

City Council Introduction: **Monday**, April 23, 2001  
Public Hearing: **Monday**, April 30, 2001, at **5:30 p.m.**

Bill No. 01R-95

## FACTSHEET

**TITLE: SPECIAL PERMIT NO. 1895**, requested by Brian D. Carstens and Associates on behalf of R.C. Krueger Development Company, for a Planned Service Commercial Center of 361,200 sq. ft. of commercial uses, with requests to waive front and rear yard setbacks, on property generally located northeast of South 14<sup>th</sup> Street and Yankee Hill Road.

**STAFF RECOMMENDATION:** Conditional Approval

**ASSOCIATED REQUESTS:** Annexation No. 01001 (01-70); Change of Zone No. 3301 (01-71); Special Permit No. 1753B, Vavrina Meadows 1<sup>st</sup> Addition Community Unit Plan (01R-92); Preliminary Plat No. 00022, Vavrina Meadows 1<sup>st</sup> Addition (01R-93); and Use Permit No. 129A (01R-94).

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 03/07/01  
Administrative Action: 03/07/01

**RECOMMENDATION:** Conditional Approval (8-0: Carlson, Steward, Hunter, Krieser, Taylor, Duvall, Newman and Schwinn voting 'yes'; Bayer absent).

### FINDINGS OF FACT:

1. This special permit for a Planned Service Commercial center and the associated annexation and Vavrina Meadows 1<sup>st</sup> Addition associated applications were heard at the same time before the Planning Commission.
2. The Planning staff recommendation of conditional approval is based upon the "Analysis" and "Conclusion" as set forth on p.5-7.
3. The minutes of the Planning Commission are found on p.10-18.
4. The applicant's testimony is found on p.10-11 and 15-16.
5. Testimony in opposition is found on p.11-13. The issues of the opposition dealt primarily with the community unit plan, i.e. the height waiver being requested, the lack of recreational opportunity for the southern portion of the development, and the future possibility of extending the stub road which abuts their property.
6. The Commission discussion with staff is found on p.13-15.
7. The applicant's response to the opposition is found on p.15-16.
8. On March 7, 2001, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend conditional approval.
9. The Site Specific conditions of approval required to be completed prior to scheduling this application on the Council agenda have been submitted by the applicant and approved by the reviewing departments.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** April 16, 2001

**REVIEWED BY:** \_\_\_\_\_

**DATE:** April 16, 2001

**REFERENCE NUMBER:** FS\CC\FSSP1895

**LINCOLN CITY/LANCASTER COUNTY PLANNING DEPARTMENT**  
**COMBINED STAFF REPORT**

**P.A.S.#:** Vavrina Meadows 1st  
Annexation #01001  
Change of Zone #3301  
Special Permit #1753B, Community Unit Plan  
Preliminary Plat #00022  
Use Permit #129 A  
Special Permit #1895

**Date:** February 26, 2001

**\*\*As Revised by Planning Commission 03/07/01\*\***

**Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.**

**PROPOSAL:** Brian Carstens, for Krueger Development Company has applied for the following on property northeast of S. 14<sup>th</sup> Street and Yankee Hill Road:

1. Annexation #01001 to annex land into the city limits (requested by the Planning Director);
2. Change of Zone #3301 from AG Agricultural to R-3 Residential, B-2 Planned Neighborhood Business, and H-4 General Commercial and from R-3 Residential to B-2 Planned Neighborhood Business;
3. Special Permit #1753 'B' for a Community Unit Plan for a total of 992 dwelling units including 517 single family units, 34 single family attached units, and 355 multi-family dwelling units, and 86 units for single family, single family attached or duplex use with waivers of cluster density, front, rear and side yard setbacks, and building height;
4. Preliminary Plat #00022 for 517 single family lots, 34 single family attached lots, 15 outlots for open space and roads, 5 lots for multi-family uses, and 54 commercial lots with requests for waivers of block length, lot frontage, lot width, lot depth-width ratio, and sidewalk for various streets;
5. Use Permit #129 'A' for 134,865 square feet of commercial uses, with waivers of sidewalks, specific site plan requirements, front and rear yard setbacks; and
6. Special Permit No. 1895 for a Planned Service Commercial center of 361,200 square feet of commercial uses, with waivers of front and rear yard setbacks.

**GENERAL INFORMATION:**

**CONTACT:** Brian Carstens, Carstens & Associates  
2935 Pine Lake Road, Suite H  
Lincoln, NE 68516  
(402) 434 - 2424

**DEVELOPER:** R. C. Krueger Development Company  
2929 Pine Lake Road  
Lincoln, NE 68516  
(402) 423 - 7377

**LOCATION:** Northeast of S. 14<sup>th</sup> Street and Yankee Hill Road.

**LEGAL DESCRIPTION:** See attached legal descriptions for lots in the west half of Section 24, Township 9 North, Range 6 East of the 6<sup>th</sup> P. M., Lancaster County, Nebraska.

**EXISTING ZONING:** AG Agricultural

<b>SIZE:</b> Annexation	150.7 acres (all sizes are approximate)
Preliminary Plat	216.7 acres
Special Permit	150.7 acres (for CUP)
Special Permit	36.4 acres (for Planned Service Commercial)
Use Permit	12.7 acres
Change of Zone	
AG to R-3	104.8 acres
AG to B-2	13.3 acres
AG to H-4	36.4 acres
B-2 to R-3	

**EXISTING LAND USE:** Agricultural.

**SURROUNDING LAND USE AND ZONING:** AG, agricultural zoning and agricultural uses to the east; O-3 Office Park for unbuilt office uses and R-3 Residential for the Wilderness Ridge golf course to the south; vacant land zoned I-3 Employment Center to the west; vacant land zoned B-2 Neighborhood Business and O-3 Office (approved for an apartment complex) plus O-3 zoning with an office building under construction to the north. One block to the north is Pine Lake Road, Lincoln Memorial Park Cemetery and Scott Middle School.

**COMPREHENSIVE PLAN SPECIFICATIONS:** Designated as **Urban Residential and Industrial** in the Lincoln Land Use Plan of the 1994 Lincoln/ Lancaster County Comprehensive Plan.

**ANALYSIS:**

This analysis is divided into separate analysis of the annexation, change of zone, preliminary plat, special permits and use permits.

**Annexation**

1. The annexation policies on page 191 of the Plan, state:

- ! Land which is remote from the limits of the City of Lincoln will not be annexed; land which is contiguous and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.
  
- ! Annexation generally implies the opportunity to access all City services (i.e., police, fire). Voluntary annexation agreements may limit or outline the phasing, timing or development of utility services (i.e., water, sewer) and may include specific or general plans for the financing of improvements to the infrastructure and the land uses of the area.

! Plans for the provision of services within the areas considered for annexation should be carefully coordinated with the Capital Improvements Program of the city and the county."

2. This property meets the Comprehensive Plan's policy for annexation since it is:
  - a) urban in character in that this is agricultural land which relates to the urban area and is awaiting future development with urban uses,
  - b) contiguous to the city limits, and
  - c) through an Annexation Agreement and the preliminary plat the applicant will address the utility and improvement issues associated with service to this area.

An Annexation Agreement is in process to address the infrastructure items. The applicant and City have agreed to the following

- C Developer will pay for 6 inch equivalent for the residential area and 8 foot equivalent for the commercial of the water main in South 14<sup>th</sup> Street.
  - C Developer will contribute to the construction of the 48 inch sanitary sewer line to the west which serves this property.
  - C The developer previously agreed to: 1) dedicate land for two mini-parks; 2) contribute to the cost of purchasing playground equipment for those parks; and 3) establish an association to assist in park maintenance. In the new agreement the developer also agrees to dedicate land for a trail, pay for 4/10ths of the trail cost and plant an additional row of trees along the trail.
  - C The developer will contribute to the construction of transportation improvements in S. 14<sup>th</sup> and Yankee Hill Road.
3. The proposed annexation will create a temporary area that is completely surrounded by the city limits, but is not inside the city limits. Initially, the Planning Department had proposed to annex this potential "hole" in the city limits, which will contain approximately 270 acres and five residences. However, at this time the city has yet to establish a per acre fee for contributing to the cost of the sanitary sewer line that was built to serve this area. (This fee should not be confused with the connection fee discussed as part of the Infrastructure Financing Study.) The City Attorney's Office has advised against annexing the property in the "hole" until the fee has been established. This fee should be established in the near term. Allowing areas to be surrounded by the city limits creates problems for the provisions of services and responses in emergencies. Permitting this situation is contrary to the annexation policy of the Comprehensive Plan and should be only done due to the unique circumstances present and for a short period of time.

### **Change of Zone**

4. The area of the H-4 General Commercial and B-2 Planned Neighborhood Business is generally designated as industrial in the Comprehensive Plan. The B-2 property along 14<sup>th</sup> Street borders I-3 Employment Center industrial zoning to the west. The industrial designation in the Comprehensive Plan includes some property that is proposed in this plan for residential use. The industrial designation was included in the original approval of the 1994 Comprehensive Plan.
5. The proposed zoning is generally consistent with the goals and policies of the Comprehensive Plan. The proposed H-4 and B-2 zoning provides a better transition and land uses adjacent to the existing and proposed residential uses than could have occurred with industrial zoning, such as I-1, I-2 or I-3. The I-1 zoning district could have allowed substantial retail, office and industrial zoning on the property with minimal setbacks and without a use permit review. The I-2 district also does not have a use

permit, has greater setbacks and could have allowed substantial office, warehouse or industrial uses. The I-3 Employment Center district requires a use permit and could have developed with at least 50% office and retail uses.

