

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for January 7, 2004 PLANNING COMMISSION MEETING

P.A.S.: Oak Prairie Community Unit Plan
Co. Special Permit #207, Preliminary Plat 03010

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 nine acreage residential units.

LOCATION: Southeast of the intersection of Northwest 140th Street and West Holdrege Street (NW 140th Street is the county line).

WAIVER REQUESTS:

1. Yard setbacks.
2. Minimum lot area.
3. Frontage and setbacks.
4. Ornamental street lighting.
5. Sidewalks.
6. Street trees.
7. Landscape screens.
8. Stormwater Detention.
9. Block length.

LAND AREA: 154.35 acres, more or less.

CONCLUSION: This is an AG Community Unit Plan, proposing to “cluster” the allowed dwelling units to nine 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 #207
Preliminary Plat # 03010

Conditional Approval
Conditional Approval

Waivers

- | | |
|----------------------------------|----------|
| 1. Yard Setbacks: | Approval |
| 2. Minimum lot area: | Approval |
| 3. Minimum frontage and setbacks | Approval |

4.	Ornamental lighting	Approval
5	Sidewalks	Approval
6.	Street trees	Approval
7.	Landscape screens	Approval
8.	Stormwater Detention	Approval
9.	Block length	Approval

GENERAL INFORMATION

LEGAL DESCRIPTION: All of the Northwest Quarter and Lots 1, 9 and 10 Irregular Tracts, located in the SW 1/4 all in Section 19, T10N, R5E of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Farmland, tree farm and former horse ranch.

SURROUNDING LAND USE AND ZONING: Agricultural land in AG zoning on all sides (Seward County zoning to the west). Scattered single family dwellings in the area. I-80 abutting along the south.

HISTORY: Changed from AA Rural and Public Use to AG Agriculture with the adoption of the 1979 Zoning Update. This land has had applications for special permits for a golf course, County Special Permit #169 in 1999 and County Special Permit #186 in 2001. The County Board denied both requests, primarily on the bases of neighbors concerns about adequate ground water.

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

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. F 56

Establish effective incentives for natural resource feature preservation – Securing the long term permanence of green space is a basic dilemma in natural resources planning. The use of “green space development incentives” (e.g., setting aside non-buildable areas, creating green space preserves, density bonuses) should be a primary consideration in implementing this Plan. F 57

Buffer areas should be sought, as ecologically appropriate, along Greenway stream corridors with significant natural values worthy of continued preservation, and/or to decrease impacts from adjacent future land uses; such impacts may include natural areas protection strategies and/or stormwater management considerations. Further the continued development of the urban forest through design standards and other current planning mechanisms. Preserve existing tree masses as much as possible by integrating them into future development plans. F 60

Develop and adopt planning policies and procedures for acreage developments that are consistent with the environmental resources Vision of the Comprehensive Plan. F 64

Currently, acreage development has occurred under two development scenarios: AG - Agricultural District (minimum of 20 acres per lot area) and AGR - Agricultural Residential District (minimum of 3 acres per lot area) 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)

Provide more bonuses and a lower threshold size (not below nominal 40 acres) for the proven technique of “cluster” development using the Community Unit Plan. This technique has been successful in providing flexibility while preserving both farmland and environmental resources at the same time. F70

UTILITIES: There are no sewer or water facilities available. There is no water district at this location. Well water is proposed.

TOPOGRAPHY: The property is rolling, draining to the south and east.

TRAFFIC ANALYSIS: NW 140 is a county gravel road that dead ends at the Interstate. Holdrege is a gravel county road. I-80 abuts along the south and is accessible via the Crete interchange one mile west in Seward County. NW 126th Street is paved, one mile to the east of this application, and connects to West ‘O’ street. Note; the abutting section of NW 140th street is maintained by the Seward County Engineer.

PUBLIC SERVICE: This area is served by Malcolm Rural Fire District. This is in the Milford School District # 5. This is in the Norris Public Power service area.

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

ENVIRONMENTAL CONCERNS: The Historic and Ecological Resources survey shows no historic resources identified at this site. A 54 acre parcel of Native seeding grass land is identified in the NW 1/4 of section 19. The soil rating is 5.4, on a scale of 1 to 10 where 1-4 are prime ag land. This is not prime land. There are flood plain and wetlands on this site but no construction is proposed in the floodplain. This is a small tributary to Middle Creek. This is an area of the County where salt water intrusion into wells is a potential hazard.

AESTHETIC CONSIDERATIONS: Interstate views

ALTERNATIVE USES: All uses allowed in the AG district. Seven 20+ acre lots.

