

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

Tracy Corr: Chair

Tom Beckius: Vice-Chair

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Dick Campbell

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PLANNING STAFF

David R. Cary: Director

Geri Rorabaugh: Administrative Officer

Rhonda Haas: Office Specialist

January 6, 2021

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, January 6, 2021, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

In order to limit the number of people gathering at any one time and our effort to adhere to required “social distancing” protocols, we are staggering the times of various hearings over several hours. These times are identified in () next to each agenda item. We are encouraging attendees to arrive no more than 15 minutes before their scheduled hearing. An agenda item will not begin before the time posted.

****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.

For the protection of all those involved, the Planning Commission will be allowing testimony on agenda items by videoconferencing. For those who wish to testify by video, you must register with the Planning Department Office to participate by calling 402-441-7491 or emailing Plan@lincoln.ne.gov by 10:00 a.m. the day of the meeting. You will be asked to provide your name, address, phone number and the agenda item(s) you wish to speak on, and your position on this item. On the day of the hearing, you will receive a link via email, which will be needed to join the hearing to provide your testimony.

AGENDA

WEDNESDAY, JANUARY 6, 2021

Approval of minutes of the regular meeting held December 16, 2020.

- 1. CONSENT AGENDA:
(Public Hearing and Administrative Action);**

ANNEXATION AND RELATED ITEMS:

- 1.1a ANNEXXATION 20015, to annex approximately 2.70 acres, on property generally located at approximately N. 64th Street and Arbor Road.

Page
01

Staff recommendation: Conditional Approval

Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

1.1b CHANGE OF ZONE 20037, from AG (Agricultural District) to H-4 (General
Page Commercial District), on property generally located at approximately N. 64th Street
01 and Arbor Road.

Staff recommendation: Conditional Approval

Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

1.1c PRELIMINARY PLAT 20005, for an H-4 (General Commercial District) preliminary
Page plat consisting of one lot, on property generally located at approximately N. 64th
13 Street and Arbor Road. *** FINAL ACTION ***

Staff recommendation: Conditional Approval

Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

CHANGE OF ZONE AND RELATED SPECIAL PERMIT:

1.2a CHANGE OF ZONE 20034, from R-2 (Residential District) to R-2 (Residential-
Page Landmark Designation), on property generally located at 3637 Holdrege Street.
27

Staff recommendation: Approval with Preservation Guidelines

Staff Planner: Stacey Hageman, 402-441-6361, slhageman@lincoln.ne.gov

1.2b SPECIAL PERMIT 20045, to allow for a basement apartment, on property generally
Page located at 3637 Holdrege Street.
51

Staff recommendation: Conditional Approval

Staff Planner: Stacey Hageman, 402-441-6361, slhageman@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL:

3. ITEMS REMOVED FROM CONSENT AGENDA:

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION:

(* 1:00 P.M. PUBLIC HEARING ITEM: ***)**

ANNEXATION AND RELATED ITEMS:

5.1a ANNEXATION 20014, to annex approximately 74.74 acres, on property generally
Page located at 10400 Van Dorn and 2300 South 98th Streets.
75

Staff recommendation: Conditional Approval

Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

5.1b CHANGE OF ZONE 20038, from AG (Agricultural District) to R-3 (Residential
Page District), on property generally located at 10400 Van Dorn Street.
75

Staff recommendation: Conditional Approval

Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

5.1c SPECIAL PERMIT 20047, to allow for a CUP (Community Unit Plan) with 510
Page proposed residential dwelling units on approximately 137 acres, with requested
91 waivers, on property generally located at 10400 Van Dorn and 2300 South 98th
Streets. *** FINAL ACTION ***

Staff recommendation: Conditional Approval

Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

* * * * *

**PLEASE NOTE THAT WE ARE SUSPENDING THE OPPORTUNITY FOR ANYONE
WISHING TO SPEAK ON AN ITEM
NOT ON THE AGENDA UNTIL FURTHER NOTICE.**

* * * * *

Adjournment

PENDING LIST:

CHANGE OF ZONE 20029, from R-3 (Residential District) to H-3 (Highway Commercial District), on property generally located west of North 33rd Street and Schworer Drive.

PRELIMINARY PLAT 20004, for a new preliminary plat consisting of two lots, on property generally located West of North 33rd Street and Schworer Drive.

Planning Department Staff Contacts:

David Cary, <i>Director</i>	402-441-6364	dcary@lincoln.ne.gov
Stephen Henrichsen, <i>Development Review Manager</i>	402-441-6374	shenrichsen@lincoln.ne.gov
Paul Barnes, <i>Long Range Planning Manager</i>	402-441-6372	pbarnes@lincoln.ne.gov
Collin Christopher, <i>Planner</i>	402-441-6370	cchristopher@lincoln.ne.gov
Tom Cajka, <i>Planner</i>	402-441-5662	tcajka@lincoln.ne.gov
Stacey Hageman, <i>Planner</i>	402-441-6361	shageman@lincoln.ne.gov
Rachel Jones, <i>Planner</i>	402-441-7603	rjones@lincoln.ne.gov
Andrew Thierolf, <i>Planner</i>	402-441-6371	athierolf@lincoln.ne.gov
George Wesselhoft, <i>Planner</i>	402-441-6366	gwesselhoft@lincoln.ne.gov
Brian Will, <i>Planner</i>	402-441-6362	bwill@lincoln.ne.gov
Kellee Van Bruggen, <i>Transportation Planner</i>	402-441-6363	kvanbruggen@lincoln.ne.gov
Allan Zafft, <i>Transportation Planner</i>	402-441-6369	azafft@lincoln.ne.gov

* * * * *

**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.**

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**The Planning Commission agenda may be accessed on the Internet at
<https://app.lincoln.ne.gov/city/plan/boards/pc/pc.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

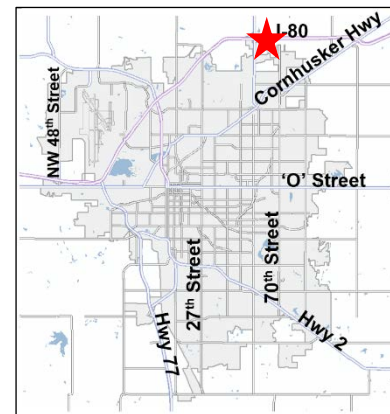
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Annexation #20015 Change of Zone #20037	FINAL ACTION? No	DEVELOPER/OWNER Camping World
PLANNING COMMISSION HEARING DATE January 6, 2021	RELATED APPLICATIONS Preliminary Plat #20005	PROPERTY ADDRESS/LOCATION N. 64 th Street and Arbor Road

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a combined staff report for an annexation and change of zone from AG Agriculture District to H-4 General Commercial District associated with the Camping World Preliminary Plat. The proposed annexation and change of zone comprise portions of one irregular tract. The change of zone includes 17.69 acres. The annexation covers 2.70 acres of the site that is outside City limits. Layout and grading plan details were submitted with related Preliminary Plat #20005.



JUSTIFICATION FOR RECOMMENDATION

The property to be annexed is contiguous to the City limits on the west and south. It is located in the Tier I, Priority B Growth Area which is appropriate for annexation. The proposed zoning conforms to the Future Land Use Map in the Comprehensive Plan.

APPLICATION CONTACT
Phillip Lewis, (501) 350-9840 or plewisengineering@yahoo.com

STAFF CONTACT
Rachel Jones, (402) 441-7603 or rjones@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The requested annexation and change of zone are consistent with the 2040 Comprehensive Plan, which identifies future industrial land uses and classifies this site within Growth Tier I, Priority B. Although the proposed zoning is highway commercial rather than industrial, it matches the existing zoning pattern. Industrial zoning is not required for the proposed land use. Priority B includes areas designated for development in the first half of the planning period (to 2026) and generally contiguous to existing development.

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - this site is shown as future industrial on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 - Industrial. Areas where railroads, manufacturing, trucking and transportation facilities are the dominant land use, with some commercial activities.

P. 4.8 - This application is located along a Primary Entryway Corridor.

P. 5.1-5.2 - Business & Economy Guiding Principles

- Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.
- Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.
- Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.
- Provide flexibility to the marketplace in siting future commercial and industrial locations.
- Strive for predictability for neighborhoods and developers.

P. 5.6 - Based on the projected population growth rates, the Plan identifies the potential for 58.6 million square feet of occupied retail, office, and service uses by 2040. A substantial portion of this future commercial capacity will be accommodated on sites already zoned or approved for commercial development or that have been identified in the Plan for future commercial land use.

The ANNEXATION POLICY- page 12.14-12.15 of the 2040 Comprehensive Plan.

Annexation policy is a potentially powerful means for achieving many of the goals embodied in the Plan's Vision. Annexation is a necessary and vitally important part of the future growth and health of Lincoln. The annexation policies of the City of Lincoln include but are not limited to the following:

The provision of municipal services must coincide with the jurisdictional boundaries of the City - in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary sewer services) beyond the corporate limits of the City.

The extension of water and sanitary sewer services should be predicated upon annexation of the area by the City. City annexation must occur before any property is provided with water, sanitary sewer, or other potential City services.

The areas within Tier I Priority A that are not annexed serve as the future urban area for purposes of annexation per state statute and are appropriate for immediate annexation upon final plat. These areas have approved preliminary plans.

To demonstrate the City's commitment to the urbanization of land in Tier I Priority B, the City should annex land that is contiguous to the City and generally urban in character, as well as land that is engulfed by the City. Land that is remote or otherwise removed from the limits of the City of Lincoln will not be annexed. The City should review for potential annexation all property in Priority B for which basic infrastructure is generally available or planned for in the near term.

Annexation generally implies the opportunity to access all City services within a reasonable period of time. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area. The annexation of large projects may be done in phases as development proceeds.

Annexation to facilitate the installation of improvements and/or possible assessment districts is appropriate if it is consistent with the annexation policies of the Plan listed above.

Plans for the provision of services within the areas considered for annexation shall be carefully coordinated with the

Capital Improvements Program of the City and the County.

ANALYSIS

1. This request is to annex 2.70 acres and a change of zone from AG to H-4 over 17.69 acres located at approximately N. 64th Street and Arbor Road. The northern part of the site is outside City limits and would be annexed. The entire site is proposed to be zoned for highway commercial uses.
2. The annexation area is contiguous to the City limits on the south and west. The proposed change of zone is in conformance with the future land use map in the Comprehensive Plan which designates this area for industrial uses. Highway commercial zoning is appropriate based on the future industrial designation and fits the existing pattern of H-4 Highway Commercial zoning west of the site.
3. A Conditional Zoning and Annexation Agreement will accompany the applications at the City Council. The agreement will outline the required improvements and right-of-way dedication which are discussed in the staff report for Preliminary Plat #20005.
4. The following describes the availability of utilities and services in this area:
 - a. Topography: The site generally declines in elevation from west to east.
 - b. Water is available in the 16" water main in Arbor Road abutting the application area. The sanitary sewer for this lot will be served via a private lift station connected by a force main through a non-abutting permit. In the future, the development would connect by gravity into the sanitary sewer system when it becomes available from the property to the east.
 - c. Emergency Services: The portion of the site outside City limits is within the Waverly Fire District. After annexation, fire protection would be provided by Lincoln Fire and Rescue (LFR). There is no necessary reimbursement in order for the city fire department to serve this area after annexation. The nearest LFR stations are at 4221 N. 24th Street and 3640 Touzalin Avenue. LFR recommends approval with the understanding that there will be a travel time of more than six minutes from the nearest fire station and this location is outside their travel time goal of four minutes.
 - d. Parks and Trails: A future trail is planned on the south side of Arbor Road.
 - e. Traffic: Arbor Road is an unimproved minor arterial street constructed as a paved two-lane road. Arbor Road adjacent to this site is already annexed. A Conditional Annexation and Zoning Agreement will accompany the annexation and change of zone applications. The agreement will require the construction of a single access point on Arbor Road, to be located at N. 64th Street along the western edge of the property and align with the approved access point on the south side of Arbor Road. Installation of right and left turn lanes are required in Arbor Road at the access point.
5. Growth Tier I reflects the "Future Service Limit" where urban services and inclusion in the City limits is anticipated within the 30-year planning period. Tier I includes three Priority Areas for phasing development. 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. Priority B Areas designated for development in the first half of the planning period (to 2026) 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.

EXISTING LAND USE & ZONING: Agriculture; AG

SURROUNDING LAND USE & ZONING

North: Interstate 80 and agriculture; AG

South: Agriculture; AG (approved Preliminary Plat #16005 for future I-2 Industrial development)

East: Agriculture; AG

West: Highway commercial; H-4

APPLICATION HISTORY

- Jan. 1995 Special Permit #1530 for excavation of sand, gravel and soil for a period of one year was approved by the City Council.
- May 1999 Special Permit #1763 for excavation of sand, gravel and soil for a period of one year, with renewal by administrative amendment for up to five years, was approved by the City Council. Several administrative amendments were approved by the Planning Director for renewals from 2001-2003.
- May 2004 Special Permit #1763A to extend the period for excavation for three years was approved by the Planning Commission. A further time extension of three years was approved by the Planning Director with Administrative Amendment #07022.

APPROXIMATE LAND AREA:

Annexation: 2.70 acres
Change of Zone: 17.69 acres

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District 1

CONDITIONS OF APPROVAL: See attached.

LEGAL DESCRIPTION: See attached.

Prepared by

Rachel Jones, Planner

Date: December 24, 2020

Applicant/Contact: Phillip Lewis
Phillip Lewis Engineering, Inc.
PO Box 17307
Little Rock, AR 72222
Phillip Lewis, (501) 350-9840 or plewisengineering@yahoo.com

Owner: HERBERT, JACK A & MARIE A TR
8410 NAVAJO TRL LINCOLN, NE 68520

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**CONDITIONS OF APPROVAL
ANNEXATION #20015 AND CHANGE OF ZONE #20037**

Before the City Council approves the annexation:

The applicant signs a Conditional Zoning and Annexation Agreement.



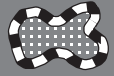


2020 aerial

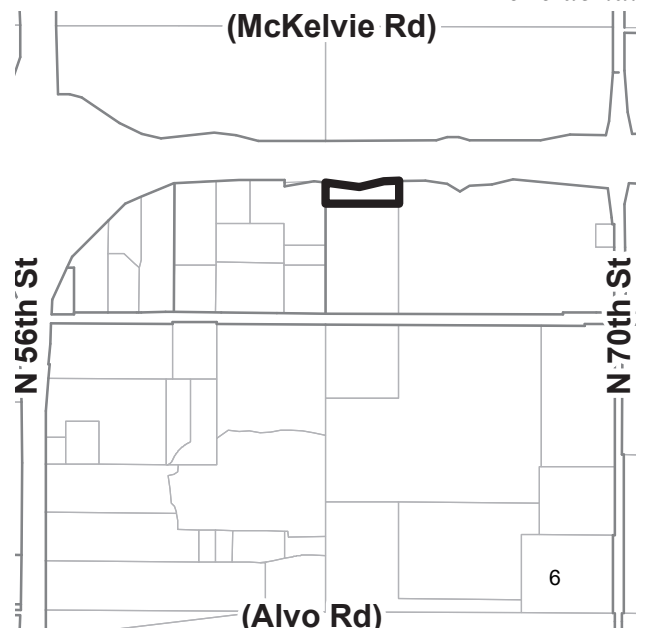
Annexation #: AN20015
Camping World Lincoln
N 63rd St & Arbor Rd

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.28 T11N R07E

	Area of Application
	Zoning Jurisdiction Lines
	Existing City Limits





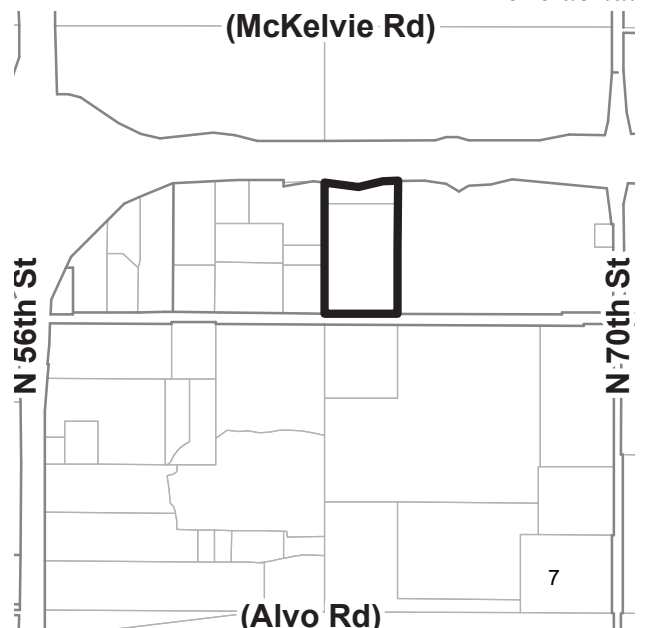
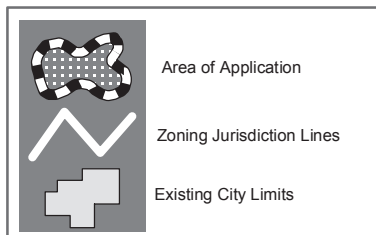
**Change of Zone #: CZ20037 (AG to H-4)
and Preliminary Plat #: PP20005
Camping World Lincoln
N 63rd St & Arbor Rd**

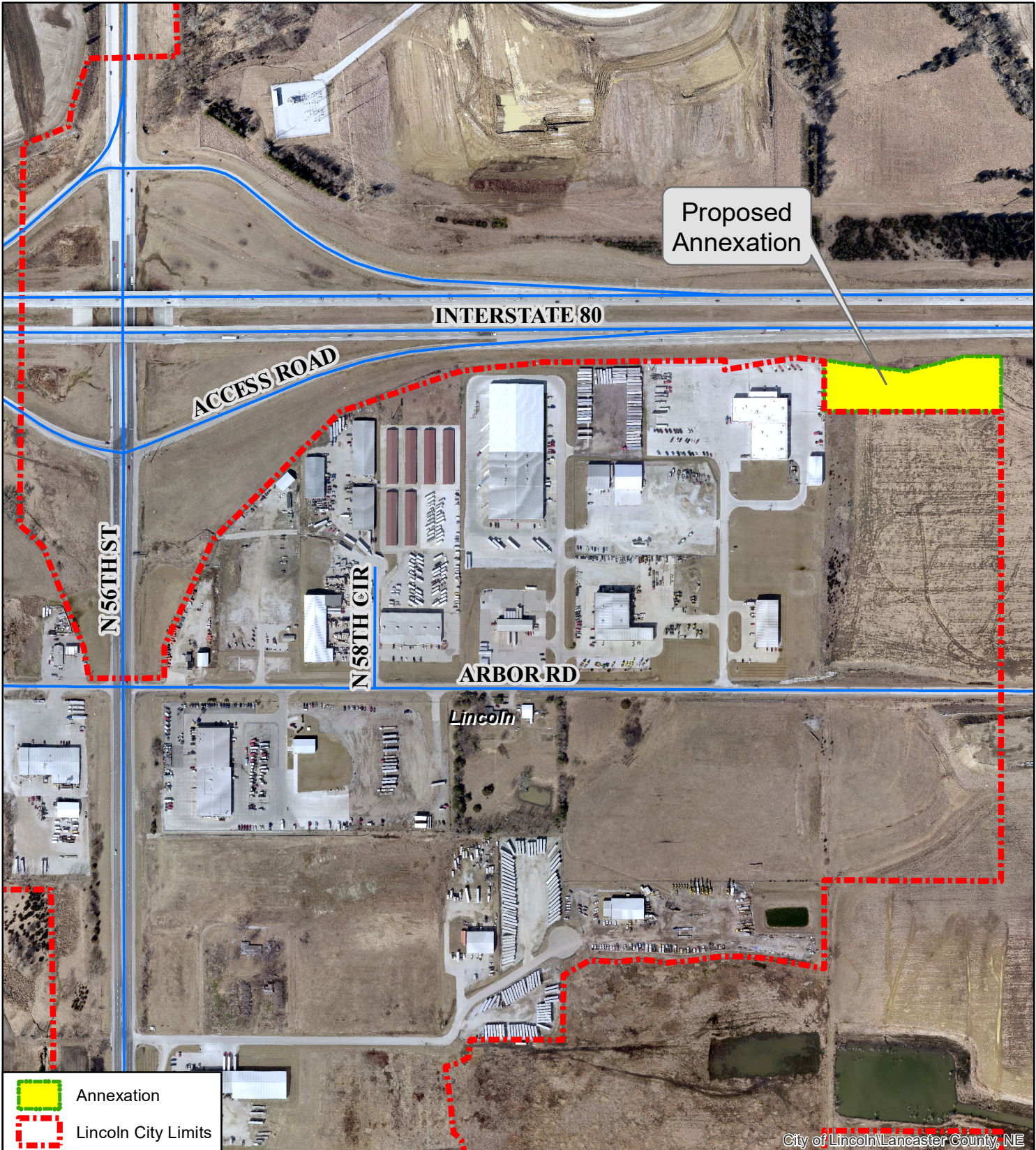
2020 aerial

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.28 T11N R07E**



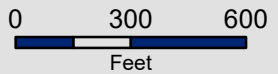


Lincoln Transportation & Utilities

CAMPING WORLD LINCOLN

AN20015

Dec 16, 2020



**LEGAL DESCRIPTION
ANNEXATION #20015**

A TRACT OF LAND COMPRISED OF A PORTION OF LOT 53, I.T., LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE 6TH P.M. LANCASTER COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N00°03'03"E ON THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1039.05 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE N00°03'03"E CONTINUING ON THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 188.28 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 80, AS NOW ESTABLISHED; THENCE S82°32'32"E ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 309.70 FEET; THENCE N75°28'05"E CONTINUING ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 221.92 FEET; THENCE N89°49'03"E CONTINUING ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 138.15 FEET; THENCE S00°03'14"W A DISTANCE OF 204.83 FEET; THENCE N89°56'46"W A DISTANCE OF 660.02 FEET TO THE POINT OF BEGINNING. CONTAINS 117,818 SQUARE FEET OR 2.70 ACRES, MORE OR LESS.

LEGAL DESCRIPTION
CHANGE OF ZONE #20037 AND PRELIMINARY PLAT #20005

A TRACT OF LAND COMPRISED OF A PORTION OF LOT 53, I.T., LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE 6TH P.M. LANCASTER COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N00°03'03"E ON THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ARBOR ROAD, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE N00°03'03"E CONTINUING ON THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1177.33 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 80, AS NOW ESTABLISHED; THENCE S82°32'32"E ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 309.70 FEET; THENCE N75°28'05"E CONTINUING ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 221.92 FEET; THENCE N89°49'03"E CONTINUING ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 138.15 FEET; THENCE S00°03'14"W A DISTANCE OF 1193.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID ARBOR ROAD; THENCE N89°56'57"W ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 659.97 FEET TO THE POINT OF BEGINNING. CONTAINS 770,573 SQUARE FEET OR 17.69 ACRES, MORE OR LESS.

PHILLIP LEWIS ENGINEERING, INC.
Civil + Structural Design Consultants
23620 Interstate 30
Bryant, Arkansas 72022

November 18, 2020

Lincoln-Lancaster County Planning Department

Attn: **Rachel Jones, AICP**

555 S. 10th St., Suite 213

Lincoln, NE 68508

Re: Application Letter for **New Camping World Dealership & Service Center** located on Arbor Road, Lincoln, Nebraska

Ms. Jones,

The purpose of this letter is to provide an overall Project description and to formally request application for the items listed below. The project is a (+/-) 17.69 acre fully developed site with an approximately 33,500 square foot new RV and 5TH wheel dealership and service center. Camping World is a nationally recognized chain in this market. The primary function is to provide dealership sales on new RV and 5TH wheel units with some walk-in retail sales of related supplies and light service on RV and 5TH wheel units.

The following specific applications are hereby submitted and requested for consideration:

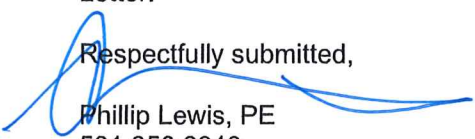
1. **Change of Zone** from "AG" to "H-4 Highway Commercial District"
2. **Replat** for change of zone and creation of a new single parcel property
3. **Request for Annexation** for (+/-) 2.70 acres of the entirety of the 17.69 acres

We are submitting in anticipation of being heard at the scheduled 16 December Planning Commission Hearing date.

I sincerely appreciate all of the clarification and direction on the front end of this Project as this is our first submittal to the City of Lincoln.

Please do not hesitate to reach out to me with any questions regarding this Formal Application Letter.

Respectfully submitted,


Phillip Lewis, PE
501.350.9840

**PLEASE REMIT ALL CORRESPONDANCE TO THE FOLLOWING ADDRESS:
PO BOX 17307
LITTLE ROCK, ARKANSAS 72222**

NOV 19 2020

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

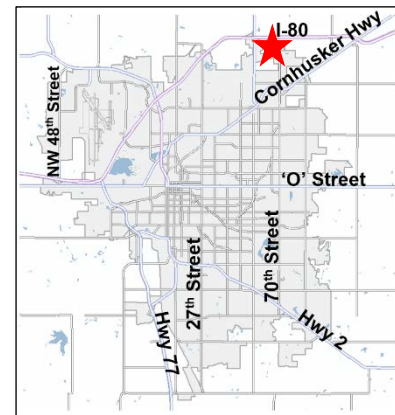
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Preliminary Plat #20005	FINAL ACTION? Yes	DEVELOPER/OWNER Camping World
PLANNING COMMISSION HEARING DATE January 6, 2021	RELATED APPLICATIONS Annexation #20015 Change of Zone #20037	PROPERTY ADDRESS/LOCATION N. 64 th Street and Arbor Road

RECOMMENDATION: APPROVAL WITH CONDITIONS

BRIEF SUMMARY OF REQUEST

This is a request for a preliminary plat over approximately 17.69 acres for one lot that will have access to Arbor Road at N. 64th Street. The proposed zoning is H-4 General Commercial District under the related application for Change of Zone #20037. The north part of the site comprising approximately 2.70 acres is outside City limits and would be annexed with related application for Annexation #20015. No waivers are requested.



JUSTIFICATION FOR RECOMMENDATION

Provided the associated requests for annexation and change of zone are approved, this preliminary plat complies with the requirements of the Land Subdivision Ordinance and is consistent with the Comprehensive Plan. The associated Conditional Annexation and Zoning Agreement will cover needed street improvements.

APPLICATION CONTACT
Phillip Lewis, (501) 350-9840 or
plewisengineering@yahoo.com

STAFF CONTACT
Rachel Jones, (402) 441-7603 or
rjones@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The request is consistent with the 2040 Comprehensive Plan, which identifies future industrial land uses for the site. Although the proposed development is a highway commercial use, it follows the existing zoning and land use pattern on the north side of Arbor Road.

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - this site is shown as future industrial on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 - Industrial. Areas where railroads, manufacturing, trucking and transportation facilities are the dominant land use, with some commercial activities.

ANALYSIS

1. This request is for a new preliminary plat over a portion of one irregular tract, located north of Arbor Road at approximately N. 64th Street. No subdivision waivers are requested.
2. There are two associated applications: Annexation #20015 and Change of Zone #20037. Those applications are discussed in the corresponding staff report. The Planning Department's support of the annexation and change of zone is contingent upon approval of the preliminary plat, which will address issues such as grading and drainage, utilities, and access.
3. The proposed zoning is H-4 General Commercial District in anticipation of developing the site with a retail and vehicle sales business. Development will follow the standard H-4 zoning uses, setbacks, building height, and minimum parking.
4. The preliminary plat shows a single access point at N. 64th Street. The access will align with the future access on the south side of Arbor Road that was approved with the Rogge Square Preliminary Plat #16005.
5. A Conditional Annexation and Zoning Agreement will accompany the annexation and change of zone applications. The agreement must be signed before they can be scheduled at the City Council. The agreement will require the construction of a single access point on Arbor Road, to be located at N. 64th Street along the western edge of the property and align with the approved access point on the south side of Arbor Road. Installation of right and left turn lanes are required in Arbor Road at the access point.
6. Additional conditions of approval are required to dedicate right-of-way in Arbor Road, utility and public access easements. The public access easement will provide future access to the adjacent property to the west as this will serve as the half-mile access point between N. 56th Street and N. 70th Street.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Agriculture; AG

SURROUNDING LAND USE & ZONING

North: Interstate 80 and agriculture; AG

South: Agriculture; AG (approved Preliminary Plat #16005 for future I-2 Industrial development)

East: Agriculture; AG

West: Highway commercial; H-4

APPLICATION HISTORY

- | | |
|-----------|---|
| Jan. 1995 | Special Permit #1530 for excavation of sand, gravel and soil for a period of one year was approved by the City Council. |
| May 1999 | Special Permit #1763 for excavation of sand, gravel and soil for a period of one year, with renewal by administrative amendment for up to five years, was approved by the City Council. Several administrative amendments were approved by the Planning Director for renewals from 2001-2003. |
| May 2004 | Special Permit #1763A to extend the period for excavation for three years was approved by the Planning Commission. A further time extension of three years was approved by the Planning Director with Administrative Amendment #07022. |

APPROXIMATE LAND AREA: 17.69 acres

LEGAL DESCRIPTION: See attached.

Prepared by

Rachel Jones, Planner

Date: December 24, 2020

Applicant/Contact: Phillip Lewis
Phillip Lewis Engineering, Inc.
PO Box 17307
Little Rock, AR 72222
Phillip Lewis, (501) 350-9840 or plewisengineering@yahoo.com

Owner: HERBERT, JACK A & MARIE A TR
8410 NAVAJO TRL LINCOLN, NE 68520

F:\DevReview\PP\20000\PP20005 Camping World Lincoln.rkj.docx

CONDITIONS OF APPROVAL - PRELIMINARY PLAT #20005

Site Specific Conditions:

1. The subdivider shall complete the following instructions and submits the documents and plans and 2 copies to the Planning Department office:
 - 1.1 Dedicate 10 additional feet of right-of-way plus right-of-way for the right turn lane in Arbor Road with the final plat.
 - 1.2 Dedicate a 66-foot wide public access easement extending north from the access point for a distance of at least 150 feet with the final plat.
 - 1.3 Dedicate the utility easements as shown on the attached drawing from Lincoln Electric System with the final plat.
 - 1.4 Revise the preliminary plat to show:
 - 1.4.1 On all sheets, show right and left turn lanes and right-of-way to be dedicated of 10 feet plus additional right-of-way for right turn lane to the satisfaction of Lincoln Transportation and Utilities.
 - 1.4.2 Add a note stating that the site plans are entirely conceptual and not being approved with the preliminary plat.
 - 1.4.3 Delete the Preliminary Plat Dedication and Surveyor's Certificate as they are not necessary.
 - 1.4.4 Delete the labels for ownership of this and surrounding properties. Label each property with its legal description.
 - 1.4.5 Revise the legal description for the preliminary plat to match the one attached to this report.
 - 1.4.6 Delete the Landscape Plan sheet as it is not necessary. Screening and landscaping will be reviewed at the time of building permits and must meet all standards.
 - 1.4.7 Combine all other plan sheets into one document and change the numbering to Sheet 1 of X, 2 of X, etc.
 - 1.4.8 Show the proposed detention areas in separate outlots.
 - 1.4.9 Address the attached comments from Watershed Management.
2. The City Council approves associated request:
 - 2.1 Annexation #20015
 - 2.2 Change of Zone #20037
3. Prior to receiving building permits, Final Plats will be approved by the Planning Director after:

The required improvements are completed or a surety is posted to guarantee the completion of the sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, and drainageway improvements.

The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

Show areas for detention in separate outlots to the satisfaction of Lincoln Transportation and Utilities - Watershed Management.

Dedicate easements for the detention cells and flood corridor to the satisfaction of Lincoln Transportation and Utilities - Watershed Management.

Dedicate 10 additional feet of right-of-way plus right-of-way for the right turn lane in Arbor Road.

Dedicate a 66-foot wide public access easement extending north from the access point for a distance of at least 150 feet.

Dedicate the utility easements as shown on the approved preliminary plat.

to complete the public water distribution system to serve this plat within two (2) years following the approval of this final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of this final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of this final plat.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.

to timely complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance which have not been waived but which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Lincoln Transportation and Utilities a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to complete the public and private improvements shown on the preliminary plat.

to keep taxes and special assessments on the outlots from becoming delinquent.

to maintain the outlots and private improvements in a condition as near as practical to the original construction on a permanent and continuous basis.

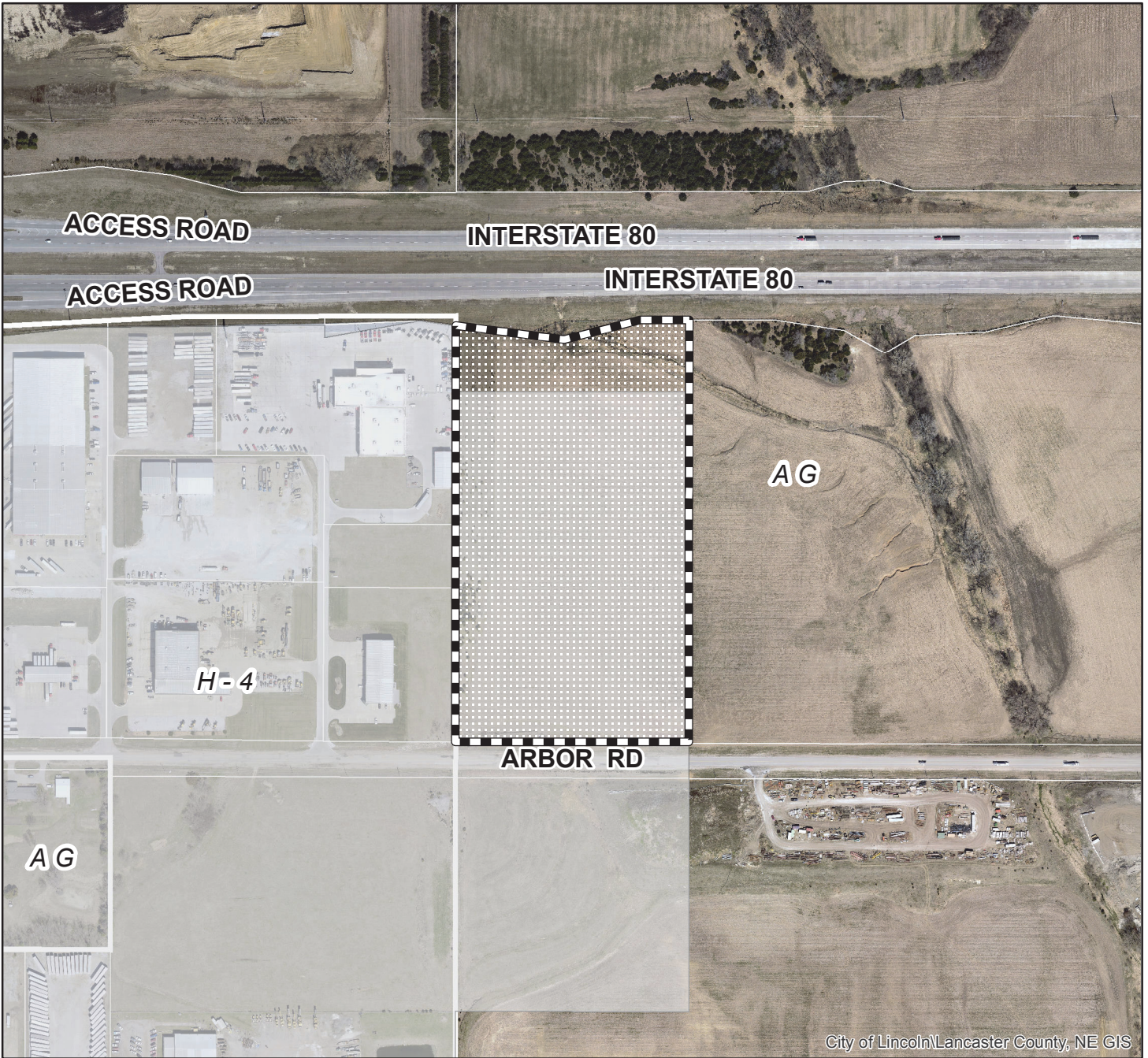
to maintain and supervise the private facilities which have common use or benefit in a condition as near as practical to the original construction on a permanent and continuous basis, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development and that these are the responsibility of the land subdivider.

to retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Subdivider(s) may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:

- (1) Subdivider shall not be relieved of Subdivider's maintenance obligation for each specific private improvement until a registered professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.

- (2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to pay all design, engineering, labor, material, inspection, and other improvement costs.



City of Lincoln\Lancaster County, NE GIS

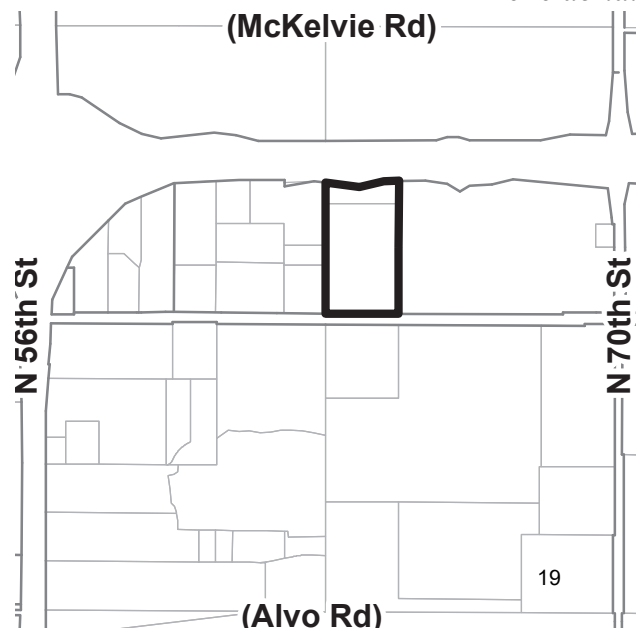
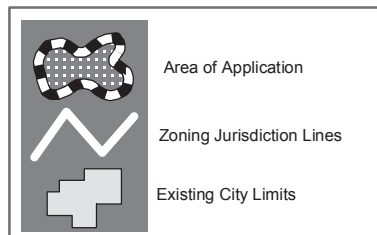
**Change of Zone #: CZ20037 (AG to H-4)
and Preliminary Plat #: PP20005
Camping World Lincoln
N 63rd St & Arbor Rd**

2020 aerial

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.28 T11N R07E**



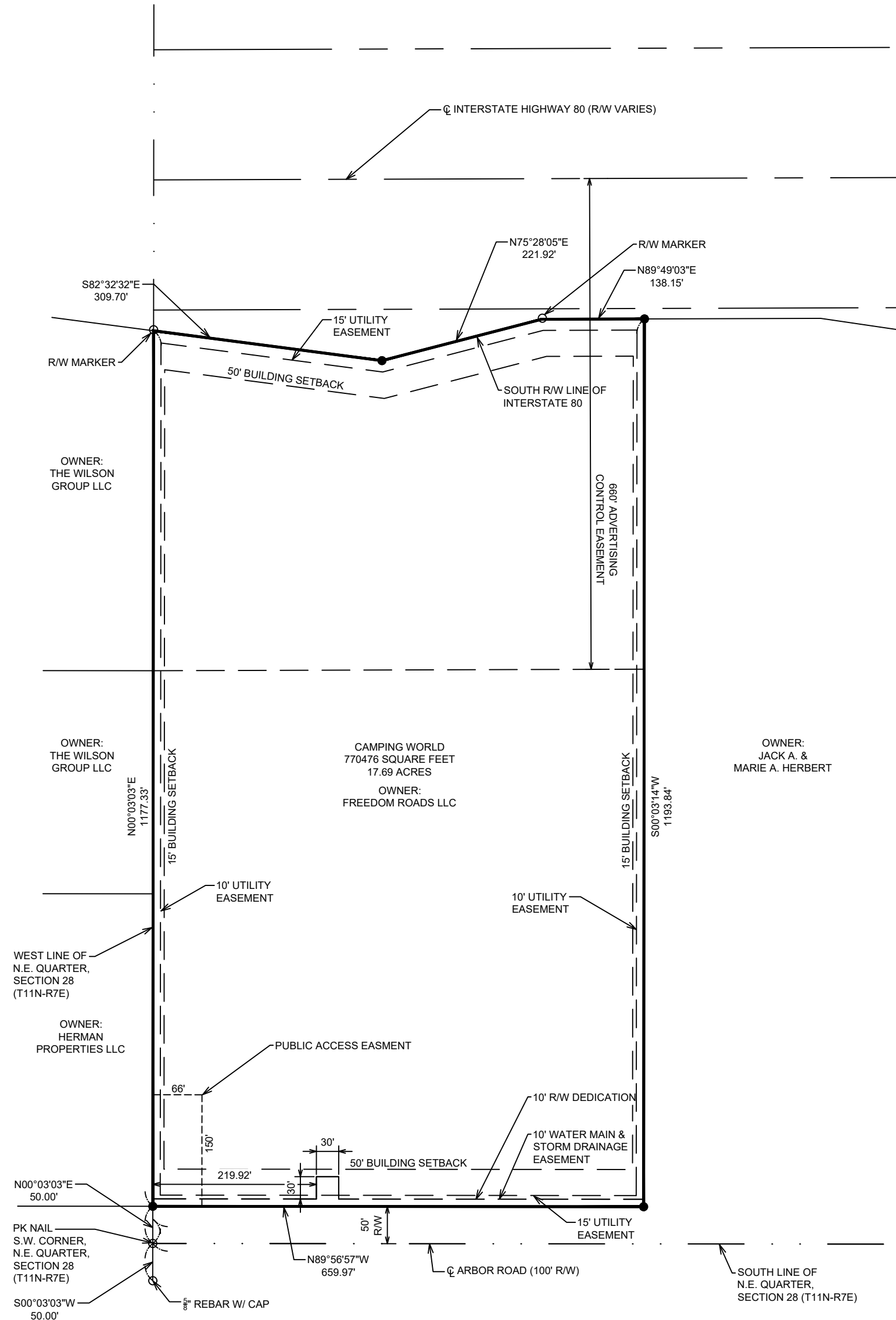
**LEGAL DESCRIPTION
CHANGE OF ZONE #20037 AND PRELIMINARY PLAT #20005**

A TRACT OF LAND COMPRISED OF A PORTION OF LOT 53, I.T., LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE 6TH P.M. LANCASTER COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N00°03'03"E ON THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ARBOR ROAD, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE N00°03'03"E CONTINUING ON THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1177.33 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 80, AS NOW ESTABLISHED; THENCE S82°32'32"E ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 309.70 FEET; THENCE N75°28'05"E CONTINUING ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 221.92 FEET; THENCE N89°49'03"E CONTINUING ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 138.15 FEET; THENCE S00°03'14"W A DISTANCE OF 1193.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID ARBOR ROAD; THENCE N89°56'57"W ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 659.97 FEET TO THE POINT OF BEGINNING. CONTAINS 770,573 SQUARE FEET OR 17.69 ACRES, MORE OR LESS.

CAMPING WORLD PRELIMINARY PLAT

N.E. QUARTER OF SECTION 28, TS 11 NORTH, RANGE 7 EAST



PRELIMINARY PLAT DEDICATION

THE FOREGOING PLAT KNOWN AS _____ AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED SOLE OWNER(S), AND THE EASEMENT'S SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, WINDSTREAM NEBRASKA INC., TIME WARNER ENTERTAINMENT - ADVANCED/NEWHOUSE, BLACK HILLS ENERGY, AND LINCOLN ELECTRIC SYSTEM, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS, TELEPHONE, AND CABLE TELEVISION, WASTEWATER COLLECTORS, STORM DRAINS, WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE EXCLUDING FENCES OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENTS OR DRAINAGE EASEMENT SHOWN THEREON.

THE CITY OF LINCOLN, NEBRASKA, ITS SUCCESSORS, AND ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

WITNESS MY HAND THIS ____ DAY OF _____

(NAME OF OWNER)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY KNOWN AS CAMPING WORLD, A SUBDIVISION OF LOT 53 OF IRREGULAR TRACTS LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE 6TH P.M. LANCASTER COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE 6TH P.M. LANCASTER COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N00°03'03"E ON THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ARBOR ROAD, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE N00°03'03"E CONTINUING ON THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1177.33 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 80, AS NOW ESTABLISHED; THENCE S82°32'32"E ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 309.70 FEET; THENCE N75°28'05"E CONTINUING ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 221.92 FEET; THENCE N89°49'03"E CONTINUING ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 138.15 FEET; THENCE S00°03'14"W A DISTANCE OF 1193.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID ARBOR ROAD; THENCE N89°56'57"W ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 659.97 FEET TO THE POINT OF BEGINNING. CONTAINS 770,573 SQUARE FEET OR 17.69 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, LOT CORNERS, STREET INTERSECTION, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURES AS SHOWN ON THIS FINAL PLAT IN ACCORDANCE WITH TITLE 28 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS ____ DAY OF _____, 2020

DAVID J. SCHAFFER
NEBRASKA LS-582

FINAL PLAT APPROVAL

THE PLANNING DIRECTOR PURSUANT TO SECTION 26.11.060 OF THE LINCOLN MUNICIPAL CODE HEREBY APPROVES THIS FINAL PLAT

PLANNING DIRECTOR _____ DATE _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____

COUNTY OF _____

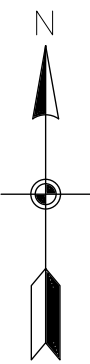
ON THIS DAY OF _____ BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME _____ TO ME, PERSONALLY KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT (AS _____ OF SAID COMPANY), AND HE/SHE ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED (AND THE VOLUNTARY ACT OF DEED OF SAID _____ COMPANY.)

