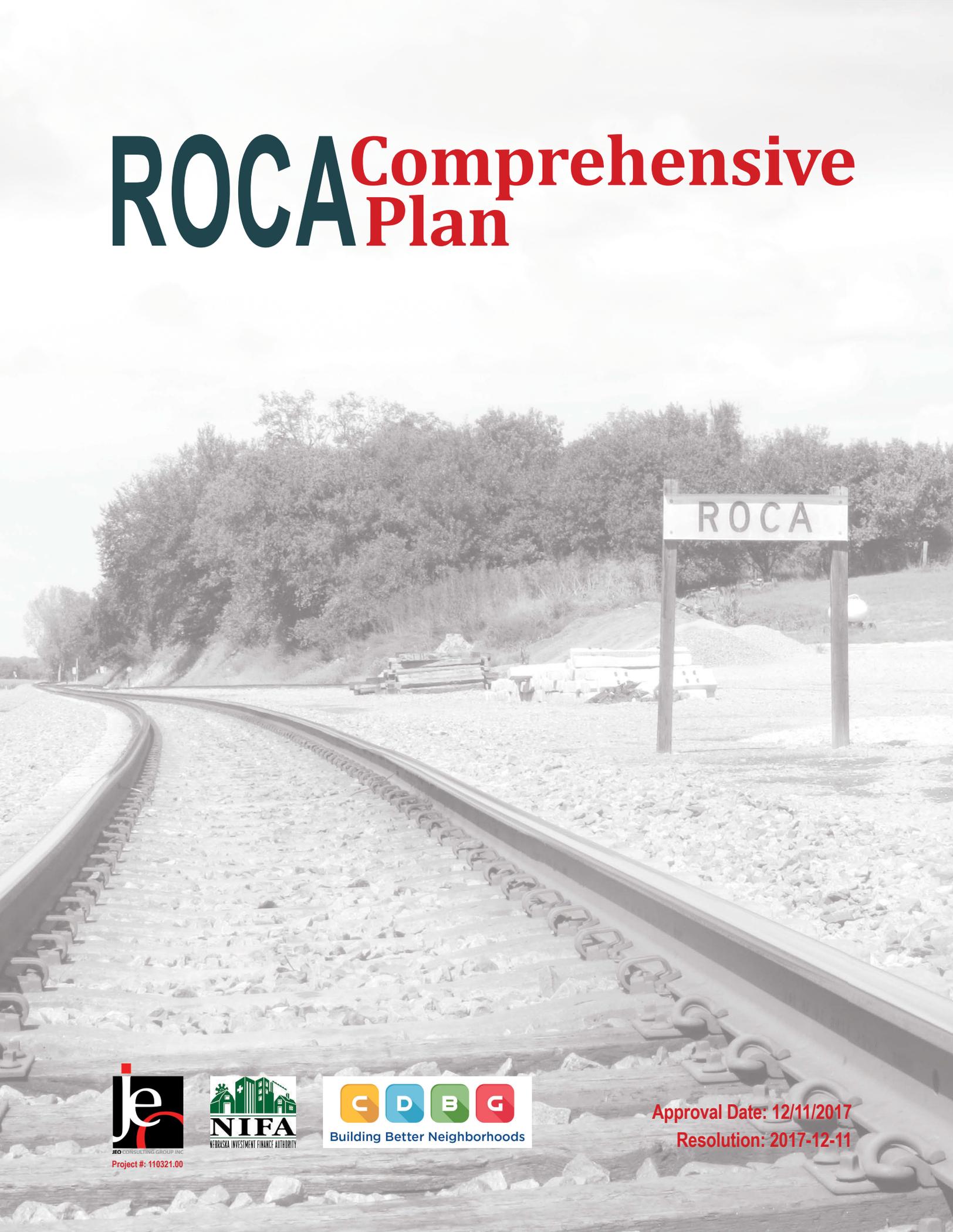


ROCA Comprehensive Plan



Approval Date: 12/11/2017
Resolution: 2017-12-11



Building Better Neighborhoods

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ACKNOWLEDGMENTS

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Introduction

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Introduction

1

[section 1.1]

VILLAGE OVERVIEW

The Village of Roca, Nebraska is located in Lancaster County, only four miles south of the southern edge of the City of Lincoln. Roca is located two miles east of Highway 77 and only 14 miles south of Interstate-80 via Highway 77. The community of Roca has great access to the amenities and services a larger city provides, but is far enough removed to enjoy the benefits of small town life. As of the 2010 Census, the population of the Village of Roca was 220.

History

In 1857, a time when few people settled very far west into the prairie, a family by the last name of Prey settled in the area that was once designated as Clay County. Several years later, in 1861 the Mills family settled one-half mile west of Salt Creek. They built a small stone house, using limestone from a ledge that protruded from the ground. This was the beginning of the quarries that became a primary business in the area.



Source: <http://www.casde.unl.edu/history/counties/lanaster/roca/>

In 1863 there was a political dispute, and Clay County was dissolved and the land was divided between Lancaster and Gage Counties. In 1869, a school was built by quarry men and then in 1871, the Atchinson & Nebraska Railroad built its line to Lincoln which came right through the area along Salt Creek. The railroad siding and station needed a name once it was established, and the word "Roca," which is Spanish for rock, was suggested.

Land was then donated by a couple of property owners and the town site was platted, and immediately started to grow. A new quarry was opened on the south side of Roca in 1875, and it was later called Blue Stone quarry. Roca was then incorporated in 1876. Rock from the quarries was used in the construction of many buildings in Lincoln, out-state, and beyond. Active quarrying occurred in the area for over 100 years, both by the county and by private owners.

In 1879, the number of students had grown so that another schoolhouse was needed. That schoolhouse also was quickly outgrown, so a larger wooden building was erected. By 1882 there were 280 students and several businesses, including a motel, a mill, a hardware store, a lumberyard, and a few other shops. Main Street faced Salt Creek on the west side of town, with the railroad depot across the street. The post office was established September 22, 1894.



Source: <http://lancaster.ne.gov/roca/history.aspx>

Fires destroyed several businesses in 1891, the mill in about 1900, and the hotel in 1910. By then the quarries were not as productive. Businesses, once displaced, did not rebuild. In 1933 a large brick schoolhouse was built. It served the community until 1964 when a consolidation effort formed the Norris School District with a building south of Hickman. The "old stone store" which is still located on the corner of Roca Road and B Street, was built from quarry rock in 1879 and is used as a blacksmith shop. Since then it has had many uses, including a lodge, a community hall, and a grocery store. The "old stone store" is still in use and a reminder of how the town of Roca began and acquired its unique name.¹

[section 1.2]

THE PURPOSE OF COMPREHENSIVE PLANNING

The Roca Comprehensive Plan is a legal document that addresses the village's land use and is designed to promote orderly growth and development. This document's purpose is to "promote health, safety, morals, or the general welfare of the community." The Comprehensive Plan presents data from multiple sources, such as public input and the United State Census Bureau to provide policy guidelines for elected officials to make informed decisions.

The Comprehensive Plan acts as a tool to develop a road map or blueprint that guides the community through change as it occurs tomorrow and twenty years from now.

¹ <http://lancaster.ne.gov/roca/history.aspx>

The Roca Comprehensive Plan aims to provide guidelines for the locations of any future development within the planning jurisdiction of Roca. This comprehensive plan update will assist in evaluating the impacts of development, including economic, social, fiscal, and service, and encourage appropriate land uses throughout Roca’s extraterritorial jurisdiction.

The plan assists the village in balancing the physical, social, economic, and aesthetic features as it responds to private sector interests. Planned growth will help Roca prepare for its own management of resources as well as coordinating with further development in Lancaster County. The Village of Roca strives to maintain the high standard of living and quality of life when serving its residents and managing growth and resources.

[section 1.3]

THE COMPREHENSIVE PLANNING PROCESS

Comprehensive planning begins with the data collection phase. The Profile Chapter depicts historical and current data that represents demographic information from the American Community Survey estimates and bicentennial Census from the United States Census Bureau. Additional data is obtained from city staff, public input, state agencies, and field data collection. Data collected provides a snapshot of the past and present conditions of Roca. Analysis of data provides the basis for developing forecasts for future land-use demands in the village.

The second phase, Envision, of the planning process is the basis for development of general goals and objectives based upon the issues facing the community and its stakeholders via public input. The comprehensive plan is a vision that represents the desires of the village for the future.

The Roca Comprehensive Plan represents a blueprint designed to identify, assess, and develop actions and policies in the areas of population, land use, transportation, housing, economic development, community facilities, and utilities. The comprehensive plan contains recommendations that, when implemented, will be of value to the Village of Roca and its residents.

Implementation is the final phase of the process. A broad range of development policies and programs are required to implement the comprehensive plan. The Roca Comprehensive Plan identifies the tools, programs, and methods necessary to fulfill the recommendations. Nevertheless, the implementation of the development strategies contained within the comprehensive plan is dependent on the adoption of the plan by the governing body, and the leadership exercised by the present and future elected and appointed officials of the city.

[section 1.4]

COMPREHENSIVE PLAN COMPONENTS

Nebraska State Statutes require the inclusion of certain elements in any Comprehensive Plan. Those elements are contained within the format of the Roca Comprehensive Plan, comprised of the following components:

- Introduction
- Profile Roca
- Envision Roca
- Achieve Roca
- Implement Roca

Analyzing past and existing demographic, housing, economic, and social trends permit the projection of likely conditions in the future. Projections and forecasts are useful tools in planning for the future; however, these tools are not always accurate and may change due to unforeseen factors. It is important for Roca to monitor its population, as well as the housing and economic conditions that may impact the village. This includes the surrounding development and available utilities in Lancaster County. Through periodic monitoring, the village can adapt and adjust to regional and local changes. Having the ability to adapt to external change allows the village to maintain an effective comprehensive plan for the future, to enhance quality of life, and to raise the standard of living for all Roca residents.

[section 1.5]

GOVERNMENTAL AND JURISDICTIONAL ORGANIZATION

Roca is a village form of government. Five trustees serve on the Village Board. Election for trustees is held every two years during the November General Election. Trustees serve a four year term. Regular meetings of the Village Board are held monthly at the Roca Community Center.

Roca also has a Planning Commission which is made up of nine members. The Roca Planning Commission meets on a quarterly basis, and if needed, more frequently as issues arise.

2



Profile Roca

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Profile 2

[section 2.1]

INTRODUCTION

The Profile Chapter of the Roca Comprehensive Plan reports on the existing conditions and previous trends that create the current fabric and characteristics of the community of Roca. Sections of the Profile Chapter focus on several important elements of the village, including: demographics, housing, economics and employment, public facilities and utilities, natural and environmental conditions, and existing land use. The Profile Chapter provides data and information which will ultimately foster the future decisions, investments, and development guidelines within Roca. The current conditions and trends of a community are very important to initially understand because they help determine goals, actions, and steps that need to be taken in the future to create positive change in the community. The Profile Chapter creates the foundation from which decisions will change or reinforce the positive impacts that previous decisions have created.

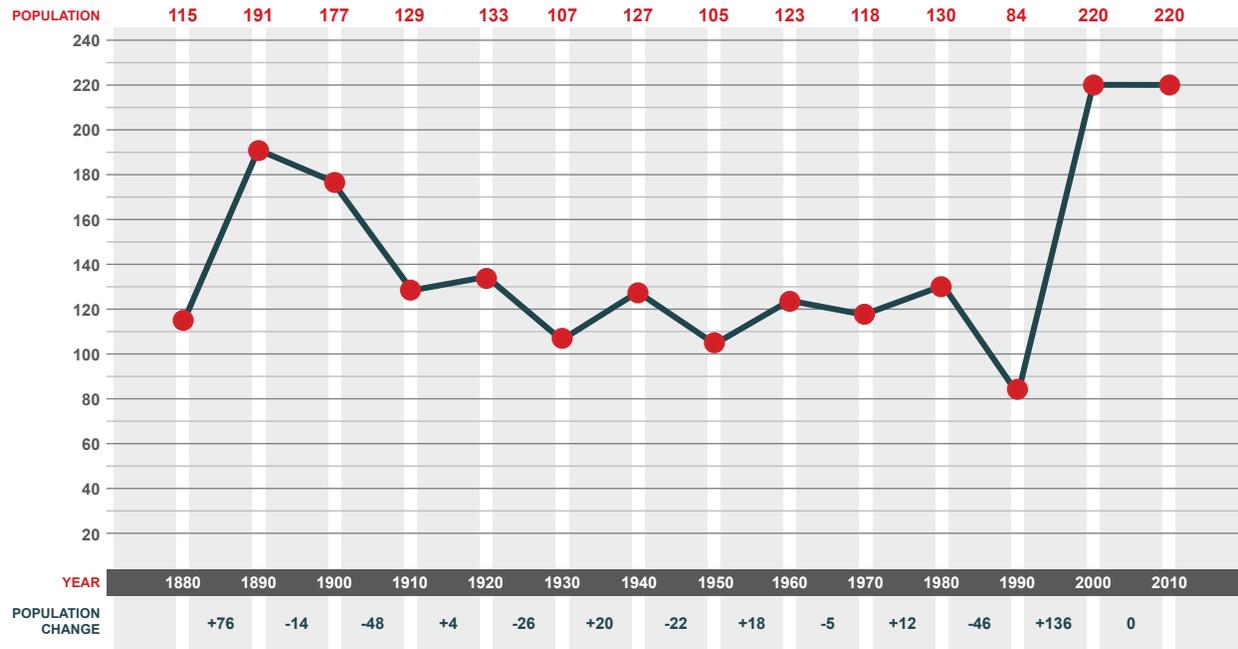


[section 2.2]

DEMOGRAPHIC PROFILE

The Demographics section examines previous trends that have affected Roca’s development. The village’s population is influenced by multiple factors. These factors include its historical growth trend, age structure, migration patterns, and race characteristics. The current composition of a community also affects future growth potential. Population is heavily influenced by housing and economic opportunities. Population growth is necessitated by a growing local economy and matching housing opportunities.

Figure 1: Historic Population, Roca

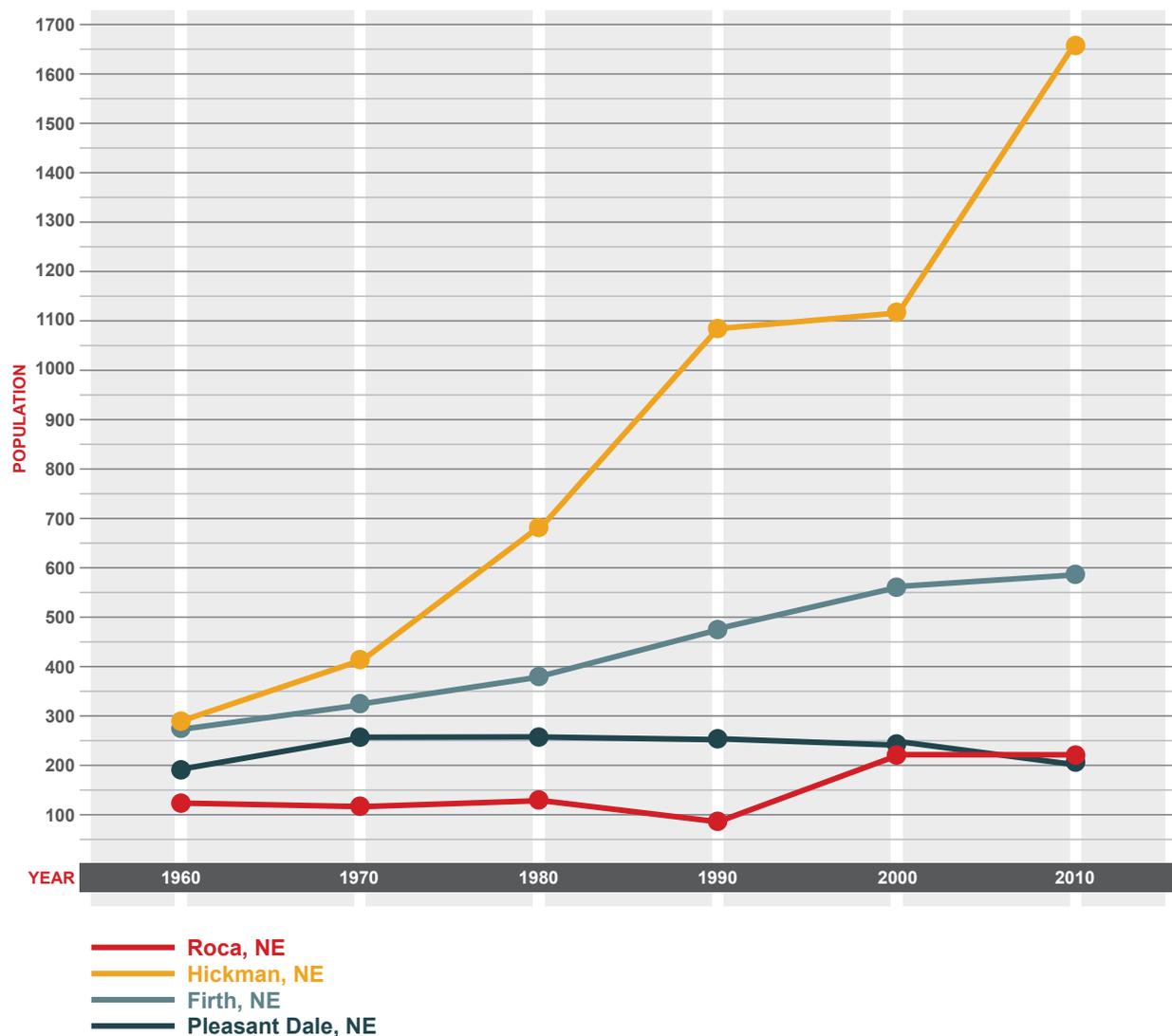


Historic Population

Population trends allow a community to understand how it has grown. The relationship between a community’s recent growth with how it has historically grown is an important facet of population projections. More recent trends influence immediate needs and future decisions. The relationship between historic growth and recent trends assist in long-term decision making.

In recorded history, Roca has had two decades with large population gain; at its beginning between 1880 and 1890 and more recently between 1990 and 2000. But for a large portion of its history, between 1910 and 1980, the population fluctuated up and down, with the population hitting a historical low in 1990. A housing boom in the 1990s helped to grow the local population from a total of 84 people in 1990 to 220 people in the 2000 US Census. However, the 2010 Census showed that the population stayed the same from 2000. Population trends provide insight for village leaders to be able to predict and prepare for future growth.

