LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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.

P.A.S.: Pinecrest
Annexation #03000
Special Permit #1991
Preliminary Plat #02020

DATE: February 25, 2003

SCHEDULED PLANNING COMMISSION MEETING: **DATE:** March 5, 2003

PROPOSAL: To annex approximately 50 acres, obtain a special permit for a community unit plan for 281 dwelling units, and preliminary plat 201 lots.

WAIVER REQUEST:

LAND AREA: 50 acres, more or less.

CONCLUSION: With conditions the plan is consistent with the Comprehensive Plan.

RECOMMENDATION: Annexation:		Conditional Approval
Special Permit		Conditional Approval
Waivers:	Height for multi-family:	Approval
	Lot area:	Approval
	Lot width:	Approval
	Front yard setback for a residential identification sign:	Approval
	Cluster density:	Approval
Preliminary Plat:		Conditional Approval
Waivers:	Non-Perpendicular lot lines	Approval
	Lot width to depth ratio	Approval
	Street connection to west	Approval
	Block lengths	Approval
	Pedestrian ways	Approval
	Sanitary sewer depth	Approval
	Sanitary sewer flows opposite street grades	Approval
	No flow liner in detention pond	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

LOCATION: Generally located at 14th and Morton Road

APPLICANT: Patrick Mooberry
225 N. Cotner Boulevard
Lincoln, NE 68505
(402)436-3333

OWNER: Same

CONTACT: Jered Morris
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402)474-6311

EXISTING ZONING: R-3, Residential

EXISTING LAND USE: Undeveloped, acreages

SURROUNDING LAND USE AND ZONING:

North:	Interstate, undeveloped	AG, Agricultural
South:	Acreages	R-1, Residential
East:	Undeveloped, acreages	B-2, Planned Business District
West:	Undeveloped, acreages	R-3, Residential

COMPREHENSIVE PLAN SPECIFICATIONS:

The Comprehensive Plan shows this area as Urban Residential (F 23).

The vision of the Comprehensive Plan is to "maintain and enhance the health, safety and welfare of our community" (V-1) .

Guiding Principles for the Urban Environment indicates that developments should "maximize the present infrastructure by ... [encouraging] more dwelling units per acre in new neighborhoods" (F 17).

"Natural and environmentally sensitive areas should be preserved within neighborhoods" (F 17). "The natual topography and features of the land should be preserved by new development to maintain the natural drainage ways and minimize land disturbance" (F 18).

"Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population" (F 18). "A range of parks and open space, from tot-lots to ballfields, should be distributed within neighborhoods and be within walking distance of the residents" (F 18).

"Linear open space should be developed along major transportation corridors" (F 19).

A trail is shown along N. 14th Street (F 95).

HISTORY:

Date when preliminary plat was submitted:	September 13, 2002
Date when Planning Director's letter was sent:	October 11, 2002
Date when revised preliminary plat was submitted:	January 28, 2003
Staff met with applicant:	February 21, 2003

UTILITIES: Utilities are available in N. 14th Street.

TOPOGRAPHY: Rolling. Nearly level with interstate at northeast and northwest portions of site. 14-20' below interstate right of way in north central portion of site.

TRAFFIC ANALYSIS: N 14th Street is classified as an Urban Minor Arterial and Morton Street is classified as a local road (F-103). The developer is showing 33' of paving in Morton Street west of the N. 14th and Morton Streets intersection tapering to 27' of paving.

PUBLIC SERVICE: A future public school site is identified east of N. 14th Street (F-143).

ENVIRONMENTAL CONCERNS: Once the interstate is widened the noise level in this development will be near 74 decibels, according to the Nebraska Department of Roads. The US Department of Transportation Federal Highway Administration published a booklet in May 2002 called "Entering the Quiet Zone" which encouraged noise compatible land use planning. The booklet cites mitigation measures of local developers such as rear brick exterior of houses and high fencing abutting the right-of-way. However, the Comprehensive Plan does not have specific noise guidelines for vehicular noise to be applied to this development. The Comprehensive Plan calls for linear open space developed along major transportation corridors.

AESTHETIC CONSIDERATIONS: The Interstate can be seen from the proposed residential. The developer indicated they would agree to planting a 100% evergreen screen abutting the interstate.

ALTERNATIVE USES: Ideally, all residential would be set back from the interstate as requested by the Nebraska Department of Roads. Turtle Creek Road could be moved closer to the Interstate, removing the ten residential lots abutting the Interstate. Homes on the south side of Turtle Creek Road could be moved out of the wetland areas being impacted by the development. However, there are no standards in place to require any buffer from the Interstate. The Comprehensive Plan does not specifically deal with vehicular noise impacts at this time, however the Comprehensive Plan refers to having some linear open space developed along major transportation corridors.

ANALYSIS:

1. This is a request to annex, preliminary plat 201 lots for 281 dwelling units with a special permit for a community unit plan at N. 14th and Morton Street. Zoning is already in place for this development as R-3, Residential.

2. The development is consistent with the existing zoning, however, the Nebraska Department of Roads indicates significant noise impacts from the Interstate.

3. The Draft Environmental Assessment published in December 2002 by the US Department of Transportation Federal Highway Administration and the Nebraska Department of Roads indicates:

   If the interstate is widened, the projected noise level is 74 DBA in 2020 (page 12, Appendix B. The Draft EA recommends noise abatement at 66 DBA. NDOR identified buffer zones to increase the distance between the interstate and development, earth berms and noise barriers as methods to reduce noise impacts (Page 15, Appendix B).

4. The developer met with staff on February 21, 2003 to discuss the proximity of residential to the interstate. Staff offered some type of land use buffer between the interstate and residential, such as an office district.

5. The developer agreed to provide a 6' high berm with 6' high fence along the interstate for the length of the property at the February 21, 2003 meeting to provide noise abatement. In the absence of specific standards or criteria, the Planning Department concurs with this mitigation. Lot 38, Block 1 is located at the end of N. 10th Court abutting the interstate. The developer agreed to remove this lot from the plat on February 21, 2003 due to its proximity to the interstate right of way and to provide a 30' minimum setback from the interstate.

6. The developer indicates that there are 2.11 existing acres of wetland areas. 0.5 acres of wetlands will be impacted by the development and the developer proposed to provide 0.89 acres of mitigated wetland areas. This is consistent with the Comprehensive Plan's goal to preserve sensitive areas. Less wetland area would be disturbed if the homes of the north side of Turtle Creek Road were removed and the road shifted to the north.