NOTARY PUBLIC _____

MY COMMISSION EXPIRES ON _____

LEGEND

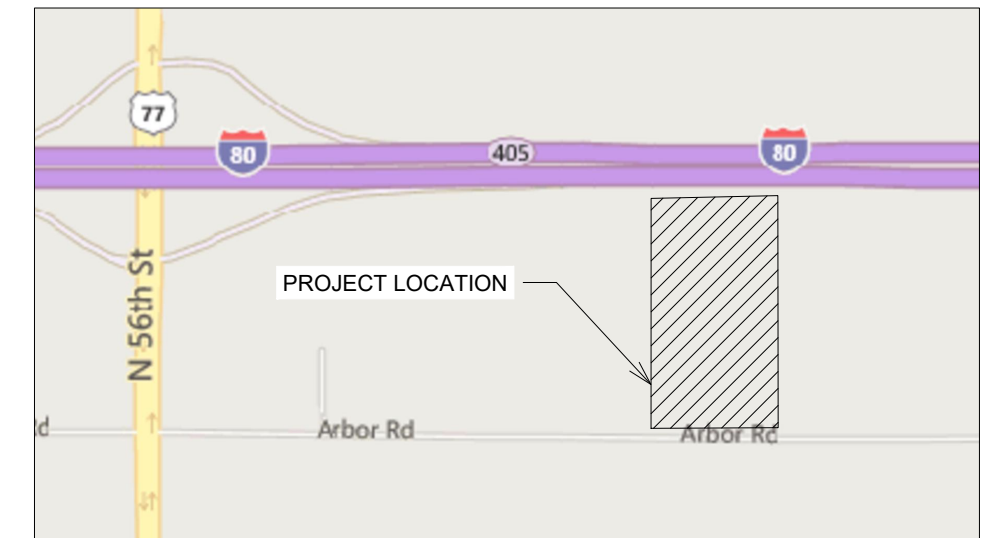
- FOUND PIN
- SET PIN

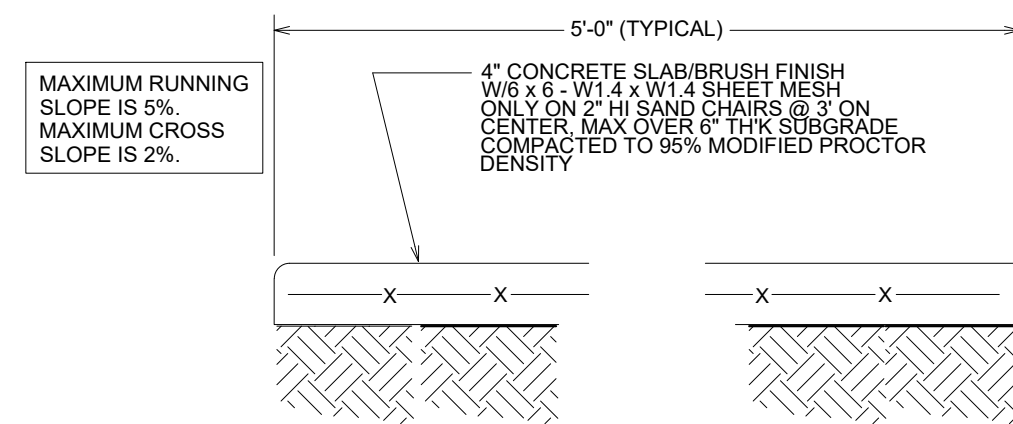
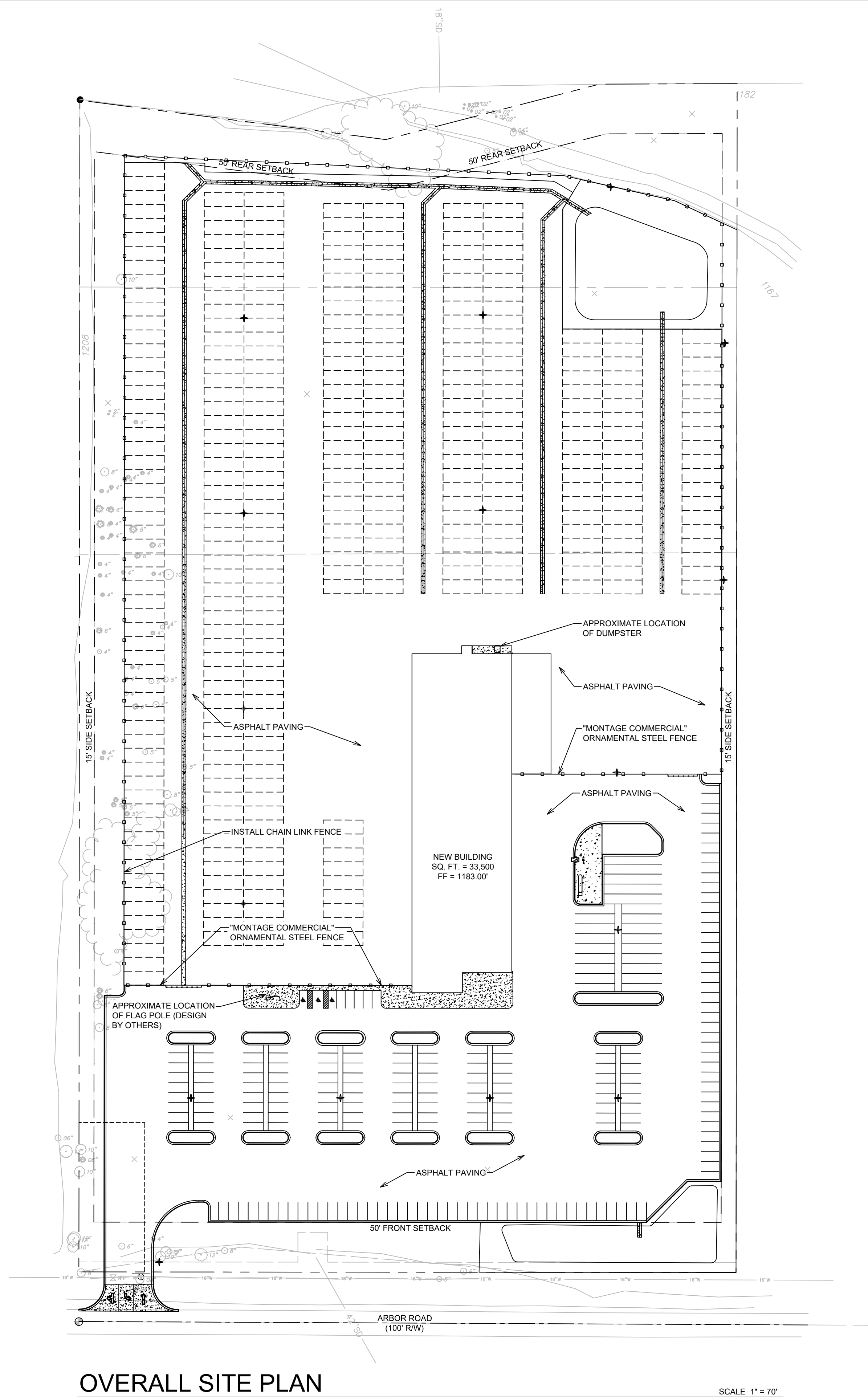


SCALE: 1" = 150'

VICINITY MAP

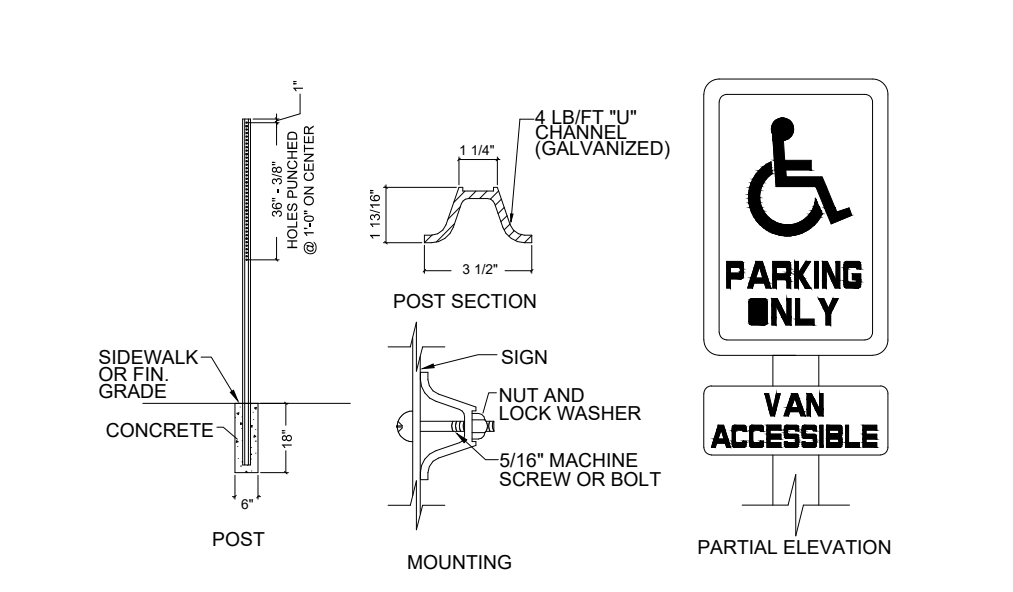
SCALE 1" = 1000'





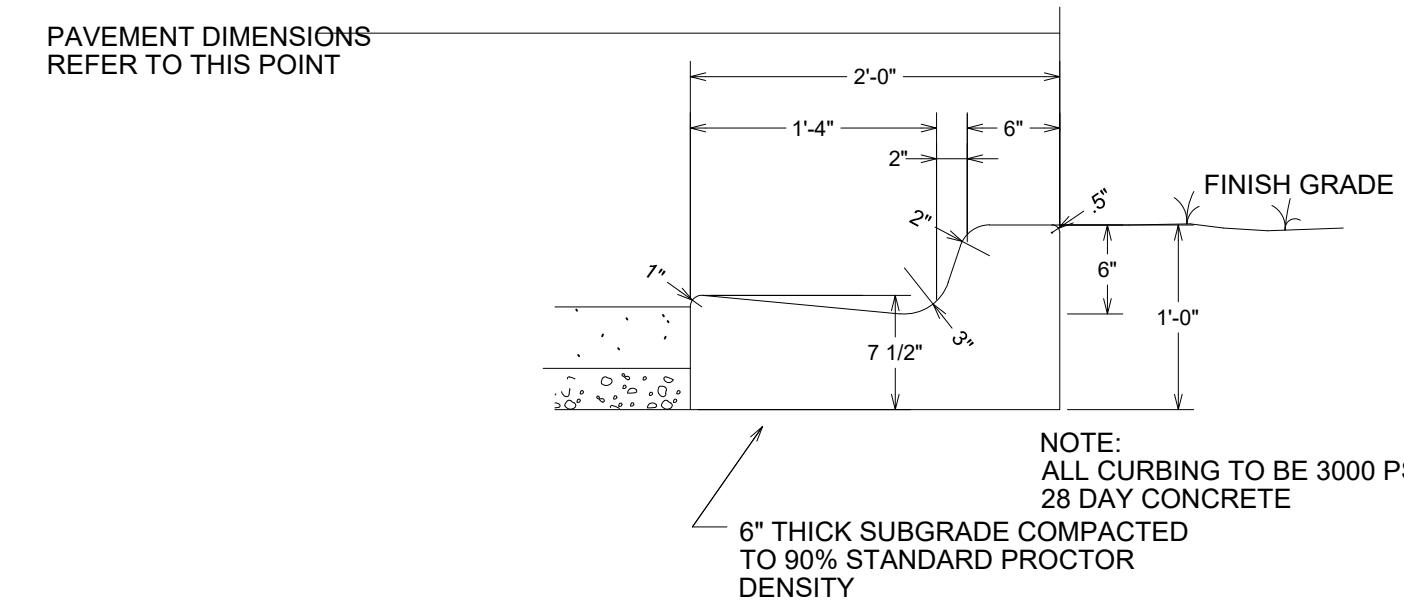
CONCRETE WALK SECTION

NOTE:
ALL SIDEWALK JOINTS TO BE STEEL TROWELED. ALL JOINT EDGES AND SHALL BE SPACED AT 5 FEET ON CENTER MAXIMUM IN ALL DIRECTIONS AND SHALL BE STEEL TROWELED ON A RADIUS NOT TO EXCEED ONE-HALF INCH.

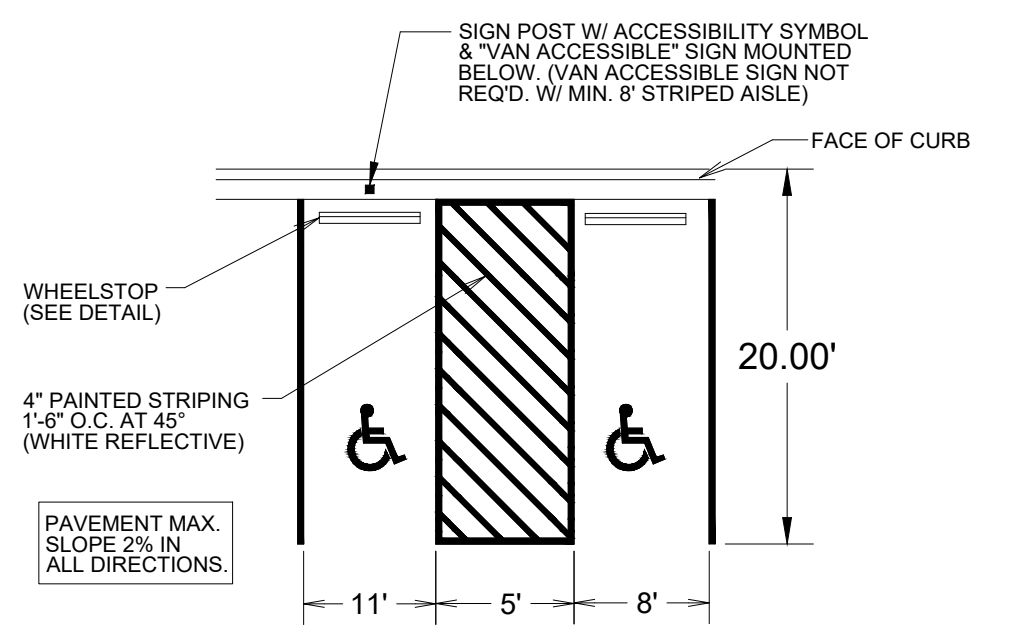


HANDICAP SIGN DETAIL
NOT TO SCALE

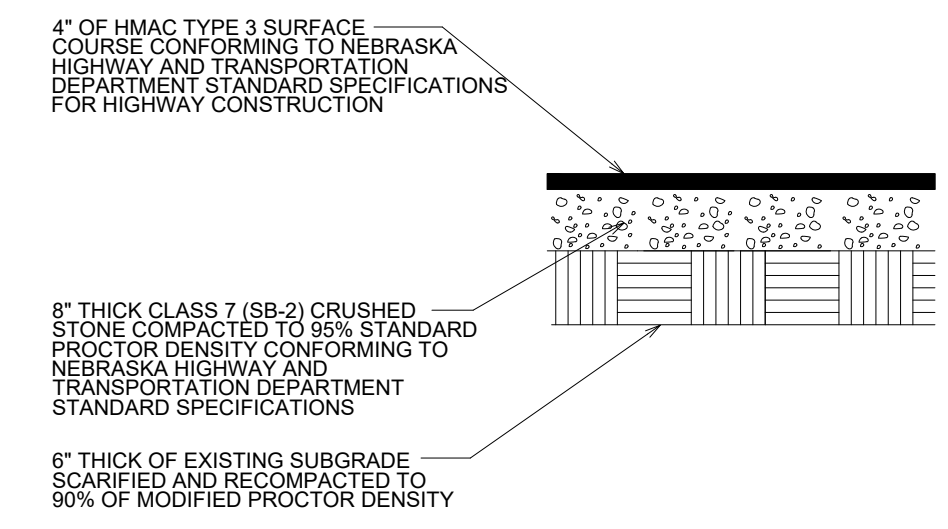
NOTE:
HANDICAP SIGNAGE SHALL BE IN STRICT COMPLIANCE WITH CURRENT FEDERAL AND LOCAL LAW REQUIREMENTS



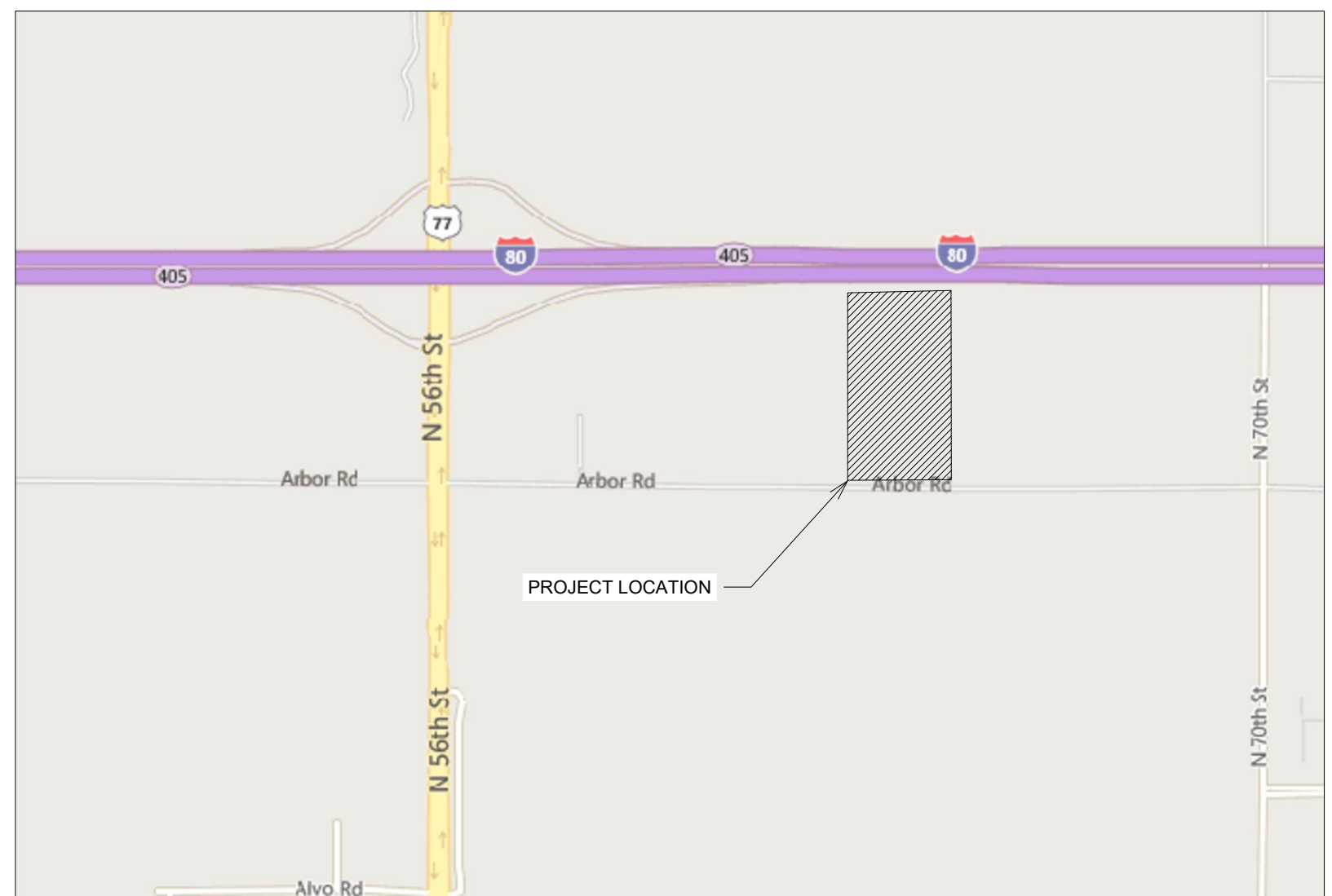
2'-0" CONCRETE CURB & GUTTER



ACCESSIBLE PARKING STALLS
STANDARD HANDICAP DETAIL



HMAC ASPHALT SURFACE COURSE

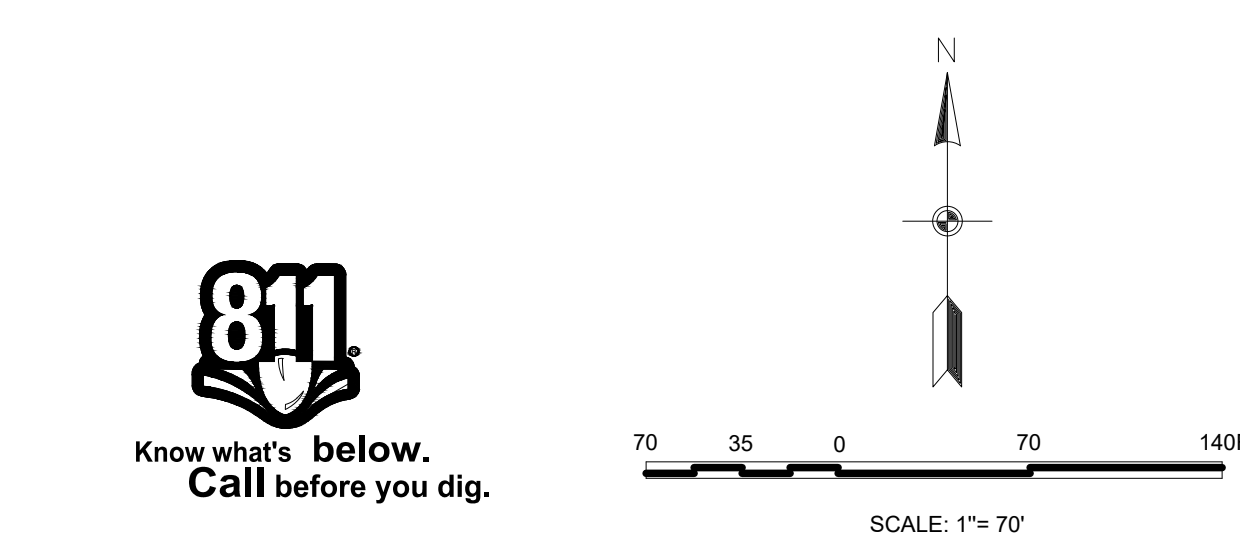


VICINITY MAP
SCALE 1" = 1000'

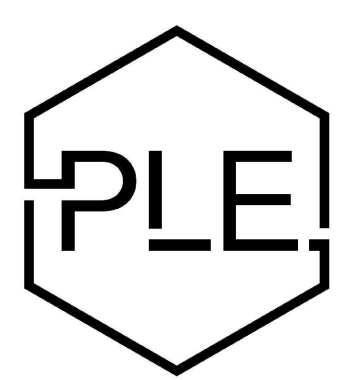
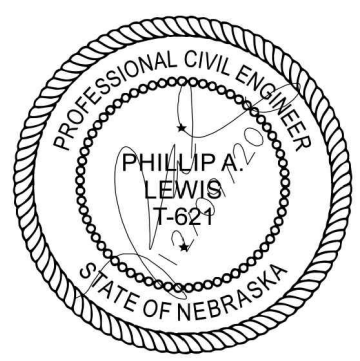
LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE 6TH P.M. LANGASTER COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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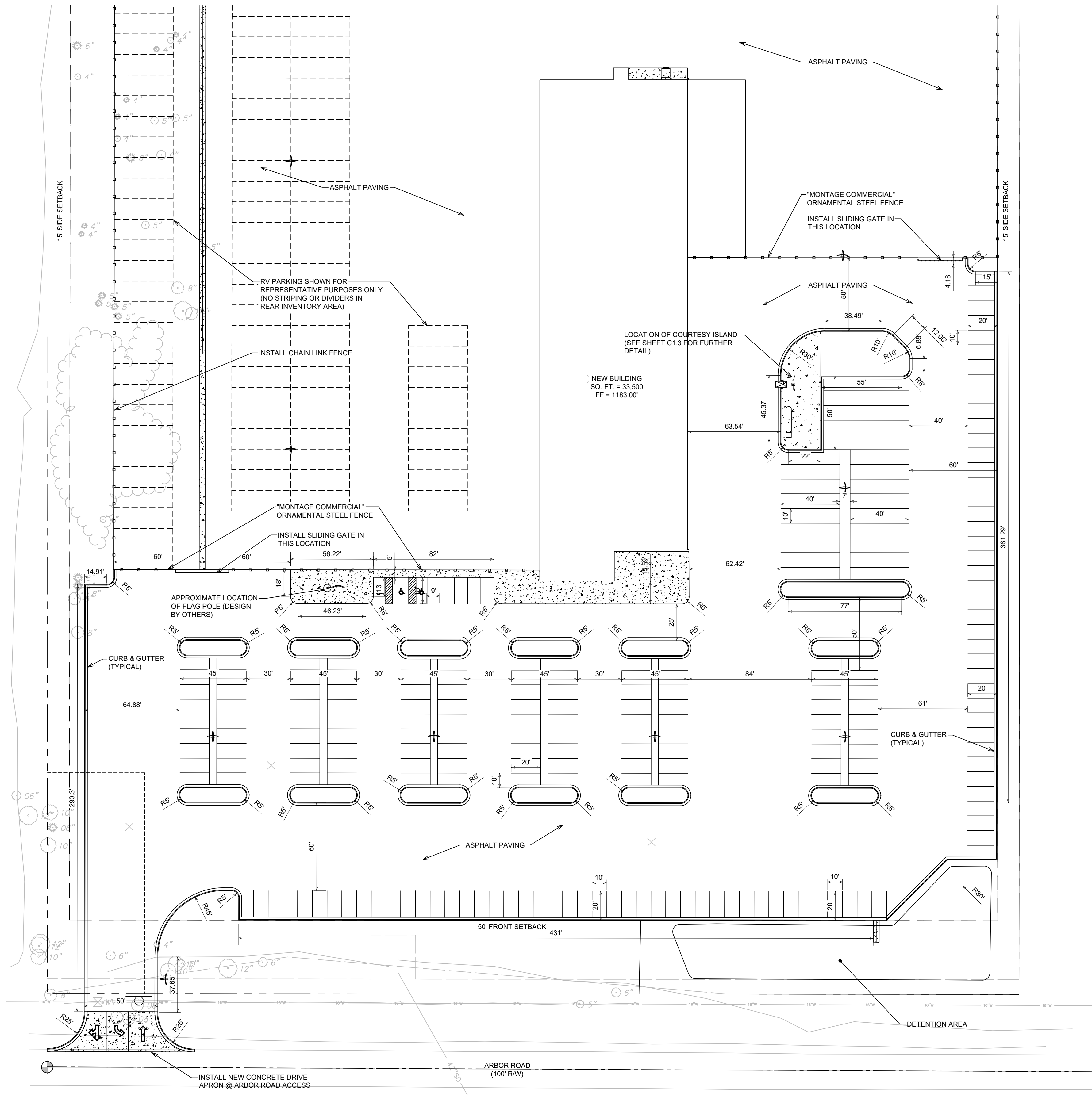
CAMPING WORLD LINCOLN
Arbor Road
Lincoln, Nebraska



Project number: 20118
Date: 09 December, 2020
Revisions:
PRELIMINARY
NOT FOR CONSTRUCTION

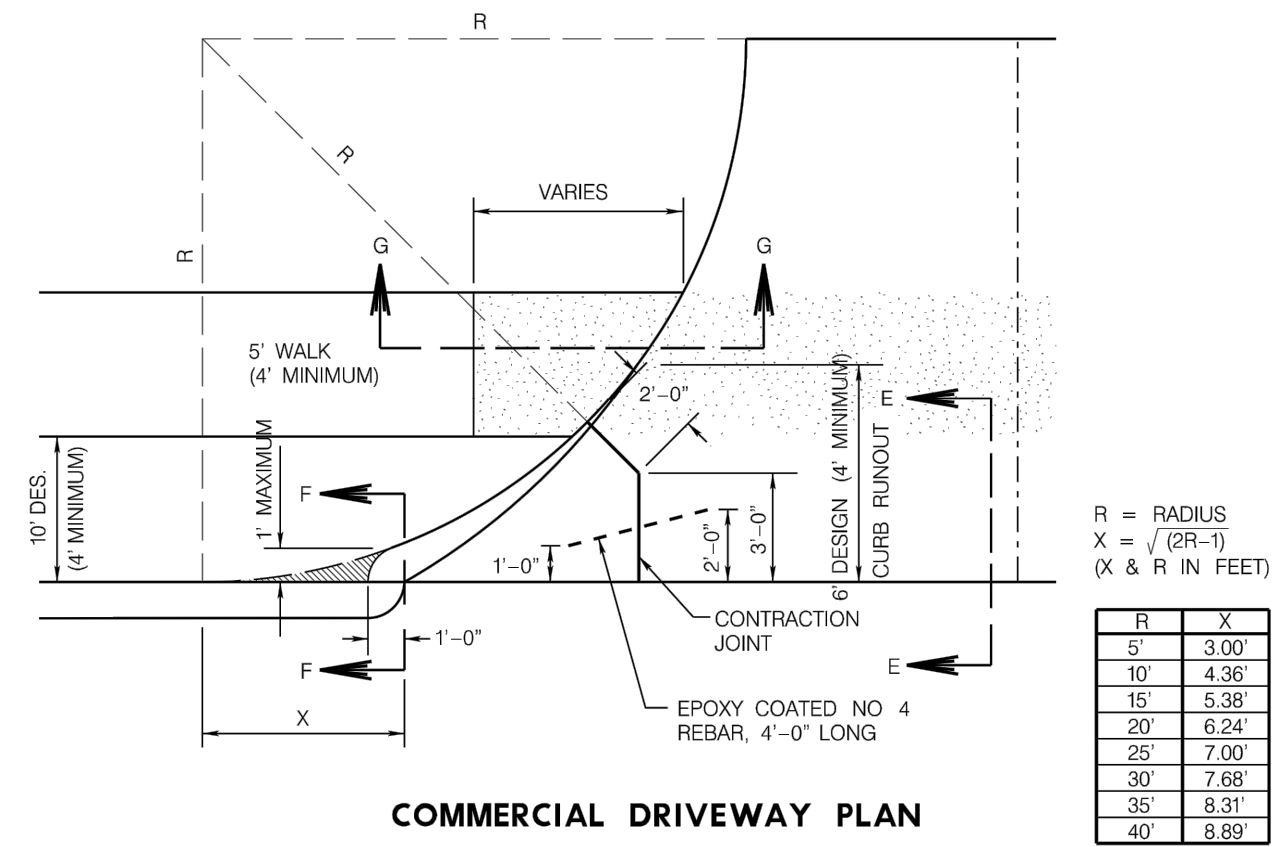
OVERALL SITE PLAN

C1.1

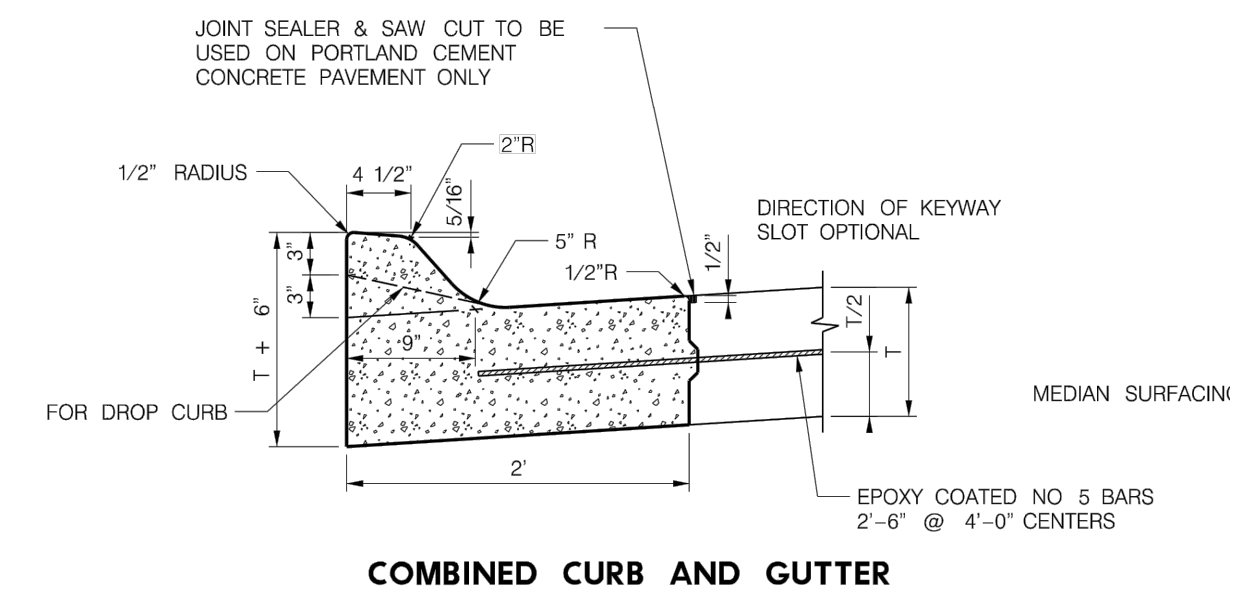


SOUTH PARKING / STOREFRONT PLAN

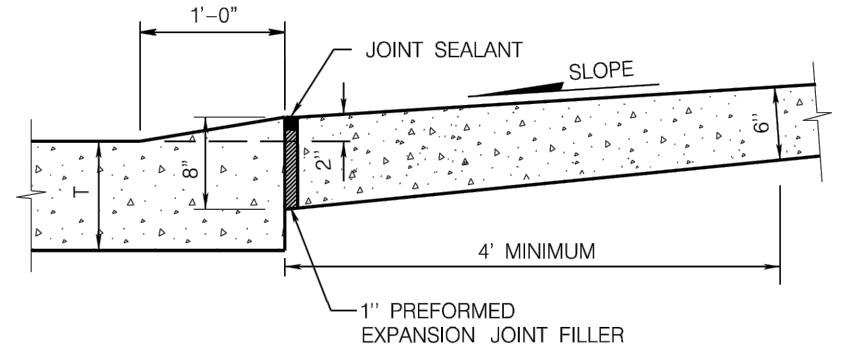
SCALE 1" = 40'



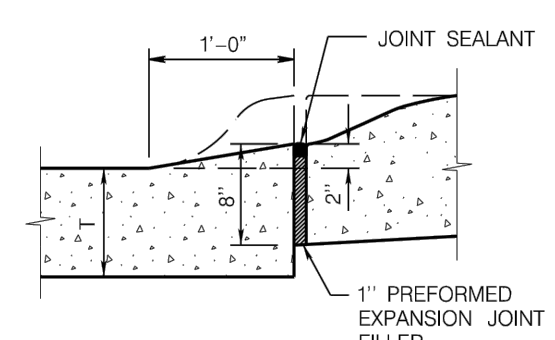
COMMERCIAL DRIVEWAY PLAN



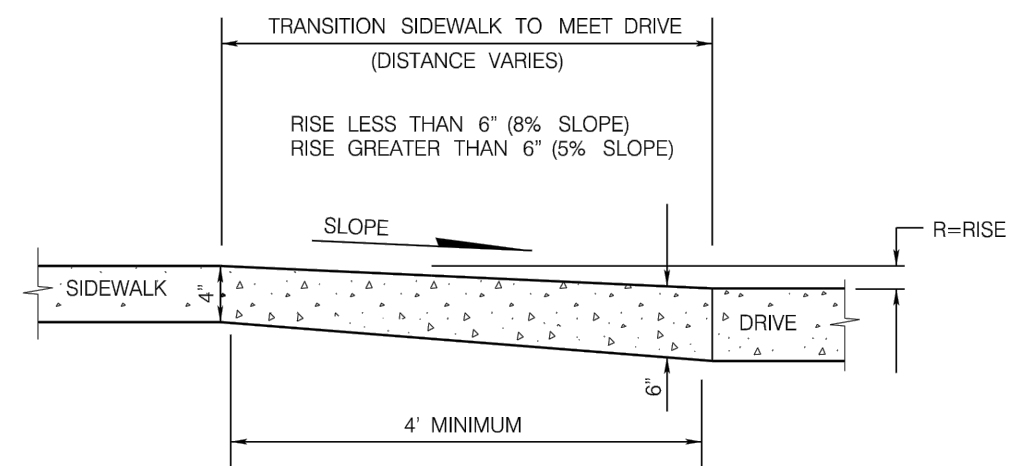
COMBINED CURB AND GUTTER



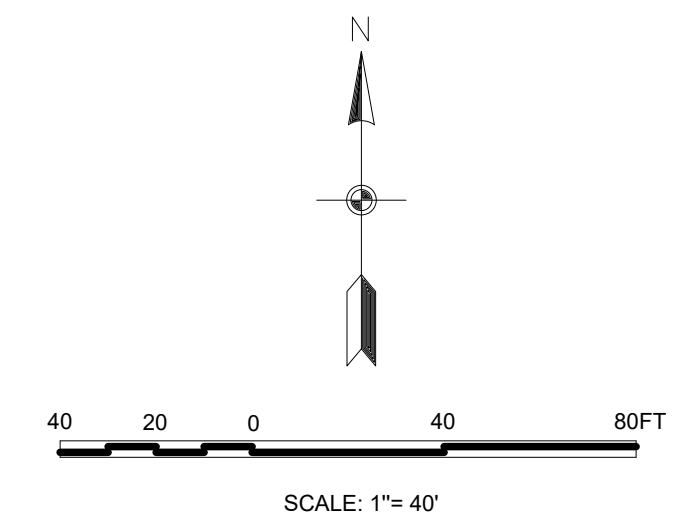
SECTION E-E



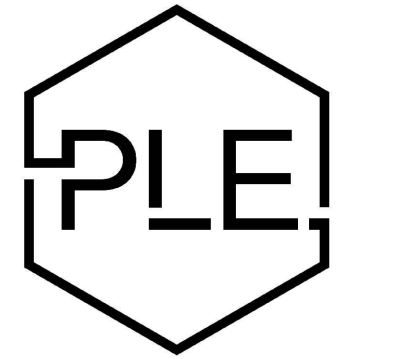
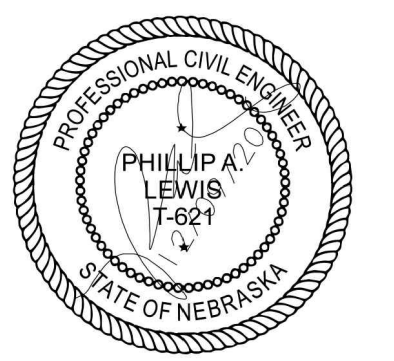
SECTION F-F



SECTION G-G



**CAMPING WORLD
LINCOLN**
Arbor Road
Lincoln, Nebraska



Project number: 20118
Date: 09 December, 2020
Revisions:
PRELIMINARY
NOT FOR CONSTRUCTION

**SOUTH PARKING/
STOREFRONT
PLAN**

C1.2

PHILLIP LEWIS ENGINEERING, INC.
Civil + Structural Design Consultants
23620 Interstate 30
Bryant, Arkansas 72022

November 18, 2020

Lincoln-Lancaster County Planning Department

Attn: **Rachel Jones, AICP**

555 S. 10th St., Suite 213

Lincoln, NE 68508

Re: Application Letter for **New Camping World Dealership & Service Center** located on Arbor Road, Lincoln, Nebraska

Ms. Jones,

The purpose of this letter is to provide an overall Project description and to formally request application for the items listed below. The project is a (+/-) 17.69 acre fully developed site with an approximately 33,500 square foot new RV and 5TH wheel dealership and service center. Camping World is a nationally recognized chain in this market. The primary function is to provide dealership sales on new RV and 5TH wheel units with some walk-in retail sales of related supplies and light service on RV and 5TH wheel units.

The following specific applications are hereby submitted and requested for consideration:

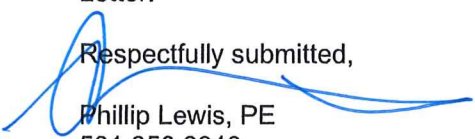
1. **Change of Zone** from "AG" to "H-4 Highway Commercial District"
2. **Replat** for change of zone and creation of a new single parcel property
3. **Request for Annexation** for (+/-) 2.70 acres of the entirety of the 17.69 acres

We are submitting in anticipation of being heard at the scheduled 16 December Planning Commission Hearing date.

I sincerely appreciate all of the clarification and direction on the front end of this Project as this is our first submittal to the City of Lincoln.

Please do not hesitate to reach out to me with any questions regarding this Formal Application Letter.

Respectfully submitted,



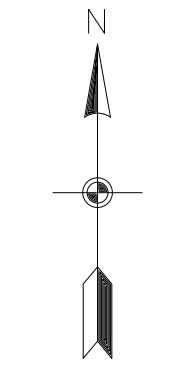
Phillip Lewis, PE
501.350.9840

PLEASE REMIT ALL CORRESPONDANCE TO THE FOLLOWING ADDRESS:
PO BOX 17307
LITTLE ROCK, ARKANSAS 72222

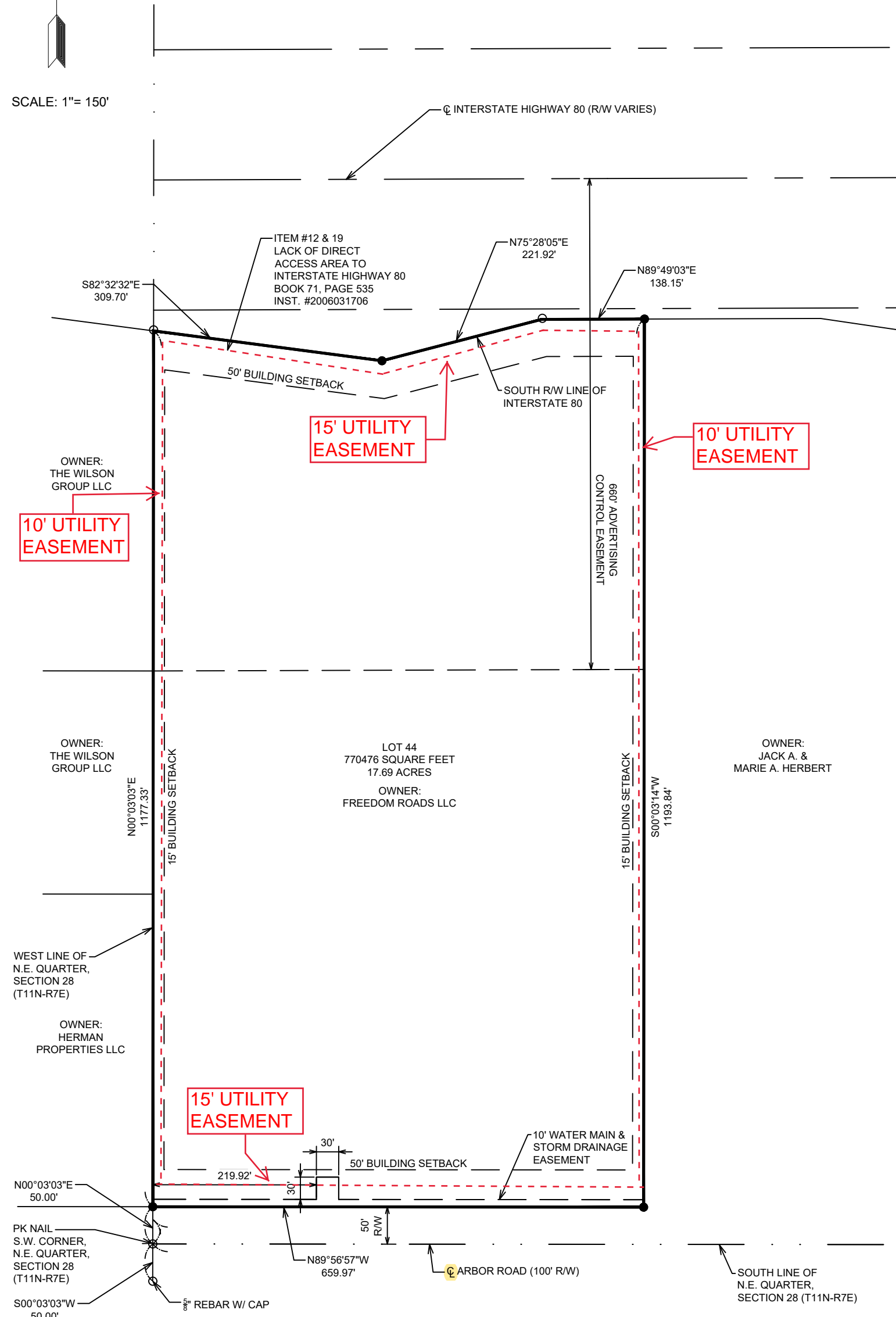
NOV 19 2020

LOT 44 FINAL PLAT

N.E. QUARTER OF SECTION 28, TS 11 NORTH, RANGE 7 EAST



SCALE: 1"= 150'



FINAL PLAT DEDICATION

THE FOREGOING PLAT KNOWN AS _____ AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED SOLE OWNER(S), AND THE EASEMENT'S SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, WINDSTREAM NEBRASKA INC., TIME WARNER ENTERTAINMENT - ADVANCED/NEWHOUSE, BLACK HILLS ENERGY, AND LINCOLN ELECTRIC SYSTEM, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS, TELEPHONE, AND CABLE TELEVISION, WASTEWATER COLLECTORS, STORM DRAINS, WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE EXCLUDING FENCES OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENTS OR DRAINAGE EASEMENT SHOWN THEREON.

THE CITY OF LINCOLN, NEBRASKA, ITS SUCCESSORS, AND ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

WITNESS MY HAND THIS ____ DAY OF _____

(NAME OF OWNER)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY KNOWN AS LOT 44, A SUBDIVISION OF LOT 8 OF IRREGULAR TRACTS LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE 6TH P.M. LANCASTER COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE 6TH P.M. LANCASTER COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N00°03'03"E ON THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ARBOR ROAD, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE N00°03'03"E CONTINUING ON THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1177.33 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 80, AS NOW ESTABLISHED; THENCE S82°32'32"E ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 309.70 FEET; THENCE N75°28'05"E CONTINUING ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 221.92 FEET; THENCE N89°49'03"E CONTINUING ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 138.15 FEET; THENCE S00°03'14"W A DISTANCE OF 1193.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID ARBOR ROAD; THENCE N89°56'57"W ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 659.97 FEET TO THE POINT OF BEGINNING. CONTAINS 770,573 SQUARE FEET OR 17.69 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, LOT CORNERS, STREET INTERSECTION, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURES AS SHOWN ON THIS FINAL PLAT IN ACCORDANCE WITH TITLE 28 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS ____ DAY OF _____, 2020

DAVID J. SCHAEFFER
NEBRASKA LS-582

FINAL PLAT APPROVAL

THE PLANNING DIRECTOR PURSUANT TO SECTION 26.11.060 OF THE LINCOLN MUNICIPAL CODE HEREBY APPROVES THIS FINAL PLAT

PLANNING DIRECTOR _____ DATE _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____

COUNTY OF _____

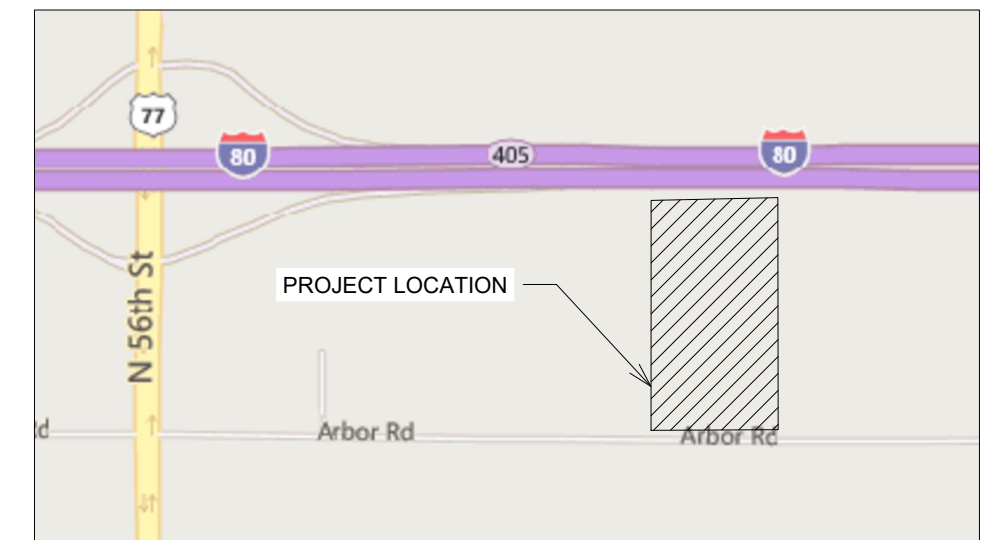
ON THIS DAY OF _____ BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME _____ TO ME, PERSONALLY KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT (AS _____ OF SAID COMPANY), AND HE/SHE ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED (AND THE VOLUNTARY ACT OF DEED OF SAID _____ COMPANY.)

