

ORDINANCE NO. _____

1 AN ORDINANCE amending Chapter 26.15 of the Lincoln Municipal Code relating
2 to Preliminary Plats by adding a new section numbered 26.15.070 to require submittal of a
3 transitional preliminary plat for specified developments requiring a subdivision within the BTA
4 Build Through Acreage Overlay District and to specify the information to be shown on the
5 transitional preliminary plat for preliminary plat buildable lots.

6 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

7 Section 1. That Chapter 26.15 of the Lincoln Municipal Code be amended by adding
8 a new section numbered 26.15.070 to read as follows:

9 **26.15.070 Other Developments Within the BTA Overlay District.**

10 For all developments requiring a subdivision within the BTA Build Through Acreage
11 Overlay District, except for community unit plan developments and subdivisions splitting off the
12 residence associated with a farm pursuant to Lincoln Municipal Code Section 27.07.080(h), a
13 transitional preliminary plat for the conversion of the buildable lots to a higher residential density
14 upon the extension of urban services and annexation to the City of Lincoln shall be submitted as part
15 of the preliminary plat submission for the development. The transitional preliminary plat shall be
16 drawn over the base of the preliminary plat or shown on accompanying pages to the preliminary plat
17 and shall be incorporated into the preliminary plat approval process. The following information shall
18 be shown on the transitional preliminary plat for preliminary plat buildable lots:

19 (a) Final lot lines that may be implemented with the extension of urban infrastructure and
20 annexation to the City not to exceed a maximum residential density of 1.0 dwelling unit per acre

1 when using on-site wastewater system or 3.0 dwelling units per acre when using a community
2 wastewater system.

3 (b) The location and layout of any future streets not dedicated and improved as part of the
4 preliminary plat, but needed in the future to implement the transitional preliminary plat.

5 (c) Easement locations for future utilities and stormwater drainage. These easements shall
6 also be included on the preliminary and final plats of the development.

7 (d) Building envelopes necessary to provide adequate setbacks to implement the transitional
8 preliminary plat.

9 In addition to the requirements contained in Sections 26.15.015 and 26.15.020, the
10 preliminary plat for developments in the BTA Build Through Acreage Overlay District shall contain
11 the following information:

12 (1) Building envelopes shown on the preliminary plat buildable lots which meet
13 required setbacks for the final lot lines shown under the transitional plat providing for conversion of
14 the development to higher urban residential density; and

15 (2) The drainage and site grading plans shall be designed to drain and grade the lots
16 in accordance with the transitional plat for the development. Final and rough grading of the
17 development shall be accomplished as set forth in Section 26.11.038.

18 Notwithstanding the above, the Planning Director may waive the transitional preliminary plat
19 or modify the information to be shown on the transitional preliminary plat for subdivisions proposing
20 to create four or less buildable lots upon a finding that such waiver or modification will not obstruct
21 eventual transition of the development to higher densities with the extension of urban services and
22 future urban development of the surrounding areas.

1 Section 2. That this ordinance shall take effect and be in force from and after its
2 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2005:

Mayor