

City Council Introduction: **Monday**, February 9, 2009
Public Hearing: **Monday**, February 23, 2009, at **5:30** p.m.

Bill No. 09-17

FACTSHEET

TITLE: **ANNEXATION NO. 08012**, by the Director of Planning, to annex 22.2 acres, more or less, generally located at South 27th Street and Rokeby Road.

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 01/28/09
Administrative Action: 01/28/09

RECOMMENDATION: Approval (8-0: Carroll, Esseks, Francis, Larson, Cornelius, Gaylor Baird, Taylor and Sunderman voting 'yes'; Partington absent).

FINDINGS OF FACT:

1. This is a request to annex 22.2 acres, more or less, located southwest of the intersection of South 27th Street and Rokeby Road and northeast of the intersection of South 27th Street and Rokeby Road pursuant to the City's annexation policy as set forth in the Comprehensive Plan.
2. The staff recommendation of approval is based upon the "Analysis" as set forth on p.4, concluding that the property can be provided the full-range of City services, is urban in character and is contiguous with the city limits. This annexation is consistent with the City's annexation policy.
3. Neighborhood meetings were held on September 2 and October 2, 2008, and written notification of the public hearing before the Planning Commission was mailed to owners of the property proposed to be annexed on December 29, 2008.
4. On January 28, 2009, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
5. On January 28, 2009, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval (Partington absent).

FACTSHEET PREPARED BY: Jean L. Preister

DATE: January 29, 2009

REVIEWED BY: _____

DATE: January 29, 2009

REFERENCE NUMBER: FS\CC\2009\ANNEX.08012

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for JANUARY 28, 2009 PLANNING COMMISSION MEETING

PROJECT #: Annexation # 08012

PROPOSAL: Application by the Director of Planning to annex approximately 22.2 acres.

LOCATION: South 27th Street and Rokeby Road

LAND AREA: 22.2 acres, more or less

CONCLUSION: These properties can be provided the full-range of City services, are urban in character, and are contiguous with the city limit. Their annexation is consistent with the City's annexation policy.

<u>RECOMMENDATION:</u>	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The remaining portion of Lot 74 and all of Lot 75 located in the NE 1/4 of Section 36-9-6; Lots 18 and 19, in the SW 1/4 of Section 30-9-7; and adjacent rights-of-way, all located in Lancaster County, Nebraska, generally located at S. 27th Street and Rokeby Road

EXISTING ZONING: AG Agriculture

SURROUNDING LAND USE AND ZONING:

Lots 74 and 75:

North:	Residential	R-3
South:	Agriculture	AG
East:	Agriculture	AG
West:	Agriculture	AG

Lots 18 and 19:

North:	Residential	R-3
South:	Agriculture	AG
East:	Vacant	AG
West:	Vacant	R-3

EXISTING LAND USE: Residential

COMPREHENSIVE PLAN SPECIFICATIONS:

Pg 154 - Annexation Policy - Annexation policy is a potentially powerful means for achieving many of the goals embodied in the Plan's Vision. The annexation policies of the City of Lincoln include but are not limited to the following:

The provision of municipal services shall coincide with the jurisdictional boundaries of the City – in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary sewer services) beyond the corporate limits of the City.

The extension of water and sanitary sewer services shall be predicated upon annexation of the area by the City. City annexation shall occur before any property is provided with water, sanitary sewer, or other potential City services.

Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed; land which is contiguous to the City 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. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area.

The character of existing residential areas should be respected as much as possible during the annexation process. When low density "acreage" areas are proposed for annexation due to the City's policy, additional steps should be taken to ease the transition as much as possible, such as public meetings, advance notice and written explanation of changes as a result of annexation. In general, many aspects of acreage life may remain unchanged, such as zoning or covenants. However, any annexation of existing residential areas will include some costs which must be the responsibility of property owners.

Annexation to facilitate the installation of improvements and/or possible assessment districts is appropriate if it is consistent with the annexation policies of the Plan listed above.

Plans for the provision of services within the areas considered for annexation shall be carefully coordinated with the Capital Improvements Program of the City and the County.

