

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 06074**, from R-2 Residential District to R-4 Residential District, requested by Wilderness View Townhomes, on property generally located at Warlick Boulevard and Creekside Trail.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 11/22/06
Administrative Action: 11/22/06

STAFF RECOMMENDATION: Approval

RECOMMENDATION: Approval (8-0: Cornelius, Esseks, Strand, Larson, Carroll, Sunderman, Krieser and Carlson voting 'yes'; Taylor absent).

FINDINGS OF FACT:

1. This proposed change of zone request was heard in conjunction with the associated amendment to the Salt Valley View Community Unit Plan, Special Permit No. 531F.
2. This a request to rezone approximately 48.5 acres from R-2 Residential to R-4 Residential to allow the addition of 162 dwelling units to the Salt Valley View Community Unit Plan, consisting of 124 townhouse units and 38 attached single-family units, each unit on its own lot.
3. The staff recommendation to approve this change of zone request is based upon the "*Analysis*" as set forth on p.3-4, concluding that the application is in conformance with the Comprehensive Plan.
4. On November 22, 2006, this application appeared on the Planning Commission Consent Agenda and was opened for public hearing. No one came forward to speak.
5. On November 22, 2006, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval (Taylor absent).
6. On November 22, 2006, the Planning Commission also voted 8-0 to adopt Resolution No. PC-01027, approving the associated amendment to the Salt Valley View Community Unit Plan, with conditions (Special Permit No. 531F).

FACTSHEET PREPARED BY: Jean L. Walker

DATE: November 27, 2006

REVIEWED BY: _____

DATE: November 27, 2006

REFERENCE NUMBER: FS\CC\2006\CZ.06074

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for NOVEMBER 22, 2006 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No.06074

PROPOSAL: Change of zone from R-2 to R-4

LOCATION: Warlick Blvd. and Creekside Trail

LAND AREA: 48.54 acres, more or less

EXISTING ZONING: R-2, Residential

CONCLUSION: This application is in conformance with the comprehensive plan.

RECOMMENDATION:	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: A portion of Lot 55 I.T. located in the NE 1/4 of Section 14, Township 9 North, Range 6 East, Lancaster County, Nebraska.

EXISTING LAND USE: Multiple family and vacant.

SURROUNDING LAND USE AND ZONING:

North:	R-2, Residential	Single family residential and church
South:	R-2, Residential	Prairie Bowman archery complex
	P, Public	Densmore Park
Southeast:	R-2, Residential	Single family residential
East:	O-3, Office Park	Office building
	R-2, Residential	Single family residential, Thunderbird Estates
West:	R-2, Residential	Undeveloped

ASSOCIATED APPLICATIONS:

Special Permit #531F, Wilderness View Community Unit Plan (CUP)

HISTORY:

May 9, 2003 Administrative Amendment #03026 to Special Permit #531D to add one unit was approved by the Planning Director.

July 26, 2002 Administrative Amendment #02046 to Special Permit #531D to add two units to the Salt valley View CUP was approved by the Planning Director.

- Feb. 1985 Administrative Amendment #445 to void Special Permit #531E and revert back to Special permit #531B and delete Lot 70 I.T. from the CUP was approved by the Planning Director.

- August 17, 1981 Special Permit #531E to amend the Salt Valley View CUP to allow an increase in density of 63 units was approved by the City Council.

- June 29, 1981 Special Permit #531D to amend Special Permit #283, Salt Valley View CUP, by increasing the total number of units in the CUP to 741 units was approved by the City Council.

- June 7, 1971 Special Permit #554 to amend the Salt Valley View CUP by adding 270 units (Ruskin Place Apartments) was approved by the City Council.

- June 7, 1971 Special Permit #531 to amend Special Permit #283, Salt Valley View CUP, to provide an increase of 49 units in the CUP from 715 dwelling units to 764 units was approved by the City Council.