NOTARY PUBLIC _____

MY COMMISSION EXPIRES ON _____

VICINITY MAP

SCALE 1" = 1000'



Department Review Status Report

Project Name: AN20015

Cycle	Department	Reviewer	Email	Status	Reviewer Comments
2	LTU - Watershed Management	Mike Middendorf	MMiddendorf@lincoln.ne.gov	Corrections Required	Drainage items include 1. Rainfall events corrected 2. Tc calcs - need to provide justification for assumptions. Current assumptions are not acceptable 3. Drainage areas need to include offsite contribution 4. Define flood corridor for north channel, or justification for exemption. 4. See comments in hydro-cad report concerning drainage items that may affect the grading plan

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

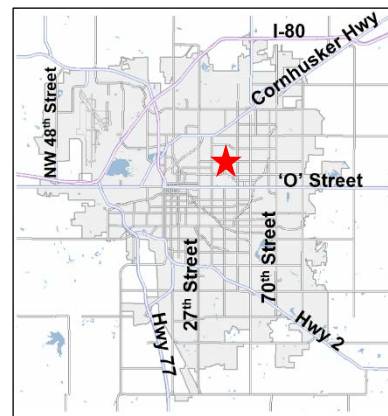
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Change of Zone #20034	FINAL ACTION? No	DEVELOPER/OWNER Alan & Mary Belka
PLANNING COMMISSION HEARING DATE January 6, 2021	RELATED APPLICATIONS SP20045	PROPERTY ADDRESS/LOCATION 3637 Holdrege Street, Lincoln NE

RECOMMENDATION: APPROVAL WITH PRESERVATION GUIDELINES

BRIEF SUMMARY OF REQUEST

This is a request for a change of zone from R-2 Residential District to R-2 Residential District with landmark overlay. The owners seek this landmark designation in order to apply for a special permit to allow for a basement apartment.



JUSTIFICATION FOR RECOMMENDATION

The Landmark designation provides both protection and incentives for preserving the historic character of the property, consistent with the purposes of LMC27.57 (Historic Preservation District). The property is identified as a contributing property to the significance of the East Campus District, which is a Local Landmark District. The Historic Preservation Commission unanimously recommended approval of this landmark designation.

APPLICATION CONTACT

Mary M. Belka
(503)866-5704
mmeisen@eisenhartconsulting.com

STAFF CONTACT

Stacey Hageman, (402)441-6361
slhageman@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan recommends designation of a wide range of the community's historic places and utilization of incentives to encourage their preservation.

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - This site is shown as future Residential-Urban Density on the 2040 Lincoln Area Future Land Use Plan.

P. 3.11 - Strategies for Cultural and Historic Landscapes: Document or promote historic, cultural and archeological sites throughout the City and County.

P. 4.6 - The community's distinctive character and desirable quality of life for current residents and for future generations should be supported by exercising stewardship of historic resources throughout the county, while maximizing benefits of past investments in public infrastructure and private property. The Plan encourages the continued use and maintenance of historic resources, including properties not formally designated as landmarks.

P. 4.9 - Designate landmarks and districts through the local preservation ordinance and the National Register of Historic Places.

P. 7.9 - Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements.

ANALYSIS

1. This is a request for designating the property as a local landmark, while retaining the underlying R-2 Residential District.
2. The Luckey-Pelikan House was built by Henry Carl Luckey in 1928-29 as an investment property. The first owner-occupants were Dr. Charles & Elsie Pelikan. It is significant as a fine Tudor Revival style house, plus its association with builder Henry Luckey, who was an early developer in the East Campus neighborhood.
3. The home is a 2½-story, variegated red-and-tan brick Tudor Revival style house with a steep hipped roof enriched with complex gables and dormers. The principal north façade towards Holdrege Street features a projecting centered entrance under a gable roof.
4. Mr. Luckey was a farmer, lawyer, real estate developer, and congressman. He was born in East St. Louis, Illinois in 1868. In 1873 the family moved to Columbus, Nebraska where he spent his childhood. His father started farming with an ox team, and he was actively engaged in farming for most of his life. For many years, Henry C. Luckey was an annual exhibitor of pure-bred cattle and hogs at the Nebraska State Fair.
5. Mr. Luckey actively built houses in East Campus from 1915 to the late 1920s, building as many as 80 homes in the area. He built 41 of the 44 homes in his University Park subdivision which included all the homes fronting Holdrege Street.
6. The house was owned by Mr. Luckey until 1944 when he sold to long-time owners Dr. Charles C. and Elsie Pelikan. The house remained in Pelikan's ownership for nearly three decades, from 1944 to 1973.
7. Dr. Charles Carl Pelikan was a well-known physician in Lincoln. He attended Peru State Teachers College and Kearney State Teachers College, and graduated from the University of Nebraska in 1928. Dr. Pelikan was a veteran of World War I and was active in many civic and professional organizations including the Masonic Lodge, Lion's Club, American Medical Association, and Lancaster County Medical Society.
8. Additional details regarding the historic significance are found in the attached application for Landmark designation.
9. The proposed preservation guidelines for the Luckey-Pelikan House are based on the Secretary of the Interior's Standards and Guidelines for Historic Rehabilitation and are typical of the guidelines for other Lincoln area landmarks.
10. The Historic Preservation Commission unanimously recommended approval of this application for landmark designation on December 17, 2020 (excerpt from meeting record attached).

EXISTING LAND USE & ZONING: R-2, Residential District.

SURROUNDING LAND USE & ZONING

R-2 Residential District, south and east
R-6 Residential District, west
P Public, north

APPROXIMATE LAND AREA: 8,424 square feet, more or less

LEGAL DESCRIPTION: Lot 46 and the north 6 feet of the east 80 feet of Lot 47, University Park, in Lincoln, Lancaster County, Nebraska.

Prepared by

Stacey Hageman, Planner

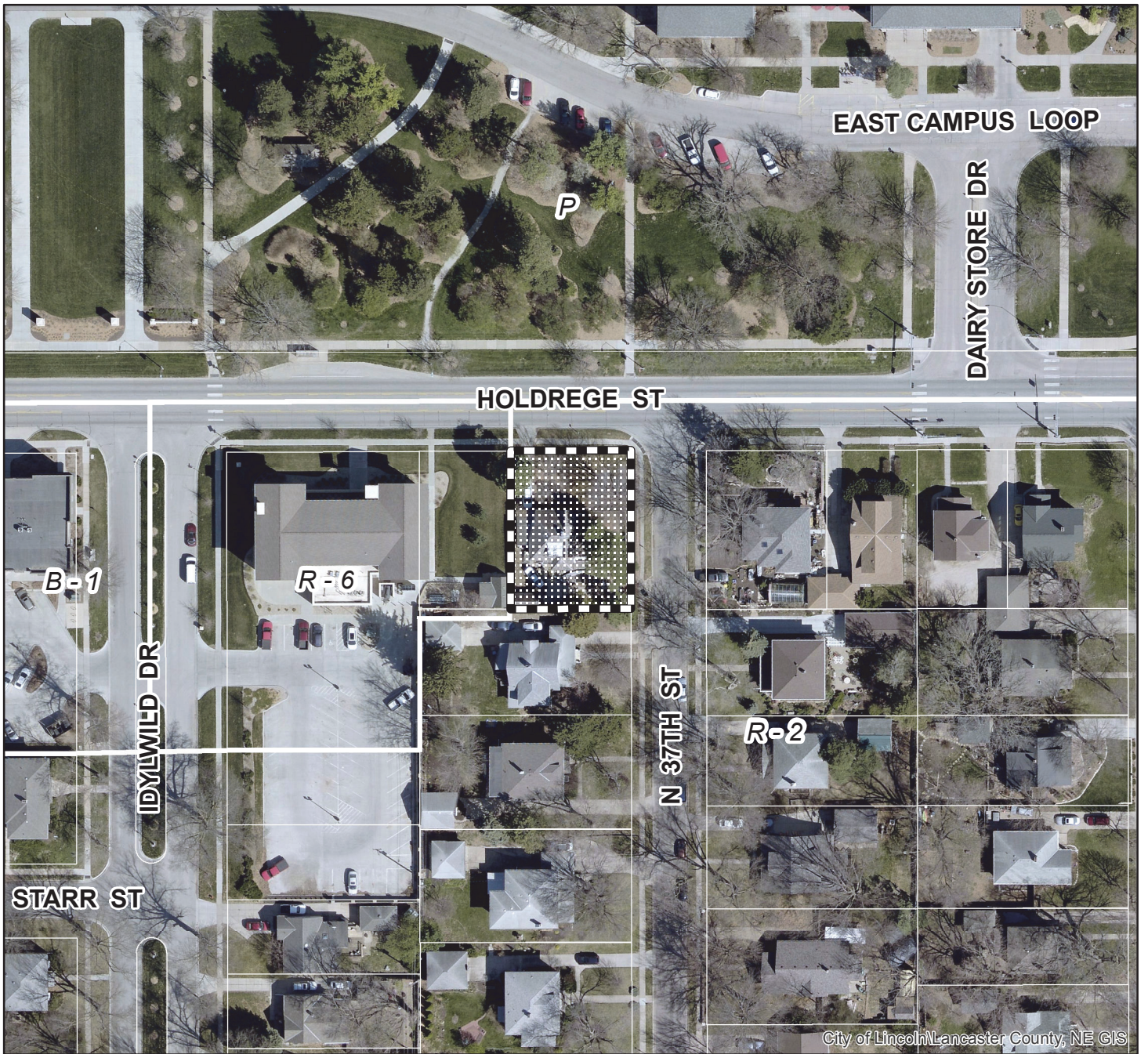
Date: December 23, 2020

Applicant: Mary M. Belka
(503)866-5704
mmeisen@eisenhartconsulting.com

Contact: Mary M. Belka
(503)866-5704
mmeisen@eisenhartconsulting.com

Owner: Professors' Row Estates, LLC
1420 N 37th Street
Lincoln, Nebraska 68503

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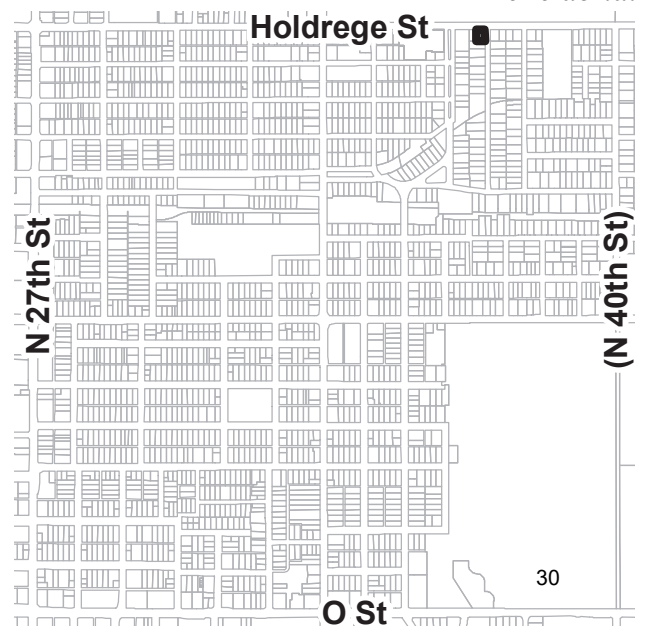
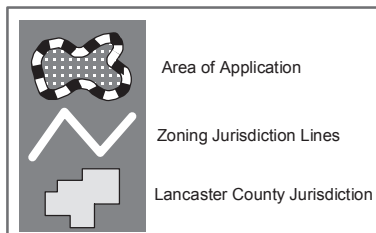
2020 aerial

**Special Permit #: SP20045 &
Change of Zone #: CZ20034
Historic Preservation
N 37th St & Holdrege St**

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. 19 T10N R07E**



APPLICATION FOR LANDMARK OR LANDMARK DISTRICT DESIGNATION
ADDENDUM TO PETITION TO AMEND THE ZONING ORDINANCE
LINCOLN, NEBRASKA

1. NAME

Historic: **Luckey-Pelikan House**
(and/or) Common:
NeHBS Site: **LC13:E10-356**

2. LOCATION

Address: **3637 Holdrege Street**

3. CLASSIFICATION

<u>Proposed Designation</u>	<u>Category</u>	<u>Present Use</u>		
<input type="checkbox"/> Landmark District	<input type="checkbox"/> District	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Industrial	<input type="checkbox"/> Religious
<input checked="" type="checkbox"/> Landmark	<input checked="" type="checkbox"/> Building(s)	<input type="checkbox"/> Commercial	<input type="checkbox"/> Military	<input type="checkbox"/> Scientific
	<input type="checkbox"/> Structure	<input type="checkbox"/> Educational	<input type="checkbox"/> Museum	<input type="checkbox"/> Transportation
	<input type="checkbox"/> Site	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Park	<input type="checkbox"/> Other (vacant)
	<input type="checkbox"/> Object	<input type="checkbox"/> Government	<input checked="" type="checkbox"/> Private Residence	

4. OWNER OF PROPERTY

Name: **Alan & Mary Belka**
Address: **1420 N 37th Street, Lincoln, NE 68503**

5. GEOGRAPHICAL DATA

Legal Description: **N6' of E80' of Lot 46, and all of Lot 47, University Park,
Lincoln, Nebraska**
Property ID Number: **1719238009000**
Number of Acres or Square Feet: **8424 sq. ft. (more or less)**

6. REPRESENTATION IN EXISTING SURVEYS

Title: **Historic & Architectural Survey of Lincoln, NE**
Date: **on-going** State County Local
Depository for Survey Records: **Lincoln/Lancaster County Planning Dept.**
City: **Lincoln**
State: **Nebraska**

Is the proposed Landmark or Landmark District listed in the National Register?

Yes, Date Listed:
 No

7. DESCRIPTION AND HISTORY

Condition
 Excellent Deteriorated Unaltered Original Site
 Good Ruins Altered Moved, Date:
 Fair Unexposed

7. DESCRIPTION AND HISTORY, CONT.

DESCRIPTION:

The Luckey-Pelikan House at the southwest corner of Holdrege and North 37th Streets (3637 Holdrege Street) is a 2½-story, variegated red-and-tan brick Tudor Revival style house with a steep hipped roof enriched with complex gables and dormers. The principal north façade towards Holdrege Street features a projecting centered entrance under a gable roof. The panelled door is enframed with cast-stone Tudor arch and quoins.

A pair of multi-pane, tripartite windows flank the entrance on the main story. The second story has paired multi-pane windows to either side and a smaller window above the entrance. The left window second story window is set into a tall, steep façade gable, emphasized with false half-timbering against white stucco.

At the right side of the north façade is a garage door with a brickwork frame of three courses of headers and rowlocks, tracing a Tudor arch above the wide opening. The front wall curves down from the main roof tracing a sweeping roof over the garage, finishing at the corner in a curved, buttress-like projection, echoing similar wings at the main entrance.

The east elevation towards 37th Street has paired windows on the first and second stories, with the upper windows set in a shed dormer with a stucco accent band. The rear, south elevation is widely varied in sizes and configurations of windows and has additional stucco accents on the upper levels. The west elevation is all brick with single windows throughout.

HISTORY:

Henry Carl Luckey completed this handsome brick and stucco Tudor Revival with half timbering in 1929 and used it for investment purposes. Charles and Elsie Pelikan were the first owner/occupiers, owning the home from 1944-1973. Mr. Pelikan was a physician for the Lincoln Clinic.

Henry Carl Luckey

Although the first building permit for a house at 3637 Holdrege Street was issued in 1924¹, the house wasn't actually built until a subsequent building permit was obtained in 1928.² The "new brick mansion" was advertised by Henry C. Luckey in 1929 as "one of the finest residences built in Lincoln this year."³ The 12- by 22-foot addition was added that same year.

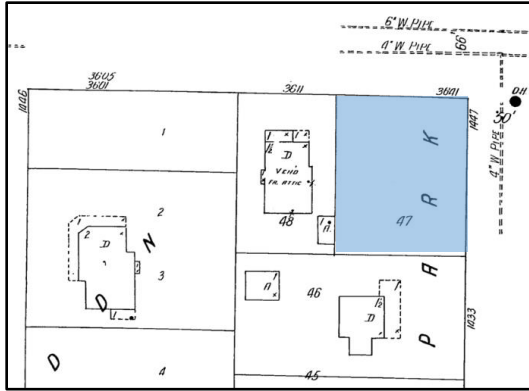
Mr. Luckey was a farmer, lawyer, real estate developer, and congressman. He was born in East St. Louis, Illinois in 1868. In 1873 the family moved to Columbus, Nebraska where he spent his childhood. His father started farming with an ox team, and he was actively engaged in farming for most of his life. For many years, Henry C. Luckey was an annual exhibitor of pure-bred cattle and hogs at the Nebraska State Fair.⁴

¹ Lincoln Building Permits, #12571

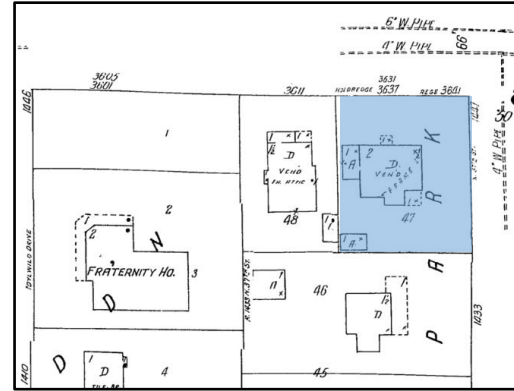
² Lincoln Building Permits, #18259

³ Lincoln Journal Star, 12 Aug 1929

⁴ Lincoln Journal Star, *Henry C. Luckey Files: Lincoln Man Would Be Democratic Congressman*, 12 Jun 1934



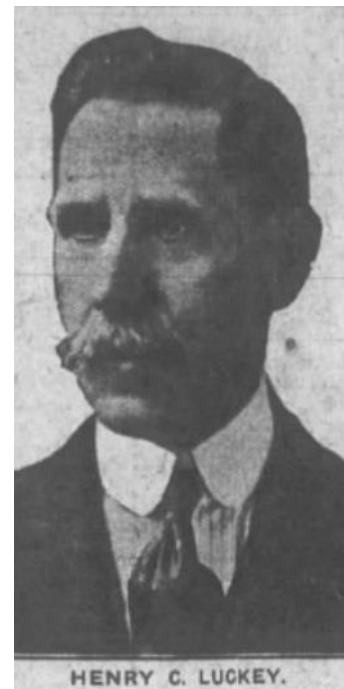
1928 Sanborn



1949 Sanborn

By 1900, Mr. Luckey was a student at the University of Nebraska in Lincoln. He married his wife Hattie, and by 1913, had earned three degrees—a Bachelor of Arts, Master of Arts, and Bachelor of Law. He also studied economics and government at Columbia University, New York. Throughout his life in Lincoln, Mr. Luckey is listed as residing at 4013 Holdrege (the present site of 4001 Holdrege).

Henry C. Luckey was an important figure in the development of the East Campus Neighborhood Landmark District. The area around the campus was becoming developed, as Lincoln continued to expand outwards toward Bethany and University Place. Mr. Luckey recognized the demand for housing, and in 1915, he purchased the land south of the campus across Holdrege. Henry and Hattie Luckey platted the first subdivision, University Park, in the East Campus District. They divided their land into 48 lots on both sides of 37th and 38th Streets from the Interurban right-of-way on the south to Holdrege Street on the north. They named two streets that led south from Holdrege, Luckey Ave (37th) and Farm Ave (38th).



Mr. Luckey actively built houses in East Campus from 1915 to the late 1920s, building as many as 80 homes in the area.⁵ He built 41 of the 44 homes in his University Park subdivision which included all the homes fronting Holdrege Street. His building style ranged from large two story “Prairie Boxes” (3707 Holdrege), to classic bungalows (1331 and 1400 N 37th), to Period Revivals (1137 N 37th), to eclectic hybrids (1433 N 37th and 1320 N 38th).

Both Mr. and Mrs. Luckey were involved with many civic and political organizations. Mr. Luckey’s membership included the Chamber of Commerce and the Lions Club. He was very active with his church, Grace Lutheran, and was a strong supporter of Christian education programs, one time giving a farm to the Tabitha Home. Mrs. Luckey was a former President of the Lancaster County Democratic Woman’s Club.⁶ She also founded the Bible department of the Lincoln Woman’s Club.⁷

⁵ Lincoln Journal Star, 4 Sep 1946

⁶ Lincoln Journal Star, *Henry C. Luckey Files: Lincoln Man Would Be Democratic Congressman*, 12 Jun 1934

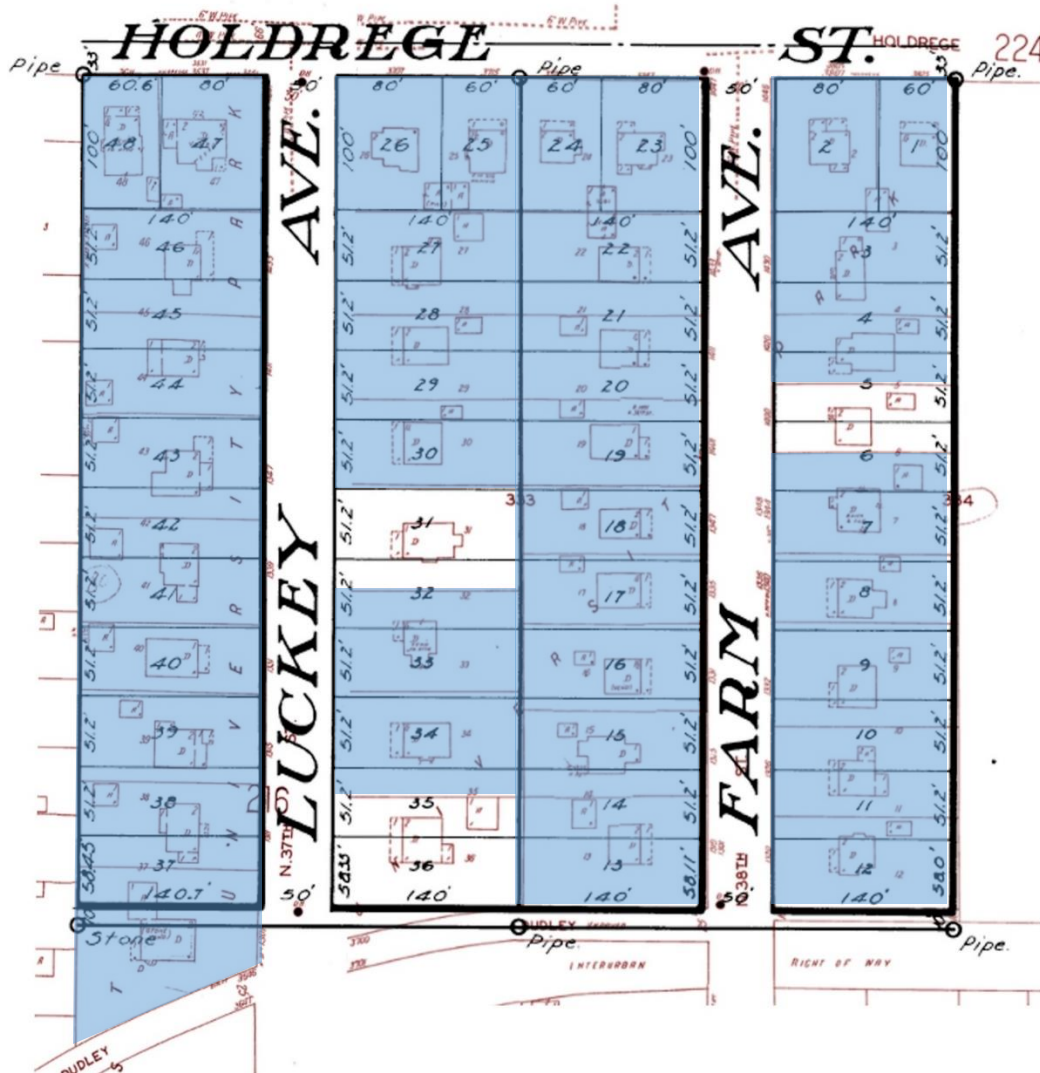
⁷ Lincoln Journal Star, 4 Sep 1946

In 1934, Mr. Luckey was elected to the United States Congress for Nebraska's 1st District. Through the heart of the Depression, Mr. Luckey's focus in office was on farm relief programs, authoring several bills. Although Mr. Luckey was a member of the Democratic Party, he was said to be critical of many of President Roosevelt's New Deal policies, and perhaps as a consequence, was voted out of office by a slight margin in 1937, having served two terms.

After returning to Nebraska for the next ten years, Mr. Luckey retired to El Cerrito, CA in 1946 at the age of 78. In 1955, he published his memoirs, Eighty-Five American Years, describing a life in which he "traveled widely and thought much about the affairs of his time." Henry C. Luckey passed away shortly thereafter in 1956, at 88.

UNIVERSITY PARK.

Scale 1"=100'



Houses built by Henry C. Luckey (shaded) in his University Park subdivision.

Charles & Elsie Pelikan

⁸The Luckey-Pelikan House was first occupied by Dr. Frank T. & Mary A. Wright. Dr. Wright was a physician and surgeon in the Stuart Building in downtown Lincoln. In 1931, Mrs. Wright filed suit against Henry C. Luckey, alleging that the “character of the house had been misrepresented to her” but the courts found “that the property was of first class construction.”⁹

There were several other residents in the following years including two Chief Dental Officers of the United States Veteran’s Administration. From 1933 to 1940, Dr. Ercil V. and Waneta Millard lived at 3637 Holdrege. Then from 1941 to 1942, Dr. Franklin M. and Lottie Huson resided there.

The house was owned by Mr. Luckey until 1944 when he sold to long-time owners Dr. Charles C. and Elsie Pelikan. The house remained in Pelikan’s ownership for nearly three decades, from 1944 to 1973.

Dr. Charles Carl Pelikan was a well-known physician in Lincoln. He attended Peru State Teachers College and Kearney State Teachers College, and graduated from the University of Nebraska in 1928. Dr. Pelikan was a veteran of World War I and was active in many civic and professional organizations including the Masonic Lodge, Lion’s Club, American Medical Association, and Lancaster County Medical Society.



Dr. Pelikan started practicing medicine in Overton, NE in 1932. He was associated with the Lincoln Clinic from 1940 to 1947. He then practiced medicine in Havelock until his unexpected death in 1953. Dr. Pelikan died of a heart attack at the age of 56.

⁸ Lincoln Journal Star, *Dr. Pelikan, Well-Known Physician, Dies*, 19 Jan 1953

⁹ Lincoln Journal Star, 20 May 1931

8. SIGNIFICANCE

<u>Period</u>	<u>Areas of Significance (check and justify)</u>	
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Archeology (Prehistoric)	<input type="checkbox"/> Landscape Architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> Archeology (Historic)	<input type="checkbox"/> Law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> Art	<input type="checkbox"/> Music
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> Commerce	<input type="checkbox"/> Philosophy
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> Communications	<input checked="" type="checkbox"/> Politics/Government
	<input type="checkbox"/> Community Planning	<input type="checkbox"/> Religion
	<input type="checkbox"/> Conservation	<input type="checkbox"/> Science
	<input type="checkbox"/> Economics	<input type="checkbox"/> Sculpture
	<input type="checkbox"/> Education	<input type="checkbox"/> Social/Humanitarian
	<input type="checkbox"/> Engineering	<input type="checkbox"/> Theater
	<input type="checkbox"/> Exploration/Settlement	<input type="checkbox"/> Transportation
	<input type="checkbox"/> Industry	<input type="checkbox"/> Other (specify)
	<input type="checkbox"/> Invention	

Specific dates: **1928-29**

Builder/Architect: **Henry Carl Luckey**

Statement of Significance:

The Luckey-Pelikan House was built by Henry C. Luckey in 1928-29. This large brick and stucco Tudor Revival residence is the largest built by Luckey in the East Campus residential neighborhood. Long-time residents Dr. Charles C. & Elsie Pelikan owned the house for nearly 30 years.

9. STANDARDS FOR DESIGNATION (check one(s) that apply)

- Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;
- Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States; or
- Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

- Lincoln city building permits
- Lincoln city directories
- Lancaster County deeds
- Lincoln Journal Star archives
- East Campus Landmark District application

11. FORM PREPARED BY:

Name/Title: **Stacey L. Hageman/Urban Design & Historic Preservation Planner**

Organization: **Lincoln/Lancaster County Planning Dept.**

Date Submitted: **12/11/2020**

Street & Number: **555 South 10th Street**

Telephone: **402-441-6361**

City or Town: **Lincoln**

State: **Nebraska**

Signature:

Property Owner:

FOR HISTORIC PRESERVATION COMMISSION USE ONLY

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED:

LANDMARK/LANDMARK DISTRICT NUMBER:

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Approved:

City Council _____
(date)

**PRESERVATION GUIDELINES FOR
Luckey-Pelikan House
3637 Holdrege Street, Lincoln, NE 68503**

1. Architectural Review of Landmark:

- a. Photographs: On file in Planning Department.
- b. Important architectural features: **Exterior:** Brick exterior with stone, wood, and stucco accents, multiple gables and dormers
- c. Important landscape features: drive-through attached garage with doors on north and south
- d. Architectural style and date: Tudor Revival; Henry C. Luckey, builder, 1928-29
- e. Additions and modifications: high degree of integrity

2. Notice of Work Needing Certificate:

- A. A Certificate for Certain Work can be granted by the Preservation Commission or, in certain instances, by the Director of Planning. The application for the Certificate can be obtained from and should be filed with the Building and Safety Department. The following work to be conducted on the Landmark requires the procurement of a Certificate for Certain Work:
 1. Exterior work requiring a Building Permit as defined in the Lincoln Building Code. Before conducting exterior work, check with the City Building and Safety Department to determine whether a Building Permit is necessary;
 2. Demolition of a structure or portion of a structure as defined in the Lincoln Building Code;
 3. Work involving:
 - a. Replacement of exterior material and trim on north and east facades;
 - b. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on facades visible from north and east;
 - c. Addition of awnings;
 - d. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc.;
 - e. The addition or replacement of signs;
 - f. Moving structures on or off the site;
 - g. Installation of electrical, utility, and communications services on principal (north and east) facades;
 - h. Placement of high intensity overhead lighting, antennae, and utility poles within the areas of the north and east facades.
 - i. Any addition of pavement north or south of the house.

- j. Painting of unpainted masonry.
 - k. Removal of one or both garage accesses.
- B. The following work to be conducted on the Landmark does not require the procurement of a Certificate for Certain Work:
- 1. Changes involving routine maintenance and repair for the general cleaning and upkeep of the building but which include no direct physical change in design or material;
 - 2. Changes involving color and landscaping, except as previously noted;
 - 3. Interior changes involving no exterior alteration.
- C. The penalty upon conviction for conducting work which requires a Certificate for Certain Work without procuring the Certificate or for doing work contrary to an issued Certificate is a fine not to exceed \$100.00. Each and every day that such violation continues after notification may constitute a separate offense. The City of Lincoln may also pursue the remedies of injunction, mandamus, or other appropriate action to correct a violation.

3. Standards for Owner and Preservation Commission:

The following standards serve as a guide to the Landmark property owner in the preservation of their building. It is also intended that these Standards will aid the Commission in making decisions regarding issuance or denial of a Certificate.

When a decision on issuing or denying a Certificate is requested, the more definitive the presentation by the applicant, the easier it will be to convey and comprehend the effect of the proposed change. The owner or representative should plan to attend the public hearing to discuss the proposed work. When an application is being reviewed, it will be the responsibility of the applicant to demonstrate that the new work is compatible with these Standards.

A strict interpretation of these guidelines may be waived by the Preservation Commission if the applicant develops a design solution which meets the spirit and intent of the Historic Preservation Ordinance. In addition, although the owner of the landmark must receive Certificates for work identified above, a broader interpretation of the Guidelines for this property may be allowed by the Preservation Commission.

**(Based on the Secretary of the Interior's Standards for Rehabilitation
and Guidelines for Rehabilitating Historic Buildings)**

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be physical, based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future the essential form and integrity of the structure would be unimpaired.

**GUIDELINES FOR APPLYING
THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION**

THE ENVIRONMENT

Recommended

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building set-backs that have traditionally linked buildings to their environment.

Using new plant materials, fencing, walkways, street lights, signs and benches that are compatible with the character of the neighborhood in size, scale, material and color.

Not Recommended

Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or inappropriate to the neighborhood.

BUILDING SITE

Recommended

Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property's history and development.

Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property's history and development.

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made, they should be carefully evaluated in light of the past appearance of the site.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

Not Recommended

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.

Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

BUILDING: STRUCTURAL SYSTEMS

<i>Recommended</i>	<i>Not Recommended</i>
Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.	Disturbing existing foundations with new excavations that undermine the structural stability of the building.
Undertaking stabilization and repair of weakened structural members and systems.	Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.
Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.	

BUILDING: EXTERIOR FEATURES

MASONRY: Adobe, Brick, Stone, Terra Cotta, Concrete, Stucco and Mortar*

<i>Recommended</i>	<i>Not Recommended</i>
Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.	Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.
Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.	Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.
Duplicating old mortar in composition, color and texture.	Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.
Duplicating old mortar in joint size, method of application, and joint profile.	Repointing with mortar joints of a differing size or joint profile, texture or color.
Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.	

Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.

Removing architectural features such as cornices, brackets, railings, shutters, window architraves and doorway pediments.

Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

* For more information consult Preservation Briefs: 1: "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Briefs: 2: "Repointing Mortar Joints in Historic Brick Buildings." Both are available from Technical Preservation Services Division, Heritage Conservation & Recreation Service, U. S. Department of the Interior, Washington, D.C. 20240

WOOD: Clapboard, Weatherboard, Shingles and Other Wooden Siding

Recommended

Retaining and preserving significant architectural features, whenever possible.

Not Recommended

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrates the continuity of growth and change.

Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape and texture the old as closely as possible.

Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

ARCHITECTURAL METALS: Cast Iron, Steel, Pressed Tin, Aluminum, Zinc

Recommended

Retaining original material, whenever possible.

Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.

Not Recommended

Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and Roofing

Recommended

Preserving the original roof shape.

Retaining the original roofing material, whenever possible.

Providing adequate roof drainage and insuring that the roofing materials provide a weather-tight covering for the structure.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Preserving or replacing, where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Not Recommended

Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Stripping the roof of architectural features important to its character.

Windows and Doors

Recommended

Retaining and repairing existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware.

Not Recommended

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Installing visually unobtrusive storm windows and doors, where needed, that do not damage existing frames and that can be removed in the future.

Installing inappropriate new window or door features such as aluminum storm and screen window insulating glass combinations that require the removal of original windows and doors.

Using original doors and door hardware when they can be repaired and reused in place.

Installing plastic, canvas, or metal strip awnings or fake shutters that detract from the character and appearance of the building.

Discarding original doors and door hardware when they can be repaired and reused in place.

Entrances, Porches, and Steps

Recommended

Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Removing or altering porches and steps that are appropriate to the building's development and style.

Stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior Finishes

Recommended

Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.

Not Recommended

Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes.

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

NEW CONSTRUCTION

Recommended

Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.

Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Protecting architectural details and features that contribute to the character of the building.

Not Recommended

Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.

Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.

Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.

MECHANICAL SYSTEMS: Heating and Air Conditioning, Electrical, Plumbing, Fire Protection

Recommended

Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.

Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Not Recommended

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical system.

Attaching exterior electrical and telephone cables to the principal elevations of the building.

Installing the vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

PRESERVATION GUIDELINES FOR
Luckey-Pelikan House, 3637 Holdrege Street, Lincoln, NE
P. 10

Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.

Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.

Placing television antennas and mechanical equipment, such as air conditioners, in an inconspicuous location.

Concealing or “making invisible” mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.

Installing “dropped” acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.

Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.

Placing television antennas and mechanical equipment, such as air conditioners where they can be seen from the street.

**Excerpt from
MEETING RECORD**

Advanced public notice of the Historic Preservation Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Wednesday, December 9, 2020.

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, December 17, 2020, 1:30 p.m., Council Chambers, 1st Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS IN ATTENDANCE Melissa Dirr Gengler, Nancy Hove Graul Jim Johnson, Greg McCown, Jim McKee, Greg Newport; the seventh seat of this Commission is vacant.

OTHERS IN ATTENDANCE Stacey Hageman and Rhonda Haas of the Planning Department.

STATED PURPOSE OF MEETING: Historic Preservation Commission Meeting

Chair McCown called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

McCown requested a motion approving the minutes for the meeting of October 15, 2020.

Motion for approval made by Newport seconded by Johnson and carried 6-0: Gengler, Hove Graul, Johnson, McKee, Newport and McCown voting 'yes'.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

**DESIGNATION OF 3637 HOLDREGE, THE LUCKEY-PELIKAN HOUSE, AS A LANDMARK
AND
RECOMMENDATION OF SPECIAL PERMIT FOR HISTORIC PRESERVATION TO ALLOW A
BASEMENT APARTMENT AT THE LUCKEY-PELIKAN HOUSE**

PUBLIC HEARING: **DECEMBER 17, 2020**

Members present: Gengler, Hove Graul, Johnson, McKee, Newport and McCown.

Stacey Hageman, Planning Department, came forward and shared that Items 3 and 4 go

together, with Item 3, being a landmark designation. Item 4, they are requesting a Special Permit for Historic Preservation. Hageman shared the house is located on the corner of 37th Street & Holdrege Street. A building permit was issued in 1928, for the construction of the house and the following year in 1929, a second permit was issued presumably for the garage. The Tudor Revival style house has a steep hipped roof with gables and dormers. The north façade main entrance has a gable roof, quoins and a Tudor arch. There is a steeply pitched roof, divided light window and a false half-timbering on the front north side. The garage entrance can be seen from Holdrege Street. There is a pull thru garage on the west side and the house is mainly brick and stucco.

McCown asked if the attached garage was an original feature of the house. Hageman said yes. McCown stated that there is another detached garage and asked if that was correct. Hageman said yes.

Hageman stated the house was built by Henry Carl Luckey who was a farmer, lawyer, real estate developer, and congressman. There is an article stating that Mr. Luckey was responsible for building 80 homes in the East Campus Neighborhood.

McCown inquired if he built outside of the area. Hageman shared that the area was divided into the University Park subdivision and Mr. Luckey built 41 of the 44 homes in that subdivision and several additional homes throughout the East Campus Historic and Landmark Districts. McCown inquired why the streets were renamed from Luckey and Farm Streets to 37th and 38th Streets. McKee suggested as the area was brought into the city they were required to conform, which has been true of every suburb.

Hageman share that 4013 Holdrege Street was also listed as being a house in which Mr. Luckey resided in, which is on the corner of 40th Street and Holdrege Street. Mr. Luckey did use this house as a rental unit until it was sold to Dr. Charles Carl Pelikan in 1944.

Hageman noted that the waivers needed for the special permit portion of this request are for the lot area. A duplex with 2-units, is required to have 5,000 square-feet per unit in R-2 zoning. This waiver would allow a total area of 8,400 square feet for the 2-units. There is also a side yard reduction needed, which would go from 10 feet down to 5 feet, and this is because of where the attached garage is located. The applicant has already requested and received a deviation request from the Access Management Policy to keep their driveway off Holdrege Street, because the garage and the driveway are prominent features of the house. McCown asked if it was backed to the alley. Hageman shared that Mr. Luckey took out all the alleys. **Mary Belka, 3637 Holdrege Street**, came forward and stated that Mr. Luckey had removed the alleys in the area they are consider them abandoned.

Newport inquired what impact the second unit would have on the structure itself, as far as the visual appearance of the building, and he further asked if the entrance would be located on the back of the house. Hageman shared that the applicant has added an entrance to the back of the house for the second unit. Belka stated that the entrance was included on the original building

permit plan. She shared that the run goes down the stairs and the exterior stairway they installed has an 8-inch wall and 4-foot stairs. In order to get the runs at 12 inches to meet the code standards it will go just in front of the porch with a railing, as shown, in the rendering. McCown asked if it is a covered area. Belka stated that most of the stairs would be covered. There will be a little metal posts at the backdoor to match the other two posts. The door was found in the basement and after being restored it will go back in. The porch will have one side open and an extra 3-feet of railing will be added around the stairwell to prevent anyone from falling into it.

McCown asked how many bedrooms the basement unit would have. Belka stated it would be a one-bedroom unit that is 1,100 square feet. She shared that they have removed the interior stairway, which is now the furnace room. There is zoned heating and cooling in the house. McCown stated there is no interior access between the units. Belka said correct. When entering the basement apartment entrance there is a 5-foot space between the outside door and the apartment door. In that 5-foot space there is another door that goes to the mechanical room. The mechanical room is where the upper unit can access their water heater and they could also use the area as a storm shelter. McCown asked Ms. Belka her timeframe for renting. Belka stated that they would like to have it rented by April 1, 2021. She shared that the driveway on 37th Street would be the last thing done, which will be completed when all of the drywall has been delivered. Belka shared that there was replacement of the sewer line and new tap to the main, and she further shared that a liquid fiberglass cap on the old sewer tap connection was required to save the detached garage, because it was built on top of the sewer line. McCown asked if the entire house would be used for a rental. Belka said yes. McCown shared that this is a great project.

McCown asked for motion.

ACTION:

Gengler moved approval of the landmark designation and special permit as presented, seconded by Hove Graul.

Newport asked what kind of precedent the board would be setting for zoning changes. Hageman stated that the landmark designation is the only implication to the zoning. She shared that there would not be any changes by allowing the special permit and the apartment has been there and vacant for a while. This would just be allowing it to continue as it has been. Newport said that it would be a grandfathered type of use. Hageman said yes this is just making sure that it is worthy of designation and that the special permit allows it to be used. Newport shared that this takes care of his concern.

Motion carried 6-0: Gengler, Hove Graul, Johnson, McKee, Newport and McCown voting 'yes'.

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

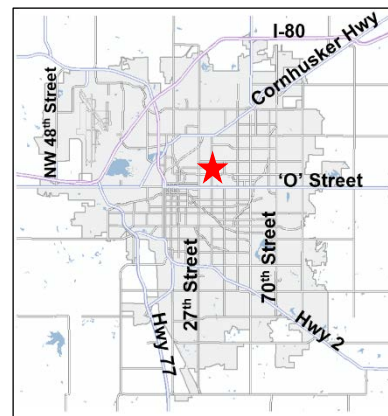
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Special Permit #20045	FINAL ACTION? No	DEVELOPER/OWNER Alan & Mary Belka
PLANNING COMMISSION HEARING DATE January 6, 2021	RELATED APPLICATIONS CZ20034	PROPERTY ADDRESS/LOCATION 3637 Holdrege Street, Lincoln NE

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

The homeowners are requesting a Special Permit for Historic Preservation in order to add a second unit in the basement. To allow a second unit they are seeking a waiver to the lot area requirements of the R-2 district. Because the home’s existing location on the property is being maintained, a waiver to the side yard setback for a duplex is also needed.



JUSTIFICATION FOR RECOMMENDATION

Adding the protection of Lincoln landmark designation supports the retention of a significant historic structure in the East Campus Landmark District. Landmark designation is a requirement to seeking a Special Permit for Historic Preservation, which provides incentives for the continued productive use of investment in neighborhood infrastructure and the house, as is strongly encouraged by the Lincoln/Lancaster County 2040 Comprehensive Plan.

APPLICATION CONTACT

Mary M. Belka
(503)866-5704
mmeisen@eisenhartconsulting.com

STAFF CONTACT

Stacey Hageman, (402)441-6361
slhageman@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan recommends designation of a wide range of the community’s historic places and utilization of incentives to encourage their preservation.

WAIVERS

Waivers to zoning requirements of 27.72.020 (a), including:

- to allow a two-family dwelling on approximately 8,424 square feet;
- to reduce the side yard setback for a two-family dwelling from 10 feet to 5 feet.

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - This site is shown as future Residential—Urban Density on the 2040 Lincoln Area Future Land Use Plan.

P. 7.9 - Strategies for Redevelopment in Existing Neighborhoods:

- Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements.

P. 4.6 - The community's distinctive character and desirable quality of life for current residents and for future generations should be supported by exercising stewardship of historic resources throughout the county, while maximizing benefits of past investments in public infrastructure and private property. The Plan encourages the continued use and maintenance of historic resources, including properties not formally designated as landmarks.

P. 4.9 - Continue to inventory, research, evaluate, and celebrate the full range of historic resources including standing structures, distinctive neighborhoods and regions, landscapes, and buried cultural materials throughout Lancaster County, collaborating with individuals, associations, and institutions.

P. 7.9 - Promote the continued use of single-family dwellings and all types of buildings, to maintain the character of neighborhoods and to preserve portions of our past. Building code requirements for the rehabilitation of existing buildings should protect the safety of building occupants, while recognizing the need for flexibility that comes with rehabilitating existing buildings.

ANALYSIS

1. This is a request for a special permit for historic preservation to allow construction and use of a second unit in the basement of the Luckey-Pelikan House.
2. A Special Permit for Historic Preservation under LMC §27.63.400 is to be evaluated under the following six criteria:

2.1 The significance of the historic structure or site and the degree of variation sought from the permitted uses of the district:

The significance of the structure is presented in the landmark application attached to the associated report on CZ19022, which states: *The Luckey-Pelikan House was built by Henry C. Luckey in 1928-29. This large brick and stucco Tudor Revival residence is the largest built by Luckey in the East Campus residential neighborhood. Long-time residents Dr. Charles C. & Elsie Pelikan owned the house for nearly 30 years.*

The landmark application has been recommended for approval by the Historic Preservation Commission.

The "degree of variation" requested from permitted uses in the R-2 Residential District is not large—there are a number of two-family dwellings within this residential district. The location of the property adjacent the R-6 zoning makes it a good site for increased density. If this property were in the R-6 district, up to 7 units would be allowed on a site of this size. The waiver to the side yard will allow the current condition at the Luckey-Pelikan House to remain even as a two-family dwelling.

2.2 The extent to which economic factors necessitate the change in use:

The owners say they "overpaid" for this property (\$230,000) and speculate the previous owner could have sold it for much more to the nearby AGR fraternity. Owners bought the house "as is" and will be spending roughly \$250,000 more on renovation costs due to its poor condition. The applicant has provided a detailed list of expenses related to the rehab of the Luckey-Pelikan House in their attached justification.

2.3 The extent of proposed exterior change to the structure or site:

Exterior improvements to the site were reviewed by the Historic Preservation Commission on June 18, 2020 for a Certificate of Appropriateness (excerpt from meeting record attached). The Luckey-Pelikan House, although not individually designated at the time, was subject to the preservation guidelines for the East Campus Landmark District. The Historic Preservation Commission unanimously approved the Certificate on the condition that the applicant consider windows more like the original on the street-

facing side of the house. The applicant has met the condition of that approval. Landmark designation and the accompanying design review process provide future protection for the building and site.