7. Required landscaping is not shown on the landscape plan. This must be revised to show landscaping for lots backing on to N. 14th Street and the Interstate. Provide details for privacy fence.

8. Public Works & Utilities Department indicated that the waiver to the low flow liner is satisfactory if the applicant agrees to provide an alternative method of channel stabilization where velocities are erosive. A condition is added to the plat.

9. Block length standards are exceeded in Block 1 and 3. Block 1 abuts the Interstate and Block 3 abuts a drainage way to be preserved. Request to exceed block lengths is a reasonable request.

10. A pedestrian walk is required in blocks that exceed 1000'. Block 1 exceeds this standards, but abuts the Interstate and a pedestrian walk should not lead to the Interstate. This request to waive the pedestrian walk is reasonable.

11. The request to exceed the height of the multi-family buildings from 35'-40' would not appear to have any negative impact on adjacent uses. To the east is proposed commercial and the north is the Interstate. The added height would provide a greater buffer from the Interstate for the residential to the south.

12. The Design Standards indicate that there is a maximum number of dwelling units that can be concentrated on a property. In the R-3 district not more than 15 dwelling units per acre should be clustered together. The Comprehensive Plan encourages maximization of infrastructure by encouraging more dense development. This request is consistent with the Comprehensive Plan.

13. The site plan shows two subdivision identification signs at the Turtle Creek Road and N. 14th Street intersection. The developer requests to place these signs in the front yard, outside of the critical site triangle. The Public Works & Utilities Department did not object to this request.

14. The developer is showing a tot-lot in the multifamily area and open space along the wetlands and drainage ways for recreation. Keech Park is within walking distance to

this development at N. 14th and Superior Streets. The future trail map shows a trail along N. 14th Street and must be shown abutting this property.

15. The Nebraska Department of Roads discouraged all residential development within 66 decibels as indicated in their attached memo. They indicated severe noise impacts to the proposed residential units.

16. The Lincoln-Lancaster County Health Department indicated that they are concerned with the proximity of residential to the Interstate because of the transportation of hazardous materials on the Interstate and noise levels. The Lincoln-Lancaster County Health Department cited the LMC 8.24 Noise Control Ordinance for residential zones indicating that noise levels must not exceed 65 dB(A) during the daytime and 55 dB(A) at night but stated that this ordinance is not specific to Interstate noise.

PRELIMINARY PLAT CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)

    1.1 Revise the preliminary plat to show:

        1.1.1 a 30' minimum rear yard setback.

        1.1.2 removal of Lot 38, Block 1.

        1.1.3 removal of the dashed line between Lots 12 and 13, Block 3.

        1.1.4 center of the concrete sidewalk between Lots 12 and 13, Block 3 at least 15' from the adjacent lot lines.

        1.1.5 Outlot E with frontage and access to a public street other than the Interstate.

        1.1.6 A note on the plan indicating that a 6' high berm with 6' high fence will be installed along the property line abutting the Interstate.

        1.1.7 A revised grading plan to the satisfaction of the Public Works & Utilities Department.

1.1.8 A revised landscape plan to the satisfaction of the Parks and Recreation Department.

1.1.9 A revised landscape plan showing all required screening and 100% evergreen screen abutting the Interstate.

1.1.10 Highlighted pedestrian sidewalks.

1.1.11 A trail along N. 14th Street.

2. The City Council approves associated request:

2.1 Annexation #03000

2.2 Special Permit #1991

2.3 An exception to the design standards to exceed sanitary sewer depth and flows.

2.4 A modification to the requirements of the land subdivision ordinance to permit non-perpendicular lot lines, lots that exceed the lot width to depth ratio, too eliminate the street connection to the west, block lengths longer than 1,320', required pedestrian ways and no detention.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:

3.1 The sidewalks, streets, water and sanitary sewer drainage facilities, street lighting, landscape screens, street trees, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.

3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

3.2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

3.2.2 To complete the private improvements shown on the preliminary plat and Community Unit Plan.

3.2.3 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

3.2.4 To continuously and regularly maintain the landscape screens.

3.2.5 To submit to the lot buyers and home builders a copy of the soil analysis.

3.2.6 To pay all improvement costs except those costs which the City Council specifically subsidizes:

The cost of the 2 outside lanes of a suburban cross section in N. 14th Street.

The excess cost above a 6" water main for the 30" main in N. 14th Street.

The excess cost above a 6" water main for the 12" main in Morton Street.

3.2.7 To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

3.2.8 To construct the sidewalks in the pedestrian way easements in Outlot A between Lots 46-47, Block 3 at the same time as Turtle Creek Road is paved and the sidewalks in the pedestrian way easements in Outlot A between Lots 12-13, 23-24, Block 3 at the same time as Irish Pointe Place/ N 12th Street/ N 13th Street are paved and to agree that no building permit shall be issued for construction on Lots 46-47, Block 3, Lots 12-13, 23-24, Block 3 until such time as the sidewalks in the pedestrian way easements are constructed.

3.2.9 To perpetually maintain the sidewalks in the pedestrian way easements in Outlot A at their own cost and expense.

3.2.10 To protect the trees that are indicated to remain during construction and development.

3.2.11 To properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were

designed and constructed within the development, and that these are the responsibility of the land owner.

3.2.12 To relinquish the right of direct vehicular access from the multi-family lot, Lots 1-8 and 61 Block 3, and Outlot A to N. 14th Street.

SPECIAL PERMIT 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 Revise the site plan to show:

11.0.1 all changes required by the preliminary plat.

2. This approval permits 281 dwelling units and variances to design standards for a recreation facility in a CUP, lot width, lot area, reduction of the front yard setback for the residential identification sign at Turtle Creek Road and N. 14th Street, cluster density for the multi-family area and allow a maximum height of 40' on Lot 1, Block 1 (multi-family area).

General:

3. Before receiving building permits:

3.1 The permittee shall have submitted a revised final plan including 6 copies and the plans are acceptable.

3.2 The construction plans shall comply with the approved plans.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:

4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.

4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.

4.3 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.

4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

ANNEXATION CONDITIONS

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. Sign an annexation agreement.

