

**LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**  

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**for March 29, 2006 PLANNING COMMISSION MEETING**

**P.A.S.:** Meadowlark Hills Community Unit Plan  
Co. Special Permit #06017

**PROPOSAL:** A community unit plan for twelve acreage residential units.

**LOCATION:** West of the intersection of S. 25th and Martell Road.

**WAIVER REQUESTS:**

1. Ornamental street lighting.
2. Sidewalks.
3. Street trees.
4. Landscape screens.
5. Stormwater Detention.
6. Block length.

**LAND AREA:** 200 acres, more or less.

**CONCLUSION:** This is an AG Community Unit Plan, proposing to “cluster” the allowed dwelling units to twelve acreage lots. Waivers requested are typical of a rural subdivision and are provided for in the code. A 20% bonus is being requested.

**RECOMMENDATION:**

Co. Special Permit #06017

Conditional Approval

Waivers

- |                         |            |
|-------------------------|------------|
| 1. Ornamental lighting  | Not needed |
| 2. Sidewalks            | Not needed |
| 3. Street trees         | Not needed |
| 4. Landscape screens    | Not needed |
| 5. Stormwater Detention | Not needed |
| 6. Block length         | Approval   |

**GENERAL INFORMATION**

**LEGAL DESCRIPTION:** A portion of Lot 11 I.T. Located in the N ½ of the NE 1/4 of Section 25-5-6, and a portion of Lots 7, 17, and 20 I.T., located in the S ½ of Section 24-8-6, Lancaster County, Nebraska. Further described in the attached legal.

**EXISTING ZONING:** AG Agriculture

**EXISTING LAND USE:** Farm land/pasture, stream corridor

**SURROUNDING LAND USE AND ZONING:**

North: Farm land and zoned AG Agriculture

South: Farm land zoned AG Agriculture

East: Farm land, acreages along Martell Road, zoned AG Agriculture

West: Farm land and “Ag cluster” zoned AG Agriculture

**HISTORY:** Changed from County AA Rural and Public Use to AG Agriculture with the adoption of the 1979 Zoning Update. Conservation easements on land to the south approved in 2000. Deerfield CUP approved to the west in 2001.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 2025 Comprehensive Plan shows this area as Agriculture and Agriculture Stream Corridor with Environmental Resource along the stream. This is outside the Lincoln growth tiers. A cluster is permitted by special permit in the AG district. In relation to clustering the Comprehensive Plan states:

Currently, acreage development has occurred under two development scenarios: AG - Agricultural District (minimum of 20 acres per lot) and AGR - Agricultural Residential District (minimum of 3 acres per lot) with the possibility in both AG and AGR zoning districts of clustering units together in order to preserve more open space and agricultural areas and/or receive additional density bonuses under a community unit development. The complex issue of acreage development and other public objectives requires a large array of land use strategies (pg F 70)

Acknowledge the “Right to Farm” and preserve areas for agricultural productions throughout the county by designating specific areas in advance for rural residential so as to limit areas of potential conflict between farms and acreages (pg F 70)

Retain the current overall density of 32 dwellings per square mile (20 acre) for all agriculturally zoned land. Provide for an ability to divide two 3 acre lots per “40” acre parcel with conditions and administrative review and right of appeal. This would allow more flexibility for parcel size while retaining the overall density and assist in retaining farmable units of land. (F 70)

In determining areas of higher density rural acreage (200 units or more per square mile), numerous factors will be reviewed, such as but not limited to water and rural water districts, soil conditions, roads, agricultural productivity, land parcelization, amount of existing acreages, and plans for urban or town development. Acreages should develop in areas that best reflect the carrying capacity of that area for acreages. A performance criteria should be developed to review requests for acreage zoning and to determine where these standards can best be met. (F 70)

Development of a performance standard “point system” will allow the location of higher density rural acreage development in either “AG” or “AGR” where the review criteria can be met. This allows equal treatment across the county, maximum freedom of determination of marketing and sale, while locating those developments only in those areas where sufficient “points” can be accumulated to justify the development at the requested location.” (F 71)

**Environmental Resources:** Land and water masses which are of particular importance for maintenance and preservation, such as saline wetlands, native prairie, and some floodway and riparian corridors. Such areas may be either publicly or privately owned.

**Agricultural Stream Corridor:** Land intended to remain in open space, predominately in agricultural use, but that may also include parks, recreation fields, or parking areas when near future commercial, industrial, or public uses. Such areas will be primarily privately owned, but may also include some public ownership or easements. These areas are mostly in the 100 year floodplain, outside of the existing Lincoln urban development. (F 22)

**Riparian, Floodplains, and Stream Corridors –** Streams and their adjoining corridors snake their way through much of Lancaster County. Throughout the region, surface water runoff flows into these stream corridors that typically consist of floodplains and riparian areas. These are instrumental in providing habitat and water infiltration benefits, along with serving as connectors to natural areas. (F55)

**UTILITIES:** Rural Water is proposed. Individual waste water treatment is proposed. The submitted letter from Lancaster County Rural Water shows the applicant has been approved for 12 water services.