ANALYSIS:

1. This request is for a Special Permit for a Community Unit Plan for 9 acreage residential lots. A gravel private street is proposed and individual sewer and water is proposed. A 20% dwelling unit bonus is being requested for preservation of farmland and open space preservation. A tree farm is under development.
2. This request is in general conformance with the Comprehensive Plan.
3. The arrangement of the lots appears to reflect the topography and drainage of the parcel.

4. The density calculations for the project are as follows;

154.35 acres at 1 dwelling per 20 acres	=	7.717 dwellings
20% bonus requested X 1.20	=	9.26 dwellings
		9 dwellings permitted
Requested		9 units on 9 lots

5. The Planning Department issued a draft Performance Standard and Acreage Development Strategy on September 17th. Under that proposal, a raw score of 300 could lead to support for a requested change of zone to AGR. With less than that score, a density bonus of up to 20% could be given, on a sliding scale, for raw score points of 1 - 300, an additional density of 20% could be given for protection of the outlot by conservation easement, and an additional density of 20% could be

given, on a sliding scale, for protections of high resource value land such as Threatened and Endangered Species. The **raw score for this parcel was -285**, driven primarily by the lack of paved roads, lack of other development in the area and presence of floodplain. Thus the base zoning density would be proposed to apply. If a conservation easement were applied over the outlot (118 acres of the 154 acre subdivision) a 15.4% density bonus could be applied (77% of 20%), resulting in a dwelling density of 8 units ($7.717 \times 1.154 = 8.9$).

6. There were no conflicting farm uses, such as feedlots, noted in the immediate area.
7. A waiver to the minimum lot area of 20 acres is requested. This is required to accomplish the clustering to 3 acre lots. A waiver to block frontage is requested as all lots will be less than the AG requirement through the CUP approval.
8. Waivers are requested for street lights, sidewalks, block length, street trees, storm drainage and screening. These are typical waivers required, provided for and appropriate for agriculture/acreage clusters.
9. The County Engineer's memo of December 16, 2003 notes several minor issues and corrections, the comment on taking all access from internal streets is a desirable goal, not a requirement of this application. NW 140 Street is a dead-end street at this location and functions more like a minor street.
10. The Lincoln/Lancaster County Health Department memo of December 16 notes the lots are out of the floodplain and water is adequate and should have minimal impact on other users.
11. The water report shows the quality is excellent and supply is adequate for the development.
12. Building and Safety notes a hydrology study should be done on the northeast tributary to establish flood elevations for Lots 7, 8 and 9 and show the 100 year flood pool of the proposed pond expansion.
13. This proposal is requesting 9 lots. Seven dwellings would be permitted if this was divided into 20 acre lots, The CUP provides for a better layout and the application of appropriate conditions.

CONDITIONS FOR SPECIAL PERMIT #207:

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 December 16, 2003.
 - 1) Dedication of 60 feet fo right-of-way along West Holdrege Street and NW 140th Street shall be shown. *(Note this is outside the 120' Comprehensive Plan ROW and only 50' can be required).*
 - 2) Additional information should be provided on the pond expansion and how the pond design relates to the residential lots.
 - 3) The 100 year FEMA floodplain does not match the land contour. Additional hydrological or grade studies shall be submitted to determine minimum building elevations for Lots 7, 8 and 9.
 - 4) Culvert design and drainage area information is needed for the culvert under Oak Prairie Circle.
 - 5) The existing profile of West Holdrege Street is not accurate and should be field verified.
 - 6) Note 11 refers to an existing farm access on West Holdrege Street that is not shown.
 - 1.2 Revise the drawing to show the private street as an outlet.

- 1.3 Revise the hatched area to reflect “to be dedicated”.
- 1.4 Show the easements to the satisfaction of Norris Public Power.
- 1.5 Provide hydrological information on the northeast tributary and the pond and the minimum elevation openings for Lots 7,8 and 9 that satisfies Building and Safety Departments concern regarding flood water.

2 This approval permits 9 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 required easements as shown on the site plan are recorded with the Register of Deeds.
 - 3.6. The County Board approves associated requests:
 - 3.6.1 Oak Prairie Preliminary Plat #03010.
 - 3.6.2 A waiver to the sidewalk, street lights, landscape screen, stormwater detention and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 3.6.3 A waiver to lot area, frontage and setbacks as part of the CUP.

3.6.4 A modification to the requirements of the land subdivision ordinance\resolution to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision.