Prepared by:

Becky Horner
Planner

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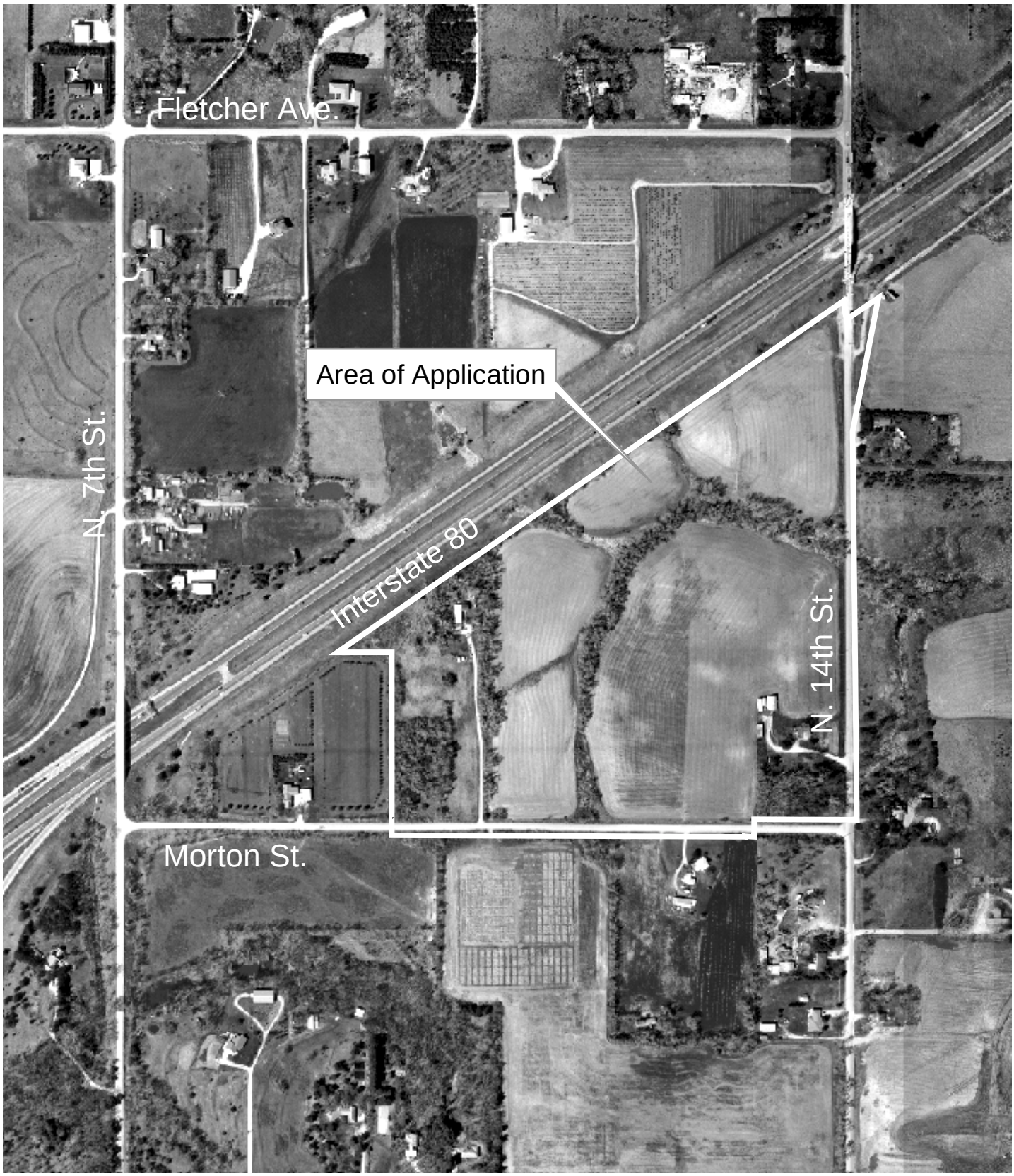