### **Preliminary Plat**

6. The applicant has requested two waivers of block length. The first waiver is along 19<sup>th</sup> Street, one block north of Yankee Hill Road. This waiver is to avoid providing a road to the adjacent property to the west, who has a large five acre lot. The current owner of this five acre lot requested the road not be extended. However, this road is necessary to provide for the appropriate future subdivision of this five acre lot. Without the road, the five acre lot will have to have direct access to Yankee Hill Road, which would impact negatively the functioning of the arterial street. The application fails to demonstrate rationale for this waiver.
7. The block length waive will create a block over 1/4 mile in length. This will increase daily travel times and inconvenience for future residents. In addition, if 19<sup>th</sup> Street were to lose its median opening in the future, residents would have no direct route to the planned median opening to the west at Wilderness Ridge Road. The application fails to demonstrate benefit of this waiver.
8. The second block length waiver is at 22<sup>nd</sup> Street. In this circumstance the waiver can be simply avoided by dedication of a 40 by 110 piece of right-of-way in addition to the proposed 20 feet and constructing the street next to Lot 17, Block 14. There are no unusual circumstances to merit this waiver.
9. The applicant has proposed to waive the sidewalks along one side of S. 15<sup>th</sup> Street. This is a private roadway which is proposed to be built without curb and gutter. This proposal is for over 495,000 square feet of commercial space and nearly 1,000 dwelling units. A complete sidewalk system is necessary given the density of development. Even if there were only a limited number of pedestrians, they should have a safe sidewalk system through the commercial area and not be forced to cross a busy commercial street to reach a sidewalk on the opposite side. A reason for the sidewalk waiver was not stated. The application does not justify the waiver of the sidewalk.

### **Special Permit Review**

10. This is a request for a Preliminary Plat and Community Unit Plan for 339 single family residential lots, 40 townhome lots, 20 potential single family/or townhome units, and 219 multi-family dwelling units. Overall, the residential area has 150.7 acres and 876 dwelling units shown on the site plan for a density of 5.8 dwelling units per acre, which is below the maximum of 6.96 dwelling units per acre allowed in the district. The applicant is requesting approval of 992 units (which at a density of 6.6 dwelling units per acre -- which is less than the maximum allowable) to allow flexibility in potentially combining lots or adding single family attached units in the future.
11. In comparison to other single family neighborhoods the developer has provided for more density than is typical. The 5.8 dwelling units per acre is more than a typical 3.5 to 4 dwelling units per acre. The average single family lot size is 6,000 SF (60 by 100 feet) which is less than lots in other areas. The developer has more efficiently utilized the site. The Comprehensive Plan encourages the efficient use of the community's infrastructure.
12. Previously the following waivers were approved for this property
  - C Design standard for cluster density from 15 to 23.6 dwelling units per acre,
  - C Design standard for low flow liners,

- C Height waiver to 43 feet for the apartment complex,
  - C Design standard for intersection of local streets with major street at approximate 1/4 mile points on the major street.
13. The ordinance states the purpose of the Community Unit Plan is "to encourage the creative design of new living areas... and in order to permit such creative design in buildings, open space, and their interrelationship while protecting the health, safety, and general welfare of existing and future residents of surrounding neighborhoods."
  14. In order to address the recreational needs of residents, the developer and City worked toward an innovative solution which benefits the developer, City and future residents. The proposal has the following elements:
    - C the developer has previously agreed to dedicate two lots to the City for the mini-parks,
    - C dedicate a bike trail along S. 16<sup>th</sup> which will connect with future trails in S. 14<sup>th</sup> and Yankee Hill Road. The developer will contribute to 40% of the construction cost and will plant trees on either side of the trail.
  15. A recreation plan for the new apartment complex, distant from the city parks, is required.
  16. The H-4 district allows "one pole or ground sign per business" as per Section 27.69.047. This could permit as many as 35 or more pole signs in the H-4 area. In other H-4 zoning with special permits for Planned Service Commercial, such as the Trade Center or South Ridge Village at 27<sup>th</sup> and Pine Lake Road, there have been limitations on the number of pole signs. Other commercial zoning districts in the area, I-3, B-2, B-5 and O-3 also have limitations on pole signs in the zoning ordinance. A limitation to two pole signs along each arterial street is appropriate given the circumstances and previous approvals.

**CONCLUSION:**

There are many positive and innovative aspects of this proposal, such as:

- C use of "roundabouts" to reduce the potential for speeding on residential streets, while still maintaining access,
- C provisions for two mini-parks and plan to reduce City maintenance costs while still allowing for parks and playgrounds within walking distance,
- C provision for a bike trail through the neighborhood,
- C inclusion of private lanes for construction of homes with garages at the rear of the house,
- C a mix of single family, townhomes and multi-family at an increased density compared to typical subdivisions – which more efficiently utilizes the city's infrastructure, and

The setback waivers between the commercial and residential areas are appropriate. The purpose of the waivers is to add open space along a trail. Instead of a 50 foot rear yard setback to an private lane (which will function like an alley), the developer will add the 50 feet to the residential uses, while providing a 5 to 10 foot

setback to the private lane. Twenty of the fifty feet will be used at the front of the residences to add space along the bike trail. The bike trail is along S. 16<sup>th</sup> Street in front of the residences because these lots will not have driveways to 16<sup>th</sup> Street. This trail location was unanimously supported by the Pedestrian/ Bicycle Advisory Committee.

The front yard setback waiver along S. 14th and Yankee Hill Road from 50 to 40 feet is appropriate. The following factors are applicable to the appropriateness of this front yard reduction:

- C The original Vavrina Meadows preliminary plat was approved with 50 feet of right-of-way (ROW) from centerline with 50 foot setbacks. This established a setback at 100 feet from centerline.
- C This 1st Addition preliminary plat application was submitted in July 2000. At that time the Comprehensive Plan designated these two roads for 100 feet of right-of-way.
- C In October 2000, these two streets were designated in the Plan for 120 feet of total ROW (60 feet from centerline). Then with the adoption of the "Public Way Corridor Study" a corridor of 120 feet with 130 feet at intersections was established.
- C The developer is proposing to dedicate 60 feet of right-of-way from centerline and 10 feet of access easement in the setback. This is equivalent to 70 feet of ROW -- which is 10 feet greater than the standard that the City could require.

**Due to all the combination of all these factors** the 10 foot reduction in front yard setback along 14th and Yankee Hill Road is appropriate.

Given the industrial designation in the Comprehensive Plan for a portion of this property, the B-2 and H-4 commercial zoning is appropriate. This square mile area of Lincoln, with this proposal, Horizon Business Center at 14<sup>th</sup> and Pine Lake Road, South Ridge center at 27<sup>th</sup> and Pine Lake, and substantial vacant office and commercial zoning at 14<sup>th</sup> and 27<sup>th</sup> will be served by nearly 3 million square feet of commercial space. Any additional commercial use in this area is not in conformance with the Comprehensive Plan.

**STAFF RECOMMENDATION:**

<b>Annexation #01001</b>	Approval, subject to the Annexation Agreement
<b>Change of Zone #3301</b>	Approval
<b>Special Permit #1753 'B'</b>	Approval with conditions.
<b>Preliminary Plat #00022</b>	Approval with conditions.
<b>Use Permit #129 'A'</b>	Approval with conditions.
<b>Special Permit #1895</b>	Approval with conditions.

## SPECIAL PERMIT #1895

Approval with the following conditions.

### Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 A revised site plan to show all the required revisions of Preliminary Plat #00022 and showing the following additional revisions:
  - 1.1.1 Provide additional information on the storage of hazardous chemicals and/or wastes in the portion of the site east of 15<sup>th</sup> Street or a note addressing this issue to the satisfaction of the Health Department.
  - 1.1.2 On the Landscape Plan add a note that "all commercial lots in the area of the use permit and special permit shall submit and receive approval of the landscape plans at time of building permit." Clarify the meaning of Use Permit Note #9 and Special Permit Note #7 as to when the remaining landscaping shall be done.
  - 1.1.3 For the H-4 Special Permit notes, eliminate notes 1, 2 and 3 which are not necessary. Combine notes 5 and 8. Add to Note #6 "total trips and floor area" and add a sentence that clarifies that the total floor area may be increased by administrative amendment.
  - 1.1.4 Add to the H-4 Land Use Table a column for land use, trip rate and total trips and provide the appropriate information for each lot. Revise the note under the land use table to state "The unassigned square footage may be assigned by the developer at time of building permit with permission of the developer."
  - 1.1.5 Note on the site plan that the center shall be limited to two pole signs along 14<sup>th</sup> Street and two pole signs along Yankee Hill Road.

### General:

2. This approval permits a total of 361,200 square feet of commercial space.
3. The City Council approves the following:
  - 3.1 Adjustment to Section 27.45.070 (a) to reduce the front yard setback along Dahlberg Drive from 50 feet to 25 feet for the buildings only, and from 50 to 40 feet along S. 14<sup>th</sup> Street and Yankee Hill Road.
  - 3.2 Adjustment to Section 27.45.070 (a) to reduce the rear yard setback adjacent to the residential area from 50 feet to 5 feet for parking and to 10 feet for buildings.
4. Before receiving building permits:
  - 4.1 The permittee shall submit a permanent reproducible final site plan as approved.



STANDARD CONDITIONS:

5. The following conditions are applicable to all requests:
  - 5.1 Before occupying this development all development and construction is to comply with the approved plans.
  - 5.2 All privately-owned improvements, including landscaping, are to be permanently maintained by the permittee, its successors and assigns
  - 5.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 5.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 5.5 The City Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

**ANNEXATION NO. 01001;  
CHANGE OF ZONE NO. 3301  
SPECIAL PERMIT NO. 1753B,  
VAVRINA MEADOWS 1ST ADDITION COMMUNITY UNIT PLAN;  
PRELIMINARY PLAT NO. 00022, VAVRINA MEADOWS 1ST ADDITION;  
USE PERMIT NO. 129A; and  
SPECIAL PERMIT NO. 1895**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

March 7, 2001

Members present: Carlson, Steward, Hunter, Krieser, Taylor, Duvall, Newman and Schwinn; Bayer absent.

