

**CAPITOL BEACH SUBAREA PLAN DEVELOPMENT GUIDELINES**  
(Approved June 13, 1994)

Scenario I Development--The Costello property is preserved as an environmentally sensitive open space/saline wetlands nature center. The Kimball property is permitted to develop 20 residential lots on an extension of North Lakeshore Drive, ending in a cul-de-sac. A 100-foot strip of land fronting on the roadway across from the residential lots would be deeded to the Capitol Beach Homeowners Association, with the balance of the land to be donated to the salines wetlands nature center and preserved as open space.

Scenario II Development--The Costello property is not preserved as open space, but is developed along with the Kimball property for residential use. The Kimball property would be permitted to develop beyond the 20 residential lots, into the area that would have been designated as preserved open space under Scenario I. The Costello property would develop as residential use under applicable City and Federal (for wetlands) regulations.

Water Service--In either development scenario water service shall be looped around Capitol Beach Lake by providing water mains from the Kimball property, through the Costello property, to the already platted areas on the east side of the lake. Design specifics of the water system will be determined at the time of the preliminary plat. No City subsidies or cost sharing are approved with this subarea plan, but may be approved at the time of platting.

Sanitary Sewer Service--City sanitary sewer service is available to this area and can be utilized by the Kimball development and by future development of the Costello property if the nature preserve is not created.

Floodplain Implications--All development shall comply with Lincoln Municipal Code Chapter 27.55 Floodplain District. In general, this requires "all new construction and substantial improvements of residential structures within the designated floodplain shall have the lowest floor, including basement, elevated at least one foot above the base flood level." The Zoning Ordinance should be consulted for complete floodplain development requirements.