**TOPOGRAPHY:** The property is rolling, draining to the north and east. The acreages are clustered on the top of a hill on the south side of the property.

**TRAFFIC ANALYSIS:** S. 25<sup>th</sup> and Martell Road are gravel county roads. Roca Road and Hickman Road are paved State Spur spurs. The internal roads are private roadways.

**PUBLIC SERVICE:** This area is served by Hickman Rural Fire District. This is in the Norris School District # 160. This is in the Norris Public Power service area.

**REGIONAL ISSUES:** Expansion of the acreage areas. Clustering to preserve farm land and floodplain.

**ENVIRONMENTAL CONCERNS:** The Historic and Ecological Resources survey shows no resources on this property but native prairie with conservation easements to the south and southwest. A wagon trail may have cut across the section to the southwest. The soil rating is 4.68, on a scale of 1 to 10 where 1-4 are prime ag land. This is not prime, but very good land. About 30 % of this parcel is in the 100 year flood plain, along the north side. All the lots are clustered out of the floodplain.

**AESTHETIC CONSIDERATIONS:** na

**ALTERNATIVE USES:** All uses allowed in the AG district. 10 20+ acre lots could be built.

**ANALYSIS:**

1. This request is for a Special Permit for a Community Unit Plan for 12 acreage residential lots. Private, gravel, internal streets are proposed. Individual sewer and

rural water is proposed. A 20% dwelling unit bonus is being requested for preservation of the farm land.

- 2. The flood plain area is about 30% of the parcel and is retained as an outlet.
- 3. This request is in conformance with the Lincoln Lancaster County Comprehensive Plan.
- 4. As requested by the County Board, no scoring is provided on this application.
- 5. The density calculations for the project are as follows;

County Zoning

200 acres at 1 dwelling per 20 acres	=	10 dwellings
20% bonus requested X 1.20	=	12 dwellings

Total dwellings permitted 12

Requested 12 units on 12 lots

- 6. There were no conflicting farm uses noted in the area.
- 7. This design reflects the normal adjustments to accomplish a cluster style of acreage subdivision through the CUP. It also takes credit for and preserves the floodplain and farmland.
- 8. Waivers are requested for street lights, sidewalks, street trees, storm drainage and screening. These waivers are no longer required by the county code. Waiver to block length is requested and is a typical waiver appropriate for agriculture/acreage clusters. Yards are adjusted from AG to AGR equivalent as part of the cluster.
- 9. The County Engineer's memo of March 7, 2006 notes several issues and corrections.
- 10. The Lincoln/Lancaster County Health Department notes the rural water is proposed. All lots must have a net three acres in order to provide for private wastewater facilities.
- 11. Future extension of Prairie Vista to the north is desirable for future growth opportunities.

CONDITIONS FOR SPECIAL PERMIT #06017

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the County Board's agenda: (NOTE: These documents and plans are required by resolution/ordinance or design standards.)
  - 1.1 Make the corrections requested by the County Engineer in his letter of March 7, 2006.
  - 1.2 Revise Sheet 1 to show a approval block for the County Board
  - 1.3 Revise the cul-de-sac at the north end of Prairie Vista Cir. to a temporary turnaround.
  - 1.4 Revise the street name of Prairie Vista Cir to Prairie Vista Drive.
  - 1.5 Show the street profiles on sheet 4 of 4 as Prairie Vista not View.
  - 1.6 Revise the survey to match the drawing.
  - 1.7 Revise the plan showing provision for the extension of Prairie Vista to the north and for access to the east across the area of Lot 5, without exceeding the 1320' block length from Meadowlark Lane.
2. This approval permits 12 single family lots, a modification to lot area, frontage and setbacks as part of the CUP and modification to the requirements of the land subdivision resolution to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision.

General:

3. Before receiving building permits:
  - 3.1 The permittee is to submit six prints and a permanent reproducible final site plan as approved by the County Board.
  - 3.2 The construction plans are to comply with the approved plans.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
  - 4.1 Before occupying this Community Unit Plan all development and construction is to comply with the approved plans.
  - 4.2 Before occupying this Community Unit Plan, City/County Health Department is to approve the water and waste water systems.
  - 4.3 All privately-owned improvements are to be permanently maintained by the owner or an appropriately established homeowners association approved by the County Attorney.
  - 4.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 4.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 4.6 The County Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.
5. Final Plats will be approved by the Director of Planning after:
  - 5.1 Streets, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed.
  - 5.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
    - 5.2.1 To submit to the County Engineer an erosion control plan.
    - 5.2.2 To protect the remaining trees on the site during construction and development.
    - 5.2.3 To submit to lot buyers and home builders a copy of the soil analysis.
    - 5.2.4 To complete the private improvements shown on the CUP.
    - 5.2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a

permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

- 5.2.6 To relinquish the right of direct vehicular access to S 25<sup>th</sup> Street except for Meadowlark Lane and the existing farm access.
- 5.2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

