

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 30, 2005 PLANNING COMMISSION MEETING

P.A.S.: Tiedeman Acres Community Unit Plan
Co. Special Permit #05010, Preliminary Plat #05002

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: A community unit plan and preliminary plat for fourteen acreage residential units.

LOCATION: Southwest of the intersection of S. 25th and Roca Road.

WAIVER REQUESTS:

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

LAND AREA: 246.82 acres, more or less.

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

RECOMMENDATION:

Co. Special Permit #05010	Conditional Approval
Preliminary Plat # 05002	Conditional Approval

Waivers

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

7. Cul de sac length	Not needed
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GENERAL INFORMATION

LEGAL DESCRIPTION: The north ½ of the NW 1/4, the SW 1/4 of the NW 1/4, Lots 3,7,8, and 11 I. T., all Section 19, T8N, R7E of the 6th P.M., 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: This is in split jurisdiction of Lancaster County and the Village of Roca. Agricultural land in County AG zoning or Roca AGX Exclusive Agriculture. One farmstead across the county road to the west, one farm house to the south. This parcel is abutting the ROW of the former Missouri Pacific rail line on the south. Martell Road has several acreages. "Roca Berry Farm" is located just east across the creek from this parcel.

HISTORY: Conservation easement conformance with the Comprehensive Plan approved in 2003 (CPC # 03012). Changed from County AA Rural and Public Use to AG Agriculture with the adoption of the 1979 Zoning Update. Roca zoning was adopted in 1977.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan shows this area as Agriculture and Agriculture Stream Corridor with Environmental Resource along the stream. The Roca future land use plan shows this as Agriculture and Parks and Open space. This is outside the Lincoln growth tiers and partially in the Roca one mile. 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: This is in a rural water district. Individual waste water treatment is proposed. The letter from the Lancaster County Rural Water shows the applicant has been approved for 14 water services.

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

TRAFFIC ANALYSIS: S. 25th is a gravel county road. Roca Road is paved State Spur 55F.

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 many Historic resources in the immediate area and across the street. This is in the once proposed Roca/Olatha historic district, see attached excerpts from the Roca Comprehensive Plan. The soil rating is 5.75, on a scale of 1 to 10 where 1-4 are prime ag land. This is not prime, but good land. About 60 % of this parcel is in the 100 year flood plain, along the south east side. Floodplain/conservation easements exist. All the lots are clustered out of the floodplain.

AESTHETIC CONSIDERATIONS: na

ALTERNATIVE USES: All uses allowed in the AG district. 20+ acre lots in the County Jurisdiction and 39 acre lots in the Roca Jurisdiction.

ANALYSIS:

1. This request is for a Special Permit for a Community Unit Plan for 14 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 60% of the parcel and is retained as an outlot.
3. Roca approval and a Roca change of zone is required.
4. This request is in conformance with the Lincoln Lancaster County Comprehensive Plan.
5. As requested by the County Board, no scoring is provided on this application.
6. The density calculations for the project are as follows;

County Zoning

130.86 acres at 1 dwelling per 20 acres	=	6.54 dwellings
20% bonus requested X 1.20	=	7.85 dwellings

Roca Zoning

95.92 acres at 1 dwelling per 39 acres	=	2.45 dwellings
20.00 acres at 1 dwelling per 5 acres	=	4.00 dwellings

<u>Total dwellings permitted</u>	<u>14.3</u>
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<u>Requested</u>	<u>14 units on 14 lots</u>
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7. There were no conflicting farm uses noted in the area.
8. 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.
9. Waivers are requested for street lights, sidewalks, block length, street trees, storm drainage, cul-de-sac length and screening. These are typical waivers required, provided for and appropriate for agriculture/acreage clusters. Yards are adjusted from AG to AGR standards as part of the cluster.
10. The County Engineer's memo of February 24, 2005 notes several issues and corrections.
11. The Lincoln/Lancaster County Health Department notes the developer has addressed the water and wastewater issues.
12. The waiver to length of the cul de sac is not needed if the proposed conditions are met.

CONDITIONS FOR SPECIAL PERMIT #05010:

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 February 24, 2005.
 - 1.2 Revise note #11 to reflect Krauter Place and OutLot "B".
 - 1.3 Revise the drawing to show an approval block for the Village of Roca.
 - 1.4 Revise the density table to include the Roca provisions.
 - 1.5 Show the creek and tree masses and indicate which trees will be retained.
 - 1.6 Show the Roca one mile jurisdiction.
 - 1.7 Revise the water line easement note to reflect Lancaster not Cass.

- 1.8 Show S. 26th Place extending to the north.
- 1.9 Show an extension of Krauter Place to the east.
- 1.10 Note the Outlot and its purpose.
- 1.11 Clearly show the 60' street dedication on S. 25th Street on sheet 2 of 3.
2. This approval permits 14 single family lots.

General:

3. Before receiving building permits:
 - 3.1 The permittee is to submit a revised site plan and the plan is found to be acceptable.
 - 3.2 The permittee is to submit six prints and a permanent reproducible final site plan as approved by the County Board.
 - 3.3 The construction plans are to comply with the approved plans.
 - 3.4 The final plat(s) is/are approved by the County Board.
 - 3.5 The County Board approves associated requests:
 - 3.5.1 Tiedeman Acres Preliminary Plat #05002.
 - 3.5.2 A waiver to the sidewalk, street lights, landscape screen, stormwater detention, cul de sac length and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 3.5.3 A modification to lot area, frontage and setbacks as part of the CUP.
 - 3.5.4 A 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.
 - 3.6 Roca approves the required change of zone and plat.
 - 3.7 The County Engineer has approved:
 - 3.7.1 An agreement for street maintenance.

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.

CONDITIONS FOR PRELIMINARY PLAT #04029:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council/County Board agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of February 24, 2005.
 - 1.2 Revise note #11 to reflect Krauter Place and OutLot "B".
 - 1.3 Revise the drawing to show an approval block for the Village of Roca.
 - 1.4 Revise the density table to include the Roca provisions.

- 1.5 Show the creek and tree masses and indicate which trees will be retained.
- 1.6 Show the Roca one mile jurisdiction.
- 1.7 Revise the water line easement note to reflect Lancaster not Cass.
- 1.8 Show S. 26th Place extending to the north.
- 1.9 Show an extension of Krauter Place to the east.
- 1.10 Note the Outlot and its purpose.
- 1.11 Clearly show the 60' street dedication on S. 25th Street on sheet 2 of 3.
2. The County Board approves associated requests:
 - 2.1 County Special Permit # 05010 for the Community Unit Plan.
 - 2.2 A waiver to the storm water detention, sidewalk, street paving, street lights, landscape screen, cul-de-sac length and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 2.3 A waiver to the lot area, setbacks and frontage.
 - 2.4 A modification to the requirements of the land subdivision ordinance to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision.
3. Roca approves the required change of zone and plat.

General:

4. Final Plats will be scheduled on the Planning Commission agenda after:
 - 4.1 Streets, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed.
 - 4.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 4.2.1 To submit to the County Engineer an erosion control plan.