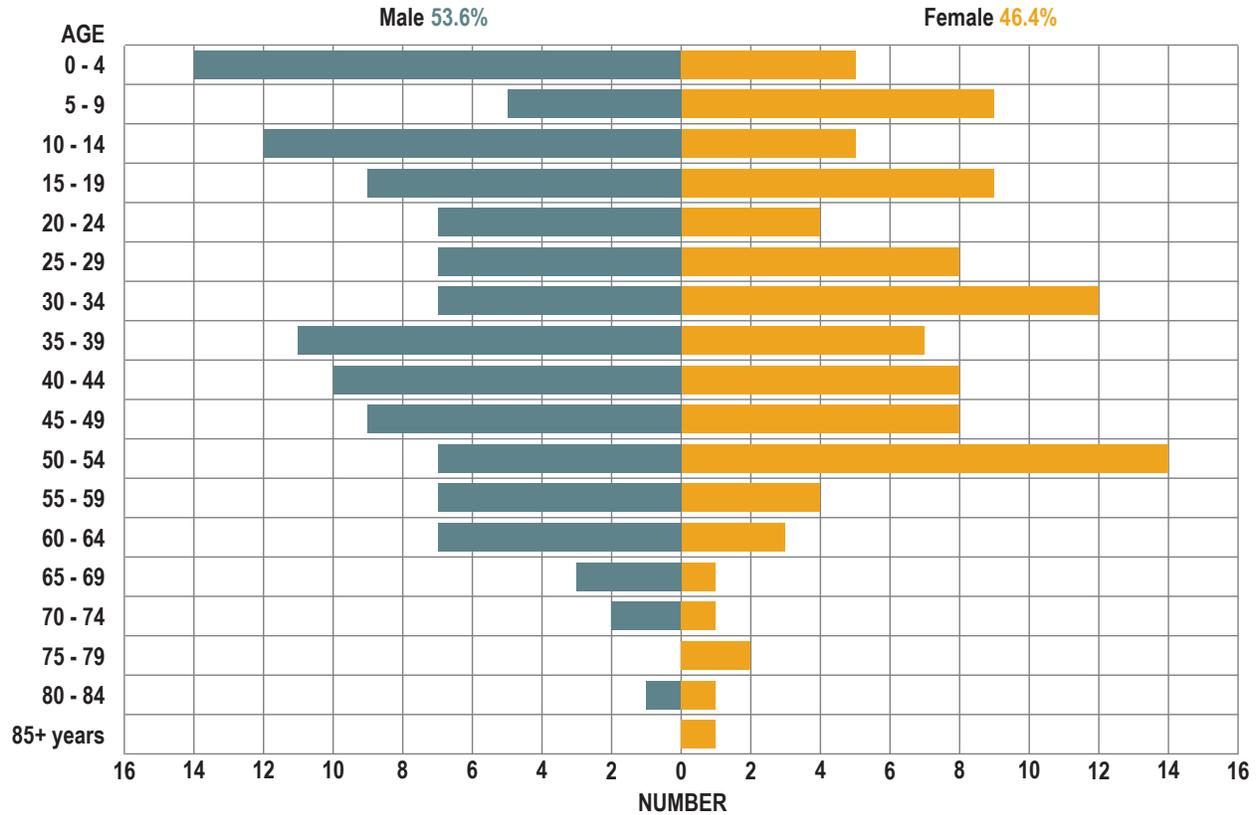
Figure 2: Historic Population Growth Comparisons, Roca



Historic Population Growth Comparisons

Comparing Roca’s growth with other communities in the area gives context to its growth and current population. Comparable cities are selected on factors such as proximity, current population, and geographic situation. In 1960, the populations of Roca, Hickman, Firth, and Pleasant Dale were all between 100 and 300 people. Firth grew at a steady rate while Pleasant Dale’s population slowly declined to a point that it is now lower than Roca’s current population. On the other hand, Hickman experienced tremendous growth throughout the past 50 years as a result of extensive residential subdivision development. While Roca is closer than Hickman to the employment centers in and around Lincoln, the location of the Norris School District’s campus eight miles south of town could prove a challenge in attracting young families to the community.

Figure 3: 2010 Age Cohort, Roca

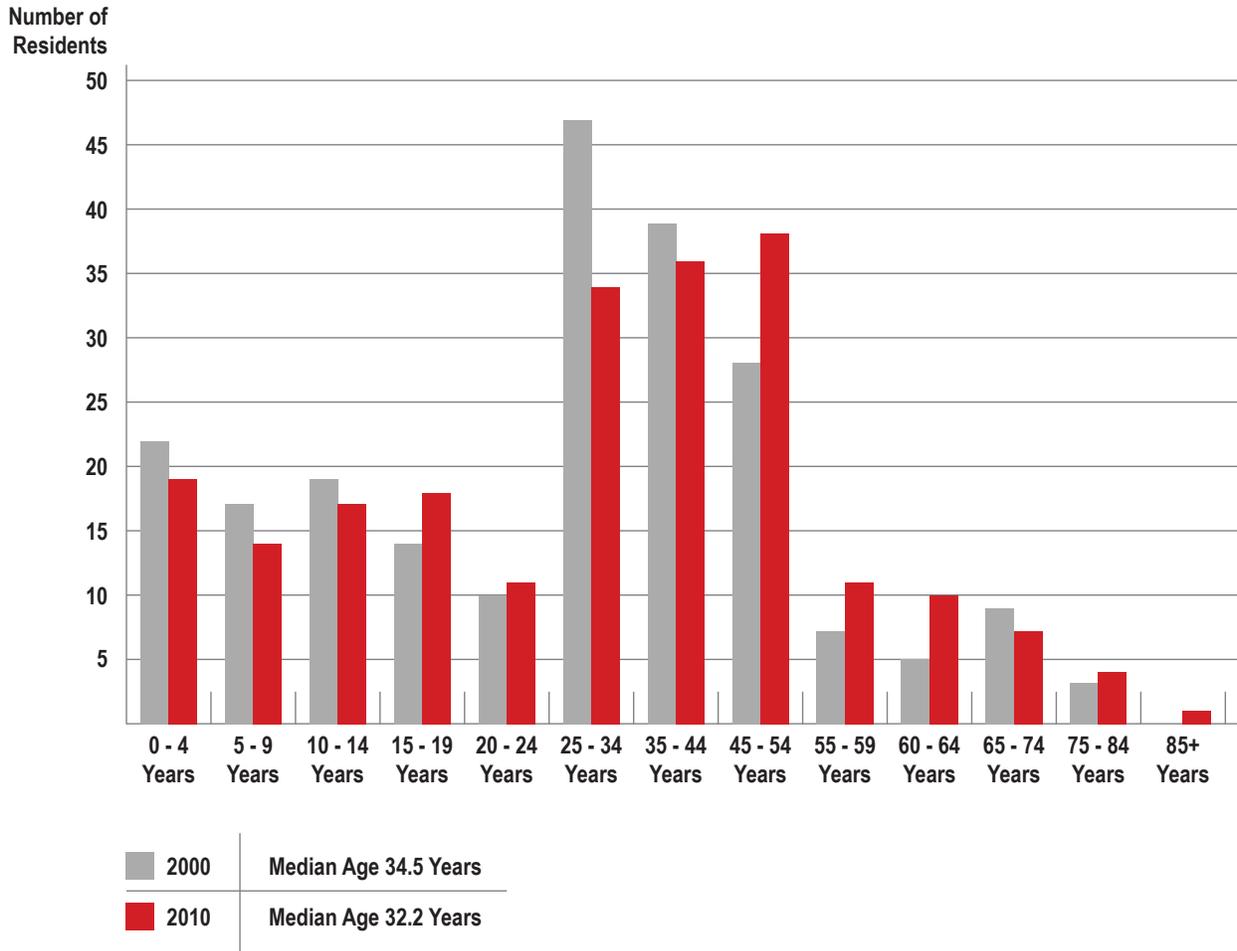


Age Cohort

Age structure analysis portrays a snapshot of the current population of a community by its age groups. It also serves as a baseline for future population projections by allowing the viewer to track age groups through time, and comparing them with area birth, mortality, and migration rates.

Due to the village’s small population size, it is difficult to discern much of a trend from the population pyramid in Figure ____. However, when aggregating data to larger cohorts a trend becomes clear. Nearly one third of the population is under the age of 18 years old while two thirds of the of the population fits within the 18 to 64 years old. The remaining 5.5% of the population is 65 years and older which is well below the Lancaster County levels, 10.9%, as well as neighboring Hickman, 7.7%, and Firth, 18.3%.

Figure 4: Age Cohort Trends, Roca



Age Cohort Trends

The population of Roca between 2000 and 2010 did not change. As a result, one would expect to see each cohorts population unchanged. For example, the “5-9 Years” cohort had 17 residents in 2000 and this total is very close to the “15-19 Years” cohort 10 years later as shown in the 2010 figures. However, the makeup of the community saw a shift with fewer young people (under 14) and higher numbers of residents in cohorts age 45 to 64 years in age. This indicates that most of these residents who lived in Roca in 2000 chose to stay in the community in 2010 with only a slight increase in upper middle age residents.

Figure 5: Race Characteristics, Roca



Race Characteristics

In terms of racial and ethnic diversity, Roca has not seen significant growth of minority populations. The 2010 Census reports that 96.8% of the community’s population was white. This number slightly increased since the 2000 Census, with 98.6% of the population reported as White. The only non-White racial group reporting in the 2010 Census are Asian, 0.5% or 1 resident, and Two or More Races (Not Hispanic or Latino), 2.7% or 6 residents.

[section 2.3]

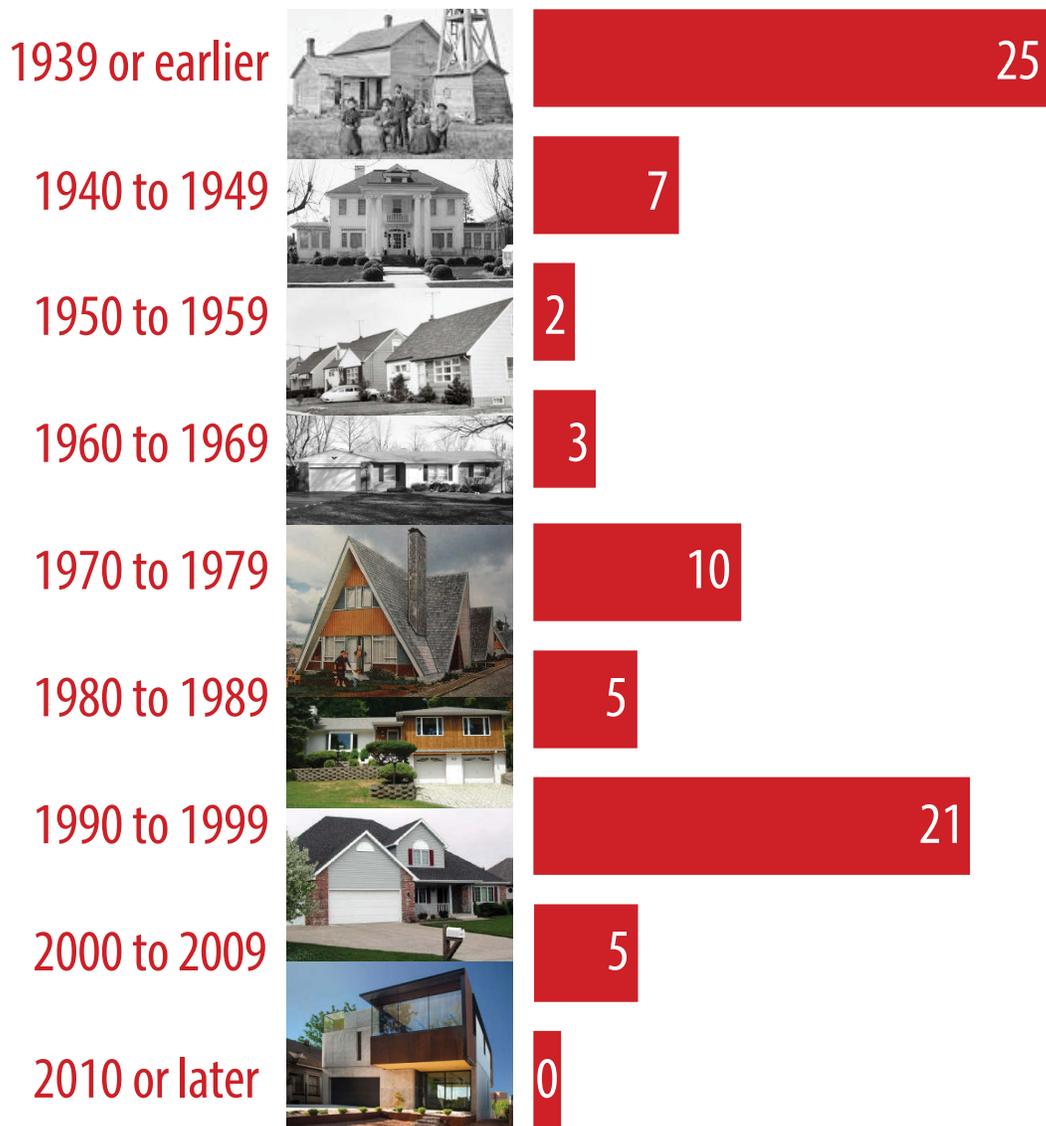
HOUSING PROFILE



Housing is a key component to future growth and opportunities available within and around communities. With a direct pull for population growth from Lincoln, Roca’s ability to grow will be predicated by its ability to support new population with adequate housing. A majority of the homes built in the last 20 years have been detached single family housing units. By providing a greater diversity of housing choices, Roca would have the opportunity to attract new residents with a more diverse set of demographics.

Roca’s quality of life and proximity to Lincoln, as well as the Norris School District are highly desired. There has been strong growth in acreages within the Roca 1 – mile ETJ. Since 2008, 21 single family homes have been built within this area. This growth notes that acreages are in higher demand than homes within Roca. Although acreages should be included in a diverse housing supply, the lack of available lots within Roca to build on has pushed some development into the extraterritorial jurisdiction.

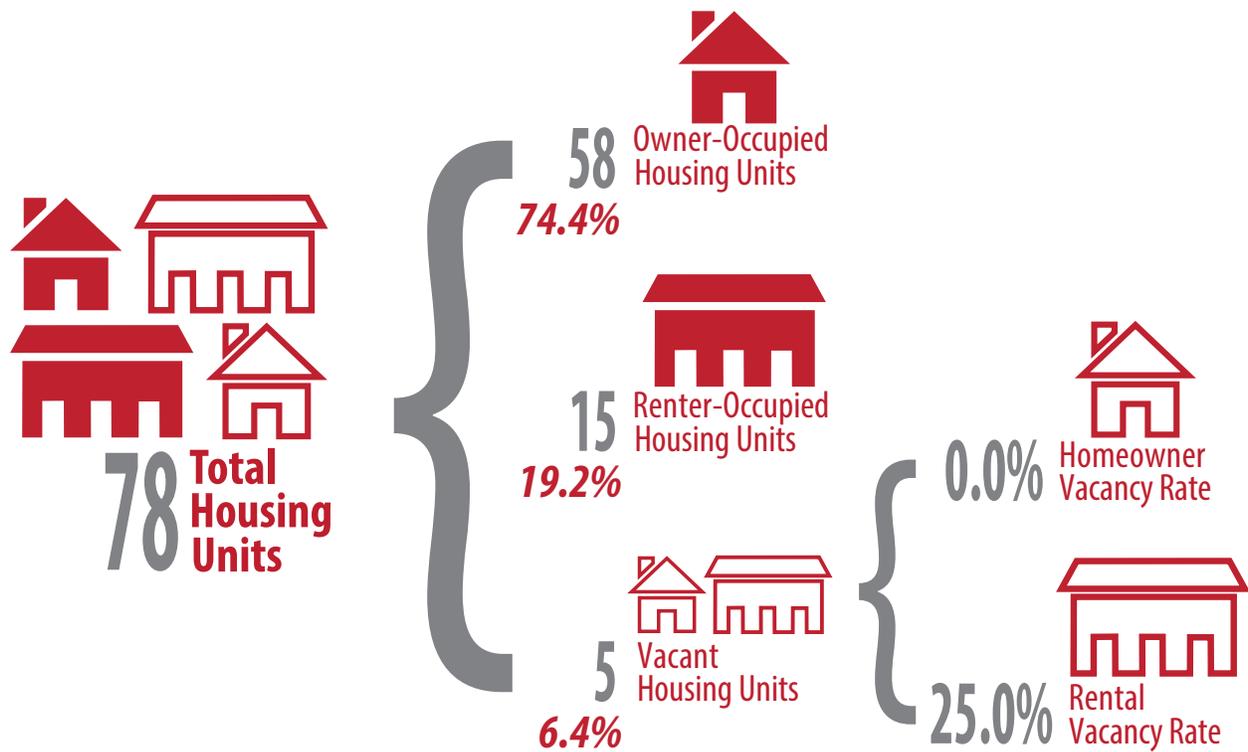
Figure 6: Housing Age, Roca



Housing Age

Roca’s modest population growth matches the influx of new housing units during the 1970s and 1990s. New single family detached homes would likely attract young families as a result of Roca’s location within the Lincoln metropolitan area plus its placement in the highly regarded Norris School District.

Figure 7: Housing Vacancy, Roca



Housing Vacancy

The figure above highlights the occupancy and tenure of households in Roca. A majority of the occupied housing units, 74.4%, are owner-occupied, with only a small portion of the occupied units, 19.2%, accounting for rental units. Furthermore, there are only five vacant units in the community which are all attributed to rental housing. Overall, Roca could benefit from an increase in rental units to provide a greater variety of housing options.

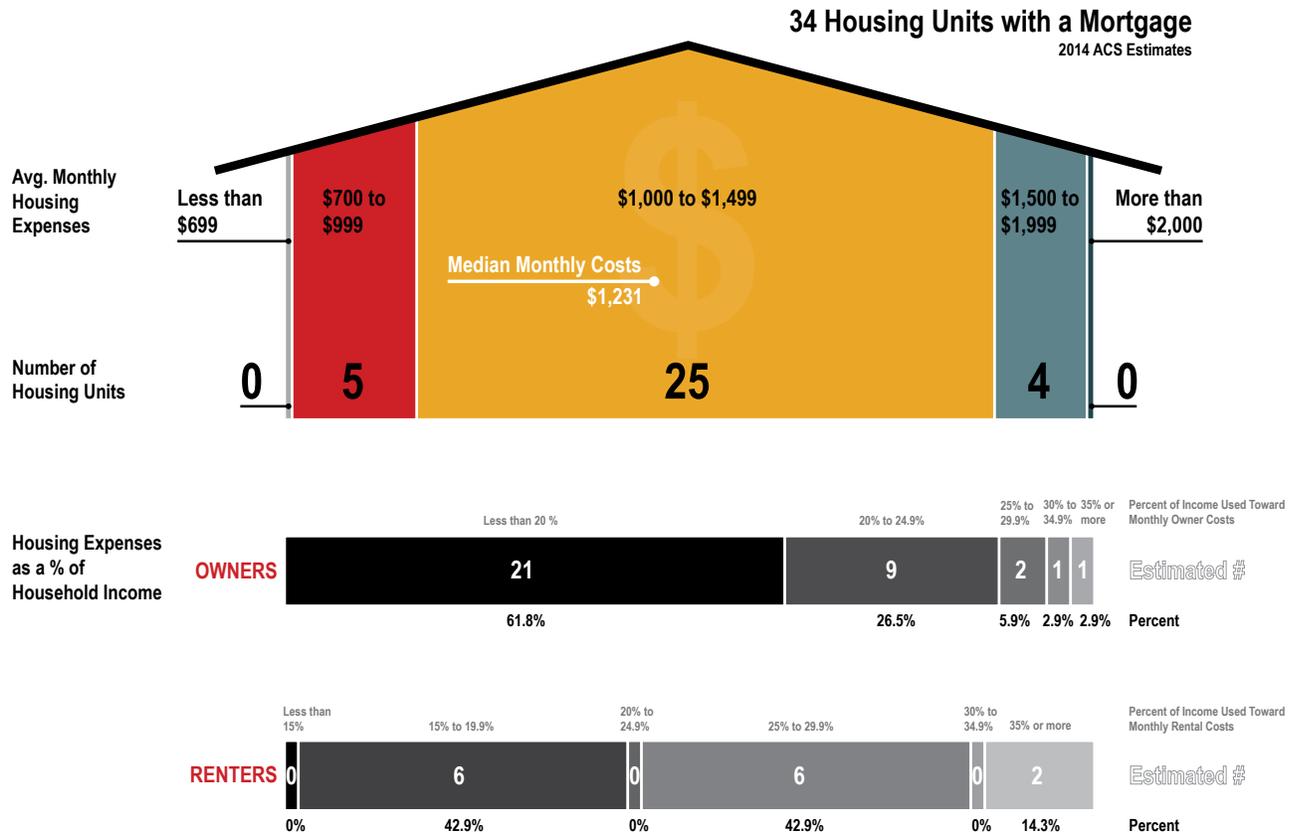
Figure 8: Owner-Occupied Housing Unit Value, Roca



Owner-Occupied Housing Unit Value

Although there has been rapid population growth and housing demand in Lancaster County, home values in Roca have remained slightly lower than surrounding communities. The estimated median home value in Roca in 2014 was \$141,200. This is higher than the statewide 2014 median value, \$130,100, but much lower than the median value of Lancaster County, \$187,300.