Planning staff recommendation: Approval of the annexation subject to an annexation agreement; approval of the change of zone; and conditional approval of the community unit plan, preliminary plat, use permit and special permit.

Proponents

**1. Rick Krueger** presented the application, explaining that this project is implementing the Comprehensive Plan by proposing mixed use development under a community unit plan and components of the planned service commercial subdivision ordinance. This gives the residents various housing choices, types and opportunity to live close to an employment center with neighborhood services. This meets all strategies bound in the Comprehensive Plan for developing urban residential areas, including parks, proximity to schools, access to commercial center and safe walkway system for pedestrians and cyclists.

Krueger displayed a map showing the pedestrian easements, bike path, and green areas that were part of the original Vavrina Meadows Addition. This project attempts to create connectivity throughout this development. The public r.o.w. on 16<sup>th</sup> has been enlarged from 60 to 80' to accommodate a 10' bike path running down the front of those homes. The homes have rear access garages off a private alleyway. This developer worked with staff to take the 50' setback between commercial and residential, leaving 30' with a driveway to serve residences and 20' to accommodate the bike path. The bike path has been moved internal to the subdivision.

Krueger also pointed out the traffic connectivity with accesses to arterial streets from the neighborhood. Two go out to Pine Lake Road, the four to the south go to 14<sup>th</sup> Street and one to the east goes to Yankee Hill Road. They are trying to accommodate the transportation element of this plan so that the residents come through the commercial areas so that they can combine trips.

As to 15<sup>th</sup> Street looking south, for the B-2 area they are considering the idea of combining some residences and some commercial but they have not totally made that choice. The intent is to

implement some of the ideas floating around in regards to “new urbanism” and yet make it acceptable in the Lincoln market place.

Moving further south, Krueger pointed to the property for H-4 zoning. The idea here is to develop an employment center. Krueger did not have drawings showing the form and texture at this time but they do see individual owners in that area. They will be working on covenants for this area.

Steward asked Krueger to discuss Outlot C as to what he expects there and the drainage in general from this area. Krueger indicated that Outlot C is part of the original Vavrina Meadows subdivision. That area is the drainage and detention facility which exists today and that was installed in the past year. They did obtain a 404 permit. It is open.

Steward asked whether the lots that back up to the employment center are rear access lots. Krueger responded in the affirmative. Those are the rear access lots with the bike path out in front. The alleyway is strictly for use by the residences.

Carlson inquired about the reason for H-4 zoning for the employment center. Krueger stated that he has developed under H-4 in two other locations--Lincoln Trade Center and 29<sup>th</sup> & Pine Lake Road. H-4 allows a wide variety of uses from office, to warehouse to retail, etc. It is very broad based. Carlson is trying to get a sense as to whether the H-4 uses will be compatible with the residential. Krueger believes that they will. A square footage has been assigned to each of those lots, but in order to achieve the FAR the individual owners will have to provide enough on-site parking. He is using the city’s design standards for the parking ratios. The H-4 does not require use permit approval.

Hunter observed that the lots appear to be pretty symmetrical except for the ones along the industrial area. Krueger advised that the lots with the rear access are 40x100 and they are designed for a 30' wide home.

## Opposition

**1. Shirley Alder**, 1800 Yankee Hill Road, testified in opposition to the height waiver, the lack of recreational opportunity and the road in Special Permit No. 1753B. She and her husband started building their home in 1961--a project of love for their 10 children. It took 36 years to complete their home. They built what they could afford, paying as they went. During this time, they have been responsible stewards of the land and reap the rewards of the sunsets and sunrise. This is why they are opposed to the height waiver for the building adjacent to their property. Krueger stated that the roofline would not exceed the height of the trees. Alder submitted that the height increase from 35' to 43' will result in a line that extends far above the trees. She realizes that she cannot stop the growth of the city but she would appreciate recognition of her concerns for the aesthetics of its growth. She requested that the Commission enforce the ordinance to limit the building height to 35'

Alder sees no location for children to play. Therefore, she is fearful that children will be drawn to the open areas of her property, and this is a liability she cannot afford to allow.

Allder is also concerned about stubbing the road up to the area of their property. They have no assurance that this road will not be extended through their property against their wishes in the future.

Allder requested: 1) denial of the waiver of the building height; 2) require the developer to provide for recreational needs for the southern portion of the development; and 3) that the Planning Commission see these property owners as people concerned with the healthy growth, not only of the land, but also and even more importantly, the people of Lincoln. Please be honest and up-front with us and keep us informed.

**2. Nancy Allder**, 2000 Yankee Hill Road, testified in opposition. She shares the same issues and concerns of the other existing homeowners. The Planning Department staff report dated 2/26/01 does not mention that there are a number of existing homeowners adjacent to the proposed development. We are referenced as being part of an annexation hole in the city limits. The report contains only one reference to an opinion and concern of one existing homeowner, and that was obtained through the developer.

The height waiver in Special Permit No. 1753B is being recommended for approval based on the developer desiring 9' ceilings and the fact that a similar waiver was approved at 14<sup>th</sup> & Garret Lane. Allder has talked with the staff and they have agreed that the current report offers no assessment of the impact on the adjacent homeowners. Garret Lane had no existing homeowners to consider in granting the height waiver. This should not be approved based on precedent. Henrichsen of Planning staff recommended that Allder contact Krueger to negotiate better safeguards. She did contact him and they have made some progress on this issue. But why is the Planning Department leaving this up to the existing homeowners to address? She was concerned that if she did not take the initiative to contact the developer, her concerns would not be addressed.

Allder also believes that the process appears to be falling short of the purpose of the community unit plan to encourage the creative design of new living areas and in order to permit open space. What open space?

Allder advised that the existing homeowners are engaged in the process and intend to stay engaged, but please allow us and help us to stay engaged in this process.

**3. James Drake**, 7900 So. 14<sup>th</sup> Street, testified in opposition. The 60x100' lots, the height waiver, the cluster density ratios, the lack of places for green space and children to play; and misleading development plans are his concerns. He purchased the property in 12/1999. Prior to this purchase, based on advice of the current owner and realtor, he was encouraged to meet with Mr. Krueger to discuss his development plans for this specific area. He did have those conversations with Mr. Krueger before making a sizable investment in his property. It was described as a plan to be developed like Country Meadows, where Krueger lives. Not once during these conversations did he hear anything about apartments at 19<sup>th</sup> and Yankee Hill, until about 3 months ago. During his conversations with Krueger, this plan looked very good and he moved forward with his purchase. He cooperated with the developer in swapping land based on the direction that Krueger had laid out. The development plans do not resemble Country Meadows. Based on the information in the staff report, he needs some questions answered. It is apparent after reading the report and talking with the Planning staff, that the basic theme is to ignore the zoning requirements for lot sizes and height

requirements for apartment buildings, and increase the number of dwelling units by 70% per acre and increase cluster density by 57%. There appears to be no concern about the impact on current property owners other than making sure they pay for sewer and streets. The staff analysis that the development more efficiently utilized the site is troubling to him. Is this really what we want the end product to look like? Are we building parking lots for houses, or are we trying to develop appropriate parts of our community that promote building homes with green spaces and providing safe places for our child to play and grow?

A recent article appeared in the Lincoln Journal Star on March 6th, stating that 1,147 homes are currently on the market in Lincoln. The housing market continues to favor the buyer. With this many houses in one area, do you feel comfortable approving a plan with two 60x100 lots for children to play? The distance to these parks should be addressed. Having houses on 60x100 lots does not attract people to Lincoln. It is difficult to understand the rationale behind this plan.

Drake wanted to know upon what basis the Commission grants adjustment of the height waiver? Just because the developer got a waiver at another location should not justify the stamp of approval on this building. What justification is there to waive the cluster density from 15 dwelling units to 23.6 dwelling units per acre? What justification is there for waiving the width and depth of the commercial lots? Most of the residential lots are 60x100', or 1.66 times the width. Even though this meets the minimum requirements of R-3, why would we have new development on the edge of the city with these small lots?

Drake suggested that the overall theme is disturbing. If you have not visited this area, you should. All of us have made serious investments in our land and homes. We realize the development needs to happen, but some common sense needs to overlook the process.

Carlson asked Drake whether he lives on the property. Drake stated that he lives on the property. He purchased it to live on it, not to develop it. Carlson asked Drake to explain the 60' stub to which he referred. Drake explained that the adjacent property owners own 30' stems of land that connect them all the way to 14<sup>th</sup> Street.

Hunter asked whether Drake has sold some of his property to others. Drake explained that he has negotiated an agreement with Krueger to swap some land.

### Staff Questions

Steward noted that there has been a lot of testimony about the recreational and green space. Are there alternatives? Steve Henrichsen of Planning staff clarified that this a community unit plan and preliminary plat. The original Vavrina Meadows Addition is generally the northern half and is already approved. In that part, there are two miniparks that were dedicated as part of the original plan; the developer dedicated the land, donated funds for construction of playground equipment and set it up so that the homeowners would be maintaining the grounds. Privately, the open space also includes about 7 acres along the drainageway through the middle. With the additional park of 1<sup>st</sup> Addition, the main recreational amenity has been the bike trail coming up through the site up to 14<sup>th</sup> Street, and then from 14<sup>th</sup> connecting to the bike trail along Pine Lake Road. The developer is providing 40% of the cost of the bike trail and more trees, etc.

