COMPATIBILITY WITH THE COMPREHENSIVE PLAN
The special permit for a Community Unit Plan is in conformance with the 2040 Comprehensive Plan. The clustering of lots to preserve open space is a goal of the Comprehensive Plan.

WAIVERS
1. Section 26.27.020 Sidewalks  Recommend Approval
2. Section 26.27.090 Street Trees  Recommend Approval
3. Section 26.27.070 Street Lights  Recommend Approval
4. Section 26.23.130 Block Length  Recommend Approval

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN
P. 1.2 - Lincoln and Lancaster County: One Community Vision Statements:
• An important relationship exists between the urban, rural, and natural landscapes. Urban and rural development
maximize the use of land in order to preserve agriculture and natural resources.

- Policies of managing urban growth, maintaining an “edge” between urban and rural land uses, and preserving prime agricultural land form a distinctive and attractive built environment for Lincoln and Lancaster County.

P. 2.7- Acknowledge the fundamental “Right to Farm.” Preserve areas throughout the county for agricultural production by designating areas for rural residential development — thus limiting potential conflicts between farms and acreages.

P. 2.7- Ensure that acreage and rural development preserve and protect environmentally sensitive areas, and maximize the preservation of our nonrenewable resources, such as land and fossil fuels.

P. 7.12- LPlan 2040 supports the preservation of land in the bulk of the County for agricultural land and natural resource purposes. However it recognizes that some parts of the County are in transition from predominantly agricultural uses to a mix that includes more residential uses.

P. 7.12- New acreage development is not encouraged in the Map 1.3: Growth Tiers with Priority Areas for Lincoln’s three-mile extra territorial jurisdiction (ETJ), except for areas already platted, zoned, or designated for low density residential development.

P. 7.12- All proposals for acreages should be evaluated based on factors such as paved roads, adequate water quality and quantity, soil conditions for on-site wastewater management, availability of emergency services, agricultural productivity, land parcelization, the pattern of existing acreages, and plans for future urban development.

P. 7.12- Grouping acreages together in specific areas will limit the areas of potential conflict between farms and acreages. It also may enable services to be provided more efficiently, by reducing the amount of paved routes, reducing the number and distance of school bus routes, and taking advantage of more effective rural water district service.

P. 7.12- Clustering lots in one portion of a development site, while preserving both farmland and environmental resources on the remainder, should continue to be encouraged in agriculturally-zoned areas.

A considerable supply of acreage lots has been platted in recent years in this manner.

P. 7.13- Many families are not well-informed of all the implications of rural living before they make that lifestyle choice. This includes an understanding of the state’s “right to Farm” law, which protects farmers from nuisance claims when conducting normal agricultural practices, and an understanding of the difference between urban and rural public services.

P. 12.3 - this site is shown as future agriculture on the 2040 Lincoln Area Future Land Use Plan.

**ANALYSIS**

1. This is a request for a special permit for a Community Unit Plan with Build-Through (BTA) for 10 lots on 132.5 acres. The lots are located in the southeast portion of the parcel. The site is located at S.110th Street and Saltillo Road. Build-Through requires the applicant to show how the acreage lots can be converted into smaller urban lots after annexation by the City. The site plan is required to show building envelopes for the acreage lots. A house must be placed within one of the building envelopes. For lots that are smaller than one acre the building envelopes are not required as it is unlikely that these lots would subdivide in the future.

2. The site plan also has an “urban reserve” area. The urban reserve component can be further subdivided at such
time as the property is annexed and can be served by the full range of City services. The future urban lots will be served with private roadways. This is due to the private roadways continuing into the future development area. The acreage component is situated so that the area around it can develop with urban sized lots and not impact the acreage lots.

3. The streets are proposed to be private and will be surfaced with either pavement or 3” crushed rock with 1” gravel.

4. This area is shown in Tier II and Tier III in the 2040 Comprehensive Plan. Tier II is an area where extension of City services could reach beyond the Plan’s 24 year time horizon to 44 years and further. Tier III is beyond 44 years.

5. The development will utilize a community wastewater system. City standard sewer mains shall be installed in the acreage development component. The community sewage lagoon must be reviewed and approved by the Nebraska Department of Environment and Energy prior to construction.