Figure 9: Total Housing Costs, Roca



Total Housing Costs

The relationship between income and housing is further explored in Figure XX. The U.S. Census defines monthly housing costs as the total cost of owning or renting a home; mortgage (rent), taxes, insurance, and utility costs. A monthly housing cost in excess of 35% of household median income is considered to be a burden to the household. Any additional household income is beneficial to the community. Income not spent on housing can be applied towards savings, investment back into the home, and other discretionary income. A high percentage of households below the housing burden threshold is a positive indicator for the economic potential of the community.

[section 2.4]

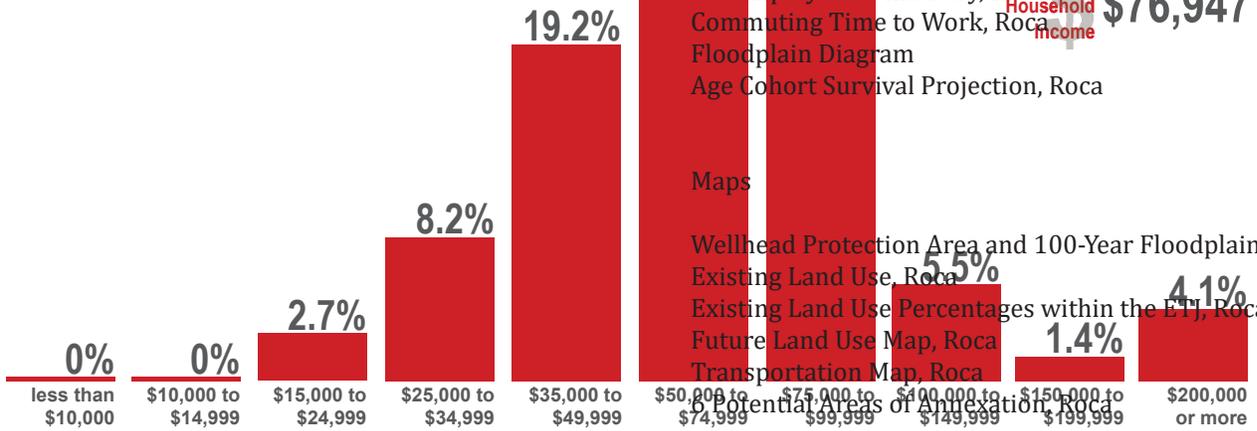
ECONOMICS AND EMPLOYMENT

The connectivity to the Lincoln Metro Area creates a wide range of employment opportunities for Roca residents.

Figures

Figure 10: Household Income, Roca

 **73**
Total Households



Tables

Income Source	Percentage of Households	Mean Income
Earnings	98.6%	\$67,626
Social Security	21.9%	\$13,481
Retirement Income	0.0%	\$0

Household Income

According to the 2014 American Community Survey data, almost 60% of households in Roca make between \$50,000 and \$100,000 annually. The mean and median household income of Roca is relatively high compared to the State of Nebraska's median household income of \$52,400, and the mean household income of \$68,081. Showing an extremely high level of income independence, 98.6% of Roca residents receive their income from earnings, rather than public assistance or personal retirement savings.

Figure 11: Employment Industry, Roca



Employment Industry

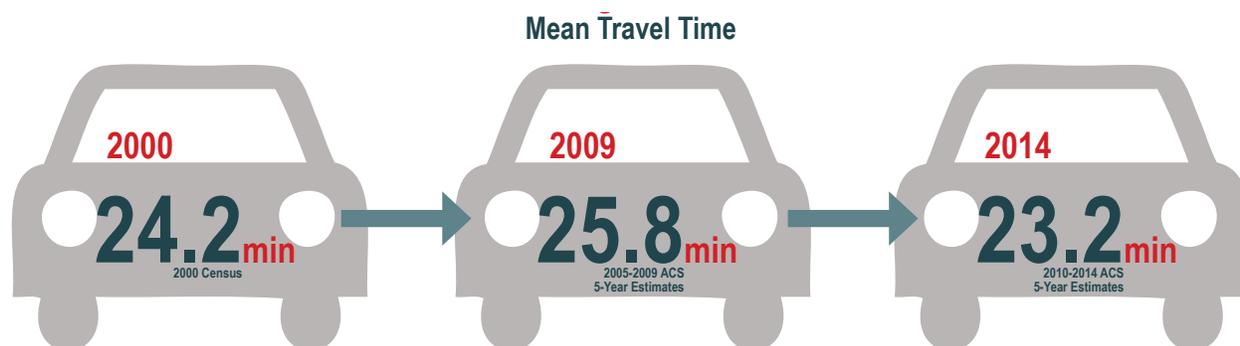
The proximity to the City of Lincoln and the connectivity within the Lincoln Metropolitan Statistical Area creates a wide range of employment opportunities to Roca residents. The predominant employment sector in 2014 was in educational services, and health care and social assistance, as well as manufacturing. This sector also experienced the most growth from the previous Census in 2000. The community’s presence in the Norris School District is a source for a high ratio of employment in this sector. Many manufacturing jobs in and around Lincoln are located along major transportation routes, providing quick access to Roca residents.

Unique Area Businesses and Attractions

Roca is a rural community just outside of the much larger City of Lincoln. Therefore, only a few businesses reside within Roca’s corporate limits. These businesses include the Farmers Co-Op Grain Elevator (which is the largest employer in the village), State Bank of Table Rock, Roca Tavern, Block’s Body Shop, Cleary Building, Hill’s Pest Control, and Roca Storage. Additionally, Roca’s rural beauty is an economic strength for the community and has drawn several unique tourism businesses and attractions which are located just outside of the community. Some of these businesses and attractions include:

- Roca Berry Farm
- Wunderosa Winery
- Wunder Roost Bed & Breakfast
- Prairie Woolworks & Log Cabin Antiques
- Roca Ridge Events
- Camp Sonshine

Figure 12: Commuting Time to Work, Roca



Commuting Time to Work

The City of Lincoln is growing southward, which means more businesses and places of employment are moving to, or starting up in south Lincoln. This could be a contributing factor to the decline in mean commute time for residents of Roca, if their places of employment are located in south Lincoln, closer to Roca.

Also, the paving of 54th Street between Lincoln and Roca could play a role in the decrease in commute times. Highway 77 already provides Roca residents with a quick and safe route to west Lincoln and a connection to Interstate-80, but the paving of 54th Street has improved access to the east and southeast portions of Lincoln.

The proposed Lincoln South Beltway, a bypass along the south side of Lincoln, will most likely affect vehicular travel patterns and commute times for Roca residents in the future. Construction for the Beltway road project is projected to begin in 2020.

[section 2.5]

COMMUNITY FACILITIES AND UTILITIES

Public Facilities and Utilities

State and local governments provide a number of services for their residents. The people, buildings, equipment, and land utilized in the process of providing these services are referred to as public facilities.

Public facilities represent a wide range of buildings, utilities, and services that are provided and maintained by the different levels of government. These facilities are provided to ensure the safety, well-being, and enjoyment by the residents of a jurisdiction. Facilities and services provide village residents with cultural, educational, and recreational opportunities as well as emergency responders to meet the public need. It is important for all levels of government to anticipate the future demand for their services if they are to remain an asset to the population.

This section will begin to evaluate the ability of the village to meet existing and future demand while determining the level of services that will need to be provided. Alternatively, in some instances, a number of services are not provided by the local or state governments, but are provided by non-governmental, private or non-profit organizations of the community. These organizations are equally important providers of services to the community and therefore should not be overlooked.

Community Facilities

The Community Facilities component of the Roca Comprehensive Plan reviews present capacities of all public and private facilities and services. This section considers the current demands and accepted standards to determine whether capacity is adequate, as well as determine what level of service is required to meet future demands within the planning period. Finally, recommended improvements for community facilities and services that are not adequate for present or future needs are provided.

The Village of Roca community facilities and services are divided into the following categories:

- **Parks and Recreation**
- **Educational Facilities**
- **Fire and Police Protection**
- **Village Facilities and Services**
- **Public Utilities**
- **Health Facilities**

Parks and Recreation

Roca Park and Ball Field

Roca Park and Ball Field is the only park located in Roca’s jurisdiction. It is located south of Roy Street and just east of the railroad line. Although there is only one park in Roca, it does provide many amenities to the community. Park features include a lighted ball field which is used for both baseball and softball games, metal bleachers, an announcers box and concession stand, batting cages, a picnic shelter, restrooms, playground equipment, a swing set, and two off-street gravel parking lots.



Roca Park and Ball Field

Homestead Trail

The Jamaica North Trail, located in Lincoln, turns into Homestead Trail just south of Saltillo Road and follows an abandoned rail line all the way south to Beatrice, Nebraska. Homestead Trail is a crushed limestone trail and its total length is 30 miles. A trailhead with an area to park, is located about 1/4 mile west of Roca’s corporate limits along Roca Road. Currently, no sidewalk or trail connection into the community exists.



An old abandoned railroad bridge has been re-purposed as a bridge for Homestead Trail.
Source: <https://www.trailink.com/trail-itinerary/homestead-trail.aspx>

Educational Facilities

Norris School District 160

Norris School District 160 is named after Senator George Norris and was formed as a result of the merger of the Roca, Hickman, and Firth School Districts on June 1, 1964. Three more districts (Cortland, Panama, and Princeton) joined Norris the following year. On June 15, 2006, portions of the Rokeby and Cheney Class I districts officially became part of the Norris School District. The Norris School Districts consists of approximately 230 square miles --about 40 lie in Gage County, 3 in Otoe County, and the remainder in Lancaster County. Nine small communities are within the boundaries of the Norris School District: Roca, Hickman, Firth, Cortland, Panama, Princeton, Holland, Cheney and Rokeby. ¹



Norris School

The school campus is centrally located with the district on 270 acres at the intersection of 68th Street and Princeton Road, twelve miles south of Lincoln. The site consists of the Elementary, Intermediate, Middle School, and High School buildings; bus barn, paved parking areas, outdoor athletic and activity fields including an artificial turf field at Titans Stadium, cross-country course, and all-weather track. The district owns 111 acres for future development. It includes an active farm management site (agricultural education learning lab) on the east side of South 68th which is currently farmed as part of a partnership between the Norris Board of Education, the Norris Education Foundation, the Norris FFA Boosters, and the Norris FFA Alum.

The Norris School system is organized on a pre-K-2 (Elementary), 3-5 (Intermediate), 6-8 (Middle) and, 9-12 (High School). The 2015-16 preschool through twelfth grade enrollment was 2,217. The district has had perennial increases in enrollment, and the combination of small town communities with close proximity to the larger Lincoln metropolitan area has created a demand for housing and substantial residential development in the Norris School District.

The Norris School District is primarily rural residential acreages, small towns including the fastest-growing municipality in Nebraska (Hickman, NE), and agricultural in nature with many farming operations. Many Norris residents are employed in Lincoln. As the Lincoln area grows to the south and east, the population of the Norris District continues to increase steadily. ²

¹ <http://www.norris160.org/district>

² <http://www.norris160.org/district/about-history>

Fire and Police Protection

Due to the fact that Roca has a low population and is in close proximity to cities with a wide range of services available, the City of Lincoln provides emergency medical assistance, in conjunction with members of the Hickman Volunteer Fire Department, to respond to local emergency calls. The Lancaster County Sheriff's Office is responsible for maintaining peace and enforcing the law in rural areas of Lancaster County, including all cities and villages without municipal police departments which includes the Village of Roca.



Village Facilities and Services

Roca Community Center

The Roca Community Center is located at 15545 B Street in Roca. The Village Office as well as a large meeting room where the Village Board and Planning Commission hold meetings, are located in the Community Center building. The facility has a capacity of 75-100 people and is equipped with 10 tables and 100 chairs. The facility also has a large kitchen and restrooms and can be rented out for private events or meetings for a reasonable fee.



Roca Community Center

Roca Post Office

The Roca US Post Office is located at 4200 Main Street which is on the northeast corner of Main Street (Roca Road) and B Street. The Post Office hours are limited because of the small size of the community, but it provides a very important service and convenience to Roca residents. The Post Office hours are as follows:

Monday - Friday	7:00am - 11:00am
Saturday	8:00am - 9:00am
Sunday	Closed



Roca US Post Office

Lancaster County Public Rural Transit

Public rural transit is provided for any rider requesting transportation within the Lincoln and Lancaster County area. The vehicles run from 8am to 4pm, and rides need to be scheduled by phone one business day in advance. One leg of a customer's trip must include a stop outside of Lincoln city limits.

Transit Fares

One-way fare:	\$2.00
Round trip fare:	\$4.00
Additional stops:	\$2.00/stop
10-punch Rider Card	\$20.00



Lancaster County Public Rural Transit vehicle

Public Utilities

Water

Water services and maintenance are provided by the Village of Roca within the corporate limits and a small area just outside the corporate limits. Due to previous water quality issues with Roca's village wells, the Rural Water District No.1 Lancaster County, NE provides the community of Roca with water.

Sanitary Sewer

Sanitary sewer service is provided by the Village of Roca within the corporate limits and a small area just outside the corporate limits. The waste water storage facility is located just south of Roca Park and Ball Field, adjacent to the railroad line.

Storm Sewer

The Village of Roca does not have an underground storm sewer system. Drainage ditches are located along each of the roadways. Each property owner is responsible for maintaining the drainage ditch areas and culverts on their property.

Electrical Power

Power is provided by Norris Public Power. Norris Public Power District is the provider of wholesale and retail electric service to 44 communities in five counties in southeast Nebraska, including Gage, Jefferson, Lancaster, Saline and Thayer counties.

The Norris District foresees the future of the electric industry changing with the push for more renewable energy sources. Nebraska Public Power District, Norris Public Power District's wholesale power supplier, continues to explore the potential addition of new renewable generation.

Norris Public Power District also promotes safety and education of employees, as well as customers. Norris employees are actively involved in the Rural Electric Safety Accreditation Program and which provides many different programs and demonstrations for all age groups.

Refuse

Refuse collection services in the Village of Roca are provided by Huenink Refuse. Huenink Refuse provides a variety of disposal services in addition to garbage and rubbish removal for the community and its surrounding area.

Recycling

A recycling site is located on village property just east of the Roca Park and Ball Field. Residents haul their own recyclable materials to this location, and containers for mixed paper, cardboard, newspaper, and food and beverage containers are provided. The site is open from sun up to sun down.

Health Facilities

Currently no medical, health, or assisted living facilities are located in Roca due the community's low population. However, residents of the village have access to many forms of health care in nearby Lincoln and even some in Hickman. The City of Lincoln provides emergency medical assistance in conjunction with members of the Hickman Volunteer Fire Department to respond to local emergency calls.

Hospitals and Medical Services Near Roca

Bryan Medical Center *1600 S. 48th Street, Lincoln*

- clinical services
- inpatient and outpatient health services
- emergency department

Bryan Medical Center West Campus *2300 S. 16th Street, Lincoln*

- clinical services
- inpatient and outpatient care
- rehabilitation services
- emergency department

CHI Health - Saint Elizabeth Regional Medical Center *555 S. 70th Street, Lincoln*

- inpatient and outpatient care
- clinic offices
- emergency department

LifePointe Urgent Care Center *7501 S. 27th Street, Lincoln*

- urgent care services
- health and wellness guidance, counseling, and training

Nebraska Heart Institute *7440 S. 91st Street, Lincoln*

- comprehensive program of cardiology and heart-related services
- clinical and surgical center focused on heart-health

Assisted Living and Other Health Services Near Roca

Assisted Living Facilities

As discussed in the demographics section of the Profile Chapter, many aging members of the community are leaving Roca. This may be due to several factors including lack of assisted living facilities. If Roca residents do not desire to live in the City of Lincoln, there are a few more options in nearby smaller communities, such as Haven Manor in Hickman or Lakeview Rest Home in Firth.

Other Health Services

Several dental, chiropractic, and physical therapy offices are located in Hickman, or Roca residents can also choose from many other offices located in Lincoln. Optometry and other more specialized health services can be found in Lincoln as well.

NATURAL AND ENVIRONMENTAL CONDITIONS

Wellhead Protection Areas

The Nebraska Department of Environmental Quality (NDEQ) regulates groundwater quality and quantity. NDEQ helps assist local municipalities with protecting their drinking water supply with the development of the Nebraska Wellhead Protection Act (WPA) Program. In 1998, Nebraska Legislature passed LB 1161 (Neb. Rev. Stat. §46-01501 to 16-1509) authorizing the Wellhead Protection Act.

Wellhead Protection Areas were delineated with community safety in mind. Both subdivision and municipal wells serve its populations and pose a larger threat to public safety if contaminated. The ultimate goal of the Wellhead Protection Program is to protect land and groundwater surrounding public drinking water supply wells from contamination.

The WHP Program provides the following in accordance with federal laws:

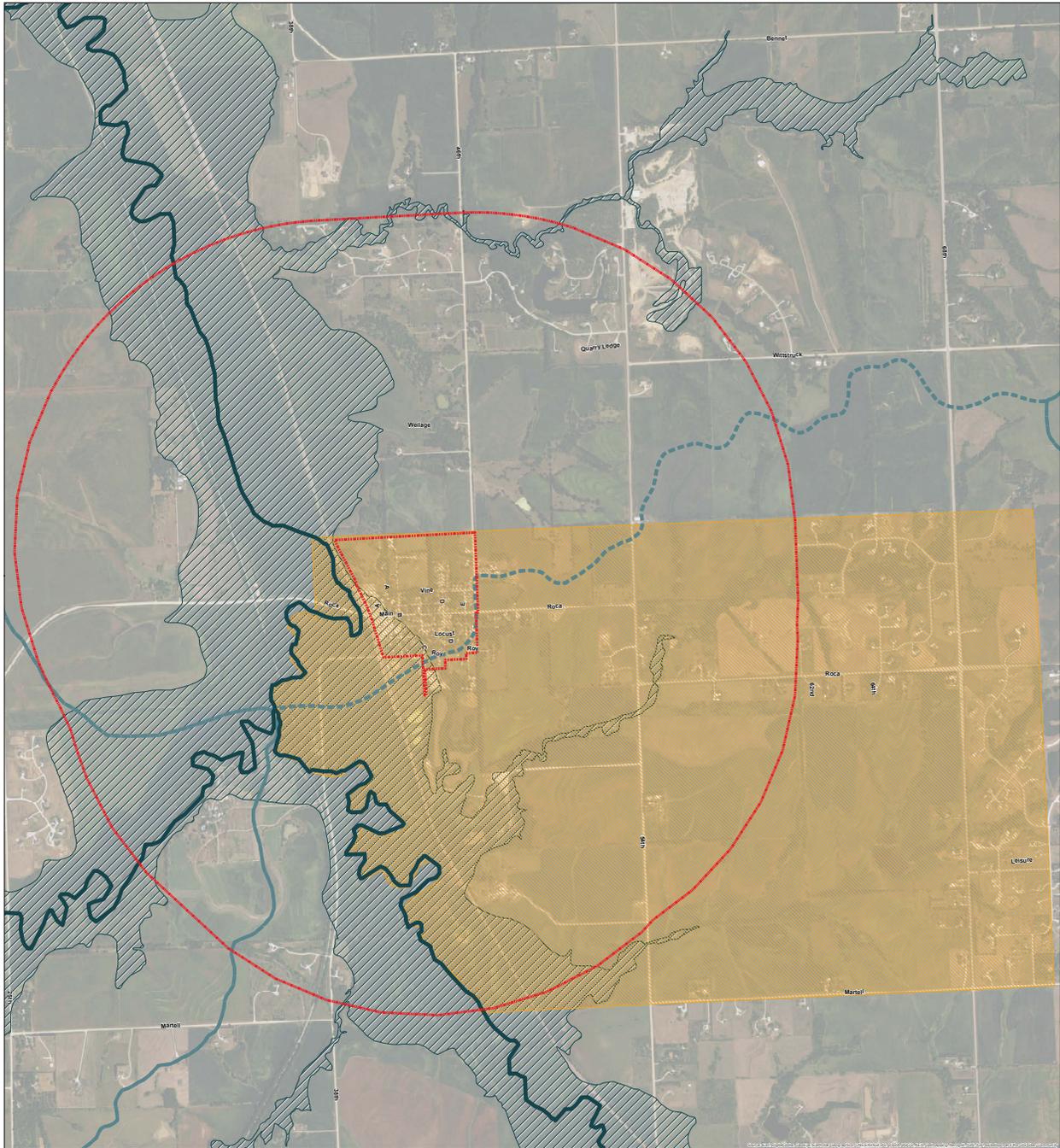
1. Duties of the governmental entities and utility districts
2. Determines protection area
3. Identifies contamination sources
4. Develops a containment source management program
5. Develops an alternative drinking water plan
6. Reviews contaminated sources in future wellhead areas
7. Involve the public

The approaches of Nebraska's WHP Program are to:

1. Prevent the location of new contamination sources in Wellhead Projection Areas through planning
2. Minimize the hazard of existing contamination sources through management
3. Provide early warning of existing contamination through ground water monitoring

The Wellhead Protection Area is a defined region with restrictive land use regulations to prevent potential contaminants from locating in sensitive areas. The boundaries are delineated by a time of travel cylindrical displacement calculation. The boundary is mapped by NDEQ so communities can apply zoning regulations to the district.