- 4.2.2 To protect the remaining trees on the site during construction and development.
- 4.2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
- 4.2.4 To complete the private improvements shown on the preliminary plat.
- 4.2.5 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.
- 4.2.6 To relinquish the right of direct vehicular access to S. 25th Street except for Krauter Place and one farm access shown on the plat.
- 4.2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

Prepared by:

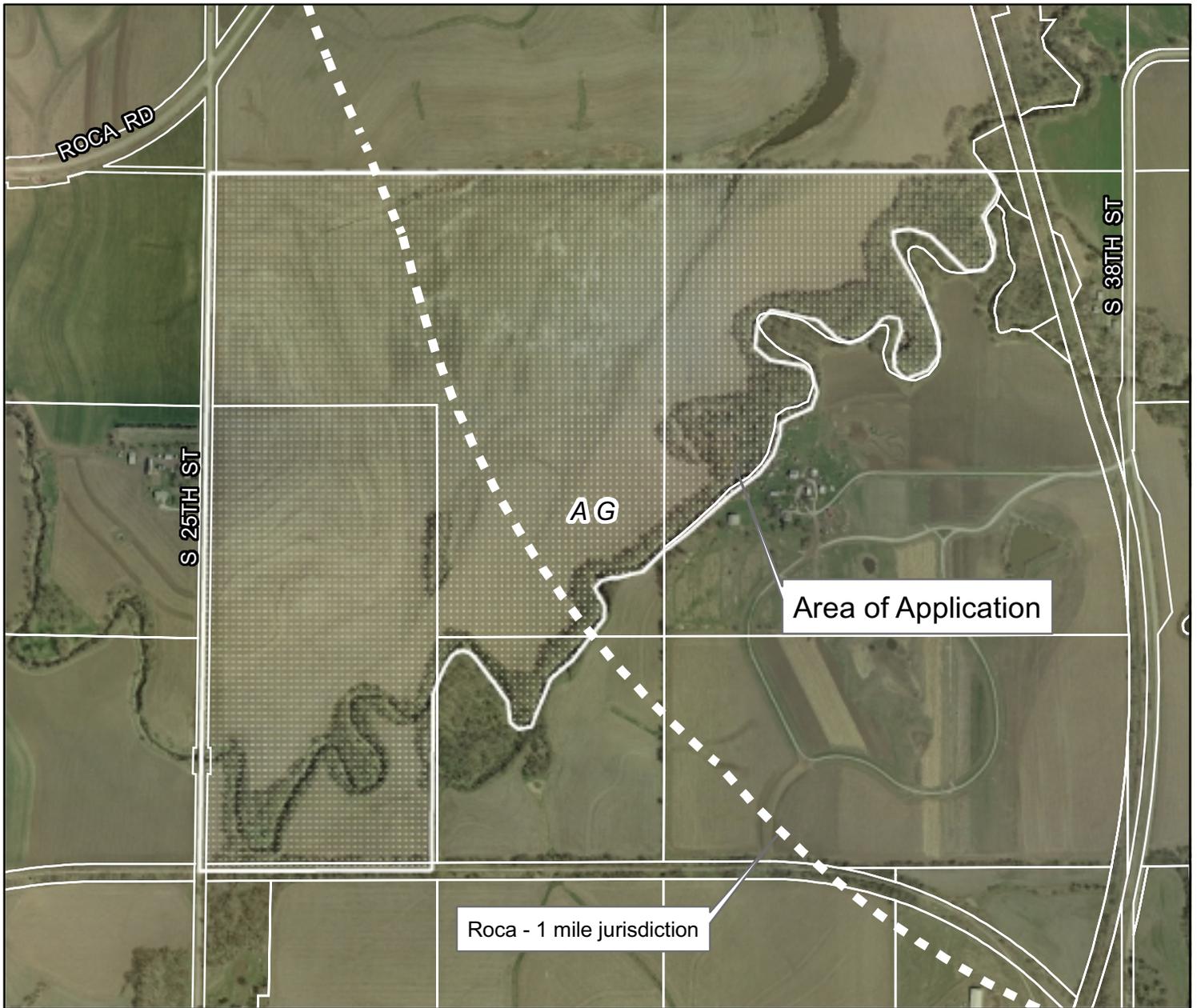
Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner
March 14, 2005

APPLICANT: Brian D. Carstens
Carstens and Associates
601 Old Cheney Road
Lincoln, NE 68512
(402) 434 - 2424

OWNER: Bruce D. Tiedeman
21601 S. 25th Street
Hickman, NE 68372
(402) 792 - 2646

Beverly A. Tiedeman
R.R.2 Box 381
Hickman, NE 68372

CONTACT: Brian D. Carstens
Carstens and Associates
601 Old Cheney Road
Lincoln, NE 68512
(402) 434 - 2424

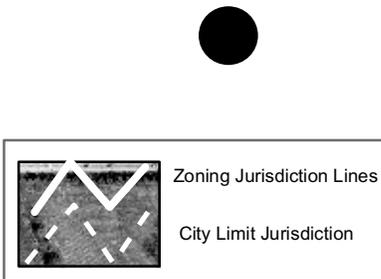


Co. Preliminary Plat #05002
Co. Special Permit #05010
Tiedeman Acres
S. 25th & Roca Rd.
Zoning:

2002 aerial

One Square Mile
 Sec. 19 T8N R7E

- 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



Roca Rd.



Martell Rd.



BRIAN D. CARSTENS & ASSOCIATES

LAND USE PLANNING
RESIDENTIAL & COMMERCIAL
DESIGN

801 OLD CHERRY ROAD
SUITE C
LINCOLN, NE 68502

PHONE: 402-464-8888
FAX: 402-464-8887
©2002 CARSTENS, INC.

TIEDERMAN ACRES

COUNTY
COMMUNITY
UNIT PLAN

&
COUNTY
PRELIMINARY
PLAT

S. 25TH &
MARTINELLI ROAD
LINCOLN, NE

**SITE
PLAN**



SCALE: 1"=200'

PROPERTY OWNER:
BRIAN D. CARSTENS & ASSOCIATES

LEGAL DESCRIPTION

... of the County of Lancaster, Nebraska, containing approximately 4.9611 acres, more or less, as shown on the attached plat, and being more particularly described as follows: ...

ADMINISTRATIVE COMMENTS

... of the County of Lancaster, Nebraska, containing approximately 4.9611 acres, more or less, as shown on the attached plat, and being more particularly described as follows: ...

NOTES

1. The boundaries shown on this plat are based on the survey of the Tiederman Acres, as shown on the attached plat, and being more particularly described as follows: ...
2. The boundaries shown on this plat are based on the survey of the Tiederman Acres, as shown on the attached plat, and being more particularly described as follows: ...
3. The boundaries shown on this plat are based on the survey of the Tiederman Acres, as shown on the attached plat, and being more particularly described as follows: ...
4. The boundaries shown on this plat are based on the survey of the Tiederman Acres, as shown on the attached plat, and being more particularly described as follows: ...
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19. The boundaries shown on this plat are based on the survey of the Tiederman Acres, as shown on the attached plat, and being more particularly described as follows: ...
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APPROVALS

