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**Lincoln City - Lancaster County**

**PLANNING COMMISSION  
AGENDA**

**PLANNING COMMISSION**

Dennis Scheer: Chair  
Tracy Corr: Vice-Chair  
Thomas Beckius  
Tracy Edgerton  
Deane Finnegan  
Maja V. Harris  
Chris Hove  
Cristy Joy  
Sändra Washington

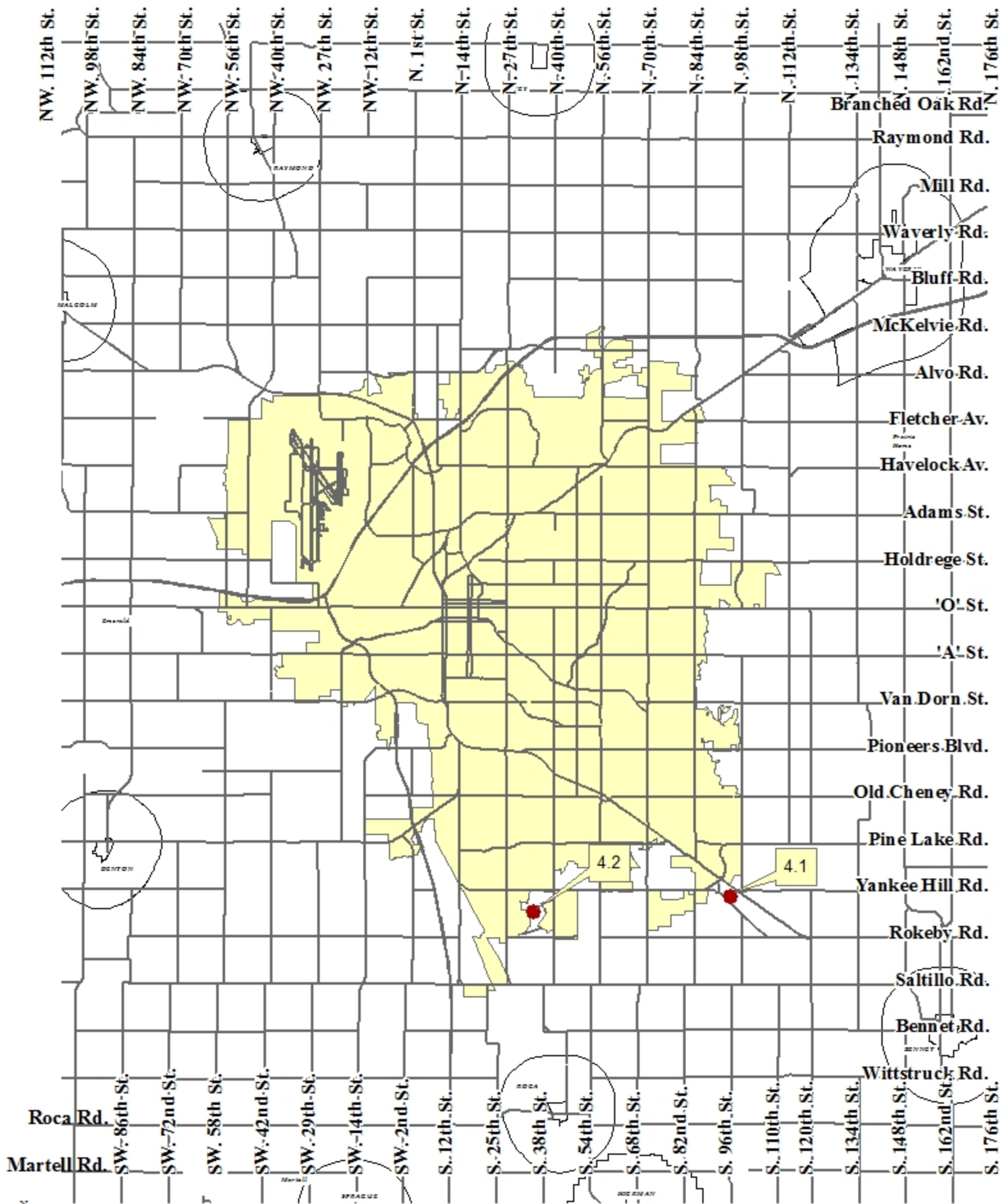
**PLANNING STAFF**

David R. Cary: Director  
Geri Rorabaugh: Administrative Officer  
Amy Huffman: Office Specialist

**December 20, 2017**

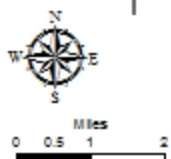
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Planning Commission Agenda Item Map

December 20, 2017





**NOTICE:** The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, December 20, 2017, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10<sup>th</sup> St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

**\*\*PLEASE NOTE:** The Planning Commission action is final action on any item with a notation of "FINAL ACTION". Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission.

The Planning Commission action on all other items is a recommendation to the City Council or County Board.

## **AGENDA**

**WEDNESDAY, DECEMBER 20, 2017**

Approval of minutes of the regular meeting held December 6, 2017.

**1. CONSENT AGENDA**

**(Public Hearing and Administrative Action):**

**2. REQUESTS FOR DEFERRAL:**

2.1 \_\_\_\_\_

2.2 \_\_\_\_\_

**3. ITEMS REMOVED FROM CONSENT AGENDA**

**(Public Hearing and Administrative Action):**

3.1 \_\_\_\_\_

3.2 \_\_\_\_\_

**4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:**

**COMPREHENSIVE PLAN AMENDMENT**

4.1 Comprehensive Plan Conformance No. 17008, to amend the 2040 Lincoln Lancaster County Comprehensive Plan, by changing the Future Land Use Map, Priority Growth Area designations, and Future Service Limit, generally located northwest of the intersection of 98th Street and Rokeby Road.

**Staff recommendation: Conditional Approval**

**Staff Planner: Andrew Thierolf, 402-441-6371, [athierolf@lincoln.ne.gov](mailto:athierolf@lincoln.ne.gov)**

**CHANGE OF ZONE:**

Page 4.2 Change of Zone No. 17036, from AG (Agricultural District) to R 3  
13 (Residential District), on property generally located at S. 33rd Street and  
Wilderness Hills Boulevard.  
**Staff recommendation: Approval**  
**Staff Planner: Dessie Redmond, 402-441-6373, [dredmond@lincoln.ne.gov](mailto:dredmond@lincoln.ne.gov)**

**AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM  
NOT ON THE AGENDA, MAY DO SO**

\* \* \* \* \*

**Adjournment:**

**PENDING LIST:**

**Planning Department Staff Contacts:**

David Cary, <i>Director</i> . . . . .	402-441-6364	. . . . .	<a href="mailto:dcary@lincoln.ne.gov">dcary@lincoln.ne.gov</a>
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Brian Will, <i>Planner</i> . . . . .	402-441-6362	. . . . .	<a href="mailto:bwill@lincoln.ne.gov">bwill@lincoln.ne.gov</a>
Kellee Van Bruggen, <i>Transportation Planner</i> . . . . .	402-441-6363	. . . . .	<a href="mailto:kvanbruggen@lincoln.ne.gov">kvanbruggen@lincoln.ne.gov</a>
Ed Zimmer, <i>Historic Preservation Planner</i> . . . . .	402-441-6360	. . . . .	<a href="mailto:ezimmer@lincoln.ne.gov">ezimmer@lincoln.ne.gov</a>

\* \* \* \* \*

**The Planning Commission meeting  
which is broadcast live at 1:00 p.m. every other Wednesday  
will be rebroadcast on Wednesdays at 7:00 p.m., Thursdays at 12:00 a.m. and  
Sundays at 12:30 p.m. on 5 City TV, Cable Channel 5.**

\* \* \* \* \*

**The Planning Commission agenda may be accessed on the Internet at  
<http://www.lincoln.ne.gov/city/plan/pcagenda/index.htm>**

**ACCOMMODATION NOTICE**

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

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

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Comprehensive Plan Amendment #17008 Sunset Ridge Farms	FINAL ACTION? No	DEVELOPER/OWNER Sunset Ridge Farms, LLC
PLANNING COMMISSION HEARING DATE December 20, 2017	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 98 <sup>th</sup> Street & Rokeby Road

**RECOMMENDATION: CONDITIONAL APPROVAL**

**BRIEF SUMMARY OF REQUEST**

This is a request to adjust the Future Service Limit, Priority Growth Areas Map, and Future Land Use Map.