In terms of a recreation plan, Henrichsen advised that the ordinance requires the developer to provide an outdoor recreation plan in the community unit plan. Henrichsen noted that this is covered in Condition #1.1.3 of Special Permit No. 1753B. The developer does not have any problems with providing an outdoor recreation plan specifically for the apartment area.

Henrichsen then explained the existing conditions. There is a rather large lot that has an existing house on it. There are six houses, two of which Krueger has purchased and which will remain with this development. There are four houses that will remain outside of the area of the community unit plan. For six lots, there are panhandles that lead out to 14<sup>th</sup> Street, and four of those have been purchased by Krueger and included as part of this plat. It is Henrichsen's understanding that the other properties have agreements to sell their panhandles so that they can be included as part of preliminary plat in exchange for additional land.

Steward noted that in the southern part of this development extension, other than the bike trail, there is no dedicated park space separate from the footprint of the apartments. Henrichsen concurred, stating that within the area between 14<sup>th</sup> and 27<sup>th</sup> from Yankee Hill Road to Pine Lake Road the city is still interested in acquiring additional park land of 8 acres or more for a neighborhood park.

Henrichsen also advised the Commission that there will be another preliminary plat for a residential subdivision coming forward in the near term for the property to the east of the four lots.

Carlson noted that the previous approval included an adjustment to the cluster density, with the rationale of underground parking and increased green space on the site. What is the rationale on this site? Henrichsen believes that the applicant is interested in reducing the height waiver request. As part of the conditions, the staff has recommended a road to provide access to the adjacent property and move the road to the west, which would allow the apartment buildings to be oriented east/west. Only the ends of the two apartment buildings would be to the adjacent property. Staff recommends approval of the height waiver because this property falls off substantially as it goes to the west. The setback had been increased if the height was going to be increased. He believes the height request will now be 38' instead of 43'. The cluster density is similar to the same cluster density of the apartments to the north of the property and it is staff's opinion that they are similar style with the underground parking and because of the trail and other open space, the additional cluster density is warranted.

With regard to stubbing of the road, Henrichsen agreed with Alder that the staff neglected to properly address the adjacent residences. He lauds their efforts because they have been talking to the staff for the past two years and the staff has been trying to address their concerns. Henrichsen clarified that the staff does not leave it up to the property owners to address the impact on their property. The staff had felt that the conditions offered have addressed their issues.

Henrichsen pointed out that the staff has asked for a stub road in two locations. When these property owners wish to sell, the property may be subdivided and those two stub roads are recommended for future subdivision and access. These roads are not to condemn a road through their property, but that road could be extended at some point in the future when their property is subdivided. We are trying to address the overall capacity of Yankee Hill Road at some point in the future.

Newman sought further clarification about the land falling off to the west. Does that mean Shirley Allder's property is higher? Henrichsen's response was that generally most of the property along 14<sup>th</sup> is very flat, but it does start to rise as you head uphill.

Henrichsen recommended an amendment to Condition #1.1.1 of the Preliminary Plat as follows: "...2) from S. 22nd Street to the east line of the plat in the vicinity of Lots 14 through 17, south of Lot 17, Block 14;...".

#### Response by the Applicant

Chair Bayer left and Vice-Chair Schwinn conducted the remainder of the meeting.

Krueger responded to the comments by the opposition. He is not opposed to providing recreation space. He also indicated that he would reduce the height waiver from 43' to 38'. Krueger described the tree masses. From very early on, the neighbors did not want a roadway coming through and he agreed and designed the project accordingly. The residential uses were sited because staff wanted to have some residential use at that location. Krueger submitted a letter from Allders in support of not running that street through which he received in September. Krueger requested that the conditions requiring that stub street be deleted--Conditions #1.1.2 and #1.1.4 of Special Permit No. 1953B. Krueger also requested that Condition #2.2 of Special Permit No. 1753B be amended to adjust the building height from 35 feet to 38' (instead of 43 feet).

With regard to the conditions of approval on the preliminary plat, Krueger requested to delete Conditions #1.1.1 and #3.3.

In relation to paving south of 15<sup>th</sup> Street, Krueger pointed out that the plan shows a 40' cross-section, which should be changed to 36'. This is not in the conditions of approval.

Carlson suggested that Condition #1.1.5 on Special Permit No. 1753B also refers to the height of the apartment building and Krueger's requested amendment to Condition #2.2 of Special Permit No. 1753B should also be reflected in Condition #1.1.5. Krueger concurred.

Addressing Condition #1.1.2 on Special Permit No. 1753B, which requires the relocation of So. 19<sup>th</sup> Street approximately 160 feet to the west, Krueger submitted that the project lays out best as shown. Staff had indicated that they had requested 1320' west from Wilderness Ridge Road with the idea to have access to major arterials roughly every 1/4 mile. Krueger believes that placing it as shown is not out of line and meets the general intent of the subdivision ordinance.

Henrichsen further explained at the map. There is a median opening scheduled with Wilderness Ridge Road just to the east of this project. The main point of Condition #1.1.2 was to orient the apartment buildings east/west.

Steward referred to Condition #1.1.3 of Special Permit No. 1753B regarding the outdoor recreation plan for the apartment area. The proponent says that he is okay with that; however, shouldn't we be asking for a recreational area for more than just the apartments? Steward is concerned for open space compared to the density proposed. Henrichsen's response was that originally the Parks

Department shared this same concern and the city has identified the need for an 8-acre park in this area, but with the adjacent 240 acres to the east, the bike trail, the two tot lots and the private open space, Parks is satisfied with the proposal through the component of the community unit plan. Steward agrees that to be reasonable for the long term, but it seems very indeterminate and very “iffy” whether there will be 150 families out here without access for some period of time. Henrichsen also observed that the Infrastructure Financing Study committee did take a look at this for a more systematic approach to dedicate park land. This is a situation that we have had in many other places. Parks believes that the amount of recreational facilities is acceptable under the CUP.

Steward asked the applicant whether there is any leverage for purchase or other thoughts he might have within this H-4 designated area to provide recreational uses. Krueger thought that to be a good question. When he submitted the original subdivision there were two parks, and the Parks Department said they only wanted one. In the past number of months, especially with the bike trail, it seemed like that was going to make the difference. Krueger indicated that he would be glad to talk with Parks further, but he does not know how it is perceived, especially since they only wanted one park in the original Vavrina Meadows Addition. Once you get on the bike path, you’re there. Krueger was able to provide the land for Porter Ridge Park so he has done a good share of park land dedication over the years. The small parks are 100x100 dimensions, and he provided the funding for the improvements. Steward agrees that the bike trail is a reasonable middle ground.

Carlson asked Krueger to respond to reorienting the apartments. Krueger agreed that if they moved the stub street to the east 160’, the apartments could be reoriented, but his neighbors don’t want that and he does not want that.

Public hearing was closed.

**ANNEXATION NO. 01001**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

March 7, 2001

Duvall moved approval, subject to the Annexation Agreement, seconded by Steward.

Hunter commented in regard to the comments by the abutting property owners. She believes that situations like this make their property more valuable in the future. As a whole, with the accesses to the perimeter roads, this is a relief to see instead of the kinds of things that have come up around 56th & Hwy 2 where the homeowners are totally distressed about their ability to get out to main roads. She believes the development is well-planned.

Steward does not believe that Lincoln has enough choices in size of lot configuration and residential condition. He agrees with Hunter that these are inevitable. The acreage issues close into the city are going to continue to front us. We have an obligation to recognize ownership, but he believes the quality of life and ultimate character of these close-in acreages are going to be more problematic. Increased density to conserve other land and to bring the character of Lincoln into greater choices for housing and affordability are imperative. He believes that this is a reasonable approach.

Duvall believes this is an outstanding plan. He looks forward to seeing the increased density. This will start lowering our costs as a whole for our infrastructure.



Taylor is pleased with the trail.

Motion for approval carried 8-0: Carlson, Steward, Hunter, Krieser, Taylor, Duvall, Newman and Schwinn voting 'yes; Bayer absent.

**CHANGE OF ZONE NO. 3301**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

March 7, 2001

Duvall moved approval, seconded by Carlson and carried 8-0: Carlson, Steward, Hunter, Krieser, Taylor, Duvall, Newman and Schwinn voting 'yes; Bayer absent.

**SPECIAL PERMIT NO. 1753B,**

**VAVRINA MEADOWS 1ST ADDITION COMMUNITY UNIT PLAN**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

March 7, 2001

Duvall moved to approve the Planning staff recommendation of conditional approval, with amendment deleting Condition #1.1.2 and Condition #1.1.4, and changing the height waiver to 38' in Conditions #1.1.5 and #2.2, seconded by Krieser.

Carlson wanted some discussion about the road accesses and the potential for what may or may not happen to those parcels on 22<sup>nd</sup> and 19<sup>th</sup>. 19<sup>th</sup> Street might be taken care of in the next phase. Moving So. 19<sup>th</sup> would have the stub road and reorient the apartments which the neighbors are not in favor of. However, he does not want to end up with a larger three parcels combined in 10-20 years not having access at all.

Hunter noted that So. 22<sup>nd</sup> is stubbed out to the south side. Scotch Pines Pass is stubbed and she assumes that at some point in time those properties will become developed. That straight shot down through there is nothing like we have seen in the past.

Steward stated that he was inclined to want to leave Condition #1.1.2 intact and be in agreement with the stub or the roundabout requirements for future circumstances. It seems that the roundabout locations are minor traffic carriers and that just a straight stub is sufficient.

Steward made a motion to amend to retain Condition #1.1.2 as recommended by staff, seconded by Newman.