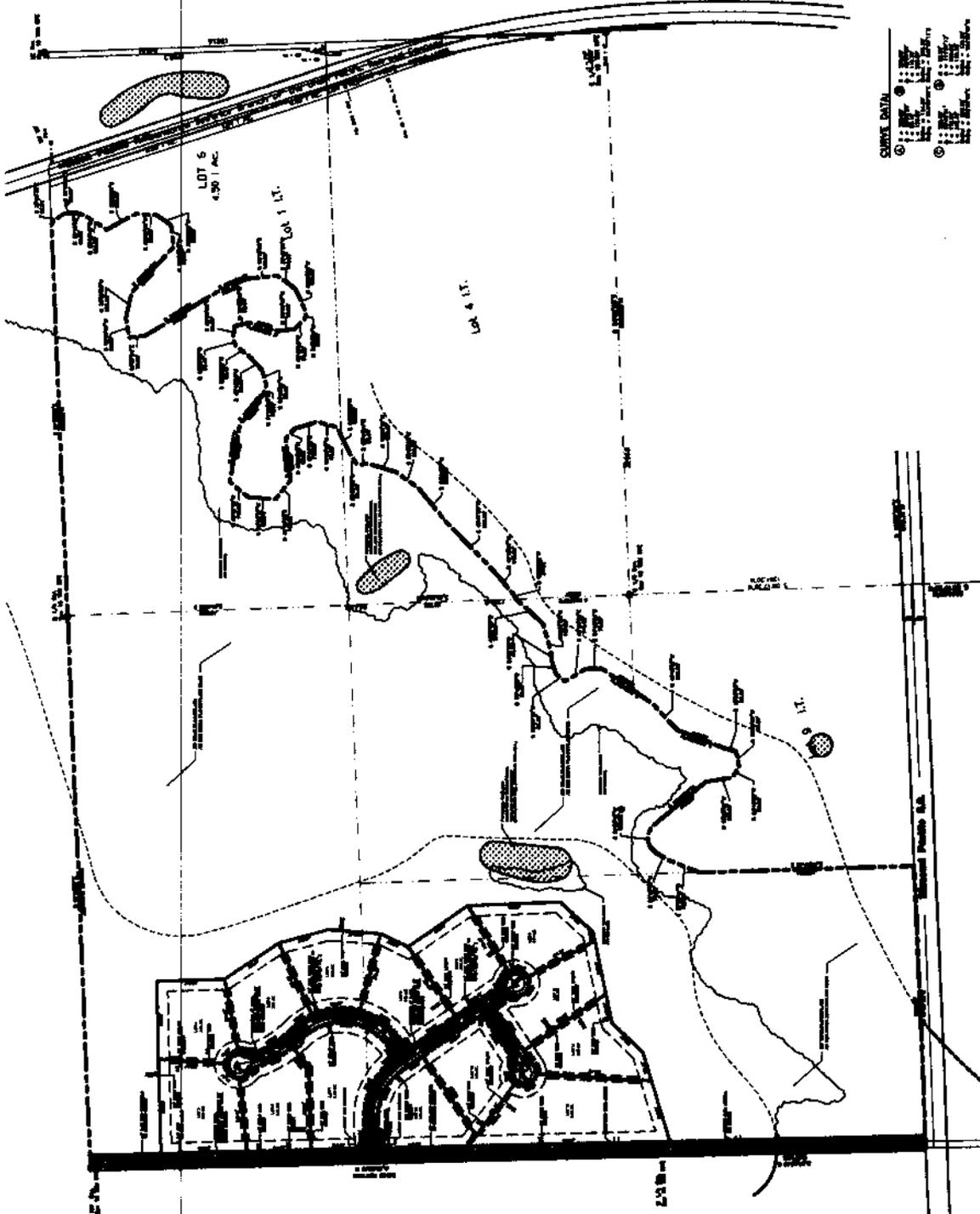
... of the County of Lancaster, Nebraska, containing approximately 4.9611 acres, more or less, as shown on the attached plat, and being more particularly described as follows: ...

ACKNOWLEDGEMENT

... of the County of Lancaster, Nebraska, containing approximately 4.9611 acres, more or less, as shown on the attached plat, and being more particularly described as follows: ...

OWNER'S DECLARATION

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same is in accordance with the laws and ordinances of the County of Lancaster, Nebraska, and the State of Nebraska.



CURVE DATA

1	100'	100'	100'
2	100'	100'	100'
3	100'	100'	100'
4	100'	100'	100'
5	100'	100'	100'
6	100'	100'	100'
7	100'	100'	100'
8	100'	100'	100'
9	100'	100'	100'
10	100'	100'	100'
11	100'	100'	100'
12	100'	100'	100'
13	100'	100'	100'
14	100'	100'	100'
15	100'	100'	100'
16	100'	100'	100'
17	100'	100'	100'
18	100'	100'	100'
19	100'	100'	100'
20	100'	100'	100'

DENSITY CALCULATION

Lot 1	1.00
Lot 4	1.00
Lot 5	1.00
TOTAL	3.00

**Co. Preliminary Plat #05002
Co. Special Permit #05010
Tiedeman Acres
S. 25th & Roca Rd.**



BRIAN D. CARLSTENS & ASSOCIATES
 LAND USE PLANNING
 RESIDENTIAL & COMMERCIAL DESIGN

317 OLD COUNTRY ROAD
 LINCOLN, NE 68512

PROJECT: (68)15-004
 TIEDERMAN ACRES
 © 2007 CARLSTENS, INC.

TIEDERMAN ACRES

COUNTY COMMUNITY UNIT PLAN
 &
 COUNTY PRELIMINARY PLAT

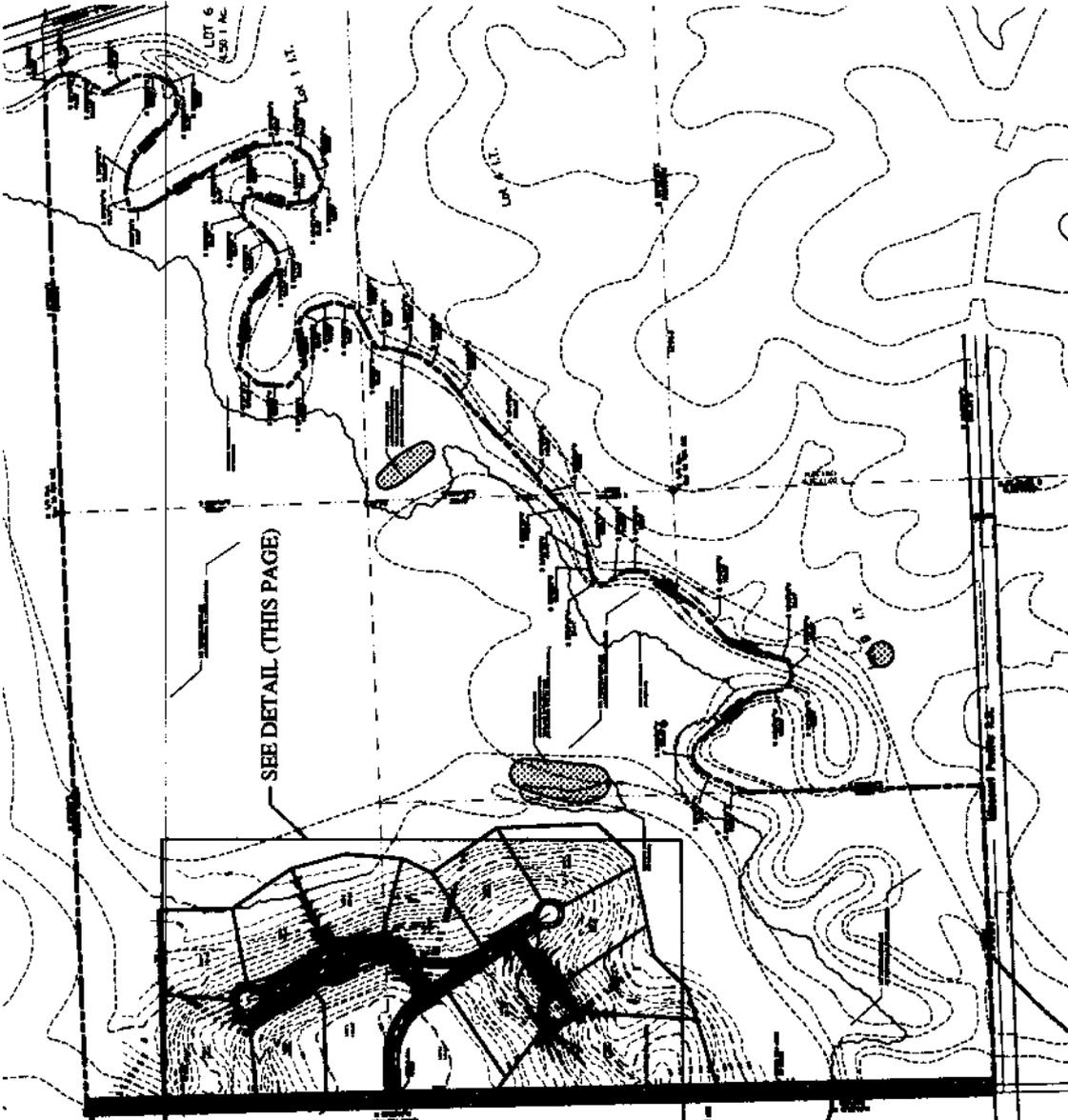
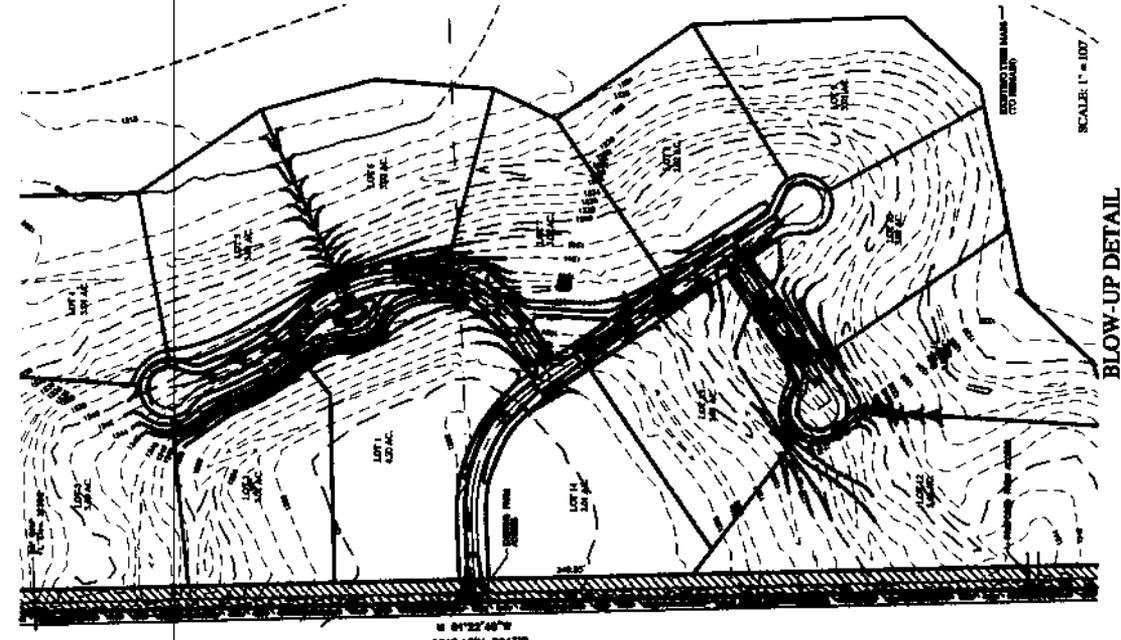
S. 25TH & MARTELL ROAD
 LINCOLN, NE