A summary of the changes is below:

- Revise the Future Service Limit boundary to include approximately 68 additional acres.
- Revise the Priority Growth Areas Map to change the area from Tier III to Tier I Priority B.
- Revise the Future Land Use Map to change the area from Agriculture to Urban Residential.



**JUSTIFICATION FOR RECOMMENDATION**

The applicant has demonstrated that the area can be served by utilities, including gravity flow sewer, which makes it appropriate to include within the Future Service Limit. The site could develop within the first half of the planning period (2026) so the Tier I, Priority B designation is appropriate. The Future Land Use Map change is consistent with the adjacent land uses and with other undeveloped areas within the Future Service Limit.

**APPLICATION CONTACT**  
Mike Eckert, Civil Design Group  
(402) 434-8494  
[meckert@civildg.com](mailto:meckert@civildg.com)

**STAFF CONTACT**  
Andrew Thierolf  
(402) 441-6371  
[athierolf@lincoln.ne.gov](mailto:athierolf@lincoln.ne.gov)

**COMPATIBILITY WITH THE COMPREHENSIVE PLAN**

The Comprehensive Plan notes that areas within Tier I and the Future Service Limit are anticipated to be provided with urban services by 2040. The applicant has demonstrated that the area can be served by utilities, including gravity flow sewer, within the first half of the planning period so its inclusion within Tier I, Priority B is appropriate. The Future Land Use Map change is compatible with the Comprehensive Plan since Tier I is intended for future urban uses.

## KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

The Future Land Use Plan in the 2040 Comprehensive Plan identifies this area as Agricultural. (p. 1.9 and 12.3)

**Future Service Limit.** The land use plan also displays the future service limit for the City of Lincoln. Land inside this line represents the anticipated area to be provided with urban services within the planning period. (p. 12.4)

The 2040 Priority Growth Areas map identifies this area as Tier III. (P. 1.10 and 12.6)

**Tier I, Priority B.** Areas designated for development in the first half of the planning period (to 2025) are generally contiguous to existing development and should be provided with basic infrastructure as they develop. Some of the infrastructure required for development may already be in place. Some infrastructure improvements may be made in the near term while others, such as road improvements that are generally more costly, may take longer to complete. In certain cases, areas in Priority B have special agreements that include some level of commitment to build future infrastructure. These areas move into Priority A upon approval of preliminary plans. (p. 12.7)

**Tier III.** Tier III provides an approximately 131 square mile area for Lincoln's longer term growth potential – beyond 50 years. This area is based upon the drainage basins located within the 3-mile extraterritorial jurisdiction, excluding the area identified as Salt Creek Tiger Beetle habitat. Little active planning of utilities or service delivery is likely to occur in the near term in Tier III. However, it should also remain in its present use in order to provide for future urban development. (p. 12.9)

### **Guidelines for Amending Priority Areas (pages 12.7-12.8):**

Infrastructure should generally be provided in different directional growth areas, depending upon limited financial resources and if there is development interest in the area.

The community should only approve development proposals that can be adequately served by the initial urban improvements such as electricity, water, sewer, pedestrian facilities and roads and by all urban improvements and services in the long term. Initially, roads may not be built to the full capacity; for example, rural asphalt roads may continue to be used for some period, or a two lane urban street may be built and later expanded to four lanes with turn lanes when conditions warrant. Public safety services and schools may be provided to an area by facilities that are more distant and new facilities phased in over time.

Generally, adequate infrastructure improvements should be completed in all Priority A areas where there is development interest prior to beginning infrastructure in Priority B and C areas.

Growth into most of the Priority C areas is comparatively inefficient in terms of required capital investment as compared to the Priority B areas.

Land uses with vulnerable populations such as occupied residential structures, childcare facilities, retirement facilities, schools, or hospitals are not recommended to be located within pipeline planning areas. For large high pressure natural gas pipelines, pipeline planning areas are established based upon a formula that takes into consideration the pressure and diameter of the natural gas pipeline. Other uses such as residential garages, commercial and industrial uses, parking lots, open spaces or roads are acceptable uses within pipeline planning areas. (page 11.22)

## ANALYSIS

1. Proposed changes to the Future Service Limit and growth tiers such as Tier III to Tier I are uncommon. Tier III is reserved for development beyond 50 years. Typically, the separations between growth tiers or Future Service Limit are upheld due to insurmountable circumstances such as grading for gravity flow sewer, natural features, water pressure districts, or other man-made obstacles. However, on a case-by-case basis, some areas may be able to demonstrate that a revision of growth tiers is appropriate based on adherence to city development policies, workable terrain, and potentially available services.

2. The applicant requested an area of 68.22 acres for this application. They were able to demonstrate that the site could be served by utilities, including gravity flow sewer. Gravity flow sewer mains would be extended to the property when the land to the west and south is urbanized. Future water mains would be extended from neighboring land as it becomes urbanized, along with a 16-inch water main to be constructed in Rokeby Road right-of-way. The area would be served by the new Lincoln Fire and Rescue/Lincoln Police joint facility at 66<sup>th</sup> and Pine Lake.
3. The applicant has worked with the Public Works and Utilities Department to identify remaining capacity of the sewer mains in this area. It was determined that there is roughly 50 acres of excess capacity in the sewer mains that serve this land. In order to add an extra 18 acres of capacity, the applicant has agreed to subsidize the upsizing of a yet-to-be-built segment of the trunk sewer in Rokeby Road from 18 inches to 21 inches. With the upsized sewer main the applicant would achieve their desired goal of 68 acres of sewerable land. No additional capacity beyond the 18 acres would be added with the upsizing. Prior to City Council action of this application, the applicant will be required to sign a Developer Agreement stating that they will subsidize the cost of upsizing the sewer main.
4. This request is consistent with the "Guidelines for Amending Priority Areas" on Pages 12.7-12.8 of the Comprehensive Plan largely due to the demonstrated ability to serve with city utilities including gravity flow sewer. Relevant guidelines are listed below.

**The community should only approve development proposals that can be adequately served by the initial urban improvements such as electricity, water, sewer, pedestrian facilities and roads and by all urban improvements and services in the long term.**

The applicant has demonstrated the ability to adequately serve the property with gravity flow sewer and water service. Detailed layouts of future infrastructure will be determined when development plans are submitted.

**Generally, adequate infrastructure improvements should be completed in all Priority A areas where there is development interest prior to beginning infrastructure in Priority B and C areas.**

This application does not approve a specific development plan for the site. The site's proposed designation of Tier I, Priority B indicates that it may be developed in the first half of the planning period (2026), generally after Priority A areas have been developed.

**Growth into most of the Priority C areas is comparatively inefficient in terms of required capital investment as compared to the Priority B areas.**

The applicant has demonstrated that infrastructure can reasonably be provided to the site, which makes it appropriate for Priority B.

5. There are numerous maps throughout the Comprehensive Plan that would be modified to reflect a change in the 2040 Future Service Limit, which is featured on nearly every map.
6. The area is currently shown as Agriculture on the Future Land Use Map, which is a reflection of its location in Tier III. Tier I areas are designated for urban development by 2040, so the Future Land Use Map should be updated to show urban uses in this area. A summary and explanation of the proposed land use is below.

**Urban Residential. *Multi-family and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre.***

This area is appropriate for urban residential uses. The neighboring property to the west is shown as future urban residential, Jensen Park is located to the north, and a small commercial area is shown nearby at 84<sup>th</sup> & Rokeby.

7. The City of Lincoln, with financial assistance from the Rokeby Road Coalition, upsized various trunk sewer mains in the area to serve future development. This particular property is not part of the Rokeby Road Coalition, but would benefit from the sewer up-sizing. At the time of annexation the City may seek proportional reimbursement from the applicant for sewer main upsizing in the area.

This land is partially included within the boundaries of the Upper Wagon Train Watershed Master Plan. That plan identified regional storm water detention cells that would serve multiple properties and be constructed by the Rokeby Road Coalition members. If the applicant for this property decides to utilize the regional detention cells, they may be required to reimburse the Coalition members for a proportional cost of the detention cells. Details regarding payment to the Coalition members would be determined at time of annexation and development.

Both of these payments are not related to this specific comprehensive plan amendment, but they are something to note as the site is developed.

**CONDITIONS OF APPROVAL:**

1. The Developer signs a Developer Agreement addressing the required sanitary sewer upsizing before the City Council approves the comprehensive plan amendment.