Newman believes this gives the apartment houses more space and therefore they can be manipulated a little more away from the property line, and the stub will be there for 20 years in the future if the Allders decide to sell their property and subdivide.

Schwinn agreed that it gives more room for the apartments, but does that mean more apartments? Henrichsen clarified that the cluster density requirement stays the same at 23.6 dwelling units. The developer is already going to have to drop some units. By increasing the area, those units might go back in. The net result might be the same number of units but over a greater area.

Motion to amend to retain Condition #1.1.2 carried 5-3: Carlson, Steward, Krieser, Taylor and Newman voting 'yes'; Hunter, Duvall and Schwinn voting 'no'; Bayer absent.

Main motion for conditional approval, with amendment deleting Condition #1.1.4 and amendment to Condition #1.1.5 and #2.2 to show the 38 feet height instead of 43', carried 8-0: Carlson, Steward, Hunter, Krieser, Taylor, Duvall, Newman, and Schwinn voting 'yes'; Bayer absent.

**PRELIMINARY PLAT NO. 00022**

**VAVRINA MEADOWS 1ST ADDITION**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

March 7, 2001

Duvall moved to approve the Planning staff recommendation of conditional approval, with amendment to Condition #1.1.1 as recommended by staff and deleting Condition #3.3. The amendment to Condition #1.1.1 gives the developer more flexibility in locating 22nd Street.

Motion for conditional approval, with amendment to Condition #1.1.1 and deleting condition #3.3, carried 8-0: Carlson, Steward, Hunter, Krieser, Taylor, Duvall, Newman, and Schwinn voting 'yes'; Bayer absent.

**USE PERMIT NO. 129A**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

March 7, 2001

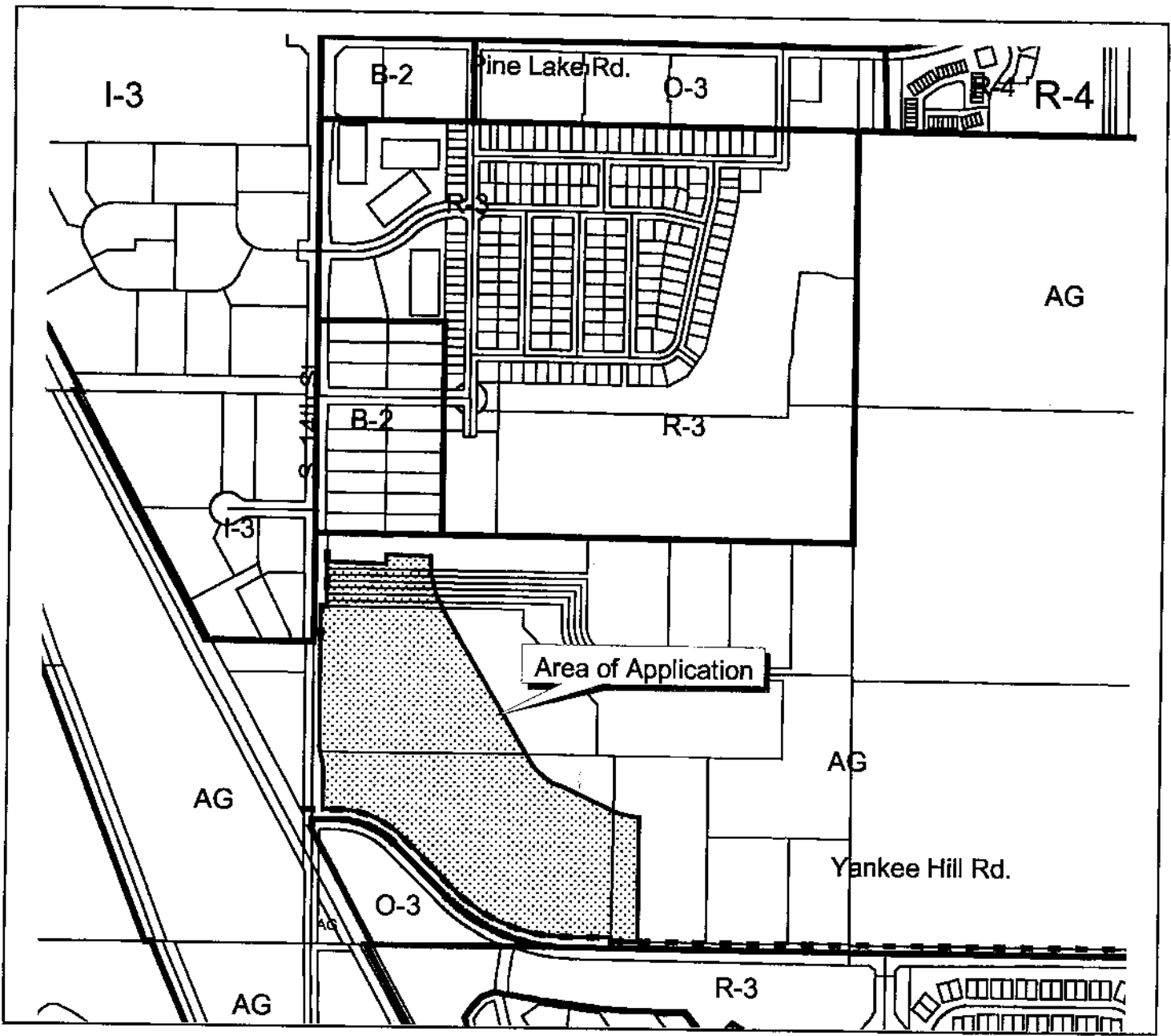
Duvall moved to approve the Planning staff recommendation of conditional approval, seconded by Newman and carried 8-0: Carlson, Steward, Hunter, Krieser, Taylor, Duvall, Newman, and Schwinn voting 'yes'; Bayer absent.

**SPECIAL PERMIT NO. 1895**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

March 7, 2001

Duvall moved to approve the Planning staff recommendation of conditional approval, seconded by Hunter and carried 8-0: Carlson, Steward, Hunter, Krieser, Taylor, Duvall, Newman, and Schwinn voting 'yes'; Bayer absent.

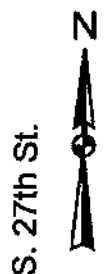
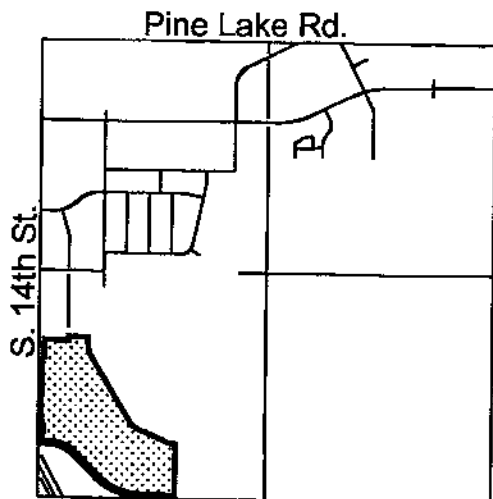
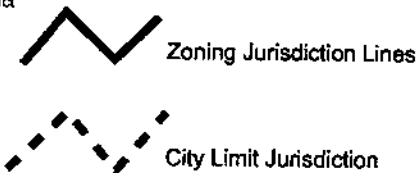


**Special Permit #1895**  
**Vavrina Meadows 1st Addition**

**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation 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. 24 T9N R6E



019

Sheet \_\_\_ of \_\_\_  
 Date: \_\_\_\_\_

Lincoln City - Lancaster County Planning Dept.

# 'H-4'-PLANNED SERVICE COMMERCIAL DISTRICT SPECIAL PERMIT #1895

## LEGAL DESCRIPTION:

A LEGAL DESCRIPTION OF A PORTION OF LOTS 14, 18, 20-25, 67 AND 68, ALL IRREGULAR TRACTS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST, OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND EXTENDING N 02°01'37" W, 649.22 FEET; THENCE N 87°58'23" E, 50.00 FEET TO THE POINT OF BEGINNING;

THENCE N 02°01'37" W, 200.00 FEET;  
THENCE N 11°40'32" W, 101.43 FEET;  
THENCE N 02°01'37" W, 682.35 FEET;  
THENCE N 87°58'23" E, 27.00 FEET;  
THENCE N 02°01'36" W, 208.09 FEET;  
THENCE N 88°29'50" E, 278.33 FEET;  
THENCE N 01°56'43" W, 51.68 FEET;  
THENCE N 88°30'08" E, 227.00 FEET;  
THENCE S 01°56'43" E, 62.75 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°45'39", A RADIUS OF 431.88 FEET AND WHOSE CHORD BEARS S 16°19'33" E (214.53 FEET);  
THENCE ALONG THE ARC OF SAID CURVE 216.79 FEET;  
THENCE S 30°42'23" E, 816.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35°47'36", A RADIUS OF 330.00 FEET AND WHOSE CHORD BEARS S 48°36'11" E (202.82 FEET);  
THENCE ALONG THE ARC OF SAID CURVE 206.15 FEET;  
THENCE S 66°29'59" E, 358.27 FEET TO A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 2°45'03", A RADIUS OF 300.00 FEET AND WHOSE CHORD BEARS S 0°24'07" E (14.40 FEET);  
THENCE ALONG THE ARC OF SAID CURVE 28.19 FEET;  
THENCE S 01°46'39" E, 572.27 FEET;  
THENCE S 88°19'47" W, 10.03 FEET;  
THENCE N 01°40'13" W, 17.00 FEET;  
THENCE S 88°19'47" W, 195.79 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44°25'20", A RADIUS OF 798.83 FEET AND WHOSE CHORD BEARS N 69°17'02" W (603.95 FEET);  
THENCE ALONG THE ARC OF SAID CURVE 619.34 FEET TO THE POINT OF TANGENCY;  
THENCE N 47°04'22" W, 348.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44°57'15", A RADIUS OF 450.00 FEET AND WHOSE CHORD BEARS N 69°32'59" W (344.08 FEET);  
THENCE ALONG THE ARC OF SAID CURVE 353.07 FEET;  
THENCE S 87°58'23" W, 100.19 FEET TO THE POINT OF BEGINNING, CONTAINING 33.65 ACRES.

