a few large enough to subdivide. There are 50 dwelling units in the area.				
Current Jurisdictions	Raymond Rural Fire District Lincoln Public School District				
Zoning	R-1 Residential, R-3 Residential, AG Agricultural	**Surrounding Zoning**	North East South West	R-3 and AG R-3, R-1 Residential, R-5 Residential R-1 and R-3 R-3 and O-3 Office	
Utilities		Initial O&M	Future O&M	Capital Costs	
	Wastewater	$0	$82,000	$150,000	
	Water	$0	$111,000	$400,000	
	Some addition sewer and water lines may be needed which are not currently in the CIP. Future development of the area would mean an increase in operation and maintenance costs. Future development would generate impact and user fees.				
Roads	Initial O&M $13,000	Future O&M $218,200			
	No initial costs for road improvements however, future development could generate capital, operations and maintenance costs. Future development would generate impact fees.				
Estimated Revenue	Total Revenue Year 1: $32,155	Total Revenue Year 2: $40,311			

Other Comments:

Future trail is shown along N 14th St.



ANNEXATION STUDY: AREA # 12

Total Area: 335.7 Acres

Existing City Limits

Annexation Study Area Boundary

Zoning District Boundary

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LINCOLN-LANCASTER COUNTY PLANNING DEPARTMENT

July 16, 2008