**EXISTING LAND USE & ZONING:** Agriculture, AG

**SURROUNDING LAND USE & ZONING**

North: Agriculture, Railroad	AG Agriculture
South: Agriculture	AG
East: Agriculture, Acreage Residential	AG
West: Agriculture	AG

**APPROXIMATE LAND AREA:** 68.22 acres

**LEGAL DESCRIPTION:** A portion of Lot 2, Sunset Ridge Subdivision, and a portion of Lot 69 I.T., located in the southeast ¼ of Section 16-0-07.

**PROPOSED AMENDMENT:**

Amend the 2040 Lincoln-Lancaster County Comprehensive Plan as follows:

Amend the 2040 Future Land Use Map (Maps 1.1, 1.2, 12.1, 12.2) to show Urban Residential northwest of 98<sup>th</sup> Street and Rokeby Road as shown in the exhibit.

Revise the Future Service Limit boundary to include an additional 68 acres as shown in the exhibit (multiple maps throughout document).

Amend the Growth Tiers Map (Maps 1.3, 12.3) to show a Tier I, Priority B as shown in the exhibit.

Prepared by

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Andrew Thierolf, Planner  
(402) 432-4243 or [athierolf@lincoln.ne.gov](mailto:athierolf@lincoln.ne.gov)

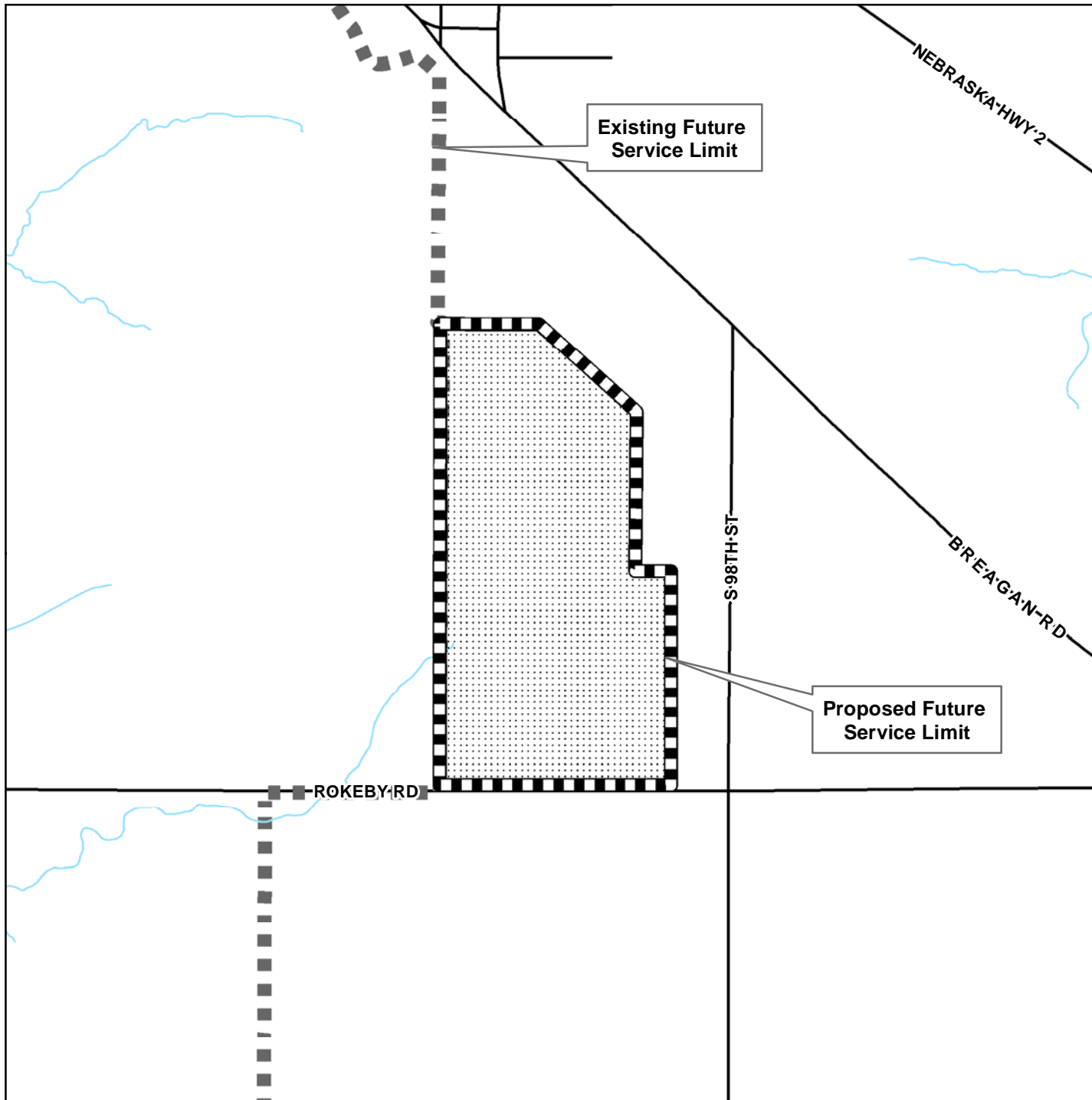
December 12, 2017

Applicant/ Owner:	Sunset Ridge Farms, LLC 9545 S 98 <sup>th</sup> Street Lincoln, NE 68536	Contact:	Mike Eckert Civil Design Group 8535 Executive Woods Drive, Suite 200 Lincoln, NE 68512
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CPA # 17008  
Sunset Ridge Farms  
S 98th St & Rokeby Rd