Map 1: Wellhead Protection Area and 100-Year Floodplain Map



<p>Legend</p> <ul style="list-style-type: none"> Wellhead Protection Area Streams Watershed Ridelines Floodplain 100-Year Floodplain 		<p>Roca Jurisdictional Boundaries</p> <ul style="list-style-type: none"> Corporate Limits Extraterritorial Jurisdiction 	<p>Village of Roca, NE</p> <p>Wellhead Protection Area and 100-Year Floodplain Map</p> <div style="text-align: center;">    </div> <p><small>This map was prepared using information from aerial photography provided by JEO and/or other private entities. JEO does not guarantee the accuracy of the map or the information used to prepare this map. This is not a scaled plot.</small></p> <p><small>Created By: T. Carlson Date: 07/19/2016 Revised: Software: ArcGIS 10.3 Project ID: 110321.00</small></p> <p><small>JEO CONSULTING GROUP INC.</small></p>
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Floodplain

The Village of Roca's floodplain derives primarily from Salt Creek which lies to the west of the community. A floodplain includes the floodway, one percent annual chance of flooding event, and 0.2 percent annual chance of flooding event. Through the Federal Emergency Management Agency's (FEMA) Flood Hazard Mapping Program (FHMP), and the Risk Mapping Assessment and Planning (MAP), FEMA identifies flood hazards, assesses flood risks, and partners with states and communities to provide accurate flood hazard and risk data to guide them to mitigation actions.

Floodway

As FEMA defines, a floodway is not only the existing water channel but also "other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevations more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations."

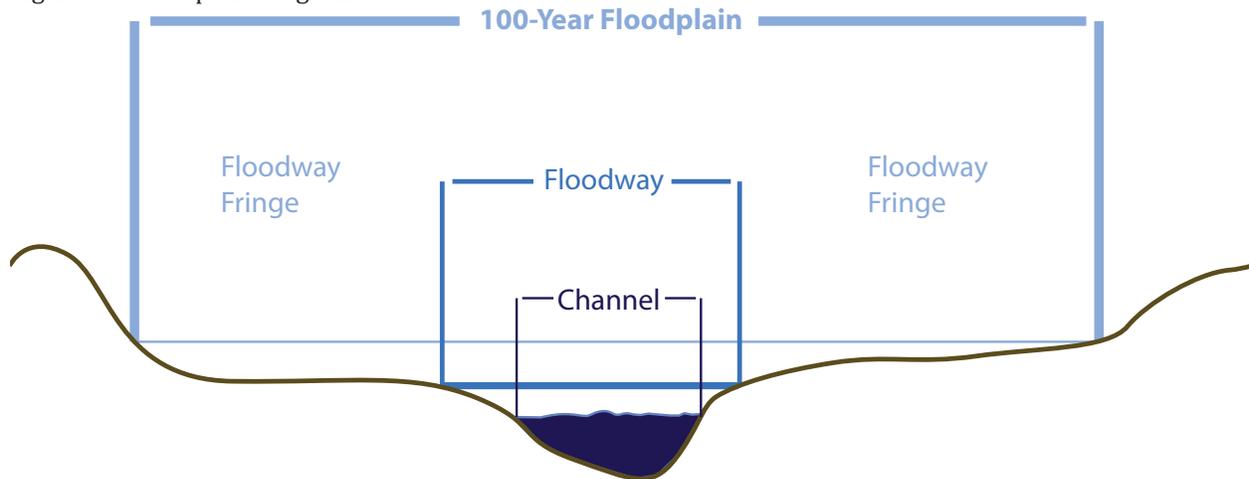
1% Annual Chance of Flooding (100-Year Floodplain)

The one percent chance of annual flooding is commonly known as the "100-year floodplain." This describes an area where a one percent chance of flooding may occur annually within the boundary. This area is mapped by categories 1%-A and 1%-AE. Both are considered within the 100-year floodplain. 1%-AE areas are considered to be more precise, including Base Flood Elevations (BFE's), whereas 1%-A areas are determined using approximate methodologies.

0.2% Annual Chance of Flooding (500-Year Floodplain)

Two-tenths of one-percent chance of annual flooding is commonly known as the "500-year floodplain." In these areas there lies a two-tenths of one-percent chance of flooding in any given year.

Figure 13: Floodplain Diagram



Floodplain Map

A floodplain map is a dynamic document. The areas indicated are often updated as FEMA updates their studies. Amendments to hazard areas may not be represented on this map. Property owners within or near floodplain boundaries have options for removal or amendment of the designation. Owners may submit a Letter of Map Change if they believe their property has been inadvertently mapped in Special Flood Hazard Areas. Property owners near the boundaries may want to verify that their property is not within a special flood hazard area when developing or selling the property to avoid infringing upon the hazardous zones or affecting nearby properties.

[section 2.7]

EXISTING LAND USE

The purpose of examining the current land use of a community is to establish an understanding of its previous growth and development while analyzing the compatibility of adjacent land uses. Existing land uses are defined by how a specific parcel of land is being utilized and does not take into account future land use or current land ownership.

Existing Land Use Categories

Agriculture

A parcel of land that is not intended for development and is currently used for low intensity agricultural uses.

Agricultural Residential

A parcel of land which contains a residential structure as well as low intensity agricultural uses or a parcel of land which is located outside of corporate limits, and contains a residential structure. These parcels are usually larger in size than standard residential lots within corporate limits.

Single Family Residential

A parcel of land with a residential structure occupied by one family, such as a traditional home on its own lot, surrounded by yards on all sides.

Multi-Family Residential

A parcel of land containing a singular structure being utilized by more than two households characterized by shared common space within the structure or a parcel of land containing a structure being utilized by two adjoined households sharing a similar structure.

Mobile Home Residential

A parcel of land containing one or more mobile home units.

Commercial

A parcel of land containing a commercial business use which may sell a good or service.

Agricultural Tourism

A parcel of land that is rural and/or agricultural in nature and currently used for tourism and commercial purposes.

Industrial

A parcel of land containing a commercial use involved in manufacturing, packing, storage, or assembly of products.

Public/Quasi-Public

A parcel of land owned, maintained, or controlled by a federal, state, or local governmental entity, which may be available for public use. The parcel may contain a use that is generally under the control of a private, religious, or non-profit entity that provides a social benefit to the community as a whole.

Park/Recreation

A parcel of land containing public or private land available for recreational, educational, cultural, or aesthetic use.

Mining

A parcel of land containing a mining operation which is currently or was recently in operation.

Vacant/Undeveloped

A parcel of land that is undeveloped, whether by intention or environmentally restricted by hydrology, terrain, or access.

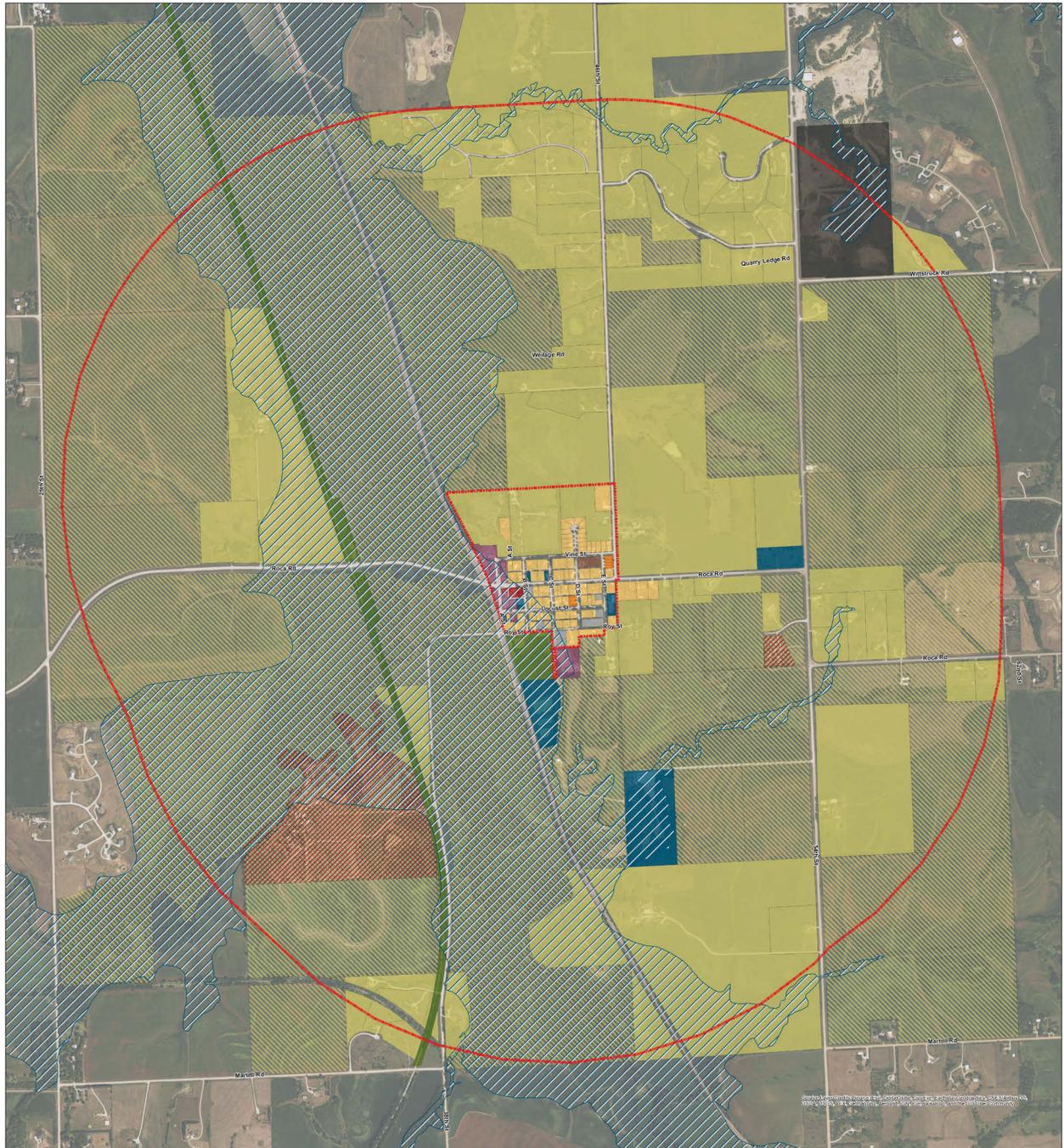
Existing Land Use Analysis

Like most communities, the vast majority of Roca's land use within the corporate limits is dedicated to single-family residential parcels. Roca also has several large agricultural residential parcels on the north side of the community within the corporate limits. These parcels of land, should they become available, would be prime areas for further residential development considering the land is not in the floodplain and is already within the corporate limits. Opportunity for growth also exists to the east of the corporate limits (if the land becomes available) where some single family housing and agricultural residential parcels already exist.

Several parcels within the corporate limits are currently classified as vacant/undeveloped, and should be prioritized for infill residential development in order to help maintain a compact, walkable, and sustainable community. However, if the community begins to grow at a faster pace, it must remain cognizant of the resources and infrastructure commitment that comes with continued development of single-family residences.

A railroad line and Salt Creek floodplain border Roca to the west of the corporate limits, and parcels dedicated to industrial and parks/recreation uses currently exist along the western edge of the community. Future development to the west is limited due to the two aforementioned "barriers." A small amount of commercial use exists in the village along Roca Road/Main Street at the western entrance to the community. Possible opportunity exists for commercial growth near the existing commercial uses, on what is now industrial parcels.

Map 2: Existing Land Use, Roca



Legend		
Existing Land Use	<ul style="list-style-type: none"> Agricultural Tourism Industrial Public/Quasi-Public Parks/Recreation Mining Vacant/Undeveloped 	Roca Jurisdictional Boundaries <ul style="list-style-type: none"> Corporate Limits Extraterritorial Jurisdiction
<ul style="list-style-type: none"> Agriculture Agricultural Residential Single Family Residential Multi-Family Residential Mobile Home Residential Commercial 	<ul style="list-style-type: none"> 100-Year Floodplain 	Floodplain <ul style="list-style-type: none"> 100-Year Floodplain

Village of Roca, NE

Existing Land Use Map

0 500 1,000 2,000 Feet

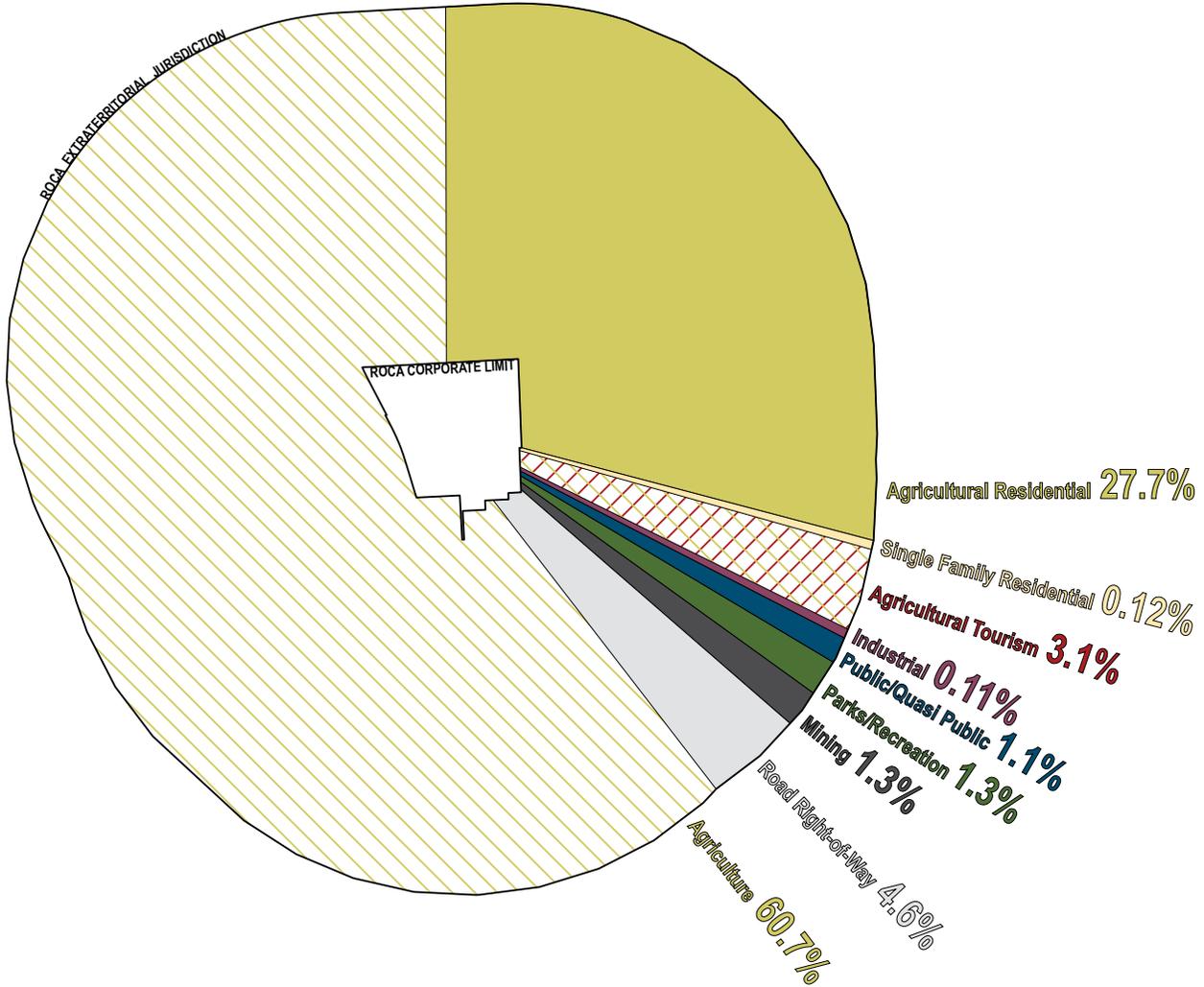
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Created By: T. Carlson
 Date: 07/19/2016
 Revised:
 Software: ArcGIS 10.3
 Project ID: 110321.00

Map 3: Existing Land Use Percentages within the ETJ, Roca



Within Roca’s extraterritorial jurisdiction, agriculture and agricultural residential are the prime land uses. Agricultural residential is 27.7% within Roca’s ETJ, which is a fairly high percentage compared to neighboring communities. In recent years, most of Roca’s housing development has occurred within the extraterritorial jurisdiction, not within the corporate limits. This is due to several factors that include land not being available within Roca, as well as a larger demand for higher income families looking for large residential lots in unique rural settings.

3

Envision Roca

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3.4	Envision Roca mySidewalk Site	54

Envision 3

[section 3.1]

INTRODUCTION

The Envision portion of the planning process creates a “wish list” of items identified within the public input process. The development of a comprehensive plan is an on-going process of goal setting and problem solving. The desired results will encourage and enhance economic opportunities and quality of life. The planning process focuses on ways of solving existing issues within the community and providing a management tool enabling citizens to achieve their vision for the future.

Successful plans involve the community to represent their needs and vision for the future. The over-arching goal of the Envision Roca process is to provide a variety of opportunities for the public to become involved in the decision making and prioritization process. Community members are well-informed and have intimate knowledge to make the most of Roca’s potential.

The Envision Roca public participation process consisted of a series of three focus group meetings and one open house town hall meeting. Traditional, face-to-face meetings were complemented by Envision Roca mySidewalk site. The mySidewalk platform is an online town hall forum, allowing for participation from the public throughout the planning process.



[section 3.2]

TOWN HALL MEETING



The town hall meeting was held at the Community Center at 7:00PM on August 26, 2016. The community members in attendance were first presented with information about the comprehensive planning process, as well as the Village of Roca's demographic, housing, and economic information. Then the meeting attendees were asked to visit three separate "stations" which were each focused on different topics. These stations included: Housing and Land Use, Infrastructure, and Recreation. The purpose of the town hall meeting was to solicit community input from the public at-large. This input was aimed to guide the direction and recommendations of the Roca Comprehensive Plan.