SPECIFIC INFORMATION:

UTILITIES & SERVICES:

- A. **Sanitary Sewer:** A new sanitary sewer main was installed in this area last year. It passes immediately south of Lot 75 (the southernmost lot to be annexed) and extends east across South 27th Street for approximately 1/4 mile where it angles northeast and crosses Rokeby Road to serve portions of Wilderness Hills, Wilderness Commons, Wilderness Heights, and the Southwood Lutheran Church located east of South 40th Street at Wilderness Hills Blvd.
- B. **Water:** Water is available to serve the areas proposed for annexation.
- C. **Roads:** South 27th Street is designated as a principal arterial in this area. Rokeby Road is designated a minor arterial east of South 27th Street, and a local street west of South 27th Street.

- D. **Parks and Trails:** No city parks are planned at this location. A grade-separated trail crossing of Rokeby Road is shown in the vicinity of Lot 18, east of the intersection of South 27th Street and Rokeby Road..
- E. **Fire Protection:** The nearest fire station is located at South 27th Street and Old Cheney Road.

ANALYSIS:

1. The proposed annexation consists of two separate tracts, one located southwest of the intersection of South 27th Street and Rokeby Road, and the other located northeast of the intersection. The southwest tract is comprised of Lots 74 and 75, and is contiguous with the city limit along Rokeby Road. The northeast tract consists of Lots 18 and 19, and is contiguous with the city limit on the north, west, and east (see lot numbers on attachment).
2. All four lots are developed with single-family residential dwellings.
3. All lots can be served by the Lincoln Water System, as are the adjacent developments of Wilderness Ridge and Wilderness Hills. Sanitary sewer exists south of Lot 75 and can serve all lots by gravity flow.
4. All other city services, including Fire and Police, can be provided to these properties. The nearest fire station is located three miles north on South 27th Street at Old Cheney Road.
5. All properties are located within the Southeast Rural Fire District. Because the Southeast Rural Fire District currently has no outstanding debt, the City incurs no financial liability to the district as a result of annexation. The northmost tract is already located within the Lincoln Public School District #1 (LPS) boundary. The southern tract is located within the Norris Public School district, and after annexation will be inside LPS district boundary.

Prepared by:

Brian Will
Planner
January 12, 2009

APPLICANT:

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ANNEXATION NO. 08012

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

January 28, 2009

Members present: Gaylor Baird, Carroll, Cornelius, Esseks, Francis, Larson, Sunderman and Taylor; Partington absent.