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, including street lighting, landscaping and recreational facilities, 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 #03010:

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 December 16, 2003.
 - 1) Dedication of 60 feet fo right-of-way along West Holdrege Street and NW 140th Street shall be shown.*(Note this is outside the 120' Comprehensive Plan ROW and only 50' can be required).*
 - 2) Additional information should be provided on the pond expansion and how the pond design relates to the residential lots.
 - 3) The 100 year FDMA floodplain does not match the land contour. Additional hydrological or grade studies shall be submitted to determine minimum building elevations for Lots 7, 8 and 9.
 - 4) Culvert design and drainage area information is needed for the culvert under Oak Prairie Circle.
 - 5) The existing profile of West Holdrege Street is not accurate and should be field verified.
 - 6) Note 11 refers to an existing farm access on West Holdrege Street that is not shown.
 - 1.2 Revise the drawing to show the private street as an outlet.
 - 1.3 Revise the hatched area to reflect "to be dedicated".
 - 1.4 Show the easements to the satisfaction of Norris Public Power.

- 1.5 Provide hydrological information on the northeast tributary and the pond and the minimum elevation openings for Lots 7,8 and 9 that satisfies Building and Safety Departments concern regarding flood water.
2. The County Board approves associated requests:
 - 2.1 County Special Permit # 207 for the Community Unit Plan.
 - 2.2 A waiver to the storm water detention, sidewalk, street paving, street lights, landscape screen, 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.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 Streets, water facilities, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the County Engineer an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report with a condition of water treatment.
 - 3.2.4 To complete the private improvements shown on the preliminary plat.

3.2.5 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.

3.2.6 To relinquish the right of direct vehicular access to NW 140th Street except for the existing driveway, one access for Lot 3 and one additional combined drive for Lots 1 and 2, and to West Holdrege Street except for Oak Prairie Circle, Lot 9 and one existing farm access.

3.2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

Prepared by:

Mike DeKalb
Planner
December 19, 2003

APPLICANT: Oak Prairie L.L.C.
C/O Lee and Judy Vieselmeyer
5319 Thies Cove Drive
Lincoln, NE 68516
(402) 469 -2188

OWNER: Oak Prairie L.L.C.

CONTACT: Brian D. Carstens
Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
434-2424

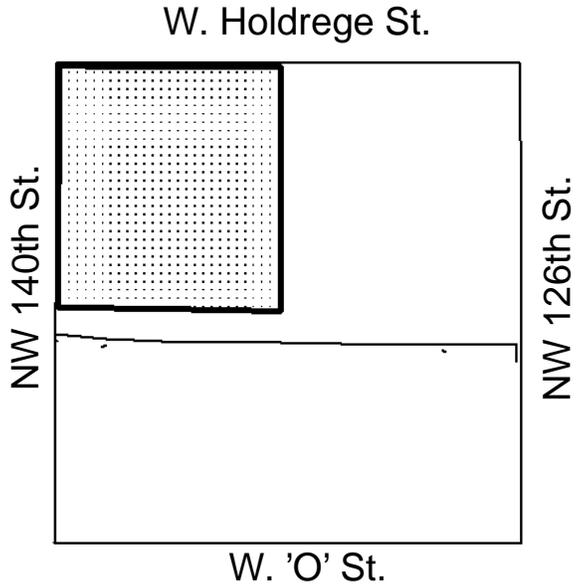
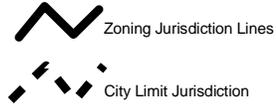