Annexation #03000
Pinecrest
N. 14th & Fletcher

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Lincoln City - Lancaster County Planning Dept.
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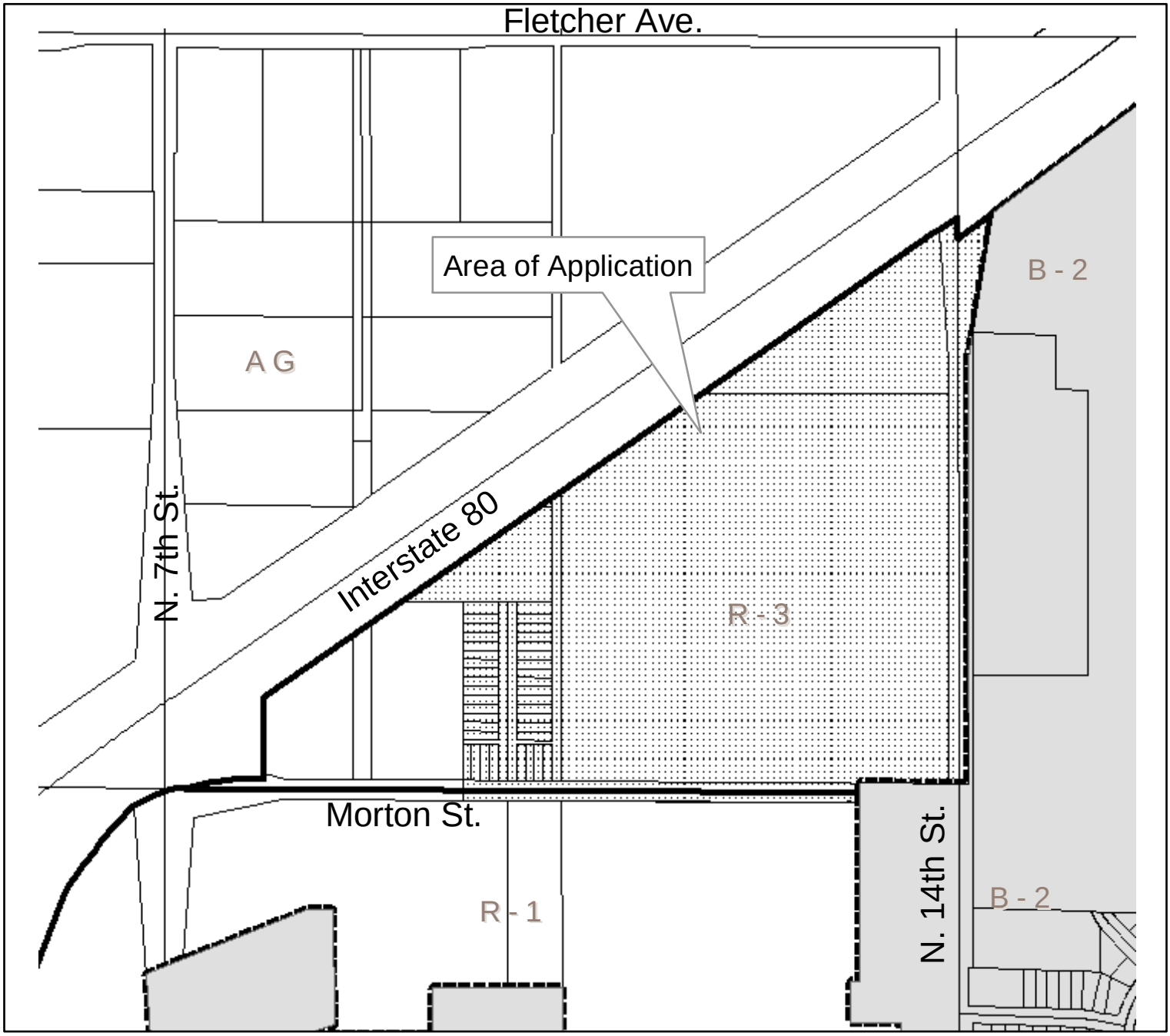
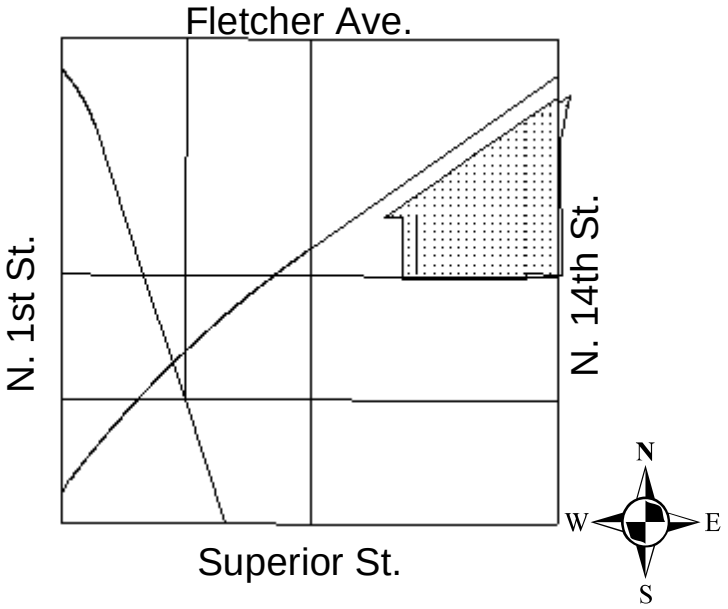


Annexation #03000
Pinecrest
N. 14th & Fletcher

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Convervation 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.2 T10N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction

Lincoln City - Lancaster County Planning Dept.

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Preliminary Plat #02020
Special Permit #1991
Pinecrest
N. 14th & Fletcher

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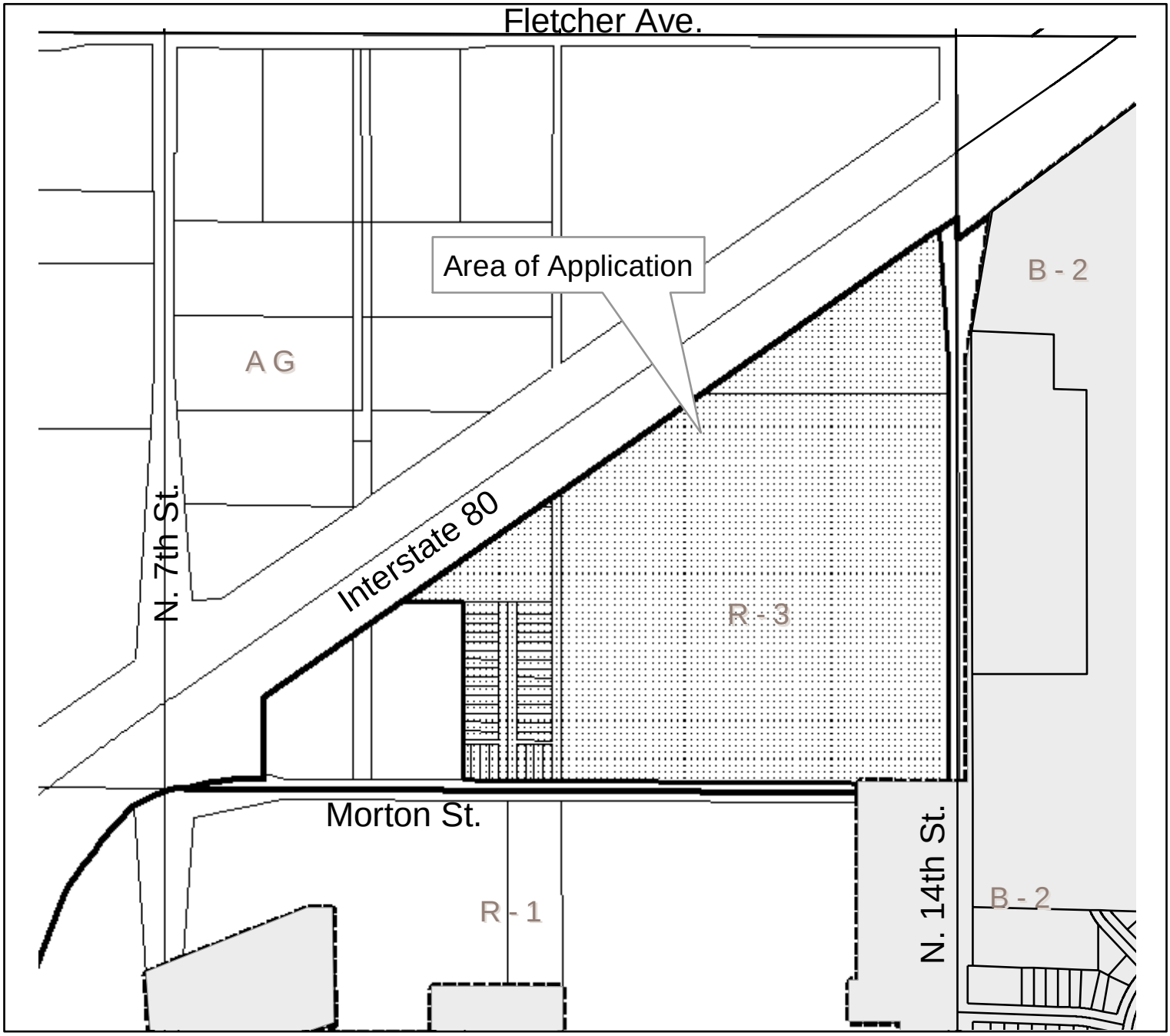
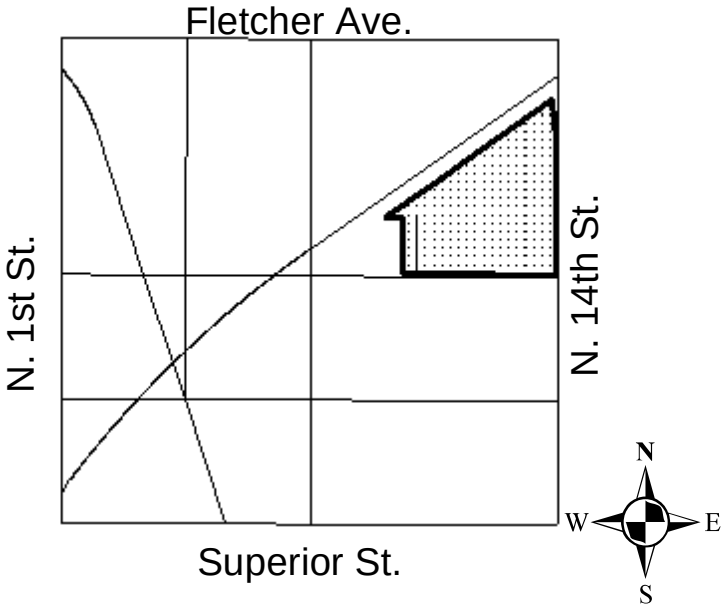


