

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF LANCASTER COUNTY, NEBRASKA

COUNTY TEXT AMENDMENT NO. 17014:        )  
TEXT AMENDMENT TO THE LANCASTER        )  
COUNTY ZONING RESOLUTION AND THE        )  
LANCASTER COUNTY SUBDIVISION            )  
RESOLUTION TO REQUIRE SUBMITTAL        ) RESOLUTION NO. R-18-0001  
OF CAD FILES FOR CERTAIN SUBDIVISION    )  
AND ZONING APPLICATIONS, AS PROVIDED    )  
IN ATTACHMENT A                            )

WHEREAS, pursuant to Neb. Rev. Stat. § 23-114, the Lancaster County Board of County Commissioners (“Board”) is authorized to make amendments to the 1979 Zoning Resolution of Lancaster County (“Zoning Resolution”) that are consistent with the County’s Comprehensive Plan and after receipt of specific recommendations from the Lincoln/Lancaster County Planning Commission (“Planning Commission”);

WHEREAS, pursuant to Neb. Rev. Stat. §§ 23-174.03 and 23-114, the Board is authorized to make amendments to the Land Subdivision Resolution of Lancaster County (“Subdivision Resolution”) that are consistent with the County’s Comprehensive Plan and after receipt of specific recommendations from the Planning Commission;

WHEREAS, the Lincoln-Lancaster County Planning Department (“Department”) has requested a text amendment to the Zoning Resolution to amend Section 14.013 of the Zoning Resolution relating to the form of a community unit plan, to require submission of a Computer Aided Design (“CAD”) file, as provided in Attachment “A”, attached hereto and incorporated herein by this reference;

WHEREAS, the Department has requested a text amendment to the Subdivision Resolution to amend Sections 7.02 and 8.05 of the Subdivision Resolution relating to submissions accompanying preliminary and final plats, to require submission of a CAD file, as provided in Attachment "A";

WHEREAS, the Department has recommended approval of these amendments concluding that requiring a CAD file will allow for automated checking of many of the manual processes currently in place. Many City and County agencies already have CAD standards as part of their submittal process, and subdivision files very much lend themselves to this process as well. It is intended to help improve internal review, and thus should help provide a better, more publicly accessible product in a faster timeframe. This should benefit both internal public systems, and also the development community and the public at large;

WHEREAS, on December 6, 2017, after public hearing, the Planning Commission voted 9-0 to recommend approval of said text amendments;

WHEREAS, on January 9, 2018, the Board conducted a public hearing regarding said text amendments; and

WHEREAS, on January 9, 2018, the Board during a public meeting voted to APPROVE the proposed text amendments;

NOW, THEREFORE, BE IT RESOLVED, by the Board that the text amendment to the Zoning Resolution to amend Section 14.013 of the Zoning Resolution relating to the form of a community unit plan, and the text amendment to the Subdivision Resolution to amend Sections 7.02 and 8.05 of the Subdivision Resolution relating to submissions accompanying preliminary and final plats, as provided in Attachment "A", are hereby APPROVED.

DATED this 9<sup>th</sup> day of January, 2018, in the County-City Building, Lincoln,

Lancaster County, Nebraska.

BY THE BOARD OF COUNTY  
COMMISSIONERS OF  
LANCASTER COUNTY, NEBRASKA

APPROVED AS TO FORM  
this 9<sup>th</sup> day of  
January, 2018.