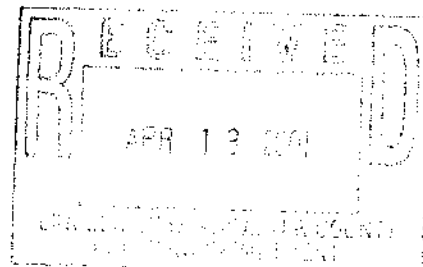
# 'B-2'-PLANNED NEIGHBORHOOD BUSINESS USE PERMIT #129A

## LEGAL DESCRIPTION:

A LEGAL DESCRIPTION OF LOTS 2-7, BLOCK 2, LOTS 1-7, BLOCK 3, VAVRINA MEADOWS 6TH ADDITION, AND A PORTION OF LOT 24 IRREGULAR TRACT, ALL LOCATED IN THE WEST HALF OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST, OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND EXTENDING N 01°56'43" W, 39.53 FEET; THENCE N 88°03'17" E, 60.00 FEET TO THE POINT OF BEGINNING;

THENCE N 06°00'59" W, 140.82 FEET;  
THENCE N 01°56'44" W, 178.04 FEET;  
THENCE N 88°03'18" E, 566.47 FEET;  
THENCE S 01°56'42" E, 322.85 FEET;  
THENCE S 88°30'08" W, 50.00 FEET;  
THENCE S 01°56'43" E, 795.03 FEET;  
THENCE S 88°30'08" W, 227.00 FEET;  
THENCE S 01°56'43" E, 51.68 FEET;  
THENCE S 88°29'50" W, 278.33 FEET;  
THENCE N 02°01'36" W, 145.01 FEET;  
THENCE S 88°29'50" W, 10.00 FEET;  
THENCE N 02°01'36" W, 482.20 FEET;  
THENCE N 02°04'26" E, 139.80 FEET;  
THENCE N 01°53'11" W, 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 13.85 ACRES.





NOT TO SCALE

LIMITS OF USE PERMIT #1894  
FOR 'B-2' - NEIGHBORHOOD  
BUSINESS DISTRICT

AREA OF SPECIAL PERMIT  
FOR 'H-4' - PLANNED SERVICE  
COMMERCIAL DISTRICT

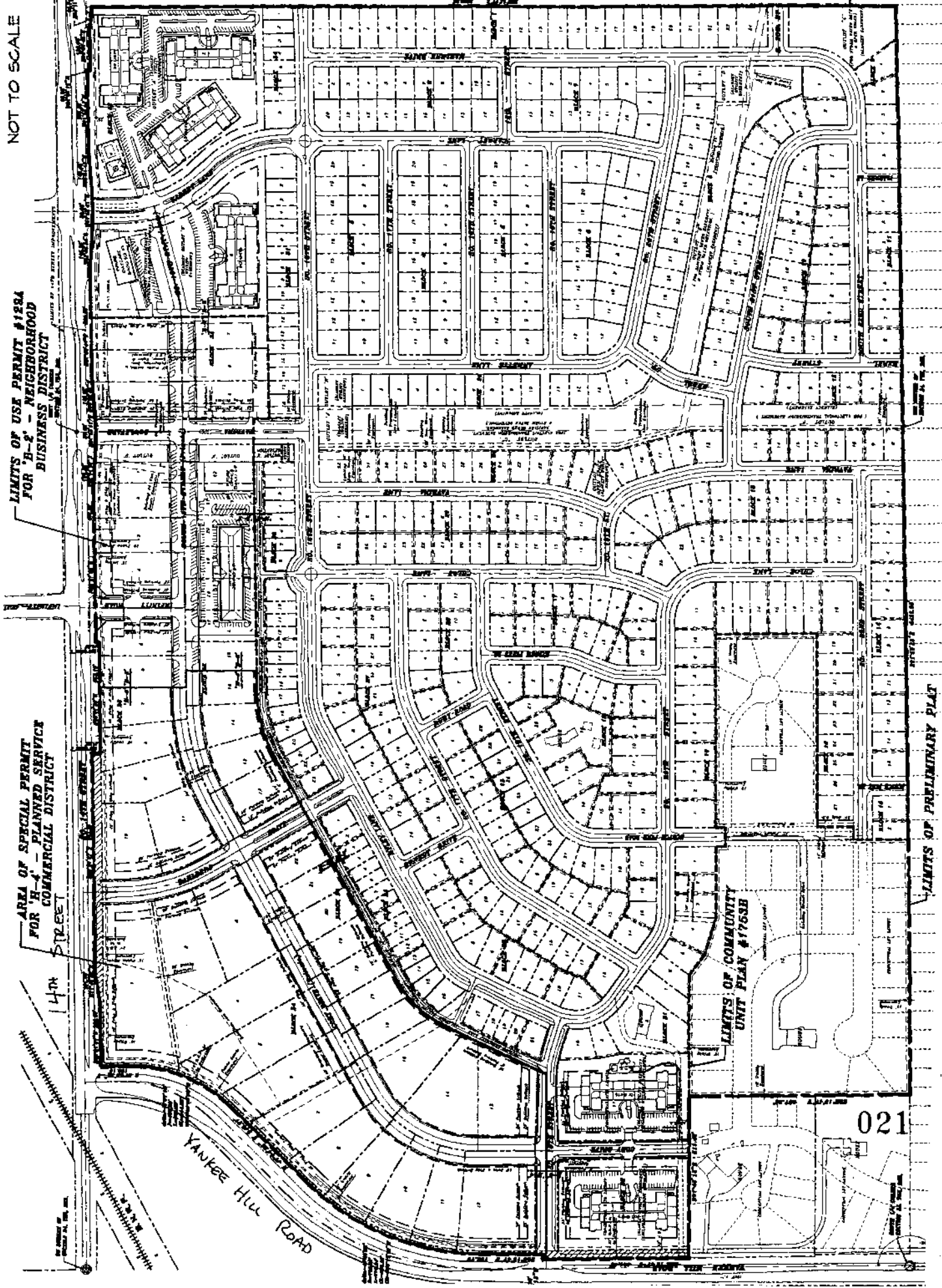
LIMITS OF COMMUNITY  
UNIT PLAN #1765B

LIMITS OF PRELIMINARY PLAT

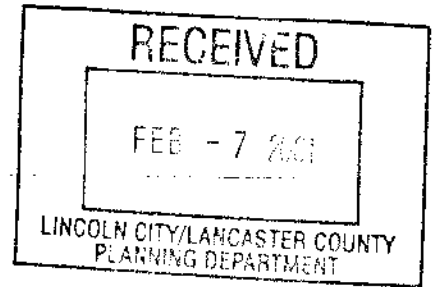
14th STREET

YANKEE HILL ROAD

021



# M e m o r a n d u m



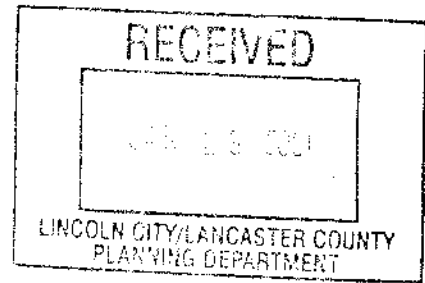
[Redacted]


**To:** Steve Henrichsen, Planning Department  
**From:** Dennis Bartels, Public Works and Public Utilities Department  
**Subject:** Vavrina Meadows 1st Addition Amended CUP  
**Date:** February 5, 2001  
**cc:** Roger Figard, Nicole Fleck-Tooze

The proposed grading plan for Vavrina Meadows 1st Addition submitted as an amendment is unsatisfactory. The proposed detention does not stay within the limits of the proposed easement for the detention. The plan and calculations show flooding over and east of South 15th Street. The detention needs to be contained within an easement and must not flood any portion of the street system. The plan shows flooding of the dedicated right-of-way and parallel easement along S. 14th Street. The grading of the buildable area of lots and minimum building elevations should be identified to be above the 100 year detention and above an identified overflow elevation.

fcp memo to steve henrichsen vavrina meadows 1st addition amended cup ddb

# M e m o r a n d u m



**To:** Steve Henrichsen, Planning Department  
**From:**  Dennis Bartels, Public Works & Utilities  
**Subject:** Vavrina Meadows 1<sup>st</sup> Addition - CUP/Special Permit, Use Permit & Preliminary Plat  
**Date:** January 19, 2001  
**cc:** Roger Figard, Nicole Fleck-Tooze

Public Works has reviewed the revised Vavrina Meadows 1<sup>st</sup> Addition plans and has the following comments:

1. Water - No sizes are shown for the public mains in the residential portion of this plat. Per design standards, a 12" main is required at approximately the ½ mile line north/south and east/west through a section.

The annexation agreement with the Wilderness Ridge area south of Yankee Hill Road indicated that this property would be asked to pay for a portion of the cost of water mains in Yankee Hill Road and South 14<sup>th</sup> Street when this plat is annexed.

2. Sanitary Sewer - No outlet is shown for the sewer in Dahlberg Drive. The grade in 15<sup>th</sup> Street is opposite of street grades. The sewer will need to be built to the trunk sewer west of this plat. Sufficient depth is not available to build the sewer as shown.