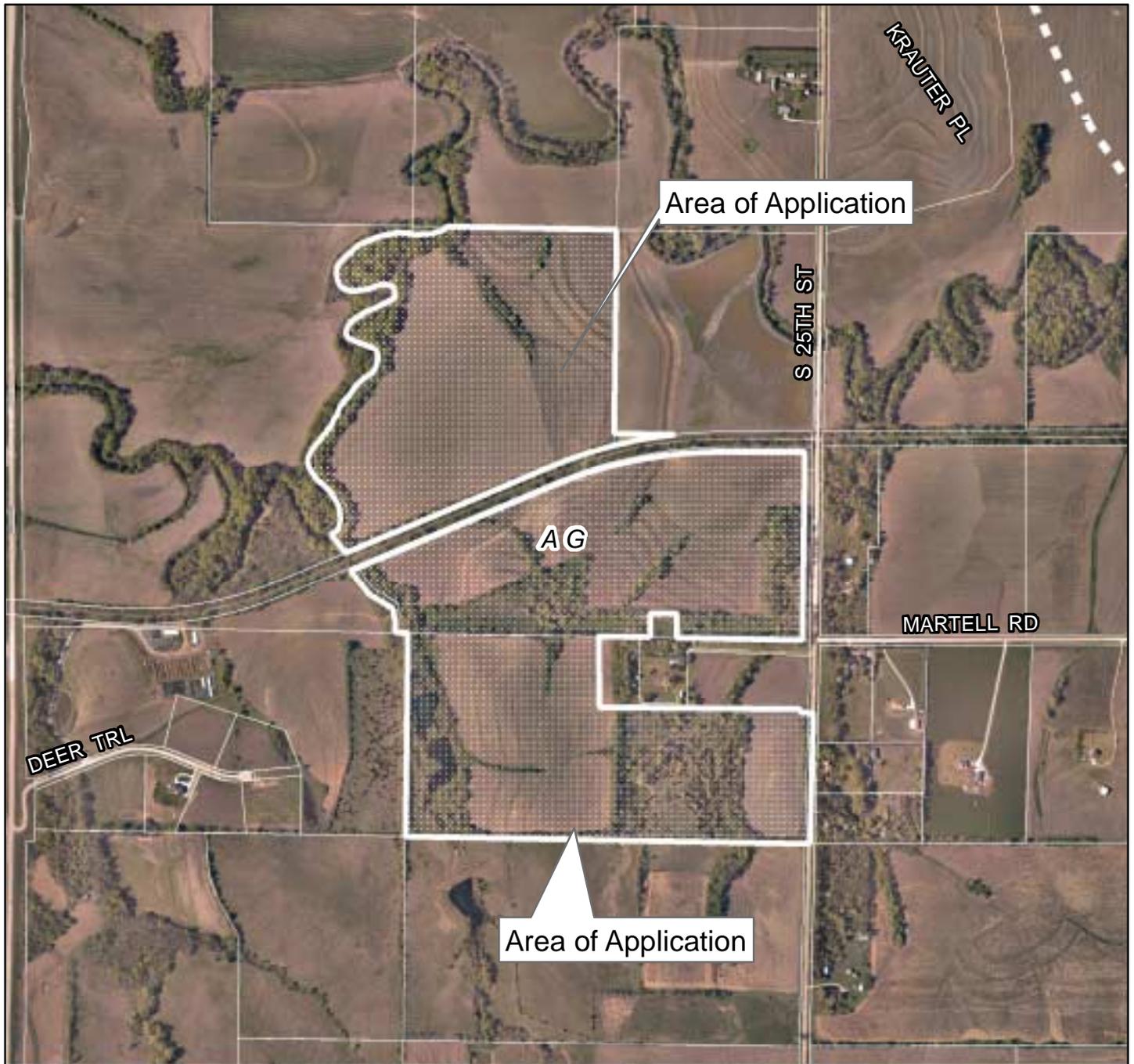
Prepared by:

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Mike DeKalb, 441-6370, [mdekalb@lincoln.ne.gov](mailto:mdekalb@lincoln.ne.gov)  
Planner  
March 16, 2006

**APPLICANT:** Meadowlark Enterprises, LLC  
6711 S. 33<sup>rd</sup> Street  
Lincoln, NE 68516  
(402) 423-7610

**OWNER:** Donald H. and Lynn E. And Robert D. Doolittle  
17605 S. 25<sup>th</sup> Street  
Roca, NE 68430  
(402) 792 - 2311