Deputy County Attorney

for JOE KELLY  
Lancaster County Attorney

Kimberly J. Binkema

Bob Schorr

Tracy Wilby

Bill Allen

Kenneth [Signature]

1 **Lancaster County Zoning Resolution**

2

3 14.013 Form of Community Unit Plan. A plot plan shall be accurately, clearly and legibly drawn  
4 on tracing cloth or mylar in a sufficient size and scale to show the details of the plan clearly and  
5 shall contain the following information:

6 a) A surveyor's certificate certifying the accuracy of the boundary survey shown thereon  
7 and a certificate for showing the Planning Commission's approval or disapproval, and a certificate  
8 for the County Clerk to show the approval or disapproval by the Planning Commission, including  
9 the date and resolution number; (Resolution No. R-11-0023, March 29, 2011)

10 b) Date prepared, north point, scale of plot plan and location of section lines and section  
11 corners;

12 c) Contour lines at intervals not to exceed five (5) feet based on County data. Spot  
13 elevations on a 100-foot grid shall be required to fully indicate the topography on flat land;

14 d) Locations, name, tangent lengths, center line radius of each curve and its interior angle  
15 and width of all proposed and existing streets, highways, private roadways and other public ways  
16 within and adjacent to the development;

17 e) Locations and widths of all existing and proposed easements for drainage, sewers and  
18 other public utilities and if appropriate, access easements;

19 f) Location, width and direction of flow of all watercourses in and adjacent to the  
20 community unit plan, including the limits of the flood plain and floodway as defined in Article 11;

21 g) The location and size of all existing and proposed sanitary and storm sewers, culverts,  
22 water mains, fire hydrants and existing power lines and other underground structures or cables  
23 within the tract of land and adjacent streets;

1 h) All lot lines, building setback lines for all lots, dimensions of all lot lines and building  
2 envelope lines. Chord distance shall be shown for lot lines abutting curvilinear streets;

3 i) Lot numbers shall begin with the number (1) and shall continue consecutively through a  
4 block with no omission or duplication. Blocks shall be numbered in the same manner. Letters shall  
5 be used to designate outlots in alphabetical order;

6 j) Proposed areas for parks and playgrounds. Any parcels other than streets which are to be  
7 dedicated or reserved for public use shall be clearly shown and said parcels shall be designated as  
8 outlots and assigned an alphabetical designation;

9 k) The location of all proposed and existing sidewalks, walkways and other pedestrian  
10 ways;

11 l) Location, height and uses of proposed and existing buildings with an indication as to  
12 whether an existing building is to be removed or to remain;

13 m) A certified accurate boundary survey showing sufficient linear, angular and curve data  
14 to determine the bearing and length of all boundary lines of the community unit plan. Where the  
15 tract of land abuts on an existing plat, the distances, angles and bearing of any common lines be  
16 shown and any differences in measurement, noted. The total calculated acres within the boundaries  
17 of the community unit plan shall be shown;

18 n) The following data shall be shown on each sheet of the community unit plan:

19 1) The name of the community unit plan;

20 2) The name, address and telephone number of the person or company responsible  
21 for preparation of the community unit plan;

22 3) North arrow, scale, date;

1           4) Sheet number and the total number of sheets comprising the community unit  
2           plan;

3           o) Accompanying the community unit plan, the following information shall be submitted  
4 to the Planning Department with the number of copies requested by the Planning Director:

5           1) Name, address and telephone number of developer;

6           2) Certified record owner or owners and their addresses;

7           3) Legal description of the proposed community unit plan, including the number of  
8 acres;

9           4) Statement of present zoning and proposed use or uses of the property;

10          5) Profiles along the center line of the proposed streets and private roadways which  
11 show the existing ground surface elevations and the proposed street grades  
12 including the length of vertical curves between changes in grade with the profiles  
13 for stub streets ending at the boundary of the community unit plan to be extended  
14 three hundred (300) feet beyond the limits of the community unit plan into  
15 subdivided and unsubdivided land;

16          6) The proposed method of providing sanitary sewer service to the area:

17           i. If a public or community sewage system is established, the size and  
18 location of all proposed sanitary sewers the proposed manhole locations,  
19 any necessary extension to the existing public system or to the proposed  
20 community sewage treatment facility, and the location of the proposed  
21 community sewage treatment facility;

22           ii. If the use of individual sewage disposal systems is permitted pursuant to  
23 Resolution No. 2382 and amendment thereto of Lancaster County, plans for

1 the proposed disposal system and its location on each lot must be shown. If  
2 a septic tank system is proposed, soil and percolation data and plans which  
3 show the location of one main subsurface disposal field for each lot which  
4 is proposed to be served by a septic tank system shall be shown.

