Annexation Study: Area #1

N 56th & Salt Creek

2007 Valuation: $232,213

<table>
<thead>
<tr>
<th>Proposed Annexation Year</th>
<th>Acres in Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>237.3 acres</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>237.3 acres</strong></td>
</tr>
</tbody>
</table>

Recommendation:

Annexation is appropriate

General Description:
From 56th to just west of 70th Street, from Salt Creek approximately ½ mile south, and from approximately 60th to 63rd Streets about 1/4 miles south of Arbor Road. Southern area is completely surrounded by the city limits, mostly undeveloped with a small cement plant on the southeast, single owner (NEBCO).

Current Jurisdictions:
Raymond and Waverly Rural Fire District
Lincoln Public School District

Zoning:
AG Agricultural and H-4 Highway Commercial

Surrounding Zoning:
North AG and H-4
East AG and I-1 Industrial
South I-1 and H-4
West P Public and H-4

Utilities:

<table>
<thead>
<tr>
<th>Wastewater</th>
<th>Initial O&amp;M</th>
<th>Future O&amp;M</th>
<th>Capital Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>$0</td>
<td>$2,700</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>$0</td>
<td>$3,600</td>
<td>$0</td>
</tr>
</tbody>
</table>

Utility costs would be at private cost. Future development would generate impact and user fees.

Roads:
Initial O&M $0
Future O&M $7,000

Future development would generate impact fees.

Estimated Revenue:

<table>
<thead>
<tr>
<th>Total Revenue Year 1</th>
<th>Total Revenue Year 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>$605</td>
<td>$668</td>
</tr>
</tbody>
</table>

Other Comments:

The entire study area is in the 100-year flood plain or flood prone area of Salt Creek. A large portion of the southern study area is in the local flood way for Salt Creek and shown as Agricultural Stream Corridor and Environmental Resources on the future land use map. The southern area also has an old Salt Creek meander through the property which is shown to be Category III Saline Wetlands. Staff from Watershed Management and the NRD met with the owners of the southern area last year to discuss the potential for the acquisition of a conservation easement to protect the flood plain and wetlands, and there appeared to be interest in considering this in the future. Category II Saline Wetlands are shown over a large portion of the north study area. “Existing Urban Area” flood plain standards would apply to the northern area. The “New Growth Area” flood plain standards would apply to the southern area (requiring no rise, no loss of flood storage, etc.). There is a future trail planned on the south side of Salt Creek channel.
ANNEXATION STUDY: AREA # 1

Total Area: 237.3 Acres

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