**CONTACT:** Mike Eckert  
Civil Design Group, Inc  
3901 Normal Blvd  
Lincoln, NE 68506  
(402) 434 - 8494



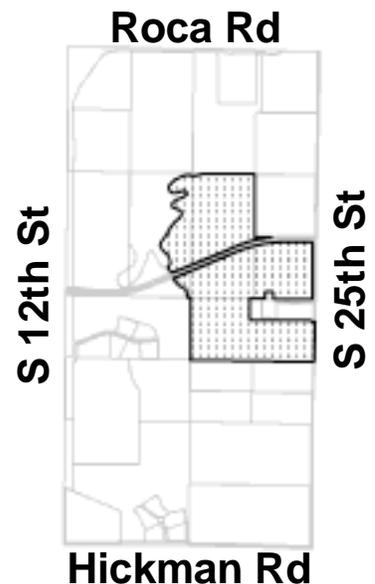
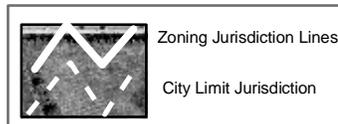
**County Special Permit #06017**  
**Meadowlark Hills CUP**  
**S 25th St & Martell Rd**

2005 aerial

**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

Two Square Miles  
 Sec. 24 T08N R06E  
 Sec. 25 T08N R06E

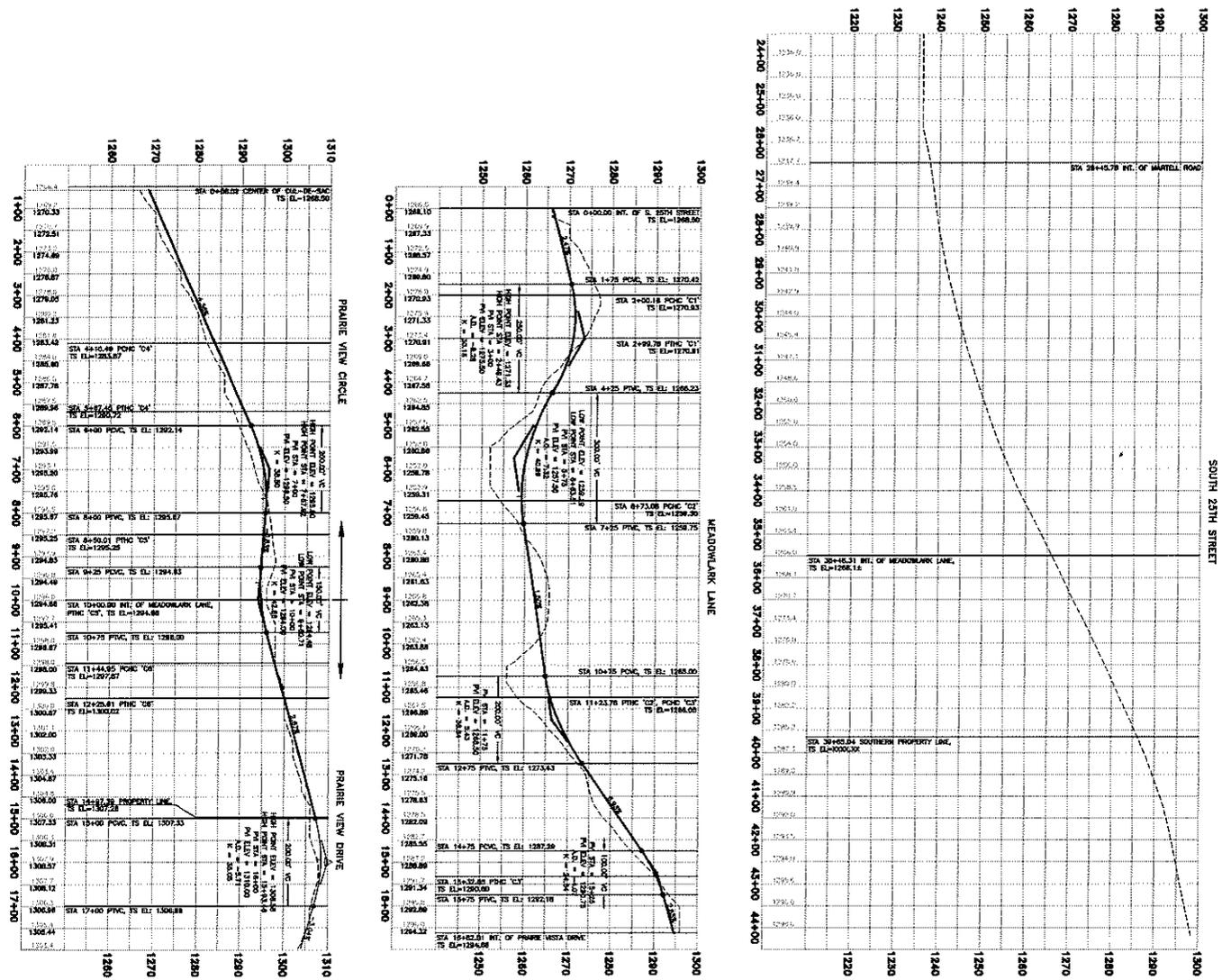








# County Special Permit #06017 Meadowlark Hills CUP S 25th St & Martell Rd



MEADOWLARK HILLS  
SPECIAL PERMIT NO. \_\_\_\_\_  
PRELIMINARY STREET PROFILES

REVISIONS	
NO.	DESCRIPTION

**Civil Design Group, Inc.**  
3001 Normal Blvd, Suite 300  
Lincoln, Nebraska 68502  
P: 402-434-6666 F: 402-434-6663  
www.cdgroup.com

CONSULTING ENGINEER & LAND USE PLANNER  
CIVIL DESIGN & SITE DEVELOPMENT • PLANNING AND DESIGN

**LEGAL DESCRIPTION:**

SOUTH OF VACATED RAILROAD R.O.W.

**County Special Permit #06017  
Meadowlark Hills CUP  
S 25th St & Martell Rd**

*Revised 3-10-06*

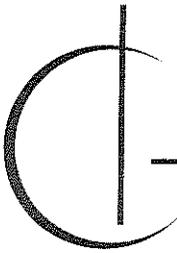
THAT PART OF LOT 11 IRREGULAR TRACT, LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 6 EAST OF THE 6th P.M., THAT PART OF LOTS 7, 17 AND 20 IRREGULAR TRACTS, LOCATED IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 6 EAST OF THE 6th P.M., ALL LOCATED WITHIN LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTHERLY ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, ON AN ASSIGNED BEARING OF S 1°28'53"W A DISTANCE OF 468.99', TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ON SAID EAST LINE, S 1°28'53"W 850.28', TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTH HALF, N 88°58'00"W 2620.57', TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE NORTHERLY ON THE WEST LINE OF SAID NORTH HALF, N 0°37'34"E 1321.04', TO THE NORTHWEST CORNER OF SAID NORTH HALF; THENCE NORTHERLY ON THE EAST LINE OF SAID OUTLOT "A" AND THE WEST LINE OF LOT 7 IRREGULAR TRACT FOR THE NEXT FIVE (5) COURSES, N 4°20'07"E 56.56'; THENCE NORTHEASTERLY, N 40°56'26"E 50.56'; THENCE NORTHERLY, N 1°53'02"W 103.41'; THENCE NORTHWESTERLY, N 58°42'32"W 179.38'; THENCE NORTHWESTERLY, N 38°03'17"W 192.92', TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE FORMER MISSOURI PACIFIC RAILROAD; THENCE NORTHEASTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE FOR THE NEXT THREE (3) COURSES, N 67°14'26"E 1418.61', TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 2814.79' AND A CENTRAL ANGLE OF 22°31'16"; THENCE EASTERLY ON THE CHORD OF SAID CURVE, N 78°30'04"E 1099.29', TO THE POINT OF TANGENCY; THENCE EASTERLY ON SAID TANGENT, N 89°45'42"E 612.07', TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTHERLY ON SAID EAST LINE, S 0°49'23"W 1262.48'; THENCE WESTERLY ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, ON AN ASSIGNED BEARING OF N 88°55'41"W A DISTANCE OF 815.20'; THENCE NORTHERLY, N 1°04'19"E 155.47'; THENCE WESTERLY AND PARALLEL TO SAID SOUTH LINE, N 88°55'41"W 170.30'; THENCE SOUTHERLY, S 1°04'19"W 155.47', THENCE WESTERLY N 88°55'41"W, 334.64'; THENCE SOUTHERLY ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, S 1°03'13"W 459.57'; THENCE EASTERLY, S 88°31'07"E 1316.67', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 131.13 ACRES, MORE OR LESS.

NORTH OF VACATED RAILROAD R.O.W.