5 7) The proposed method of providing an adequate potable water supply:

6 i. If a public or community water system or rural water district is used, the  
7 location and size of all proposed water mains, the proposed hydrant  
8 locations and any necessary extension of the proposed system to existing  
9 water mains or to a proposed community well, the location of the proposed  
10 community well, and the type of water treatment to be used;

11 ii. If a community water system other than a rural water district is proposed,  
12 data on the quantity and quality of the water shall be obtained from a test  
13 well within the immediate vicinity of the proposed water supply well. If an  
14 individual water well system for each lot is proposed, data on the quantity  
15 and quality of the water shall be obtained from test wells which shall be  
16 drilled on the ratio of one to each ten (10) acres on a grid system. The results  
17 of these preliminary tests shall in no way be construed to guarantee the  
18 quantity or quality of water to individual lots in the proposed community  
19 unit plan and the data obtained from these tests shall not be used to imply  
20 that an adequate quantity or acceptable quality of water is available in the  
21 proposed community unit plan.

1 8) A drainage study prepared in accordance with any approved Storm Sewer Design  
2 Standards of the County on file with the County Clerk. The following items must  
3 be included in the drainage study:

4 i. A map showing the drainage area and resulting runoff from any land lying  
5 outside the limits of the community unit plan which discharges storm water  
6 runoff into or through the community unit plan;

7 ii. A map showing all internal drainage areas and resulting runoff;

8 iii. Proposals as to how the computed quantities of runoff will be handled;

9 9) A map or an aerial photograph showing the proposed streets, private roadways,  
10 driveways, parking areas, building and lots which includes the location and  
11 identifies, by common name, all existing trees within the area of the community  
12 unit plan. Single trees which are three (3) inches in caliper or larger measured five  
13 (5) feet above the ground must be shown. However if the five (5) or more trees are  
14 located so that each end is within approximately ten (10) feet of the edge of another  
15 tree, they will be considered a tree mass and the outline of the tree mass may be  
16 shown with a list of the common names of the trees which are within the tree mass.  
17 If the above-stated procedure is followed, the individual location of each tree within  
18 the tree mass is not necessary. An indication shall be made on the map showing  
19 which trees or tree masses are to remain and which trees or tree masses are to be  
20 removed;

21 10) A vicinity sketch showing the general location of the community unit plan in  
22 relation to existing streets, section lines and county limits;

1 11) Site grading plan showing existing and proposed contour lines with intervals at  
2 no greater distance than five (5) feet, and if necessary, spot elevations showing  
3 complete proposed grading of the community unit plan. Also, cross-sections may  
4 be required showing existing and proposed ground lines and buildings. Information  
5 as to where fill will be obtained and the amount of the fill shall be included if all or  
6 part of the property is located within the flood plain as defined in Article 11. If the  
7 proposed location from which said fill is obtained is later to be changed, the  
8 developer shall inform the County Board of the location of the proposed new  
9 borrow area and obtain approval thereof from the County Board;

10 12) All deviations from the provisions of this article shall be fully set forth and  
11 reasons given for said deviations;

12 13) In the event that said real property is located within a flood plain, the developer  
13 shall comply with all requirements pertaining to flood plains contained in the  
14 Lancaster County Code and applicable state statutes.

15 p) A Computer-Aided-Design (CAD) file representing only the preliminary plat boundary  
16 survey and street centerlines shall be submitted that complies with the CAD File Submittal  
17 Standards maintained by the Lancaster County Engineer.