GRADING PLAN



SCALE: 1"=300'

PROJECT NUMBER: 05010



Co. Preliminary Plat #05002
Co. Special Permit #05010
Tiedeman Acres
S. 25th & Roca Rd.

NOTES

1. THIS PRELIMINARY PLAT/ C.U.P. CONTAINS 246.82 ACRES MORE OR LESS.
2. THIS PRELIMINARY PLAT/C.U.P. PERMITS 14 SINGLE FAMILY RESIDENCES. EACH LOT SHALL CONTAIN A MAXIMUM OF ONE SINGLE FAMILY RESIDENCE AND OUT BUILDINGS, ALL LOCATED WITHIN THE BUILDING ENVELOPES AS SHOWN AND/ OR NOTED.
3. THE CURRENT ZONING IS 'AG' & THE PROPOSED ZONING IS 'AG' WITH C.U.P. W/ 20% DENSITY BONUS FOR FARMLAND AND OPEN SPACE PRESERVATION.
4. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET, AS PER 'AG' ZONING.
5. THE DEVELOPER PROPOSES THE USE OF LANCASTER COUNTY RURAL WATER FOR POTABLE WATER SUPPLY. HOWEVER, INDIVIDUAL WELLS MAY BE USED.
6. THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WASTE WATER SYSTEMS. IF PERCOLATION TEST DO NOT PERMIT SUB SURFACE FIELDS, LAGOONS SHALL BE INSTALLED. WASTE WATER SYSTEMS SHALL BE APPROVED BY THE LANCASTER COUNTY HEALTH DEPARTMENT. IF STANDARD OR NON-STANDARD SOIL ABSORPTION SYSTEMS ARE UTILIZED, THE LLCHD WILL REQUIRE DETAILED SITE PLANS FOR EACH LOT PRIOR TO ISSUING ON-SITE WASTEWATER TREATMENT SYSTEM PERMITS.
7. THE DEVELOPER SHALL SURFACE THE PRIVATE ROADWAYS (KRAUTER PLACE, REEHL PLACE AND S. 26TH PLACE) WITH 3" OF CRUSHED ROCK AND 1" OF GRAVEL IN ACCORDANCE WITH LANCASTER COUNTY STANDARDS FOR MAINTENANCE. ALL GRAVEL SURFACING RADII AT INTERSECTIONS SHALL BE 50 FEET.
8. DEVELOPER SHALL INSTALL STREET IDENTIFICATION SIGNS, STOP SIGNS AND NO OUTLET SIGNS AS REQUIRED.
9. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
10. COMMON AND PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER THE PRIVATE ROADWAY.
11. DIRECT VEHICULAR ACCESS IS HEREBY RELINQUISHED ALONG SOUTH 25TH STREET EXCEPT LOT 12, FOR A EXISTING FARM ACCESS.
12. KRAUTER PLACE, REEHL PLACE AND S. 26TH PLACE SHALL BE CONSTRUCTED AND SURFACED TO LANCASTER COUNTY STANDARDS AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. ANY LAND DISTURBANCE WILL FOLLOW 'BMP' TECHNIQUES AS APPROVED BY THE LOWER PLATTE SOUTH NRD, TO PREVENT EROSION.
14. 'JUNK CARS' SHALL BE PROHIBITED IN THIS DEVELOPMENT AS NOTED IN PROTECTIVE COVENANTS.
15. FUTURE LOT OWNERS WILL BE ADVISED THAT THIS IS IN A RURAL FARM AREA AND THAT NORMAL AND CUSTOMARY FARM ACTIVITIES, INCLUDING CATTLE FEEDING OR HOG CONFINEMENTS ARE NOT A NUISANCE.
16. CONTOUR LINES ARE AT NAVD '88' DATUM.
17. THE FOLLOWING WAIVERS ARE APPROVED WITH THIS SPECIAL PERMIT #_____: SIDEWALKS; STREET TREES; STREET LIGHTING; AND LANDSCAPE SCREENING.
18. A MODIFICATION TO THE REQUIREMENTS OF THE LAND SUBDIVISION ORDINANCE TO PERMIT A BLOCK LENGTH IN EXCESS OF 1320 FEET ALONG THE NORTH, WEST, EAST AND SOUTH OF THIS SUBDIVISION.
19. ALL LOTS SHALL BE ALLOWED ONLY ONE RESIDENTIAL ACCESS PER LOT.
20. THE DEVELOPER/ OR OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN EXCEPT WITHIN THE 100 YEAR FLOOD PLAIN AND POOL (ELEVATION OF 1278.5 - NAVD 88). NO WASTE WATER SYSTEMS WILL BE WITHIN THE 100 YEAR FLOOD PLAIN AND POOL.
21. THE LOWEST FLOOR ELEVATION AND ANY OPENING SHALL BE CERTIFIED BY A PROFESSIONAL SURVEYOR TO BE 1 FOOT ABOVE THE DETERMINED FLOOD PLAIN ELEVATION, PRIOR TO FRAMING INSPECTION APPROVAL. ELEVATION 1279.5 (NAVD 88) IS 1 FOOT ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION.

Co. Preliminary Plat #05002
Co. Special Permit #05010
Tiedeman Acres
S. 25th & Roca Rd.

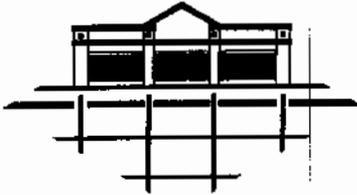
**Co. Preliminary Plat #05002
Co. Special Permit #05010
Tiedeman Acres
S. 25th & Roca Rd.**



LEGAL DESCRIPTION

A survey of the North one half of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter, Lots 3, 7, 8, and 11 all of Irregular Tracts, located in Section 19 Township 8 North Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska, more particularly described by metes and bounds as follows.