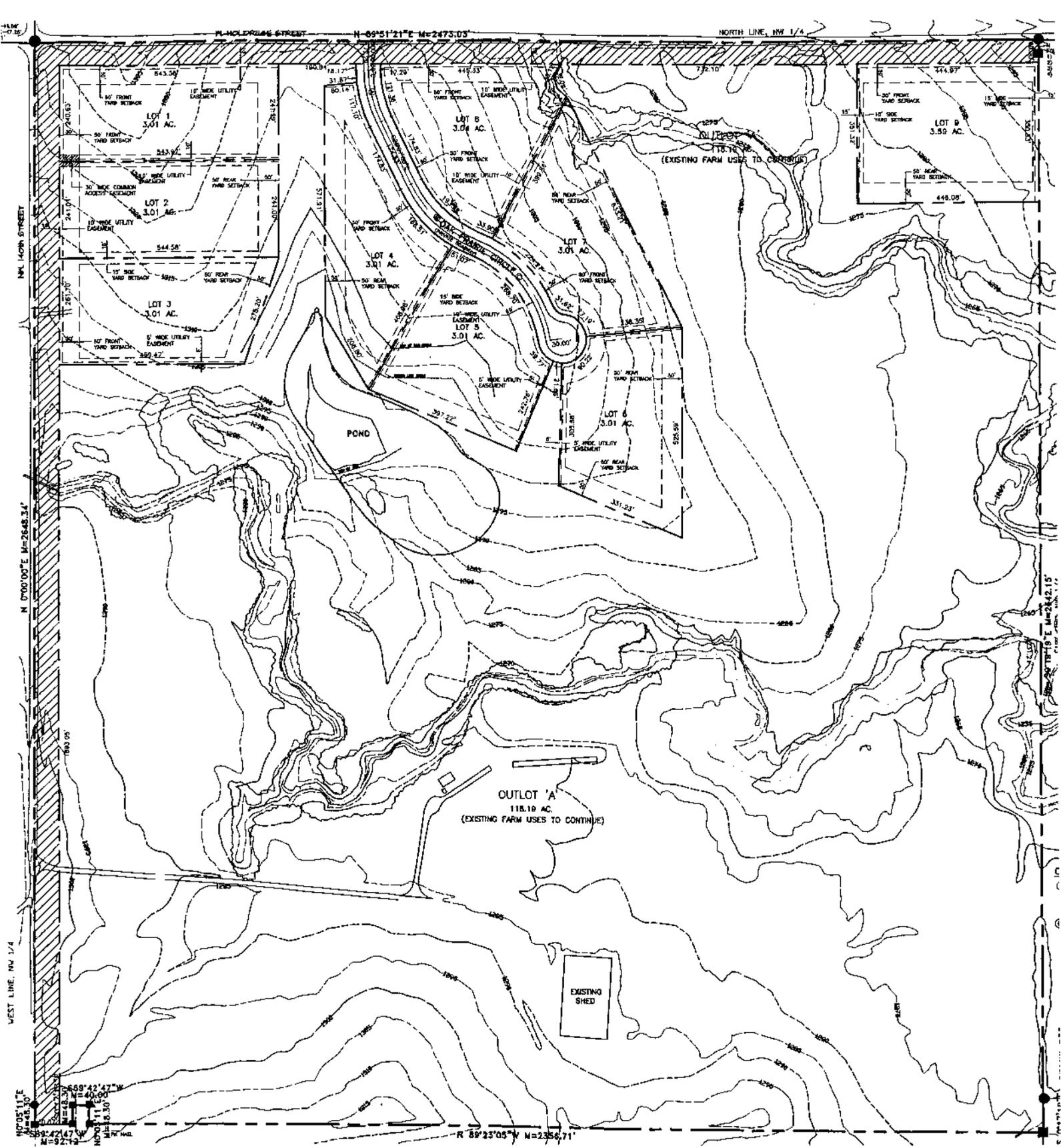
County Preliminary Plat #03010
County Special Permit #207
Oak Prairie
NW 140th & W. Holdrege St.
Zoning:

1999 aerial

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Convervation 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

One Square Mile
 Sec. 19 T10N R5E





County Preliminary Plat #03010
County Special Permit #207
Oak Prairie
NW 140th & W. Holdrege St.

SITE PLAN



County Preliminary Plat #03010 County Special Permit #207 Oak Prairie

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

901 OLD CHEROKEE ROAD
LINCOLN, NE 68512
PHONE: (402) 634-2424
FAX: (402) 634-2467
©2003 CARSTENS, INC.

OAK PRAIRIE
COUNTY PRELIMINARY PLAT # _____
AND
COMMUNITY UNIT PLAN # _____

N.W. 40TH & W. HOLDREGE ST.
LINCOLN, NE

SITE PLAN

SCALE: 1"=100'

PROJECT NUMBER: _____
REVISIONS: _____

1 OF 3

LEGAL DESCRIPTION
The property described in this plat is a portion of the Oak Prairie Community Unit, Lincoln, Nebraska, and is more particularly described as follows: ...

SURVEYOR'S CERTIFICATE
I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Land Surveyor in the State of Nebraska, and that I am the author of the foregoing plat, and that the same is a true and correct representation of the facts as shown by the records of the County Clerk of Lincoln County, Nebraska, and that I am not aware of any facts which would render the same incorrect or misleading.

NOTES

1. THE PROPERTY PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS OF RECORD.
2. THE PROPERTY PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS OF RECORD.
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19. THE PROPERTY PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS OF RECORD.
20. THE PROPERTY PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS OF RECORD.

APPROVAL:
I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Land Surveyor in the State of Nebraska, and that I am the author of the foregoing plat, and that the same is a true and correct representation of the facts as shown by the records of the County Clerk of Lincoln County, Nebraska, and that I am not aware of any facts which would render the same incorrect or misleading.