6. Water is proposed to be supplied by Lancaster County Rural Water District No.1 (RWD). The owner has not submitted an application for water service hook ups at this time. Currently the RWD is upgrading a main to 10 inch. This proposed project could not be served until this project is completed. The completion date of the upgrades are undetermined at this time. The sewage lagoon must be a minimum of 25 feet from the existing 8” water main.

7. Saltillo Road is classified as a Major Collector in the 2040 Comprehensive Plan. Saltillo Road at this location is not shown on the City of Lincoln Access Management Map. Although Saltillo Road is not shown on the map, the Access Management Policy does provide guidance on street improvements.

8. Traffic counts taken in June 2019 showed a daily traffic count of 1,261 trips on Saltillo Road between S. 98th Street and S.110th Street and 1,236 between S. 110th and S. 120th Streets. A forecast based on the 2019 traffic counts done by the Lincoln-Lancaster County Planning Department shows a 2040 forecasted daily volume of approximately 1,300 trips for Saltillo Road from S. 98th Street to S. 120th Street.

9. Based on projected traffic volume and the speed limit of 55 mph on Saltillo Road, Lancaster County Engineer Department and Lincoln Transportation and Utilities Department (LTU) are recommending right and left hand turn lanes from Saltillo Road into this development. LTU estimates that the turn lane would be 240 feet in length. The turn lanes are recommended to enhance safe movement of traffic at this location. The traffic volume of 1261 vehicles per day (VPD) and speed limit of 55 MPH with an additional estimated 100 VPD for this subdivision support the need for the turn lanes. The historical accident rate on Saltillo Road is a public concern. To allow development without the introduction of safety improvements would likely result in diminished safety for the traveling public. No engineering study has been provided contrary to this opinion.

10. Over the last 4 years there have been three AG Community Unit Plans (CUP) within three miles of Lincoln. Pester Ridge CUP is located at SW 26th and Jacs Lane. Both streets are classified as local. Native Prairie Vista is located at N. 134th St. and Adams St. Adams St. is paved and classified as a major collector in the 2040 Comprehensive Plan. The third CUP is Cottonwood Ridge located at S. 68th St. and Saltillo Rd. Both S. 68th St. and Saltillo Rd are classified as minor arterials in the 2040 Comprehensive Plan and in the City of Lincoln Access Management Policy. Cottonwood Ridge required both right and left turn lanes from Saltillo Rd.

11. The site plan shows the new street of Hunter Lane east of existing S. 110th Street. Lincoln Transportation and Utilities notes that it is safer to have S. 110th St. and Hunters Lane to line up then to have two T intersections. Combining the two points of access at one location provides a more consistent means of traffic control. It is not a question of better sight distance, the question is does locating the street across from S. 110th Street provide the required sight distance.

12. The south beltway crosses this property in the northwest portion. This is in the area for future development. Nebraska Department of Transportation does not object to this project.

13. A petroleum pipeline bisects this property east-west about in the middle of the site. All of the lots are outside of the pipeline planning area. The pipeline planning area is 150 feet on each side of the pipeline.

14. The applicant is requesting waivers to sidewalks, street trees and street lights. It is typical in acreage subdivisions to maintain a rural character by not having lights, sidewalks or street trees. The City Land Subdivision Ordinance exempts these requirements if all of the lots in the subdivision are one acre or larger. The lots in this development range from 0.80 to 0.99 acres.

15. The applicant is requesting a waiver to block length. Section 26.23.130 of the Lincoln Land Subdivision Regulations
states that block length shall not exceed 1,320 feet. This is mainly for urban type subdivisions and is not practical for acreage developments with large lots. Larger block lengths are typical in rural acreage developments.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: AG-Agriculture Farm ground

SURROUNDING LAND USE & ZONING
North: AG-Agriculture Farm ground
South: AG-Agriculture Farm ground, garden center and three acreage lots.
East: AG-Agriculture Farm ground and two acreage lots.
West: AG-Agriculture Farm ground and several acreage lots.

APPROXIMATE LAND AREA: 132.5 acres, more or less.