Preliminary Plat #02020
Special Permit #1991
Pinecrest
N. 14th & Fletcher

One Square Mile
Sec.2 T10N R6E



Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Convervation 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

Zoning Jurisdiction Lines

City Limit Jurisdiction

Lincoln City - Lancaster County Planning Dept.

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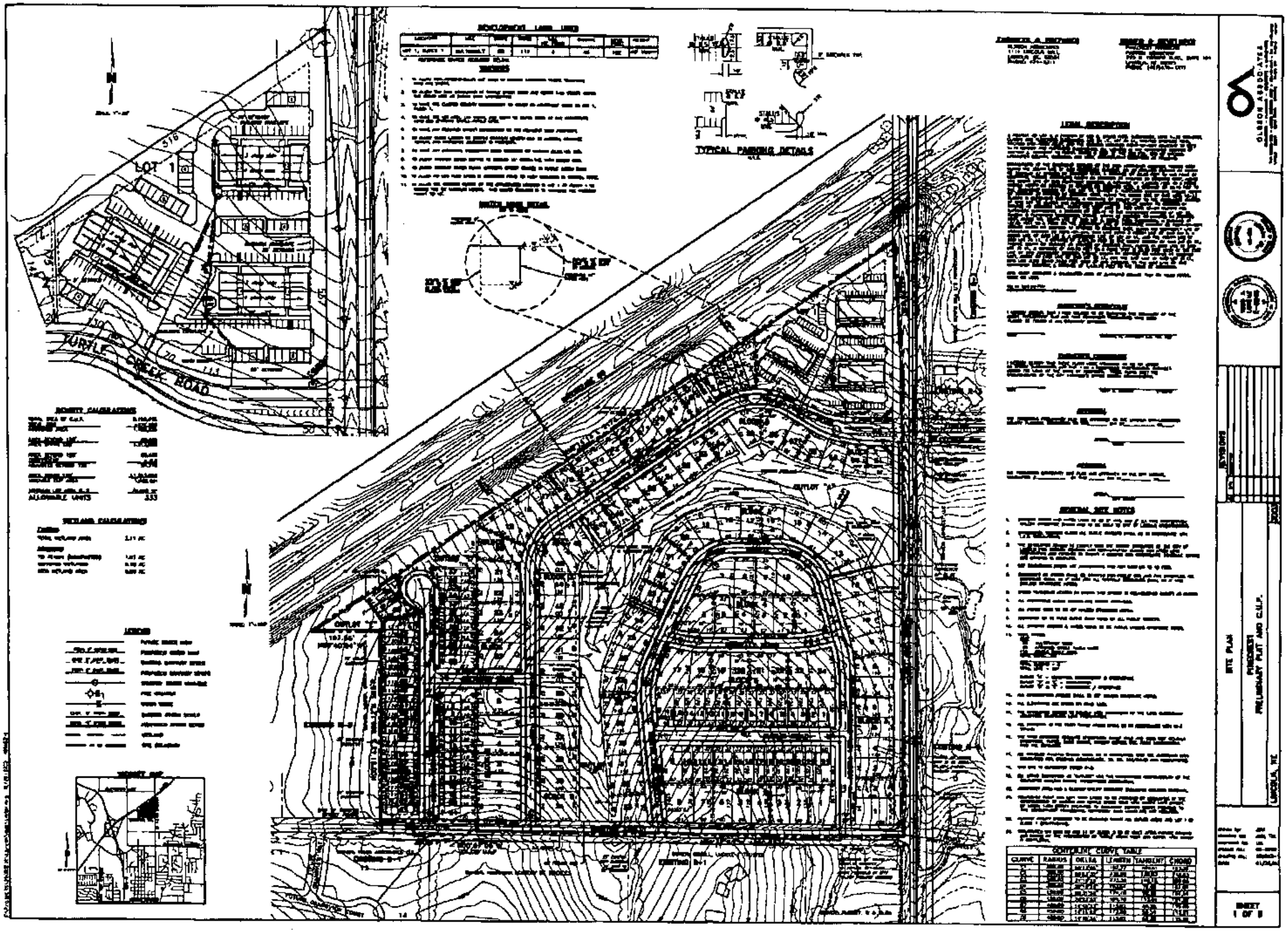
LOT 1
TURTLE CREEK ROAD
TYPICAL PARKING DETAILS
LEGEND
SITE PLAN
PRELIMINARY PLAT AND C.U.P.
LINCOLN, NE
SHEET 1 OF 8