ACCEPTANCE:
I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Land Surveyor in the State of Nebraska, and that I am the author of the foregoing plat, and that the same is a true and correct representation of the facts as shown by the records of the County Clerk of Lincoln County, Nebraska, and that I am not aware of any facts which would render the same incorrect or misleading.

CURVE DATA:

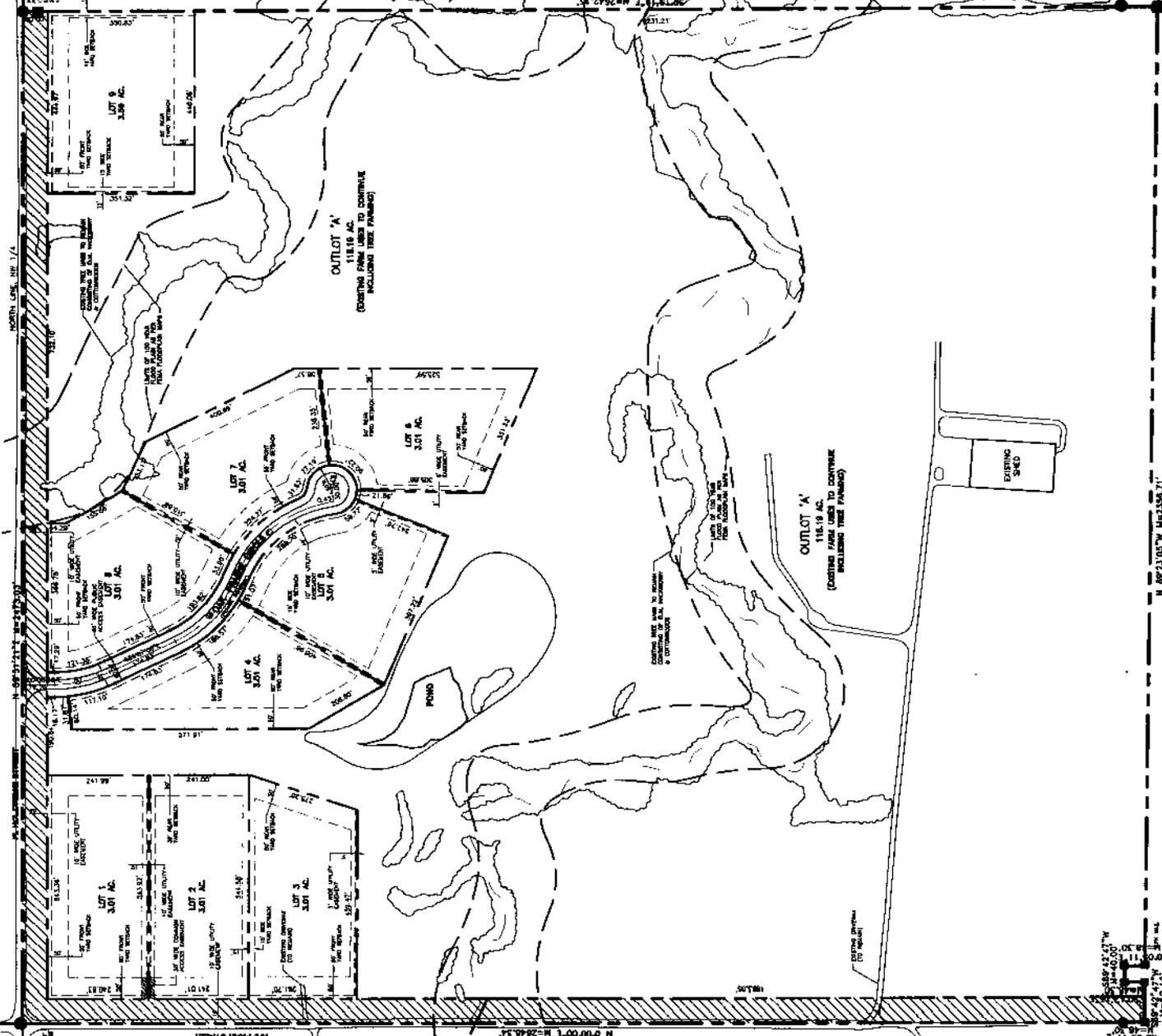
BENEFIT CALCULATION:

OWNER & DEVELOPER:
CARSTENS & ASSOCIATES, INC.
1111 S. 17TH ST., SUITE 100
LINCOLN, NE 68502
PHONE: (402) 634-2424

PETITIONER:
BRIAN D. CARSTENS & ASSOCIATES, INC.
1111 S. 17TH ST., SUITE 100
LINCOLN, NE 68502
PHONE: (402) 634-2424

ENGINEER:
BRIAN D. CARSTENS & ASSOCIATES, INC.
1111 S. 17TH ST., SUITE 100
LINCOLN, NE 68502
PHONE: (402) 634-2424

SURVEYOR:
BRIAN D. CARSTENS & ASSOCIATES, INC.
1111 S. 17TH ST., SUITE 100
LINCOLN, NE 68502
PHONE: (402) 634-2424



WEST LINE, NW 1/4
N 89°23'05\"



BRIAN D. CARSTENS & ASSOCIATES

LAND USE PLANNING
RESIDENTIAL
& COMMERCIAL
DESIGN

601 OLD CHEROKEE ROAD
SUITE 107
LINCOLN, NE 68512
PHONE: (402) 434-3274
FAX: (402) 434-3275
©2001 UNDESIGNED, INC.

OAK PRAIRIE

COUNTY
PRELIMINARY
PLAT
AND
COMMUNITY
UNIT PLAN

N.W. 40TH &
W. HONOLULEU ST.
LINCOLN, NE

**GRADING
PLAN**

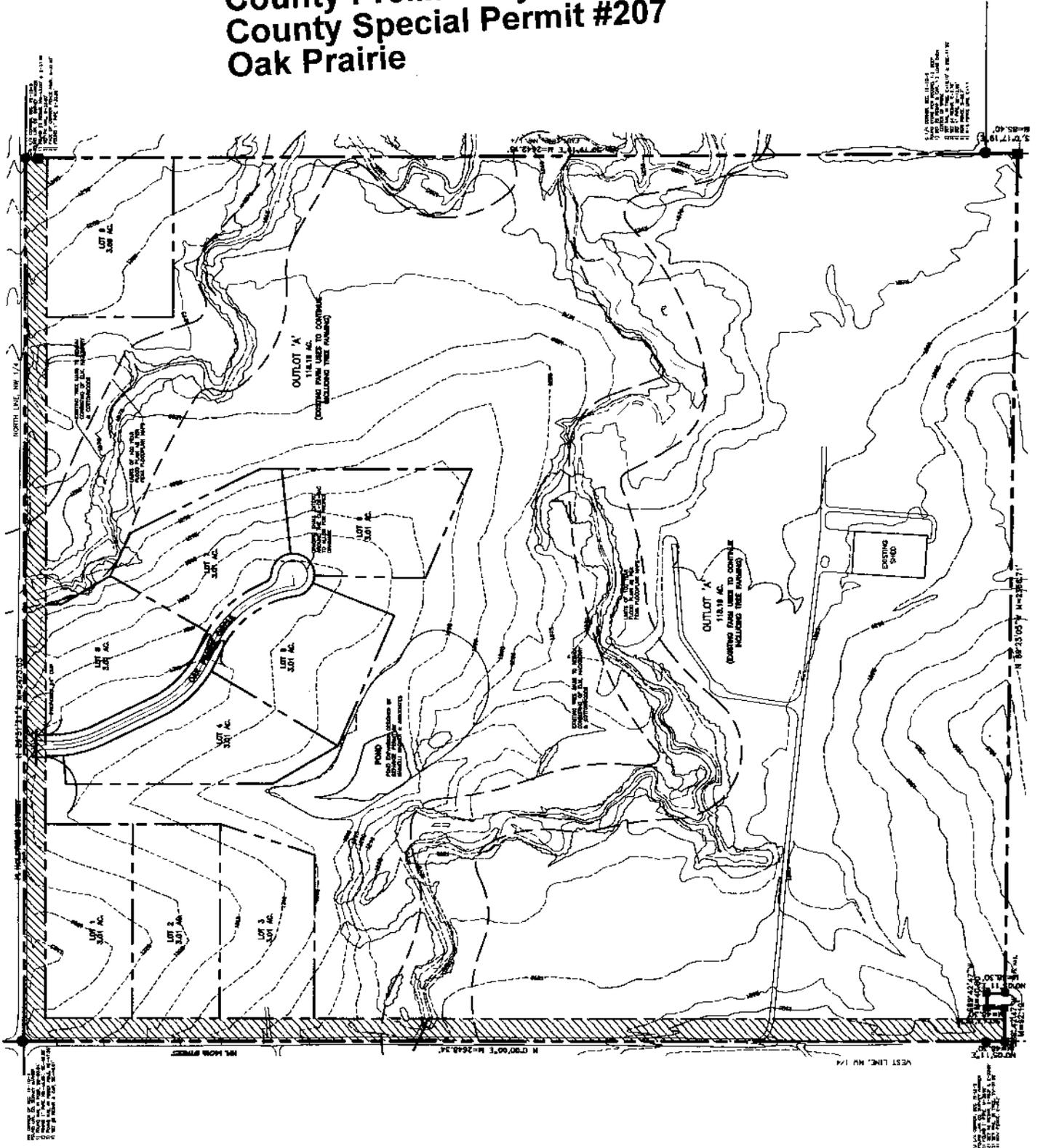


SCALE: 1"=100'