Sewer needs to be shown to the east line of this plat in Scotch Pines Pass.

This plat should be required to pay a yet to be calculated connection fee for connecting to the Salt Creek trunk sewer as a condition of annexation.

The existing and proposed sewer in the vicinity of 16<sup>th</sup> and Vavrina Boulevard is not accurately shown.

3. Drainage and Grading - The drainage study and grading plan is unsatisfactory and must be revised. No swales are shown downstream from sumps. No calculations are provided to verify swale capacities shown in sumps. Five year designs are shown downstream of sumps. The ultimate grading of 14<sup>th</sup> and Yankee Hill Road are not shown. Detention is shown into the right-of-way. Detention shown will flood lots and the street system. Design standard access, bottom slopes, hardened low flow channels, etc. are not shown. Detention calculations do not meet submission requirements. Culvert calculations must be shown for the 36" culvert inlet in Block 20. More detailed information is required concerning the grading of the detention. The flow line information in the calculations do not match contours.

The grading shown and the calculations for detention show flooding 15<sup>th</sup> Street and existing platted lots south of Vavrina east of 14<sup>th</sup>. This is unsatisfactory.

4. Street System - The existing traffic circle at 16<sup>th</sup> and Garrett is not designed adequately to accommodate public school buses. The 16<sup>th</sup> and Linda Lane circle is shown with the same design. The design must be revised and the existing circle rebuilt to handle design traffic and existing design standards.

All nonstandard street and lane widths must be shown on the preliminary plat.

The traffic study must be revised to the satisfaction of Public Works. The South 18<sup>th</sup> Street and Scotch Pines Pass intersection is a 4-way intersection of two relatively long and potentially high volume local streets. Either a redesign of the street system to eliminate the 4-way intersection or a traffic calming measure such as a traffic circle should be designed at this intersection.

The private driveway lane for Block 21 and 24 needs more detail. No grade is given and no typical cross-section is shown so there is no design to evaluate and comment upon.

The open ditches along 15<sup>th</sup> Street and the size of the lots will require numerous driveway culverts. This design should be reconsidered. An open drainage ditch through a median would be much easier to operate and maintain rather than an open ditch with multiple closely spaced culverts. The design of this ditch needs to be analyzed assuming the multiple culverts if that is the desired cross-section.

Upon completion of a satisfactory traffic study, a formal agreement concerning traffic improvements is required.

5. The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system and public storm sewer system has been reviewed to determine if the sizing and general method of providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connecting storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.



# Memorandum

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To: Stephan Henrichsen, Planning  
From: Rachel Martin, Parks and Recreation  
Date: January 9, 2001  
Re: Vavrina Meadows 1<sup>st</sup>

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Parks and Recreation Department staff have reviewed the above-referenced proposal and have the following comments:

- 1) Traffic circle islands, boulevards, and right-of-way area along trail should be maintained by developer or future homeowners association. "Street trees" between trail and curb will be maintained by the City. Plantings between trail and residences should be maintained by developer or future homeowners association.
- 2) Trail location at Western end of Vavrina Boulevard needs to be a minimum of 8' from curb for snow removal. Any easements for trail along S. 19<sup>th</sup> St. need to be identified.
- 3) Please submit an outdoor recreation plan for the proposed multi-family residential area in the southeastern area of the site.
- 4) Number of street trees proposed for S. 16<sup>th</sup> St. (189 Red Sunset Maples) from S. 19<sup>th</sup> St. to Vavrina Blvd. needs to be revised due to size of lots, proposed 10' wide bike trail, and the eventual mature size of the Red Maple. Staggered planting arrangements can only be done if street trees are located at least 5 feet away from trail and are spaced at 80' on center. Incorporation of evergreen trees on homeowner side of trail may be desirable for aesthetics and screening. Street tree schedule needs to be revised to show correct number based on this spacing requirement.
- 5) Street trees are shown to be planted on center medians for Garret Lane, Dahlberg Dr., and Vavrina Blvd. Traffic Engineering needs to review to determine if there are any traffic sight distance concerns.
- 6) Traffic roundabouts are shown at S. 16<sup>th</sup> and Linda Lane and S. 16<sup>th</sup> and Garret Lane. If these are to be landscaped, the developer must submit plans for review by Parks and Recreation and Traffic Engineering.

January 9, 2001

7) All street tree planting locations need to be marked out by City Arborist and Traffic Engineering prior to planting, including on medians. This should be noted on revised landscape plan.

8) Planting of street trees on arterial streets (Yankee Hill Road and S. 14<sup>th</sup> St.) needs to be done on private property. This should be noted on the revised landscape plan.

9) Bond amounts for street trees need to be recalculated due to changes.

Please phone me at 441-7936 with any questions.

# City of Lincoln, Nebraska

## IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

## Plan Review Comments

Permit # DRF00027

Address

Job Description: vavrina meadows 1st

Location: vavrina meadows 1st

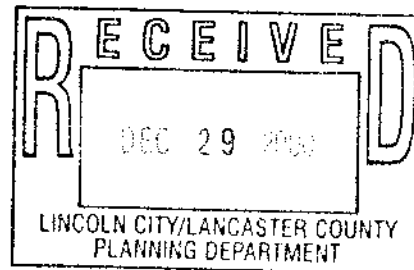
Special Permit: Y 1895

Preliminary Plat Y 00022

Use Permit: Y 129A

CUP/PUD: Y 1753

Requested By STEPHEN HEMRICHSN



Status of Review Denied

12/29/2000 10:58:22 AM

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments: Need utility plan.

### Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards



"Dennis L. ROTH"  
 <DROTH@LANCJES2  
 .ci.lincoln.ne.us>

To: <SHENRICH@CI.LINCOLN.NE.US>  
 cc:  
 Subject: Vavrina Meadows 1st

12/28/2000 10:37 PM

PROJ NAME: Vavrina Meadows 1st      SPEC PERMIT: 1895  
 PROJ NMBR:                              PRELIM PLAT: 00022  
 PROJ DATE:                              USE PERMIT: 129A  
 PLANNER: Steve Henrichsen            CPU PERMIT: 1753

Other than those which are obvious extenstions of an existing street, find SIMILAR SOUNDING NAMES within our geobase that COULD present problems in the dispatching of emergency vehicles to the following proposed name(s);

PROPOSED _____	SIMILAR _____
LINDA LA	LINDALE, LINDEN, LONDON

STRONGLY recommend alternate name(s) be selected.

Dennis "Denny" Roth  
 ESD II/ CAD Aministration  
 Emergency Communications 9-1-1 Center

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Steve Henrichsen

**DATE:** 1/8/2001

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** Leon F. Vinci, MPH  
EH File  
EH Administration

**SUBJECT:** Vavrina Meadows 1<sup>st</sup>

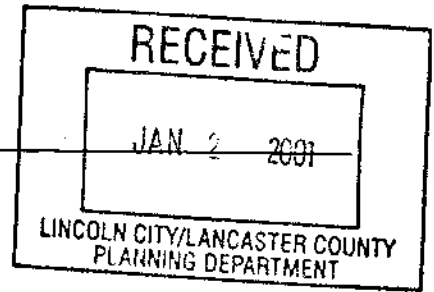
The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the application for incompatible land-uses, which may pose negative environmental health impacts, and has identified the following concerns.

- In the application for the special permit, H-4 Planned Service Commercial District, the applicant list a 180,600 s.f. warehouse as one of the uses in the H-4 zone. The LLCHD has concerns regarding the storage of hazardous chemicals and/or wastes with the close proximity to residential housing. The LLCHD requests the applicant to submit additional information regarding the type and quantity of the materials that will be stored in the warehouse.
- In addition, the applicant should review the City of Lincoln, Noise Control Ordinance Chapter 8.24 L.M.C. Specifically, measured at the property line for residential zoning, noise pollution cannot exceed 65 dB(A) from 7:00 am to 10:00 pm and 55 dB(A) from 10:00 pm to 7:00 am.

If you have any questions, please contact me at 441-6272.

# MEMORANDUM

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**TO:** Steve Henrichsen, Planning Department  
**FROM:** Gene Hanlon *GH* Solid Waste Operations  
**DATE:** December 29, 2000  
**SUBJECT:** Vavrina Meadows

The Vavrina Meadows community unit plan development located at South 14th Street and Yankee Hill Road is an ideal location for a recycling drop-off site. Please forward our interest in working with the developer on the feasibility of locating a recycling drop-off site as part of the development.

MEMORANDUM

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DATE: 1-3-01

TO: Steve Hendricson

FROM: Dennis Duckworth

REG: Vavrina Meadows Special Permit # 1895

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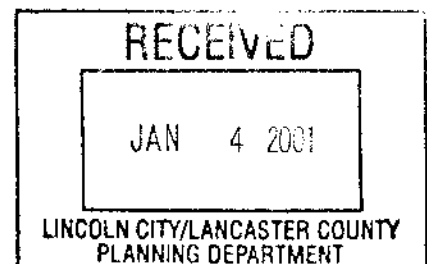
Steve:

The concerns of the Police Department regarding this development are that blocks 1, 22, and 23 appear to be of a length beyond requirements by City Code.

Thank you,



Sergeant Dennis Duckworth  
Lincoln Police Department



LOWER PLATTE SOUTH  
NATURAL RESOURCES DISTRICT



3125 Portia St., Box 83581, Lincoln NE 68501-3581  
(402) 476-2729 · FAX (402) 476-6454  
www.lpsnrd.org

## Memorandum

**Date:** January 10, 2001  
**To:** Stephen Henrichsen, City Planning  
**From:** Ed Ubben, Projects Coordinator  
**Subject:** Vavrina Meadows 1<sup>st</sup>, 14<sup>th</sup> & Yankee Hill Road

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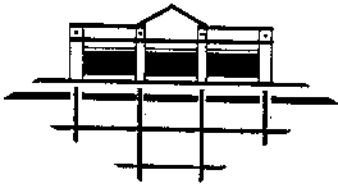
We have reviewed the plans for the referenced project and we have no comment at this time.