ENGINEER & PREPARER

OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68501
PHONE: 474-6311

OWNER & DEVELOPER

PINECREST PARTNERS
PATRICK MOOBERRY
225 N. COTNER BLVD., SUITE 101
LINCOLN, NE 68505
PHONE: (402)436-3332

LEGAL DESCRIPTION

A PORTION OF LOT 5, A PORTION OF LOT 6, GROVE PARK SUBDIVISION, LOTS 1-38 INCLUSIVE, CLASON AND FLETCHERS SUBDIVISION, LOT 24 I.T., LOT 25 I.T., VACATED ORCHARD ROAD, VACATED EAST-WEST ALLEY, AND THE VACATED UNNAMED RIGHT-OF-WAY ADJACENT TO LOTS 1-16 CLASON AND FLETCHERS SUBDIVISION; ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER, THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, ON AN ASSUMED BEARING OF NORTH 89 DEGREES 37 MINUTES 50 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 37 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,320.85 FEET TO A POINT; THENCE NORTH 00 DEGREES 07 MINUTES 06 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16, CLASON & FLETCHERS SUBDIVISION; THENCE NORTH 89 DEGREES 37 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 16-23 CLASON & FLETCHERS SUBDIVISION, A DISTANCE OF 299.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23 CLASON AND FLETCHERS SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 42 SECONDS EAST, ALONG THE WEST LINE OF SAID LOTS 23-38 CLASON AND FLETCHERS SUBDIVISION, A DISTANCE OF 598.12 TO THE NORTHWEST CORNER OF LOT 38, CLASON & FLETCHERS SUBDIVISION; THENCE NORTH 89 DEGREES 40 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 5, GROVE PARK SUBDIVISION, A DISTANCE OF 197.55 FEET TO A POINT ON THE SOUTHERLY LINE OF INTERSTATE HIGHWAY 80 RIGHT-OF-WAY; THENCE NORTH 55 DEGREES 14 MINUTES 13 SECONDS EAST, ALONG THE SOUTHERLY LINE OF INTERSTATE HIGHWAY 80 RIGHT-OF-WAY, SAID LINE BEING A NORTH LINE OF SAID LOT 5, A NORTH LINE OF SAID LOT 6, A NORTHWEST LINE OF LOT 24 I.T., AND THE NORTH LINE OF SAID LOT 25 I.T., A DISTANCE OF 2,174.36 FEET TO THE NORTH CORNER OF SAID LOT 25 I.T.; THENCE SOUTH 03 DEGREES 36 MINUTES 47 SECONDS EAST, ALONG AN EAST LINE OF SAID LOT 25 I.T., A DISTANCE OF 446.70 FEET TO A POINT THAT IS 33.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 47 SECONDS EAST, ALONG AN EAST LINE OF SAID LOT 25 I.T., AND THE EAST LINE OF SAID LOT 24 I.T., SAID LINE ALSO BEING 33.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,436.70 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 2,159,615 SQUARE FEET OR 49.58 ACRES, MORE OR LESS.

May 22, 2002 (4:11PM)
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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE ABOVE PRELIMINARY PLAT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL BOUNDARY CORNERS.

Jan. 28th 2003
DATE

MICHAEL R. JOHNSON L.S. NO. 526

JAN 2003 OLSSON ASSOCIATES CONSULTING ENGINEERS

NEBRASKA REGISTERED LS-526

PROFESSIONAL ENGINEER TODD A. LORENZ REGISTERED

OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

28 January 2003

Mr. Marvin Krout
City of Lincoln, Planning Department
555 South 10th Street, Suite 213
Lincoln NE 68508

Re: Pinecrest Preliminary Plat and CUP #02020
OA No. 2-2002-0208

Dear Mr. Krout:

Enclosed find the following documents for the above-mentioned project:

1. 21 copies of the Site Plan.
2. 8 copies of the Grading and Drainage Plans A, B, & C.
3. 5 copies of the Preliminary Street Profiles A and B.
4. 7 copies of the Landscape Plan.
5. 7 copies of the Site Demolition Plan
6. 1 copy of letter from Roger Krull concerning sanitary sewer depths
7. 1 copy of the Drainage Report.
8. 1 copy of the sight distance calculations

In addition, **we are requesting Annexation with this Preliminary Plat / CUP** on behalf of our client.

The following is our response to your letter dated 11 October 2002:

1. The Waivers Table is revised to reflect location and justification of each waiver requested.

2. A 24-foot rear yard setback has been added to the site plan along the entire frontage with Interstate 80. This item was addressed in the Developer Negotiation Meeting held on November 21, 2002.

3. We have proposed to mitigate the wetlands that are located within lots or areas of fill to other portions of the site. The proposed mitigation sites are now denoted on the site plan and are contained within the existing drainageway.

4. The site plan has been changed to reflect this request.

5. We have revised the Legal Description on the site plan to match the title certificate.

6. Revised as requested

JAN 28 2003
PLANNING DEPT.

1111 Lincoln Mall • P.O. Box 84608 • Lincoln, Nebraska 68501-4608 • (402) 474-6311 • FAX (402) 474-5160
OMAHA, NE • GRAND ISLAND, NE • HOLDREGE, NE • SOUTH SIOUX CITY, NE • KANSAS CITY, MO • PHOENIX, AZ • DENVER, CO

7. Privacy/Screening Fence has been included on the Landscape Plan for areas abutting North 14th Street along the entire frontage. In addition, the fence is shown in areas fronting Interstate 80 where grade changes are not significant. Elsewhere along I-80, the grade is such that we have not found it necessary or practical to show screening.