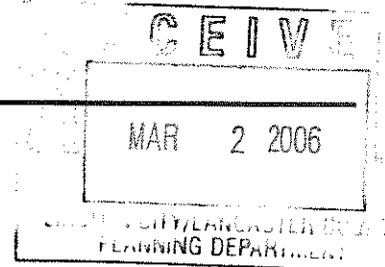
THAT PART OF LOTS 7, 17 AND 20 IRREGULAR TRACTS LYING NORTH OF NORTHERLY RIGHT OF WAY LINE OF THE FORMER MISSOURI PACIFIC RAILROAD, LOCATED IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 6 EAST OF THE 6th P.M., LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SECTION 24; THENCE WESTERLY ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, ON AN ASSIGNED BEARING OF N 88°56'52"W A DISTANCE OF 1322.89', TO THE POINT OF BEGINNING; THENCE SOUTHERLY ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, S 0°45'48"W 1322.66', TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE EASTERLY ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER MISSOURI PACIFIC RAILROAD, SAID POINT BEING ON A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 2914.79' AND A CENTRAL ANGLE OF 16°05'56". THENCE WESTERLY ON THE CHORD OF SAID CURVE, S 75°17'24"W 816.31', TO THE POINT OF TANGENCY; THENCE SOUTHWESTERLY ON SAID TANGENT, S 67°14'26"W 1509.37', TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A SMALL CREEK AND THE WEST LINE OF SAID LOT 7 IRREGULAR TRACT; THENCE ON SAID CENTERLINE OF THE SMALL CREEK AND THE WEST LINE OF SAID LOT 7 FOR THE NEXT FOUR (4), NORTHERLY, N 21°01'52"W 37.49'; THENCE NORTHWESTERLY, N 58°14'40"W 32.27'; THENCE NORTHWESTERLY, N 53°32'35"W 30.60'; THENCE NORTHERLY, N 1°06'03"W 32.51', TO A POINT OF INTERSECTION WITH THE CENTERLINE OF WITSTRUCK CREEK OF THE WEST BRANCH OF SALT CREEK AND THE WEST LINE OF SAID LOT 7, SAID POINT BEING ON A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 97.00' AND A CENTRAL ANGLE OF 53°20'09"; THENCE ON SAID CENTERLINE OF WITSTRUCK CREEK AND THE WEST LINE OF SAID LOT 7 FOR THE NEXT THIRTY THREE (33) COURSES, NORTHEASTERLY ON THE CHORD OF SAID CURVE, N 64°16'36"E 87.07', TO THE POINT OF TANGENCY; THENCE NORTHEASTERLY ON SAID TANGENT, N 37°36'32"E 34.00', TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 146.00' AND A CENTRAL ANGLE OF 79°12'22"; THENCE NORTHERLY ON THE CHORD OF SAID CURVE, N 1°59'39"W 186.14', TO THE POINT OF TANGENCY; THENCE NORTHWESTERLY ON SAID TANGENT, N 41°35'50"W 260.31'; THENCE NORTHWESTERLY, N 45°11'30"W 46.62', TO A POINT ON A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00' AND A CENTRAL ANGLE OF 42°16'49"; THENCE NORTHERLY ON THE CHORD OF SAID CURVE, N 6°47'27"E 57.70', TO A POINT OF TANGENCY; THENCE NORTHEASTERLY ON SAID TANGENT, N 27°55'51"E 65.48'; THENCE NORTHEASTERLY, N 40°37'42"E 132.41'; THENCE NORTHEASTERLY, N 47°20'30"E 57.37'; THENCE NORTHEASTERLY, N 33°55'52"E 49.35'; THENCE NORTHEASTERLY, N 24°29'41"E 203.61'; THENCE NORTHEASTERLY, N 35°33'18"E 28.40'; THENCE NORTHEASTERLY, N 49°28'25"E 129.61'; THENCE NORTHEASTERLY, N 43°39'38"E 86.80', TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 90.00' AND A CENTRAL ANGLE OF 123°02'07"; THENCE NORTHERLY ON THE CHORD OF SAID CURVE, N 17°51'25"W 158.21', TO THE POINT OF TANGENCY; THENCE WESTERLY ON SAID TANGENT, N 79°22'29"W 93.79', TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00' AND A CENTRAL ANGLE OF 19°41'19"; THENCE EASTERLY ON THE CHORD OF SAID CURVE, N 71°07'19"E 34.19', TO A POINT OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 66.00' AND A CENTRAL ANGLE OF 140°39'09"; THENCE NORTHERLY ON THE CHORD OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 124.29', TO THE POINT OF TANGENCY; THENCE NORTHEASTERLY ON SAID TANGENT, N 61°16'40"E 271.20', TO A POINT OF CURVATURE OF A CIRCULAR CURVE OF REVERSE CURVATURE WITH A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 40.00' AND A CENTRAL ANGLE OF 108°23'01"; THENCE NORTHEASTERLY ON THE CHORD OF SAID CURVE, N 28°46'28"E 64.88', TO THE POINT OF TANGENCY; THENCE NORTHWESTERLY ON SAID TANGENT, N 27°25'02"W 23.00', TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 115.00' AND A CENTRAL ANGLE OF 28°44'03"; THENCE WESTERLY ON THE CHORD OF SAID CURVE, N 71°53'00"W 126.09', TO THE POINT OF TANGENCY; THENCE SOUTHWESTERLY ON SAID TANGENT, S 63°39'01"W 93.17'; THENCE WESTERLY ON THE CHORD OF SAID CURVE, S 84°48'30"W 57.07'; THENCE CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00' AND A CENTRAL ANGLE OF 195°57'30"W 157.55', TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 87°25'20"; THENCE NORTHERLY ON THE CHORD OF SAID CURVE, N 19°59'30"W 15.00', TO A POINT ON A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 158.00' AND A CENTRAL ANGLE OF 30°51'26"; THENCE NORTHEASTERLY ON SAID TANGENT, S 63°39'01"W 93.17'; THENCE WESTERLY ON THE CHORD OF SAID CURVE, S 84°48'30"W 57.07'; THENCE TANGENT, N 54°34'36"E 154.21'; THENCE NORTHEASTERLY, N 74°12'22"E 220.57'; THENCE EASTERLY, N 86°05'33"E 50.00'; THENCE EASTERLY, S 89°55'37"E 182.59', TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 134.00' AND A CENTRAL ANGLE OF 53°13'23"; THENCE ON THE CHORD OF SAID CURVE, N 63°27'40"E 120.05', TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE EASTERLY ON SAID NORTH LINE, S 88°56'52"E 1070.65', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 68.87 ACRES, MORE OR LESS.