- July 6, 1964 Special Permit #283 for Salt Valley View CUP was approved by the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan designates this area as urban residential. (F-25)

The Comprehensive Plan is the basis for zoning and land development decisions. It guides decisions that will maintain the quality and character of the community’s established neighborhoods. (F-15)

Lincoln’s future urban growth should generally occur in multiple directions around the existing city. Lincoln will continue to have managed and contiguous growth. Lincoln’s sense of community has been based on incremental, compact growth built on the foundation of established neighborhoods. Future growth will continue this traditional pattern and be linked to both the level of demand in the market and to the orderly extension of public improvements and services. (F 17)

Maximize the community’s present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods. (F 17)

Urban Residential: Multi-family and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling unit per acre. (F-27)

Provision of the broadest range of housing options throughout the community improves the quality of life in the whole community. (F 65)

Provide different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population. (F-66)

ANALYSIS:

1. This is a request to rezone approximately 48.5 acres of the Salt Valley View CUP from R-2 Residential to R-4 Residential. This request is associated with a proposal to amend the Salt Valley View CUP to add 162 dwelling units.

CHANGE OF ZONE NO. 06074

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

November 22, 2006

Members present: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand and Sunderman; Taylor absent.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 06073; CHANGE OF ZONE NO. 06074; SPECIAL PERMIT NO. 531F, SALT VALLEY VIEW COMMUNITY UNIT PLAN; ANNEXATION NO. 06018; ANNEXATION NO. 06019; and CHANGE OF ZONE NO. 06075, WILDERNESS COMMONS PLANNED UNIT DEVELOPMENT; COMPREHENSIVE PLAN CONFORMANCE NO. 06016; and STREET & ALLEY VACATION NO. 06008.**

Ex Parte Communications: None.

Item No. 1.4a, Annexation No. 06019, and Item No. 1.4b, Change of Zone No. 06075, were removed from the Consent Agenda and scheduled for separate public hearing due to additional information from staff.

Carroll moved approval of the remaining Consent Agenda, seconded by Larson and carried 8-0: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand and Sunderman voting 'yes'; Taylor absent.

Note: This is final action on Special Permit No. 531F and Comprehensive Plan Conformance No. 06016, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action of the Planning Commission.



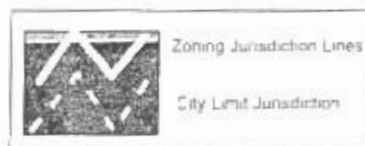
**Change of Zone #06074 and Special Permit #531F
Wilderness View Townhomes CUP
Warlick Blvd & Creekside Trail**

2005 aerial

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-1 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. 14 T09N R06E



LEGAL DESCRIPTION

A LEGAL DESCRIPTION OF A TRACT OF LAND LOCATED IN LOT 55 IRREGULAR TRACT IN THE NE $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID NE $\frac{1}{4}$; THENCE: N00°25'58"W, (ASSUMED), ON THE WEST LINE OF SAID NE $\frac{1}{4}$, A DISTANCE OF 851.71 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 55; THENCE: N53°30'23"E, ON SAID LINE, A DISTANCE OF 853.52 FEET; THENCE: N53°48'58"E, ON SAID LINE, A DISTANCE OF 789.20 FEET; THENCE: S67°36'23"E, ON THE EASTERLY LINE OF SAID LOT 55, A DISTANCE OF 209.17 FEET; THENCE: S34°47'51"E, A DISTANCE OF 93.58 FEET; THENCE: S44°50'55"E, ON SAID LINE, A DISTANCE OF 177.33 FEET; THENCE: S10°00'00"E, A DISTANCE OF 605.59 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 55 AND THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°27'25", A RADIUS OF 11634.20 FEET, AN ARCH LENGTH OF 1108.05 FEET, A CHORD LENGTH OF 1107.63 FEET AND A CHORD BEARING S42°53'24"W; THENCE: ON SAID CURVE, A DISTANCE OF 1108.05 FEET TO THE POINT OF TANGENCY; THENCE: S40°09'47"W, ON SAID SOUTHEASTERLY LINE, A DISTANCE OF 180.33 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST $\frac{1}{4}$; THENCE: N89°49'46"W, ON SAID LINE, A DISTANCE OF 923.59 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 48.540 ACRES MORE OR LESS.

PROJECT NO.:	006-004-06
DATE:	OCTOBER 2006
DESIGNED:	RLD
DRAWN:	CAB
CHECKED:	DB

LEGAL DESCRIPTION

RE-ZONING EXHIBIT

WILDERNESS VIEW
TOWNHOMES

LANCASTER COUNTY, NEBRASKA

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