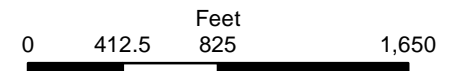
# Future Service Limit Change



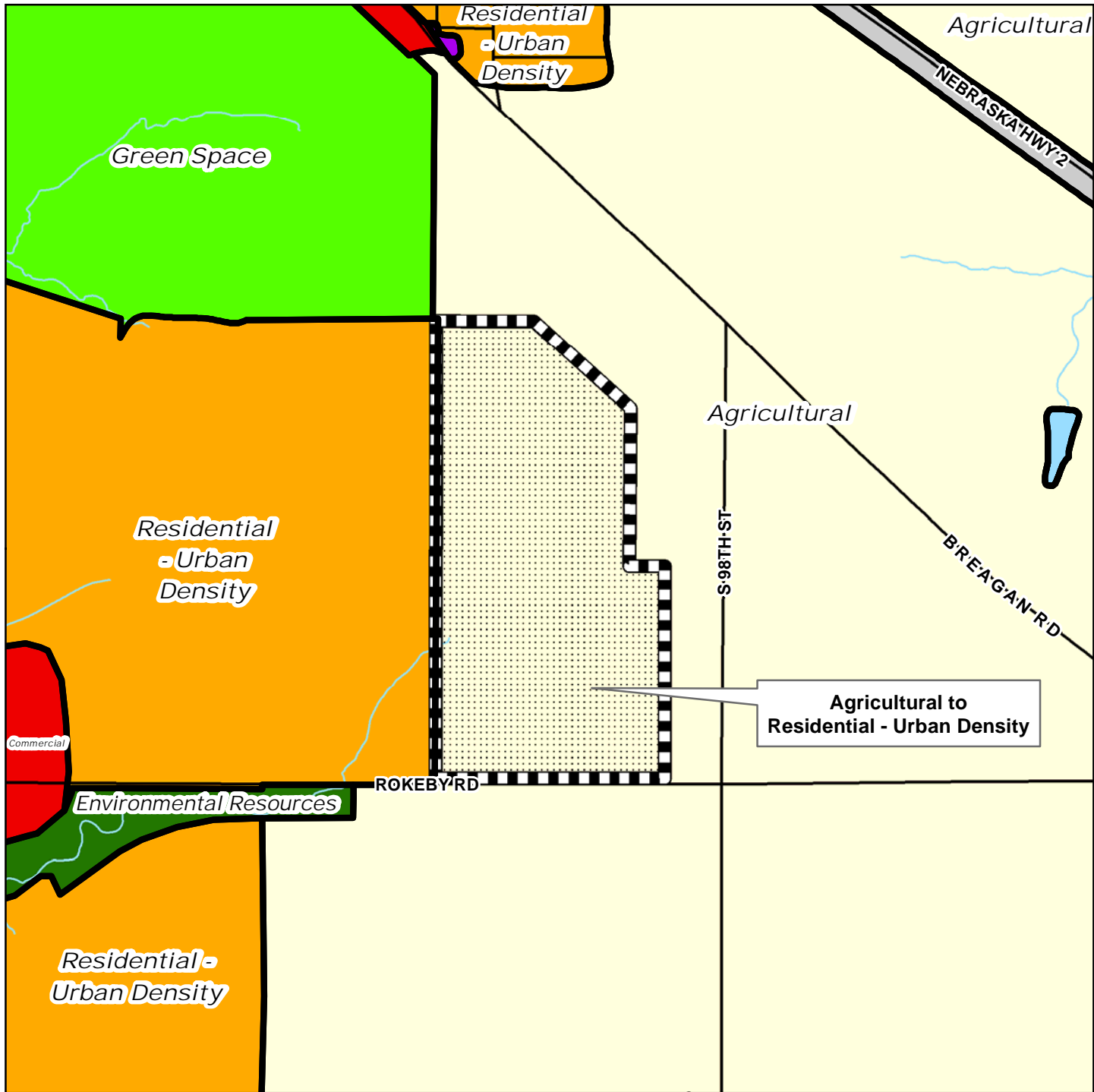
## Legend

-  Area of Amendment
-  Ownership Parcels
-  Future Service Limit

LINCOLN - LANCASTER COUNTY  
PLANNING DEPARTMENT  
Information Technology Services  
305 South 10th Street  
Lincoln, Nebraska 68508  
Ph: 402.441.7491 Fax: 402.441.6377





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(CPA17008)



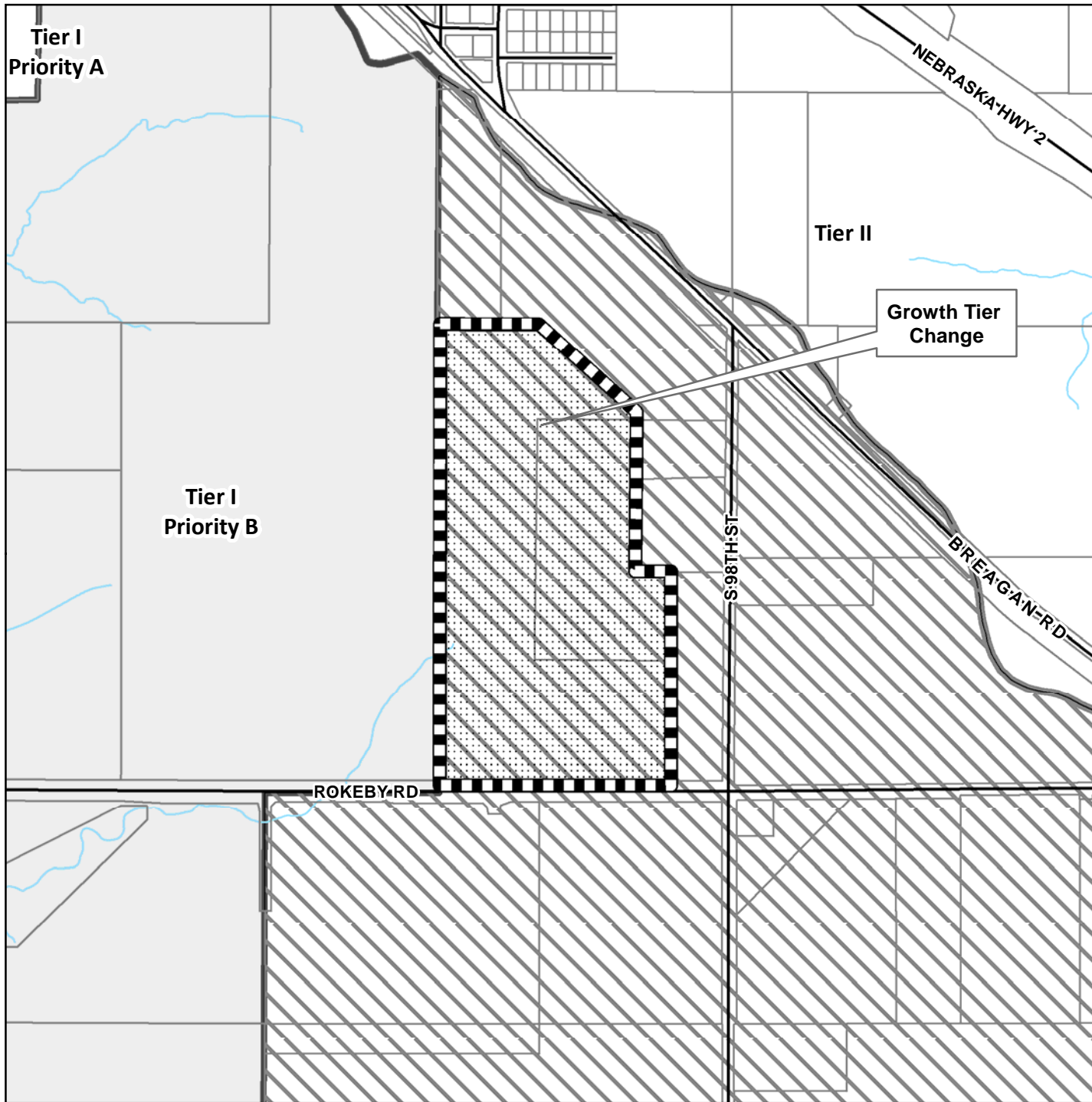
CPA # 17008  
 Sunset Ridge Farms  
 S 98th St & Rokeby Rd

# Proposed Land Use Change

## Legend

-  Area of Amendment
-  Ownership Parcels











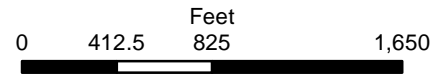
**CPA # 17008**  
**Sunset Ridge Farms**  
**S 98th St & Rokeby Rd**

**Growth Tier Change**  
**From Tier III to Tier I, Priority B**

**Legend**

-  Area of Amendment
-  Ownership Parcels
-  Existing City
-  Tier I Priority B
-  Tier II
-  Tier III

LINCOLN - LANCASTER COUNTY  
**PLANNING DEPARTMENT**  
 Information Technology Services  
  
 305 South 10th Street  
 Lincoln, Nebraska 68508  
 Ph: 402.441.7491 Fax: 402.441.6377





November 21, 2017

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

**Re: Comprehensive Plan Amendment for 68.22 Acres of Land generally located at S. 98<sup>th</sup> Street & Rokeby Rd from Tier III to Tier I, Priority B in the 2040 Comprehensive Plan. CDG Project No. 2017-0219.**

Dear Mr. Cary:

On behalf of Sunset Ridge Farms, LLC, as represented by James Hunt, we submit the above mentioned application for a Lincoln/Lancaster County 2040 Comprehensive Plan Amendment to move 68.22 acres of land from Tier III to Tier I, Priority B with a future land use designation of residential, as shown on attached Exhibits 'A' and 'B'. This land will be served by gravity flow sanitary sewer mains that will be extended to the property when the land to the west and south are urbanized. Future water mains will reach the property borders in the same way and a 16" water main is being constructed in Rokeby Rd ROW from 84<sup>th</sup> Street to 98<sup>th</sup> Street. LES and the County Engineer recently coordinated to pave Rokeby Rd from 84<sup>th</sup> Street to 98<sup>th</sup> Street providing paved arterial street access to this land. Lastly, this area will also be served by the newly planned Lincoln Fire and Rescue facility at 66<sup>th</sup> & Pine Lake Road.

We have worked with the City Wastewater Department to model and examine the remaining capacity in the "Rokeby Road Coalition" sewer mains. With this analysis, it was determined that roughly 50 acres of excess capacity remains in the sewer mains that serve this land. To achieve the desired 68 acres of capacity in this application, the applicant has agreed to subsidize the up-sizing of the yet to be built, "Segment D" of the city trunk sewer in Rokeby Rd from an 18" to a 21" main to add the 18 acres of sewer capacity for their land.

Additionally, the applicant understands that the City of Lincoln, with financial assistance from the Rokeby Road Coalition, made efforts to upsize various City trunk sewer mains to serve the Rokeby Coalition members as well as other land owners that were not part of the coalition. In the Rokeby Road Coalition Annexation Agreement, the City of Lincoln agreed to relieve the coalition of certain up-sizing obligations so that the City could assume the role of the entity that could seek reimbursement for said up-sizing(s) from non-coalition members that desired to utilize these sewer mains. As such, the applicant acknowledges that the City of Lincoln may seek future pro-rata reimbursement for the up-sizing of these sewer mains when their property is annexed.