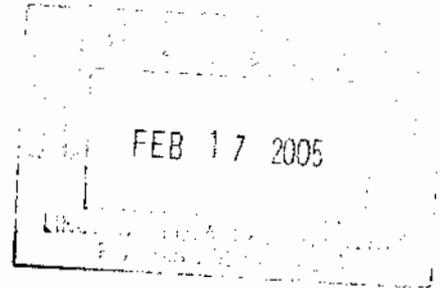
Commencing at the Northwest corner of Section 19 Township 8 North Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska, and the POINT OF BEGINNING; Thence North 87°35'07" East, (an assumed bearing) on the North line of the Northwest Quarter of said Section 19, a distance of 2586.19 feet to the North One Quarter corner of Section 19; Thence North 87°38'22" East, on the North line of the Northeast Quarter, a distance of 1840.62 feet to a point of intersection of the centerline of Salt Creek, as located as of the date of this survey; Thence South 37°50'32" East, a distance of 67.91 feet; Thence South 11°05'41" East, a distance of 62.07 feet; Thence South 22°19'29" West, a distance of 44.55 feet; Thence South 32°28'43" West, a distance of 124.55 feet; Thence South 28°25'37" East a distance of 156.40 feet; Thence South 03°36'48" West, a distance of 96.63 feet; Thence South 35°33'02" West, a distance of 83.95 feet; Thence South 83°56'59" West, a distance of 99.77 feet; Thence North 47°24'11" West, a distance of 289.50 feet; Thence North 76°59'35" West, a distance of 122.16 feet; Thence South 80°08'47" West, a distance of 94.73 feet; Thence South 06°57'04" East, a distance of 75.00 feet; Thence South 31°18'40" East, a distance of 399.21 feet; Thence South 23°06'44" East, a distance of 149.11 feet; Thence South 06°15'23" East, a distance of 143.54 feet; Thence South 35°46'26" West, a distance of 104.93 feet; Thence South 65°55'36" West, a distance of 125.66 feet; Thence North 72°50'26" West, a distance of 28.76 feet; Thence North 43°48'19" West, a distance of 68.32 feet; Thence North 06°51'47" West, a distance of 77.15 feet; Thence North 16°32'30" East, a distance of 139.74 feet; Thence North 12°53'46" West, a distance of 68.94 feet; Thence North 80°53'48" West, a distance of 60.49 feet; Thence South 68°58'28" West, a distance of 36.41 feet; Thence South 38°25'28" West, a distance of 88.41 feet; Thence South 48°13'26" West, a distance of 80.67 feet; Thence South 72°16'31" West, a distance of 72.43 feet; Thence North 71°22'05" West, a distance of 74.91 feet; Thence North 48°21'08" West, a distance of 150.87 feet; Thence North 80°02'58" West, a distance of 274.21 feet; Thence South 40°15'15" West, a distance of 113.15 feet; Thence South 03°28'27" West, a distance of 128.72 feet; Thence South 51°14'08" East, a distance of 112.83 feet; Thence North 83°09'33" East, a distance of 195.50 feet; Thence South 48°56'25" East, a distance of 62.18 feet; Thence South 17°01'06" East, a distance of 112.95 feet; Thence South 15°49'08" West, a distance of 96.32 feet; Thence South 64°08'39" West, a distance of 138.06 feet; Thence South 55°30'32" West, a distance of 61.42 feet; Thence South 03°44'41" East, a distance of 56.49 feet; Thence South 16°54'12" West, a distance of 130.47 feet; Thence South 35°29'26" West, a distance of 132.72 feet; Thence South 51°04'07" West, a distance of 206.30 feet; Thence South 45°41'26" West, a distance of 316.13 feet; Thence South 49°16'01" West, a distance of 145.54 feet; Thence South 60°28'06" West, a distance of 24.02 feet, to a point on said centerline of Salt Creek, and the West line of the Northeast Quarter of Section 19; Thence South 42°57'30" West, a distance of 173.06 feet; Thence South 74°27'38" West, a distance of 137.94 feet; Thence South 84°31'52" West, a distance of 44.14 feet; Thence South 73°12'05" West, a distance of 61.07 feet; Thence South 38°29'19" West, a distance of 57.11 feet; Thence South 31°54'34" East, a distance of 116.58 feet; Thence South 01°12'34" West, a distance of 75.65 feet; Thence South 34°36'28" West, a distance of 290.62 feet; Thence South 46°40'07" West, a distance of 168.26 feet; Thence South 20°28'59" West, a distance of 234.76 feet; Thence South 16°03'26" West, a distance of 56.14 feet; Thence South 78°15'57" West, a distance of 77.57 feet; Thence North 54°16'22" West, a distance of 58.84 feet; Thence North 08°25'01" West, a distance of 123.98 feet; Thence North 39°35'36" West, a distance of 315.39 feet; Thence on curve to the left, having a radius of 82.00 feet, a central angle of 111°07'13", a chord bearing of South 84°50'47" West, a chord distance of 135.25 feet; Thence South 29°17'11" West, a distance of 70.75 feet; Thence South 21°23'41" West, a distance of 150.29 feet to a point on the East line of Lot 11 Irregular Tract; Thence South 01°44'41" East, on said East line a distance of 1008.91 feet to a point on the North line of the former Missouri Pacific Railroad; Thence South 87°31'23" West, on said North right of way of the former Missouri Pacific Railroad, a distance of 1318.55 feet, to a point on the West line of the Southwest Quarter of Section 19; Thence North 01°22'15" West, on said West line a distance of 1284.30 feet, to the West One Quarter corner of Section 19; Thence North 01°22'46" West, on the West line of the Northwest Quarter, a distance of 2645.10 feet to the POINT OF BEGINNING, and containing a calculated area of 10,751,502.30 Square feet or 246.821 acres more or less.



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

February 17, 2005

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



RE: TIEDEMAN ACRES – PRELIMINARY PLAT & SPECIAL PERMIT – C.U.P.
SOUTH 25TH AND ROCA ROAD

Dear Marvin,

On behalf of Layne, L.L.C., we submit the above mentioned application for your review. Tiedeman Acres is a proposed AG/ C.U.P. on approximately 246.82 acres. We are showing 14 single family acreage lots, containing a minimum of 3.01 acres. Each lot will be served with Lancaster County Rural Water and individual septic systems. The private roadway will be constructed to meet Lancaster County design standards.

We have 'clustered' the 14 lots close to South 25th Street, so balance of the farm can continue to be farmed. The farmland that is remaining, has already be preserved with a Flood Plain Easement, that was recently granted to the City of Lincoln.

We are requesting waivers to the Land Subdivision Ordinance to waive sidewalks, street trees, street lighting, landscape screening, block length, as each lot is larger than 1 acre and this project will not be annexed into the City of Lincoln at this time.

We acknowledge the 100 year flood plain through this site. However, we are not placing any lots or roadways in the 100 flood plain.

We look forward to working with staff on this project. Please feel free to contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: Bruce Tiedeman

Enclosures: 24 Copies of Sheet 1 of 3
8 Copies of Sheets 2 and 3 of 3

Comprehensive Plan Conformance #03012

Nov. 2003

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

Sections

- 01-08-06
- 06-08-07
- 07-08-07
- 17-08-07
- 18-08-07
- 19-08-07
- 20-08-07
- 29-08-07