2.4 The impact on the surrounding area:

There is little to no impact on the surrounding area. The parking requirement is met with no additional changes to the site. It should also be noted that the impact to the surrounding area (and Historic District) would be much greater if the Luckey-Pelikan House were to be demolished, which was a likely future for the property due it's location adjacent AGR.

2.5 The compatibility of the proposed use to the structure or site and the surrounding area:

The minor modifications to the existing structure fit the character of the existing house and are appropriate for the East Campus District.

2.6 The manner in which the public will be benefitted by such proposed use:

The proposal would increase investment in a well-established neighborhood, on existing infrastructure, while maintaining the architectural character of a Landmark district.

3. The Historic Preservation Commission unanimously recommended approval of the request for landmark designation and a special permit for historic preservation to allow the basement apartment on December 17, 2020 (excerpt from meeting record attached to CZ20034).
4. The waivers requested by this special permit allow for the preservation of the landmark house and historic district.

EXISTING LAND USE & ZONING: R-2, Residential District.

SURROUNDING LAND USE & ZONING

R-2 Residential District, east and south
R-6 Residential District, west
P Public, north

APPROXIMATE LAND AREA: 8,424 square feet, more or less

LEGAL DESCRIPTION: Lot 46 and north 6 feet of east 80 feet of Lot 47, University Park, in Lincoln, Lancaster County, Nebraska.

Prepared by

Stacey Hageman, Planner

Date: December 23, 2020

Applicant: Mary M. Belka
(503)866-5704
mmeisen@eisenhartconsulting.com

Contact: Mary M. Belka
(503)866-5704
mmeisen@eisenhartconsulting.com

Owner: Professors' Row Estates, LLC
1420 N 37th Street
Lincoln, Nebraska 68503

CONDITIONS OF APPROVAL - SPECIAL PERMIT #20045

Per Section 27.63.400 this approval permits historic preservation use of the Luckey-Pelikan House and its site by waiving requirements of 27.72.020 (a), including:

- to allow a two-family dwelling on approximately 8,424 square feet;
- to reduce the side yard setback for a two-family dwelling from 10 feet to 5 feet.

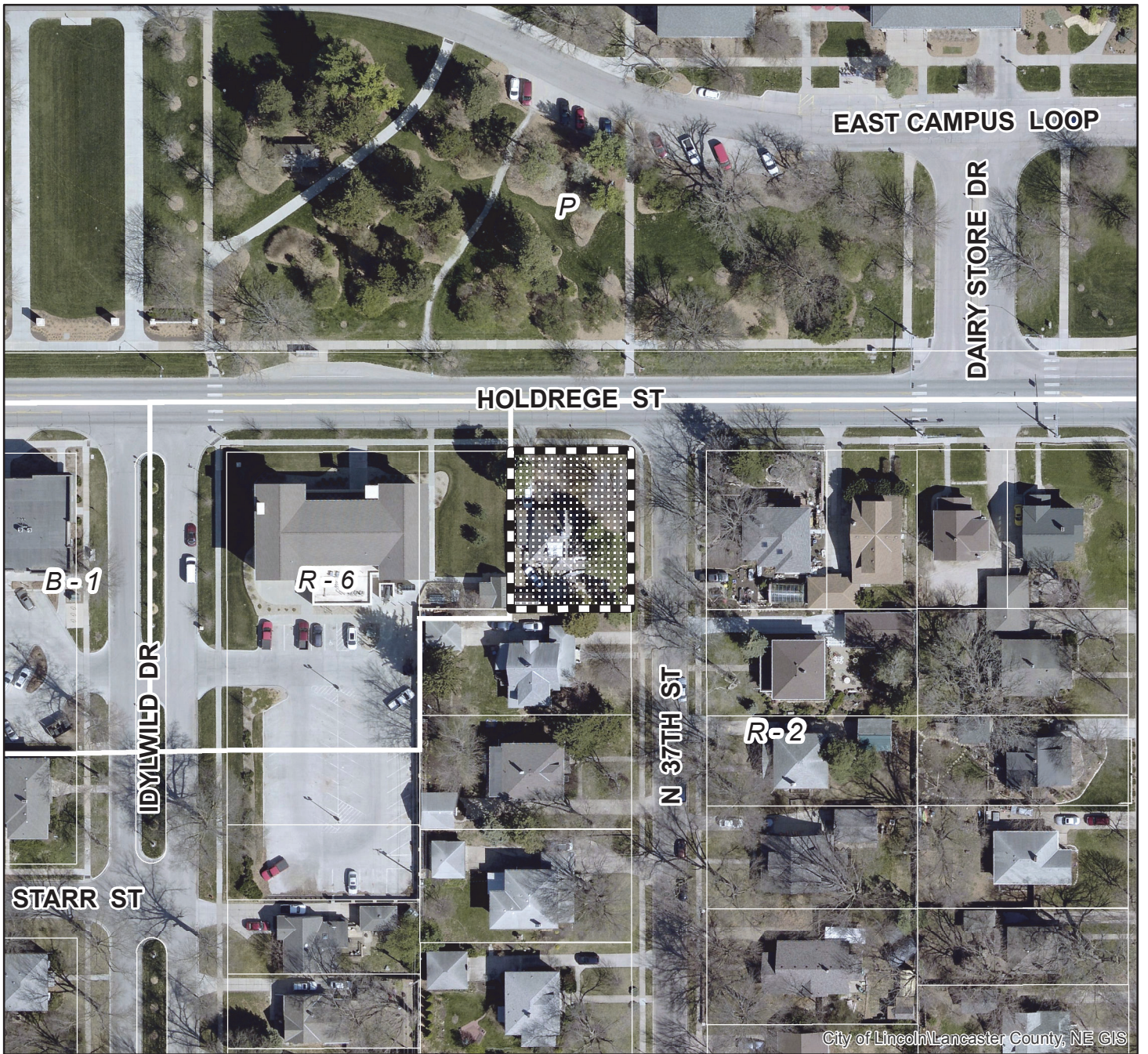
Site Specific Conditions:

- 1 The City Council approved designation of Luckey-Pelikan House as a Landmark.
- 2 Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 3 copies, showing all setbacks and yards, buildings, parking and circulation elements, and similar matters.
- 3 Any signs for the property must receive a Certificate of Appropriateness from the Historic Preservation Commission prior to receiving a City of Lincoln sign permit.
- 4 Before receiving building permits provide the following documents to the Planning Department:
 - 4.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

Standard Conditions:

5. The following conditions are applicable to all requests:
 - 5.1 Before occupying the building, all development and construction shall substantially comply with the approved plans.
 - 5.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 5.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 5.4 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

F:\DevReview\SP\20000\SP20045 Luckey House.docx



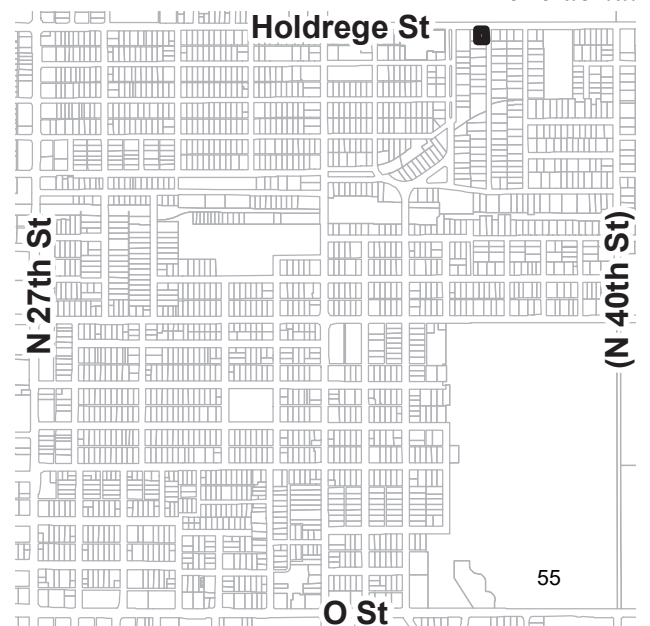
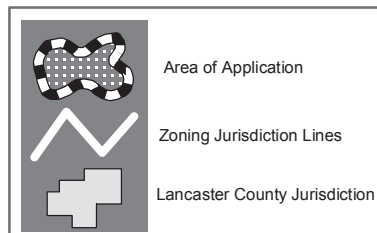
2020 aerial

**Special Permit #: SP20045 &
Change of Zone #: CZ20034
Historic Preservation
N 37th St & Holdrege St**

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. 19 T10N R07E**



From: Mary Eisenhart

Sent: Monday, October 12, 2020 6:18 AM

To: Stacey L. Hageman <SLHageman@lincoln.ne.gov>

Cc: George J. Wesselhoft <GWesselhoft@lincoln.ne.gov>

Subject: RE: B2001180 - 3637 Holdrege Street Project - Updated Plans & Structural Engineering Plans successfully uploaded

Stacey,

I am grateful for your response and ideas. I would also add that I remembered that when Holdrege Street was widened several years ago (7 or 8?), that Kristy Brown sold a bit of the property on the corner, as the City needed it, in order to complete the project. It wasn't the full 1520 square feet needed to meet the 10,000 standard; however, it does speak to the original size of the lot being more than it is currently, and that the reduction was to help the City.

I have added my comments in red below, regarding the relevant considerations for this Special Permit application. This is an amazing property – we would love to show it to you if you like. Even in its current state of construction, I think you would agree it is worthy of this Landmark designation. We are VERY grateful for the help from you both.

I do have access from the former owner who did some additional research – there are photos for instance, in front of the house, which looks much like today, of women who were raising funds to build the YWCA downtown in the 20's. The home was also featured in the newspaper for its Christmas decorations in the 40's, when it was owned by a doctor. I'm very focused on the construction just now – but have been putting together research and little historic touches as I can, for decorating, etc.

Please let me know if you would like to arrange to see the property – please forgive the digging, as it is progress!! But, I think it helps to visualize where things are going, and how this property will be such a plus for the neighborhood.

Take care.

Mary

Mary M. Belka
1420 North 37th Street
Lincoln, NE 68503
503-866-5704

mmeisen@eisenhartconsulting.com

1. The significance of the historic structure or site and the degree of variation sought from the permitted uses of the district;

This property was built by Henry Luckey, who developed/built a number of homes in the ECCO Historic District, including the home we currently own, and in which I grew up at 1420 North 37th. He built primarily in the Prairie Arts and Crafts style at first. After a trip to England, he built several Tudor style homes in the neighborhood, including his own residence (this property at 3637 Holdrege). There are a number of duplexes in the neighborhood – and many in the neighborhood rent rooms in their homes to visiting graduate students. I have been a big proponent of having as many single family homes as possible remaining in the neighborhood, to help preserve it, and to stop these homes from being used as “dorm houses”, or rented to groups of under graduate students by absentee owners.

However, due to its location on the corner of 37th & Holdrege, the probability of a family purchasing it is slight – especially in the condition we found it, it would have been a rental, or worse, taken down, due to the condition of the plumbing in particular.

We purchased it to restore and preserve it as a high level rental – most would be unable to tell that it was not a single-family home, once completed, per the plan/renditions submitted. We have received incredible support from the neighbors as well. The AGR fraternity has tried for 40+ years to purchase this property; they tried for 7 years, to get the former owner to sign a First Right of Refusal to them, in case she moved. They contacted her the week she agreed to sell to us, as they saw her with moving boxes, and asked once again to purchase the property. The variation we are requesting is far less than the impact that would have resulted in it being ultimately removed, to make way for a future expansion of the fraternity house, or parking lot for same. Note: 7 years ago, AGR paid double for the house that once stood next door, a brick bungalow also built by Luckey – then immediately tore it down for their rebuild. ECCO was able to obtain a 20-year easement to prevent additional expansion, in exchange for the use of 2 feet of the property purchased for their project. This is another reason a family is unlikely to purchase this home. AGR promised to provide a “green wall” to shield this property; this has never materialized – it is all grass and they planted 3 evergreens, one of which has died and not been replaced. I actually donated \$500 (as did Lisa Warren, daughter of R. B. Warren, former Professor at UNL) to help pay for this green wall that was never created.

2. The extent to which economic factors necessitate the change in use;

We knowingly “overpaid” for this property (\$230,000), due to the fact that Kristy Brown likely could have sold it for up to \$100,000 more to AGR – she did not want to do that – but she also wanted a hefty price, considering the condition of the property. We bought it “as is” – here are just some of the “surprises” we have completed at a cost which we can never really recoup. Due to the condition of the property, we were only able to obtain a construction loan in the amount of \$150,000 – we knew that even without “surprises”, the remodeling/renovation cost would easily exceed \$210,000 total, but were hoping for the best. We now know this number will be closer to \$250,000. There is no way this could be recouped as a “flip” – but that is not our purpose. I will be working for many years to come 😊.

These are just some of the “surprises”:

- Structural engineering – SDG – Josh Ward. Needed to be certain that all was done properly, and up to current code. His services have cost about \$3,000 so far – well worth it. The “fixes” are \$5,000 so far, and nearly completed.
- Asbestos removal from steamboiler and pipes - \$4,600
- Removal of 500-gallon fuel oil tank buried beneath concrete in the basement – size of a small submarine! - \$6,900

- Replacement of sewer line and new tap to main – two breaks in the 20-foot deep tap to the main and near the house. This required two “digs” - \$10,000 (first quote was \$22,000, so we got “lucky”).
- Liquid fibreglas cap to old sewer connection – this was required to save the detached garage, which otherwise would have had to be removed. Because it is on the property line, it could not have been replaced – it was built on top of the sewer line. - \$4,500
- Relocation of water main - \$3,000 (happening this week)
- Carpenter ant infestation remediation and dry rot – my husband had to replace nearly all exterior window frames and roof/gutter fascia boards. We found the carpenter ant “colonies” and treated them. - \$10,000 in additional materials – fortunately able to do the work ourselves. Included cherry picker rental for this and exterior painting. Four more windows will require additional work on rotted frames – current quote is \$1,800, so we can then install those new windows.
- Plumbing replacement for entire property - \$38,000+ \$12,000 for all new fixtures.
- Electrical estimate - \$29,000+; only one contractor would even provide a quote!
- Window replacement, per Historical Preservation standards - \$22,000+
- Roof replacement - \$20,000
- Water damage repair throughout – installed drain tile in basement - \$7,000
- Radon remediation system installed (on schedule, not yet completed) - \$1,000
- Egress window replacement for basement – including carbon straps (in place of I-beams) in basement, per structural requirement by engineer. Four new windows + exterior stairs installed. Don’t have all of the bills yet - \$15,000 is the likely total.
- Move attic stairs and create new railing to create headroom on main staircase and bring both to code – included in framing/structural recommendation costs.
- Sodablasting of paint from chimney in attic – restoring it to original - \$2,000
- Note: Framing materials are currently FIVE TIMES the usual cost – due to tariffs on wood from Canada – this has been a bit of a surprise.

Items we’ve done ourselves – sweat equity

- Removal of asbestos tiles and mastic from wood floors and concrete in basement (removed and disposed of properly)
- Exterior painting – we could not find a contractor to do it
- Removal of 5,000 pounds of radiators
- Removal of 1,500 steamboiler
- Removal of about 2 miles (I’m not kidding) of radiator/plumbing pipes and old electrical wiring
- Removal of ALL plaster and lath, including basement and garage
- Removal and cleanup of all old insulation
- Reclaiming of wood floors for repair with original wood from the house
- Landscaping – some done – most has to wait until final “digs” are completed – one to go from LES and the water main this week. There will have been 8 “digs” total.
- Removal of trash, both inside and out – 2 rolloffs (we are on number 14 – likely the last).
- Recycling of metal, paper, plastic, etc.

3. The extent of proposed exterior change to the structure or site;

Good news: No additional exterior change is proposed for the property to become a duplex again. The only possible difference from what was proposed 6/18/2020, is that the exterior stairs have had to be dug to be slightly longer and extend about 1/3 across the proposed renovated porch area, to accommodate code for stairs. The railing will be extended – should be essentially the same look as the

plan. Proper basement windows are already installed per original plan presented in June; exterior stairs are underway per original plan (plus a bit more length). Literally, there would be no additional exterior change for this designation – the changes are on the interior.

4. The impact on the surrounding area;

If you ask neighbors, I think they agree that the impact of our project has been positive – even with the construction – they have offered to write letters of support as needed.

Ultimately, the goal is that this property will look and feel like a single-family home – not a “rental”. Keeping this a single-family “look”; providing two beautiful, updated units – increasing density in a positive way, without razing an existing, historic structure, and preventing its being destroyed to become a fraternity addition or parking lot. It helps keep Holdrege Street as more “residential” than commercial, or apartments along the perimeter of ECCO. There are few single-family homes on Holdrege between 33rd and 48th; many lovely homes have become sad rentals; there is neglect, which we are trying to combat by example. The bright spots are those rentals owned and cared for, by ECCO residents. We want this property to be one of those bright spots.

5. The compatibility of the proposed use to the structure or site and the surrounding area; and

There are many two-family homes in ECCO; sadly, it is more common to have a large home like this, become home to groups of undergraduate students. This use is actually more compatible to the single-family homes, with our hope being that it will become a desirable rental for family/professionals/retirees – and help to preserve the single-family “feel” of this historic area of ECCO. It’s hard to achieve on the perimeter – but we are committed to this approach. The landscaping will be designed to create an “entrance” into the neighborhood. My neighbors on the other corner are gardeners (who have “brought back” a former rooming house, by the way, to become their single family home); we are planning a similar look, to create a unified anchor property entrance to “Professors Row” in ECCO. Neighborhood Master Gardeners are volunteering to help in this effort.

6. The manner in which the public will be benefitted by such proposed use.

- Just by cleaning up the past 19 years of neglect; removing an unfortunate fence and trash; painting the house and garage; removing volunteer trees and trimming remaining trees properly; working with a lawn service to get the lawn back in shape; replacing the windows (this week); most have commented on the positive impact to the neighborhood.
- We will not be “absentee landlords” who do not care about ECCO. We literally live across the street, where I grew up. We will care for the yard, shovel the snow (this has been a problem – almost never shoveled the past 19 years); we are even replacing a sidewalk area the City has neglected to do for many years – happy to do it.
- This project helps to preserve a lovely, historic area of Lincoln – Professors’ Row. It maintains a single-family, Professors’ Row “look and feel”. It enhances the property values for those residents who have invested in their homes in this neighborhood.
- This type of project encourages others to make improvements as well – several roofs have been replaced, on our block alone, as people want to “spruce up” their properties as well. This is what has continued to occur, when projects like ours take place – a great “domino effect”.
- We will be paying considerably more property taxes when the project is done, than the City/County has received – again, we are happy to do so, to help preserve our neighborhood.
- We are employing a staggering number of contractors, and contributing to the economy!
- We will show that it is not impossible to renovate great old properties – and perhaps provide an example for others to consider, rather than taking down these treasures. Doug at Bohlmeier

Wood Floors (who will be renovating the 2,000+ square feet of oak and Douglas fir floors) mentioned that the cost to renovate has caused a sad increase in the number of older homes being reduced – just torn down – as it is too costly for most to undertake. He particularly said he admired our taking this on, and preserving a great old home (with beautiful floors, by the way – which will be redone at a cost of \$7,400 by Bohlmeier + “tooth in” to repair damage by Justin Shank – no estimate yet).

- Several neighbors are helping ultimately with interior painting, cleaning, landscaping, and interior design – a community project in a way, which enhances and encourages “neighborliness” – priceless!



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

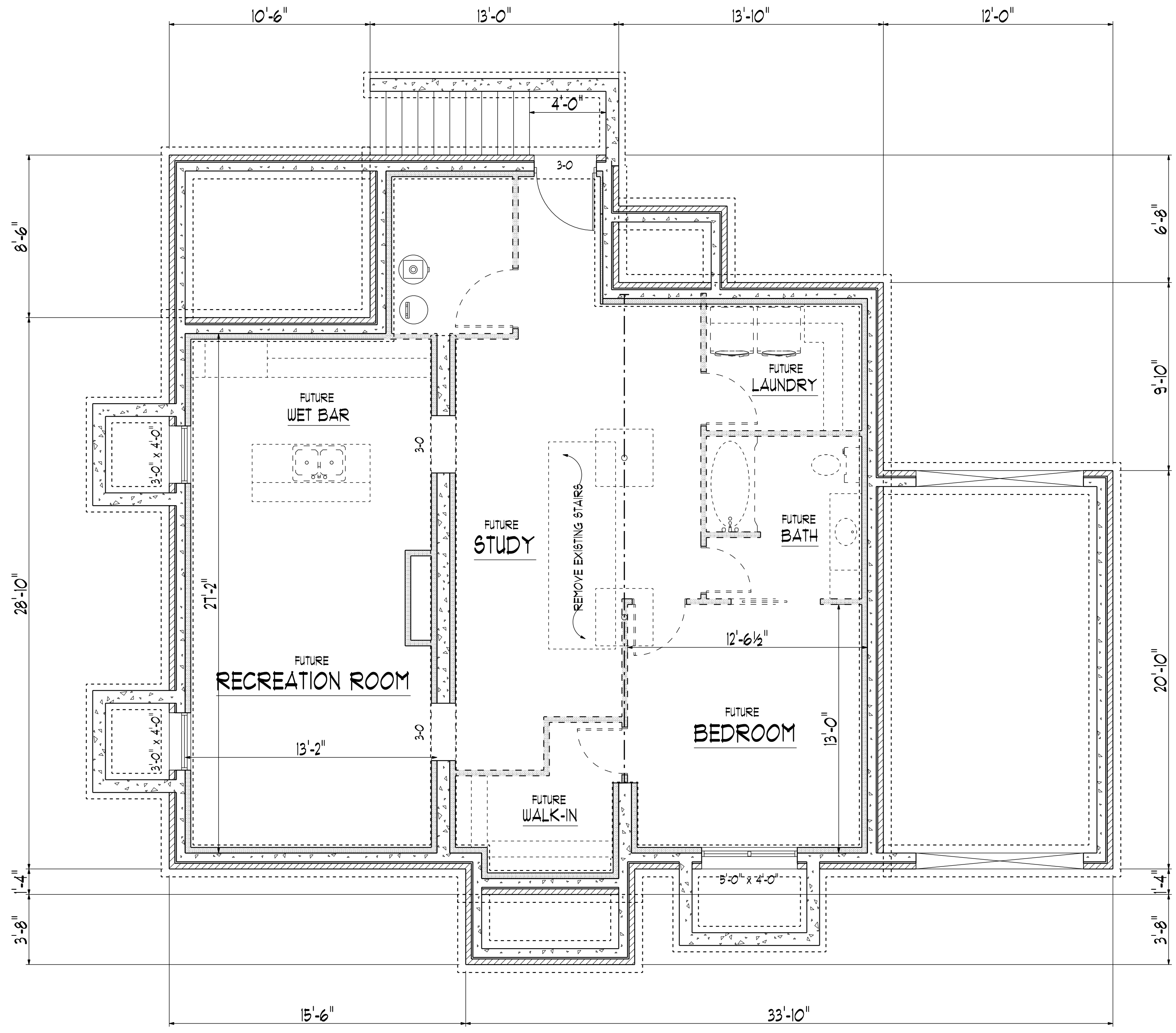
PRELIMINARY PLAN

PLAN FOR REVIEW AND
BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION



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HOUSE REMODEL
SHT 2 OF 7



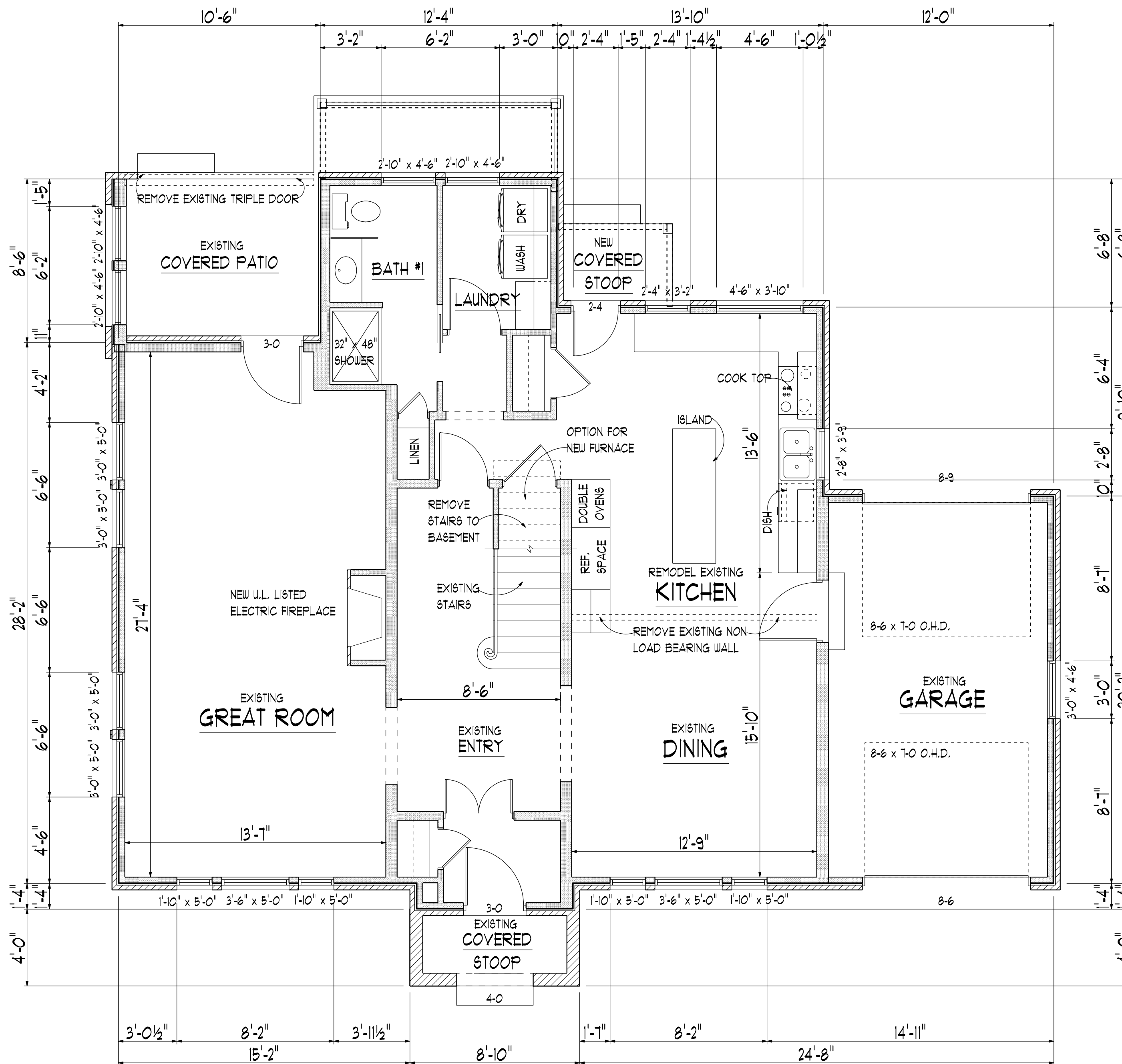
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

Designer is not an architect or engineer and construction from these plans should not be undertaken without the assistance of a construction professional. Because site conditions may vary, designer does not warrant the suitability of these plans for use on your specific site. Consult your construction professional to determine the suitability of these plans for your specific site and application.

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 SH1 2 OF 1



MAIN LEVEL FLOOR PLAN

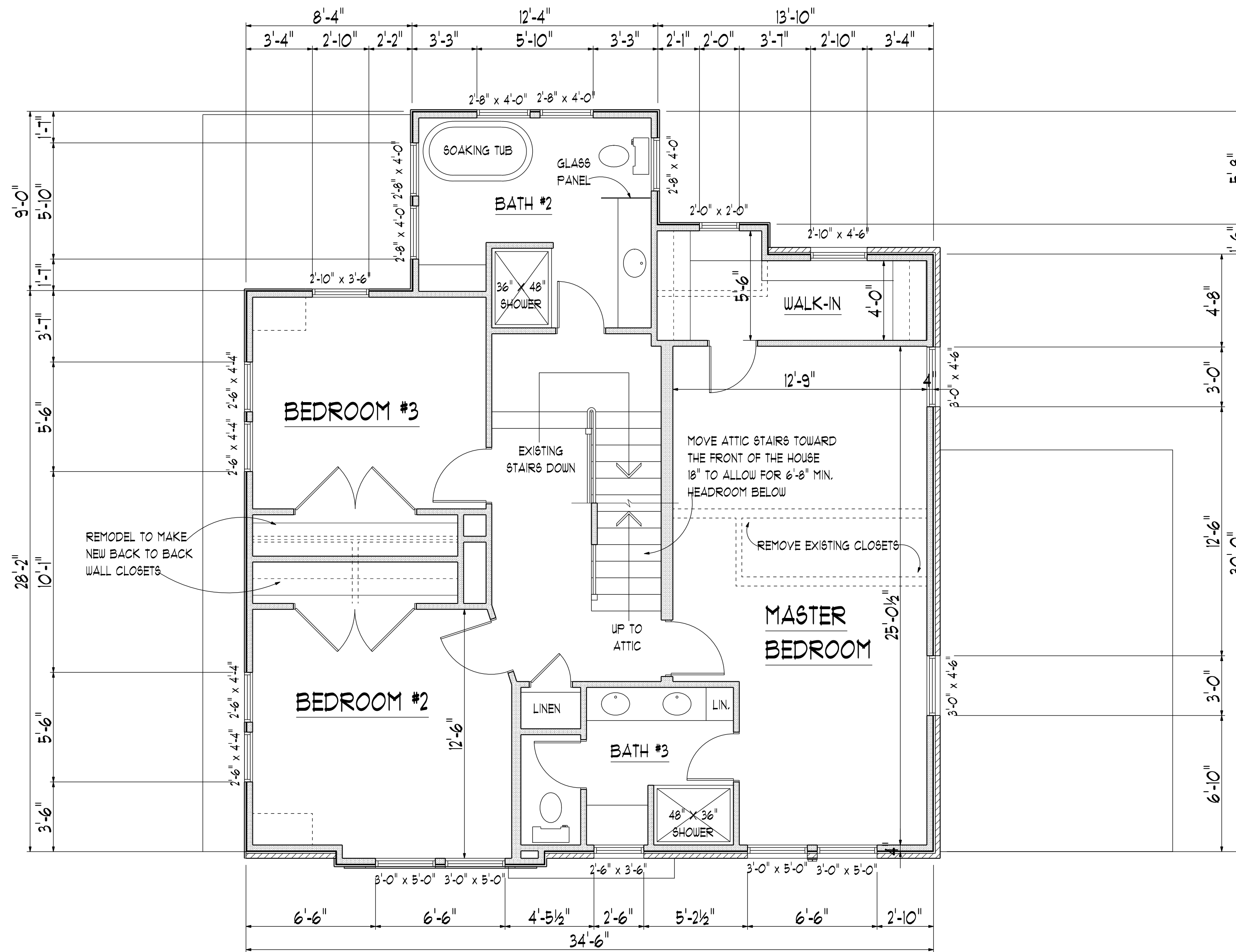
SCALE: 1/4" = 1'-0"

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SECOND LEVEL FLOOR PLAN

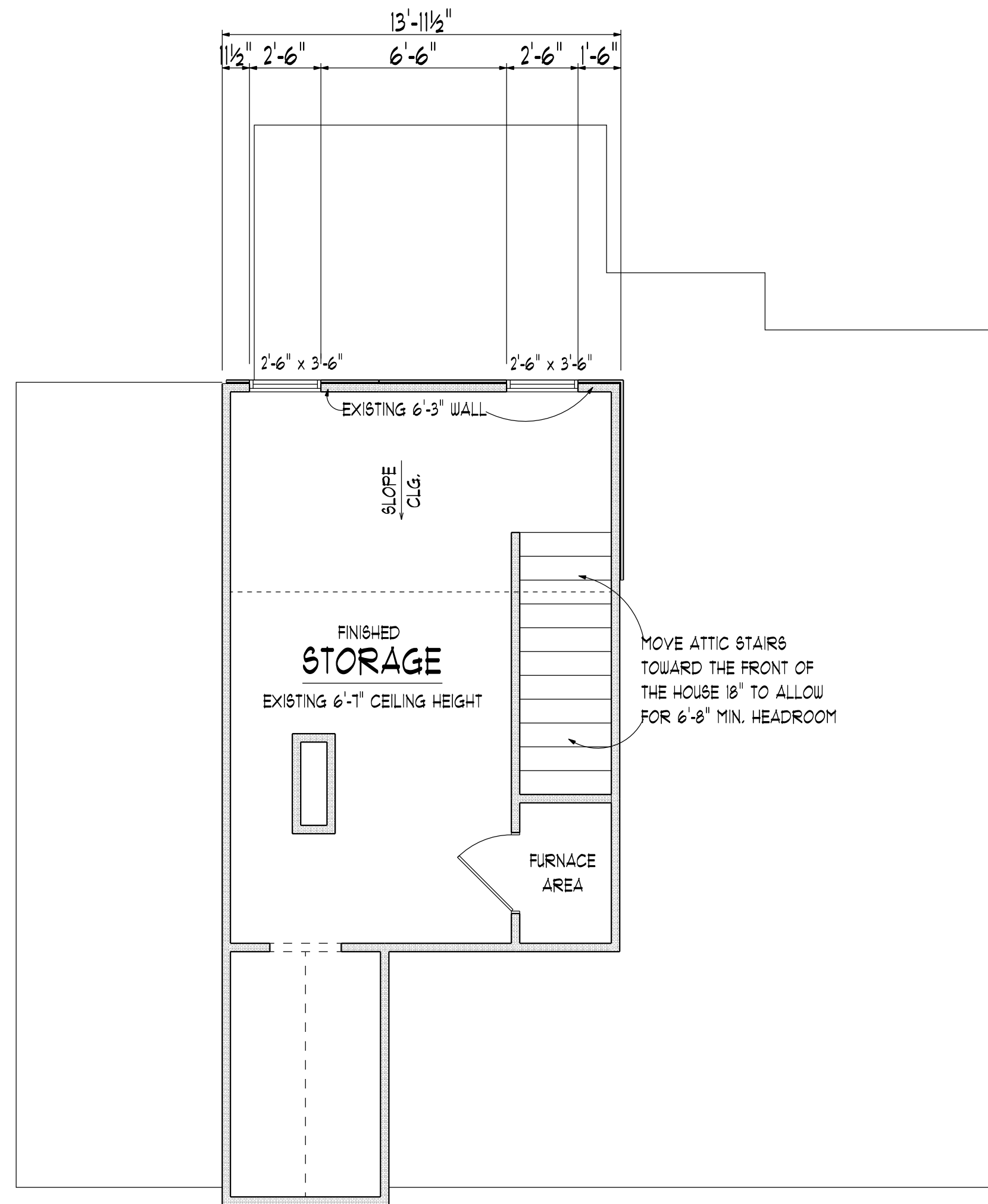
SCALE: 1/4" = 1'-0"

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3637 HOLDREGE STREET
HOUSE REMODEL
SHT 2 OF 1



THIRD LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

Designer is not an architect or engineer and construction from these plans should not be undertaken without the assistance of a construction professional. Because site conditions may vary, designer does not warrant the suitability of these plans for use on your specific site. Consult your construction professional to determine the suitability of these plans for your specific site and application.



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HOUSE REMODEL
SHT 2 OF 1





**Excerpt from
MEETING RECORD**

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, June 18, 2020, 1:30 p.m., Room 113 – Bill Luxford Studio, 1st Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE Nancy Hove Graul, Jim Johnson, Greg McCown, Greg Newport and Melissa Dirr Gengler; Jim McKee absent; the seventh seat of this Commission is vacant.

OTHERS IN ATTENDANCE David Cary, Paul Barnes, Stacey Hageman and Rhonda Haas of the Planning Department.

STATED PURPOSE OF MEETING: Historic Preservation Commission Meeting

CERTIFICATE OF APPROPRIATENESS FOR WORK AT 3637 SOUTH HOLDREGE STREET, IN THE EAST CAMPUS LANDMARK DISTRICT
PUBLIC HEARING: **JUNE 18, 2020**

Members present: Hove Graul, Johnson, Gengler, Newport and McCown; McKee absent.

Mary Belka, 3637 Holdrege Street, came forward and stated they have already replaced the cedar shake roof with asphalt shingles, and plan to replace all the windows that still need replaced. She shared that they want to create a basement entrance on the side of the home, which would be in an “L” shape. They will be installing egress windows in the basement to meet code, and this would be for a one-bedroom apartment, with a full fireplace. She shared that they are wanting to complete all of the exterior items that need done to avoid damage to the home. Belka stated with the windows the biggest difference is that the old windows have grids all of the way through and with these windows they are hoping to have them clear on the bottom and the grids just on the top. The smaller Tudor window with the diamond shape is the bathroom window, which they were unable to save. She shared that they want to use a double hung window with the diamond grid patterns, for that smaller window. She stated that they will not change the shape of any of the windows and they want to bring the house back as close to what it originally was. She shared that the house has the original boiler in the basement, which they would like to remove, and she further shared that the house has no central air. They are planning on zoned heating and air-conditioning in the house.

McCown asked about the current state of the boiler in the basement. Belka stated that as of April 20, it was still operational. McCown stated that the radiators are a part of the history of

the house and if they would be keeping them. Belka said no. McCown asked if this area is zoned to allow for a duplex. Belka said that she believes it is, and there needs to be 80-feet of frontage.

Dirr Gengler asked if the existing windows were the original windows. Belka stated in most cases, yes they are the original, but she was told that the kitchen window was not. The windows have been painted and they are aluminum. Dirr Gengler stated that the proportions of the windows would remain the same. Belka said correct, they want the house to have an original look. Dirr Gengler stated that when there are still original windows the replacement windows can be an issue, and she asked why the single-pane on the bottom rather than going back to the divided pane. Belka stated they will all be double hung, and she further stated that they are talking about the internal panes, internal grills. Dirr Gengler stated it would look like a multi-light window on the top and then the bottom would look like a single pane. Belka stated the reason for that is because when in the house, it is dark, and the panes also take away from the view, which is beautiful. Dirr Gengler inquired about the material of the new windows. Belka stated that they would be vinyl. Dirr Gengler asked if they have looked at the cost difference with a clad window and vinyl window, and further asked about the cost of adding exterior muntins. Historically, it does make a difference when you look at a building that has a little bit of dimension on the exterior, so the window does not look so flat. Belka stated that it is too expensive for them.

McCown inquired if the existing windows could be modified to be more efficient. Belka said that there is rot on five of the window frames and the boards are needing to be replaced just to do the windows. Discussion followed on the cost of the windows.

Hove Graul inquired about the grid type that they were going to use. Belka stated that she believes it would be the flat grid, but she would need to check. Hove Graul stated that the flat would not add the texture, but if the sculpted are the same price, you might consider the sculpted ones. Belka stated that if it were within reason she would not have a problem with that. Hove Graul stated that it would offer more depth to the window.

Dirr Gengler stated that they should make sure that the glass is clear for the windows and not reflective or tinted. Belka said that the windows in her house are clear and that is what they want to do.

McCown stated that he does see six over single pane quite often. He asked if it was just aesthetics at this point or if it was the cost difference. Belka stated that there is a cost difference and it would add an additional cost to put in grids. McCown stated that he is concerned on the front façade, because it is an unusual look. Belka stated that she would be happy to look at what it would be on the front and that it is also the darker side of the house.

Newport asked if they would be doing anything with the vegetation around the house. Belka stated that they have trimmed some trees and they do have a landscaper that will bring back

the full lawn.

Newport asked about the doors being removed by the patio. Belka stated the past owner took out the porch, and they are planning to restore the porch. The doors need to be removed from the porch, because they are rotted. Newport asked if the two windows on the side of the porch were original. Belka said that they are original windows, but not in the original place. Those windows used to overlook the porch from the den, but were moved to the porch area. Newport stated that might be a good location to do the six over six window. Belka said that she agreed.

Hove Graul stated with the restoration that they are doing to this house, she is worried that the original house did not have single pane windows, and she further stated that the prominent façade, which is the north and east should remain six over six. Belka said that she would be fine with that. Discussion continued.

McCown asked if it would be an open stairwell in the back, beyond the covered porch. Belka said that it would be open, and the railing will follow the roofline.

ACTION:

Dirr Gengler moved to recommend approval of Certificate of Appropriateness as presented with exception of the six over six double hung windows at the front and side (north and east) of the building, seconded by Newport.

McCown stated as a point of clarification the applicant would look at a different profile for the internal grills.

Motion carried 5-0: Hove Graul, Johnson, Gengler, Newport and McCown voting 'yes'; McKee absent.

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**Excerpt from
MEETING RECORD**

Advanced public notice of the Historic Preservation Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Wednesday, December 9, 2020.

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, December 17, 2020, 1:30 p.m., Council Chambers, 1st Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS IN ATTENDANCE Melissa Dirr Gengler, Nancy Hove Graul Jim Johnson, Greg McCown, Jim McKee, Greg Newport; the seventh seat of this Commission is vacant.

OTHERS IN ATTENDANCE Stacey Hageman and Rhonda Haas of the Planning Department.

STATED PURPOSE OF MEETING: Historic Preservation Commission Meeting

Chair McCown called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

McCown requested a motion approving the minutes for the meeting of October 15, 2020.

Motion for approval made by Newport seconded by Johnson and carried 6-0: Gengler, Hove Graul, Johnson, McKee, Newport and McCown voting 'yes'.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

**DESIGNATION OF 3637 HOLDREGE, THE LUCKEY-PELIKAN HOUSE, AS A LANDMARK
AND
RECOMMENDATION OF SPECIAL PERMIT FOR HISTORIC PRESERVATION TO ALLOW A
BASEMENT APARTMENT AT THE LUCKEY-PELIKAN HOUSE**

PUBLIC HEARING: **DECEMBER 17, 2020**

Members present: Gengler, Hove Graul, Johnson, McKee, Newport and McCown.

Stacey Hageman, Planning Department, came forward and shared that Items 3 and 4 go

together, with Item 3, being a landmark designation. Item 4, they are requesting a Special Permit for Historic Preservation. Hageman shared the house is located on the corner of 37th Street & Holdrege Street. A building permit was issued in 1928, for the construction of the house and the following year in 1929, a second permit was issued presumably for the garage. The Tudor Revival style house has a steep hipped roof with gables and dormers. The north façade main entrance has a gable roof, quoins and a Tudor arch. There is a steeply pitched roof, divided light window and a false half-timbering on the front north side. The garage entrance can be seen from Holdrege Street. There is a pull thru garage on the west side and the house is mainly brick and stucco.

McCown asked if the attached garage was an original feature of the house. Hageman said yes. McCown stated that there is another detached garage and asked if that was correct. Hageman said yes.

Hageman stated the house was built by Henry Carl Luckey who was a farmer, lawyer, real estate developer, and congressman. There is an article stating that Mr. Luckey was responsible for building 80 homes in the East Campus Neighborhood.

McCown inquired if he built outside of the area. Hageman shared that the area was divided into the University Park subdivision and Mr. Luckey built 41 of the 44 homes in that subdivision and several additional homes throughout the East Campus Historic and Landmark Districts. McCown inquired why the streets were renamed from Luckey and Farm Streets to 37th and 38th Streets. McKee suggested as the area was brought into the city they were required to conform, which has been true of every suburb.

Hageman share that 4013 Holdrege Street was also listed as being a house in which Mr. Luckey resided in, which is on the corner of 40th Street and Holdrege Street. Mr. Luckey did use this house as a rental unit until it was sold to Dr. Charles Carl Pelikan in 1944.

Hageman noted that the waivers needed for the special permit portion of this request are for the lot area. A duplex with 2-units, is required to have 5,000 square-feet per unit in R-2 zoning. This waiver would allow a total area of 8,400 square feet for the 2-units. There is also a side yard reduction needed, which would go from 10 feet down to 5 feet, and this is because of where the attached garage is located. The applicant has already requested and received a deviation request from the Access Management Policy to keep their driveway off Holdrege Street, because the garage and the driveway are prominent features of the house. McCown asked if it was backed to the alley. Hageman shared that Mr. Luckey took out all the alleys. **Mary Belka, 3637 Holdrege Street**, came forward and stated that Mr. Luckey had removed the alleys in the area they are consider them abandoned.

Newport inquired what impact the second unit would have on the structure itself, as far as the visual appearance of the building, and he further asked if the entrance would be located on the back of the house. Hageman shared that the applicant has added an entrance to the back of the house for the second unit. Belka stated that the entrance was included on the original building

permit plan. She shared that the run goes down the stairs and the exterior stairway they installed has an 8-inch wall and 4-foot stairs. In order to get the runs at 12 inches to meet the code standards it will go just in front of the porch with a railing, as shown, in the rendering. McCown asked if it is a covered area. Belka stated that most of the stairs would be covered. There will be a little metal posts at the backdoor to match the other two posts. The door was found in the basement and after being restored it will go back in. The porch will have one side open and an extra 3-feet of railing will be added around the stairwell to prevent anyone from falling into it.

McCown asked how many bedrooms the basement unit would have. Belka stated it would be a one-bedroom unit that is 1,100 square feet. She shared that they have removed the interior stairway, which is now the furnace room. There is zoned heating and cooling in the house. McCown stated there is no interior access between the units. Belka said correct. When entering the basement apartment entrance there is a 5-foot space between the outside door and the apartment door. In that 5-foot space there is another door that goes to the mechanical room. The mechanical room is where the upper unit can access their water heater and they could also use the area as a storm shelter. McCown asked Ms. Belka her timeframe for renting. Belka stated that they would like to have it rented by April 1, 2021. She shared that the driveway on 37th Street would be the last thing done, which will be completed when all of the drywall has been delivered. Belka shared that there was replacement of the sewer line and new tap to the main, and she further shared that a liquid fiberglass cap on the old sewer tap connection was required to save the detached garage, because it was built on top of the sewer line. McCown asked if the entire house would be used for a rental. Belka said yes. McCown shared that this is a great project.

McCown asked for motion.

ACTION:

Gengler moved approval of the landmark designation and special permit as presented, seconded by Hove Graul.

Newport asked what kind of precedent the board would be setting for zoning changes. Hageman stated that the landmark designation is the only implication to the zoning. She shared that there would not be any changes by allowing the special permit and the apartment has been there and vacant for a while. This would just be allowing it to continue as it has been. Newport said that it would be a grandfathered type of use. Hageman said yes this is just making sure that it is worthy of designation and that the special permit allows it to be used. Newport shared that this takes care of his concern.

Motion carried 6-0: Gengler, Hove Graul, Johnson, McKee, Newport and McCown voting 'yes'.