EU/eu

A handwritten signature in black ink, appearing to read 'EU Ubben', with a long horizontal stroke extending to the right.

pc: file

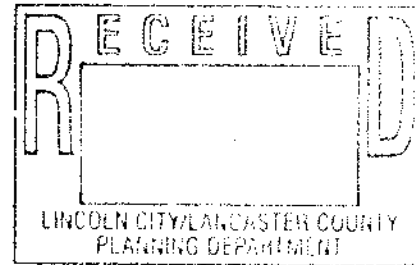




**BRIAN D. CARSTENS AND ASSOCIATES**  
 LAND PLANNING RESIDENTIAL & COMMERCIAL DESIGN  
 2935 Pine Lake Road, Suite H Lincoln, NE 68516 Phone: 402.434.2424

December 22, 2000

Ms. Kathleen A. Sellman, AICP  
 Director of Planning  
 City of Lincoln/ Lancaster County  
 555 South 10th Street  
 Lincoln, NE 68508



RE: VAVRINA MEADOWS FIRST ADDITION- SOUTH 14TH STREET AND YANKEE HILL ROAD  
 PRELIMINARY PLAT #00022  
 SPECIAL PERMIT #1753B - COMMUNITY UNIT PLAN  
 USE PERMIT#129A - PLANNED NEIGHBORHOOD COMMERCIAL DISTRICT  
 SPECIAL PERMIT FOR 'H-4' PLANNED SERVICE COMMERCIAL DISTRICT

Dear Kathleen,

On behalf of R.C. Krueger Development, Company, we submit the above mentioned applications for your review. We have shown all the applications on one master plan, as they relate to each other. I will break apart each application in this letter as follows:

PRELIMINARY PLAT #00022-

A revised preliminary plat is hereby submitted as requested by your letter dated August 3, 2000. We have responded to the various comments in a separate letter that is being turned in with these applications. Please refer to that letter for specifics on the preliminary plat.

SPECIAL PERMIT #1753B- COMMUNITY UNIT PLAN

We have included the original Vavrina Meadows C.U.P. (Special Permit #1753) within the limits of this application. Vavrina Meadows 1st Addition will contain 150.71 acres. The following is a breakdown of dwelling units by type

Single Family Residential	517 units
Single Family Residential Attached	34 units
Multi-Family Residential	355 units
Unassigned Residential Units	86 units
<hr/>	
TOTAL	992 units

We are proposing the same basic apartment configuration as previously approved in the area of South 14th Street and Garret Lane. We have revised the actual apartment counts to reflect final design drawings for the apartments. We are proposing a new multi-family area near South 19th and Yankee Hill Road. This area will serve as a 'transition' between the 'H-4' Planned Service Commercial District and the 'AG' (future urban residential) to the east.

We are creating a unique urban residential streetscape on the West Side of South 16th Street, from South 19th Street to Vavrina Boulevard. We are showing single family dwellings with no direct vehicular access to garages from the abutting public street. We are providing a private alley in the rear, to allow access to rear facing garages. We are also providing a 'linear park' in front of these homes, to allow for the 10 foot wide bike trail to meander through Vavrina Meadows 1st Addition. The Trials Advisory Board has approved this concept at a recent meeting.

Page 2.

We are still providing the two interior 'tot lots' as previously approved with Special Permit #1753.

We are submitting the associated Change of Zone from 'AG' to 'R-3' at this time.

We are requesting the following waivers to the design standards

1. Waiver of lots fronting and taking access to a public street or private roadway on Lots 1-4, Block 31. These lots are created around each building for financing and phasing purposes only. This waiver is permitted if specifically approved with the Special Permit.
2. Waiver of height of a building for the multi-family apartment buildings located on Lots 1-3, Block 31, Lot 8, Block 30, Lot 9, Block 20, from 35 feet to 43 feet. This will allow for 9' high ceilings in the dwelling units, as well as adding flexibility in the architectural design of the buildings.
3. Waiver of the concentration of cluster of dwelling units from 15 units to 23.6 units per acre on Lots 1-3, Block 31, from 15 units to 22.0 units per acre on Lot 8, Block 30, and from 15 units to 29.2 units per acre on Lot 9, Block 20. The waivers were previously approved with Special Permit #1753, on the units on Lots 1-3, Block 31, and Lot 8, Block 30. This was approved as we are providing underground parking for these units, which allows for more open space than normal, and with the higher cost of constructing the underground parking, the density cluster waiver helps offset those costs.
4. Waiver of the requirement of the early childhood care facility provide a detailed site plan, layout of the building, elevations of the building, and a description of the conversion plan, and the operational plan for the care facility until an application for a building permit is made. This waiver was previously approved in Special Permit #1753.
5. Waiver of the front yard setback along South 14th Street for the multi-family building located on Lot 1, Block 31, from 20' to 8'. The City of Lincoln has recently acquired this right of way for the South 14th Street-widening project. This setback would not be an issue, but since we are including this area within the limits of the C.U.P., we need to request the waiver, as it will no longer be 'non-conforming' due to the City of Lincoln acquiring the additional right of way.

#### USE PERMIT #129A- NEIGHBORHOOD BUSINESS DISTRICT-

Use Permit #129A is similar to the previously approved Use Permit #129. We have added Infinity Road from South 14th Street to South 15th Street as requested recently by Public Works and Utilities. This has caused a shift in the lot layout, therefore slightly increasing the overall area of the 'B-2' zoning as shown. We have submitted a Change of Zone to correspond with this revised Use Permit. The revised Use Permit area will contain 12.72 acres. The uses are similar to those that were previously approved. We are proposing the following uses and square footages

Specialty Retail	62,665 s.f.
General Office	62,500 s.f.
Conv./Gas/ Wash	3,200 s.f.
Bank w/ Drive Thru	2,500 s.f.
Restaurant w/ Drive Thru	4,000 s.f.
<hr/>	
TOTAL	134,865 s.f.

We are requesting a waiver to the front yard setback along the north side of Vavrina Boulevard, and both sides of Infinity Road from 50' to 25' for buildings only and keeping the 50' setback for parking. This will allow for more creative site design to place the buildings closer to the street and keep the parking to the sides or rear of the building. Thus, making a more interesting streetscape.

We are also requesting a waiver of the rear yard setback on Lots 16-22, Block 23, from 50' to 0'. This waiver allows for the creation of the alley and linear park on the adjacent single family lots to the east. See associated Special Permit #1753A. We are proposing a 6' high opaque wood fence along the property line, with deciduous shade trees planted on the East Side of the fence. Please refer to the attached landscape plan.

#### SPECIAL PERMIT- 'H-4' PLANNED SERVICE COMMERCIAL DISTRICT-

We are proposing a change of zone and a 'H-4' Planned Service Commercial District on approximately 36.37 acres located at the northeast corner of South 14th Street and Yankee Hill Road. This general area is shown as 'industrial' in the Lincoln/ Lancaster County Comprehensive Plan. This area will contain the following uses and square footages

Warehouse	180,600 s.f.
General Office	108,360 s.f.
Specialty Retail	70,040 s.f.
Car Wash - 4 bay	2,200 s.f.

This area will be similar to the Lincoln Trade Center and Lincoln Trade Center West that R.C. Krueger Development Company has recently completed. The proposed 50% of warehouse uses, 30% office, and 20% retail uses are similar to the 'I-3' - Horizon Business Park immediately to the west of South 14th Street. We do not desire to create an additional shopping/ retail center at this location.

We are requesting the following waivers to the design standards

1. Waiver of the front yard setback along Yankee Hill Road, and South 14th Street, from 50' to 40' in the areas where we are dedicating 60' of right of way from the centerline of the adjacent arterial streets.
2. Waiver of the front yard setback along both sides of Dahlberg Drive and the West Side of South 19th Street, from 50' to 25' for buildings. The standard 50' setback for parking will remain. This will allow for the buildings to be located close to the street and allow the parking to be installed on the side or rear of the buildings, thus creating a more pleasing streetscape.
3. Waiver of width to depth ratio for lots 1, 4, 5, and 6, Block 22, due to the lot configuration as proposed.
4. Waiver of sidewalks on the east and north side of South 15th Street. This is a commercial/ industrial area with little pedestrian traffic. The placement of two sidewalks will be redundant. We are showing the sidewalk on the West Side of South 15th Street.
5. Waiver of the rear yard setback on the Lots North and East of S. 15th Street, from 50' to 5' for parking and 50' to 10' for the Building. This waiver allows for the creation of the alley and linear park on the adjacent single family lots to the east. See associated Special Permit #1753A. We are proposing a 6' high opaque wood fence along the property line, with deciduous shade trees planted on the East Side of the fence. Please refer to the attached landscape plan.

Page 4.

Please contact me if you have any further questions or comments.

Sincerely,



Brian D. Carstens

cc. Rick Krueger - R.C. Krueger Development, Company  
Lyle Loth - ESP

Page 4

ENCLOSURES: 24 Copies of Sheet 1 of 8  
24 Copies of Sheet 2 of 8  
6 Copies of Sheets 3 thru 8 of 8  
Applications for Changes of Zone  
Application for a Special Permit (C.U.P. and H-4 Planned Service Commercial)  
Application for a Use Permit  
Application Fees  
Certificate of Ownership  
8-1/2" x 11" reductions for the agenda