LEGAL DESCRIPTION: Lot 31 Irregular Tract in Section 36-9-7 and a portion of Outlot A of Ehlers Addition located in Section 31-9-8; Lancaster County, NE.

Prepared by

___________________________
Tom Cajka, Planner

Date: September 5, 2019

Applicant: Ron DeBoer
7320 East Gage Rd.
Firth, NE 68358
402-890-2446
ronderosa@windstream.net

Contact: Same as applicant

Owner: Same as applicant
CONDITIONS OF APPROVAL - SPECIAL PERMIT #19038

Per Section 27.63.320 this approval permits a Community Unit Plan for 10 dwelling units on 10 lots with waivers to sidewalks, street lights, street trees and block length.

Site Specific Conditions:

1. Before a final plat is approved the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 3 copies with all required revisions and documents as listed below:

   1.1 Revise the boundary of the Community Unit Plan to include a part of Outlot A, Ehlers Addition.
   1.2 Provide a metes and bounds boundary legal description.
   1.3 Correct the density calculations.
   1.4 Label the minimum flood corridor on Sheet 1
   1.5 Revise the layout so the entrance/exit lines up with S. 110th Street.
   1.6 Show left and right turn lanes off of Saltillo Road to the satisfaction of Lincoln Transportation and Utilities.
   1.7 On Sheets 1 and 3 show the drainage easement between Lot 4 and 5, Block 1 as part of Outlot C.
   1.8 On Sheets 1 and 3 show an easement on Lot 5, Block 2 for the 100 year ponding limits if it extends out of the street right-of-way.
   1.9 On Sheets 1 and 3 show the 30 feet drainage easement between Lots 1 and 2, Block 2 in an outlot.
   1.10 Proposed culvert and sewer line are on top of each other. Need to shift alignment of one of these utilities.
   1.11 On Sheets 1 and 3 show an easement near the intersection of Hunters Lane and Sarah Drive for the 100 year ponding limits if it extends out of the street right-of-way.
   1.12 Change Hunters Lane and that portion of Sarah Drive that is north-south to a numbered street since it is a north-south street.
   1.13 Change the name of the east-west street to different name than Sarah. There is a Sarah Circle in Firth.

The following conditions need to be revised to the satisfaction of the Lancaster County Engineering Department.

1.14 On Sheet 1 of 6: Site Plan please change the sentence pertaining to intersection radii to read, “All surfacing radii at interior intersections shall be 30 feet.” “All surfacing radii at the intersections of Hunter Lane and Saltillo road shall be 50 feet.” The design and the plan sheets shall be adjusted accordingly.

1.15 On Sheet 1 of 6: Site Plan add a sentence to General Note No. 9 stating, “All corrugated metal pipe used for drainage to follow pipe specifications per LANCASTER COUNTY SUBDIVISION REGULATIONS; Chapter 5 MINIMUM IMPROVEMENTS; Section 5.05. DRAINAGE.”

1.16 On Sheet 1 of 6: Site Plan add a sentence to General Note No. 12 stating, “Drainage easements shall be dedicated at the time of the final plat.”
1.17 The Typical Street Section located on Sheet 3 of 6: Grading Plan indicates a 2-foot minimum flat bottom ditch, please change this to a minimum flat bottom ditch of 4 feet. The cross-slope for the 4-foot shoulder should be noted as 6 percent. The design and the plan sheets shall be adjusted accordingly. NOTE: For Typical Lancaster County Rural Cross Section detail see County Resolution No. R-19-0051.

1.18 Additional information is required for the roadway drainage structures. a. Provide culvert cross-sections of the proposed roadway culverts that include culvert length, flowline elevations, roadway top, foreslopes, and point of shoulder elevations at a minimum. b. Note the following data for each roadway culvert on the grading plan: culvert diameter and end treatment proposed, inlet and outlet flowline elevations, drainage area, design storm flow, and the headwater height.

1.19 Provide the necessary data to confirm that the post-development runoff is less than or equal to the pre-development runoff for the area east of Sarah Drive (Block 1 - Lots 1 through 5). 11. Development improvements shall not adversely affect roadway drainage or existing roadway drainage structures.

The following conditions need to be revised to the satisfaction of the Lincoln Transportation and Utilities Watershed Management division.