PROJECT #03010
DATE: 08/20/01
BY: UNDESIGNED

2 OF 3

County Preliminary Plat #03010 County Special Permit #207 Oak Prairie



5.071718
M-85-40
S. 1/4 SECTION 10, T. 123 N., R. 10 W., NE 1/4 SW 1/4
PLAT #03010
DATE: 08/20/01
BY: UNDESIGNED


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

601 D.D. CROSBY ROAD
 SUITE 100
 LINCOLN, NE 68513
 PHONE (402) 334-3004
 FAX (402) 334-6667
 ©2003 CARSTENS, INC.

OAK PRAIRIE
 COUNTY PRELIMINARY PLAT # _____
 AND
 COMMUNITY UNIT PLAN # _____
 N.W. 10TH & W. HOLDREGE ST.
 LINCOLN, NE

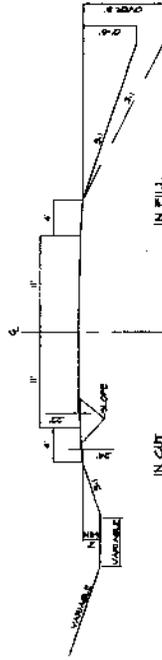
STREET PROFILES
 SCALE: 1"=100'
 COUNTY PLAT # 03010
 COMMUNITY UNIT # 207

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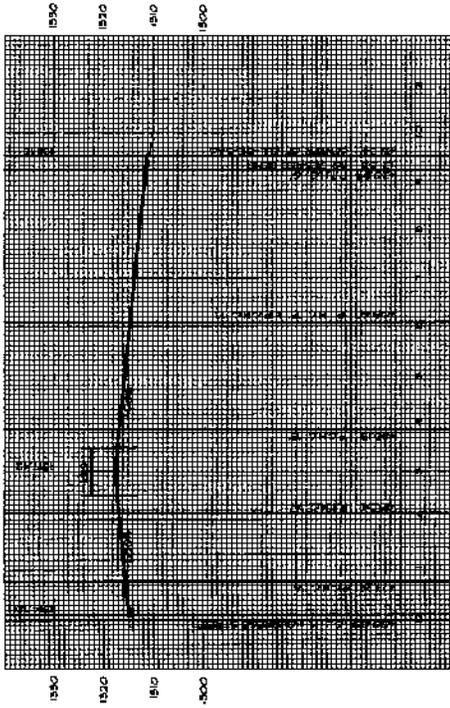
County Preliminary Plat #03010