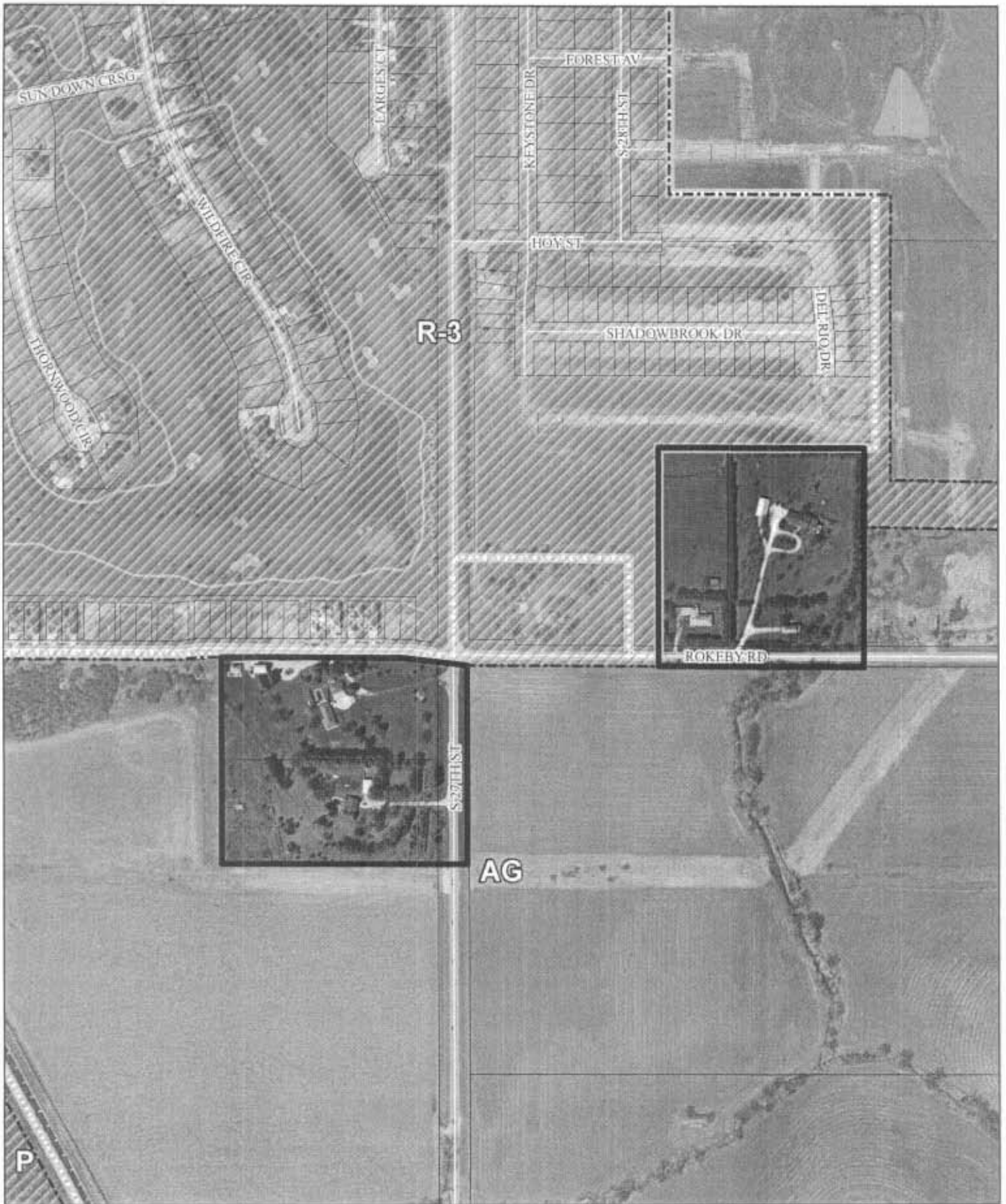
The Consent Agenda consisted of the following items: **COMPREHENSIVE PLAN CONFORMANCE NO. 08029, ANNEXATION NO. 08009, ANNEXATION NO. 08012, ANNEXATION NO. 08014, ANNEXATION NO. 08017, ANNEXATION NO. 08018, ANNEXATION NO. 08021, CHANGE OF ZONE NO. 08070, CHANGE OF ZONE NO. 08073, SPECIAL PERMIT NO. 08052, USE PERMIT NO. 100B, and SPECIAL PERMIT NO. 310D.**

Ex Parte Communications: None

Item No. 1.9a, Change of Zone N. 08073; Item No. 1.9b, Special Permit No. 08052; Item No. 1.9c, Use Permit No. 100B; and Item No. 1.10, Special Permit No. 310D, were removed from the Consent Agenda and scheduled for separate public hearing.

Taylor moved to approve the remaining Consent Agenda, seconded by Esseks and carried 8-0: Gaylor Baird, Carroll, Cornelius, Esseks, Francis, Larson, Sunderman and Taylor voting 'yes'; Partington absent.




Note: This is final action on Comprehensive Plan Conformance No. 08029, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