8. Revised as requested.

9. Street name to remain as Turtle Creek Road as agreed upon in the Developer Negotiation Meeting on November 21, 2002.

10. Revised as requested.

11. Pedestrian connections now contain an easement between the street Right-of-Way and the rear of the adjacent lots. Within this easement, a concrete walk will be provided. Within the Outlot areas, "Pedestrian Connections" are noted on the site plan that will be constructed of a more appropriate substance in a wetland/natural area.

12. Revised as requested.

13. Revised as requested.

14. Revised as requested.

15. The pipe downstream of the detention pond was analyzed in the drainage study. We have inserted the pipe size and type into the drainage plan.

    The pond bottom is sloped at 2% to the pond outlet. Any other work in this area will impact the wetlands.

16. Revised as requested.

17. We have calculated the Minimum Opening Elevations for lots 6-61 of block 3 as requested and inserted in the drainage notes.

18. We will design the Rip Rap that is required at all pipe outlets during Executive Order Storm Sewer design.

19. Item considered and will be addressed in the Annexation Agreement.

20. Issues regarding the requirements of the 2 lane suburban section with turn lanes adjacent to the subdivision will be addressed in the Annexation Agreement. Temporary turn lanes into the development are dealt with on note #21 of the General Site Notes.

PLANNING DEPARTMENT

21. Permanent paving is shown on the site plan and is noted as starting at the western boundary of the subdivision and extending east to the intersection of North 14th Street.

    Additional information related to this item will be addressed in the Annexation Agreement.

22. We have calculated and inserted the existing and proposed grades of North 14th Street into the profile sheet. In addition, we have performed a sight distance analysis for our development's two intersections with North 14th Street. The sight distance is adequate at both intersections in the interim condition (no improvements to North 14th Street).

23. Due to the wetlands and natural landscape within the Outlots, we are proposing a trail constructed of a suitable material to provide for minimal impacts within this area. Hence, we are not proposing any significant grading.

24. We have updated the plans to reflect the correct dimensioning.

25. Street names have been revised.

26. The Tot Lot is now shown on the site plan.

27. The requested note has been added.

28. Utility Easements are now shown on the plans.

29. Comments noted and will be addressed.

30. Please refer to the "Site Demolition Plan"

31. Revised as requested

32. Comments to be addressed when comment received.

If you have any questions or require further information, please call.

Sincerely,

Jered B. Morris

Enclosures
cc: Pat Mooberry
Mark Hunzeker

F:\Projects\20020208\doc\Krout-M.Letter01-28-03.doc

JAN 28
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

M e m o r a n d u m

RECEIVED
FEB 14 2003
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

To: Becky Horner, Planning Department

From: CB Chad Blahak, Public Works and Utilities

Subject: Pine Crest Addition

Date: February 14, 2003

cc: Randy Hoskins
Nicole Fleck-Tooze
Devin Biesecker

Engineering Services has reviewed the re-submitted preliminary plat for Pine Crest Additon, located west of North 14th Street and south of I-80 and has the following comments:

- The revisions made in response to previous comments are satisfactory.

- Waivers
  - 5. No street connection to the west - satisfactory.
  - 7. Pedestrian easements - satisfactory with private walkway provisions as shown.
  - 8/9. Sanitary sewer depth - satisfactory due to proximity to I-80 and North14th overpass.
  - 10. Low flow liner - satisfactory if applicant agrees to alternate method of channel stabilization where velocities are erosive.

- If final platted before improvements to North 14th Street, the developer is required to build, at their expense, temporary improvements in North 14th Street to provide left turn lanes at the Morton Street and Turtle Creek Road intersections.

- It is noted that the pedestrian side walks that connect to Outlot A in Block 1 are to be built with the street paving.

Memo

Lincoln
Parks & Recreation

To: **Becky Horner, Planning Department**

From: **Mark Canney, Parks & Recreation**

Date: **February 11, 2003**

Re: **Pinecrest SP 1991 PP 02020**

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Recreational needs of the neighborhood may be met by Keech Park located at 14 th & Superior.

2. It is recommended that shade be provided for the Tot Lot either with trees or a shelter.

3. The designated street tree for Morton Street needs to be Autumn Purple Ash.

4. Street trees along N. 14th need to be planted on private property due to it's arterial status.

5. The following corrections should be made to the Street Tree & Plant Schedule;

   Woodchuck Road/Woodchuck Court should read as N. 10th Street/N. 10th Street Court.

   Fox Hill Road should dread as Dublin Road.

6. It is recommended that landscape screening be used in conjunction with the fence located along I-80 to meet the screening requirements.

7. Street trees are to be included along frontages of all Outlot areas.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

STATE OF NEBRASKA

DEPARTMENT OF ROADS
John L. Craig, *Director*
1500 Highway 2
PO Box 94759
Lincoln NE 68509-4759
Phone (402)471-4567
FAX (402)479-4325
www.dor.state.ne.us

February 24, 2003

Mike Johanns
Governor

Becky Horner
Project Planner
City of Lincoln, Planning Department
555 S 10th St Ste 213
Lincoln NE 68508

Re: Pinecrest Preliminary Plat

Dear Ms. Horner:

We have completed a noise study for the area you submitted to us at the Southwest Quadrant of NW 14th Street and Interstate 80 named Pinecrest.

The study shows that residential development should be set back 700 feet from the centerline of Interstate 80 to stay under the noise impact level of 66 decibels. Commercial development should be set back 400 feet from the centerline of Interstate 80 to stay under the noise impact level of 71 decibels.

The plans submitted to us indicate platted lots that are to be less than 200 feet from the centerline of the Interstate. These lots would be severely noise impacted (over 72 decibels) which would greatly reduce the quality of life for future residents in this area. For development to take place closer than 700 feet from the centerline of the Interstate requires noise berms or walls which would be difficult to construct because of the Interstate being 15 feet or more higher than the planned development. There is corridor protection in this area of 300 feet from the centerline of the Interstate.

I have submitted the plans to Roadway Design and they are in the process of designing their needs in this area. We hope that approval of the Pinecrest Preliminary Plat will not occur until after Roadway Design has completed their plans for this area.

Please contact me for any noise concerns at 479-4684 or Eric Dixon for any design concerns at 479-3715.