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

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

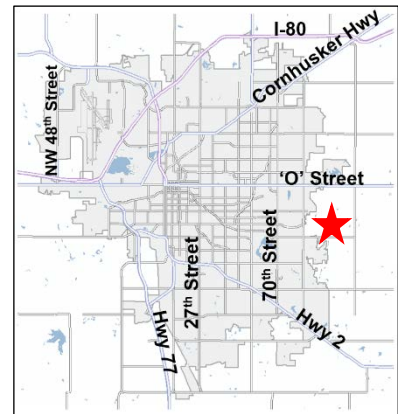
APPLICATION NUMBER Annexation 20014 Change of Zone 20038	FINAL ACTION? No	DEVELOPER/OWNER Fire Ridge, LLC/Elliot L. Rustad, Revocable Trust
PLANNING COMMISSION HEARING DATE December 16, 2020	RELATED APPLICATIONS SP20047	PROPERTY ADDRESS/LOCATION S. 98 th and Van Dorn Street

RECOMMENDATIONS: ANNEXATION 20014 CHANGE OF ZONE 20038	CONDITIONAL APPROVAL CONDITIONAL APPROVAL
---	--

BRIEF SUMMARY OF REQUEST

This is a request for annexation of approximately 74.74 acres and a change of zone from AG Agricultural to R-3 to include approximately 29.32 acres to allow for the Fire Ridge Community Unit Plan (CUP) to the northeast of the Van Dorn Street and S. 98th Street intersection. The annexation includes one house and land not associated with the Fire Ridge development.

The associated Special Permit 20047 is for a Community Unit Plan (CUP) shows an overall site layout for the development. That plan proposes five phases for single-family detached, single-family attached and multi-family dwelling units. A total of 510 dwelling units are proposed on approximately 137 acres. The first phase of the development will be along Van Dorn Street.



JUSTIFICATION FOR RECOMMENDATION

The proposed annexation is adjacent to the city limit after the pending AN20012 Wandering Creek annexation is approved. A full range of municipal services can be provided if annexed. An annexation agreement addresses the timing of water, street, park and trail improvements for the development. A change of zone to R-3 is consistent with the Future Land Use Map and compatible with the development in the area. Both requests generally comply with the Zoning Ordinance and are consistent with the Comprehensive Plan.

APPLICATION CONTACT

Richard Onnen, (402) 420-7217 or ronnen@eacg.com

STAFF CONTACT

George Wesselhoft, (402) 441-6366 or gwesselhoft@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The designation for this property includes urban density residential on the Future Land Use Map, and these requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan. This is because urban services will be available within the annexation area with the boundary contiguous to the existing City limit while the change of zone to R-3 with a CUP is consistent with urban density residential designation.

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

p. 1.9 - this site includes environmental resources, green space and residential urban density on the 2040 Lincoln Area

Future Land Use Plan with the majority area identified for urban density residential.

P. 1.10 - The 2040 Growth Tiers Map designates this area as Tier 1 Priority B. CPA19004 approved in January, 2020 adjusted the Priority Growth Areas map to change approximately 225 acres from Tier 1 Priority C to Tier 1 Priority B including part of the subject annexation area. This was justified since urban infrastructure will be available with the development of the site within the Priority B timeline of 2026.

P. 7.2 - Neighborhoods and Housing Guiding Principles:

- Provide flexibility to the marketplace in siting future residential development locations.
- Strive for predictability for neighborhoods and developers for residential development and redevelopment.

P. 7.4 - Strategies for Neighborhoods and Housing

- Discourage residential development in areas of environmental resources such as endangered species, saline wetlands, native prairies, and in floodplain corridors.
- Encourage preservation or restoration of natural resources within or adjacent to development.

P. 7.8 - Strategies for Developing Neighborhoods

- Encourage new development to achieve densities greater than five dwelling units per gross acre.

P. 12.4 - 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.

P. 12.4 - 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.

P 12.14-15 - The Annexation Policy of the 2040 Comprehensive Plan.

Annexation policy is a potentially powerful means for achieving many of the goals embodied in the Plan's Vision. Annexation is a necessary and vitally important part of the future growth and health of Lincoln. The annexation policies of the City of Lincoln include but are not limited to the following:

The provision of municipal services must coincide with the jurisdictional boundaries of the City - in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary sewer services) beyond the corporate limits of the City.

The extension of water and sanitary sewer services should be predicated upon annexation of the area by the City. City annexation must occur before any property is provided with water, sanitary sewer, or other potential City services.

The areas within Tier I Priority B that are not annexed serve as the future urban area for purposes of annexation per state statute and are appropriate for immediate annexation upon final plat. These areas have approved preliminary plans.

To demonstrate the City's commitment to the urbanization of land in Tier I Priority B, the City should annex land that is contiguous to the City and generally urban in character, as well as land that is engulfed by the City. Land that is remote or otherwise removed from the limits of the City of Lincoln will not be annexed. The City should review for potential annexation all property in Priority B for which basic infrastructure is generally available or planned for in the near term.

Annexation generally implies the opportunity to access all City services within a reasonable period of time. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area. The annexation of large projects may be done in phases as development proceeds.

The character of existing residential areas should be respected as much as possible during the annexation process. When low density "acreage" areas are proposed for annexation due to the City's annexation policy, additional steps

should be taken to ease the transition as much as possible, such as public meetings, advance notice and written explanation of changes as a result of annexation. In general, many aspects of acreage life may remain unchanged, such as zoning or covenants. However, any annexation of existing residential areas will include some costs which must be the responsibility of property owners.

Annexation to facilitate the installation of improvements and/or possible assessment districts is appropriate if it is consistent with the annexation policies of the Plan listed above.

Plans for the provision of services within the areas considered for annexation shall be carefully coordinated with the Capital Improvements Program of the City and the County.

UTILITIES & SERVICES:

A. Sanitary Sewer: Sanitary sewer service is available by way the Stevens Creek sewer trunk line which extends through the subject property.

B. Water: Water service requires the construction of 16" trunk mains in both Van Dorn Street and S. 98th Street. The initial phases of the development will be served by a 16" water main in Van Dorn Street.

C. Roads: Access includes existing Van Dorn Street and S. 98th Street, which are major collector and minor arterial streets, respectively. The developer proposes to construct impact fee eligible improvements in the form of roundabouts at the intersections of Van Dorn Street and 103rd Street and at S. 98th Street and South Street.

D. Parks and Trails: The Comprehensive Plan identifies a future trail connection that would extend through this property from the Wandering Creek development to the west to the MoPac trail to the north. This trail in the CUP would be located on the north side of the major drainage way which separates Phases 1-3 on the south from Phases 4-5 on the north. In addition, a neighborhood park is proposed between the two drainage ways on the east side of the CUP in Outlot K which will consist of approximately 4.5 acres.

E. Fire Protection: After annexation, fire protection will be provided by Lincoln Fire & Rescue (LFR). LFR Station 12 located at Pioneers Boulevard and S. 84th Street will serve this area. In addition, there is LFR Station 16 located at 98th Street and Boathouse Road. No monies are owed to the Southeast (Rural) Fire District for this annexation.

ANALYSIS

1. This request is for annexation of approximately 74.74 acres and change of zone for 29.32 acres to allow for a Community Unit Plan (CUP) to the northeast of the Van Dorn Street and S. 98th Street intersection. The proposed change of zone is from AG Agricultural to R-3 Residential.
2. The annexation boundary includes 8.11 acres on the west side of S. 98th Street, part of the Wandering Creek Planned Unit Development, in addition to the larger annexation area on the east side of S. 98th Street encompassing 66.62 acres. Annexation of the area on the west side of S. 98th Street along with annexing two acreage properties also not owned by the applicant between S. 98th Street and their property to the east provides connectivity to the City limits. AN20012 Wandering Creek annexation is currently pending. However, with the latter application the proposal is consistent with annexation requirements. In the case of the two acreage properties not owned by the applicant, one has a house and one is vacant. These properties are adjacent to a recent sanitary sewer line installed. The property on Van Dorn Street will also be next to a planned water main for Fire Ridge. A future water main is planned for fiscal year 2022-23 in the annexation to serve the property on 98th Street. Both these parcels are designated for urban residential in the Comprehensive Plan and will have urban services in proximity.
3. The change of zone area includes approximately 29.32 acres on the north side of Van Dorn Street. This area includes Phase 1 of the proposed CUP which will include 151 total dwelling units, including 24 single family detached and 127 single family attached units. Ultimately R-3 zoning will be proposed for the entire CUP property.
4. Related SP20047 is the CUP which includes 510 proposed residential dwelling units including allowing for single-single-family detached, single-family attached and multiple family dwelling units on approximately 137 acres. This residential development is planned in five phases with the first phase being located off Van Dorn Street. Two drainage ways with FEMA mapped floodplain and floodway cross the property. The major drainage way separates

the north and south parts of the CUP. The confluence of the two channels is located approximately 500 feet downstream of the east property boundary. Roadway crossings of the tributaries were discussed with the applicant with a determination that for the major tributary a road crossing with 110-foot span bridge would be cost prohibitive. In the alternative, a pedestrian crossing is proposed in lieu of the full road crossing for the major drainage way.

5. The proposal includes a trail extension identified in the Comprehensive that will be part of the link from Wandering Creek to the MoPac trail. A neighborhood park area has been identified as part of the CUP in Outlot K located between the two drainage ways on the east side of the CUP. The trail and park will be connected to a pedestrian bridge crossing of the major drainage way in middle of the site and the private trail that will connect to the southeast corner of the site. The trail extension from the pedestrian bridge to the southeast will be private. This trail with bridge will link the north and south sides of the CUP and connect to the City trail system.
6. As part of the final fifth phase of the proposed CUP there will be a street connection to the north to S. 105th Street. Camelot Acres CUP was approved in 1994 with a private street with public access easement over S. 105th Street. The CUP was established with the understanding that in the future upon urban densities streets would be developed and extended including a connection to the current south terminus of S. 105th Street. This CUP has access off A Street to the north. The developer will be required to extend S. 105th Street to the former railroad right of way which is now the MoPac trail. The 105th Street crossing is important for emergency access and for residents in the north portion of Fire Ridge. The City is proposing to convert the entire 105th Street to a public street in the future upon annexation of the area. It would not be equitable to have the residents along 105th Street maintain a private roadway that serves other subdivisions.
7. An annexation agreement is proposed which will include provisions for the proposed roundabouts on Van Dorn Street and S. 98th Street as impact fee reimbursable improvements. Also, the agreement will include water infrastructure component for extensions by the developer on Van Dorn Street and S. 98th Street with the developer proposing to accelerate construction of that main on Van Dorn Street east of 98th Street. The developers are willing to consider front funding with reimbursement from either future year CIP funds or impact fee collections.
8. The site is designated for urban density residential on the Future Land Use Map, and these requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan. The site can be served by City services and with AN20012 Wandering Creek approval will be contiguous to the City limits.

EXISTING LAND USE & ZONING: Agricultural, Single Family Detached; AG

SURROUNDING LAND USE & ZONING

North: Agriculture, Single Family Detached, MOPAC Trail; AG

South: Agricultural, Single Family Detached; AG

East: Agricultural, Single Family Detached; AG

West: Vacant Undeveloped Land (Wandering Creek); AG

APPROXIMATE LAND AREA:

Annexation 20014: 74.74 acres, more or less

Change of Zone 20038: 29.32 acres, more or less

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: Council District #2

LEGAL DESCRIPTION:

Annexation 20014:

(See attached legal description).

Change of Zone 20038:

(See attached legal description).

Prepared by

George Wesselhoft, Planner
(402) 441-6366 or gwesselhoft@lincoln.ne.gov
Date: December 3, 2020

Owner: Elliot L. Rustad, Revocable Trust
Attention: Steve Champoux
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(402) 730-7302
Poux02@yahoo.com

Applicant: Fire Ridge, LLC
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Lincoln, NE 68522
(402) 416-0359
pkatt@charter-title.net

Contact: E&A Consulting Group, Inc.
Richard Onnen
701 O Street
Suite 400
Lincoln, NE 68508
(402)-420-7217 or ronnen@eacg.com

[AN20014 CZ20038 Fire Ridge.qjw.docx](#)

CONDITIONS OF APPROVAL - ANNEXATION 20014

Before scheduling with the City Council:

1. The developer signs the annexation agreement.
2. Revise the legal descriptions to the satisfaction of the County Assessor, County Engineer and Planning Department.

CONDITIONS OF APPROVAL - CHANGE OF ZONE 20038

1. The developer signs the annexation agreement before the City Council approves the change of zone.



City of Lincoln/Lancaster County, NE GIS




2020 aerial

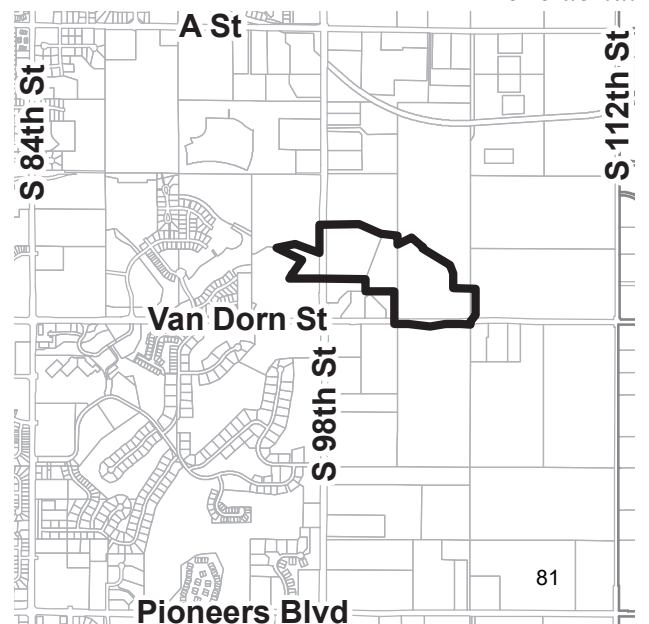
**Annexation #: AN20014
Fire Ridge
S 98th St & Van Dorn St**

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

Three Square Miles:
Sec.36 T10N R07E
Sec.01 T09N R07E
Sec.35 T10N R07E

	Area of Application
	Zoning Jurisdiction Lines
	Existing City Limits





City of Lincoln/Lancaster County, NE GIS

Change of Zone #: CZ20038 (AG to R-3)
Fire Ridge
S 98th St & Van Dorn St

2020 aerial

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.36 T10N R07E

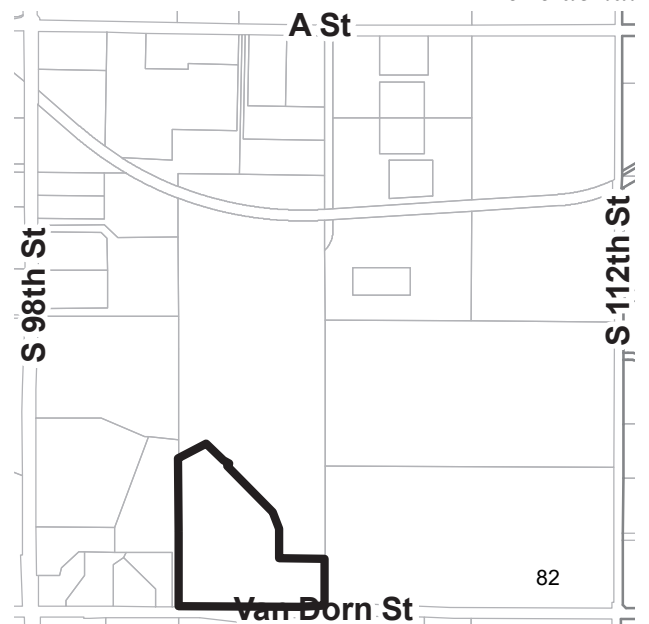
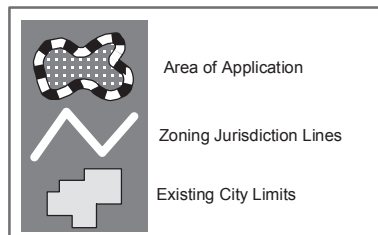
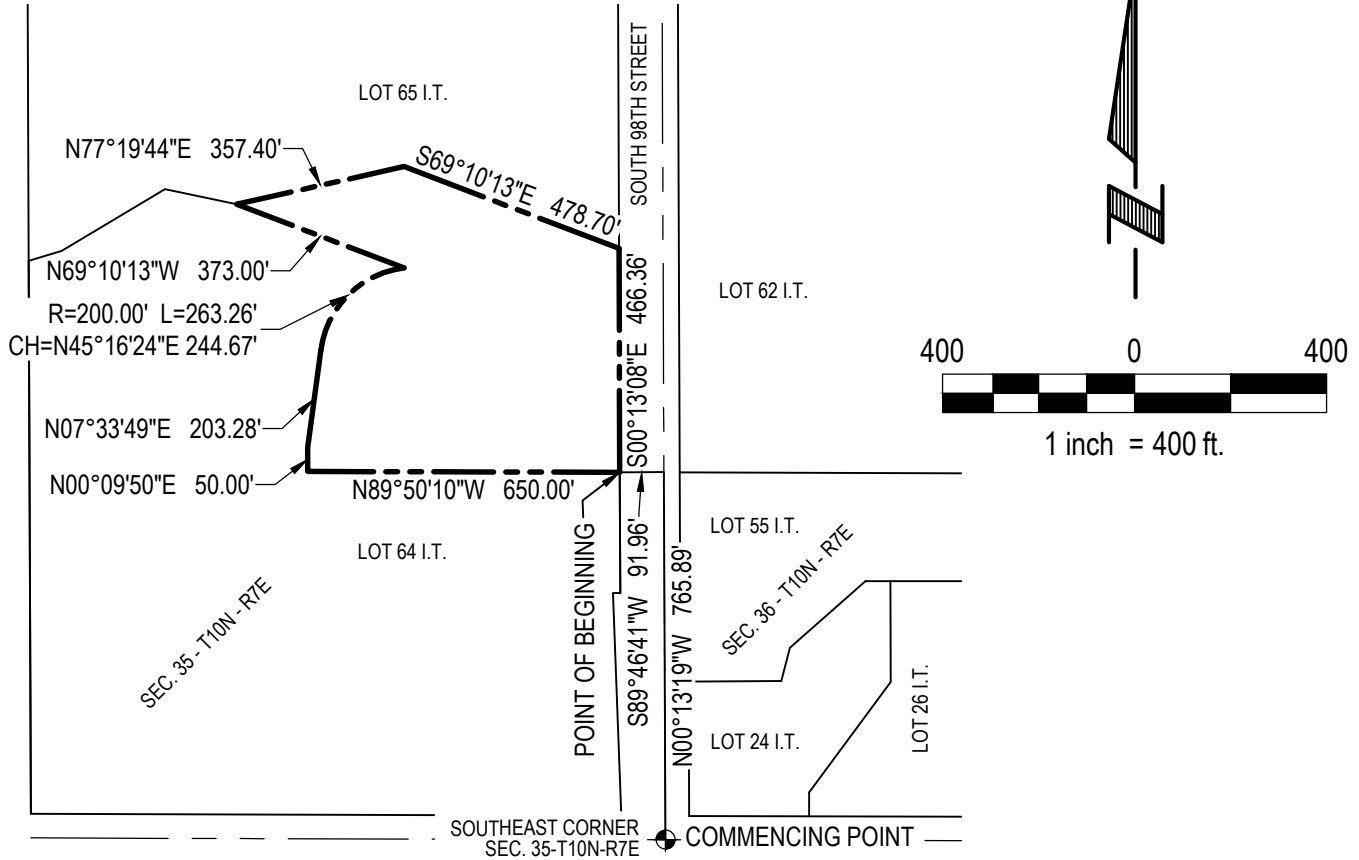


EXHIBIT "A"



LEGAL DESCRIPTION

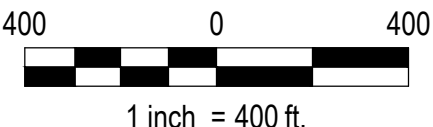
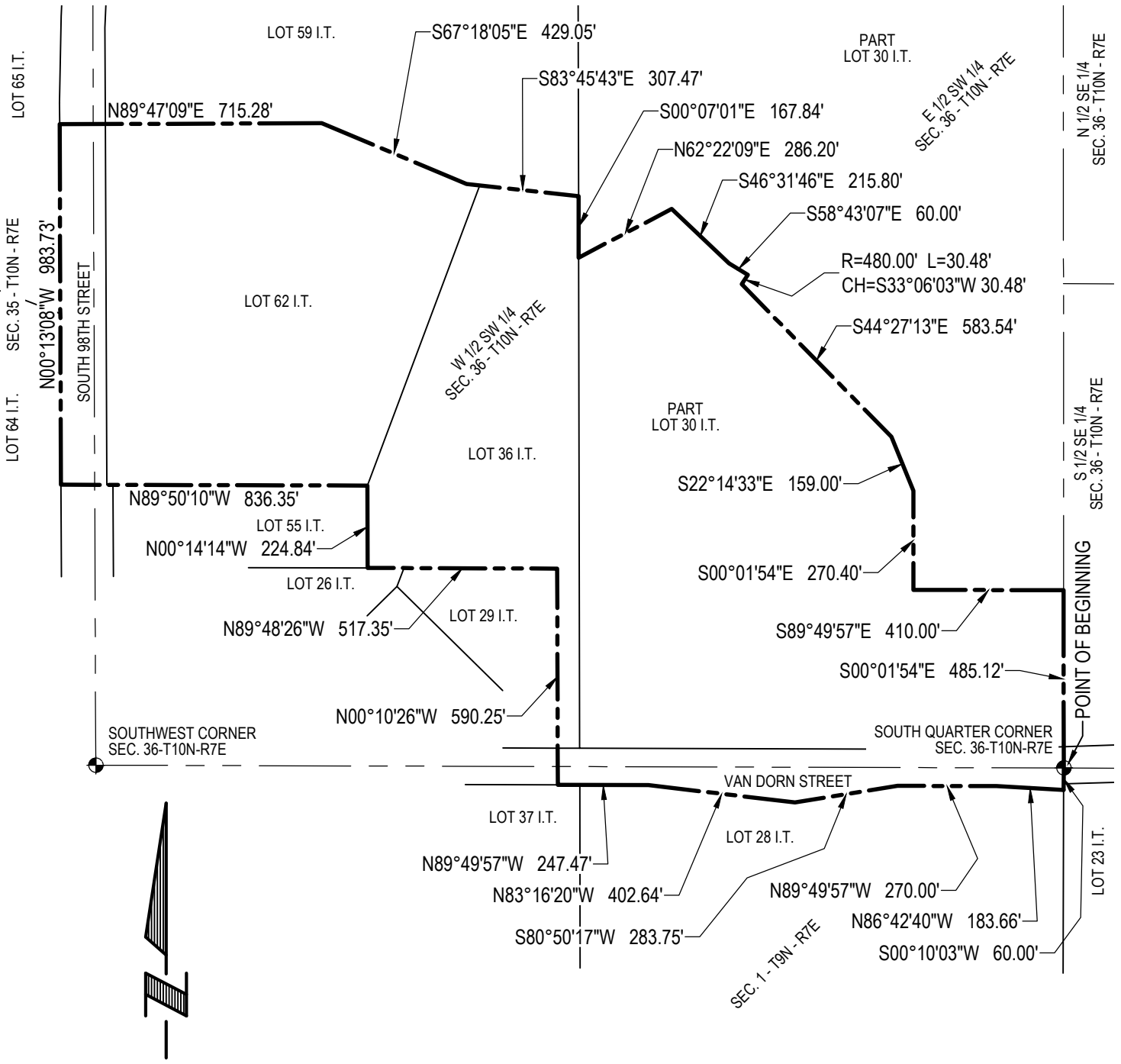
A TRACT OF LAND BEING PART OF IRREGULAR TRACT LOT 64 OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N00°13'19"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 765.89 FEET; THENCE S89°46'41"W, A DISTANCE OF 91.96 FEET TO A POINT ON THE EASTERLY LINE OF SAID IRREGULAR TRACT LOT 64, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 98TH STREET, AND ALSO BEING THE POINT OF BEGINNING; THENCE N89°50'10"W, A DISTANCE OF 650.00 FEET; THENCE N00°09'50"E, A DISTANCE OF 50.00 FEET; THENCE N07°33'49"E, A DISTANCE OF 203.28 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET, A DISTANCE OF 263.26 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N45°16'24"E, A DISTANCE OF 244.67 FEET; THENCE N69°10'13"W, A DISTANCE OF 373.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID IRREGULAR TRACT LOT 64, SAID LINE ALSO BEING THE SOUTHERLY LINE OF IRREGULAR TRACT LOT 65 OF SAID SECTION 35; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF IRREGULAR TRACT LOT 64, SAID LINE ALSO BEING SAID SOUTHERLY LINE OF IRREGULAR TRACT LOT 65, ON THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) N77°19'44"E, A DISTANCE OF 357.40 FEET; (2) THENCE S69°10'13"E, A DISTANCE OF 478.70 FEET TO THE NORTHEAST CORNER OF SAID IRREGULAR TRACT LOT 64, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID IRREGULAR TRACT LOT 65, AND ALSO BEING ON SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 98TH STREET; THENCE S00°13'08"E ALONG SAID EASTERLY LINE OF IRREGULAR TRACT LOT 64, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 98TH STREET, A DISTANCE OF 466.36 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 353,441 SQUARE FEET OR 8.114 ACRES, MORE OR LESS.

 E & A CONSULTING GROUP, INC. <i>Engineering Answers</i>	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599		ANNEXATION BOUNDARY PART OF IRREGULAR TRACT LOT 64 SEC. 35T10N-R7E LANCASTER COUNTY, NEBRASKA
	Job No.: P2018.035.003 Date: 11/16/2020		
	Drawn by: FCE	Scale: 1" = 400'	

EXHIBIT "A"



SEE SHEET 1 FOR LEGAL DESCRIPTION

 E & A CONSULTING GROUP, INC. <i>Engineering Answers</i>	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599			ANNEXATION BOUNDARY PART OF SEC. 36-T10N-R7E PART OF SEC. 35-T10N-R7E PART OF SEC. 1-T9N-R7E LANCASTER COUNTY, NEBRASKA	
	Job No.: P2018.035.003		Date: 11/03/2020		
	Drawn by: FCE	Scale: 1" = 400'	Sht: 2 of 2		

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND BEING IRREGULAR TRACTS LOTS 36 AND 62 OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., ALSO TOGETHER WITH PART OF IRREGULAR TRACT LOT 30 OF SAID SECTION 36, AND ALSO TOGETHER WITH PART OF VAN DORN STREET, LOCATED IN SAID SECTION 36 AND ALSO LOCATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., AND ALSO TOGETHER WITH PART OF SOUTH 98TH STREET LOCATED IN SAID SECTION 36 AND ALSO LOCATED IN SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., ALL LOCATED IN, LANCASTER COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

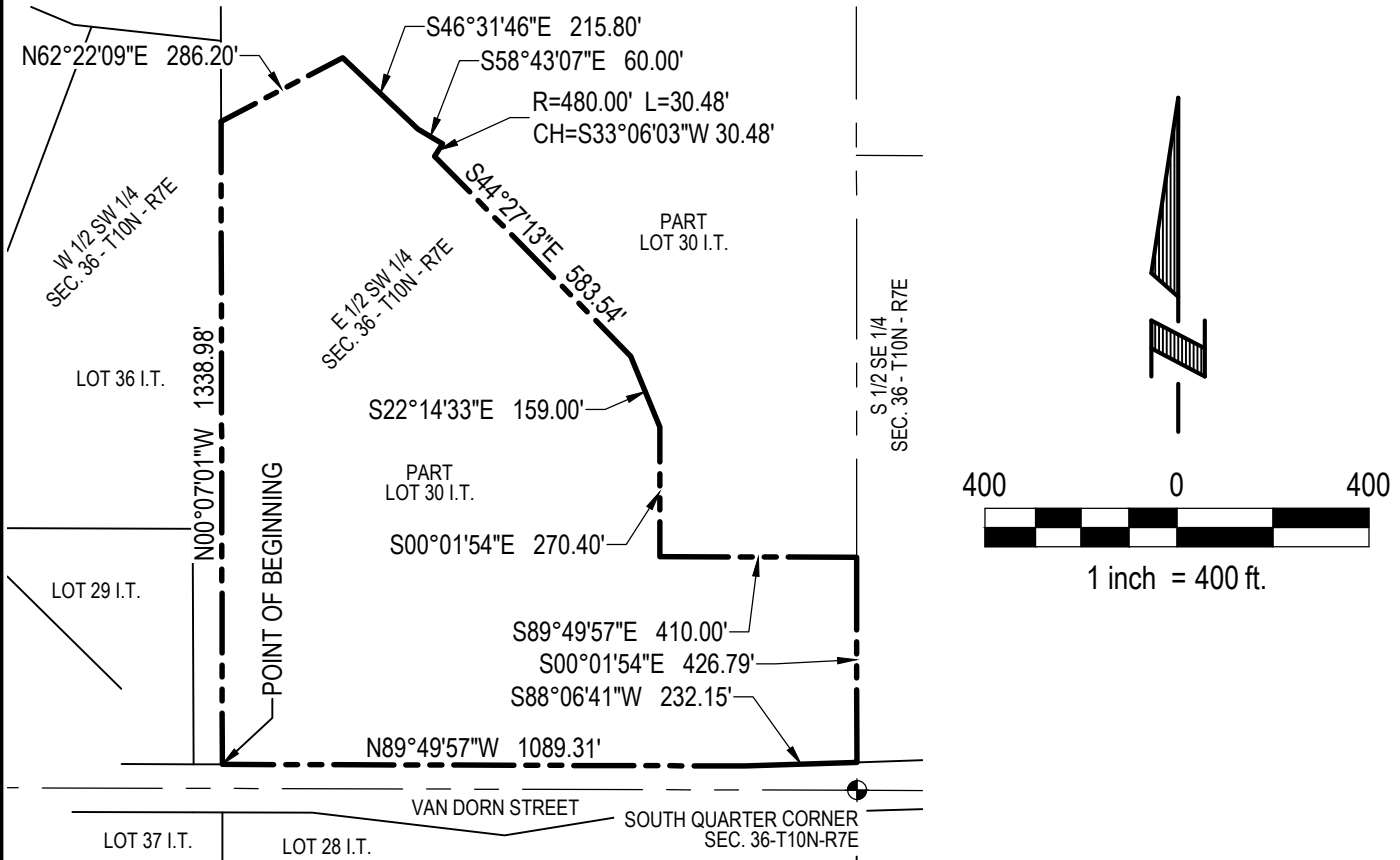
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE S00°10'03"W (ASSUMED BEARING), A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VAN DORN STREET; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF VAN DORN STREET ON THE FOLLOWING FIVE (5) DESCRIBED COURSES: (1) THENCE N86°42'40"W, A DISTANCE OF 183.66 FEET; (2) THENCE N89°49'57"W, A DISTANCE OF 270.00 FEET; (3) THENCE S80°50'17"W, A DISTANCE OF 283.75 FEET; (4) THENCE N83°16'20"W, A DISTANCE OF 402.64 FEET; (5) THENCE N89°49'57"W, A DISTANCE OF 247.47 FEET; THENCE N00°10'26"W ALONG THE WESTERLY LINE OF SAID IRREGULAR TRACT LOT 36 AND THE SOUTHERLY EXTENSION THEREOF, SAID LINE ALSO BEING THE EASTERLY LINE OF IRREGULAR TRACT LOT 29 OF SAID SECTION 36, AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 590.25 FEET TO THE NORTHEAST CORNER OF SAID IRREGULAR TRACT LOT 29; THENCE N89°48'26"W ALONG SAID WESTERLY LINE OF IRREGULAR TRACT LOT 36, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID IRREGULAR TRACT LOT 29, AND ALSO THE NORTHERLY LINE OF IRREGULAR TRACT LOT 26 OF SAID SECTION 36, A DISTANCE OF 517.35 FEET TO THE SOUTHEAST CORNER OF IRREGULAR TRACT LOT 55 OF SAID SECTION 36; THENCE N00°14'14"W ALONG SAID WESTERLY LINE OF IRREGULAR TRACT LOT 36, SAID LINE ALSO BEING THE THE EASTERLY LINE OF SAID IRREGULAR TRACT LOT 55, A DISTANCE OF 224.84 FEET TO THE NORTHEAST CORNER OF SAID IRREGULAR TRACT LOT 55, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID IRREGULAR TRACT LOT 62; THENCE N89°50'10"W ALONG THE SOUTHERLY LINE OF SAID IRREGULAR TRACT LOT 62 AND THE WESTERLY EXTENSION THEREOF, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID IRREGULAR TRACT LOT 55 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 836.35 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH 98TH STREET; THENCE N00°13'08"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 98TH STREET, A DISTANCE OF 983.73 FEET; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID IRREGULAR TRACT LOT 62 AND THE WESTERLY EXTENSION THEREOF, AND ALSO THE NORTHERLY LINE OF SAID IRREGULAR TRACT LOT 36, SAID LINE ALSO BEING THE SOUTHERLY LINE OF IRREGULAR TRACT LOT 59, OF SAID SECTION 36 AND THE WESTERLY EXTENSION THEREOF ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE N89°47'09"E, A DISTANCE OF 715.28 FEET; (2) THENCE S67°18'05"E, A DISTANCE OF 429.05 FEET; (3) THENCE S83°45'43"E, A DISTANCE OF 307.47 FEET TO THE NORTHEAST CORNER OF SAID IRREGULAR TRACT LOT 36, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID IRREGULAR TRACT LOT 59, AND ALSO BEING ON THE WESTERLY LINE OF SAID IRREGULAR TRACT LOT 30; THENCE S00°07'01"E ALONG THE EASTERLY LINE OF SAID IRREGULAR TRACT LOT 36, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID IRREGULAR TRACT LOT 30, A DISTANCE OF 167.84 FEET; THENCE N62°22'09"E, A DISTANCE OF 286.20 FEET; THENCE S46°31'46"E, A DISTANCE OF 215.80 FEET; THENCE S58°43'07"E, A DISTANCE OF 60.00 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 480.00 FEET, A DISTANCE OF 30.48 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S33°06'03"W, A DISTANCE OF 30.48 FEET; THENCE S44°27'13"E, A DISTANCE OF 583.54 FEET; THENCE S22°14'33"E, A DISTANCE OF 159.00 FEET; THENCE S00°01'54"E, A DISTANCE OF 270.40 FEET; THENCE S89°49'57"E, A DISTANCE OF 410.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID IRREGULAR TRACT LOT 30; THENCE S00°01'54"E ALONG SAID EASTERLY LINE OF IRREGULAR TRACT LOT 30, A DISTANCE OF 485.12 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2,902,023 SQUARE FEET OR 66.621 ACRES, MORE OR LESS.

SEE SHEET 2 FOR DRAWING

 E & A CONSULTING GROUP, INC. Engineering Answers	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599		ANNEXATION BOUNDARY PART OF SECTION 36 TOWNSHIP 10 NORTH RANGE 7 EAST LANCASTER COUNTY, NEBRASKA
	Job No.: P2018.035.003	Date: 11/10/2020	
Drawn by: FCE	Scale: 1" = 400'	Sht: 1 of 2	

EXHIBIT "A"



LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF IRREGULAR TRACT LOT 30 OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID IRREGULAR TRACT LOT 30, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF IRREGULAR TRACT LOT 36 OF SAID SECTION 36, AND ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF VAN DORN STREET; THENCE N00°07'01"W (ASSUMED BEARING) ALONG THE WESTERLY LINE OF SAID IRREGULAR TRACT LOT 30, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID IRREGULAR TRACT LOT 36, A DISTANCE OF 1338.98 FEET; THENCE N62°22'09"E, A DISTANCE OF 286.20 FEET; THENCE S46°31'46"E, A DISTANCE OF 215.80 FEET; THENCE S58°43'07"E, A DISTANCE OF 60.00 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 480.00 FEET, A DISTANCE OF 30.48 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S33°06'03"W, A DISTANCE OF 30.48 FEET; THENCE S44°27'13"E, A DISTANCE OF 583.54 FEET; THENCE S22°14'33"E, A DISTANCE OF 159.00 FEET; THENCE S00°01'54"E, A DISTANCE OF 270.40 FEET; THENCE S89°49'57"E, A DISTANCE OF 410.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID IRREGULAR TRACT LOT 30; THENCE S00°01'54"E ALONG SAID EASTERLY LINE OF IRREGULAR TRACT LOT 30, A DISTANCE OF 426.79 FEET TO THE SOUTHEAST CORNER OF SAID IRREGULAR TRACT LOT 30, SAID POINT ALSO BEING ON SAID NORTHERLY RIGHT-OF-WAY LINE OF VAN DORN STREET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF VAN DORN STREET ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) S88°06'41"W, A DISTANCE OF 232.15 FEET; (2) THENCE N89°49'57"W, A DISTANCE OF 1089.31 FEET TO THE POINT OF BEGINNING.

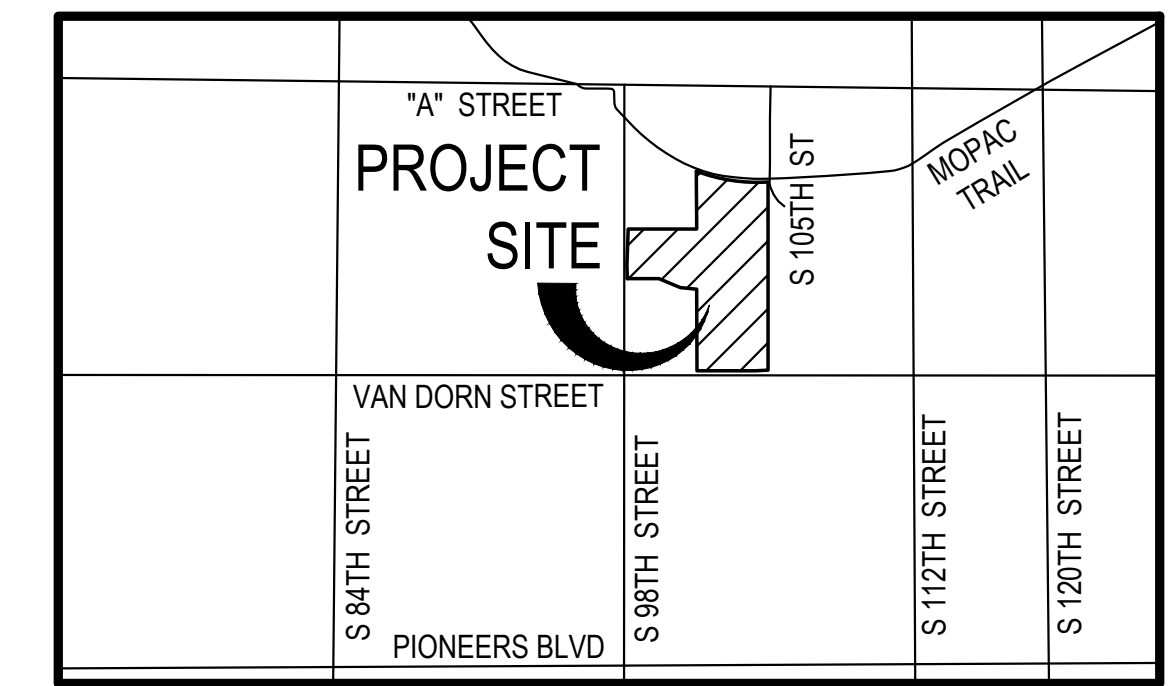
SAID TRACT OF LAND CONTAINS 1,277,142 SQUARE FEET OR 29.319 ACRES, MORE OR LESS.

 E & A CONSULTING GROUP, INC. <i>Engineering Answers</i>	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599		REZONING EXHIBIT PART OF IRREGULAR TRACT LOT 30 SEC. 36-T10N-R7E LANCASTER COUNTY, NEBRASKA
	Job No.: P2018.035.003 Date: 11/10/2020		
	Drawn by: FCE	Scale: 1" = 400'	

FIRE RIDGE

LOTS 1 THRU 4, BLOCK 1; LOTS 1 THRU 34, BLOCK 2; LOTS 1 THRU 40, BLOCK 3; LOTS 1 THRU 38, BLOCK 4; LOTS 1 THRU 23, BLOCK 5; LOTS 1 THRU 12, BLOCK 6; LOTS 1 THRU 6, BLOCK 7; LOTS 1 THRU 15, BLOCK 8; LOTS 1 THRU 20, BLOCK 9; LOTS 1 THRU 18, BLOCK 10; LOTS 1 THRU 15, BLOCK 11; LOTS 1 THRU 21, BLOCK 12; LOTS 1 THRU 7, BLOCK 13; LOTS 1 THRU 23, BLOCK 14; LOTS 1 THRU 56, BLOCK 15; LOTS 1 THRU 46, BLOCK 16; LOTS 1 THRU 22, BLOCK 17; LOTS 1 THRU 26, BLOCK 18; LOTS 1 THRU 11, BLOCK 19; LOTS 1 THRU 4, BLOCK 20; LOTS 1 THRU 10, BLOCK 21; LOTS 1 THRU 37, BLOCK 22; LOTS 1 THRU 22, BLOCK 23 & OUTLOTS "A" THRU "Q" INCLUSIVE

A TRACT OF LAND BEING LOT 2, IRREGULAR TRACT LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 36, ALSO TOGETHER WITH LOT 30, IRREGULAR TRACT LOCATED IN THE E1/2 OF THE SW1/4 OF SAID SECTION 36, AND ALSO TOGETHER WITH LOT 58, IRREGULAR TRACT LOCATED IN THE NW1/4 OF THE SW1/4 AND ALSO THE SW1/4 OF THE NW1/4, SAID SECTION 36, AND ALSO TOGETHER WITH LOT 59, IRREGULAR TRACT LOCATED IN SAID NW1/4 OF THE SW1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA.



VICINITY MAP

LEGAL DESCRIPTION

A TRACT OF LAND BEING LOT 2, IRREGULAR TRACT LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 36, ALSO TOGETHER WITH LOT 30, IRREGULAR TRACT LOCATED IN THE E1/2 OF THE SW1/4 OF SAID SECTION 36, AND ALSO TOGETHER WITH LOT 58, IRREGULAR TRACT LOCATED IN THE NW1/4 OF THE SW1/4 AND ALSO THE SW1/4 OF THE NW1/4, SAID SECTION 36, AND ALSO TOGETHER WITH LOT 59, IRREGULAR TRACT LOCATED IN SAID NW1/4 OF THE SW1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, IRREGULAR TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF OUTLOT "A", BLOCK 2, CAMELOT ACRES, A SUBDIVISION LOCATED IN SAID SECTION 36, AND ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A VACATED MISSOURI PACIFIC RAILROAD; THENCE S07°02'37"E (ASSUMED BEARING) ALONG THE EASTERLY LINE OF SAID LOT 2, IRREGULAR TRACT, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID OUTLOT "A", BLOCK 2, CAMELOT ACRES, AND ALSO THE WESTERLY LINE OF OUTLOT "A", BLOCK 1, SAID CAMELOT ACRES FIRST ADDITION, A DISTANCE OF 902.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, IRREGULAR TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID OUTLOT "A", BLOCK 1, CAMELOT ACRES (1ST ADDITION, AND ALSO THE NORTHEAST CORNER OF SAID LOT 30, IRREGULAR TRACT; THENCE S89°01'54"E ALONG THE EASTERLY LINE OF SAID LOT 30, IRREGULAR TRACT, SAID LINE ALSO BEING THE WESTERLY LINE OF THE N1/2 OF THE SE1/4 OF SAID SECTION 36, AND ALSO THE WESTERLY LINE OF LOT 27, IRREGULAR TRACT OF SAID SECTION 36, A DISTANCE OF 2885.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30, IRREGULAR TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 27, IRREGULAR TRACT, AND ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF VAN DORN STREET; THENCE S88°16'41"W ALONG THE SOUTHERLY LINE OF SAID LOT 30, IRREGULAR TRACT, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF VAN DORN STREET, A DISTANCE OF 232.15 FEET; THENCE N89°49'57"W ALONG SAID SOUTHERLY LINE OF LOT 30, IRREGULAR TRACT, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF VAN DORN STREET, A DISTANCE OF 1089.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30, IRREGULAR TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 27, IRREGULAR TRACT, AND ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF VAN DORN STREET; THENCE S88°16'41"W ALONG THE WESTERLY LINE OF SAID LOT 30, IRREGULAR TRACT, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 36, IRREGULAR TRACT, A DISTANCE OF 1506.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 36, IRREGULAR TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 59, IRREGULAR TRACT; THENCE N83°48'43"W ALONG THE SOUTHERLY LINE OF SAID LOT 59, IRREGULAR TRACT, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 36, IRREGULAR TRACT AND LOT 52, IRREGULAR TRACT OF SAID SECTION 36, A DISTANCE OF 307.47 FEET; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 59, IRREGULAR TRACT, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 62, IRREGULAR TRACT ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) N67°18'05"W, A DISTANCE OF 429.05 FEET; (2) THENCE S88°47'09"W, A DISTANCE OF 590.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 59, IRREGULAR TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 62, IRREGULAR TRACT, AND ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH 98TH STREET; THENCE N00°07'01"W ALONG THE WESTERLY LINE OF SAID LOT 59, IRREGULAR TRACT, AND ALSO THE WESTERLY LINE OF SAID TRACT 58, IRREGULAR TRACT, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 98TH STREET ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) N00°12'56"W, A DISTANCE OF 283.12 FEET; (2) THENCE N02°18'05"E, A DISTANCE OF 606.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 58, IRREGULAR TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 50, IRREGULAR TRACT OF SAID SECTION 36; THENCE S89°41'07"E ALONG THE NORTHERLY LINE OF SAID LOT 58, IRREGULAR TRACT, SAID LINE ALSO BEING SOUTHERLY LINE OF SAID LOT 50, IRREGULAR TRACT, A DISTANCE OF 1265.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 58, IRREGULAR TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 50, IRREGULAR TRACT, AND ALSO BEING ON THE WESTERLY LINE OF SAID LOT 2, IRREGULAR TRACT; THENCE N00°08'21"W ALONG SAID WESTERLY LINE OF LOT 2, IRREGULAR TRACT, SAID LINE ALSO BEING THE EASTERLY LINE OF LOT 50 AND LOT 54, IRREGULAR TRACTS SAID SECTION 36, A DISTANCE OF 1066.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, IRREGULAR TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 54, IRREGULAR TRACT, AND ALSO BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF VACATED MISSOURI PACIFIC RAILROAD; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, IRREGULAR TRACT, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF VACATED MISSOURI PACIFIC RAILROAD ON THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 3158.29 FEET, A DISTANCE OF 1351.35 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S81°21'37"E, A DISTANCE OF 1241.05 FEET; THENCE (2) N86°22'27"E, A DISTANCE OF 1.85 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 5,963,075 SQUARE FEET OR 136.893 ACRES MORE OR LESS.