Regarding storm water detention, similar obligations may be required of the applicant. Their land was included in the boundaries of the Upper Wagon Train Watershed Master Plan. Therefore, if the applicant desires to participate in the regional storm water detention cells approved as part of that master plan, they will be required to reimburse the coalition members for their pro-rata share of the inclusive costs incurred to study, permit, purchase and construct these regional detention cells. If the applicant chooses to utilize their own on-site storm water detention facilities, no contributions to the Rokeby Road Coalition members would be required.

In conclusion, this parcel's proximity to planned sewer mains, water mains, paved roads and fire and rescue facilities presents a strong case for the movement of this land to the Tier I, Priority B designation in the comprehensive plan.

With this application, we submit the following items:

Application for Comprehensive Plan Amendment and Fee of \$412.00  
Exhibits 'A' and 'B' defining the service limit and land use designation

I hope that this letter in conjunction with the exhibits provides you with enough information to review this application. Please feel free to call me at (402) 434-8494 so that I can address any questions you may have.

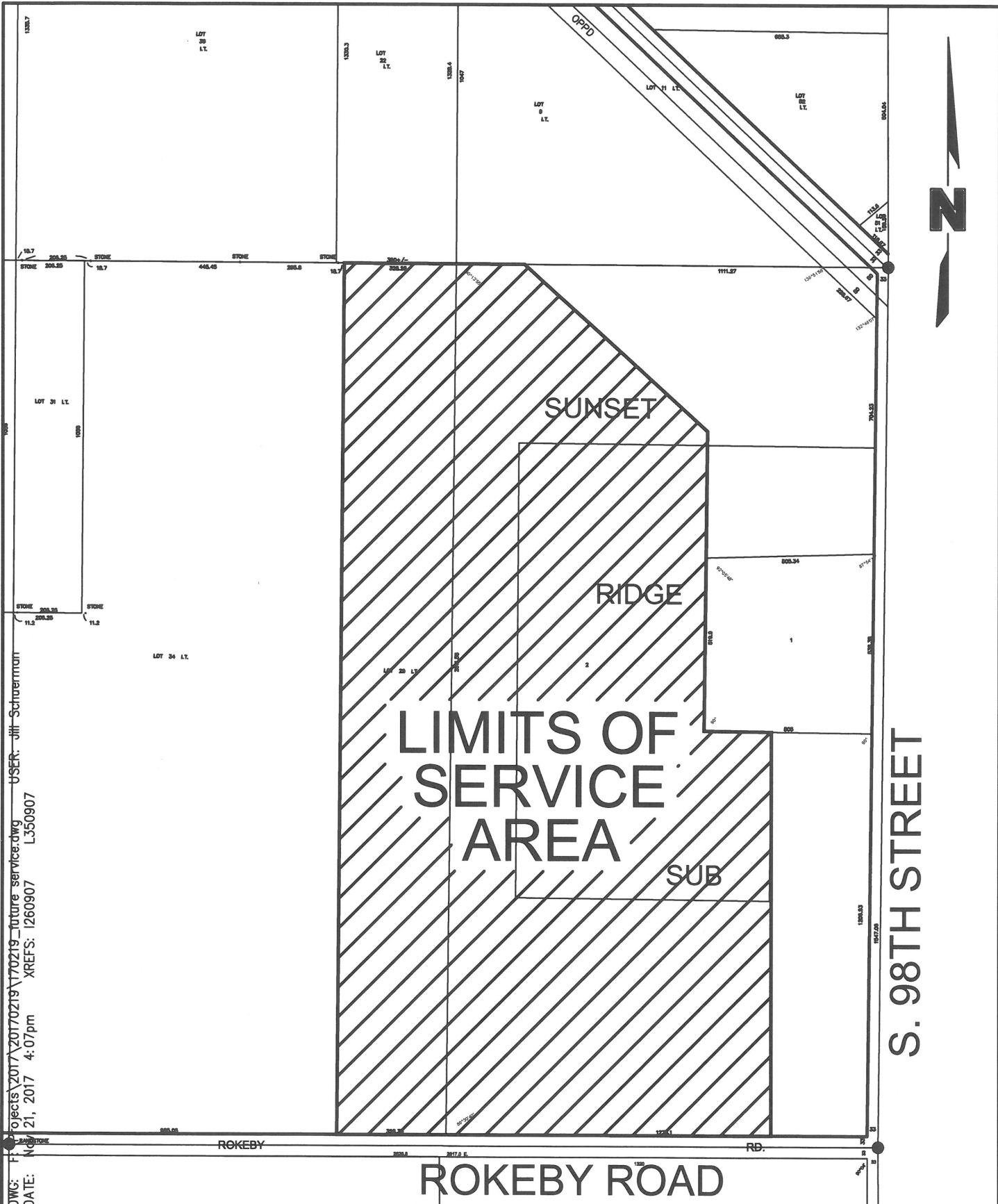
Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Eckert". The signature is fluid and cursive, with the first name "Mike" being more prominent than the last name "Eckert".

Mike Eckert, AICP

cc: Sunset Ridge Farms, LLC

/Volumes/share/F/Projects/2017/20170219/hunt comp plan amendment.doc



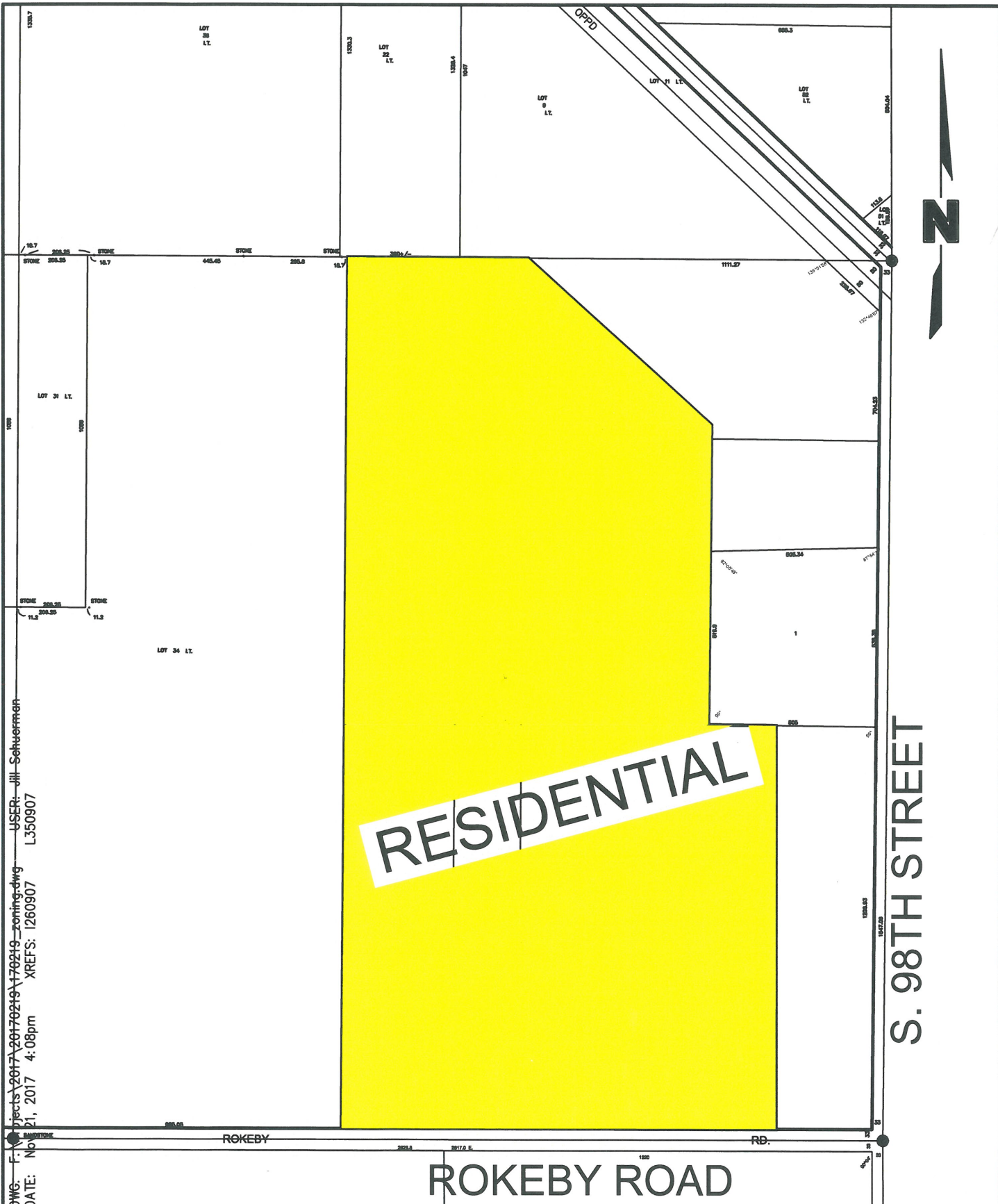
DWG: F:\Projects\2017\20170219\Future Service.dwg  
 DATE: Nov 21, 2017 4:07pm  
 USER: Jill Schuerman  
 XREFS: 1260907 L350907