Potential Conservation Eastment

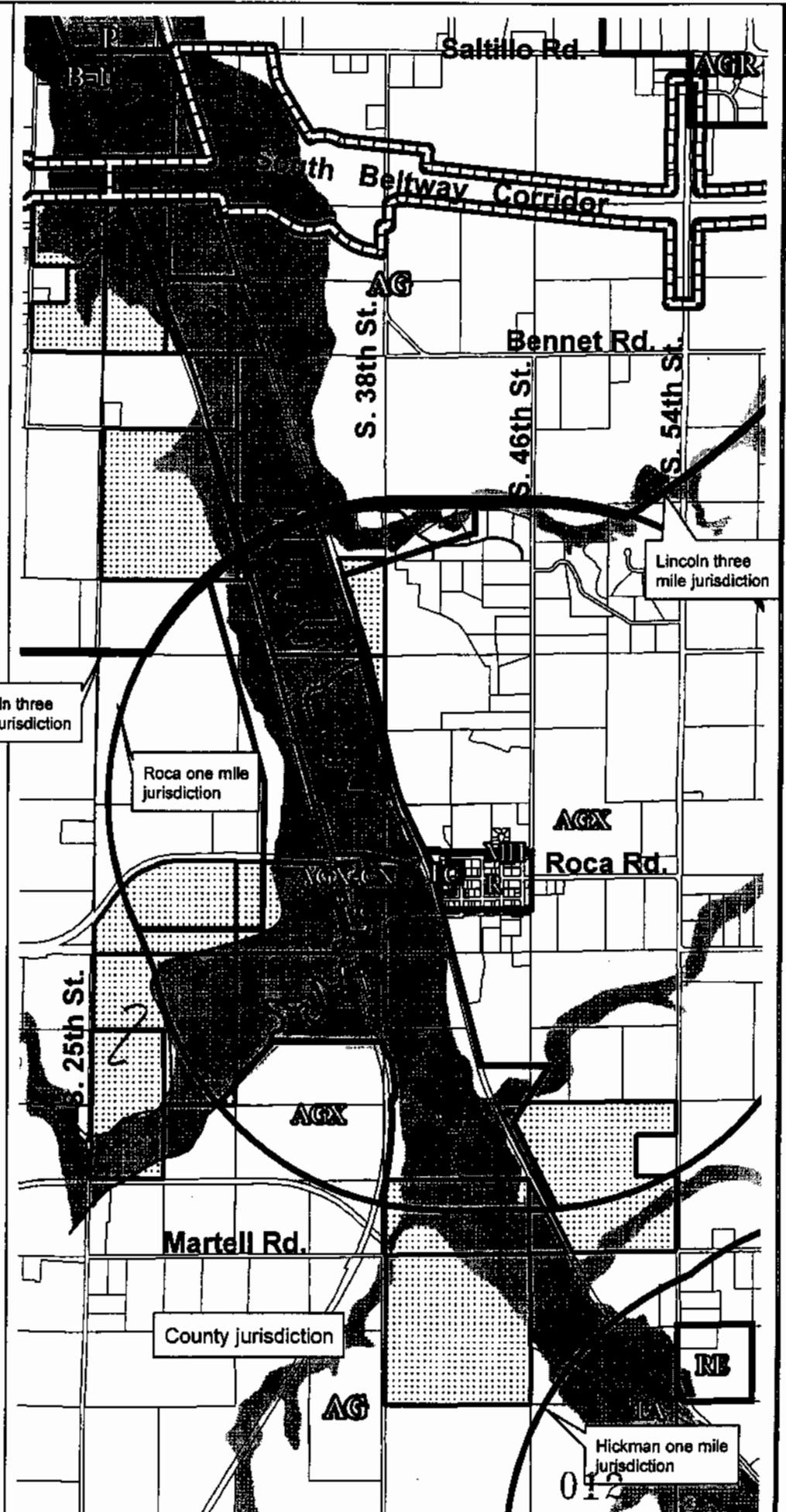


Flood Plain

- 100 Year
- 500 Year
- Floodway

Zoning Jurisdiction Lines

City Limit Jurisdiction

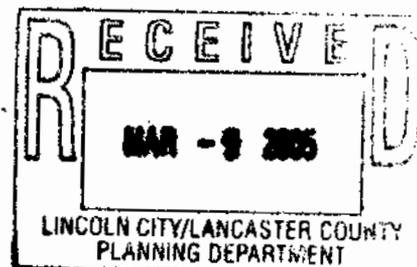




BRIAN D. CARSTENS AND ASSOCIATES
 LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
 601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

March 9, 2005

Mr. Dan Meyer, Chairman
 Roca Planning Commission
 1433 South 46th Street
 Roca, NR 68430



RE: CHANGE OF ZONE FROM 'AGX' TO 'AGR'
 TIEDEMAN ACRES- SOUTH 25TH AND ROCA ROAD

Dear Dan,

As you are aware, we have recently submitted a Special Permit for a Community Unit Plan to the Lincoln/ Lancaster County Planning Department. The Tiedeman Acres development is a "cluster" project. That is, we are clustering 14 - 3 acre lots along South 25th Street, approximately 1/2 mile south of Roca Road. Lancaster County Zoning regulations allow a base density of 1 dwelling unit for every 20 acres of land within the limits of the C.U.P. Lancaster County zoning regulations allow for a 20% density bonus for farmland and flood plain preservation.

However, we have now discovered that we are located within the Village of Roca's one mile zoning jurisdiction line. Roca's Zoning Regulations for the 'AGX' district allows 1 dwelling unit for every 39 acres of land. Therefore the density we have shown on the plans does not meet the requirements of the Village of Roca.

Thus we are requesting a Change of Zone from 'AGX' to 'AGR' on 20 acres in the southeast corner of our property. Please see attached exhibit.

This Change of Zone will allow for the C.U.P. as submitted to be approved by the Lincoln/ Lancaster Planning Commission and the Lancaster County Board.

Please note that no lots or dwelling units are being shown within the Roca 1 mile zoning jurisdiction line. This is strictly a density calculation issue.

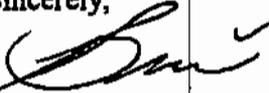
I am aware that the Village of Roca does not have C.U.P. regulations on record. However, the large Outlot that remains for farming and flood plain storage contains 115.92 acres inside of the Roca zoning jurisdiction line. Therefore, we greatly exceed the minimum lot area in the 'AGX' zoning district.

I have included 9 sets of the C.U.P. for your review. I will be attending your March 14th Planning Commission Meeting to present the Change of Zone and the C.U.P. and answer any questions.

Page 2

In the meantime, please feel free to contact me if you have any further questions.

Sincerely,



Brian D. Carstens

cc. Bruce Tiedeman
Mike DeKalb, Lincoln/ Lancaster County Planning Department

Enclosures: 9 Sets of the Tiedeman Acres C.U.P.



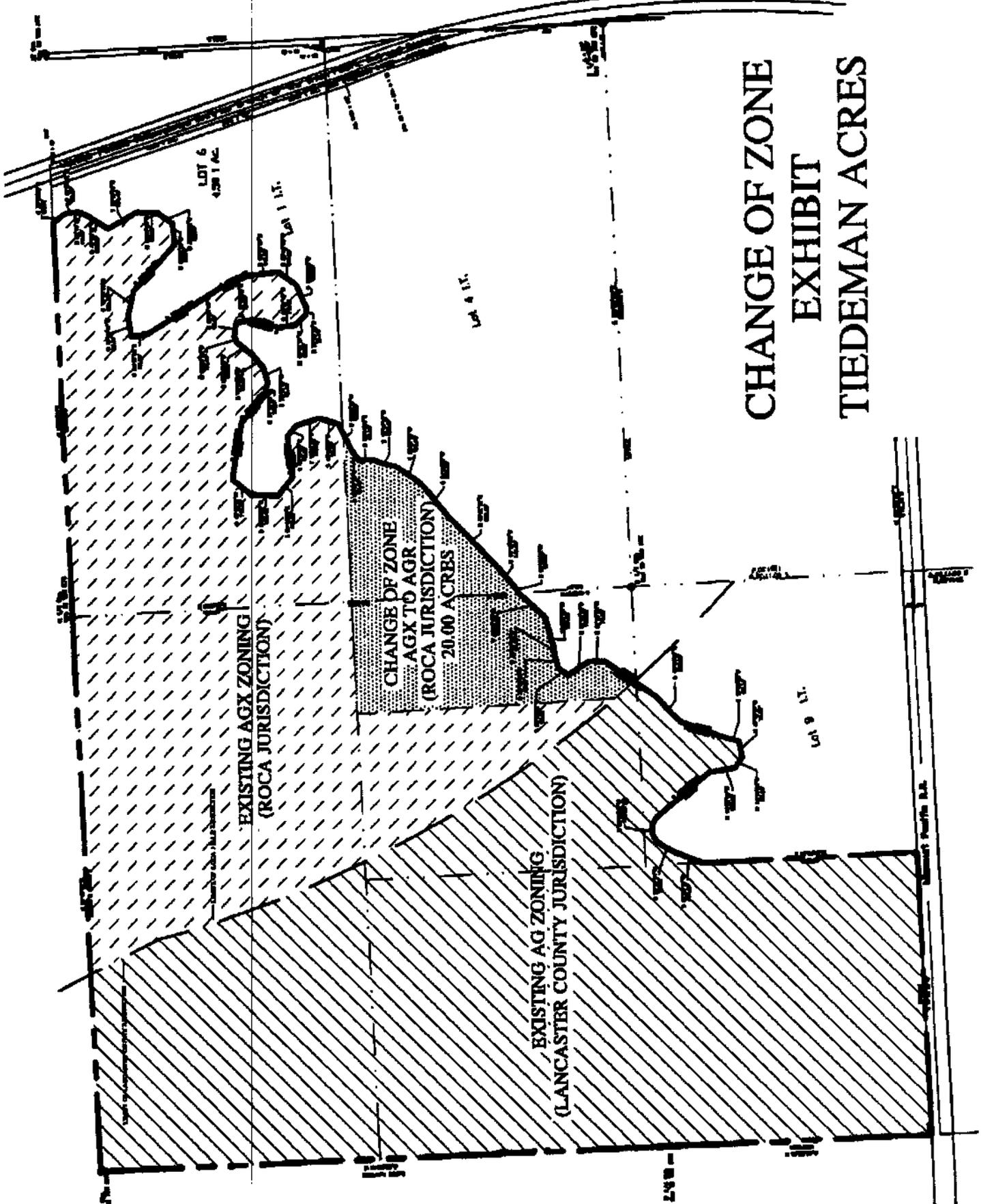
BRIAN D. CARSTENS & ASSOCIATES
 LAND USE PLANNING
 RESIDENTIAL & COMMERCIAL DESIGNER