# Civil Design Group, Inc.

Consulting Engineers & Land Use Planners  
Civil Design • Site Development • Planning & Zoning



March 2, 2006

Mr. Marvin Krout  
Director of Planning  
City of Lincoln /Lancaster County  
555 South 10<sup>th</sup> Street, Room 213  
Lincoln, NE 68508

Re: Meadowlark Hills – Special Permit - Community Unit Plan  
S. 25<sup>th</sup> & Martell Road  
CDG Project No. 2006-0002

Dear Marvin:

On behalf of Meadowlark Enterprises, L.L.C., we submit the above mentioned application for your review. Meadowlark Hills is a proposed AG/C.U.P. on approximately 200.00 acres. We are showing 12 single family acreage lots, containing a minimum of 3.01 acres. Each lot will be served by Lancaster Rural Water and individual septic systems. The private roadways will be constructed to meet Lancaster County design standards.

We have clustered the 12 lots close to South 25<sup>th</sup> Street and south of the vacated Railroad right-of-way, so the balance of the farm will remain in agricultural production. A good portion of the land north of the vacated Railroad right-of-way is within the 100 year floodplain; however we are not placing any lots or roadways in the 100 floodplain. Much time and planning was spent on the alignment of Meadowlark Lane to preserve numerous large trees and tree masses for a unique entrance drive.

We are requesting waivers to the Land Subdivision Ordinance to waive sidewalks, preliminary plat, street trees, street lighting, landscape screening, block length, as each lot is larger than one acre and this project will not be annexed into the City of Lincoln at this time. We are located outside of the three and six mile jurisdiction of Lincoln and we are not within any other community's jurisdictions.

In conjunction with this submittal we submit the following information:

- Cover Sheet – 24 copies
- Site Plan – 24 copies
- Grading Plan – 8 copies
- Street Profile – 8 copies
- Reduced copies of the Cover, Site and Grading
- Special Permit Application
- Special Permit Filing Fee - \$550.00
- Health Department Review Fee - \$375.00
- Letter from Lancaster Rural Water District No. 1
- Certificate of Ownership

3901 Normal Blvd, Ste 203, Lincoln, Nebraska 68506

Office: 402.424.8404 Fax: 402.424.8403 www.civilcdg.com

I hope that this letter in conjunction with the plans provide you with enough information to review. In an effort to facilitate the review process, please feel free to call me at (402) 434-8494 so that I can address any questions you may have.

Sincerely,

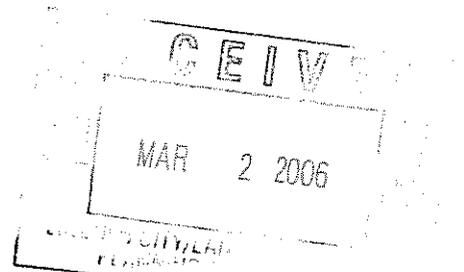


Mike Eckert, AICP

Encl/jds

cc: Meadowlark Enterprises L.L.C.  
Lynn Doolittle

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McIntyre Consulting  
4131 So. 38<sup>th</sup> Street  
Lincoln, NE 68506  
(402) 489-4994

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February 21, 2006

Mr. Ken Halvorsen, Manager  
Rural Water District No.1  
P.O. Box 98  
Bennet, NE 68317

Reference: Potential New Water Users -- 12 Units

Meadowlark Enterprises      NE Quarter of 25-8-6

Dear Ken:

We have reviewed the proposed new users and it is our opinion that the addition of these services will not have a significant impact upon the existing level of service being provided the present customers provided that the recommended improvements are made.

In order to provide service at this location, we recommend that a new 3" water main be constructed into the proposed subdivision.