Annexation #08012 27th & Rokeby Rd

Total Area: 22.2 Acres

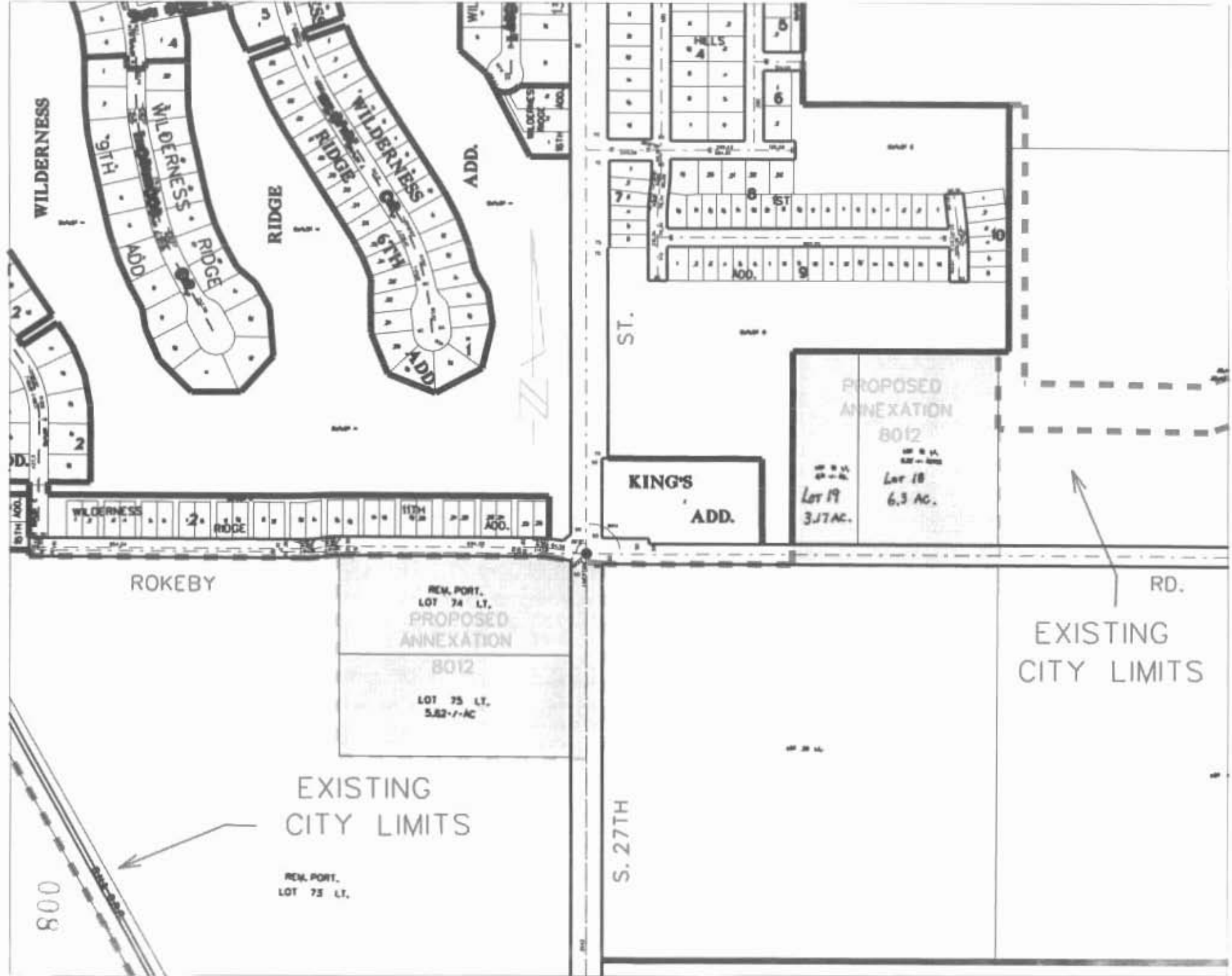
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-  Existing City Limits
-  Annexation Study Area Boundary
-  Zoning District Boundary



LINCOLN COUNTY GOVERNMENT
PLANNING DEPARTMENT
RTS

December 9, 2008



WILDERNESS

WILDERNESS
RIDGE

RIDGE

WILDERNESS
RIDGE

ADD.

ST.

KING'S
ADD.

PROPOSED
ANNEXATION
8012

Lot 19
3.7 AC.

Lot 18
6.3 AC.

ROKEBY

REM. PORT.
LOT 74 LT.
PROPOSED
ANNEXATION
8012

LOT 75 LT.
5.82 +/- AC

EXISTING
CITY LIMITS

REM. PORT.
LOT 75 LT.

RD.

EXISTING
CITY LIMITS

S. 27TH

800