440 OLD COUNTRY ROAD
 SUITE C
 LANCASTER, PA 17601

PHONE: (717) 533-1100
 FAX: (717) 533-1101
 WWW: WWW.BDCARSTENS.COM

03/09/05

CHANGE OF ZONE EXHIBIT TIEDEMAN ACRES



DENSITY CALCULATION:

LANCASTER COUNTY JURISDICTION

BOUNDARY ACREAGE - 130.86 AC.

20% BONUS - +26.17 AC.

157.03 AC./20.00 AC.

= 7.85 UNITS

ROCA JURISDICTION

AGX BOUNDARY ACREAGE - 95.92 AC./39.00 AC.

= 2.45 UNITS

AGR BOUNDARY ACREAGE - 20.0 AC./5.00 AC.

= 4.0 UNITS

14 UNITS

RURAL WATER DISTRICT NO. 1

LANCASTER COUNTY, NEBRASKA

P.O. BOX 98 • 310 FIR STREET

BENNET, NEBRASKA 68317

PHONE 782-3495

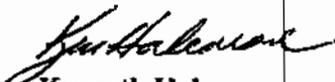
February 16, 2005

Mike DeKalb
Linc.-Lanc. Planning Dept.
555 S. 10th Street
Lincoln, NE 68508

Mike,

Bruce Tiedeman has applied and been approved for 14 water services to be located in the NW Quarter of 19-8-7.

These services will be tied to the completion of the recommended improvements .



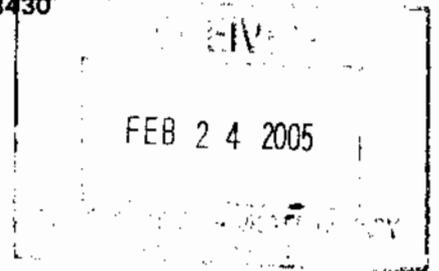
Kenneth Halvorsen
District Manager
L.R.W.D. #1

FEB 17 2005



AREA 2
SERVICE CENTER

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



February 23, 2005

Mike Dekalb, Project Planner
555 s. 10th St. #213
Lincoln, NE 68508

RE: Tiedeman Acres

Dear Mike,

I have reviewed the subject plat and see easements in place as we would hope.

Thanks for your cooperation.

Sincerely,

Rick Volmer, Construction Superintendent Area 2

Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: February 24, 2005
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: TIEDEMAN ACRES
PRELIMINARY PLAT AND CUP

FEB 25 2005

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

- 1) Dedication of 60.00 feet of right-of-way along South 25th Street is appropriate.
- 2) *General Note No. 11* shall be revised to relinquish access to South 25th Street except for an existing farm access to the outlot. No access to Lot 12 is allowed.
- 3) The sight distance on South 25th Street north of Krauter Place is not acceptable based on submitted profile. A "high point" in South 25th Street shall be re-graded or Krauter Place shall be relocated.
- 4) The profile of Krauter Place has a grade shown as 0.05% that should be 0.50%. Also there is no information shown for the P.I. near Station 5+00.
- 5) There should be grading contours shown around the cul-de-sac on Krauter Place.
- 6) South 26th Place should be extended to the north property line to provide for future development of adjacent property.
- 7) The culvert under South 26th Place is designed poorly with a deep depression on the inlet. Over time this depression will fill with silt and bury the inlet of the culvert.

- 8) A culvert should be added at the intersection of Reehl Place and Krauter place. Draining the road ditch from South 25th Street to the south side of the cul-de-sac of Reehl Place is too long.
- 9) Provide hydrology calculations for culverts.
- 10) The 100 year flood plain elevation detailed in *General Notes 20 and 21* is incorrect.
- 11) The developer shall provide the attached Exhibit B - Maintenance Responsibilities of Ditches and Drives - to all prospective buyers.