1.20 Set minimum opening for Lots 1, 2, 4, and 5 Block 2 at 1 ft above the roadway overtopping.

1.21 Cross culverts for private roads need to be sized to meet no overtopping of the 50-year event. Provide culvert analysis to show this requirement is being met (ex. HY-8)

1.22 Provide calculations for the minimum corridor width here, or justification that this tributary should not be a minimum corridor. i. If this tributary is a minimum corridor, the water quality pond would need to be located outside the minimum corridor. ii. An alternative to an extended release pond for water quality would be to preserve a tributary that would not be required as a minimum corridor, or preserve a larger width as minimum corridor, beyond what is required, and plant as native prairie grass.

1.23 The flows used in the detention analysis and HEC-RAS model are different. Provide hydrology used for RAS model, and make sure consistent with detention analysis.

1.24 The water quality pond proposed meets the volume requirements, but the 6” orifice releases the water quicker than the required 24-40 hr release time. Revise the outlet structure to meet this requirement, and provide a measure to reduce sedimentation and clogging (i.e. hickenbottom riser).

1.25 Provide shear stress calculations and scour protection analysis for the backslope of the water quality pond, since this berm will overtop at frequent storm events (i.e. 2-year)

1.26 Provide details for a pre-treatment to reduce sedimentation in the pond (i.e. concrete sediment forebay). See Chapter 8 of the Drainage Criteria Manual for design details.

2. Before a final plat is approved provide the following documents to the Planning Department:

2.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

2.2 Letter of approval from Lancaster County Rural Water District #1 that all improvements are in place in order to serve this subdivision.

3. Final plat(s) is/are approved by the City.

If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if
the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, the private roadway improvements, public water system, drainage facilities, land preparation and grading, sediment and erosions control measures, drainageway improvements, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

Since a community wastewater system is proposed, the final plat cannot be approved until documentation that the community wastewater system and community water system necessary to serve every lot in the final plat has been completed and approved by the appropriate agency.

No final plat shall be approved until the Permittee, as subdivider, enters into an agreement with the City whereby Permittee agrees:

to complete the paving of private roadway, and temporary turnarounds and barricades located at the temporary dead-end of the private roadways shown on the final plat within two (2) years following the approval of this final plat.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Lincoln Transportation and Utilities a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

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

to complete the public and private improvements shown on the Community Unit Plan.

to keep taxes and special assessments on the outlots from becoming delinquent.

to maintain the outlots on a permanent and continuous basis.

to maintain the private improvements in good order and condition and state of repair including the routine and reasonable preventive maintenance of the private improvements on a permanent and continuous basis.

to maintain the private facilities which have common use or benefit in good order and condition and state of repair, including the routine and reasonable preventive maintenance of the private facilities, on a permanent and continuous basis.
to retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Permittee(s) may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:

(1) Permittee shall not be relieved of Permittee’s maintenance obligation for each specific private improvement until a registered professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.

(2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to relinquish the right of direct vehicular access from Outlots B and D to Saltillo Road.

to notify all potential purchasers of lots that Outlot D shown and identified on the final plat as “Reserved for Future Platting to Urban Density” is subject to future urban residential development having a density of approximately ..., dwellings when (a) the sanitary sewer and water mains have been extended to serve the final plat; (b) the Outlot has been annexed; and (c) the Outlot has been rezoned to a district allowing for higher urban density.

that Outlot D may be subdivided to the density of approximately 70 dwellings when the sanitary sewer and water are extended to serve Outlot D and Outlot D is annexed and rezoned.

to install all other infrastructure for conversion of Outlot D at Permittee’s own cost and expense when said Lots are replatted as buildable lots unless a special improvement district is created by the City Council for the installation of infrastructure improvements and the improvements are finally ordered constructed.

to and hereby waives, as against the City of Lincoln, any and all damages and any claim or right of action for any and all damages, of every nature, which may accrue to Permittee, or which may result to Permittee’s property or interest therein, by reason of said infrastructure improvements or the construction thereof.

not to protest annexation of the property within DeBoer Addition into the City of Lincoln.

that the obligations of Permittee as subdivider under a BTA Subdivision Agreement shall constitute a covenant running with the land and shall be binding on Permittee and Permittees, administrators, successors and assigns.