DEVELOPER	PROPERTY OWNER	ENGINEER/SURVEYOR
FIRE RIDGE, LLC	ELLIOT L RUSTAD, REVOCABLE TRUST	E & A CONSULTING GROUP, INC. (RICHARD OMENI)
7130 S 29TH STREET, SUITE D	PO BOX 84891 (ATTN: STEVE CHAMPOUX)	701 O STREET, SUITE 400
LINCOLN, NE 68516	LINCOLN, NE 68508	LINCOLN, NE 68508

ZONING:

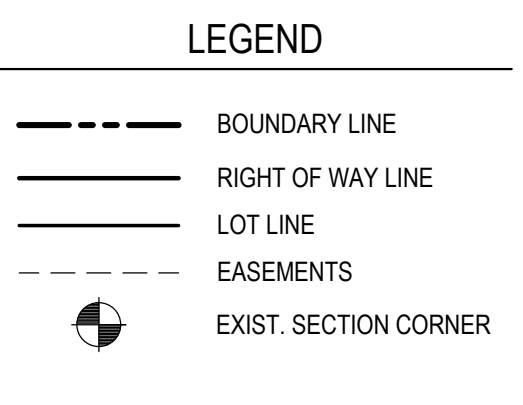
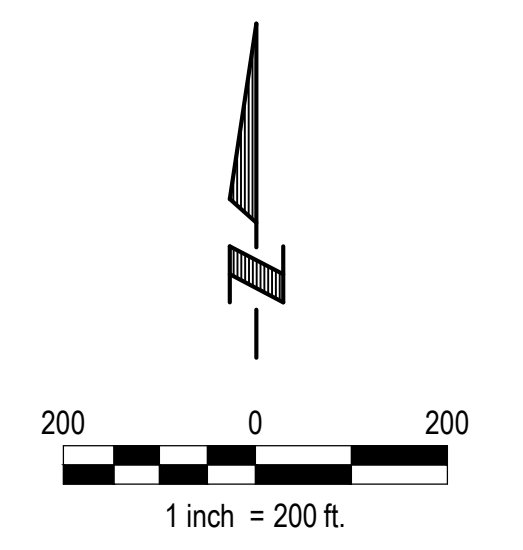
EXISTING	AG	
PROPOSED:	R-3, SINGLE FAMILY HOUSES	36,358 AC
	R-3, TOWNHOUSES	33,532 AC
	R-3, OUTLOTS "A" THRU "Q"	42,767 AC
	PROPOSED RIGHT-OF-WAY	24,236 AC
	TOTAL:	136,893 AC

WAIVER REQUESTS

- SUBDIVISION ORDINANCE 26.23.K10(G); TO ALLOW LOT LINES NOT TO BE RADIAL AND PERPENDICULAR TO STREET RIGHT-OF-WAY.
- DESIGN STANDARDS CHAPTER 2.15, SECTION 2.2.2 SANITARY SEWERS RUNNING OPPOSITE OF STREET GRADE.

GENERAL SITE NOTES:

- DIRECT VEHICULAR ACCESS IS PROHIBITED TO 98TH STREET AND TO VAN DORN STREET STREET FROM ANY LOTS ABUTTING SAID STREETS.
- TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
- TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT. UTILITY EASEMENTS TO BE COORDINATED WITH LINCOLN ELECTRIC SYSTEM AND SHOWN ON FINAL PLATS.
- EXISTING AND PROPOSED EASEMENTS TO BE IDENTIFIED AND SHOWN AT THE TIME OF FINAL PLATTING.
- A GREEN SPACE EASEMENT SHALL BE GRANTED OVER ALL OF OUTLOTS "A", "B", "C", AND "P".
- A STORM SEWER AND DRAINAGE EASEMENT SHALL BE GRANTED OVER ALL OF OUTLOTS "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", AND "O".
- OUTLOT "H" SHALL BE RESERVED FOR A STORM SEWER AND DRAINAGE EASEMENT AND GREEN SPACE EASEMENT.
- OUTLOTS "J" AND "Q" SHALL BE RESERVED FOR FUTURE DEVELOPMENT.
- OUTLOT "K" SHALL BE RESERVED FOR FUTURE PARK SPACE.
- ALL OUTLOT AREAS AND OPEN SPACE SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THAT AN ASSOCIATION IS FORMED.
- UNLESS OTHERWISE SHOWN SANITARY SEWER AND WATER LINES TO BE 8" AND 6" PIPE DIAMETER RESPECTIVELY AND TO BE CONSTRUCTED TO OTHER CITY OF LINCOLN SPECIFICATIONS.
- ALL SANITARY SEWERS AND WATER MAINS TO BE PUBLIC.
- ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
- ALL PAVING RADI TO BE 20' UNLESS OTHERWISE NOTED.
- ALL TOPOGRAPHICAL ELEVATIONS ARE BASED ON NAVD 1988.
- SIDEWALKS TO BE 5 FEET MINIMUM WHERE RIGHT-OF-WAY ABUTS OPEN SPACE OR DOES NOT ABUT RESIDENTIAL LOTS. SIDEWALKS SHALL BE 4 FEET WIDE WHERE ABUTTING RESIDENTIAL LOTS.
- LOT, OUTLOT AND BLOCK DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY.
- ALL STREET PAVEMENT DIMENSIONS ARE TO BACK OF CURB.
- THE YARD SETBACKS REGULATE STRUCTURAL WALLS ONLY AND DO NOT RESTRICT OVERHANGS, PATIOS, DOOR SWINGS, WINDOW SWINGS ETC. FROM ENCRANCHING INTO THE SETBACKS.
- DETAILS OF ALL SIGNS, INCLUDING TYPE, HEIGHT, AND SIZE WILL BE AT THE TIME OF PERMITTING.
- THE FINAL LOCATION AND GRADING OF THE PEDESTRIAN TRAIL WILL BE DETERMINED BY THE PARK AND RECREATION DEPARTMENT AT THE TIME OF FINAL PLAT.
- PEDESTRIAN SIDEWALK CONNECTIONS ARE REQUIRED TO BE 5 FEET WIDE WHEN EXCEEDING 190 FEET IN LENGTH. THE REQUIRED WIDTH WILL BE ESTABLISHED AT THE TIME OF FINAL PLAT.



R-3 SINGLE FAMILY ZONING SETBACK TABLE

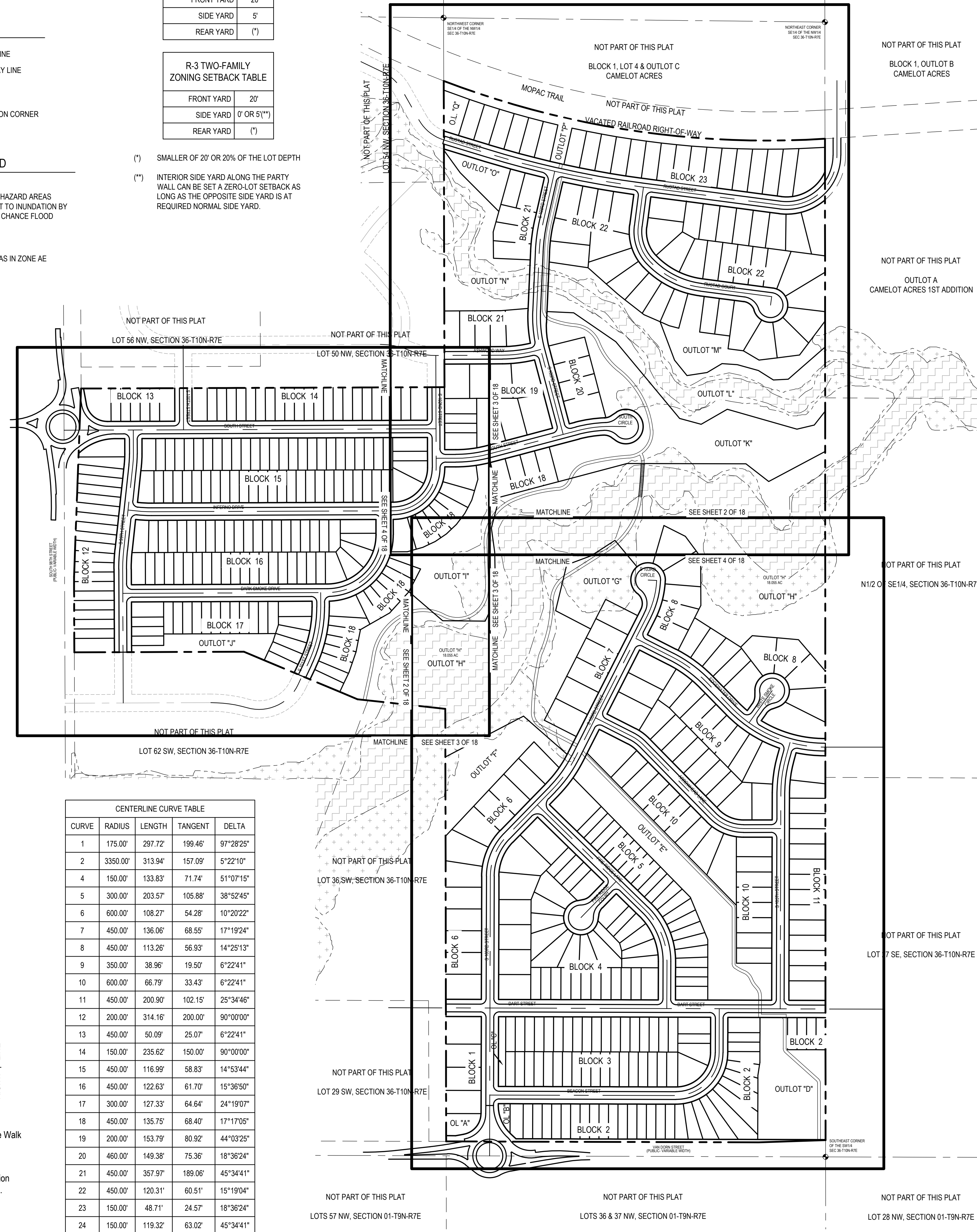
FRONT YARD	20'
SIDE YARD	5'
REAR YARD (*)	

R-3 TWO-FAMILY ZONING SETBACK TABLE

FRONT YARD	20'
SIDE YARD (Ø OR 51'')	
REAR YARD (*)	

(*) SMALLER OF 20' OR 20% OF THE LOT DEPTH

(**) INTERIOR SIDE YARD ALONG THE PARTY WALL CAN BE SET A ZERO-LOT SETBACK AS LONG AS THE OPPOSITE SIDE YARD IS AT REQUIRED NORMAL SIDE YARD.

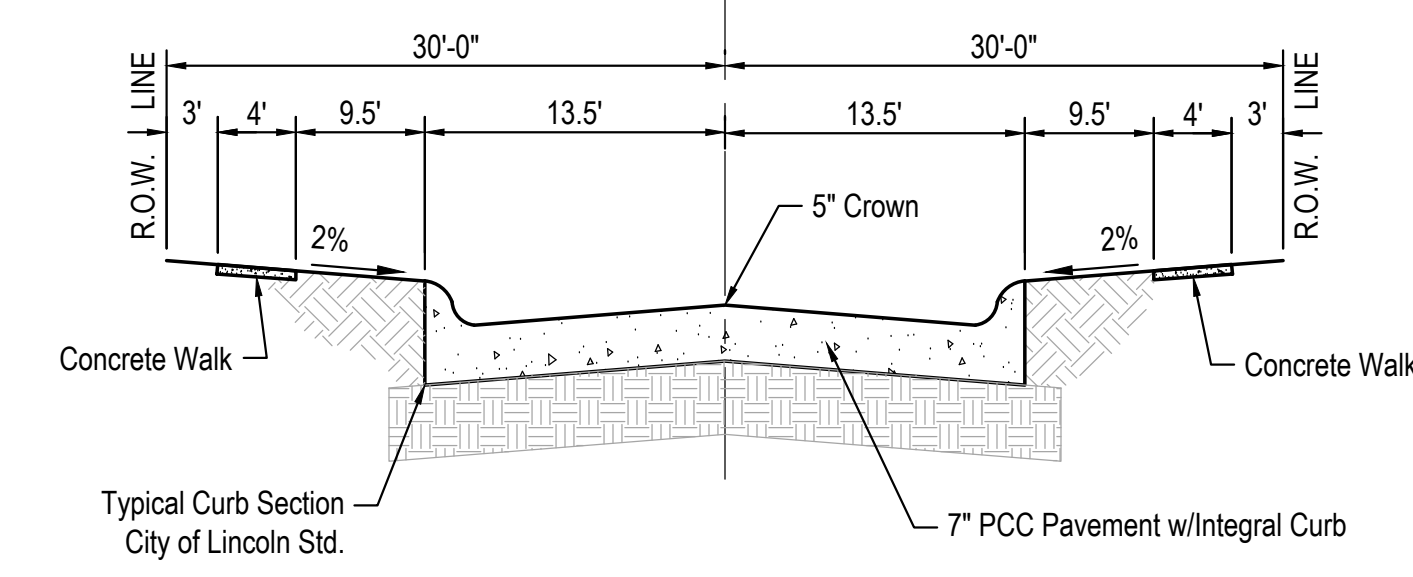


CENTERLINE CURVE TABLE

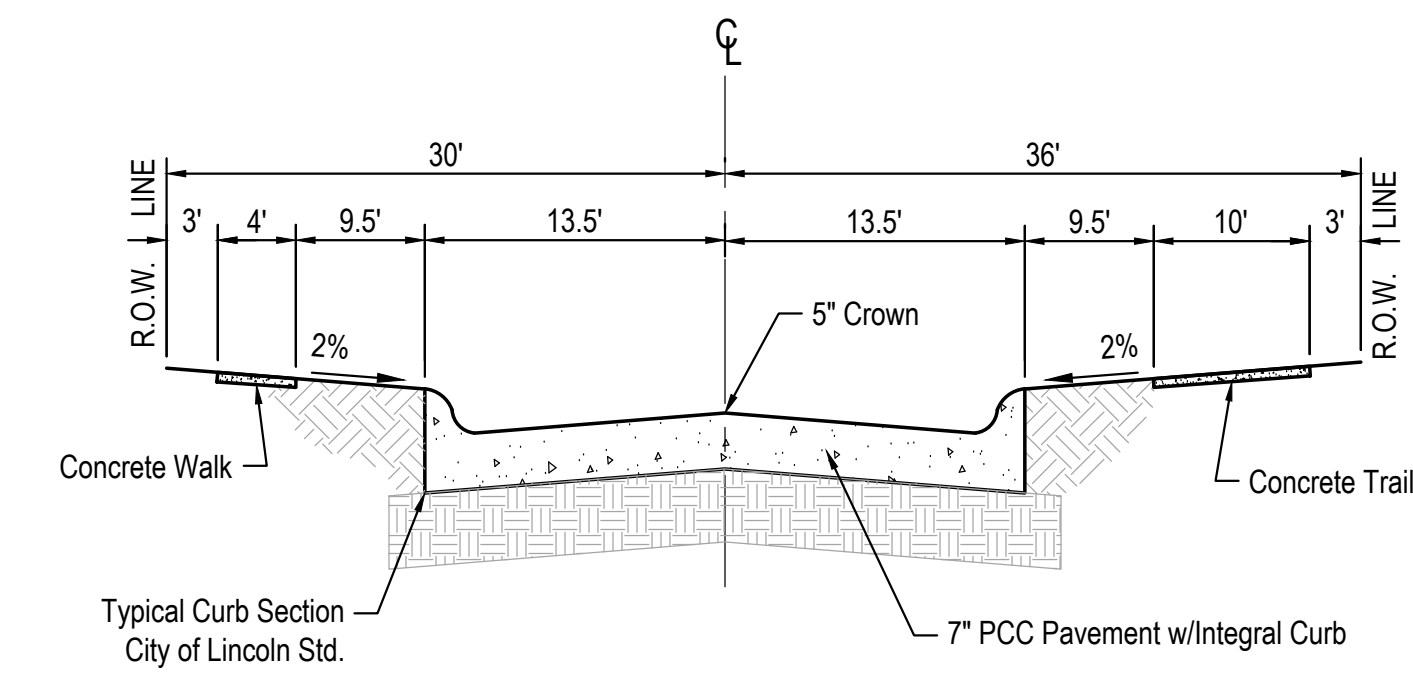
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	175.00'	297.72'	199.46'	97°28'25"
2	3350.00'	313.94'	157.09'	5°22'10"
4	150.00'	133.83'	71.74'	51°07'15"
5	300.00'	203.57'	105.88'	38°52'45"
6	600.00'	108.27'	54.28'	10°29'22"
7	450.00'	136.06'	68.55'	17°19'24"
8	450.00'	113.26'	56.93'	14°28'13"
9	350.00'	38.96'	19.50'	6°22'41"
10	600.00'	66.79'	33.43'	6°22'41"
11	450.00'	200.90'	102.15'	25°34'46"
12	200.00'	314.16'	200.00'	90°00'00"
13	450.00'	50.09'	25.07'	6°22'41"
14	150.00'	235.62'	150.00'	90°00'00"
15	450.00'	116.99'	58.83'	14°53'44"
16	450.00'	122.63'	61.70'	15°36'50"
17	300.00'	127.33'	64.64'	24°19'07"
18	450.00'	135.75'	68.40'	17°17'05"
19	200.00'	153.79'	80.92'	44°03'29"
20	460.00'	149.38'	75.36'	18°36'24"
21	450.00'	357.97'	189.06'	45°34'41"
22	450.00'	120.31'	60.51'	15°19'04"
23	150.00'	48.71'	24.57'	18°36'24"
24	150.00'	119.32'	63.02'	45°34'41"
25	250.00'	200.46'	105.97'	45°56'35"
26	150.00'	235.62'	150.00'	90°00'00"

INDEX OF SHEETS

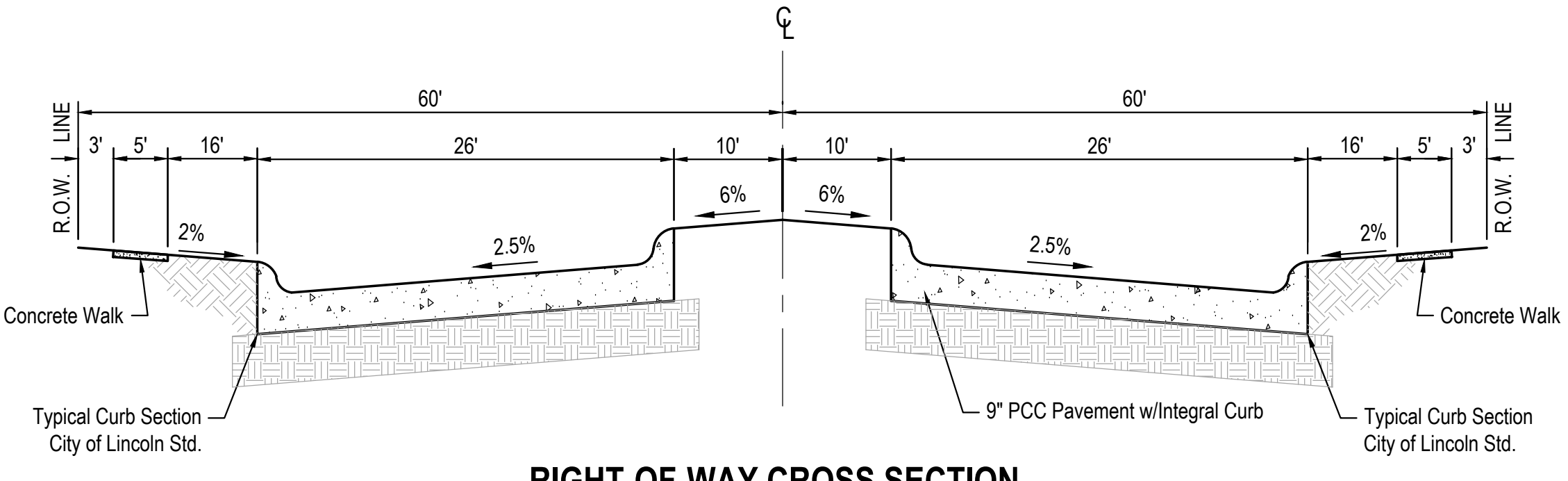
SHEET No	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	SITE PLAN
4	SITE PLAN
5	PHASING PLAN
6	UTILITIES & PAVING PLAN
7	UTILITIES & PAVING PLAN
8	UTILITIES & PAVING PLAN
9	GRADING & DRAINAGE PLAN
10	PIPE SIZING CALCULATIONS
11	PRE-DEVELOPED DRAINAGE PLAN
12	POST-DEVELOPED DRAINAGE PLAN
13	STORMWATER DETENTION/TREATMENT DETAILS
14	STREET PROFILES
15	STREET PROFILES
16	STREET PROFILES
17	STREET PROFILES
18	STREET PROFILES



**RIGHT-OF-WAY CROSS SECTION
TYPICAL RESIDENTIAL STREET
NOT TO SCALE**



**RIGHT-OF-WAY CROSS SECTION
103rd STREET - ASHWOOD WAY TO RUSTAD STREET
NOT TO SCALE**



**RIGHT-OF-WAY CROSS SECTION
TYPICAL ARTERIAL STREET
NOT TO SCALE**

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

E & A CONSULTING GROUP, INC.
Engineering Answers

701 O Street, Suite 400
Lincoln, NE 68508
Phone: 402-467-1716
www.eaag.com

FIRE RIDGE
BLOCKS 1 THRU 23 & OUTLOTS "A" THRU "Q" INCLUSIVE
LINCOLN, NEBRASKA

COVER SHEET

Proj No: P2010305.001
Date: 11/18/2020
Designed By: RRS
Drawn By: EHL
Scale: 1" = 100'
Sheet: 1 of 18
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December 3, 2020

Mr. David Cary
Planning Director
City of Lincoln Planning Department
555 South 10th Street, Suite 213
Lincoln, NE 68508

RE: Fire Ridge – Community Unit Plan Submittal
E & A File: P2018.035.001

Dear Mr. Cary,

On behalf of our client, Fire Ridge, LLC, enclosed are the application and fees for a Community Unit Plan for the property located at the northeast corner of 98th Street and Von Dorn Street. This development will be a phased and is currently planned with over 510 residential lots divided between detached single-family lots, attached single-family lots. The developer also requests that multi-family uses be permitted within the CUP to provide flexibility to construct townhome units. The plan proposes an R-3 zoning designation over the entire property with density calculations summarized as follows:

Overall Development Area (Acres):	136.893
Allowable Maximum Density (Dwelling Units per Acre):	6.96
Maximum Dwelling Units Allowed:	952
Proposed Dwelling Units:	510
Excess Unassigned Dwelling Units:	442

Over thirty percent of the 137 acre land area included in the development will be preserved as green space primarily for the purpose of flood conveyance and stormwater management. A trail corridor is proposed within the green space to connect proposed trails within the Wandering Creek subdivision with the MoPac Trail. And, up to approximately 4.5 acres have been identified for potential use as a neighborhood park.

Waivers to the following subdivision ordinances and design standards are being requested as part of the application:

1. Design Standards Chapter 2.15, Section 2.2.2: to allow sanitary sewers to run opposite of street grades in areas where determined necessary.
2. Zoning Ordinance 27.72.020(a): to allow lots for two-family dwellings with lot areas of at least 3,500 square feet and minimum average lot width of 30 feet.
3. Land Subdivision Standard 26.23.125 to not require pedestrian way in blocks exceeding 100 feet in length, specifically applying to blocks: 4, 11, 14, 15, and 16.
4. Land Subdivision Standard 26.23.080 to allow a dead-end street without a 60' diameter turn-around for alternate access to the neighborhood park area at the intersection of 103rd Street and South Street as shown on the park area exhibit.

Two drainageways with FEMA mapped floodplain and floodway cross the property, the larger channel, Stephens Creek Tributary 45, lies generally south of the quarter section line and flows southwest to northeast. A secondary tributary, Stevens Creek Tributary 445, flows northwest to southeast generally lies north of the


quarter section line. The confluence of the two channels is located approximately 500 feet downstream of the east property boundary. Preliminary discussions with City staff indicated a preference for roadway crossings of both tributaries to provide connectivity within the section. Hydraulic analysis of the channel indicated that a 110 foot span bridge would be required to cross the major tributary with an estimated construction cost of \$1.1 Million. Based on initial and long term costs of such a structure, staff agreed to consider a pedestrian crossing in lieu of a full road crossing. Results of further analysis for pedestrian crossings showed that any option outside of spanning the floodway resulted in a rise in the upstream base flood elevation greater than allowable by FEMA standards. Thus, the alternative for a pedestrian crossing within the plat boundary is a 110' long pedestrian bridge. Additional information of this analysis is provided in the drainage report included with the plat submittal. Due to cost and USACE 404 permitting concerns with such a crossing, we recommend not to create the crossing with this development. With this submittal, we provided cost estimates of both a vehicular crossing and a pedestrian crossing. A possible alternate for providing connectivity across the channel is to locate a pedestrian bridge just downstream of the plat boundary on adjacent property where the floodway width is approximately 80 feet. In either case, the developer sees the bridge as a component of the trail system to be funded via park impact fees.

The developer has had preliminary discussions with LTU staff regarding City utility service and roadway access to the property. Sewer service is available via an existing trunk main running through the property. Water service requires construction of 16" trunk mains in both Van Dorn Street and 98th Street. Water system analysis shows that adequate flow and pressure can be provided for fire protection for Phases 1 thru 3 via a single connection to a 16" main in Van Dorn Street. Street access to the development is proposed via arterial connections to Van Dorn Street and 98th Street. A connection is also planned to 105th Street at the northeast corner of the property.

The developer proposes to construct impact fee eligible improvements in the form of roundabouts designed to accommodate future four-lane arterial improvements at the intersections of Van Dorn and 103rd Street and at 98th & South Street. Van Dorn Street is current a two-lane asphalt paved roadway. 98th Street is currently a two-lane gravel roadway; but, it has been graded to accommodate improvements to paved section. Plans for paving the section of 98th Street abutting the development have been previously considered by Lancaster County and LTU. However, no detailed plans or timing have been established for such improvements. 105th Street is currently a private roadway owned and maintained by Camelot Acres Owners Association. City staff have expressed support for acquiring the roadway as public right-of-way and converting it to a public street.

Additional documents will be uploaded for review once the ProjectDOX project has been created. I look forward to receiving staff comments. If you have any questions regarding the application, please contact Jeff Stoll or myself at 402-420-7217 or by email at jstoll@eacg.com or ronnen@eacg.com.

Sincerely,
E & A Consulting Group, Inc.



Rick Onnen, P.E.
Project Manager

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

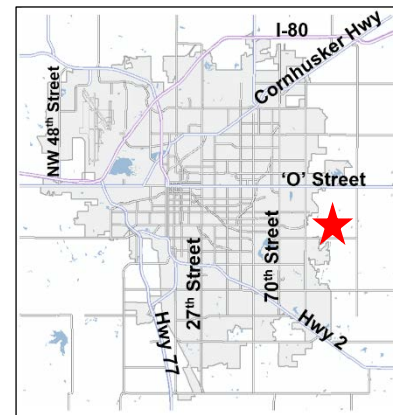
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Special Permit 20047 Fire Ridge Community Unit Plan	FINAL ACTION? Yes	DEVELOPER/OWNER Fire Ridge, LLC/Elliot L. Rustad, Revocable Trust
PLANNING COMMISSION HEARING DATE December 16, 2020	RELATED APPLICATIONS AN20014, CZ20038	PROPERTY ADDRESS/LOCATION S. 98 th and Van Dorn Street

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a Community Unit Plan (CUP) to include up to 510 dwelling units on approximately 137 acres. This property is located to the northeast of the Van Dorn Street and S. 98th Street intersection. The proposed zoning is R-3 Residential. Proposed residential units include single-family detached, single-family attached and multi-family units. Access points include proposed roundabouts on Van Dorn Street and South Street and S. 98th Street. There would also be a connection to S. 105th Street to the north in the existing Camelot Acres CUP which links to A Street.



JUSTIFICATION FOR RECOMMENDATION

This proposed is appropriate as the area is identified for future urban density residential in the Comprehensive Plan. The single-family detached, single-family attached and multi-family residential proposed is consistent with this designation. This site with annexation, can be served by nearby infrastructure, and is in proximity to existing urbanized areas to the west. The developer is providing land for a neighborhood park and facilitating the City bike trail extension. The waivers of pedestrian easements in several blocks is in exchange for construction of a north-south pedestrian crossing of the drainage way and internal pedestrian route in the southern portion of Fire Ridge. Overall the plan provides a significant pedestrian sidewalk system.

APPLICATION CONTACT

Richard Onnen, (402) 420-7217 or ronnen@eacg.com

STAFF CONTACT

George Wesselhoft, (402) 441-6366 or gwesselhoft@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed land use and density are in conformance with the 2040 Comprehensive Plan, which identifies future urban density residential uses in this location. The proposal is for residential use only. The proposed 510 dwelling units on 137 acres equates to a land use density of around 3.72 dwelling units per acre. This falls within the range in the Comprehensive Plan for urban density residential.

WAIVERS

1. Subdivision Ordinance 26.23.080 to allow a dead-end street without a 60' diameter turn-around for alternate

access to the neighborhood park area at the intersection of 103rd Street and South Street. (Recommend Conditional Approval)

2. Subdivision Ordinance 26.23.125 to allow waiver from pedestrian ways for block lengths over 1000 feet for Blocks 4, 11, 14, 15, 16. (Recommend Approval)
3. Zoning Ordinance 27.72.020(a) to allow minimum lot size reduction for two family dwellings from 5,000 square feet to 3,500 square feet. (Recommend Approval)
4. Zoning Ordinance 27.72.020(a) to allow minimum average lot width reduction for two family dwellings from 40 per dwelling unit to 30 feet. (Recommend Approval)
5. Design Standards 2.15, Section 2.2.2 to allow sanitary sewers to run opposite of street grades. (Recommend Approval)

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 1.9 This site is shown as environmental resources, green space and residential-urban density on the 2040 Lincoln Area Future Land Use Plan.

P. 7.2 - Neighborhoods and Housing Guiding Principles:

- Provide a wide variety of housing types and choices for an increasingly diverse and aging population.
- Provide flexibility to the marketplace in siting future residential development locations.
- Strive for predictability for neighborhoods and developers for residential development and redevelopment.

P. 7.4-7.8 - Strategies for Developing Neighborhoods

- Encourage new development to achieve densities greater than five dwelling units per gross acre.

P. 12.4 - 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.

P. 12.4 - 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.

ANALYSIS

1. This is a request for a new Community Unit Plan (CUP) with 510 proposed dwelling units on approximately 137 acres. The project is located to the northeast of the intersection of Van Dorn Street and S. 98th Street. The residential units would include 182 single family detached and 328 single family attached or multi-family dwellings. It is also proposed to have 442 unassigned dwelling units, but a more reasonable amount would be 50 dwelling units be unassigned as part of the total allowable units. The latter number is more typical for a CUP where approximately 10% of the total allowable under the density limit is unassigned. The density limit for this CUP in R-3 zoning is 6.96 dwelling units per acre which in this case equates to 952 total dwelling units that would be allowable. Therefore, the proposed 510 units is well under the density limit.
2. Related AN20014 is for the annexation of approximately 74.74 acres. This includes approximately 8.11 acres on the west side of S. 98th Street that is part of the Wandering Creek development area and a larger 62.62 acres to the northeast of Van Dorn Street and S. 98th Street that includes the proposed CUP site.
3. Related CZ20038 is for a change of zone from AG Agricultural to R-3 Residential on 29.32 acres to include the initial phase of the CUP development along Van Dorn Street.
4. The development is planned in five phases. Phase 1 will be located immediately adjacent to Van Dorn Street. Phases 2-3 will be located north of Van Dorn Street on the north side of Phase 1. Phase 4 will be located at South Street and S. 98th Street. Phase 5 will be in the northernmost part of the development adjacent the MoPac trail.
5. The development will include access via Van Dorn Street, S. 98th Street and also a connection to S. 105th Street in the northeast part of the development. The street improvements will include roundabouts in Van Dorn Street and

and S. 98th Street at South Street. The connection to S. 105th Street will provide connection to A Street to the north through the existing Camelot Acres CUP. The latter street is private under the ownership of the Camelot Acres Owners Association. As part of this CUP approved in 1994 a public access easement for future street connection from the southwest was identified. The 105th Street crossing is important for emergency access and for residents in the north portion of Fire Ridge. The City is proposing to convert the entire 105th Street to a public street in the future upon annexation of the area. It would not be equitable to have the residents along 105th Street maintain a private roadway that serves other subdivisions.

6. The future land use map identifies the property for urban density residential with green space along the flood plain which generally follows the drainageways. Over thirty percent of the total CUP area will be preserved as open space for flood conveyance and storm water management. Two drainageways with FEMA mapped floodplain and floodway cross the property. The confluence of the two channels is located approximately 500 feet downstream of the east property boundary. Roadway crossings of the tributaries were discussed with the applicant with a determination that for the major tributary a road crossing with 110-foot span bridge would be cost prohibitive. In the alternative, a pedestrian crossing is proposed in lieu of the full road crossing for the major drainageway. This pedestrian crossing will link the north and south parts of the CUP.
7. A trail corridor has been identified with the green space for a trail corridor to connect from the Wandering Creek development to the west to the MoPac trail consistent with the Future Trails in the Comprehensive Plan. In addition, a neighborhood park is included between the two drainage ways in Outlot K. It should be noted that in addition to the trail identified in the Comprehensive Plan the developer is proposing an additional trail to the southeast that includes the bridge crossing over the primary drainageway. This additional pedestrian/bike path south of the bridge will be privately owned and maintained, with a public access easement. This pedestrian sidewalk is required by the subdivision ordinance. The developer has lengthened the sidewalk and is providing the north-south connector as part of the overall system instead of providing a few other pedestrian sidewalks in blocks slightly over 1,000 feet.
8. The applicant has requested the following waivers to the Lincoln Municipal Code and to Design Standards:
 - a) Subdivision Ordinance 26.23.080 to allow a dead-end street without a 60' diameter turn-around for alternate access to the neighborhood park area at the intersection of 103rd Street and South Street. This is to allow creative design for park access and is justified for that reason. The recommendation is conditional approval to either allow this specific waiver or a waiver to the design standards for intersection design either to the satisfaction of Lincoln Transportation and Utilities Department for design.
 - b) Subdivision Ordinance 26.23.125 to allow waiver from pedestrian ways for block lengths over 1000 feet for Blocks 4, 11, 14, 15, 16. This is justified as generally these blocks are just over the limitation of 1000 feet for pedestrian way requirement and the developer will provide an additional pedestrian/bike trail and north-south connector above requirements that will link the south and north parts of the CUP.
 - c) Zoning Ordinance 27.72.020(a) to allow minimum lot size reduction for two family dwellings from 5,000 square feet to 3,500 square feet. This is justified to allow for smaller lot sizes for dwellings and has been approved in other CUPs for creative design.
 - d) Zoning Ordinance 27.72.020(a) to allow minimum average lot width reduction for two family dwellings from 40 per dwelling unit to 30 feet. This is justified to allow for small lot width for dwellings and has been approved in other CUPs for creative design.
 - e) Design Standards 2.15, Section 2.2.2 to allow sanitary sewers to run opposite of street grades. This is a common waiver request and is justified to allow for sewer design.
9. The proposed street connection to the adjacent Camelot Acres Community Unit Plan will be part of Phase 5, the final phase in the development. The developer will be responsible for construction of S. 105th Street to the north line of the vacated railroad right of way. The exact timing of this street construction and connection to Camelot Acres will be dependent on the actual timing of the various phases. Ultimately, the City upon annexation would accept responsibility for S. 105th Street to A Street. As a condition of approval, temporary traffic barricades will be required at the east side of the CUP property to prevent through traffic to S. 105th until at least 48 dwelling units in Phase 5 (75% of the units) have received occupancy approval.

10. LTU-Water identified an issue during the review concerning a single feed water main for this area until the water infrastructure is looped to provide a secondary feed. The concern on the City of Lincoln (LWS) side for a single feed water main is how many customers can be notified efficiently/effectively in the case of a water outage due to damage/maintenance. As a condition of approval, a maximum of 60 developed lots will be allowed prior to a requirement of a second water feed to this area.
11. The proposed community unit plan subject to conditions of approval is consistent with the Comprehensive Plan and will be at appropriate urban residential density.

CONDITIONS OF APPROVAL: See attached.

UTILITIES:

Water service requires the construction of 16" trunk mains in both Van Dorn Street and S. 98th Street. The initial phases of the development will be served by a 16" water main in Van Dorn Street.

Sanitary sewer service is available by the existing Stevens Creek trunk sewer which extends through the property.

TOPOGRAPHY: The existing topography slopes downward from Van Dorn Street to the major drainage way to the north approximately 70 feet. The land then slopes upward approximately 20 feet in elevation from the drainage to the north property line adjacent the MoPac trail.

TRAFFIC ANALYSIS: S. 98th Street is a minor arterial street. Van Dorn Street east of S. 98th Street is a major collector street. Roundabouts are proposed for the intersection of S. 98th Street and South Street and at the Phase 1 entrance to the CUP on Van Dorn Street. These are impact fee reimbursable intersection improvements. The CUP also proposes street connections to the northeast for the existing S. 105th Street as well as to the northwest, southeast and southwest upon future development in those adjoining areas. Access and connections for transportation are therefore sufficient.

PUBLIC SERVICE: The nearest Lincoln Fire and Rescue Stations to serve this site include LFR Station 12 located at Pioneers Boulevard and S. 84th Street and LFR Station 16 at Boathouse Road and 98th Street.

EXISTING LAND USE & ZONING: Agricultural, Single Family Detached; AG

SURROUNDING LAND USE & ZONING

North: Agriculture, Single Family Detached, MOPAC Trail; AG
South: Agricultural, Single Family Detached; AG
East: Agricultural, Single Family Detached; AG
West: Vacant Undeveloped Land (Wandering Creek); AG

APPROXIMATE LAND AREA: 136.89

LEGAL DESCRIPTION: See attached.

Prepared by

George Wesselhoft, Planner
(402) 441-6366 or gwesselhoft@lincoln.ne.gov
Date: December 3, 2020

Owner: Elliot L. Rustad, Revocable Trust
Attention: Steve Champoux

PO Box 84891
Lincoln NE 68501
(402) 730-7302 or Poux02@yahoo.com

Applicant: Fire Ridge, LLC
2045 South Folsom
Suite A
Lincoln, NE 68522
(402) 416-0359 or pkatt@charter-title.net

Contact: E&A Consulting Group, Inc.
Richard Onnen
701 O Street
Suite 400
Lincoln, NE 68508
(402)-420-7217 or ronnen@eacg.com

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CONDITIONS OF APPROVAL - SPECIAL PERMIT 20047

Per Section 27.63.320 this approval permits a Community Unit Plan with up to 510 residential dwelling units including single family detached, single family attached, and multi-family and 50 unassigned units and with the following waivers:

1. Subdivision Ordinance 26.080 to allow a dead-end street without a 60' diameter turn-around for an alternate access to the neighborhood park area at the intersection of 103rd Street and South Street or Design Standards waiver either of which shall be to the satisfaction of the Lincoln Transportation and Utilities Department for design.
2. Subdivision Ordinance 26.23.125 to allow waiver from pedestrian ways for block lengths over 1000 feet for Blocks 4, 11, 14, 15, 16.
3. Zoning Ordinance 27.72.020(a) to allow minimum lot size reduction for two family dwellings from 5,000 square feet to 3,500 square feet.
4. Zoning Ordinance 27.72.020(a) to allow minimum average lot width reduction for two family dwellings from 40 per dwelling unit to 30 feet.
5. Design Standards 2.15, Section 2.2.2 to allow sanitary sewers to run opposite of street grades.

Site Specific Conditions:

1. Before a final plat is approved the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 2 copies with all required revisions and documents as listed below:
 - 1.1 Make the following revisions:
 - 1.1.1 Add note to General Site Notes that Developer is responsible for construction of S. 105th Street to north line of vacated railroad right of way.
 - 1.1.2 Add note to General Site Notes that Final boundary of Outlot K to be determined with Parks and Recreation Department.
 - 1.1.3 Combine Outlots M and L.
 - 1.1.4 Combine Outlots F, G, H and I.
 - 1.1.5 Consolidate Notes 5-10 into a small table and state Outlots are for open space.
 - 1.1.6 Rename Edgewater Drive, White Smoke Circle, Arrowhead Lane, Arrowhead Circle, Fire Ridge Lane and Fire Ridge Court to another name. These street names either duplicate or are close to existing names or use a name that is in use extensively throughout the city.
 - 1.1.7 Rename or delete South Circle
 - 1.1.8 Rename S. 103rd Street to South 102nd Street at Van Dorn Street and then change to a named street at Fire Ridge Drive.
 - 1.1.9 Rename South 100th Street going north of South Street to a named street.
 - 1.1.10 Delete Zoning regulations text tables.
 - 1.1.11 Delete Subdivision Regulations waiver.

- 1.1.12 Add conceptual lot layout to the east and west of the CUP.
- 1.1.13 Add note to conditions for phasing that Phase 4 shall be limited to 110 units until a second access point to 98th Street or A Street is constructed or will be constructed as part of a final plat.
- 1.1.14 Add note to conditions for phasing that Phasing Plan may be adjusted by administrative amendment approved by the Planning Director.
- 1.1.15 Combine Blocks 5 and 10; 6, 7 and 8; and 20 and 22 into one block number.
- 1.1.16 Identify that the sidewalks in subdivision, including in the outlots south of the drainage way are required pedestrian sidewalks to be installed by developer. Identify the 10' wide City trail as to be installed by the City.
- 1.1.17 Identify that the pedestrian crossing of the drainageway will be done by the developer, but maintained by the City.
- 1.1.18 Identify sidewalks in Outlots D and E.
- 1.1.19 Revise sheet 6 so text is all readable from the same direction.
- 1.1.20 Add a note that Block 22, Lot 3 shall not have vehicular access on the trail side of the lot.
- 1.1.21 Submit corrections per the Lower Platte South NRD comments for detention, floodplain and wetlands.
- 1.1.22 Change the number of unassigned units in the Density Calculations table to 50.
- 1.1.23 Add note that prior to the commencement of any construction in Phase 5, the permittee shall install temporary traffic barricades at the east end of Rustad Street at the connection to the existing Camelot Acres CUP which shall remain in place until such time as occupancy permits have been granted for 48 dwelling units in said Phase 5.
- 1.1.24 Provide on street parking exhibit for the single family attached area to determine if it meets the on-street guest parking requirement of 27.67.040 (f).
- 1.1.25 Submit corrections to street profile sheets per LTU-Engineering Services 11/30/20 comments.
- 1.1.26 Add note to plans that Outlots A and B at Van Dorn Street roundabout shall not have direct vehicular access to roundabout.
- 1.1.27 Add note to plans that Block 12, Lot 21 shall not have direct vehicular access to South Street.
- 1.1.28 Provide dimensional information for Block 13, Lot 1 to determine access limitation to street near roundabout.
- 1.1.29 Add note to plans that Lots 19-28 in Block 2 shall have shared access for driveways.
- 1.1.30 Correct lot width dimension for Lot 11 along S. 98th Street.
- 1.1.31 Revise roundabout designs to the satisfaction of Lincoln Transportation and Utilities Department.

1.1.32 Add a note to the phasing plan that maximum of 60 developed lots shall be allowed on a single feed water main.

1.1.33 Adjust trail location near Block 18 to the satisfaction of Parks and Recreation Department.

1.1.34 Submit corrections per Lincoln Transportation and Utilities - Watershed Management 12/1/20 comments.

2. Before a final plat is approved provide the following documents to the Planning Department:

2.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

3. Final plat(s) is/are approved by the City.

If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, the public streets, private roadway improvements, sidewalks, public sanitary sewer system, public water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance. A cash contribution to the City in lieu of a bond, escrow, or security agreement may be furnished for sidewalks and street trees along major streets that have not been improved to an urban cross section. A cash contribution to the City in lieu of a bond, escrow, or security agreement may be furnished for street trees on a final plat with 10 or fewer lots.

No final plat shall be approved until the Permittee, as subdivider, enters into an agreement with the City whereby Permittee agrees:

to complete the street paving of public streets, and temporary turnarounds and barricades located at the temporary dead-end of the streets shown on the final plat within two (2) years following the approval of the final plat.

to complete the installation of sidewalks along both sides of all streets as shown on the final plat within four (4) years following the approval of the final plat.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the installation of public street lights along *streets* within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along all streets within this plat within six (6) years following the approval of the final plat.

to complete the planting of the landscape screen within this plat within two (2) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Lincoln Transportation and Utilities Department a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to complete the public and private improvements shown on the Community Unit Plan.

to keep taxes and special assessments on the outlots from becoming delinquent.

to maintain the outlots on a permanent and continuous basis.

to maintain the private improvements in good order and state of repair, including the routine and reasonable preventive maintenance of the private improvements, on a permanent and continuous basis.

to maintain the plants in the medians and islands, including replacement and replanting as reasonably necessary, on a permanent and continuous basis.

to maintain the landscape screens, including replacement and replanting as reasonably necessary, on a permanent and continuous basis.

to recognize that there may be additional maintenance issues or costs associated with the proper functioning of storm water detention/retention facilities as they were designed and construction within the development and that these additional maintenance issues or costs are the responsibility of the Permittee.

to retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Permittee(s) may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:

- (1) Permittee shall not be relieved of Permittee's maintenance obligation for each specific private improvement until a registered professional engineer or nurseryman who supervised the

installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.

- (2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds

to pay all design, engineering, labor, material, inspection, and other improvement costs.

to protect the trees that are indicated to remain during construction and development.

Standard Conditions:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall substantially comply with the approved plans.
 - 4.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.
 - 4.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 4.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.