Station 1: Housing and Land Use

Housing

- Norris School District provides the largest draw for young families
- Main transportation corridors (46th Street and Roca Road) should be reserved for more dense housing
- Large lot residential should be located in areas with limited transportation access
- Duplex housing would provide an option for independent senior living
- Train traffic and infrastructure (especially streets) are the biggest barriers towards housing development

Land Use

- Village should focus on the redevelopment and cleanup of existing lots due to the costs of extending infrastructure for new development
- Relocation of the elevator provides an opportunity for redevelopment of the existing site
- Need to take advantage of increased traffic of growing Hickman and potential beltway for the development of a C-Store or other commercial
 - Would like to see a diner or restaurant
 - Would the village consider a sales tax levy to help pay for infrastructure?
- Explore the ability to grow the tax base via annexation or growth from within current corporate limits

Station 2: Infrastructure

The general consensus of the station attendees was that most of Roca's utilities were not an issue. However, the participants' opinion was that roads were not in good condition.

- Dust from non-paved roads is a problem
 - Need to coordinate with County to treat the roads with dust suppressant
- Desire for 46th Street to be paved through entire ETJ
 - Safety concern with high volume of vehicles year-round and a spike during October due to Roca Berry Farms
- The corner of 46th and Bennett Road to become a "curve" when the Lincoln South Beltway is constructed - could become a north entrance to Roca which could be a potential location for highway commercial or a C-Store
- Road improvements should be considered that support the local Roca argi-tourism and special event facilities
- Concern for the construction phasing of the Lincoln South Beltway and the potential closure of multiple N-S roads at the same time
- Residents in the ETJ may be willing to financially support a special district to pave 46th Street

Station 3: Recreation

Roca Park

- Equipment needs to be updated
 - Needs to accommodate a broader age range (5-12)
 - Toddler equipment would be great too
 - ADA accessible
 - Needs to be professionally installed
- Would like to utilize more of the park space south and east of existing ball field
 - Soccer practice field
 - Basketball court
 - Tennis court
- Parking lots at the park need some sort of security lighting
 - Parking lot on north side would need to be careful about the lights shining into the houses across the street
 - Parking lot on west side would have no problem with lights
- The crows nest and concession stand building need lights as well, possibly motion-sensor
- A recycling site has been installed just south of the equipment shed on the east side of park
- The ball field is in good condition and is completely booked every night during baseball/softball season
- Shelter and bathrooms are in good condition as well



Trails and Sidewalks

- Connect Homestead Trail to the community--probably along Roca Road is the best option from the trail head (shortest distance, view of businesses, would need to build a bridge over the creek in other places)
- The Roca Tavern is already trying to tap into the trail events
- Explore ways for Roca to capitalize on the number of people the trail brings in
- Explore the possibility of putting a paved shoulder or trail adjacent to 54th Street to create a loop with Homestead Trail

- Sidewalks are mostly non-existent in town
 - Drainage ditches leaving little room for a sidewalk as well as steep grading and minimal setbacks in some places
- At least complete the sidewalks along Main Street (Roca Road) and then south along B Street to connect the Community Center and Roca Park.
 - Kids will still ride their bikes and people will still walk on the road even if sidewalks are installed all over town. So Main Street is the priority because it has more truck traffic and is not as safe for pedestrians.

Roca Community Center

- Green space just south of building should be put to more use
 - Half basketball court
 - Small skate park
 - Garden/plaza/park
 - Kids could play but still be observed from the window
- The facility is rented out (\$75 for the day)
 - It is booked heavily during graduation season and holiday season
 - Goal is to have it booked once a week
- Would like more programmed into the building
 - Explore having a weekly morning coffee for the senior population
 - Other age groups could maybe have a movie, crafts, or game night
- Building needs minor updates, repairs, and changes
 - Painting, carpet, etc.
 - TV in corner nook isn't used much, either move or find ways to use it more
- Seating in the facility is only comfortable for so long
 - Would need sturdy and stain resistant couches to withhold a lot of use
- Book Mobile from Hickman Library was mentioned
 - It came several years ago but it was not well attended

Salt Creek

- Look into Salt Creek as a possible amenity for the town
 - Further develop Roca's agri-tourism
 - Kayakers came into town asking if they could park in town and kayak to Lincoln
 - Example: Kearney White Water Park

FOCUS GROUP MEETINGS

On August 30 and 31, 2016, a series of focus group meetings were conducted to discuss select topics of interest and importance to the community. The purpose of focus group meetings is to gain knowledge and insight from local residents about the community and its needs, desires, problems, and opportunities. Three separate focus group meetings were held, each focusing on different topics including housing, parks and recreation, and public facilities and utilities. Each group was asked general questions about their views on the community, as well as questions related to their respective fields or community viewpoints.



Housing Focus Group

Housing is an important component of the Roca Comprehensive Plan. Throughout the public involvement process, housing was one of the major topics of concern. It is evident that the demand for housing in Roca exceeds local supply, but several barriers to residential development became evident during the Envision process. Community members and village leaders wish to promote housing development to retain those that are currently living in Roca and also provide housing, at a manageable pace, to those who desire to move into the community.

Type of Housing Needed

- Single family homes are the main priority – people mostly want to buy or build
- Rentals for people to rent while building
- Single family home rentals would be good too
 - 1000 sq. feet
 - 3 bedroom, 1-2 bath
 - 2 car garage attached
 - Any style
- Duplexes would be good too - to rent or own
- The village receives 2-3 calls a month looking for rentals or housing
- Had a lot of calls in July, probably trying to get into the school district
- Not much market for senior housing because Roca does not have many amenities for the aging population

Growth Rate and Pattern

- This group wanted 1-3 houses built per year
 - Results at Town Hall meeting and mySidewalk are different responses - some wanted 5-9 houses per year
- Roca residents enjoy the small town atmosphere of Roca and intend to maintain the quality of life and promote slow and controlled growth
- Roca should grow east and north – floodplain prevents growth west and southwest
- Need to annex adjacent lots on south side of Roca Road just east of corporate limits (3 lots)
- Currently an unwillingness to sell land but there might be a few willing sellers in the near future
- Farmers Cooperative (grain elevator) could be leaving in the next few years
 - Two of their parcels are Railroad owned (the ones adjacent to the railroad), but three of the parcels are not (north of Main Street)
- Annexation by Lincoln or Hickman is a concern
- More builders would be interested if there were more available lots
 - They have heard “no” too many times so they stopped inquiring
- Possibly a few local builders

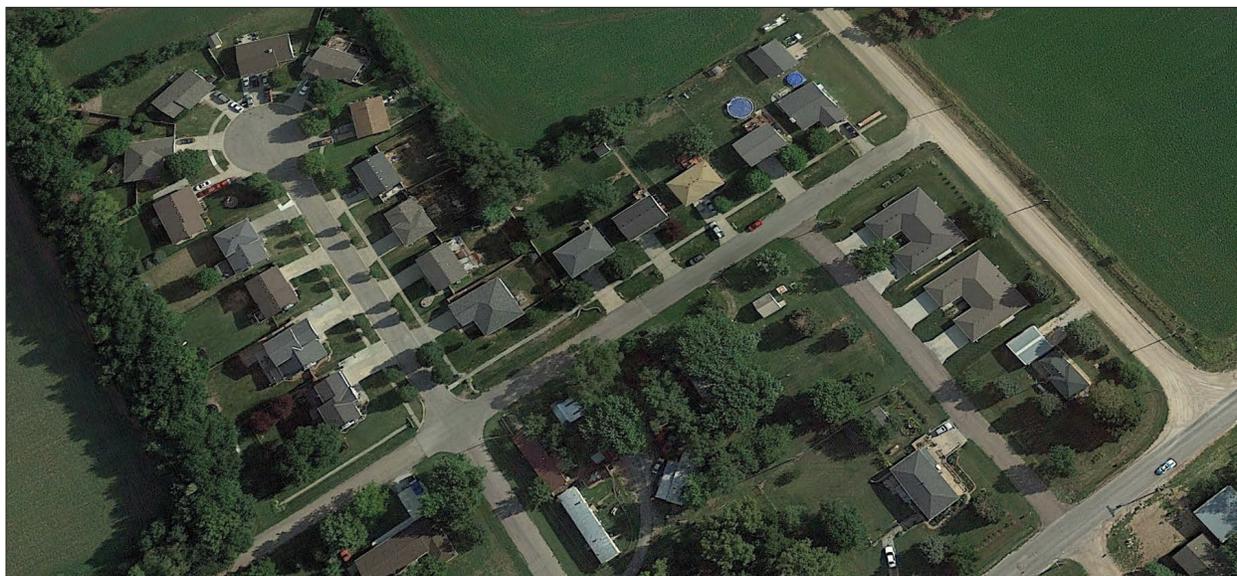
- Only 3 problem lots in town that need to be fixed up/cleaned up
- Land and building is expensive - example: 3 acre lot = \$90K

Amenities, Services, Etc.

- Can the village's utilities and employees accommodate continued growth?
 - Village currently has one water employee and one sewer employee
- Lack of available daycare services
 - Most residents take their kids to Lincoln or Hickman depending on where they work
- Development Services (other agencies)
 - SENDD (Southeast Nebraska Development District)
 - Housing rehabilitation programs
 - Low to moderate income residential development
 - Nuisance abatement
- People move to Roca for the Norris School District, affordability, and because Roca is a small town

Train

- Train traffic and infrastructure is a barrier to housing development
- Not feasible to do a quiet zone right now due to lack of alternative access across Salt Creek
- Train comes through Roca every 20 minutes at about 35 mph
- There is only one track through Roca and Hickman





Parks and Recreation Focus Group

Local park facilities and recreation programming provide a great community asset that directly contributes to the quality of life of local families. A focus group, consisting of Roca citizens with an interest or involvement in recreation, were given the task of identifying the strengths, weaknesses, and opportunities for Roca's park and recreation system.

Recreational Priorities

- Highest recreational priority is playground equipment
 - Accommodate a broader age range
 - Safer for younger kids (concerns about falling off the current equipment)
 - Professionally installed
- Need facilities to occupy older kids (ages 10-14)
 - Basketball, tennis court, skate park



- Need more youth activities, but need more adults to volunteer
- Add a soccer field and maybe even another small soccer field south of the existing ball field
 - Baseball/softball have been a success so they would like to try soccer as well – already have a team that practices on the outfield
- Add basketball and tennis court between the existing parking lot and maintenance building at Roca Park

Roca Park

- Ball field use
 - 1 softball team, 2 baseball teams, 2 tee ball teams, 1 men's fast pitch softball team
- Village provides umpires and maintenance
- Volunteer coach and usually volunteer concessions
- Need lights in the parking lots for security purposes, but need to be mindful of adjacent houses

Trails and Sidewalks

- Need a connection from Homestead Trail into town
- Roca Tavern is advertising (Facebook) to bring people in from Homestead Trail & brings a food truck for certain trail events
- Would like sidewalks implemented in town (at least in certain places)- Problems include:
 - Not sure how much they would actually be used
 - Unwillingness to pay for the sidewalks
 - Drainage ditches – would there be room for sidewalks?

Other

- Hickman has a Boy Scout troop large enough for the area so Roca does not need one
- Residents go to YMCA in Lincoln or a gym in Hickman to work out – Roca could not support a gym
- Lack of activities for kids in the winter
 - Village would benefit from indoor gym, rec space, and/or activities in the Community Center
- Interest in a splash pad but many drawbacks were discussed
 - Roca uses rural water which is expensive and not great quality



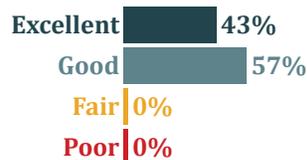
Public Facilities and Utilities Focus Group

The aim of this focus group was to gain input regarding community facilities, utilities, and infrastructure. This was an important group to be able to identify the facilities and services which are currently available to the community and areas where they are lacking. Focus Group participants were polled about the quality of certain services, facilities, and infrastructure, and the results of these polls are depicted as follows.

Fire and Emergency Service

- Hickman Volunteer Fire Department has a hard time finding enough people that stay in town during the day to be able to respond to emergencies
- Ambulance service is out of Lincoln

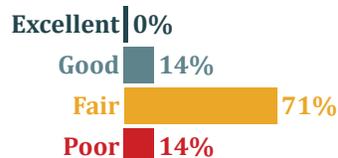
How do you rate the rural fire department service for Roca?



Sheriff Presence

- Need more of a constant presence in town
- Response times vary

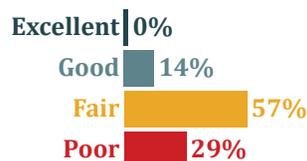
How do you rate the sheriff department service for Roca?



Water Service

- Village uses rural water
- Problems include - **pressure, sediment, smell, very hard water**
- The Village of Roca maintains the water tower
- Most people have water softeners but no known issues with high salt content

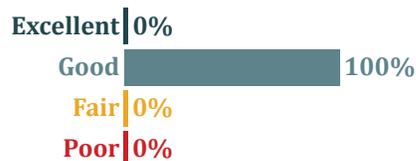
How do you rate the water service in Roca?



Sanitary Sewer

- The community seemed to have no large problems with the sanitary sewer system in Roca

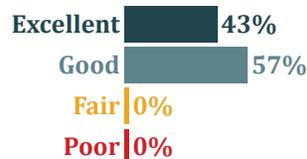
How do you rate the sanitary sewer service for Roca?



Community Center

- Great facility for such a small community
- Needs basic minor maintenance
- Graduation and holiday seasons are very booked and have one once-a-month group
- Charge \$10 per hour or \$75 per day

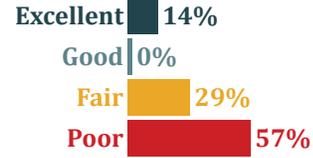
How do you rate the Roca Community Center?



Sidewalks

- Would like sidewalks but not sure if there is room for them because of drainage ditches
- Residents probably aren't willing and/or able to pay for them

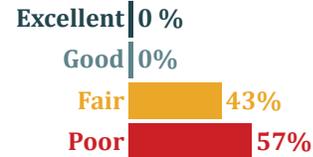
How do you rate the sidewalk conditions in Roca?



Roads

- Roads have multiple problems:
 - Old, gravel, drainage problems, road wash outs, manholes stick up above surface of road or are buried

How do you rate the road conditions in Roca?



Paving

- Was an effort to pave roads several years ago but it dissipated
 - There is still a desire for paved roads though
 - Residents were mainly concerned with Main Street
- Big questions are: What is appropriate? What is affordable?
- Citizens would support it if the village paid for a portion or did it in increments
- Poll residents beforehand to determine which districts should be paved first - if 50% support is obtained, pave that district
- Dust is a big issue especially during harvest and when Roca Berry Farm is open

Do you support a paving district to improve streets and sidewalks?



Drainage

- Care of drainage ditches are property owners responsibility - some culverts get blocked
- Stormwater runoff on Main Street causes erosion problems
- Keeping drainage ditches has environmental benefits - is better for Salt Creek, preventing erosion, replenishing groundwater supply, etc.
- Flooding is localized to southwest Roca
- Hydrology studies – one conducted when duplexes were built because a large amount of stormwater collected on that site
- Takes a long time to remove the snow on Roca Road west to Hwy 77 (drifts badly), but it is removed quickly other places due to the County facility being located south of Roca

Electric Service

- 3-Phase out to Roca Berry, Co-op probably has 3-Phase as well (few problems with electric)

Cell Towers

- Verizon is interested in installing a cell tower on one of the legs of the water tower

Convenience Store

- Many would like one in Roca, but it might not be able to be supported
- Traffic study should be conducted during morning and evening commutes
- Most likely location would be near the future Lincoln South Beltway

[section 3.3]

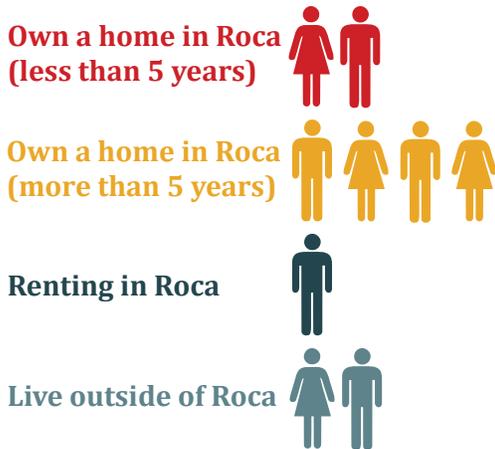
ENVISION ROCA MYSIDEWALK SITE

The mySidewalk site, www.envisionroca.mysidewalk.com, served as an on-line public forum to supplement the traditional public participation process. The platform facilitates community participation over the web to build upon input received during public meetings, town halls, and focus group meetings. The mySidewalk site operates as a user-friendly process for citizens to utilize at their convenience, from the comfort of their homes or a mobile device.

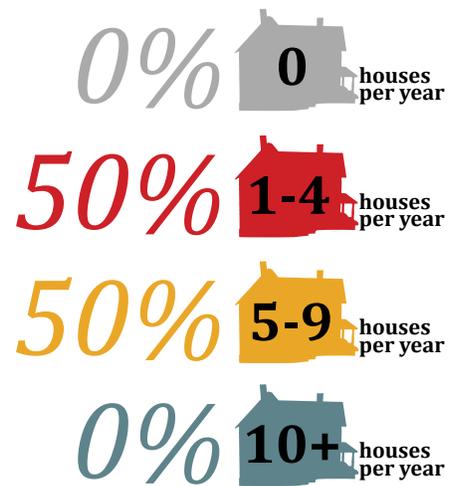


The Envision Roca site served as a virtual town hall, where users can respond to questions and polls, generate ideas, and discuss other users' ideas. The site generated approximately 240 total page views and 58 interactions to questions and ideas. A series of questions were posted for public input and the responses of community members are summarized in the following graphics:

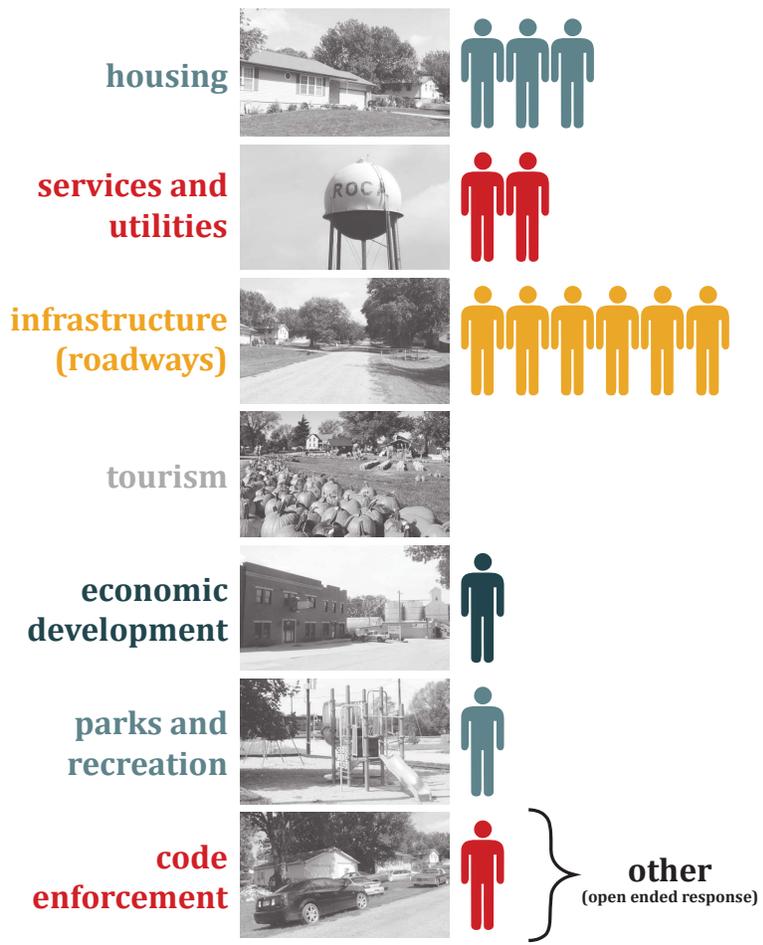
Q Please describe your housing situation:
We would like to hear a little about the local housing market, and whether the current housing stock fits your needs.