**Standard Conditions:**

4. The following conditions are applicable to all requests:

4.1 Before occupying the dwelling units all development and construction shall substantially comply with the approved plans.

4.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.
4.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.

4.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.

4.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.
Special Permit #: SP19038
DeBoer Heights
S 110th St & Saltillo Rd

Zoning:
R-1 to R-8 Residential District
AG Agricultural District
AGR Agricultural Residential 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

Two Square Miles:
Sec.36 T09N R07E
Sec.31 T09N R08E

Area of Application
Zoning Jurisdiction Lines
Lancaster County Jurisdiction
EXHIBIT "A"

Legal description of a part of Outlot "A" Ehlers Addition, located in the South half of Section 31, Township 9 North, Range 8 East AND a part of Lot 27 of Irregular Tracts, located in the Southeast Quarter of Section 36, Township 9 North, Range 7 East, of the 6th P.M., Lancaster County, Nebraska, and more particularly described as follows:

Beginning at the Northwest corner of said Lot 27, said point also being the Northwest corner of the Southeast Quarter of said Section 36; thence in an Easterly direction on the North line of said Lot 27 and on the North line of the Southeast Quarter of said Section 36 and on an assumed bearing of S 89°55'44" E, for a distance of 2174.11' to a point located on the Southwesterly 100.00' Right-of-Way line of the former Burlington Northern and Santa Fe Railway, now Omaha Public Power District;

Thence in a Southwesterly direction on the Southwesterly 100.00' Right-of-Way line of Omaha Public Power District and on a curve turning to the left with an arc length of 631.67', a radius of 1482.39', a chord bearing of S 54°50'24" E, for a chord length of 626.90';

Thence S 67°02'51" E on the Southwesterly 100.00' Right-of-Way line of Omaha Public Power District and on the North line of said Outlot"A", for a distance of 335.68';

Thence S 61°12'29" W, for a distance of 398.54' to the East line of said Lot 27 and the East line of the Southeast Quarter of said Section 36;

Thence S 00°13'39" E on the East line of said Lot 27 and on the East line of the Southeast Quarter of said Section 36, for a distance of 1904.80' to the Southeast corner of said Lot 27, said point being located on the Northerly 50.00' Right-of-Way line of Sallito Road;

Thence N 89°56'19" W on the South line of said Lot 27 and on the Northerly 50.00' Right-of-Way line of Sallito Road, for a distance of 1600.89';

Thence N 00°22'26" E, for a distance of 10.00' to the Southeast corner of Lot 1, Deboer Addition;

Thence N 05°04'52" E on a line common to said Lot 1, Deboer Addition and said Lot 27, for a distance of 535.06';

Thence N 00°14'39" W on a line common to said Lot 1, Deboer Addition and said Lot 27, for a distance of 404.73' to the Northeast corner of said Lot 1, Deboer Addition;

Thence N 89°56'19" W on a line common to said Lot 1, Deboer Addition and said Lot 27, for a distance of 1091.89' to the Northwest corner of said Lot 1, Deboer Addition, said point also being located on the West line of the Southeast Quarter of said Section 36;

Thence N 00°14'39" W on the West line of the Southeast Quarter of said Section 36 and on the West line of said Lot 27, for a distance of 1640.80 to the POINT OF BEGINNING and containing a calculated area of 132.89 acres, more or less.

Together with and subject to any covenants, easements, and restrictions of record.
County Engineer

Upon review, this office would offer the following comments for "DEBOER HEIGHTS ADDITION"
Community Unit Plan (CUP) Special Permit SP19038 (v2) additional information submittal dated 8-20-
2019 in the SE 1/4 of Section 36, T9N, R7E located at South 110th Street and Saltillo Road.

1. (Re-submitted comment) ---- Submit a metes and bounds boundary legal description.

2. (Re-submitted comment) ---- Development layout to be revised to allow only one (1) access onto
Saltillo Road which is to be located across from existing road intersection of South 110th Street and to
include turn lanes along Saltillo Road.