drawn by: jds  
 checked by: -  
 project no.: 2017-0219  
 date: 11/21/2017

**FUTURE SERVICE AREA**  
**EXHIBIT**  
**SUNSET RIDGE FARMS**  
**LINCOLN, NEBRASKA**


**Civil Design Group, Inc.**  
 8535 EXECUTIVE WOODS, DR., SUITE 200  
 Lincoln, Nebraska 68512  
 Ph. 402-434-8494 Fax 866-215-8747  
 www.civildg.com  
 CONSULTING ENGINEERS • LAND USE PLANNERS  
 CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

EXHIBIT  
**A**



F:\Projects\2017\20170219\170219\_zoning.dwg USER: jll-Schuermer  
 DATE: Nov 21, 2017 4:08pm XREFS: 1260907 L350907

**RESIDENTIAL**

**S. 98TH STREET**

**ROKEBY ROAD**

drawn by: jds  
 checked by: -  
 project no.: 2017-0219  
 date: 11/21/2017

**FUTURE SERVICE AREA**  
**EXHIBIT**  
**SUNSET RIDGE FARMS**  
**LINCOLN, NEBRASKA**


**Civil Design Group, Inc.**  
 8535 EXECUTIVE WOODS, DR., SUITE 200  
 Lincoln, Nebraska 68512  
 Ph. 402-434-8494 Fax 866-215-8747  
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 CONSULTING ENGINEERS • LAND USE PLANNERS  
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**EXHIBIT**  
**B**



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

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Change of Zone #17036	FINAL ACTION? No	DEVELOPER/OWNER Lincoln Federal Bancorp
PLANNING COMMISSION HEARING DATE December 20, 2017	RELATED APPLICATIONS none	PROPERTY ADDRESS/LOCATION Generally S.E. of Wilderness Hills Boulevard & S. 33 <sup>rd</sup> Street

**RECOMMENDATION: APPROVAL**

**BRIEF SUMMARY OF REQUEST**

This is a request for a change of zone from Agricultural District (AG) to Residential District (R-3) on 61.54 acres. The subject property is inside the city limits and on the fringes of new development. The full range of municipal services can be provided.



**JUSTIFICATION FOR RECOMMENDATION**

This change of zone fits within the overall future land use pattern of the surrounding area.

**APPLICATION CONTACT**  
Brad Marshall, Olsson Associates  
402-474-4200  
bmarshall@olssonassociates.com

**STAFF CONTACT**  
Dessie E. Redmond, Planner  
402-441-6373  
dredmond@lincoln.ne.gov

**COMPATIBILITY WITH THE COMPREHENSIVE PLAN**

A change of zone to R-3 is consistent with the Future Land Use Map and compatible with surrounding development. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan.

**KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN**

P. 1.8 - This area is shown as Urban Density Residential on the Future Land Use Map of the 2040 Comprehensive Plan.

P. 5.2 - Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.

P. 7.2 - Strive for predictability for neighborhoods and developers for residential development and redevelopment.

P. 7.5 - Provide for an adequate supply of affordable land and timely infrastructure improvements.

P. 11.2 - Continue the City's growth policy of contiguous urban growth; urban development will occur in areas immediately abutting the city that reflect a logical and timely extension of urban infrastructure.

**ANALYSIS**

1. The applicant requests a change of zone from Agriculture (AG) to Residential (R-3) on approximately 61.54 acres generally located at S. 33<sup>rd</sup> Street and Wilderness Hills Boulevard.
2. The purpose of the change of zone is to allow continuation of the existing single family residential development to the west. There are existing sanitary sewer and water lines on the west, north and east sides of the subject properties. Note: Associated with a final plat of Wilderness Hills 8<sup>th</sup> Addition with 52 residential lots and one outlot.
3. Preliminary Plat #06004 was approved in 2006 to address local streets, utilities, and lot layout. An Administrative Adjustment was approved in July 2014 to adjust for the floodplain. Preliminary Plat #06004 shows approximately 165 single family dwellings in the area covered by this change of zone request.
4. The subject property is within the City limits. The area is within the future service limits and Tier I Priority A as identified in the Comprehensive Plan. Tier I reflects the "Future Service Limit" where urban services and inclusion in the city limits is anticipated within the 30-year planning period. Priority A is comprised of undeveloped land within the City limits, as well as areas that are not yet annexed but which have approved preliminary plans such as preliminary plats, use permits, community unit plans, or planned unit developments

**CONDITIONS OF APPROVAL:** none

**EXISTING LAND USE & ZONING:** vacant, crop land

**SURROUNDING LAND USE**

North: vacant and undeveloped  
 South: vacant/existing crop land  
 East: vacant and undeveloped  
 West: existing single-family residences

**SURROUNDING ZONING**

R-3 Residential  
 AG Agriculture  
 AG and B-2 Planned Neighborhood Business District  
 R-3 Residential

**APPLICATION HISTORY**

- June 2006                      The Wilderness Hills 1st Addition Preliminary Plat #06004 was approved by the Planning Commission
- July 2014                      Administrative Amendment #14044 to the Preliminary Plat of Wilderness Hills to adjust the grading plat to remove lots 1 through 8, block 19 from the floodplain and adjusting Note #9 to reflect that a LOMR-F shall be required was approved

**APPROXIMATE LAND AREA:** 61.54, more or less

**LEGAL DESCRIPTION:** Outlot "A", Wilderness Hills 7th Addition, a portion of Lot 43, I.T., a portion of Lot 58, I.T., and a portion of Lot 60, I.T., located in Section 30-9-7, Lincoln, Lancaster County, Nebraska (see attached legal description).

Prepared by:

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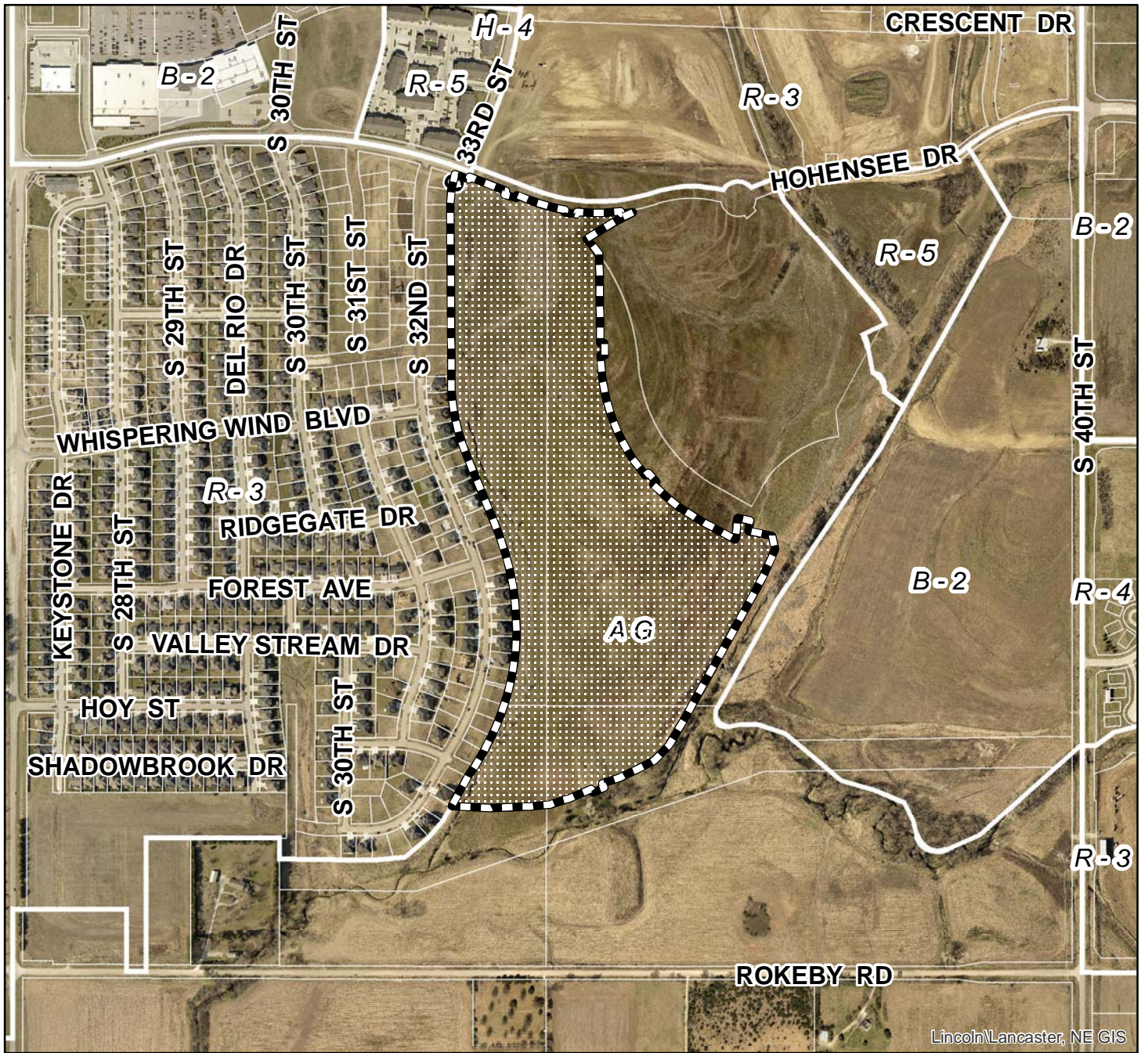
Dessie E. Redmond, Planner  
 402-441-6373

Date: December 5, 2017

**Applicant:** Brad Marshall, Olsson Associates  
 601 P Street, Suite 200  
 Lincoln, NE 68508

**Owner:** Lincoln Federal Bancorp, Inc. c/o Leo Schumacher  
 1101 N Street  
 Lincoln, NE 68508

F:\DevReview\CZ\17000\CZ17036 AG to R-3 DR.docx






2016 aerial

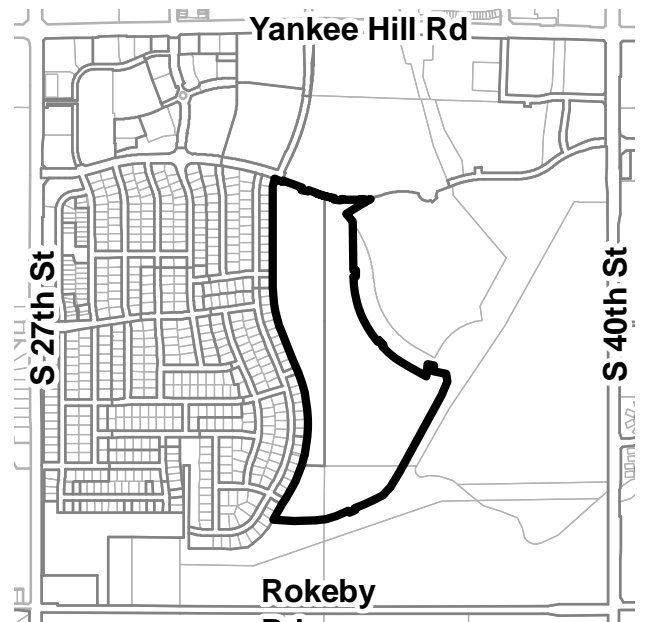
**Change of Zone #: CZ17036 (AG to R-3)  
Wilderness Hills 8th Addition  
S 32nd St & Wilderness Hills Blvd**

**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential 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.30 T09N R07E

	Area of Application
	Zoning Jurisdiction Lines
	Lancaster County Jurisdiction





November 22, 2017

Mr. David Cary  
Planning Department, City of Lincoln  
County-City Building  
555 So. 10<sup>th</sup> Street  
Lincoln, Nebraska 68508

RE: Wilderness Hills 1<sup>st</sup> Addition Preliminary Plat  
Applications for Annexation and Change of Zone

Dear Mr. Cary:

On behalf of the Owner, Lincoln Federal Bancorp, Inc. ("LFB"), we are requesting an application for Annexation and Change of Zone.

LFB is requesting to annex and change of zone two areas totaling 61.54 acres and is legally described as shown on Exhibit "A" enclosed herein. Exhibit "A" describes the area seeking to annex and change zone from AG to R-3.

LFB's request for annexation and change of zone for the property to entitle and zone the property to prepare it for the next stage of development.

Enclosed please find the following for the above-mentioned project:

1. Application for Change of Zone and Annexation
2. Application Fees (\$988)
3. Exhibits and Legal Descriptions

If you require further information or have any questions, please do not hesitate to contact me at [bmarshall@olssonassociates.com](mailto:bmarshall@olssonassociates.com) or (402) 458-5672.

Sincerely,

A handwritten signature in blue ink that reads "Brad Marshall".

Brad Marshall, P.E.

Enclosures

cc with enclosures: Leo Schumacher  
File

**LEGAL DESCRIPTION  
CHANGE OF ZONE**

A TRACT OF LAND COMPOSED OF OUTLOT "A", WILDERNESS HILLS 7<sup>TH</sup> ADDITION, A PORTION OF LOT 43 I.T., A PORTION OF LOT 58 I.T., A PORTION OF LOT 60 I.T., ALL LOCATED IN SECTION 30, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHEAST CORNER OF LOT 60 I.T., SAID POINT BEING ON A SOUTH LINE OF OUTLOT "G", WILDERNESS CREEK 1<sup>ST</sup> ADDITION, AND ON A NORTH LINE OF LOT 61 I.T., SAID POINT ALSO BEING **THE TRUE POINT OF BEGINNING** AND A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 07°15'25", A RADIUS OF 2,065.00', AN ARC LENGTH OF 261.54' ON A SOUTH LINE OF SAID LOT 60 I.T., SAID LINE BEING A NORTH LINE OF SAID LOT 61 I.T., HAVING A CHORD LENGTH OF 261.37', A TANGENT LENGTH OF 130.95', AND A CHORD BEARING OF S60°03'35"W TO AN EAST CORNER OF SAID LOT 60 I.T., SAID POINT BEING A WEST CORNER OF SAID LOT 61 I.T., SAID POINT ALSO BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 05°29'57", A RADIUS OF 1,000.00', AN ARC LENGTH OF 95.98' ON A EAST LINE OF SAID LOT 60 I.T., SAID LINE BEING A WEST LINE OF SAID LOT 61 I.T., A CHORD LENGTH OF 95.94', A TANGENT LENGTH OF 48.03', AND A CHORD BEARING OF S39°20'55"E TO A POINT; THENCE S00°48'33"E, A DISTANCE OF 441.81' TO A POINT; THENCE N89°42'38"E, A DISTANCE OF 20.00' TO A POINT; THENCE S00°48'33"E, A DISTANCE OF 60.00' TO A POINT; THENCE S89°42'38"W, A DISTANCE OF 20.01' TO A POINT; THENCE S03°15'25"E, A DISTANCE OF 85.97' TO A POINT; THENCE S07°56'36"E, A DISTANCE OF 68.29' TO A POINT; THENCE S12°05'53"E, A DISTANCE OF 68.29' TO A POINT; THENCE S16°15'10"E, A DISTANCE OF 68.29' TO A POINT; THENCE S20°24'27"E, A DISTANCE OF 68.29' TO A POINT; THENCE S24°33'44"E, A DISTANCE OF 68.29' TO A POINT; THENCE S28°43'01"E, A DISTANCE OF 68.29' TO A POINT; THENCE S32°52'18"E, A DISTANCE OF 68.29' TO A POINT; THENCE S37°27'16"E, A DISTANCE OF 83.58' TO A POINT; THENCE N48°08'28"E, A DISTANCE OF 20.05' TO A POINT; THENCE S41°51'32"E, A DISTANCE OF 60.00' TO A POINT; THENCE S48°08'28"W, A DISTANCE OF 20.05' TO A POINT; THENCE S46°18'53"E, A DISTANCE OF 85.28' TO A POINT; THENCE S51°14'55"E, A DISTANCE OF 78.09' TO A POINT; THENCE S55°59'59"E, A DISTANCE OF 78.09' TO A POINT; THENCE S60°19'40"E, A DISTANCE OF 82.50' TO A POINT; THENCE S61°01'47"E, A DISTANCE OF 167.01' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 07°09'32", A RADIUS OF 370.00', AN ARC LENGTH OF 46.23', A CHORD LENGTH OF 46.20', A TANGENT LENGTH OF 23.15', AND A CHORD BEARING OF N06°42'41"E TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 09°35'43", A RADIUS OF 380.00', AN ARC LENGTH OF 63.64', A CHORD LENGTH OF 63.56', A TANGENT LENGTH OF 31.89', AND A CHORD BEARING OF N07°55'47"E TO A POINT; THENCE S77°16'22"E, A DISTANCE OF 60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 09°21'24", A RADIUS OF 320.00', AN ARC LENGTH OF 52.26', A CHORD LENGTH OF 52.20', A TANGENT LENGTH OF 26.19', AND A CHORD BEARING OF S08°02'56"W TO A POINT; THENCE S78°15'35"E, A DISTANCE OF 120.00' TO A POINT; THENCE S12°10'06"E, A DISTANCE OF 67.66' TO A POINT; THENCE S23°18'27"W, A DISTANCE OF 135.22' TO A POINT; THENCE S28°13'53"W, A DISTANCE OF 84.97' TO A POINT; THENCE S28°58'13"W, A DISTANCE OF 711.22' TO A POINT; THENCE S29°59'33"W, A DISTANCE OF 173.40' TO A POINT; THENCE S43°57'22"W, A DISTANCE OF 103.62' TO A POINT; THENCE S63°35'51"W, A DISTANCE OF 103.22' TO A POINT; THENCE