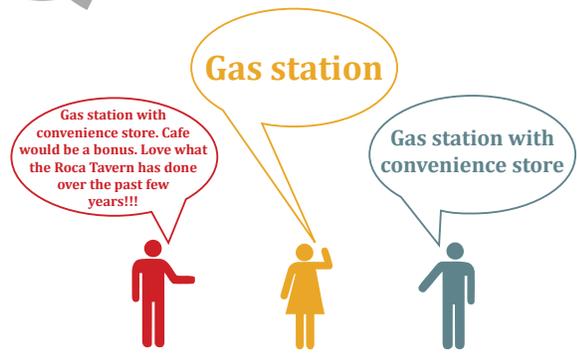
Q How much residential growth should Roca have?



Q What is the most important current civic issue in Hickman?



Q What type of businesses would you like to see opened in Roca?



Q Would you support a paving district to improve streets and sidewalks in Roca?



4

Achieve Roca

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Achieve 4

[section 4.1]

INTRODUCTION

The Achieve Chapter is a guide for the future direction of the community. This includes the analysis of the Profile Chapter and the dreams of the Envision Chapter. In order to promote a high quality of life while growing the population base, the main emphasis of the Roca Comprehensive Plan is to provide an opportunity for new housing options, desirable job growth, and quality of life improvements.

Roca's proximity and connectivity to the City of Lincoln provides unique opportunities and constraints. Assets such as the quality of life, housing opportunities, and the highly rated Norris School District can drive growth. However, accessing available land for housing growth and improved infrastructure have been a challenge. This chapter will begin to address the community's strategy for capitalizing its unique opportunities and addressing any community constraints.

[section 4.2]

POPULATION PROJECTIONS

While future population growth will certainly fluctuate based on trends outside of the community's control, population projections provide an important baseline to direct policy implementation. Population projections are important to plan for future needs of community infrastructure, employment, and housing. Planned and phased investments in these areas are a prerequisite for population growth.

Cohort Survival Projection

Cohort survival projections are utilized to project an existing population's growth potential. A cohort survival projection uses local birth and death rates, combined with net migration rates, associated to each five-year cohort and gender. These formulas are utilized to comprise each cohort's growth or decline in each five-year span.

Projecting Roca's growth was first based primarily on an age cohort survival projection. This calculation considers growth that the Lancaster County has experienced, which has been strong and therefore projected high growth rates for Roca over the next 20 years. However, these projections are also balanced with Roca's past trends and future expectations of growth.

Figure 14: Age Cohort Survival Projection, Roca

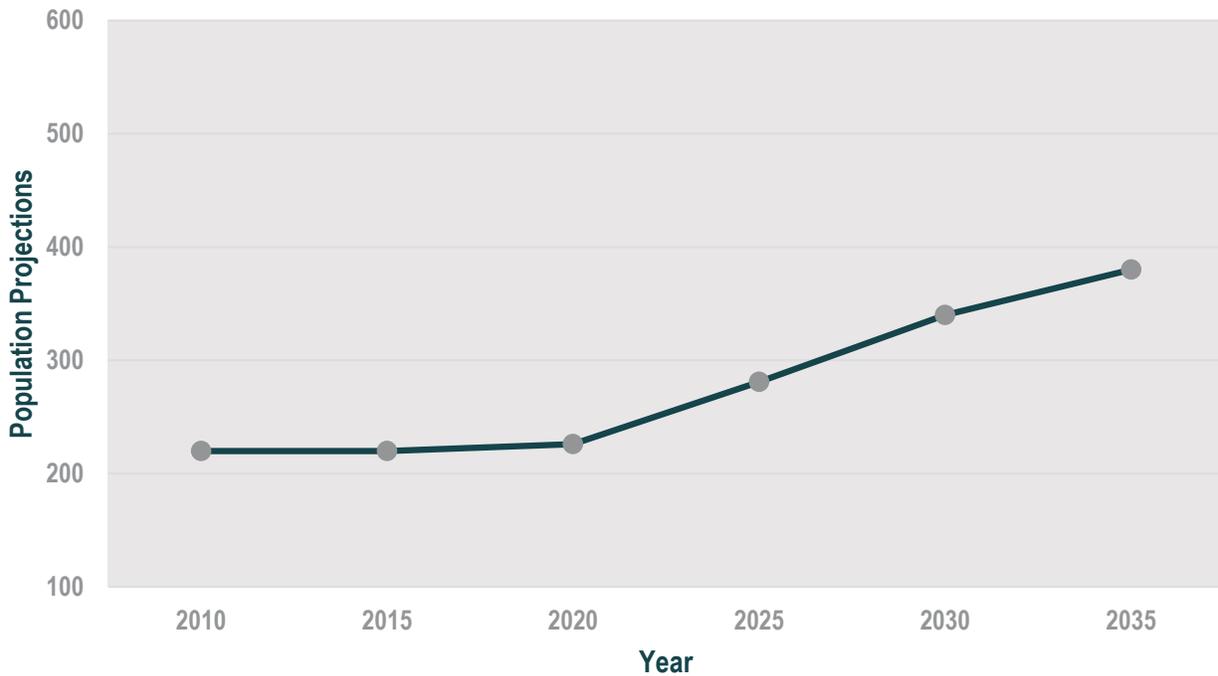


Table 1: Population Projections, Roca

Year	2010	2015	2020	2025	2030	2035
Projected Growth	220	220	226	281	340	380
Population Change	-	0	6	55	59	40
Percent Growth	-	0.0%	2.7%	24.3%	21.0%	11.8%

Roca can facilitate or manage its rate of growth by setting firm policies for how development is implemented within its zoning jurisdiction. Policies related to land use and growth management are detailed in this chapter.

[section 4.3]

HOUSING PROJECTIONS

The number of housing units required to house Roca’s projected population growth is calculated based off the current occupancy rate for each form of housing tenure. Owner-occupied and renter-occupied units make up the forms of housing utilization in a community. The ratio of owner to renter units, combined with the average household size for each form of tenure equate to the total number of owner and renter housing units required to house Roca’s projected population.

Table 2: Housing Projections, Roca

Year	2010*	2015	2020	2025	2030	2035
Owner Population	190	190	195	243	294	328
Renter Population	30	30	31	38	46	52
Owner Units	69	69	71	88	106	119
Renter Units	12	12	13	16	19	21

*2010 Decennial Census

In order to facilitate the growth demands of the age cohort survival analysis depicted in Figure __, Roca must supply just over 100 new owner-occupied units and over 30 renter-occupied units every five years. Some of this housing growth may occur in the extraterritorial jurisdiction. The village should consider and prioritize what areas can be serviced and annexed into Roca.

Trend Line Analysis

Roca’s growth over the most recent Census decades helps to calculate the trend. Roca’s historic growth is compared with other growth within Lancaster County. Utilizing this figure as a baseline Roca can be expected to reach a 2035 population of 380.

[section 4.4]

COMMUNITY GOALS

The first step in developing the framework for implementing this plan was the creation of general community goals. The Citizen Advisory Committee established these broad-based goals to structure the strategic plan of the Implementation Chapter and guide the growth of the community. These general goals were developed with the results stemmed from the input of the community in the Envision Roca participatory process and any unfulfilled community priorities from previous planning processes.

A goal is a broad statement with various aspects of community development. A goal indicates the state or condition that the citizens of the community wish to attain over a period of time, typically several years to a decade.

An objective is a necessary and measurable achievement to be accomplished as a step or the step in fulfilling the stated goal. An objective is a subpart of a goal and is to be accomplished in a shorter time span. Objectives and specific action steps will be detailed in the Implementation Chapter of the Roca Comprehensive Plan.

Once a set of community goals are developed, they are intended to provide the basis for formulating local policies to be applied in the administrative and governing proves by the Board of Trustees, local government departments, the Planning Commission, and other boards and commissions representing the Village of Roca. Accordingly, the goals and objectives presented herein shall provide the framework upon which the remaining elements of the Comprehensive Plan are developed.

The primary aspects of community development which are dealt with in this planning effort, and those which are best approached on the basis of the Roca Comprehensive Plan, are the framework for the structure of the community goals.

The following categories represent the general community goals:

- **Economic Development**
- **Land Use**
- **Transportation**
- **Housing**
- **Public Facilities & Infrastructure**
- **Public Health and Safety**
- **Environmental**
- **Implementation, Evaluation, and Review**

Economic Development Goal:

The Village of Roca will promote and encourage economic activity by supporting existing businesses while searching for incentives and mechanisms that will assist new business development.

Land Use Goal:

The Village of Roca will manage land uses in a cost-effective and efficient manner that support economic development and maintains Roca's small town character.

Transportation Goal:

The Village of Roca will develop and maintain a transportation system that improves access and circulation for all modes of travel within the community.

Housing Goal:

The Village of Roca will promote diverse housing and ensure the existing housing stock in the community is maintained and preserved.

Public Facilities & Infrastructure Goal:

The Village of Roca will continually evaluate the existing facilities and infrastructure to determine the necessity for updates and improvements to provide adequate services to its citizens.

Public Health and Safety Goal:

The Village of Roca will continue to support the volunteer fire department, to ensure adequate services and response times to the citizens of Roca. The village will work to create/maintain a safe and healthy environment for its residences.

Environmental Goal:

The Village of Roca will continuously recognize the importance of maintaining environmental conditions within and surrounding the community such as surface water and groundwater sources, floodplains, and air quality.

Implementation, Evaluation, and Review Goal:

The Village of Roca will work with Lancaster County as well as other entities and stakeholders to implement programs that provide effective planning for all future developmental activities affecting the community. Roca will facilitate efforts for future review and updating of the Roca Comprehensive Plan and its supporting documents through continuous public participation.

[section 4.5]

FUTURE LAND USE PLAN

The Future Land Use component focuses on the development of Roca as it expands and redevelops within the corporate limits as well as its extraterritorial jurisdiction. The existing land use conditions and analysis were covered in the previous Profile chapter of the Comprehensive Plan. Coinciding with potential development outside the corporate limits, Roca must focus on maximizing opportunities within its boundaries via infill developments. The objective to supply alternative housing options is consistent within the nationwide changes found in household and population demographics. Additional housing options will assist the village in facilitating a growing and diverse population and ease residential demand.

Comprehensive Plans generally project into a twenty year time period with Future Land Use as an important component of the document. Future Land Use resembles the desires, wishes, and collective ideas of participating citizens. The Future Land Use Map (Figure __) resembles those intentions with a long-range view and will be used as a guide for best land use choices. Variables and unforeseen changes may change this map.

The Future Land Use Plan was developed in a way that recognizes the growth pressures in the Roca area. The plan was established to encourage development contiguous to the village's corporate limits. It is anticipated that transportation corridor improvements will be developed to serve an external population. As these improvements occur, development demand will naturally gravitate to these corridors. As Roca grows and extends its corporate limits through annexation, the Future Land Use should be evaluated and updated to take advantage of additional opportunities for development that may benefit the community.

The Future Land Use Plan assists the community in determining the type, direction, and timing of future growth. The criteria established in the Plan reflect the following:

- The current use of land within and around the community
- The desired types of growth, including location of growth
- Physical characteristics, as well as strengths and constraints of future growth
- Current population and economic trends affecting the community

The Future Land Use designations are based upon Roca's current land uses within the desired intentions of the community. Future Land Use Plans apply a best-use strategy that includes natural and man-made limitations. A simple example is identifying the floodplain boundaries and using this land with low impact uses, like agricultural, open space, or park designations.

Roca utilizes five general land use categories to define different use types, characteristics, and densities. These categories have been chosen to reflect the basic use and intensity to which land in the village and its jurisdiction are proposed to be developed. While the categories define land uses, they are intended to do so in a very general way; these land use categories are the basis for the zoning districts, but they are not the same as zoning districts. Any number of zoning districts may be appropriate in a single land use category.

The Future Land Use Categories Include:

- **Agricultural Residential**
- **Low Density Residential**
- **Medium Density Residential**
- **Commercial**
- **Industrial**

Agricultural Residential

The Agricultural Residential land use is intended to accommodate continued agricultural uses while allowing for residential acreages with lower intensity land uses. This designation is applied to determine that the land is best suited as productive farmland and less than ideal locations for village infrastructure and improvements. As current conditions provide, these less demanding land uses are best served by individual septic and water wells. Characteristics of the Agricultural Residential category include:

- Location of agricultural residential land is found surrounding the outer limits of contiguous urban land use and is typically less accessible to the transportation network. These areas may be near the transportation network but have additional financial difficulties being supplied with village services.
- Accessory buildings are at a larger scale than in residential districts.
- Uses within this area include agricultural uses (with the exception of livestock feeding operations), wineries, single-family residential, parks and recreation, open space, and associated accessory uses.

Low Density Residential

The Low Density Residential land use area is intended for modern suburban scale residential development densities. This category is intended for residential growth on the periphery of the community; connected to, rather than adjacent to arterial transportation corridors.

Medium Density Residential

The Medium Density Residential land use area is intended to provide higher residential densities commonly found within urban neighborhoods. Most the existing housing and lot size in Roca represent this density. In this land use, Roca may choose to combine lots and build larger homes similar to low density residential.

Commercial

Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices, to more intensive uses such as gas stations, restaurants, grocery stores, or automobile sales/repair. Parking lots are usually shared by adjacent uses. Areas designated as general commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan. Characteristics of the Commercial category include:

- Located throughout town, the intensity of particular uses suited to the character of the surrounding area.
- Larger, more intense commercial developments located nearer to major streets.

- Neighborhoods should be served by small-scale commercial developments, providing uses that serve the convenience and daily needs of nearby citizens.
- Commercial businesses of all types and sizes should be designed at the pedestrian scale.
- Commercial areas shall be connected to residential neighborhoods by sidewalks and/or community trails.
- The design and exterior surface treatments should reinforce existing development patterns.
- In newly developing areas design themes should strengthen the overall image of the development consistent with the character of Roca.
- Landscaping, berms, fences, and setbacks should be used to visually screen and buffer commercial uses from residential uses, however should also provide opportunity for connectivity with adjacent residential areas.

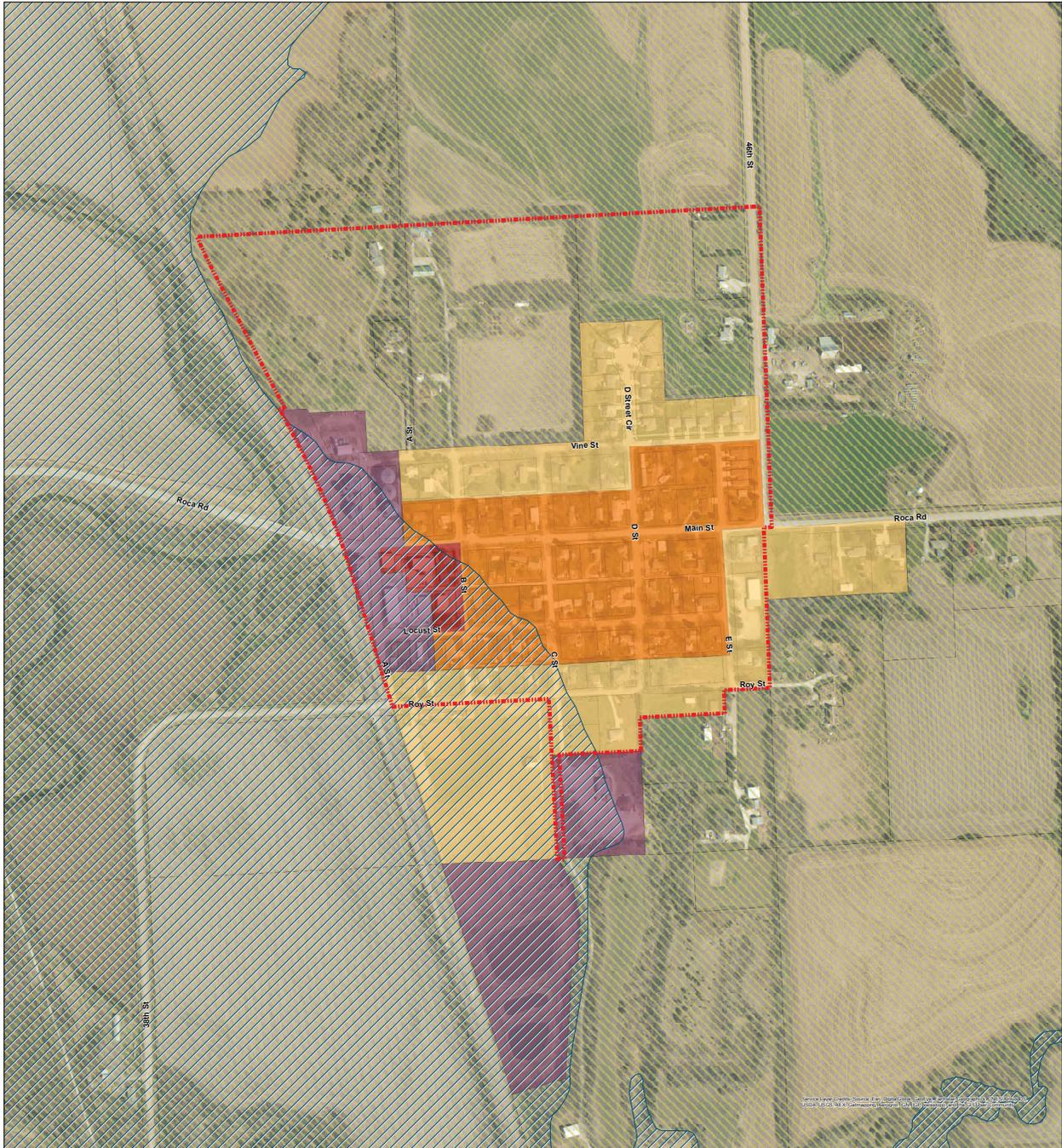
Industrial

The Industrial land use area focuses on the light industrial designation. Location is important, as proximity to major streets and highways can help ensure heavy traffic avoids residential areas and prominent pedestrian activity centers. Careful consideration shall be given before designation of any industrial uses so as not to encroach upon, or conflict with, less intensive uses, or detract from important new corridors.

The Industrial land use area is intended to accommodate smaller, less intensive industrial uses. Characteristics of the Industrial designation include:

- Locations that cater to the specific needs of the user, including adequate water, sewer, and electrical capacity, proximity to major transportation routes, and lot sizes necessary to accommodate initial development and potential future expansions.
- Significant landscaping and buffering should be used to screen industrial uses from view of adjacent, non-industrial land uses as well as transportation and view corridors.
- The design and exterior surface treatments should reinforce existing development patterns of neighboring improved areas.
- In newly developing areas, design themes should strengthen the overall image of the development consistent with the character of Roca.
- Strict control over signage, landscaping, and design is necessary for site design to provide adequate buffer from adjacent land uses and transportation corridors.
- Uses within this areas include warehousing, distribution, manufacturing, assembly, production companies, employment centers, self-storage facilities, etc.

Map 4: Future Land Use Map, Roca



Legend		Village of Roca, NE	
Future Land Use		Future Land Use Map	
Agricultural Residential	Corporate Limits	 <small>This map was prepared using information from several drawings created by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of the map or the information used to prepare this map. This is not a scaled plot.</small> <small>Created By: T. Carlson Date: 07/15/2016 Revised: Software: ArcGIS 10.3 Project ID: 110321.00</small> 	
Low Density Residential	Floodplain		
Medium Density Residential	100-Year Floodplain		
Commercial			
Industrial			

[section 4.6]

TRANSPORTATION PLAN

Transportation Relationship to Land Uses

The Future Transportation Plan is the collective result of the intentions and predictions of where Roca will develop and logical areas for village investment. The Future Land Use is the basis for developing the future transportation network in and around Roca. The success and viability of development in Roca is dependent on the connectivity of land uses both within the community and on a regional basis.