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

TO: Mike DeKalb

DATE: February 28, 2005

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

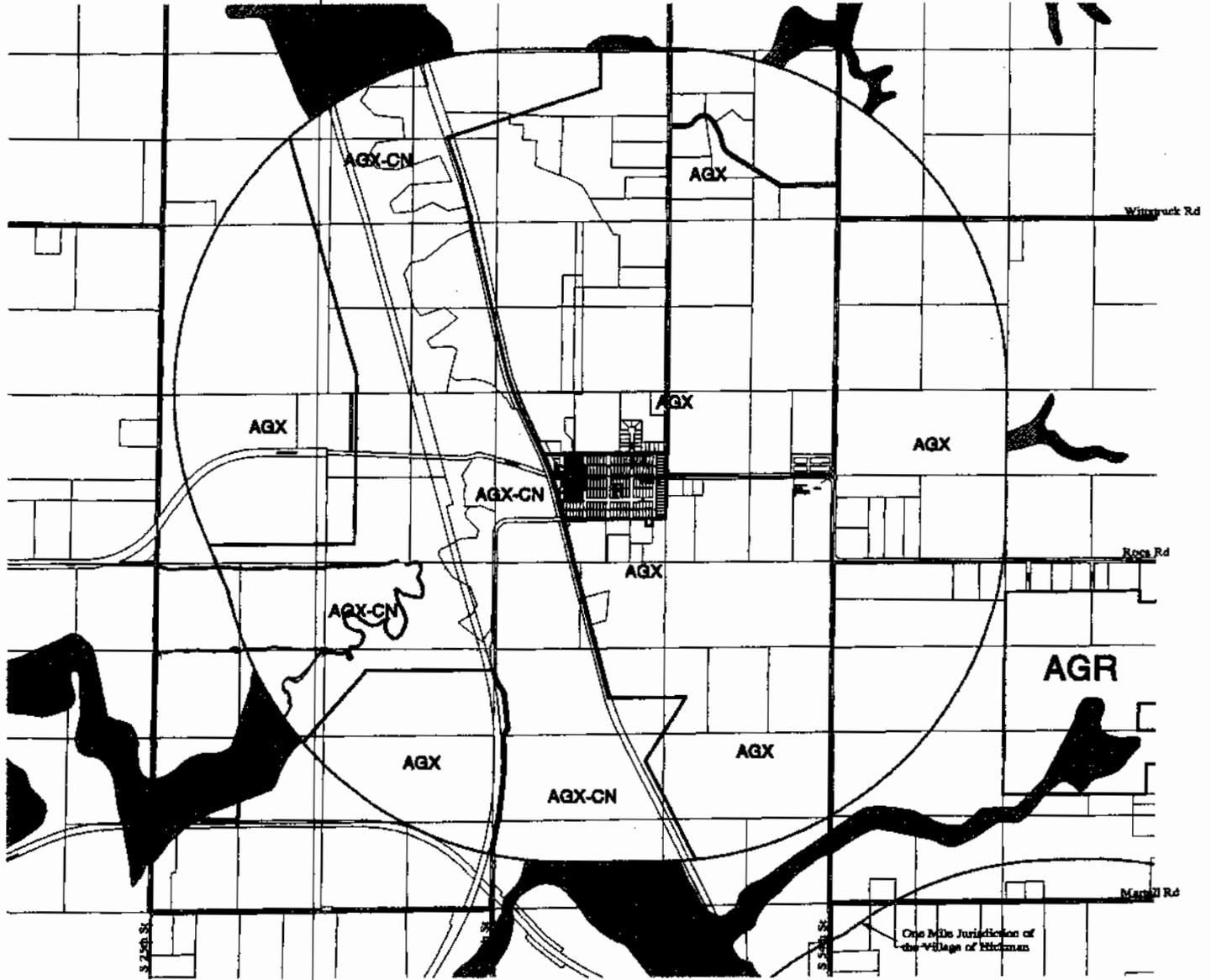
CARBONS TO: EH File
EH Administration

SUBJECT: Tiedeman Acres
PP #05002 CUP #05010

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

- The developer proposes the use of individual on-site wastewater treatment systems. The developer has adequately addressed wastewater treatment issues as well as flood plain issues in the cover letter and general notes.
- The developer proposes the use of Lancaster County Rural Water for potable water supply. The developer further proposes that individual wells may be used for potable water supply. If individual wells are used, it will be necessary to provide a water report addressing both water quantity and quality issues.
- 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.

ZONING FOR THE VILLAGE OF ROCA INCLUDING THE ONE MILE JURISDICTION



ZONING DESIGNATIONS ROCA

- AGX Exclusive Agriculture
- AGR Agriculture-Residential
- R Single Family Residential
- MH Mobile Home Residential
- C Commercial
- I Industrial
- CN Conservation (Appended District)

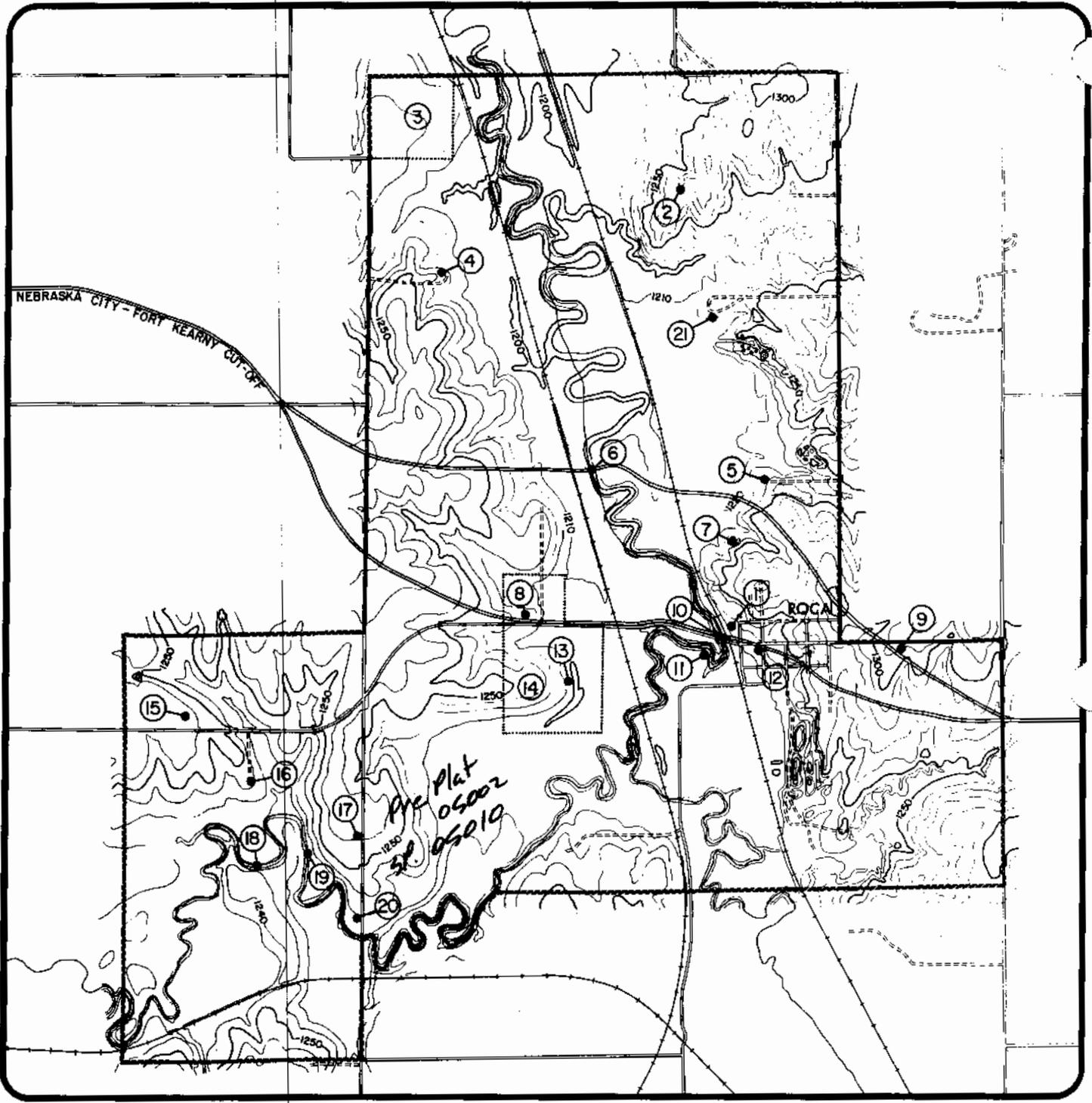
ZONING DESIGNATIONS OUTSIDE 1 MILE LIMIT

- AO Agricultural
- AGR Agricultural Residential
- R Residential
- B Business
- I Industrial

LEGEND

- Village Limits
- One Mile Jurisdiction
- Zoning Boundary
- Floodway
- 100 Year Flood
- 500 Year Flood

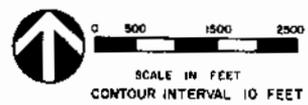




—— OLATHA-ROCA HISTORIC DISTRICT BOUNDARY

① SEE MAP KEY

**ROCA, NEBRASKA
COMPREHENSIVE
DEVELOPMENT
PLAN**



HISTORIC FEATURES

2

HISTORIC FEATURES MAP KEY

- 1 Roca Depot site
- 2 Pioneer Graves
- ** 3 Schrader Site (15 acre Indian site; 1,000-1,500 A.D.)
- 4 William Mills' House
- * 5 Esther Warner House
- 6 Olatha Rock Ford
- 7 Olatha Quarry
- 8 Mills-Meyer Farmstead (stone barn, stone house, timber house)
- * 9 William Keys' House
- 10 Early Olatha Ford Site
- 11 1879 Roca Mill Site
- 12 Stone Building, Roca
- 13 Purported Davidson Mill Site (steam powered saw and grist mill)
- 14 Olatha Townsite, Platted 1858
- * 15 William Thornton Farmstead
- 16 William Krueger, Sr., Farmstead
- 17 J.W. Prey House
- 18 Rock Ford (Beatrice cut-off of the Nebraska City - Fort Kearny cut-off)
- 19 Krueger Rock Ford (cattle crossing)
- 20 Original Prey Settlement Site -- First Settlement in Lancaster County (1857)
- 21 Haskell A. Warner Farmhouse
- * Olatha-Roca Historic District

* Approved by State Historical Society for nomination to the National Register of Historic Places

** Listed on the National Register of Historic Places