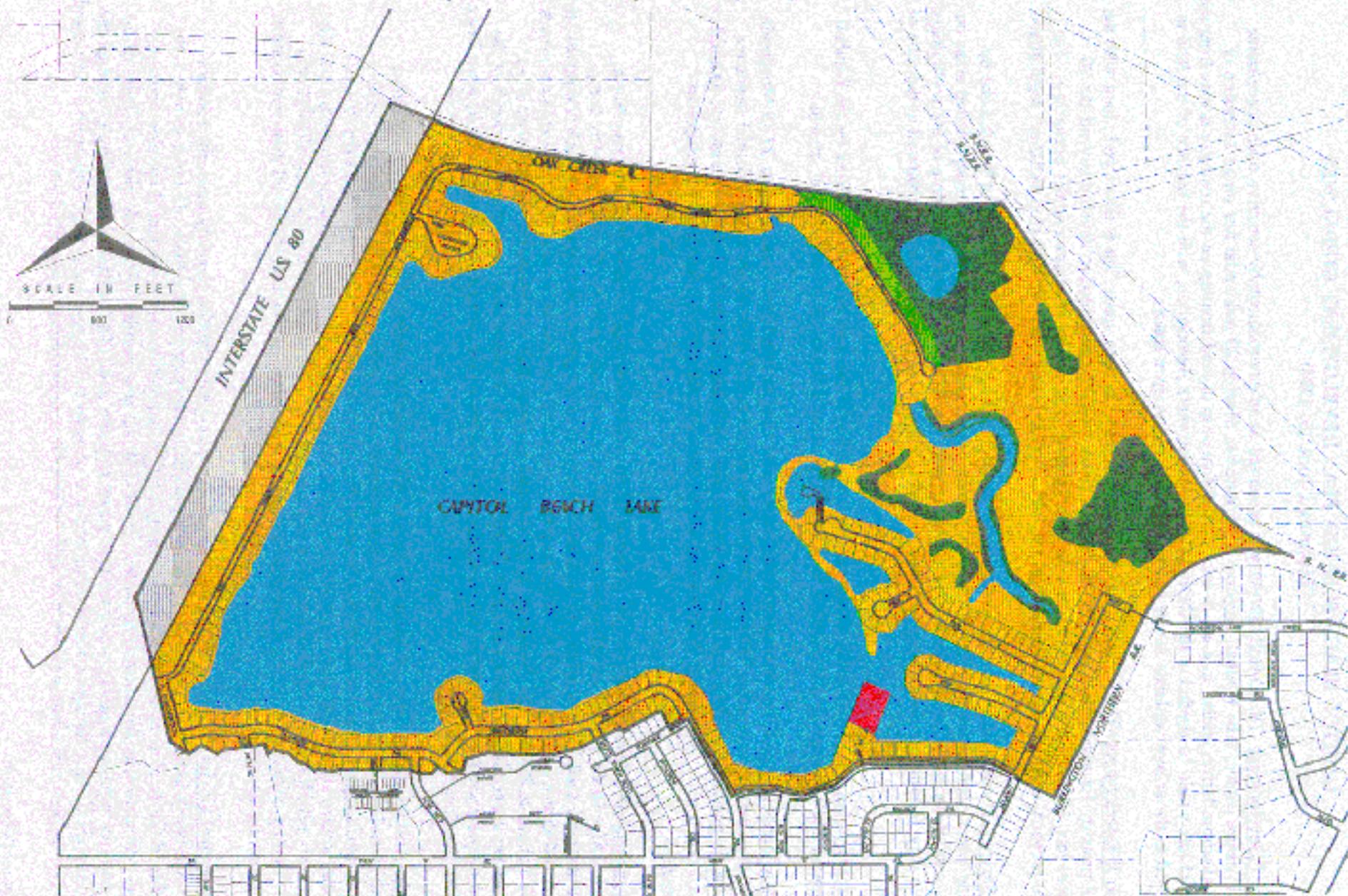
Street Network--The developer request for a waiver of the subdivision requirements for connecting North Lakeshore Drive to the platted streets to the east should be granted subject to the Costello property being permanently preserved as open space. If the Costello property is not preserved as open space and is proposed to be developed then the Developer of the Costello property shall be required to connect it's proposed street system to North Lakeshore Drive. The Developer of the Kimball property shall be responsible for the costs of any portion of the connection to North Lakeshore Drive located on the Kimball property and the Developer of the Costello property shall be responsible for the costs of any portion of the connection to North of Lakeshore Drive located on the Costello property.

Wetlands--All U.S. Army Corps of Engineers Section 404 permitting requirements shall be met for either residential development or development of a saline wetlands nature preserve. If the Costello property is developed into residential uses, coordination between the City's subdivision process and the Corps' 404 permitting process should take place to avoid duplication of efforts and possible conflicts in requirements. An approved 404 permit shall be required prior to a preliminary plat being placed on the Planning Commission agenda. Further development of the Kimball property and the Costello property is prohibited upon establishment of a saline wetlands nature preserve.

Fire/Emergency Services--Under Scenario I, fire and other emergency vehicles can only reach the Kimball property via North Lakeshore Drive which results in double the average response time. In order to reduce the risk of fire, those residences on the Kimball property shall be required to install residential sprinkler systems. Notice to prospective lot buyers shall be placed on the final plat and recorded with the Register of Deeds of the requirement for sprinkler systems and of the emergency response time. The extension of a roadway through the Costello property, either through a future developed area or as an emergency access only, will result in decreased emergency response times and eliminate the need for sprinklers and notification described above.

# PELICAN BAY / CAPITOL BEACH SUBAREA LANDUSE PLAN

Lincoln City/Lancaster County Planning Department - GIS Section



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|--------------------------|------------------------|-------------------------------------|
| Residential, Urban       | Industrial             | Wetland and Water Bodies            |
| Residential, Low Density | Parks and Open Space   | Natural / Environmentally Sensitive |
| Commercial               | Public and Semi-Public | Agricultural                        |

Subarea Plan Approved by City Council  
June 13, 1994