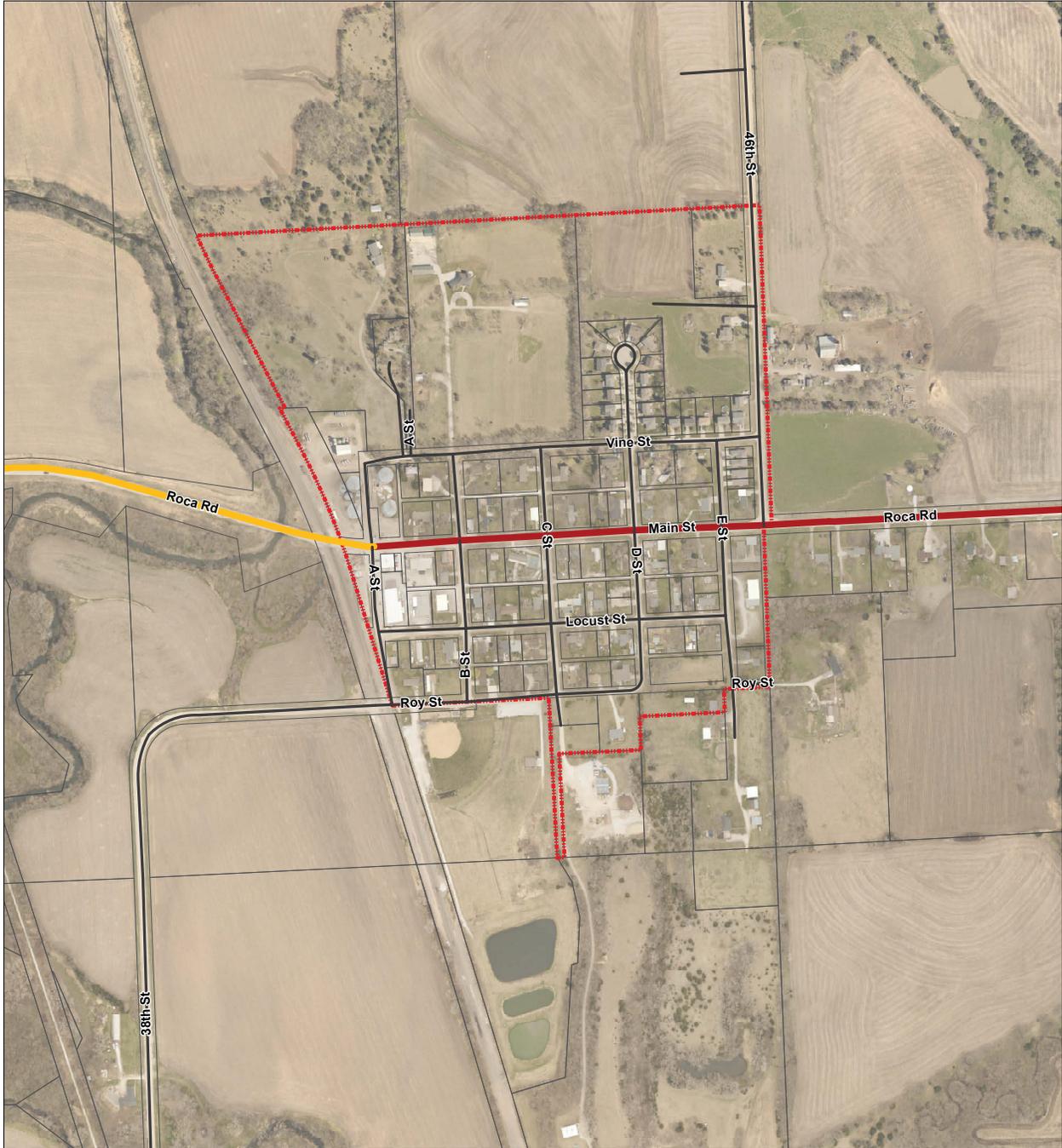
Commercial uses and activities are most sensitive to accessibility since their survival often depends upon the ease with which potential customers can identify and access their location. The availability of convenient parking is also a concern and demand of potential customers. Therefore, commercial land uses are generally located along transportation corridors, key intersections, and clustered within a business district. Clustering commercial uses is an advantage, allowing for traffic control, shared parking, and pedestrian connectivity.

Residential uses are very sensitive to traffic patterns. Commercial and industrial traffic should not travel through residential areas in order to access their destination. In residential areas, speeds are slower, and roads are typically narrower to encourage safer driving habits. Pedestrian safety is a priority when planning transportation routes through residential areas.

Industrial uses are highly dependent on transportation access. While visibility is not as critical for an industrial business, such uses often need access to more specialized transportation facilities such as railroad lines, highways, and reinforced roadways built for heavy truck traffic. Surrounding land uses must not be adversely affected by the heavy-duty and intense traffic circulation of service and delivery vehicles.

Public uses, such as village offices and parks, also require efficient and clear access routes. The public should be able to locate and utilize public services and facilities without difficulty. Facilities such as schools, community centers, and regional parks may generate significant traffic loads, especially during events, and need to be located near arterial streets. Trail and pedestrian accessibility to these public uses is also very important, and trails should be designed to connect such uses to residential areas of the community.

Map 5: Transportation Map, Roca



Legend

Roads by Class

- Rural Major Collector
- Rural Minor Arterial
- Local Roads

Roca Jurisdictional Boundaries

- Corporate Limits

Village of Roca, NE

Transportation Map

0 150 300 600 Feet

This map was prepared using information from record drawings prepared by JEG and/or other applicable state, county, federal, or public or private entities. JEG does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plan.

Created By: T. Carlson
 Date: 8/20/17
 Revised: N/A
 Software: ArcGIS 10.4
 Project ID: 110221.00



Future Street Classifications

Streets are classified based upon the function they serve. All streets fall within one of four classifications. Utilizing street classifications allows a community to examine their transportation system and identify weaknesses. Using a hierarchical classification system, street facilities and improvements can be planned to address existing and future transportation needs as well as influence land use patterns. As an alternative transportation option, trails are also identified within the Proposed Transportation Plan.

Arterials

Arterial classified streets permit traffic flow through urban areas and between major destinations. Generally planned and maintained by the Nebraska Department of Roads, highway arterials are regulated outside of the village’s jurisdiction, which can limit access and activity within the right-of-way. Highway arterials are characterized by heavy traffic volumes.

Roca Arterial Streets

Roca Road, west of A Street, is classified as a rural minor arterial by the Nebraska Department of Roads.

Collector Streets

These streets serve as a link between local streets and the arterial system. Collectors provide both access and traffic circulation within residential, commercial, and industrial areas. Collector streets also provide more direct routes through neighborhoods for use by transit, pedestrians, and cyclists. Moderate to low traffic volumes are characteristic of these streets.

Roca Collector Streets

Main Street/Roca Road, east of A Street, is classified as a rural major collector by Nebraska Department of Roads.

Local Streets

Local streets are composed of all lower order facilities that essentially serve as a conduit between abutting properties and higher order streets. Local streets provide the lowest level of mobility in terms of vehicular speeds, and generally exhibit the lowest traffic volumes. The majority of streets in Roca are local streets.

Roca’s One- and Six-year Plans (2016-2021)

At the beginning of each year, the Nebraska Department of Roads (NDOR), municipalities, and counties must submit a one-and six-year transportation plan to the Board of Public Roads Classifications and Standards. This plan identifies the transportation projects to be completed within the following six years. The one-year transportation plan is created and budgeted for specific projects and procedures to be completed within that fiscal year. The long term projects also have specific intentions and procedures addressed but are subject to priority or budgeting changes. The long range plans help coordinate municipalities, counties, and NDOR “based on priority of needs and calculated to contribute to the orderly development of an integrated statewide system of highways, roads, and streets.” §39-2155

The Village of Roca should review the one and six-year plan when developing the transportation plan so that the two remain consistent.

Air Service

The Roca area is currently served by the Lincoln Airport (LNK) located approximately 18 miles from Roca and located at 2400 W. Adams Street in Lincoln, NE. The commercial airport serves regional partner airlines of United and Delta, providing daily connections to Chicago, Denver, Minneapolis, and Atlanta.

Other public airfields in the area include Beatrice Municipal Airport (BIE) in Beatrice, Nebraska and Crete Municipal Airport (CEK) in Crete, Nebraska.

Private use airstrips in the area are located in Denton (NE40), Milford (NE65), and Mueller Field Airport (NE79) in Roca.

Railroad

Burlington Northern Santa Fe (BNSF) operates a rail line that passes through Roca. No access points are available in Roca's jurisdiction for business purposes.

Public Transit

Lancaster County Public Rural Transit (LCPRT) provides door-to-door public rural transportation to the entire Lancaster County area and other surrounding communities. The wheelchair accessible service runs Monday through Friday from 7:30 a.m. to 5:30 p.m. Trips are scheduled one day in advance by calling 402-441-7031. Fares are \$2 per boarding and \$4 for a round trip with a \$20 ten ride punch card available. LCPRT is a Medicaid Waiver approved provider.

StarTran is the transit service provider of the city of Lincoln. The nearest accessible StarTran stops are located at SouthPointe Pavilions Mall at 27th and Pine Lake Road and near the Nebraska Heart Institute at approximately 91st and Pine Lake Road in Lincoln.

Trails

Trail development, as a strong recreation asset for the community, also yield tremendous economic development potential by connecting Roca to regional assets. The village is considering how it can connect to and provide services for the Homestead Trail.

5

Implement Roca

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Implement

5

[section 5.1]

INTRODUCTION

Implementation refers to the objectives, policies, and actions that have been identified to carry out the vision of this comprehensive plan. It includes actions designed to improve the long-range planning process, strengthen links between the plan and capital improvement budgeting, establish a process reporting system to monitor the progress and schedule for updating and amending the plan in the future.

The success of this comprehensive plan is contingent on the implementation of the goals and objectives identified in this section. While the role of the Planning Commission is to ensure the orderly growth of the community by adherence to the comprehensive plan, it is up to the community stakeholders in Roca to champion the projects envisioned to the implementation of it. What happens with the plan, how it is used in day-to-day decision making, and the extent to which it is followed over time will all influence the success of the plan. This plan is a living guidance document meant to reflect the current and future vision of the community as it evolves. It is not the end of the planning process, but the beginning of a coordinated effort to direct growth and development in ways that are important to the citizens of Roca.

[section 5.2]

VISION IMPLEMENTATION PLAN

Objectives and Action Steps

Objectives and action steps give more detail and describe the actions needed to achieve the desired goals of the community that were previously stated in the Achieve chapter of this comprehensive plan. Objectives define the broader goals with more detailed descriptions, are part of the value system that link goals with action steps. The adopted action steps synthesize the information from the existing profile of the community and the public input from the visioning component of this comprehensive plan. Action steps are a means to achieve the goals established by the community and they imply a clear commitment to Roca's future development.

Roca residents enjoy and value the small town atmosphere and quality of life that the village provides. It is the intention of the community to maintain and improve this quality of life and promote slow and controlled growth within Roca and its jurisdiction. The following goals, objectives, and action steps are a guide to accomplishing this vision.

Economic Development

Goal:

The Village of Roca will promote and encourage economic activity by supporting existing businesses while searching for incentives and mechanisms that will assist new business development.

Objectives:

- Promote the development of businesses that can provide desired services to the community and that are unique to the regional economy.
- Promote and advertise the village's convenient location south of Lincoln.

Action Steps:

1. Actively participate in the Lincoln Partnership for Economic Development.
2. Identify and support businesses opportunities within the local economy including existing and new businesses, value-added businesses, and new opportunities that slow economic leakages.
3. Identify local and regional partners for economic development, including financial assistance partners, technical, educational and job training partners to develop an incentive program for business development in the community.
4. Improve communication among business and government leaders, and foster cooperation among industry coalitions, and local residents.
5. Use the local option sales tax to promote and market existing businesses
6. Conduct a traffic study to determine the feasibility of a C-Store location within or near Roca.
7. Connect to Homestead Trail and draw trail users into the community.
8. Coordinate with other rural communities along Homestead Trail and market together.

Responsible Group/Agency:

Village, Business Community, Identified Stakeholders, Residents, Lincoln Partnership for Economic Development

Potential Resources:

General Funds, Business Community, Private Fundraising, Lincoln Partnership for Economic Development, Local Option Sales Tax, Tax Increment Financing (TIF), USDA Rural Development Programs, Nebraska Department of Economic Development

Land Use

Goal:

The Village of Roca will manage land uses in a cost-effective and efficient manner that support economic development and maintains Roca's small town character.

Objectives:

- Discourage incompatible land uses from being located adjacent to one another.
- Encourage the development of infill residential within the existing corporate limits.
- Determine priority annexation areas within the Village's Extraterritorial Jurisdiction to be legally annexed into the corporate limits.
- Provide and promote proper areas of town for both residential and commercial expansion.

Action Steps:

1. Analyze and amend zoning regulations to reflect additional density requirements that facilitate population growth capacity with minimal land utilization
2. Create a flood plain zoning district to protect sensitive and prioritized lands within the Roca zoning jurisdiction.
3. Promote housing opportunities throughout the community through infill (replacing the old structures or utilizing empty lots) or developing new acreage subdivisions for residential use.
4. Review the adjacent land uses for compatibility on all proposed zone changes.
5. Locate commercial development in areas of the community that have adequate infrastructure present and do not infringe on residences. Ideal location is downtown Roca on Roca Road.
6. Discourage development in the floodplain through zoning regulations and enforcement.

Responsible Group/Agency:

Village Board, Planning Commission, Zoning Administrator

Potential Resources:

General Funds, General Obligation Bonds, Revenue Bonds, Local Option Sales Tax, Tax Increment Financing

Transportation

Goal:

The Village of Roca will develop and maintain a transportation system that improves access and circulation for all modes of travel within the community.

Objectives:

- Maintain design standards and policies for various classes of streets, roads, highways, and bridges to enhance the function and safety of the roadway and street system in Roca.
- Design an improvement program for the sidewalk system needs to be developed that improves and connects the sidewalks in the community and makes intersections handicap accessible.
- Develop a trails plan that connects to the Homestead Trail system and other adjacent communities and recreation areas.

Action Steps:

1. Assemble land or acquire easements required to implement trails by necessary right-of-ways, easements, or acquisition as funds allow.
2. Establish specific maintenance and improvement schedules for the streets, drainage and sidewalks within the community. Use public input to prioritize projects. Review annually along with the village budget.
3. Incorporate sidewalks and/or trails as a requirement in subdivision regulations to assure sidewalks and/or trails are programmed into developments and provide opportunities to connect to the community and regional trail system.
4. Establish a paving district to fund priority street improvements.
5. Identify and mark a truck route through community.

Responsible Group/Agency:

Village, Village Engineer, NDOR, Lower Platte South NRD

Potential Resources:

General Funds, Capital Improvement Budget, NDOR, General Obligation Bonds, Local Option Sales Tax, Special Assessments, Tax Increment Financing, Community Development Block Grant Program, Highway Allocation Fund, REcreational Trails Program, Lower Platte South NRD

Housing

Goal:

The Village of Roca will promote diverse housing, and ensure the existing housing stock in the community is maintained and preserved.

Objectives:

- Promote the development of all types of housing, including single-family homes, senior/retirement housing, town homes, and multi-family homes as well as rental.
- Consider adjacent land and existing housing within the village's extraterritorial jurisdiction to be legally annexed into the corporate limits.
- Develop a more diverse housing stock by encouraging the development of housing typologies not currently available in the village.
- Consider all public financing options that may be used to promote, incentivize, and stimulate housing development on infill properties and new developments including the use of tax increment financing (TIF).

Action Steps:

1. Implement Roca's Housing Study goals (approved in 2017). Share results of the Study to the public and private housing developers.
2. Begin work on the goals within this adopted Roca Comprehensive Development Plan. Enforce policies contained in the Zoning Ordinance and Subdivision Regulations that support housing development.
3. Develop public/private partnerships, where necessary, to facilitate new housing development. Target is 3-4 newly constructed homes per year.
4. Utilize Southeast Economic Development District to access Community Development Block Grant (CDBG) funding for housing programs.
5. Prepare an inventory of available infill properties and the desired housing types and sizes for each.
6. Visit with peripheral landowners and discuss the ability to obtain purchase options on their property that can be shared with potential housing developers.
7. Purchase nuisance lots. Lots should be cleared then sold with restrictions that new housing will be completed within 2 years of sale.
8. Enforce existing nuisance ordinances directed at maintaining personal property so as not to detract from the surrounding properties and overall aesthetic quality of the Village of Roca.

Responsible Group/Agency:

Village Board, Zoning Administrator, Planning Commission, Private Developers

Potential Resources:

Nebraska Department of Economic Development, USDA-Rural Development, Nebraska Investment Finance Authority, Tax Increment Financing, General Obligation Bonds, Revenue Bonds, Local Option Sales Tax, Special Assessments, Lower Platte South NRD

Public Facilities & Infrastructure

Goal:

The Village of Roca will continually evaluate the existing facilities and infrastructure to determine the necessity for updates and improvements to provide adequate services to its citizens.

Objectives:

- Improve the stormwater drainage within the community which includes constructing, updating, maintaining and/or cleaning storm drains, culverts, and drainage ditches.
- The village should continue to monitor growth plan by developing a short and long term program for improvements to the community's water, wastewater, and storm sewer services.
- Identify funding sources that will assist the community in upgrading the infrastructure system.
- Develop a set of subdivision regulations that ensures new development provides adequate water, wastewater, and storm sewer infrastructure.
- Provide recreational opportunities and facilities for all age ranges. This includes review of existing facilities as well as new opportunities.

Action Steps:

1. Perform a complete evaluation of the Village's infrastructure systems in terms of physical condition, capacity, security, vulnerability, efficiencies and inefficiencies, and reliability.
 - Use population projections established as part of this plan to estimate future capacity needs of Roca.
 - Outline recommended system upgrades, offer other feasible alternatives to correct deficient conditions, and provide an opinion of costs for recommended upgrades. Review findings annually with village budget.
2. Complete water quality study to understand how quality can be improved.
3. Incorporate the recommendations of all infrastructure studies into the Capital Improvements Plan.
4. Encourage new development adjacent to existing development through policies on infrastructure extensions and subdivision regulations.
5. Identify and market available lots to encourage infill development.
6. Complete an energy efficiency audit to find ways to increase the energy efficiency of buildings within Roca.
 - Use findings of the audit as a tool to educate homeowners regarding practical energy efficiency measures and encourage residential and commercial energy upgrades.
 - Pursue energy efficiency grant opportunities for commercial and residential rehabilitation.
7. Assess park amenities in terms of replacement/upgrades, green spaces, athletic fields. A phased implementation schedule would also be included.
8. Identify trail route within the community and link to Homestead Trail.

Responsible Group/Agency:

Village Board, Village Engineer, Utility Companies, Roca Residents and Businesses

Potential Resources: General Funds, Capital Improvement Budget, GO Bonds, CDBG, USDA-RD, TIF, Local Option Sales Tax, Special Assessments, NE Energy Office, Rec Trails Program, State RLF

Public Health and Safety

Goal:

The Village of Roca will continue to support the volunteer fire department, to ensure adequate services and response times to the citizens of Roca. The village will work to create/maintain a safe and healthy environment for its residences.