S64°00'22"W, A DISTANCE OF 83.72' TO A POINT; THENCE S70°48'04"W, A DISTANCE OF 95.52' TO A POINT; THENCE S25°12'28"E, A DISTANCE OF 20.00' TO A POINT; THENCE S64°47'32"W, A DISTANCE OF 60.00' TO A POINT; THENCE N25°12'28"W, A DISTANCE OF 20.00' TO A POINT; THENCE S66°45'12"W, A DISTANCE OF 118.40' TO A POINT; THENCE S72°42'48"W, A DISTANCE OF 99.85' TO A POINT; THENCE S84°13'04"W, A DISTANCE OF 98.07' TO A POINT; THENCE S87°47'14"W, A DISTANCE OF 197.93' TO A POINT; THENCE N87°11'12"W, A DISTANCE OF 190.70' TO A POINT OF INTERSECTION WITH A WEST LINE OF LOT 58 I.T.; THENCE N28°41'02"E, ON A WEST LINE OF SAID LOT 58 I.T., A DISTANCE OF 74.93' TO A POINT; THENCE N28°43'02"E, ON A WEST LINE OF SAID LOT 58 I.T., A DISTANCE OF 95.49' TO A POINT, SAID POINT BEING THE SOUTHEAST RIGHT-OF-WAY CORNER OF TREE LINE DRIVE; THENCE N35°09'42"E, ON A WEST LINE OF SAID LOT 58 I.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 61.77' TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY; THENCE N30°01'11"E, ON A WEST LINE OF SAID LOT 58 I.T., A DISTANCE OF 99.23' TO A POINT; THENCE N26°45'20"E, ON A WEST LINE OF SAID LOT 58 I.T., A DISTANCE OF 82.81' TO A POINT; THENCE N22°58'40"E, ON A WEST LINE OF SAID LOT 58 I.T., A DISTANCE OF 83.02' TO A POINT; THENCE N19°11'00"E, ON A WEST LINE OF SAID LOT 58 I.T., AND ON A WEST LINE OF OUTLOT "A", WILDERNESS HILLS 7<sup>TH</sup> ADDITION, A DISTANCE OF 82.89' TO A POINT; THENCE N15°30'57"E, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 68.01' TO A POINT; THENCE N15°14'48"E, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 14.97' TO A POINT; THENCE N11°31'55"E, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 82.89' TO A POINT; THENCE N07°56'03"E, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 82.86' TO A POINT; THENCE N03°42'00"E, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 83.14' TO A POINT; THENCE N00°21'42"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 82.92' TO A POINT; THENCE N03°57'06"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 82.90' TO A POINT; THENCE N07°24'49"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 82.91' TO A POINT; THENCE N11°11'40"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 82.48' TO A POINT; THENCE N14°44'43"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 82.61' TO A POINT; THENCE N18°48'54"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 105.67' TO THE SOUTHEAST RIGHT-OF-WAY CORNER OF FOREST AVENUE; THENCE N22°20'21"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 150.01' TO A POINT; THENCE N22°22'41"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 237.03' TO A POINT; THENCE N21°54'03"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 74.42' TO A POINT; THENCE N18°03'07"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 70.84' TO A POINT; THENCE N13°55'58"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 71.35' TO A POINT; THENCE N08°52'55"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 70.90' TO A POINT; THENCE N05°49'51"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 71.00' TO A POINT; THENCE N01°14'17"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 74.01' TO A POINT; THENCE N00°15'49"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 98.65' TO THE SOUTHEAST RIGHT-OF-WAY CORNER FOR ELDORADO DRIVE; THENCE N00°18'29"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 750.04' TO A POINT; THENCE N04°03'03"E, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 74.33' TO A POINT; THENCE N13°21'44"E, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 76.51' TO THE NORTHWEST CORNER OF SAID OUTLOT "A", SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF WILDERNESS HILLS BOULEVARD, SAID POINT ALSO BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 01°15'28", A RADIUS OF 2,558.00', AN ARC LENGTH OF 56.16' ON A NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 56.16', A TANGENT LENGTH OF 28.08', AND A CHORD BEARING OF S69°58'41"E TO A POINT; THENCE S69°20'57"E, ON A NORTH LINE OF SAID OUTLOT

"A", SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.61' TO A POINT; THENCE S70°06'22"E, ON A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 5.56' TO THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY; THENCE N20°28'28"E, ON A WEST LINE OF SAID OUTLOT "A", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 12.33' TO A POINT; THENCE S69°02'05"E, ON A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 191.90' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 02°24'28", A RADIUS OF 480.00', AN ARC LENGTH OF 20.17' ON A EAST LINE OF SAID OUTLOT "A", A CHORD LENGTH OF 20.17', A TANGENT LENGTH OF 10.09', AND A CHORD BEARING OF S15°45'24"W TO A POINT; THENCE S75°26'50"E, ON A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 01°50'04", A RADIUS OF 420.00', AN ARC LENGTH OF 13.45' ON A WEST LINE OF SAID OUTLOT "A", A CHORD LENGTH OF 13.45', A TANGENT LENGTH OF 6.72', AND A CHORD BEARING OF N15°28'12"E TO A POINT; THENCE S69°02'05"E, ON A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 71.82' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 10°54'59", A RADIUS OF 930.00', AN ARC LENGTH OF 177.19' ON A NORTH LINE OF SAID OUTLOT "A", A CHORD LENGTH OF 176.92', A TANGENT LENGTH OF 88.86', AND A CHORD BEARING OF S74°29'34"E, TO A POINT; THENCE S08°12'01"W, ON A EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 13.38' TO A POINT; THENCE S81°47'59"E, ON A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 60.00' TO A POINT; THENCE N08°12'01"E, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 13.38' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 13°20'50", A RADIUS OF 930.00', AN ARC LENGTH OF 216.65' ON A NORTH LINE OF SAID OUTLOT "A", A CHORD LENGTH OF 216.16', A TANGENT LENGTH OF 108.82', AND A CHORD BEARING OF N89°40'41"E TO A POINT; THENCE S08°50'39"E, ON A EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 13.38' TO A POINT; THENCE N81°09'21"E, ON A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 56.49' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 2,680,604.27 SQUARE FEET OR 61.54 ACRES, MORE OR LESS.

Wednesday, November 29, 2017

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