1 **Lancaster County Subdivision Resolution**

2  
3 **Sec. 7.02. INFORMATION ON OR ACCOMPANYING A PRELIMINARY PLAT.** The  
4 following required information shall be identified and shown on the preliminary plat or on  
5 accompanying sheets:

6 (a) Centerline profiles in NAVD 1988 of all existing and proposed streets and private  
7 roadways within and adjacent to the subdivision. The profile shall show points of intersection with  
8 all other streets and private roadways, stationing, the existing ground surface elevations, the  
9 proposed street grades, the length of vertical curves between changes in grade, and the profiles and  
10 horizontal alignment of temporary dead-end streets extending three hundred (300) feet beyond the  
11 limits of the subdivision. (Resolution No. R-3, December 30, 1999)

12 (b) A drainage study in NAVD 1988. When utilizing National Geodetic Vertical Datum  
13 1929 (NGVD 1929) based flood elevations from FEMA floodplain maps, 0.50 feet shall be added  
14 to NGVD 1929 to obtain NAVD 1988, unless a more accurate conversion factor using an  
15 established conversion program is demonstrated to the satisfaction of the County Engineer. The  
16 drainage study shall include the following: (Resolution No. R-3, December 30, 1999)

17 (1) A topographic map showing the drainage area and resulting runoff from all  
18 land lying outside the limits of the preliminary plat which discharges storm water runoff into or  
19 through the plat.

20 (2) A topographic map showing proposed contour lines and all subdrainage areas  
21 and resulting runoff within the limits of the preliminary plat.

22 (3) Directional flow arrows for surface drainage along all lot lines where:

23 i. The flow from one acre or more discharges along a common lot line; and

1                   ii. The finished grade of the lot is proposed to be two percent (2%) or less.  
2 The drainage study map shall provide sufficiently detailed information to determine the proposed  
3 slope along all lot lines.

4                   (4) The size and location of the pipes, ditch liners, and other drainage facilities  
5 required to adequately drain the subdivision.

6                   (5) A copy of the drainage computations.

7                   (c) The location, size, and common name of all existing trees within and adjacent to the  
8 subdivision. The location of the trees may be shown on an aerial photograph with the proposed  
9 streets and lots accurately shown thereon. All existing trees which measure three (3) inches or  
10 more in caliper five (5) feet above the ground shall be shown and each tree identified with its  
11 common name. However, if five (5) or more trees are located so that each is within approximately  
12 ten (10) feet of the edge of another tree, they may be considered a tree mass and the outline of the  
13 tree mass shall be shown, with a list of the common name of the trees which are within the tree  
14 mass and their general grouping. If this procedure is followed, the individual location of each tree  
15 within the tree mass is not necessary. An indication shall be made on the map showing which trees  
16 or tree masses are to remain and which trees or tree masses are to be removed.

17                   (d) A vicinity sketch showing the general location of the preliminary plat in relation to  
18 existing streets and section lines.

19                   (e) Notwithstanding (a) and (b) above, centerline profiles and drainage studies submitted  
20 before March 1, 20-00 may be submitted in NAVD 1988 or in City datum or other datum as  
21 approved by the County Engineer. (Resolution No. R-3, December 30, 1999)

1           (f) A Computer-Aided-Design (CAD) file representing only the preliminary plat boundary  
2 survey and street centerlines that complies with the CAD File Submittal Standards maintained by  
3 the Lancaster County Engineer.

4  
5 **Sec. 8.05. ADDITIONAL INFORMATION REQUIRED.** Accompanying the final plat  
6 submittal, the following information shall be submitted:

7           (a) a statement from the subdivider indicating:

8                   (1) Any interest the subdivider has in the land surrounding the final plat and the  
9 nature of such interest.

10                   (2) The name, telephone number, mailing address of the subdivider, record owner,  
11 and any other person the subdivider may want informed of the final plat process, and any person  
12 who has the authorization to act on behalf of the subdivider. (December 10, 2013, Resolution No.  
13 R-13- 0070).

14           (b) a Computer-Aided-Design (CAD) file representing all information being submitted that  
15 complies with the CAD File Submittal Standards maintained by the Lancaster County Engineer.