Sincerely,

Mark Ottemann
Noise and Air/Utilities Engineer
Planning and Project Development Division

MO/D1-AA1

Enclosure: Pinecrest Plat with Noise Contours

xc: Arthur Yonkey
Eric Dixon
Allan L. Abbott, Public Works Director, City of Lincoln

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FEB 24 2003
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PLANNING DEPARTMENT

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LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION

TO:	Becky Horner	**DATE:**	February 25, 2003
DEPARTMENT:	Planning	**FROM:**	Chris Schroeder
ATTENTION:		**DEPARTMENT:**	Health
CARBONS TO:	Bruce Dart, Director EH File EH Administration	**SUBJECT:**	Pinecrest PP #02020

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the preliminary plat application for the proposed Pinecrest development. The following concerns are noted:

- According to the site plan for the proposed Pinecrest development, the lots abutting the northern boundary of the development are located 125 feet from the interstate. The LLCHD has concerns regarding the transportation of hazardous wastes and/or materials via of the interstate and the close proximity of the proposed residential development. Historically, the LLCHD has recommended at least a 300 foot buffer zone between residential developments and potential releases of hazardous wastes and/or materials.

- The submitted documentation with the application for preliminary plat does not include language regarding possible noise abatement strategies to address interstate noise. The LLCHD has concerns that noise levels in the proposed residential development may exceed our community's standard (LMC 8.24 Noise Control Ordinance) for acceptable noise levels. While LMC 8.24 Noise Control Ordinance does not have a specific provision to address noise from interstate traffic, the ordinance does provide guidance for acceptable noise levels in residential zones with respect to protecting the public health and welfare, safety, and the quality of life for Lincoln residents. LMC 8.24 provides that for residential zones, noise based upon a ten minute LEQ must not exceed 65 dB(A) from 7:00 am to 10:00 pm and 55 dB(A) from 10:00 pm to 7:00 am.

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

Dennis L Roth
02/03/2003 12:07 AM

To: Rebecca D Horner/Notes@Notes
cc:
Subject: re: Pinecrest

PROJ NAME: Pinecrest Add
PROJ NMBR: SP# 1991, PP# 02020, Annex# 03000
PROJ DATE: 01/28/03
PLANNER: Becky Horner

Finding NO DUPLICATE/SIMILAR sounding names in our geobase for the street name proposed in this project, other than those which are an extension of an existing street.

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

STREETS: N 10 Ct, N 10 St, N 11 St, N 12 St, N 13 St, N 14 St
Dublin Rd, Hawkfly Rd, Irish Pointe Pl, Joehank Rd, Turtle Creek Rd, Morton St

PRIVATE: none

COMMENTS:
On the map, **Turtle Creek Rd** appears to line up with Fletcher Av at 14th St. Might suggest that at least the first 6 lots be named Fletcher Av, then at the curve Turtle Creek would be more appropriate. **Irish Pointe Pl** does not end in a cul-de-sac so the street type "place" doesn't appear to be appropriate. Possibly road or street would be better fitting.

MICHAEL WOOLMAN
<lpd737@CJIS.CI.LINCOLN.NE.US>

02/03/2003 08:48 AM

To: R Horner <RHorner@ci.lincoln.ne.us>
cc:
Subject: Pinecrest SP 1991

The Lincoln Police Department has no objections to the Pinecrest SP 1991.

Sergeant Michael S. Woolman
Lincoln Police Department

INTER–DEPARTMENT COMMUNICATION

DATE September 26, 2002

TO Becky Horner, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN #55N-12E

Attached is the Preliminary Plat for Pinecrest.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with blanket utility easements, as noted.

Sharon Theobald

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SEP 27 2002
PLANNING DEPARTMENT

ST/ss
Attachment
c: Terry Wiebke
Easement File

LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-DEPARTMENT COMMUNICATION

TO:	Steve Henrichsen	**DATE:**	October 01 , 2002
DEPARTMENT:	Planning	**FROM:**	Ron Marquart, REHS
ATTENTION:		**DEPARTMENT:**	Health
CARBONS TO:	Bruce D. Dart Scott E. Holmes File	**SUBJECT:**	Pinecrest Preliminary Plat #02020

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the Highlands Northwest Preliminary Plat submitted by Olsson Associates. The following items are noted:

Sewage Treatment
The proposed sewage treatment is through the City sanitary sewer system.

Water Supply
The proposed water supply is through the City public water system.

Existing Homes
There are two older residential homes on this plat. One is in the northwest part of the plat and the other is in the southeast part of the plat. Both have private water wells and individual onsite septic systems. The septic tanks must be pumped by a licensed pumper and properly filled or removed at the time the sanitary sewer becomes available to prevent a safety hazard.

If the two private water wells are discontinued for use, they must be properly decommissioned and plugged to prevent groundwater contamination. If the two water wells are saved, they must have a biennial well permit with LLCHD.

If you have any further questions, please contact Ron Marquart, 441-8030.

RM:dl

planningdept.memo.wpd

Jerrold C. Hood
for Ron Marquart

RECEIVED
OCT 2002
LANCASTER COUNTY

Richard J Furasek
10/04/2002 04:31 PM

To: Rebecca D Horner/Notes@Notes
cc:
Subject: Pinecrest

I have reviewed the preliminary plat #02020 cup/pud # 1991 and find it acceptable from the departments perspective.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292

SUPERVISOR, CUSTOMER SERVICE SUPPORT

UNITED STATES
POSTAL SERVICE

RECEIVED
OCT 1 2002
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

September 30, 2002

Brian Will
City-County Planning Department
555 So 10 St
Lincoln NE 68508-3992

SUBJECT: PINE CREST

Brian,

I have reviewed the above-mentioned request.

I find no concerns on behalf of the United States Postal Service and would agree with this proposal as submitted.

Please feel free to call me with any questions.

Thank you,

Rod L. Faulkner
Acting Customer Service Support Supervisor

ROD FAULKNER
ACTING SUPV, CUST SERV SUPPORT
700 R ST RM 201
LINCOLN NE 68501-9662
(402) 304-6545 (C)
(402) 473-1627
FAX: (402) 473-1795

Date Printed: September 18, 2002

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 seperate set of plans for review and 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 # **DRF02074**
Address
Job Description: Development Review - Fire
Location: PINE CREST
Special Permit:
Preliminary Plat: Y 02020
Use Permit:
CUP/PUD: Y 1991
Requested By BECKY HORNER

Status of Review: Approved
Reviewer: FIRE PREVENTION/LIFE SAFETY CODE BOB FIEDLER
Comments:

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 Effictive 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

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