Objectives:

- The Village Board will continue to support and promote community efforts in fundraising for continuous upgrades of equipment and provide training to support the volunteer fire department.
- Promote the enforcement of nuisance and other existing ordinances relating to issues such as property maintenance unsafe and dilapidated housing.
- Evaluate and update, if necessary, the Village of Roca Emergency Operations Plan that guides necessary procedures in the event of natural and/or man-made disasters.
- Regularly review and evaluate the village's section of the Lower Platte South Multi-Jurisdictional Hazard Mitigation Plan that identifies projects that the village can undertake in order to lessen the damage or loss of life in the event of a natural disaster and/or hazardous events.
- Develop a set of zoning regulations that separates conflicting land uses and provide for proper setbacks from each other and public right-of-way.

Action Steps:

1. Encourage participation in the volunteer fire department
2. Identify properties which are substandard or pose an immediate public health or safety concern to local residents.
3. Assist those owners with substandard properties in finding assistance to improve property.
4. Identify individuals/civic organizations that are willing to donate time, labor and equipment to assist willing property-owners in the clean-up process.
5. Continue the semi-annual Community Clean-up Day.
6. Update the Village of Roca Emergency Operations Plan that guides necessary procedures in the event of natural and/or man-made disasters
7. Actively participate in the Lower Platte South Multi-Jurisdictional Hazard Mitigation Plan updates and work to achieve goals and projects outlined within.
8. Enforce ordinances to create a healthy and safe community.

Responsible Group/Agency:

Village Board, Roca Residents, Roca Volunteer Fire Department, Lancaster County Emergency Management, Lower Platte South NRD

Potential Resources:

General Street Fund, General Obligation Bond, Local Option Sales Tax, Special Assessment Districts, Private Donations, Tax Increment Financing, Statutorily-Authorized Programs

Environmental

Goal:

The Village of Roca will continuously recognize the importance of maintaining environmental conditions within and surrounding the community such as surface water and groundwater sources, floodplains, and air quality.

Objectives:

- Future developments should be constructed while maintaining natural topographical features, drainage ways, and tree cover.
- Continue a community wide recycling program.
- Stay current on changes to the floodplains that affect Roca.
- Identify ways to control and/or hold storm water.

Action Steps:

1. Create an environmental preservation zoning district to protect sensitive and prioritized lands within the Roca zoning jurisdiction.
2. Amend Subdivision Regulations to minimize grading where possible to protect the unique and valued topography around and protection of drainage patterns.
3. Continue to provide containers for the community-wide recycling program.
4. Organize and fund a 'spring cleanup' to include collection of household hazardous waste.
5. Work with NEMA and FEMA for updated mapping of local rivers and streams.
6. Coordinate with the Lower Platte South Natural Resources District to mitigate localized flooding.
 - Prioritize locations and methods to retain storm water. Identify funding opportunities for installation.

Responsible Group/Agency:

Village, Business Community, Identified Stakeholders, Residents, Garbage Collection Haulers

Potential Resources:

General Funds, NDEQ, Lower Platte South NRD, General Obligation Bonds, Revenue Bonds, Local Option Sales Tax, Tax Increment Financing, Nebraska Environmental Trust Fund, NDEQ Recycling Programs, State Revolving Fund Programs, CDBG Program, Joint Public Agency Act, Lease Purchase Agreement, Interlocal Agreement

Implementation, Evaluation, and Review

Goal:

The Village of Roca will work with Lancaster County as well as other entities and stakeholders to implement programs that provide effective planning for all future developmental activities affecting the community. Roca will facilitate efforts for future review and updating of the Roca Comprehensive Plan and its supporting documents through continuous public participation.

Objectives:

- Execute an annual or biannual review of the Comprehensive Development Plan, Zoning Ordinance, and Subdivision Regulations.
- Develop an ongoing educational program relating to community planning and development issues so that residents are informed about planning decisions and become more familiar with any new developments in and surrounding the community.
- Continually recruit and educate residents for service on the planning commission, and other village bodies as needed.

Action Step:

1. Establish an annual review process of the Roca Comprehensive Plan and associated zoning and subdivision regulations.

Responsible Group/Agency:

Village Board, Zoning Administrator, Planning Commission, Business Community, Identified Stakeholders

Potential Resources:

General Funds, Local Option Sales Tax, Special Assessment Districts, Nebraska Investment Finance Authority Housing Study Program, CDBG Program, Interlocal Agreements

[section 5.3]

IMPLEMENTATION TOOLS

The steps toward each goal in a comprehensive plan require the use of several tools and mechanisms in order to be obtained, realized, and sustained. The Village of Roca will need to continually develop its own set of implementation tools and strategies, recognizing that each has unique strengths and weaknesses. Implementation strategies can be separated into several tool categories and programs, each with its distinct characteristics that make it suitable for specific goals and circumstances.

Support Programs

Three programs will play a vital role in the success of the comprehensive plan implementation. These programs are:

Capital Improvements Financing

A capital improvements plan provides an annual predictable investment plan that uses a one to six year horizon to schedule and fund projects integral to the plan's implementation.

Zoning Regulations

Zoning regulations update zoning districts and regulations, which may include design guidelines, to reflect the development goals of the comprehensive plan update to allow the village to provide direction for future growth.

Subdivision Regulations

Subdivision regulations establish criteria for environmental impact regulations and the division of land into building areas and public improvements. Implementing infrastructure investments is a primary function of subdivision regulations.

Public Education

In addition to the identified programs, broad public support and involvement is crucial to the successful development and implementation of any broad-based policy or program. If adequate public support is to be developed, a program including and educating Roca residents and stakeholders is paramount. Political leadership of Roca should strive to implement an active public participation process by creating an educational process on land use and development issues. The village should make the comprehensive plan and development regulations available online. Ongoing education and promotion will be an important factor in sustaining interest and motivation from community members.

Some of the objectives of the comprehensive plan cannot be achieved unless the actions of public private partnerships can be leveraged. Frequently, constraints prevent organizations from collaborating effectively (i.e. financial resources, legal authority, excess regulation, etc.). Efforts should be made to identify and bridge these gaps with open communication, cooperation, and realization that issues at hand could benefit the health, safety, and general welfare of the residents and business community of Roca.

Special Studies and Plans

Additional studies and plans can be helpful to further explore and define a vision of a certain area, corridor, or development site. Conducting studies and corresponding decisions as opportunities and challenges arise can ensure that investments are made in accordance with the comprehensive plan. It is also important to update these studies/plans as needed. Some examples of additional planning efforts that can further develop ideas expressed in the plan include:

- Housing Master Plan
- Facilities Management Plan
- Site Development Plans
- Blight and Substandard Determination Studies

Land Use Suitability

One over-arching goal of the comprehensive plan is to guide development and the development community by:

- Describing the relationship between land uses
- Minimizing land use conflicts between neighboring parcels and neighborhoods
- Establishing criteria or design standards new development must meet
- Create consistent characteristics within each land use district

Land Use Transition

Development projects should provide, if needed, screening, buffers, or additional setback requirements when located next to existing uses. Screening or buffers may be plant material, earthen berms, fencing, or a combination of the listed. Boundaries between land uses are done along streets, alleys, natural features (streams, railroads, etc.) and lot lines whenever possible. This can be done through zoning ordinances.

[section 5.4]

ANNEXATION PLAN

Typically, communities grow their size, area, and population by annexing areas that are urban in nature and adjacent and contiguous to the corporate limits of the village. A proactive approach to housing development pressures in the Roca area will be contingent on a firm annexation policy and its implementation.

The State of Nebraska has established a process for communities to extend their corporate limits into urban or suburban areas situated contiguous to an existing community, provided the criteria for such action is justified. There are two distinct processes by which annexation actions can be taken:

- Land that has been requested to be annexed by the property owner(s), or
- Any contiguous and adjacent lands, lots, tracts, streets, or highways, which are urban or suburban in character for which the village wishes to bring into corporate limits

Landowners that desire annexation of land must submit a plat by a licensed surveyor. This plat must be approved by the Village Engineer and filed with the Village Clerk along with a written request signed by all owner(s) of record within the proposed annexation area.

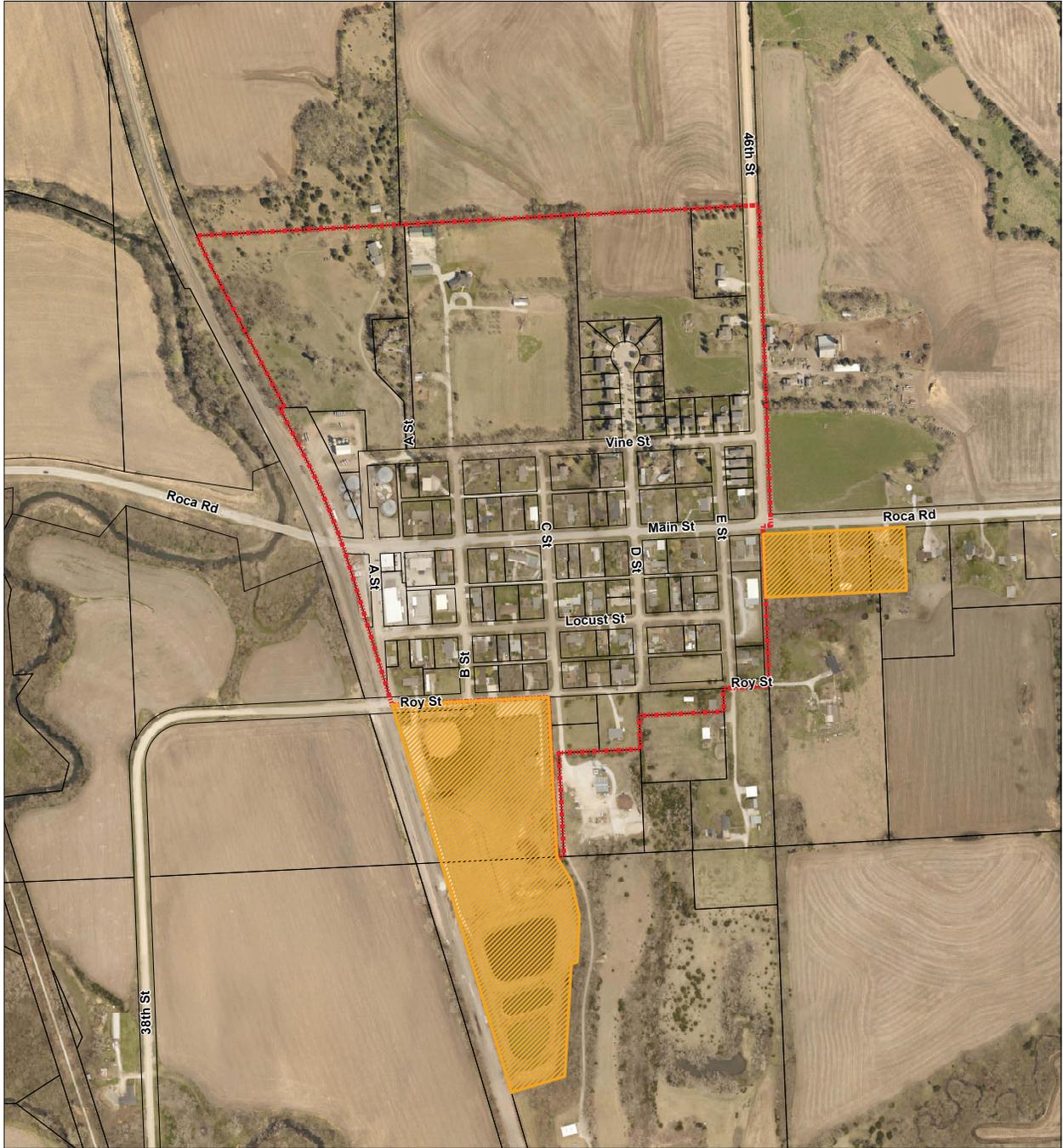
Following Planning Commission recommendation and three separate readings of the ordinance, a majority of affirmative votes by the Board of Trustees in favor of an annexation is required at each reading to pass the annexation. The certified map is then filed with the County Register of Deeds, Clerk, and Assessor with a certified copy of the annexation ordinance. The village has one year to develop a plan that addresses the delivery of services to residents of the annexed area.

With regard to annexation, the village should establish subdivision improvement agreements and non-contested annexation agreements with future Sanitary Improvement Districts (SID's). This agreement gives the SID a possible financing vehicle, the village gets an agreement that states that the SID can be annexed, at the discretion of the village, and the SID will not contest the annexation action.

Potential Annexation Areas

Currently there are several parcels that can be considered areas of potential annexation. These areas are urban or suburban in nature, and adjacent and contiguous to the corporate limits of Roca. Three residential properties along Roca Road that are adjacent to the east side of the corporate limits are currently provided utilities by the village. The other two parcels are currently owned by the Village of Roca, and include the Roca Ball Park and Roca's waste water detention facility.

Map 6: Potential Areas of Annexation, Roca



Legend

- Potential Annexation Areas
- Roca Parcels
- Corporate Limits

Village of Roca, NE

Potential Areas of Annexation

This map was prepared using information from several drawings supplied by JEO and other applicable city records. JEO does not guarantee the accuracy of the map or the information used to prepare this map. This is not a scaled plot.

Created By: T. Carlson
 Date: 02/2017
 Revised: N/A
 Software: ArcGIS 10.4
 Project ID: 110321-00

[section 5.5]

PLAN MAINTENANCE

The Roca Comprehensive Plan is the community’s collective vision, yet change is inevitable. Major technologies and new community needs will arise during the planning period, which were not foreseen during the plan’s development. Jobs, housing, transportation, goods and services will evolve over time. The amendment process to the comprehensive plan must accommodate and help manage the inevitable change in a way that best promotes, and does not compromise, the community’s core values, health and well-being. The plan amendment process must be an open and fair process, utilizing sound planning, economic, social and ecological principals.

If new, significant development opportunities arise which impact several elements of the plan, and are determined to be of importance, a plan amendment may be proposed and considered separately from the annual review and other proposed plan amendments. The Board of Trustees or Planning Commission shall compile a list of proposed amendments received during a year in preparation for a report to provide pertinent information on each proposal, and recommend action on the proposed amendments. The comprehensive plan amendment process should adhere to the adoption process specified by the Nebraska State Statutes and should provide for organized participation and involvement of interested citizens and stakeholders.

Since this plan is a living, breathing document, it needs to be monitored for continued relevancy. Although the plan uses a 20-year planning time period, intervening time points should be utilized to measure progress toward long term goals, to make adjustments based on changed conditions or preferences, and to provide short and mid-term guidance for land use decisions. In doing so, the ultimate planning time period will move as well, constantly evolving to keep the plan current and relevant.

Approximately every five years, the comprehensive plan should undergo a major update. Five years is recommended as the appropriate time interval for major updates for several reasons:

- More frequent updates creates a burden on village staff and resources.
- Less frequent updates risks the relevancy of the plan.
- Finally, federal census data is available every decade, making a five-year review period the midpoint between census updates.

The common elements of a five-year update include reviewing and extending growth projections, reviewing community goals, and analyzing amendments.

Annual Review of the Plan

A relevant, up to date plan is critical to its on-going planning success. To maintain the confidence and buy-in of both the public and private sectors, and to incorporate updates, the plan must stay current. An annual review should occur where the Comprehensive Plan Citizen Advisory Committee, Planning Commission, Board of Trustees, residents, and village staff are able to review the plan and recommend necessary changes.

After adoption of the comprehensive plan, opportunities should be provided to identify any changes in conditions that would impact elements or policies of the plan. The annual review process needs to involve regularly monitoring trends and changes in the local, regional, state, and federal landscape. Such trends and changes may include changes in development activity and use, trends in development regulation amendments, and changes in planning and zoning law. At the beginning of each year at the annual review, a report should be prepared by the Comprehensive

Plan Citizen Advisory Committee and/or the Planning Commission that provides information and recommendations on whether the plan is current in respect to population and economic changes, and if the recommended policies are still valid for the village and its long-term growth.

The Planning Commission should hold a public hearing on this report to:

- Provide citizens or developers with an opportunity to comment and/or present possible changes to the plan
- Identify any changes in the status of projects or action items called for in the plan, and
- Bring forth any issues, or identify any changes in conditions which may impact the validity of the plan

If the Planning Commission finds major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the plan, they should recommend changes or further study of those changes.

Conditions of Plan Amendment

Comprehensive Plan amendment procedures are necessary to determine what constitutes conformity or non-conformity with the plan. It is impossible to set hard and fast rules for such decisions but consistent criteria should be used when making this determination. The following criteria are recommended:

- A request for increases in residential density or non-residential floor area in excess of the guidelines established in the plan, depending upon the degree of increase, may require a plan amendment.
- Land use request involving minor differences from those shown in the plan should be considered in conformity with the plan unless precedent would best for more extensive and non-conforming changes in adjacent areas.
- Requests for variations or changes in the alignment of designated roadways should be considered in conformity if the continuity of the roadway is maintained, the alignment does not result in traffic safety issues or reductions in needed capacity, does not constrain the proper development of contiguous properties, and does not conflict with or preempt other planned uses or facilities.
- Requests to deviate from plan-specific requirements such as open space and traffic reduction measures generally should not be permitted in order to ensure equitable treatment of all property owners and to avoid arbitrary decisions which would undermine the legal foundation of the plan. If changes are to be made, they should be done through a plan amendment process.
- The final criteria must always be whether the request, whatever its nature, will set a precedent for cumulative changes which are not consistent with the plan. Therefore, in those instances where the implications of the request are not easily observed or detected, a request for a plan amendment should be required.

Evaluating Land Developments

The interpretation of the plan should be comprised of a continuous and related series of analyses, with references to the goals and objectives/policies, the overall land use plan, and specific land use policies. Moreover, when considering specific proposed developments, interpretation of the plan should include a thorough review of all sections of the plan.

If a development proposal is not consistently supported by the Comprehensive Plan, serious consideration should be given to making modifications to the proposal, or the following criteria should be used to determine if a comprehensive plan amendment would be justified:

- The character of the adjacent parcels or neighborhoods
- The zoning and uses on nearby properties
- The suitability of the property for the uses allowed under the current zoning designation
- The type and extent of positive or negative impact that may affect adjacent properties, or the village at large, if the request is approved
- The impact of the proposal on public utilities and facilities
- The length of time that the subject and adjacent properties have been utilized for their current uses
- The benefits of the proposal to the public health, safety, and welfare compared to the hardship imposed on the applicant if the request is not allowed.
- Comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and objectives/policies
- Consideration of professional staff recommendations

RECOMMENDATIONS & ACTION PLAN

As part of the implementation process for Roca, various recommendations or actions are suggested. These recommendations are based upon public input, staff input, observations, and experience. Such recommended actions are classified as immediate, short-term, long term, and continuing. These actions are only recommendations and may change annually.

Immediate Recommendations

1. Evaluate current zoning and subdivision regulations and zoning districts based upon the adopted comprehensive plan.
2. Pursue funding opportunities to provide improvements/development of village infrastructure.

Short-Term Recommendations

1. Identify and mark truck route through community.
2. Consider a paving district to fund priority street and sidewalk improvements.
3. Consider adjacent land and existing housing within the village's extraterritorial jurisdiction to be legally annexed into the corporate limits.
4. Work to lessen the risk of flooding and help with the stormwater drainage issues in the community, by updating, maintaining and/or cleaning storm drains, culverts, and drainage ditches.

Long-Term Recommendations

1. Consider developing and implementing a Capital Improvements Plan.
2. Develop a Facilities Management Plan to determine needs for all village facilities and infrastructure.
3. Promote the development of businesses that can provide needed services to the community such as a C-Store.
4. Identify trail route within the community and link to Homestead Trail.
5. Educate residents, businesses, and property owners with respect to development methods and practices that reduce the amount of runoff, erosion, and pollutants.

Continuing Recommendations

1. Continue the semi-annual Community Clean-up Day.
2. Develop an annual public education program for residents, businesses, and property owners that provides information about the ongoing planning process and how they can be involved.
3. Organize an annual 'town hall meeting' to evaluate how implementation strategies are working, if goals and objectives are being achieved, and to identify new issues.