County Special Permit #207

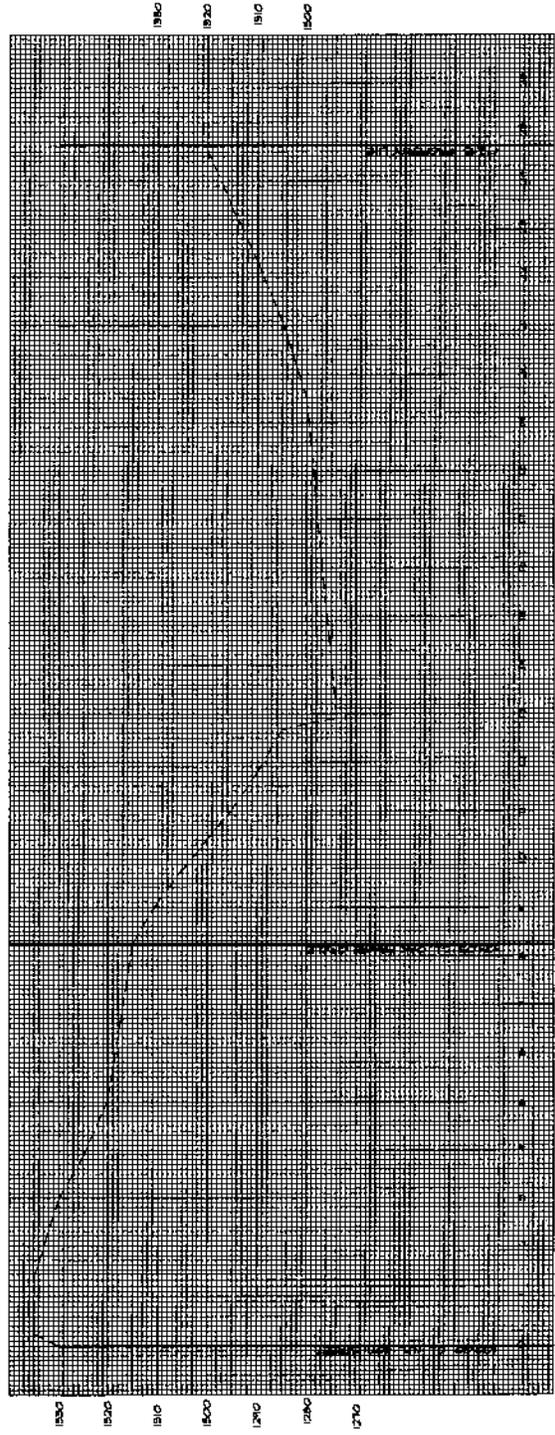
Oak Prairie



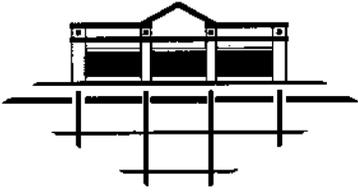
TYPICAL SECTION FOR PRIVATE ROADWAYS



OAK PRAIRIE CIRCLE



WEST HOLDREGE STREET



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

December 8, 2003

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

RE: OAK PRAIRIE – ‘AG’ SPECIAL PERMIT & PRELIMINARY PLAT
NORTHWEST 140TH AND WEST HOLDREGE STREETS

Dear Marvin,

On behalf of Lee and Judy Vieselmeyer of Oak Prairie, L.L.C., we submit the above mentioned Zoning Applications for your review.

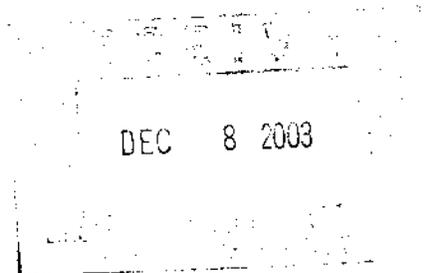
Oak Prairie is a proposed AG-C.U.P located at the Southeast corner of N.W. 140th Street and West Holdrege Streets. The site is currently zoned ‘AG’ and has been recently been purchased and several areas of the site are being planted as a tree farm. Lee and Judy Vieselmeyer wish to develop 9- single family acreage lots through the Special Permit process.

We are proposing that Lots 1 through 3 will take access off of N.W. 140th Street, as it is a dead end street that stops at the North right of way line of Interstate 80. Lots 4 though 8 will take access from the proposed Oak Prairie Circle, a graveled private roadway. Lot 9 will take direct access to West Holdrege Street at a point to be determined. Each lot will have their own individual well and septic system.

We are requesting the following waivers:

Sidewalks
Street Trees
Street Lighting
Landscape Screening

These are customary waivers, as each lot is larger than one acre and this site is not being annexed into the City of Lincoln at this time.



We are requesting the following waivers of the subdivision ordinance:

Block length along the West, South and East boundaries of the subdivision
Minimum lot frontage on Lot 6

These waivers should be granted as this is an 'AG' C.U.P. that promotes the clustering of dwelling units to preserve as much farmland, natural drainage ways, tree masses, etc..

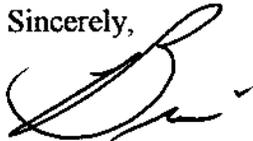
We acknowledge the 100 year flood plain through this site. However, we are not placing any lots or roadways in the 100 flood plain.

We have not shown any type of 'Build Through' modeling, as this site is not within any growth areas of the City of Lincoln.

We held a 'neighborhood informational meeting' on December 4, 2003 to explain the project to them. The project was well received by the neighbors. Of course, ground water was the main concern, but Vince Dreezen was there to answer questions regarding his ground water report.

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: Lee and Judy Vieselmeyer, Oak Prairie, L.L.C.

Enclosures: 24 Copies of Sheet 1 of 3
8 Copies of Sheets 2 and 3 of 3
8-1/2" x 11" reductions of the plans
Application for a Preliminary Plat
Application for a Special Permit
3 copies of the Ground Water Report
3 copies of the Preliminary Soils Analysis
Application Fees
Certificate of Ownership