City of Lincoln/Lancaster County, NE GIS

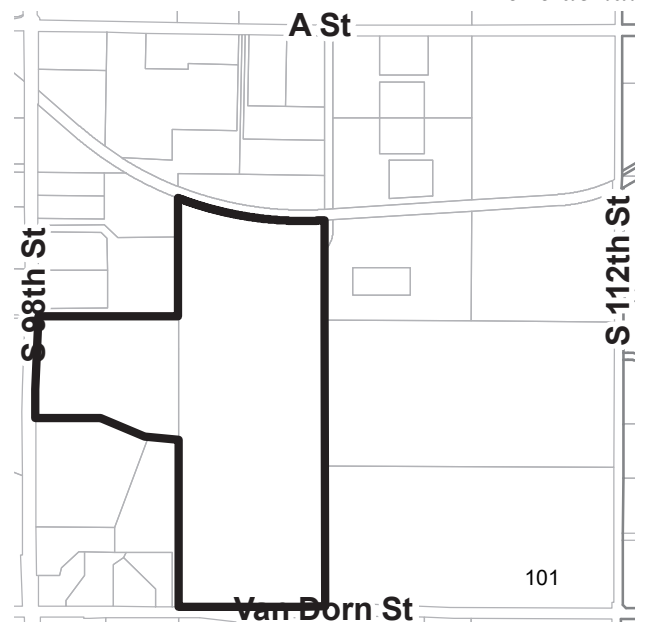
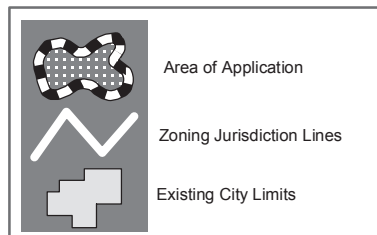
2020 aerial

Special Permit #: SP20047
Fire Ridge
S 98th St & Van Dorn St

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.36 T10N R07E



101

LEGAL DESCRIPTION – OVERALL PLAT BOUNDARY

A TRACT OF LAND BEING LOT 2, IRREGULAR TRACT LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 36, ALSO TOGETHER WITH LOT 30, IRREGULAR TRACT LOCATED IN THE E1/2 OF THE SW1/4 OF SAID SECTION 36, AND ALSO TOGETHER WITH LOT 58, IRREGULAR TRACT LOCATED IN THE NW1/4 OF THE SW1/4 AND ALSO THE SW1/4 OF THE NW1/4, SAID SECTION 36, AND ALSO TOGETHER WITH LOT 59, IRREGULAR TRACT LOCATED IN SAID NW1/4 OF THE SW1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, IRREGULAR TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF OUTLOT "A", BLOCK 2, CAMELOT ACRES, A SUBDIVISION LOCATED IN SAID SECTION 36, AND ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A VACATED MISSOURI PACIFIC RAILROAD; THENCE S00°02'37"E (ASSUMED BEARING ALONG THE EASTERLY LINE OF SAID LOT 2, IRREGULAR TRACT, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID OUTLOT "A", BLOCK 2, CAMELOT ACRES, AND ALSO THE WESTERLY LINE OF OUTLOT "A", BLOCK 1, SAID CAMELOT ACRES FIRST ADDITION, A DISTANCE OF 902.53 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, IRREGULAR TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID OUTLOT "A", BLOCK 1, CAMELOT ACRES 1ST ADDITION, AND ALSO THE NORTHEAST CORNER OF SAID LOT 30, IRREGULAR TRACT; THENCE S00°01'54"E ALONG THE EASTERLY LINE OF SAID LOT 30, IRREGULAR TRACT, SAID LINE ALSO BEING THE WESTERLY LINE OF THE N1/2 OF THE SE1/4 OF SAID SECTION 36, AND ALSO THE WESTERLY LINE OF LOT 27, IRREGULAR TRACT OF SAID SECTION 36, A DISTANCE OF 2585.69 FEET TO THE SOUTHEAST CORNER OF SAID LOT 30, IRREGULAR TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 27, IRREGULAR TRACT, AND ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF VAN DORN STREET; THENCE S88°06'41"W ALONG THE SOUTHERLY LINE OF SAID LOT 30, IRREGULAR TRACT, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF VAN DORN STREET, A DISTANCE OF 232.15 FEET; THENCE N89°49'57"W, ALONG SAID SOUTHERLY LINE OF LOT 30, IRREGULAR TRACT, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF VAN DORN STREET, A DISTANCE OF 1089.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30, IRREGULAR TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 36, IRREGULAR TRACT OF SAID SECTION 36; THENCE N00°07'01"W ALONG THE WESTERLY LINE OF SAID LOT 30, IRREGULAR TRACT, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 36, IRREGULAR TRACT, A DISTANCE OF 1506.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 36, IRREGULAR TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 59, IRREGULAR TRACT; THENCE N83°45'43"W ALONG THE SOUTHERLY LINE OF SAID LOT 59, IRREGULAR TRACT, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 36, IRREGULAR TRACT AND LOT 62, IRREGULAR TRACT OF SAID SECTION 36, A DISTANCE OF 307.47 FEET; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 59, IRREGULAR TRACT, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 62, IRREGULAR TRACT ON THE FOLLOWING TWO (2) DESCRIBED COURSER: (1) N67°18'05"W, A DISTANCE OF 429.05 FEET; (2) THENCE S89°47'09"W, A DISTANCE OF 590.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 59, IRREGULAR TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 62, IRREGULAR TRACT, AND ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 98TH STREET; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID

LOT 59, IRREGULAR TRACT, AND ALSO THE WESTERLY LINE OF SAID TRACT 58, IRREGULAR TRACT, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 98TH STREET ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) N00°12'56"W, A DISTANCE OF 263.12 FEET; (2) THENCE N02°08'05"E, A DISTANCE OF 656.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 58, IRREGULAR TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 50, IRREGULAR TRACT OF SAID SECTION 36; THENCE 89°47'00"E ALONG THE NORTHERLY LINE OF SAID LOT 58, IRREGULAR TRACT, SAID LINE ALSO BEING SOUTHERLY LINE OF SAID LOT 50, IRREGULAR TRACT, A DISTANCE OF 1265.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 58, IRREGULAR TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 50, IRREGULAR TRACT, AND ALSO BEING ON THE WESTERLY LINE OF SAID LOT 2, IRREGULAR TRACT; THENCE N00°08'21"W ALONG SAID WESTERLY LINE OF LOT 2, IRREGULAR TRACT, SAID LINE ALSO BEING THE EASTERLY LINE OF LOT 50 AND LOT 54, IRREGULAR TRACTS SAID SECTION 36, A DISTANCE OF 1066.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, IRREGULAR TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 54, IRREGULAR TRACT, AND ALSO BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF VACATED MISSOURI PACIFIC RAILROAD; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, IRREGULAR TRACT, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF VACATED MISSOURI PACIFIC RAILROAD ON THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 3156.29 FEET, A DISTANCE OF 1351.35 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S81°21'37"E, A DISTANCE OF 1341.05 FEET; THENCE (2) N86°22'27"E, A DISTANCE OF 1.85 FEET TO THE POINT OF BEGINNING.

SAID TACT OF LAND CONTAINS AN AREA OF 5,963,075 SQUARE FEET OR 136.893 ACRES MORE OR LESS.

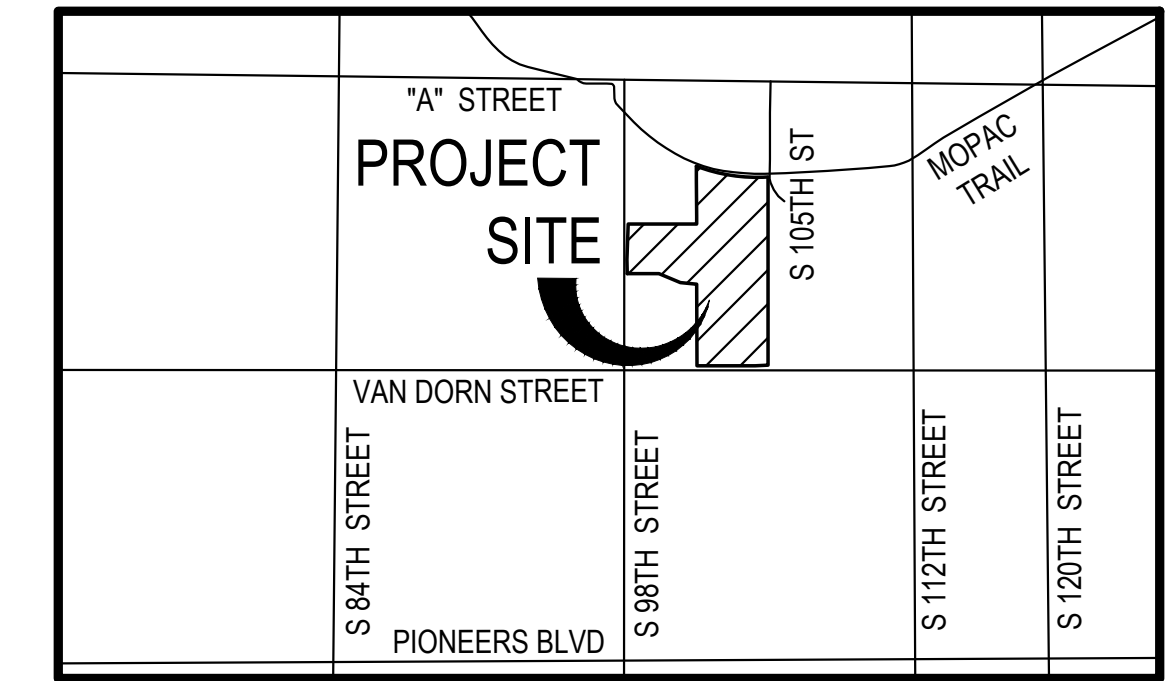
Density Calculations
for
**Fire Ridge
Community Unit Plan**

Overall Development Area (Acres):	136.893
Proposed Zoning:	R-3
Allowable Maximum Density (Dwelling Units per Acre):	6.96
Maximum Dwelling Units Allowed:	952
Proposed Dwelling Units:	
Single-Family Detached:	182
Single-Family Attached (Duplex):	328
Total:	510
Unassigned Dwelling Units:	442

FIRE RIDGE

LOTS 1 THRU 4, BLOCK 1; LOTS 1 THRU 34, BLOCK 2; LOTS 1 THRU 40, BLOCK 3; LOTS 1 THRU 38, BLOCK 4; LOTS 1 THRU 23, BLOCK 5; LOTS 1 THRU 12, BLOCK 6; LOTS 1 THRU 6, BLOCK 7; LOTS 1 THRU 15, BLOCK 8; LOTS 1 THRU 20, BLOCK 9; LOTS 1 THRU 18, BLOCK 10; LOTS 1 THRU 15, BLOCK 11; LOTS 1 THRU 21, BLOCK 12; LOTS 1 THRU 7, BLOCK 13; LOTS 1 THRU 23, BLOCK 14; LOTS 1 THRU 56, BLOCK 15; LOTS 1 THRU 46, BLOCK 16; LOTS 1 THRU 22, BLOCK 17; LOTS 1 THRU 26, BLOCK 18; LOTS 1 THRU 11, BLOCK 19; LOTS 1 THRU 4, BLOCK 20; LOTS 1 THRU 10, BLOCK 21; LOTS 1 THRU 37, BLOCK 22; LOTS 1 THRU 22, BLOCK 23 & OUTLOTS "A" THRU "Q" INCLUSIVE

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VICINITY MAP

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SAID TRACT OF LAND CONTAINS AN AREA OF 5,963,075 SQUARE FEET OR 136.893 ACRES MORE OR LESS.

DEVELOPER	PROPERTY OWNER	ENGINEER/SURVEYOR
FIRE RIDGE, LLC	ELLIOT L RUSTAD, REVOCABLE TRUST	E & A CONSULTING GROUP, INC. (RICHARD OMENI)
7130 S 29TH STREET, SUITE D	PO BOX 84891 (ATTN: STEVE CHAMPOUX)	701 O STREET, SUITE 400
LINCOLN, NE 68516	LINCOLN, NE 68508	LINCOLN, NE 68508

ZONING:

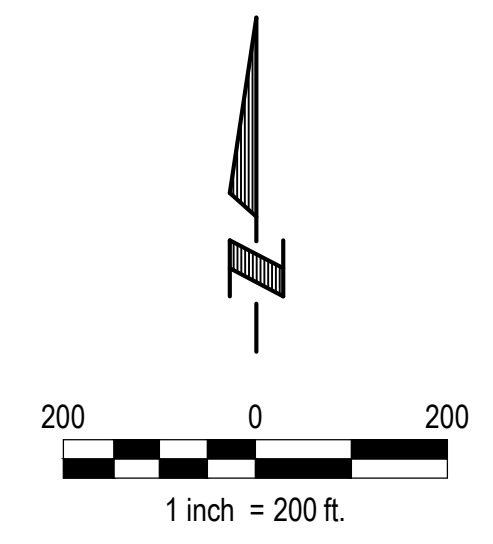
EXISTING	AG	
PROPOSED:	R-3, SINGLE FAMILY HOUSES	36,358 AC
	R-3, TOWNHOUSES	33,532 AC
	R-3, OUTLOTS "A" THRU "Q"	42,767 AC
	PROPOSED RIGHT-OF-WAY	24,236 AC
	TOTAL:	136,893 AC

WAIVER REQUESTS

- SUBDIVISION ORDINANCE 26.23.K10(G); TO ALLOW LOT LINES NOT TO BE RADIAL AND PERPENDICULAR TO STREET RIGHT-OF-WAY.
- DESIGN STANDARDS CHAPTER 2.15, SECTION 2.2.2 SANITARY SEWERS RUNNING OPPOSITE OF STREET GRADE.

GENERAL SITE NOTES:

- DIRECT VEHICULAR ACCESS IS PROHIBITED TO 98TH STREET AND TO VAN DORN STREET STREET FROM ANY LOTS ABUTTING SAID STREETS.
- TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
- TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT. UTILITY EASEMENTS TO BE COORDINATED WITH LINCOLN ELECTRIC SYSTEM AND SHOWN ON FINAL PLATS.
- EXISTING AND PROPOSED EASEMENTS TO BE IDENTIFIED AND SHOWN AT THE TIME OF FINAL PLATTING.
- A GREEN SPACE EASEMENT SHALL BE GRANTED OVER ALL OF OUTLOTS "A", "B", "C", AND "P".
- A STORM SEWER AND DRAINAGE EASEMENT SHALL BE GRANTED OVER ALL OF OUTLOTS "D", "E", "F", "G", "H", "I", "M", "N", AND "O".
- OUTLOT "H" SHALL BE RESERVED FOR A STORM SEWER AND DRAINAGE EASEMENT AND GREEN SPACE EASEMENT.
- OUTLOTS "J" AND "Q" SHALL BE RESERVED FOR FUTURE DEVELOPMENT.
- OUTLOT "K" SHALL BE RESERVED FOR FUTURE PARK SPACE.
- ALL OUTLOT AREAS AND OPEN SPACE SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THAT AN ASSOCIATION IS FORMED.
- UNLESS OTHERWISE SHOWN SANITARY SEWER AND WATER LINES TO BE 8" AND 6" PIPE DIAMETER RESPECTIVELY AND TO BE CONSTRUCTED TO OTHER CITY OF LINCOLN SPECIFICATIONS.
- ALL SANITARY SEWERS AND WATER MAINS TO BE PUBLIC.
- ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
- ALL PAVING RADI TO BE 20' UNLESS OTHERWISE NOTED.
- ALL TOPOGRAPHICAL ELEVATIONS ARE BASED ON NAVD 1988.
- SIDEWALKS TO BE 5 FEET MINIMUM WHERE RIGHT-OF-WAY ABUTS OPEN SPACE OR DOES NOT ABUT RESIDENTIAL LOTS. SIDEWALKS SHALL BE 4 FEET WIDE WHERE ABUTTING RESIDENTIAL LOTS.
- LOT, OUTLOT AND BLOCK DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY.
- ALL STREET PAVEMENT DIMENSIONS ARE TO BACK OF CURB.
- THE YARD SETBACKS REGULATE STRUCTURAL WALLS ONLY AND DO NOT RESTRICT OVERHANGS, PATIOS, DOOR SWINGS, WINDOW SWINGS ETC. FROM ENCRANCHING INTO THE SETBACKS.
- DETAILS OF ALL SIGNS, INCLUDING TYPE, HEIGHT, AND SIZE WILL BE AT THE TIME OF PERMITTING.
- THE FINAL LOCATION AND GRADING OF THE PEDESTRIAN TRAIL WILL BE DETERMINED BY THE PARK AND RECREATION DEPARTMENT AT THE TIME OF FINAL PLAT.
- PEDESTRIAN SIDEWALK CONNECTIONS ARE REQUIRED TO BE 5 FEET WIDE WHEN EXCEEDING 190 FEET IN LENGTH. THE REQUIRED WIDTH WILL BE ESTABLISHED AT THE TIME OF FINAL PLAT.



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER

HATCH LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AE
- FLOODWAY AREAS IN ZONE AE

R-3 SINGLE FAMILY ZONING SETBACK TABLE

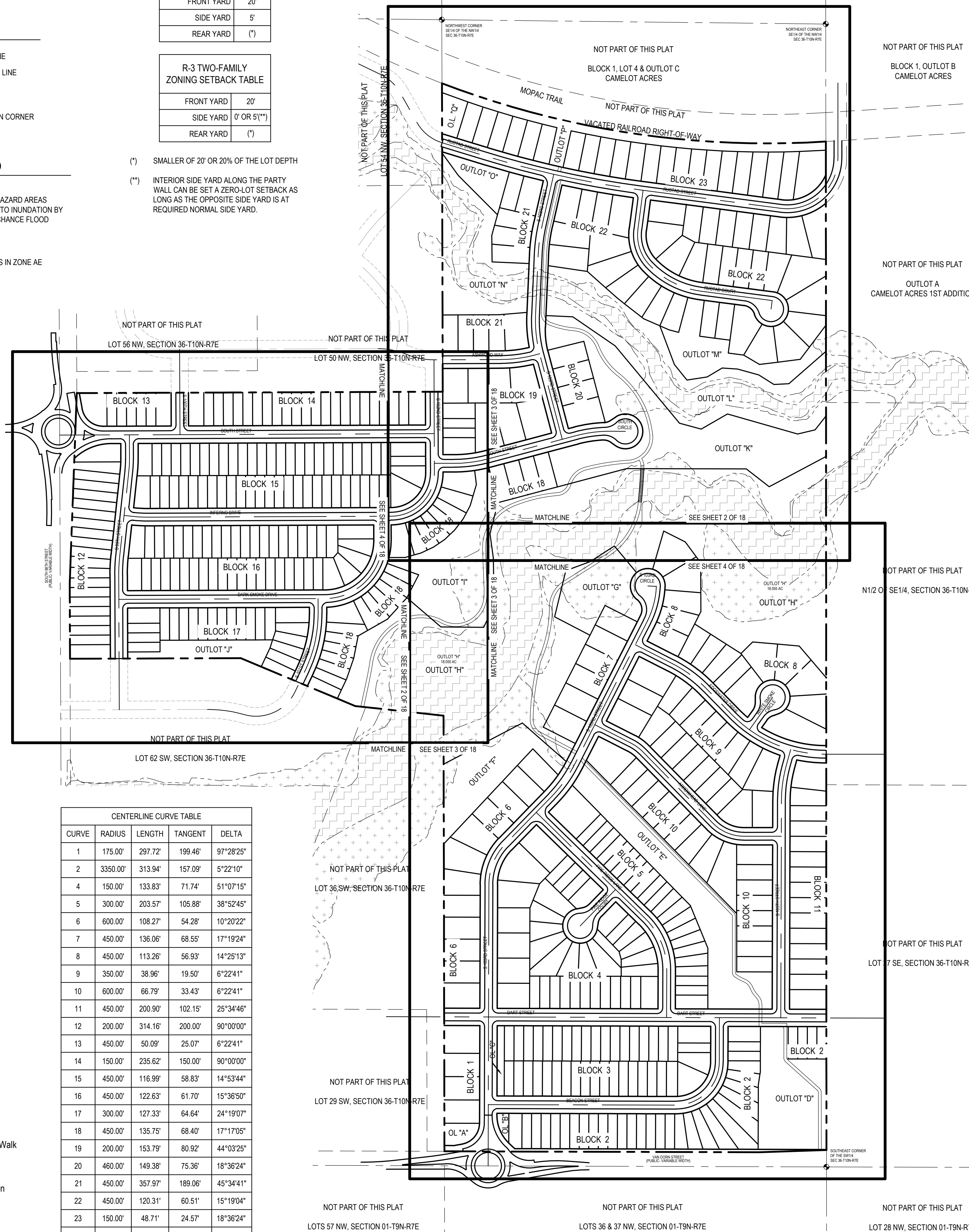
FRONT YARD	20'
SIDE YARD	5'
REAR YARD (*)	

R-3 TWO-FAMILY ZONING SETBACK TABLE

FRONT YARD	20'
SIDE YARD (Ø OR 51")	
REAR YARD (*)	

(*) SMALLER OF 20' OR 20% OF THE LOT DEPTH

(**) INTERIOR SIDE YARD ALONG THE PARTY WALL CAN BE SET A ZERO-LOT SETBACK AS LONG AS THE OPPOSITE SIDE YARD IS AT REQUIRED NORMAL SIDE YARD.

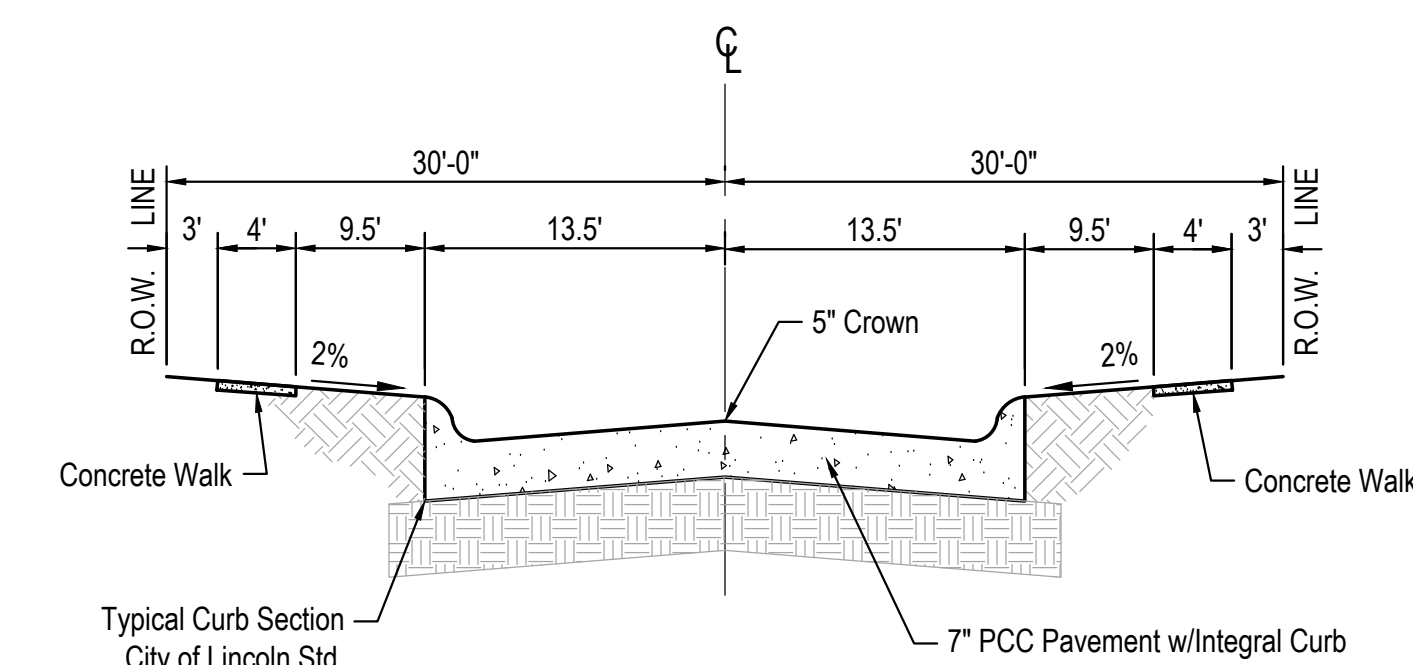


CENTERLINE CURVE TABLE

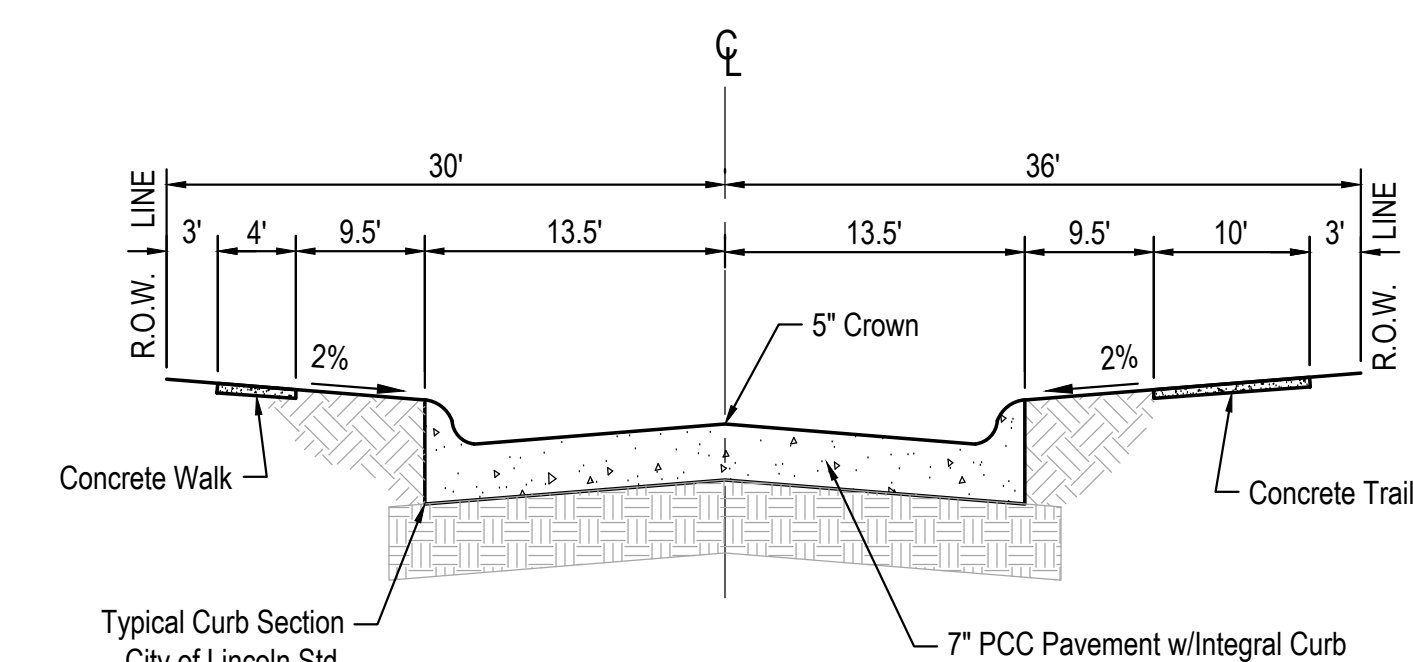
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	175.00'	297.72'	199.46'	97°28'25"
2	3350.00'	313.94'	157.09'	5°22'10"
4	150.00'	133.83'	71.74'	51°07'15"
5	300.00'	203.57'	105.88'	38°52'45"
6	600.00'	108.27'	54.28'	10°29'22"
7	450.00'	136.06'	68.55'	17°19'24"
8	450.00'	113.26'	56.93'	14°28'13"
9	350.00'	38.96'	19.50'	6°22'41"
10	600.00'	66.79'	33.43'	6°22'41"
11	450.00'	200.90'	102.15'	25°34'46"
12	200.00'	314.16'	200.00'	90°00'00"
13	450.00'	50.09'	25.07'	6°22'41"
14	150.00'	235.62'	150.00'	90°00'00"
15	450.00'	116.99'	58.83'	14°53'44"
16	450.00'	122.63'	61.70'	15°36'50"
17	300.00'	127.33'	64.64'	24°19'07"
18	450.00'	135.75'	68.40'	17°17'05"
19	200.00'	153.79'	80.92'	44°03'29"
20	460.00'	149.38'	75.36'	18°36'24"
21	450.00'	357.97'	189.06'	45°34'41"
22	450.00'	120.31'	60.51'	15°19'04"
23	150.00'	48.71'	24.57'	18°36'24"
24	150.00'	119.32'	63.02'	45°34'41"
25	250.00'	200.46'	105.97'	45°56'35"
26	150.00'	235.62'	150.00'	90°00'00"

INDEX OF SHEETS

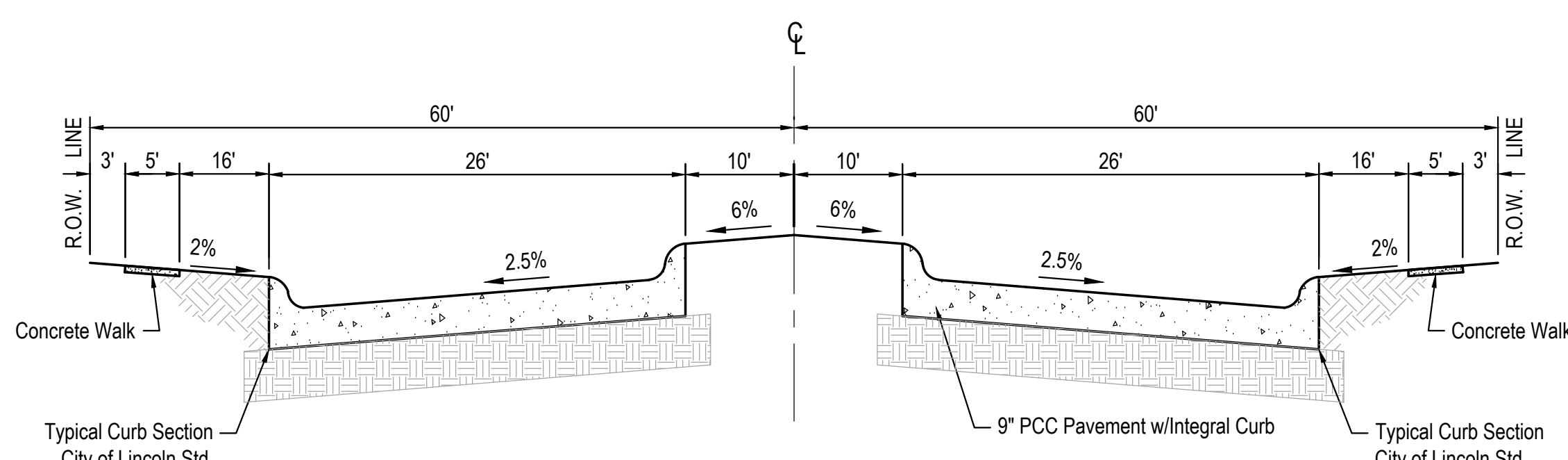
SHEET No	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	SITE PLAN
4	SITE PLAN
5	PHASING PLAN
6	UTILITIES & PAVING PLAN
7	UTILITIES & PAVING PLAN
8	UTILITIES & PAVING PLAN
9	GRADING & DRAINAGE PLAN
10	PIPE SIZING CALCULATIONS
11	PRE-DEVELOPED DRAINAGE PLAN
12	POST-DEVELOPED DRAINAGE PLAN
13	STORMWATER DETENTION/TREATMENT DETAILS
14	STREET PROFILES
15	STREET PROFILES
16	STREET PROFILES
17	STREET PROFILES
18	STREET PROFILES



RIGHT-OF-WAY CROSS SECTION
TYPICAL RESIDENTIAL STREET
NOT TO SCALE



RIGHT-OF-WAY CROSS SECTION
103rd STREET - ASHWOOD WAY TO RUSTAD STREET
NOT TO SCALE



RIGHT-OF-WAY CROSS SECTION
TYPICAL ARTERIAL STREET
NOT TO SCALE

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

E & A CONSULTING GROUP, INC.
Engineering Answers

701 O Street, Suite 400
Lincoln, NE 68508
Phone: 402-467-1718
www.eaag.com

FIRE RIDGE
BLOCKS 1 THRU 23 & OUTLOTS "A" THRU "Q" INCLUSIVE
LINCOLN, NEBRASKA

COVER SHEET

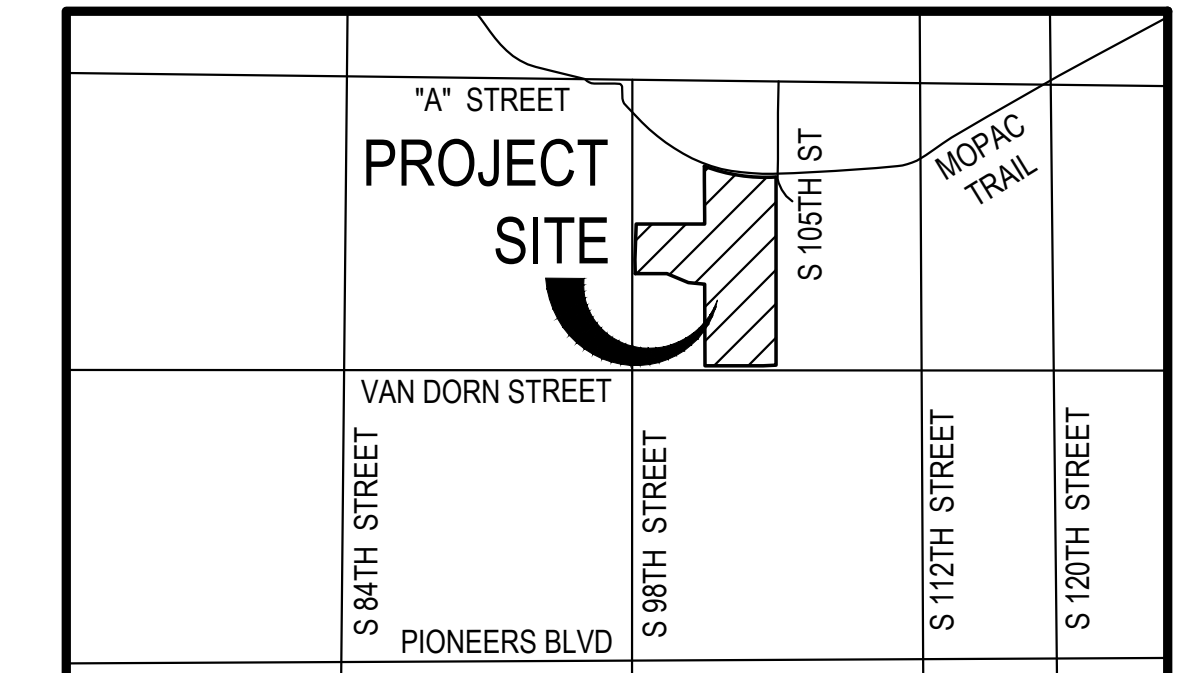
Rev	Date	Description
1	11/18/2020	ISS
2		ENH
3		SCALE
4		1" = 100'
5		1 of 18

Proj No: P2010305301
Date: 11/18/2020
Designed By: JRS
Drawn By: JRS
Scale: 1" = 100'
Sheet: 1 of 18
Job Name: 11/18/2020 2:41 PM K:\Projects\2018\03\01\Planning & Phasing\Planning\Perms\Perms_LAYOUT_000.dwg
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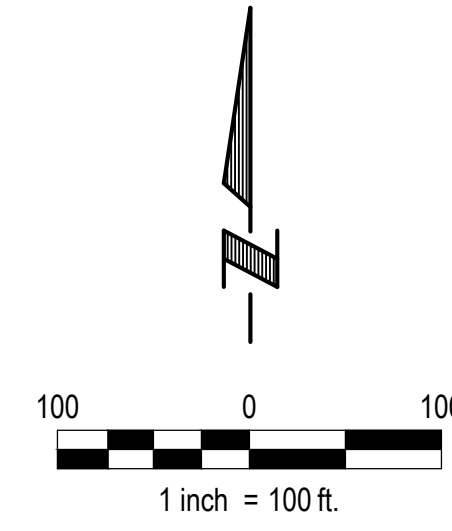
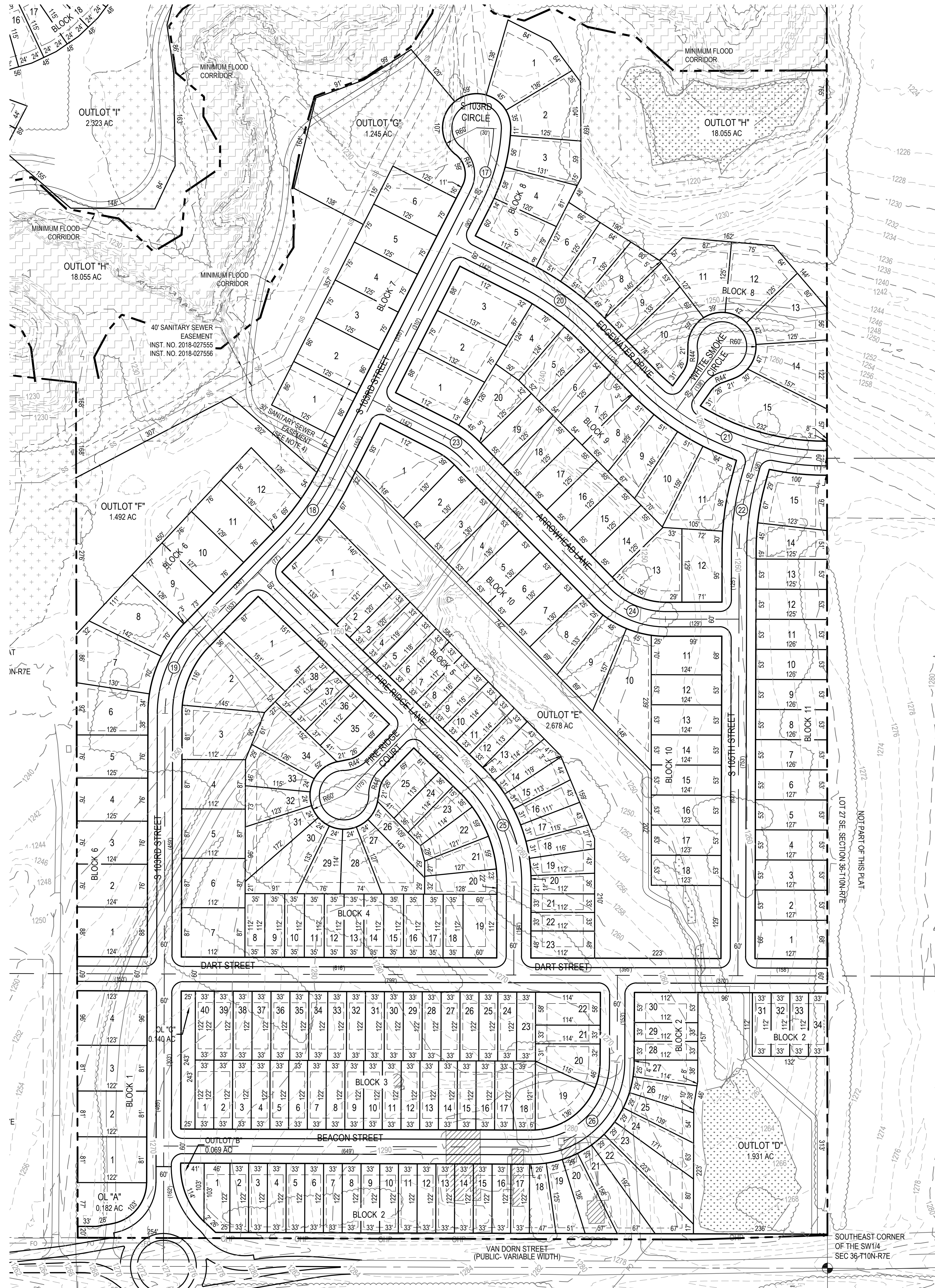
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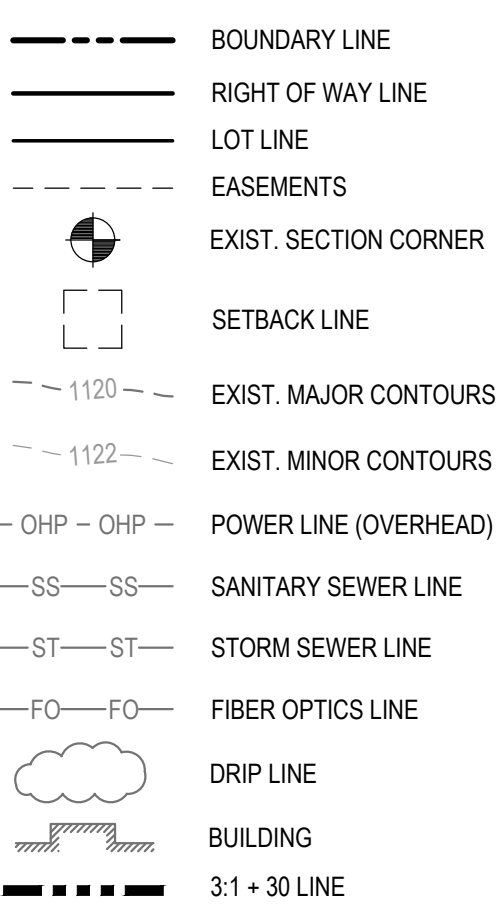
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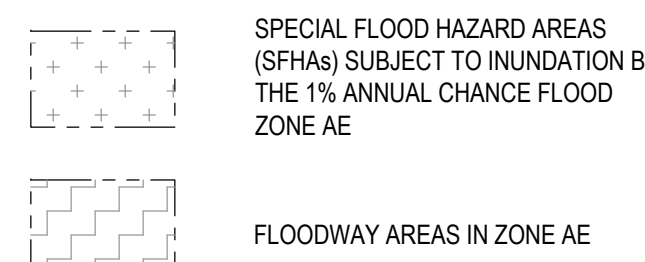
VICINITY MAP



LEGEND



HATCH LEGEND



R-3 SINGLE FAMILY ZONING SETBACK TABLE

FRONT YARD	20'
SIDE YARD	5'
REAR YARD (*)	

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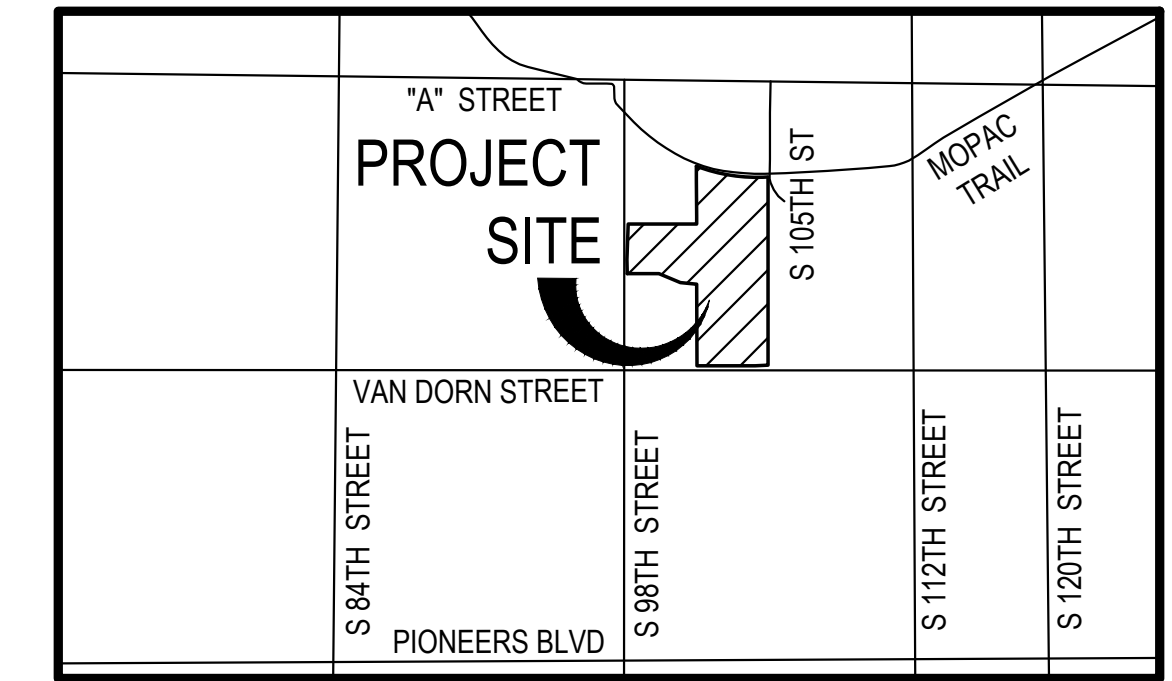
Revisions	Date	Description