The anticipated pressure range is:

<u>Customer</u>	<u>Line No.</u>	<u>U.S.G.S. Elev.</u>	<u>Anticipated Pressure Range</u>
Meadowlark Ent.	(New)	1300	70 -82 psi

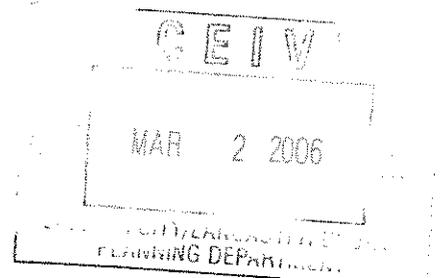
The addition of the requested 12 units would require the construction listed on the attached sheet with an estimated cost of \$ 45,500.

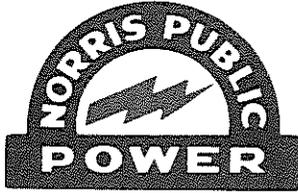
If you have any questions or comments, please call.

Sincerely,  
McIntyre Consulting



Ted J. McIntyre, PE





AREA 2  
SERVICE CENTER

25-8-6  
29/

R.R. 1 BOX 56  
ROCA, NEBRASKA 68430  
402/423-3855  
FAX 402/423-8090

Meadow Lake Hills

March 7, 2006

Mike Dekalb, Project Planner  
555 S. 10<sup>th</sup> St. #213  
Lincoln, NE 68508

Dear Mike,

I have reviewed the subject plat, and see easements in place as I would hope. The thing that concerns me is the comment in the cover letter regarding remaining tree masses. We need to somehow ensure that the 10' strip of easement is open enough to trench through. Keep in mind, even though the new cable will be in a 10' strip, initial construction will probably require more space.

Thanks for your consideration in this matter. I'd be happy to discuss my concerns with any party involved. I can be reached at 423-3855.

Sincerely,

Rick Volmer, Staking Engineer

MAR - 9 2006

Lancaster

County

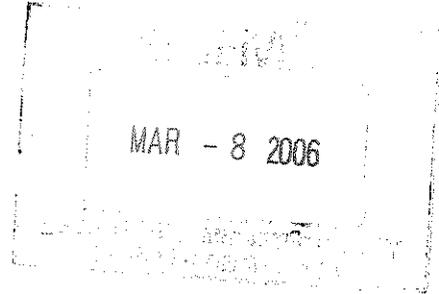
Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL  
COUNTY SURVEYOR

**DATE:** March 7, 2006  
**TO:** Mike DeKalb  
Planning Department  
**FROM:** Larry V. Worrell *Larry V. Worrell/DP*  
County Surveyor  
**SUBJECT:** MEADOWLARK HILLS CUP  
SPECIAL PERMIT NO. 06017



This office has reviewed subject development plans and would offer the following comments:

- 1) *General Note No. 22* should be revised to not allow any access to South 25<sup>th</sup> Street for Lot 1, Block 1 and Lot 1, Block 2.
- 2) The minimum culvert diameter is 24". Culvert B-1 is proposed as a 21" which is too small.
- 3) The HY-8 analysis for culvert B-2 used 42" and 48" sizes. Table 2 in the Engineer's memorandum shows 36" and 42".
- 4) A typical cross-section of improvement should be shown on the grading plan.
- 5) The 100 year storm at culvert B-2 produces a water surface elevation which goes over Meadowlark Lane. The analysis for culvert B-3 states that a portion of the 100 year storm will be routed to culvert B-2. Adding additional water over the road for culvert B-2 is not acceptable. The 100 year storm should be contained in the B-3 drainage area.
- 6) Meadowlark Lane is proposed to be a pond dam at culvert B-3. This will not be acceptable if Meadowlark Lane is ever proposed to be a public street in the future.

LWW/DP/bml  
Barbl/Subdiv.Wk/Meadowlark Hills CUP.Mem

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

<b>TO:</b> Mike DeKalb	<b>DATE:</b> March 13, 2006
<b>DEPARTMENT:</b> Planning	<b>FROM:</b> Chris Schroeder
<b>ATTENTION:</b>	<b>DEPARTMENT:</b> Health
<b>CARBONS TO:</b> EH File EH Administration	<b>SUBJECT:</b> Meadowlark Hills SP #06017

The Lincoln-Lancaster County Health Department has reviewed the proposed development with the following noted:

- The developer has proposed the use of Lancaster County Rural Water for potable use. This proposal is acceptable. If individual wells are used, test wells should be installed prior to home construction to determine if an adequate quantity and quality of water is available.
- The developer must demonstrate that all lots contain three acres net if lagoons are to be considered as an option for on-site wastewater treatment. Information has been provided to the developer on this requirement as well as options in the event that lagoons are not desired.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.