3. Upon redesign and revised layout submittal, a complete development review can resume.

4. CUP Plat boundary survey document record to be filed in compliance with Nebraska Revised Statutes
81-8,122.01. Land surveying; filing; content.

5. On Sheet 1 of 6: Site Plan please change the sentence pertaining to intersection radii to read, "All
surfacing radii at interior intersections shall be 30 feet." "All surfacing radii at the intersections of Hunter
Lane and Saltillo road shall be 50 feet." The design and the plan sheets shall be adjusted accordingly.

6. On Sheet 1 of 6: Site Plan add a sentence to General Note No. 9 stating, "All corrugated metal pipe
used for drainage to follow pipe specifications per LANCASTER COUNTY SUBDIVISION
REGULATIONS; Chapter 5 MINIMUM IMPROVEMENTS; Section 5.05. DRAINAGE."

7. On Sheet 1 of 6: Site Plan add a sentence to General Note No. 12 stating, "Drainage easements shall
be dedicated at the time of the final plat."

8. The Typical Street Section located on Sheet 3 of 6: Grading Plan indicates a 2-foot minimum flat
bottom ditch, please change this to a minimum flat bottom ditch of 4 feet. The cross-slope for the 4-foot
shoulder should be noted as 6 percent. The design and the plan sheets shall be adjusted accordingly.
NOTE: For Typical Lancaster County Rural Cross Section detail see County Resolution No. R-19-0051.

9. Additional information is required for the roadway drainage structures. a. Please provide culvert cross-
sections of the proposed roadway culverts that include culvert length, flowline elevations, roadway top,
foreslopes, and point of shoulder elevations at a minimum. b. Please note the following data for each
roadway culvert on the grading plan: culvert diameter and end treatment proposed, inlet and outlet
flowline elevations, drainage area, design storm flow, and the headwater height.

10. Please provide the necessary data to confirm that the post-development runoff is less than or equal to
the pre-development runoff for the area east of Sarah Drive (Block 1 – Lots 1 through 5). 11.
Development improvements shall not adversely affect roadway drainage or existing roadway drainage
structures. September 2, 2019 (items 1-4, kds) August 29, 2019 (items 5-11, kw)

Lancaster County Rural Water District #1

The Water District has been contacted by owner to do a study of feasibility for water service of this
potential subdivision. The owner of property has not put in application for water service hook-ups at this
time. This subdivision would not be approved for service until future upgrades are completed. The
completion date of these upgrades are undetermined at this time. The placement of the community
sewage lagoon will have to have a separation of 25’ from the existing 8” main that currently runs across
existing property. There is also a 4” main that is south of the 8” main that runs across property. The water
main shown on the map would be typically placed in private property with an easement that is acquired by
the Water District.
Lincoln Transportation & Utilities Watershed Management

1. Plans: a. Set minimum opening for Lots 1, 2, 4, and 5 Block 2 at 1 ft above the roadway overtopping. b. Cross culverts for private roads need to be sized to meet no overtopping of the 50-year event. Provide culvert analysis to show this requirement is being met (ex. HY-8) c. It appears the tributary coming from Subarea A3 has a defined bed and bank and would be classified as a minimum corridor. Provide calculations for the minimum corridor width here, or justification that this tributary should not be a minimum corridor. i. If this tributary is a minimum corridor, the water quality pond would need to be located outside the minimum corridor. ii. An alternative to an extended release pond for water quality would be to preserve a tributary that would not be required as a minimum corridor, or preserve a larger width as minimum corridor, beyond what is required, and plant as native prairie grass.

2. Drainage Report: a. The flows used in the detention analysis and HEC-RAS model are different. Provide hydrology used for RAS model, and make sure consistent with detention analysis.

3. Water Quality: a. The water quality pond proposed meets the volume requirements, but the 6" orifice releases the water quicker than the required 24-40 hr release time. Revise the outlet structure to meet this requirement, and provide a measure to reduce sedimentation and clogging (i.e. chickenbottom riser). b. Provide shear stress calculations and scour protection analysis for the backslope of the water quality pond, since this berm will overtop at frequent storm events (i.e. 2-year) c. Provide details for a pre-treatment to reduce sedimentation in the pond (i.e. concrete sediment forebay). See Chapter 8 of the Drainage Criteria Manual for design details.
VIA EMAIL: tcajka@lincoln.ne.gov

Tom Cajka
County Planner
Lincoln/Lancaster County Planning Department
555 South 10th Street, Suite 213
Lincoln, NE 68508

Re: REVISED EXPLANATORY LETTER for the Application for Special Permit for a Community Unit Plan for Ron DeBoer for Land located at 110th Street and Saltillo Road
Our File No.: 25224.001

Dear Mr. Cajka:

I represent Ron DeBoer and Carol Domina who own a tract of land containing approximately 132 acres located north of Saltillo Road at 110th Street in Lancaster County. My clients are applying for a Special Permit for approval to develop a cluster acreage development as a Community Unit Plan under the Lincoln Municipal Zoning Ordinance.

A. Cluster Development. The property currently sits in the AG Agricultural zoning district. Acreage development in this AG district is encouraged to be designed in a cluster format to preserve the remaining agricultural land. The property contains 132+ acres and my client proposes ten (10) residential lots. The Cluster development will be served by a community waste water system. Further the Rural Water District shall provide potable water for the domestic use of the 10 future homes. The homes will be clustered in the southeast corner of the land on approximately 15 acres. The remaining 85 acres shall be preserved for agricultural use.

B. Additional Issues:

1. Density. This proposal contains ten (10) residential lots based on the density calculations of:
• Chapter 3.35 of the Lincoln Design Standards for Community Unit Plans;
• Chapter 3.40 of the Lincoln Design Standards for Density Bonuses; and
• LMC § 27.65.080 which adds a density bonus for developments which use a community waste water system.

These calculations yield a dwelling unit count of ten (10) for this proposal.

2. **Growth Areas.** Based on Map 1.3 “Growth Tiers and Priority Areas”, it appears that the property is beyond the Tier I, Tier II and Tier III Growth Areas as envisioned in the Comprehensive Plan. This property is beyond the 44+ year planning period described in the 2016 update to the Comprehensive Plan. The north portion of the subject property may be located in Tier II, which has a 2060 time horizon. The City of Lincoln will not grow to this area in the foreseeable future, as it is beyond the service limits of the City of Lincoln. Thus, the cluster development will not interfere with future urbanization.

3. **Access Management Policy.** The Plot Plan that will be uploaded to ProjectDox reflects a private drive being located towards the bottom of the valley east of the 110th Street right-of-way for site distance and safety purposes. The driveway is not being located directly north of the right-of-way for 110th Street. This property is beyond the requirements of Lincoln’s Access Management Policy, as reflected on the “Access Management Categories” map attached to the policy. Thus, a Request for Deviation is not required. Saltillo Road at 110th Street is not characterized as an “arterial street”, either major or minor. Saltillo Road, following the construction of the south beltway, will be minimally used. The trip count information assembled by Lancaster County indicates that traffic volumes substantially decrease east of approximately 96th Street. The developer intends to locate the private drive or street at the lower end of the valley for site distance purposes.

4. **Waivers.** In accordance with LMC § 26.27, the applicant requests waivers of the following subdivision requirements:

   a. Sidewalks;
   b. Street trees;
   c. Street lights; and
   d. Block length requirements of LMC § 26.23.130.

5. **Build-Through Design.** The final Plot Plan also reflects the built-through concept as how the preserved agricultural land can be subdivided in the future when urban growth reaches this area. The developer is willing to close the private drive and relocate the primary entrance to an extension north of 110th Street when the property would be urbanized.
Matt Langston of Olsson Associates will be the contact for ProjectDox. Once the project has been assigned a number, please let us know and the final Plot Plan can be uploaded.

C. **Application.** In connection with the submittal, I enclose:

1. The **Application** signed by my client for the cluster residential project; and

2. An **application fee** consisting of the CUP fee of $988.00, plus the cap on a per acre basis of $3,295.00 for a total of $4,283.00.

If there are any questions, please do not hesitate to contact me.

Sincerely,

Thomas C. Huston
For the Firm

Enclosures

cc: Ron DeBoer (via email)
    Matt Langston (via email)
    Mark Palmer (via email)