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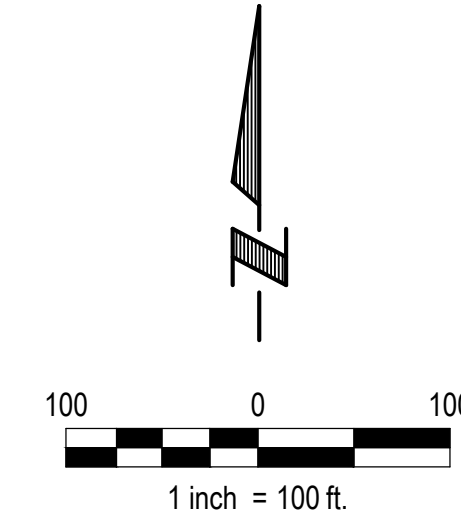
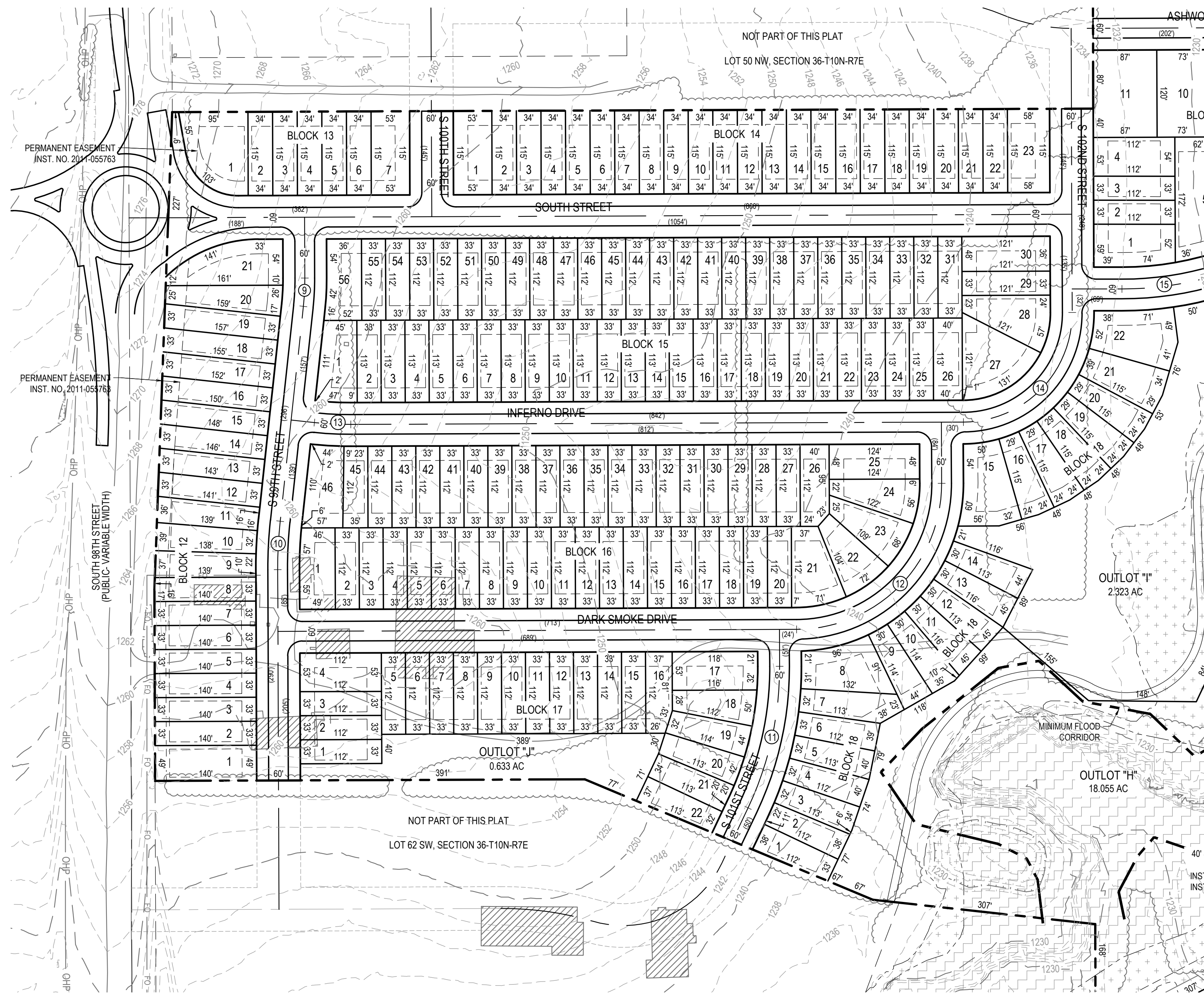
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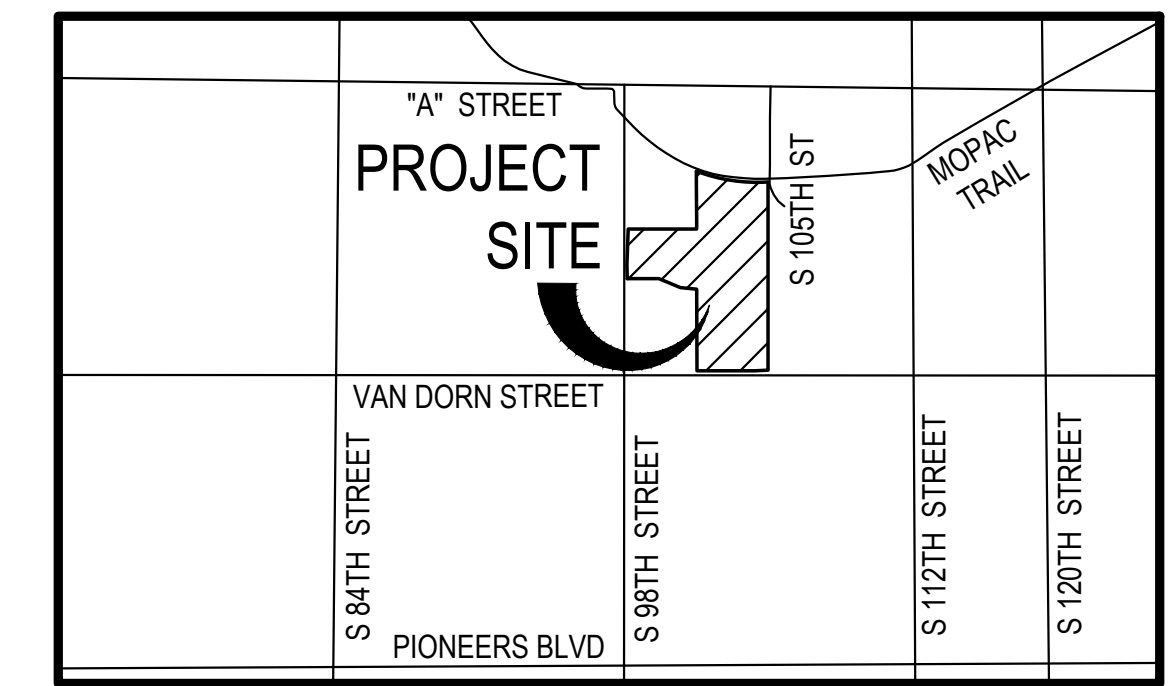
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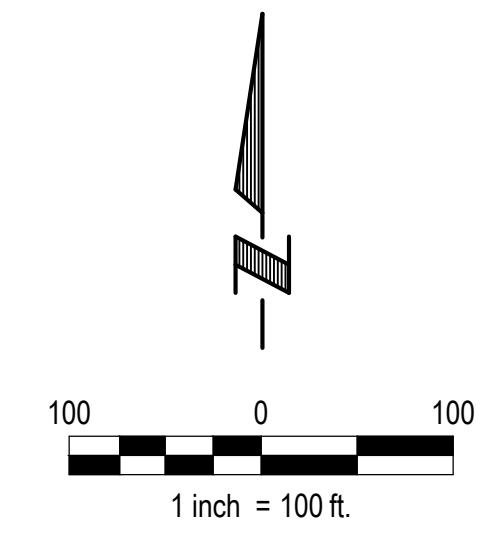
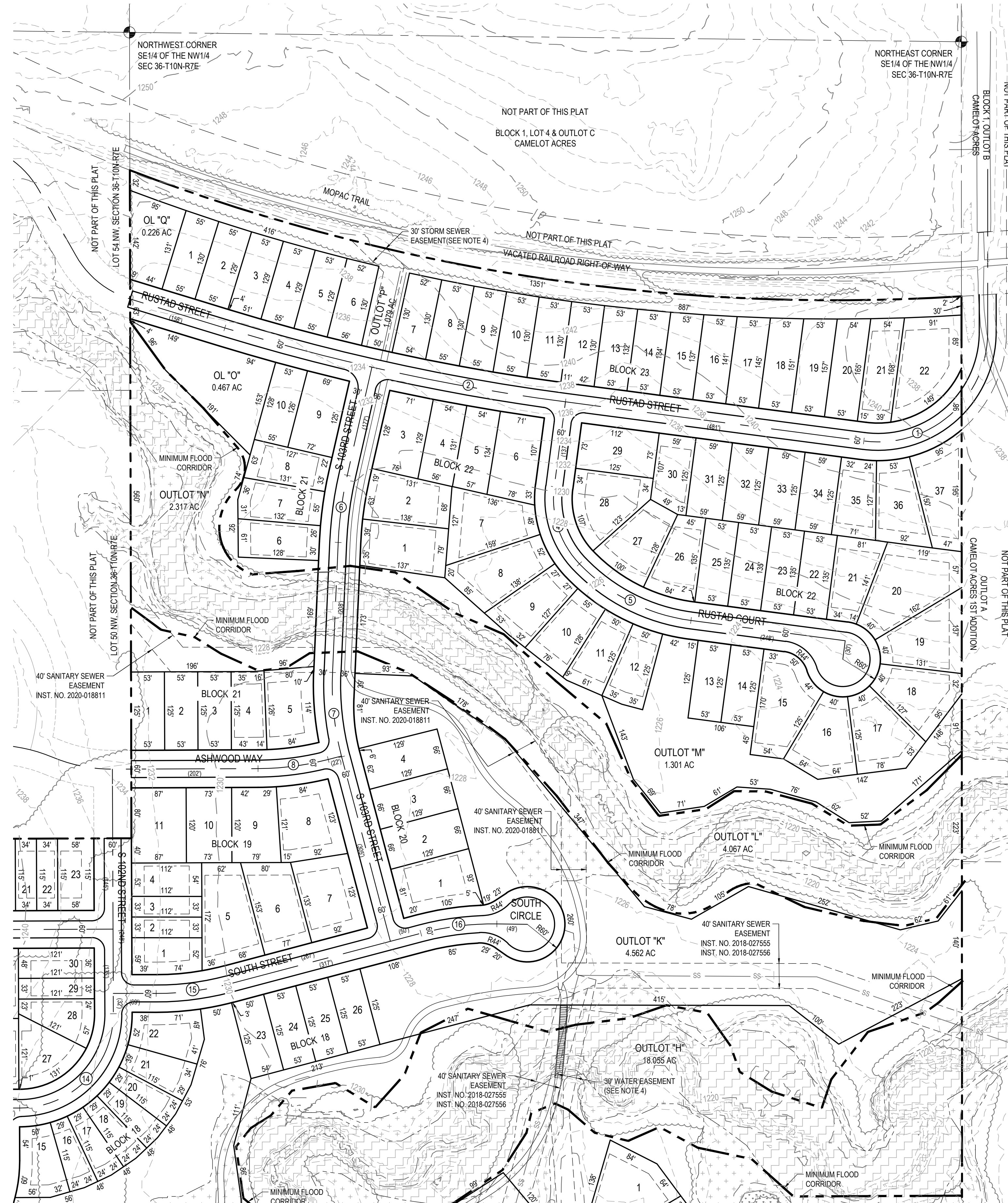
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E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services

701 O Street, Suite 407, Lincoln, NE 68508
 Phone: 402.461.7176
 www.eag.com

PROJECT NO: P2018035301

DATE: 11/18/2023

DESIGNED BY: JRS

DRAWN BY: EHL

SCALE: 1" = 100'

SHEET: 4 of 15

Revisions

Date	Description

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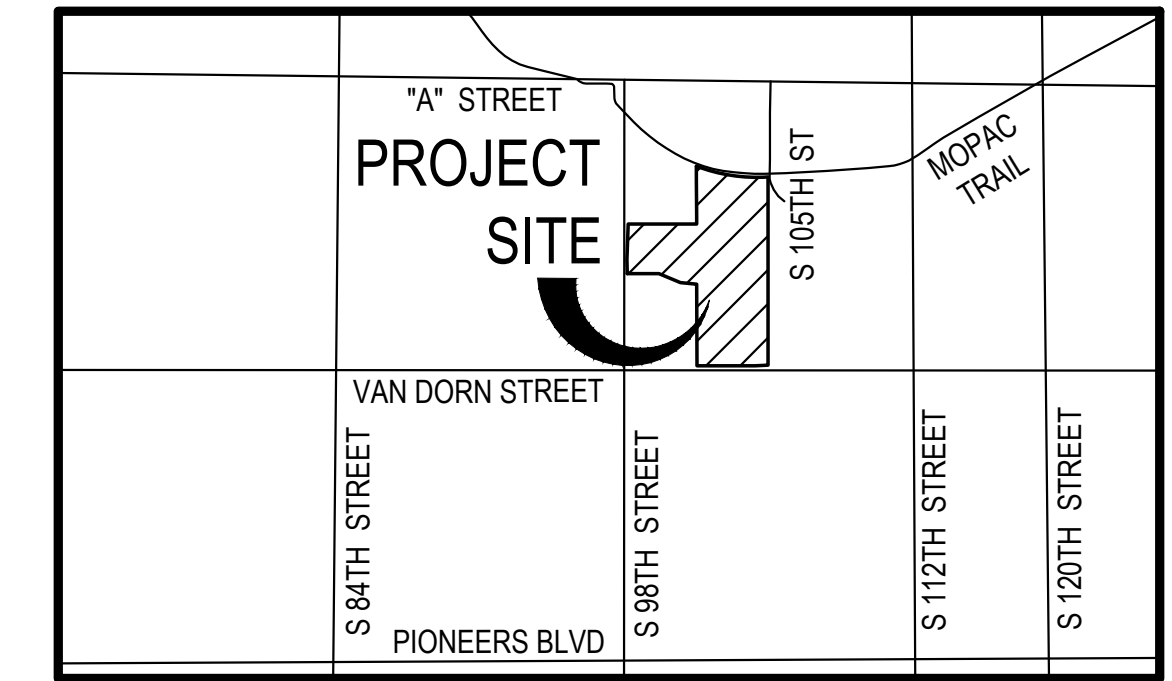
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 LINCOLN, NEBRASKA

SITE PLAN

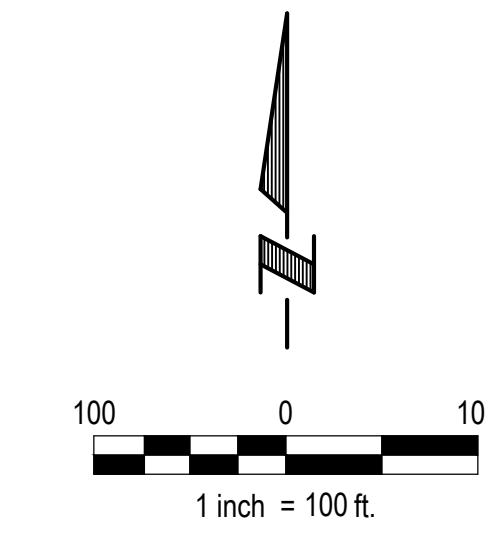
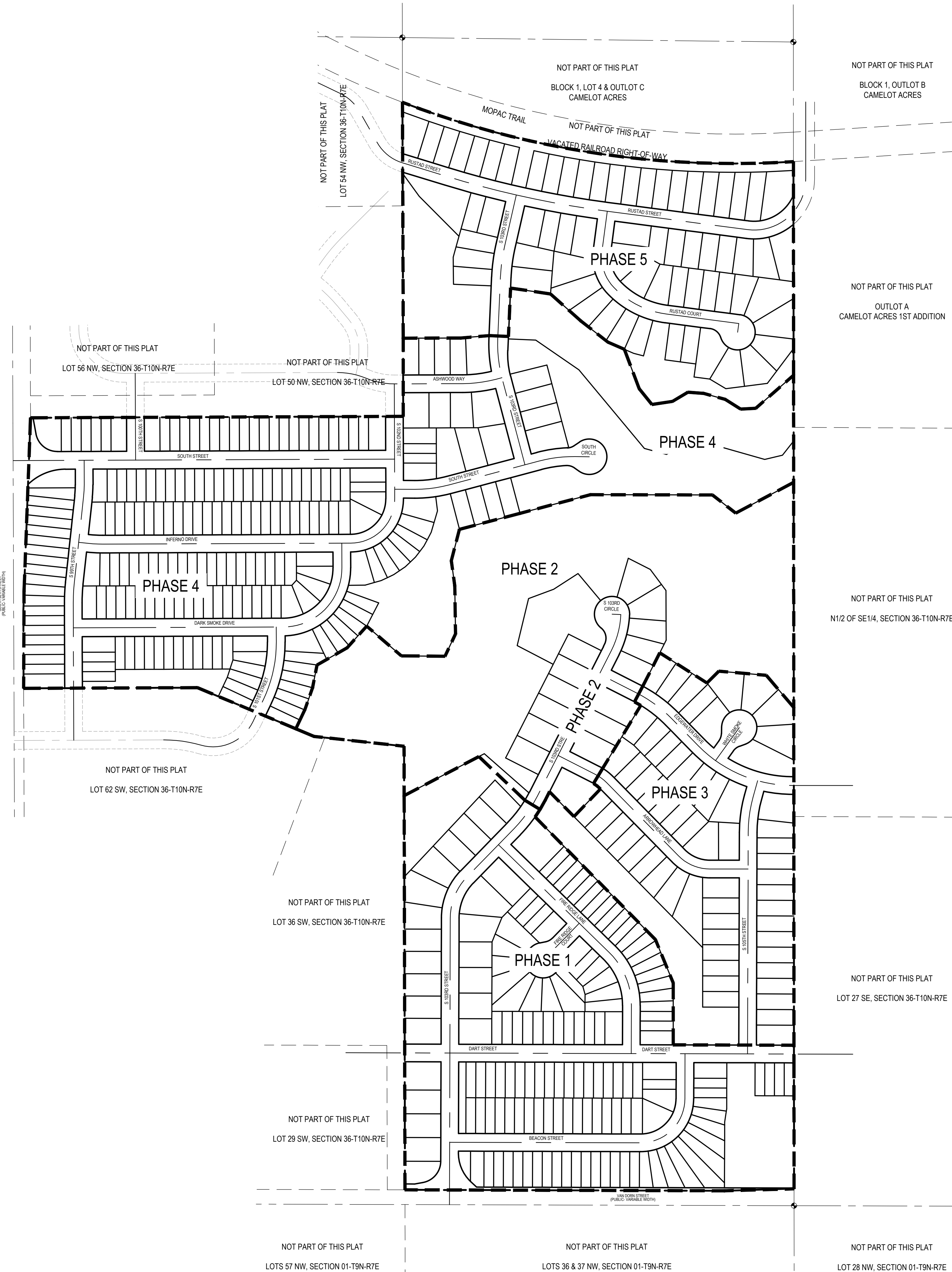
FIRE RIDGE

LOTS 1 THRU 4, BLOCK 1; LOTS 1 THRU 34, BLOCK 2; LOTS 1 THRU 40, BLOCK 3; LOTS 1 THRU 38, BLOCK 4; LOTS 1 THRU 23, BLOCK 5; LOTS 1 THRU 12, BLOCK 6; LOTS 1 THRU 6, BLOCK 7; LOTS 1 THRU 15, BLOCK 8; LOTS 1 THRU 20, BLOCK 9; LOTS 1 THRU 18, BLOCK 10; LOTS 1 THRU 15, BLOCK 11; LOTS 1 THRU 21, BLOCK 12; LOTS 1 THRU 7, BLOCK 13; LOTS 1 THRU 23, BLOCK 14; LOTS 1 THRU 56, BLOCK 15; LOTS 1 THRU 46, BLOCK 16; LOTS 1 THRU 22, BLOCK 17; LOTS 1 THRU 26, BLOCK 18; LOTS 1 THRU 11, BLOCK 19; LOTS 1 THRU 4, BLOCK 20; LOTS 1 THRU 10, BLOCK 21; LOTS 1 THRU 37, BLOCK 22; LOTS 1 THRU 22, BLOCK 23 & OUTLOTS "A" THRU "Q" INCLUSIVE

A TRACT OF LAND BEING LOT 2, IRREGULAR TRACT LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 36, ALSO TOGETHER WITH LOT 30, IRREGULAR TRACT LOCATED IN THE E1/2 OF THE SW1/4 OF SAID SECTION 36, AND ALSO TOGETHER WITH LOT 58, IRREGULAR TRACT LOCATED IN THE NW1/4 OF THE SW1/4 AND ALSO THE SW1/4 OF THE NW1/4, SAID SECTION 36, AND ALSO TOGETHER WITH LOT 59, IRREGULAR TRACT LOCATED IN SAID NW1/4 OF THE SW1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA.



VICINITY MAP



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- PHASE LINE
- EXIST. SECTION CORNER

DEVELOPMENT SUMMARY PHASES 1 THRU 5			
PHASE	SINGLE FAMILY UNITS	TOWNHOUSE UNITS	TOTAL UNITS
1	24	127	151
2	15	0	15
3	59	0	59
4	20	201	221
5	64	0	64

CONDITIONS FOR PHASING:

1. PHASING IS SUBJECT TO CHANGE.
2. PHASE 4 CAN BE FINAL PLATTED PRIOR TO 98TH STREET PUBLIC IMPROVEMENTS BEING COMPLETED. HOW BUILDING PERMITS WILL BE RELEASED TO BE COORDINATED WITH CITY OF LINCOLN BUILDING AND SAFETY DEPARTMENT.

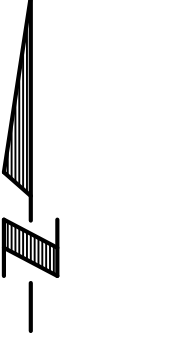
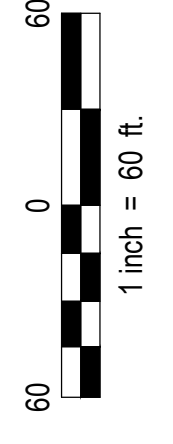
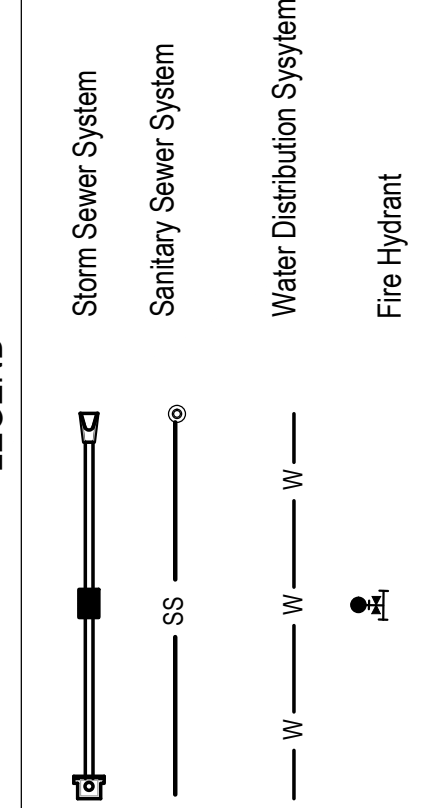
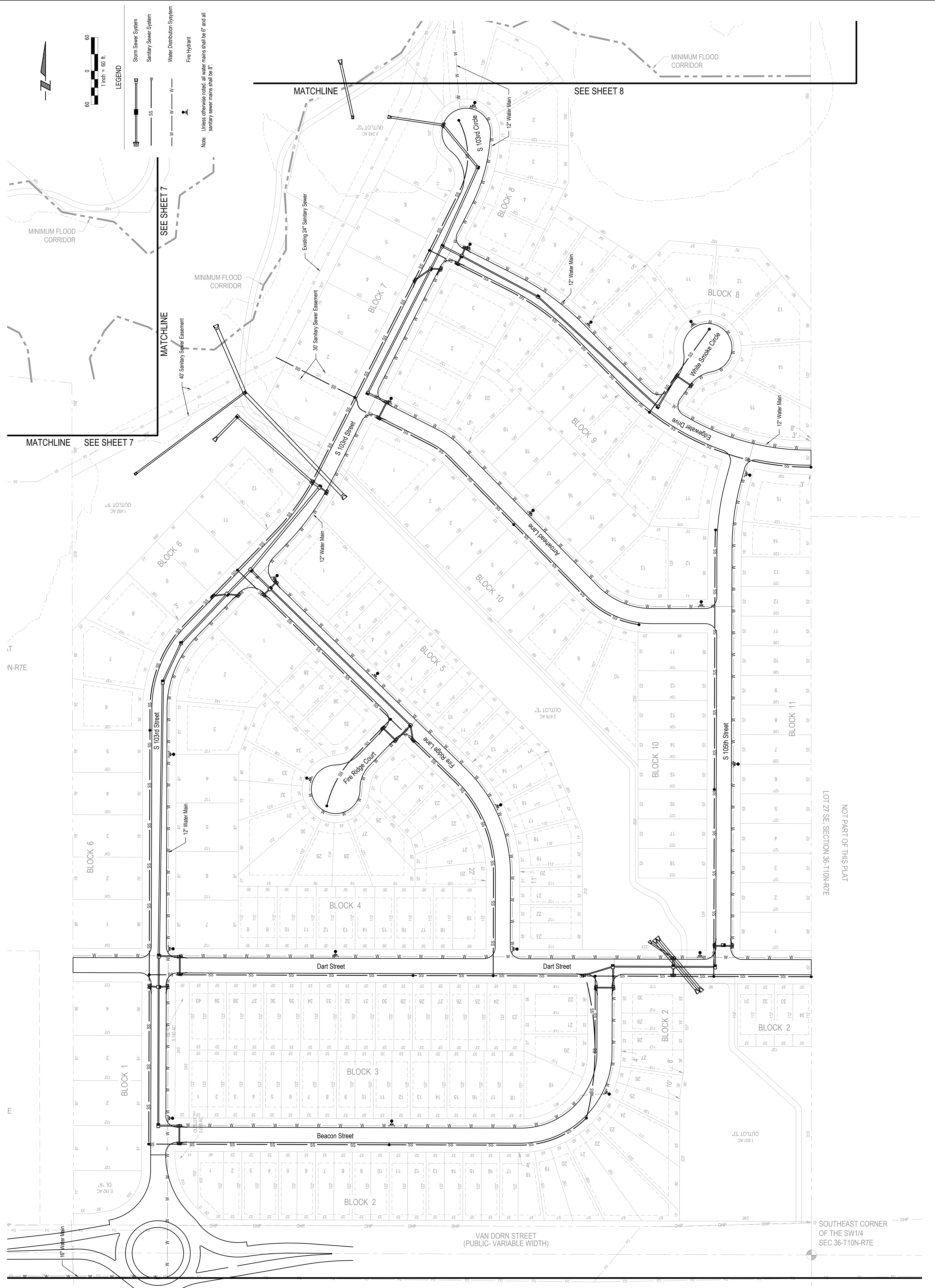
Revisions	Date	Description

UTILITIES & PAVING PLAN

FIRE RIDGE
 BLOCKS 1 THRU 23 & OUTLOTS A THRU 'Q' INCLUSIVE
 LINCOLN, NEBRASKA

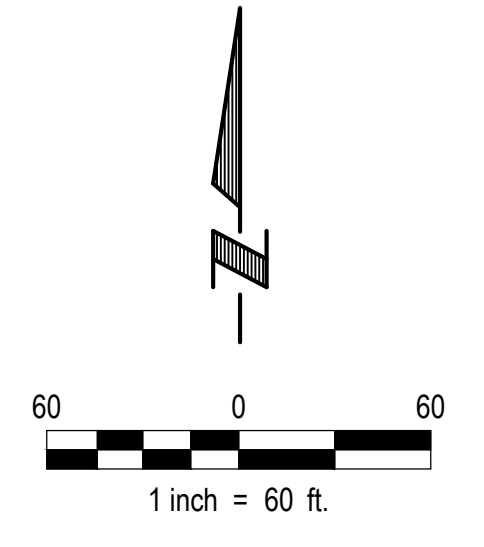
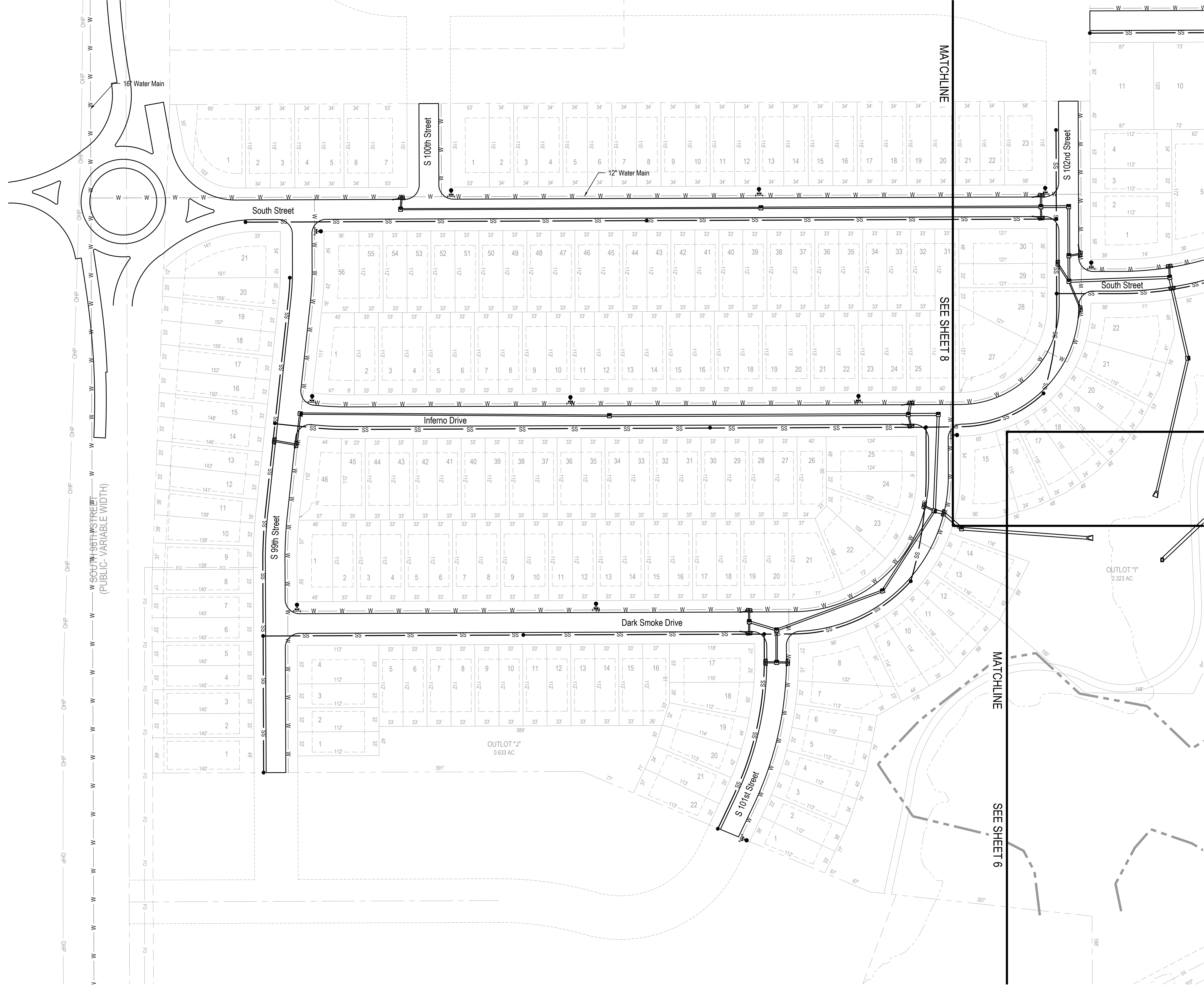


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 WWW.EAGCG.COM



NOT PART OF THIS PLAT
 LOT 27 SE, SECTION 36-T10N-R7E

SOUTHEAST CORNER
 OF THE SW1/4
 SEC 36-T10N-R7E



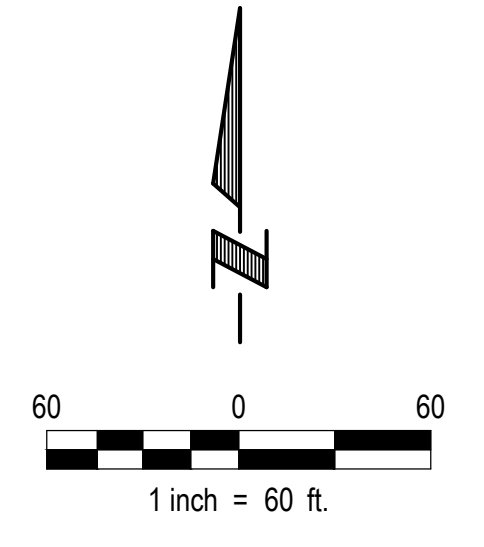
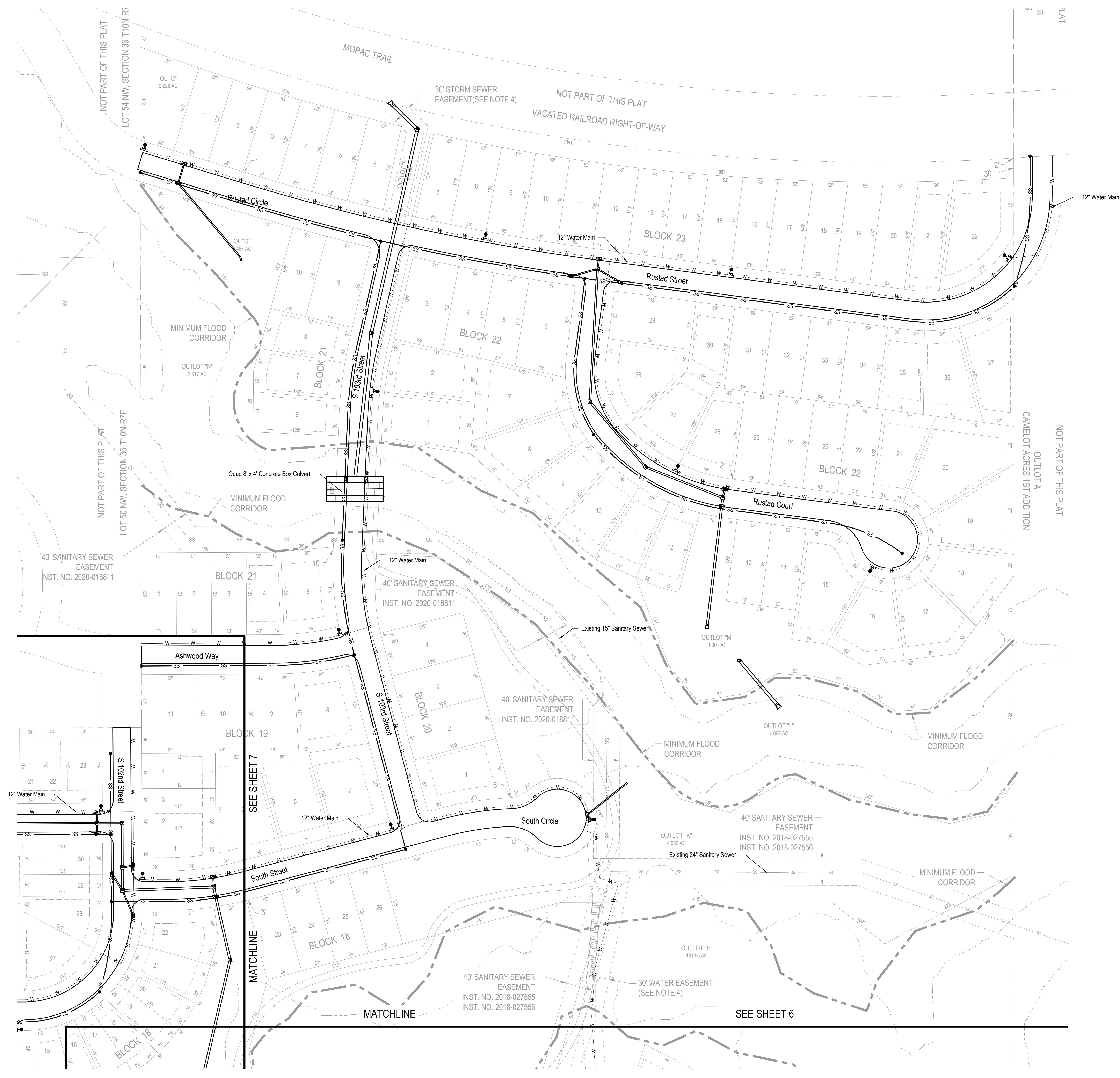
LEGEND

- Storm Sewer System
- Sanitary Sewer System
- Water Distribution System
- Fire Hydrant

Note: Unless otherwise noted, all water mains shall be 6" and all sanitary sewer mains shall be 8".

W 58th Street Water (Public - Variable Width)

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 Engineering Answers																			
701 O Street, Suite 402, Lincoln, NE 68508 Phone: 402-461-7176 www.easg.com																			
UTILITIES & PAVING PLAN																			
FIRE RIDGE BLOCKS 1 THRU 23 & OUTLOTS "A" THRU "Q" INCLUSIVE LINCOLN, NEBRASKA																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Rev. No.</th> <th style="width: 10%;">Date</th> <th style="width: 80%;">Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev. No.	Date	Description				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Proj No:</td> <td>P2018.035.001</td> </tr> <tr> <td>Date:</td> <td>10/12/2024</td> </tr> <tr> <td>Designed By:</td> <td>JRS</td> </tr> <tr> <td>Drawn By:</td> <td>EHL</td> </tr> <tr> <td>Scale:</td> <td>AS SHOWN</td> </tr> <tr> <td>Sheet:</td> <td>7 of 18</td> </tr> </table>	Proj No:	P2018.035.001	Date:	10/12/2024	Designed By:	JRS	Drawn By:	EHL	Scale:	AS SHOWN	Sheet:	7 of 18
Rev. No.	Date	Description																	
Proj No:	P2018.035.001																		
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- LEGEND**
- Storm Sewer System
 - Sanitary Sewer System
 - Water Distribution System
 - Fire Hydrant

Note: Unless otherwise noted, all water mains shall be 6" and all sanitary sewer mains shall be 8".

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UTILITIES & PAVING PLAN

FIRE RIDGE
 BLOCKS 1 THRU 23 & OUTLOTS A* THRU Q* INCLUSIVE
 LINCOLN, NEBRASKA

Date	Description
10/12/2024	DESIGN

Project No: P2018.035.01
 Date: 10/12/2024
 Designed By: JRS
 Drawn By: EHL
 Scale: AS SHOWN
 Sheet: 8 of 18
 Job Name: Fire Ridge

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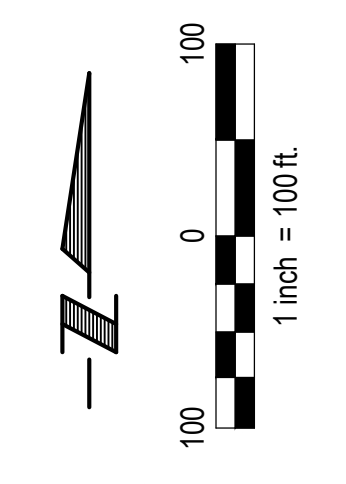
Revisions	Date	Description

PRELIMINARY GRADING & DRAINAGE PLAN

FIRE RIDGE
BLOCKS 1 THRU 23 & OUTLOTS A THROUGH Q INCLUSIVE

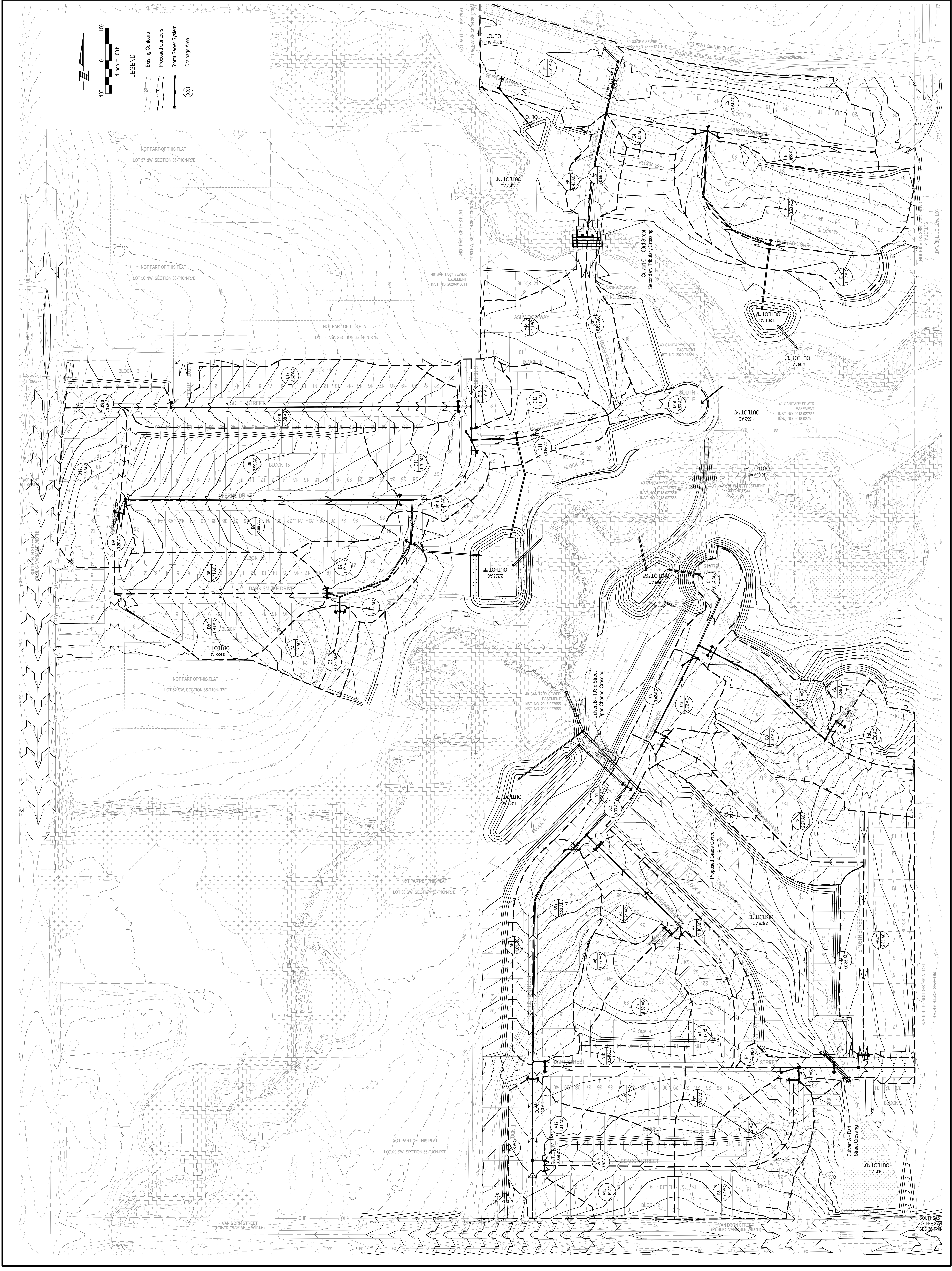


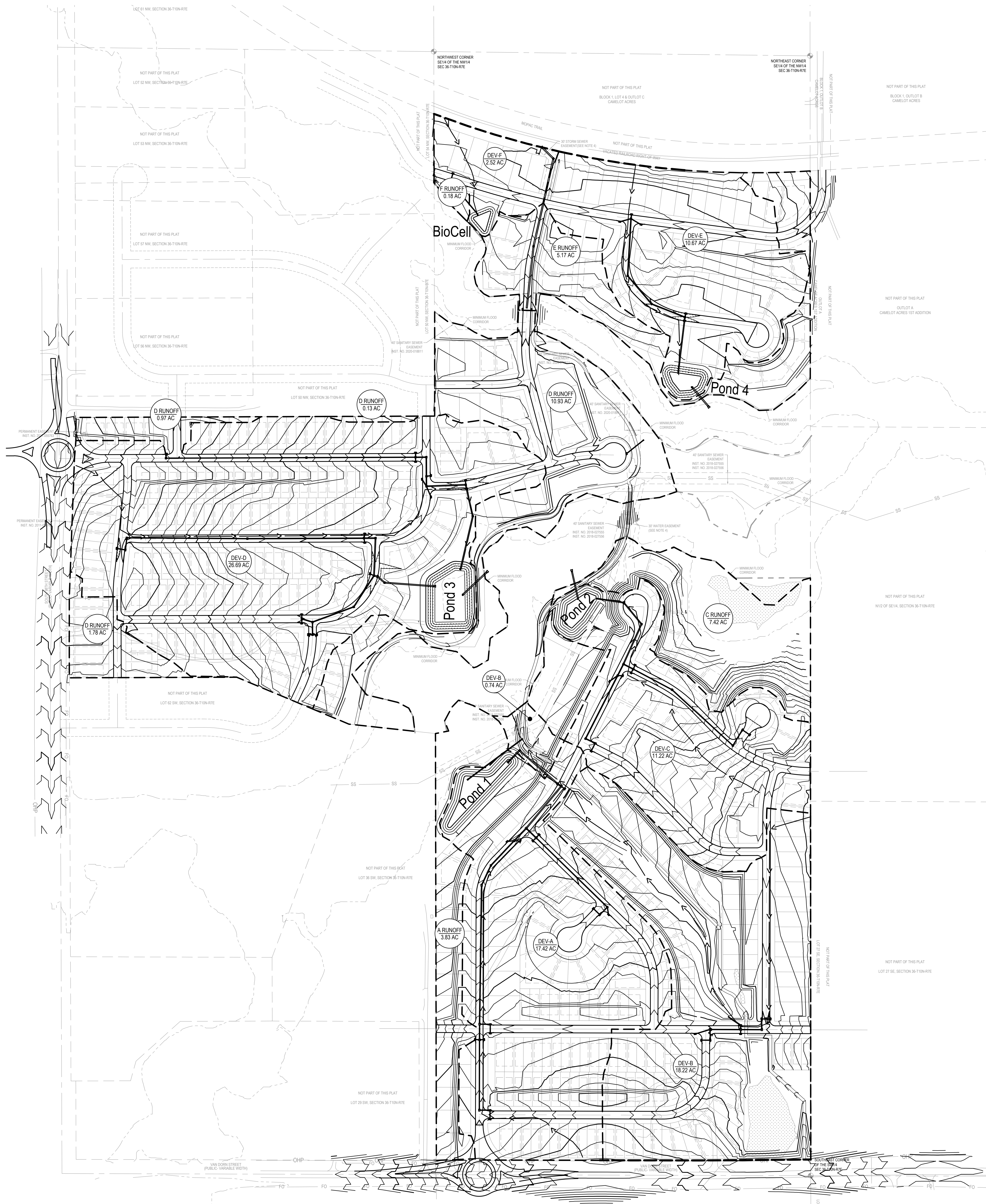
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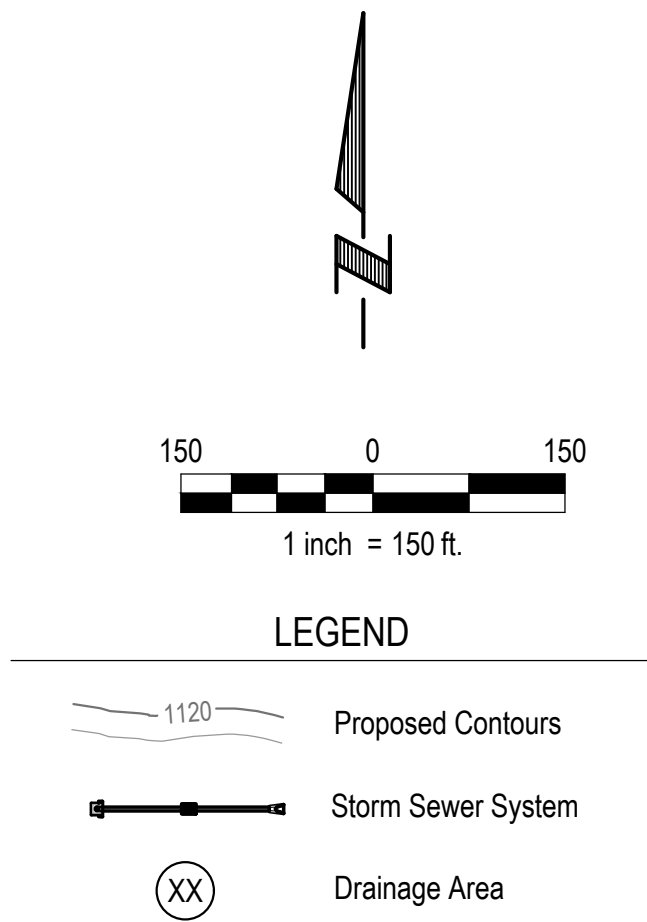
LEGEND

- Existing Contours
- Proposed Contours
- Storm Sewer System
- Drainage Area





Post Developed Weighted Curve Numbers					
Basin	Description	Hydrologic Condition	Hydrologic Soil Group	CN	Area
DEV A	Residential - 1/8 Ac. or Less		C	90	8.13
	Residential - 1/4 Ac.		C	83	8.2
	Open Space	Good	C	74	1.09
	COMPOSITE			86	17.42
DEV A RUNOFF	Residential - 1/4 Ac.		C	83	2.38
	Open Space	Good	C	74	1.45
	COMPOSITE			8	3.83
DEV B	Residential - 1/8 Ac. or Less		C	90	8.41
	Residential - 1/8 to 1/4 Ac.		C	86	5.69
	Brush	Fair	C	75	4.86
	COMPOSITE			85	18.96
DEV C	Residential - 1/8 to 1/4 Ac.		C	86	7.46
	Residential - 1/4 Ac.		C	83	2.85
	Open Space	Good	C	74	0.91
	COMPOSITE			84	11.22
DEV C RUNOFF	Residential - 1/4 Ac.		C	83	2.87
	Open Space	Good	C	74	4.55
	COMPOSITE			77	7.42
DEV D	Residential - 1/8 Ac. or Less		C	90	24.44
	Residential - 1/8 to 1/4 Ac.		C	86	0.71
	Open Space	Good	C	74	1.54
	COMPOSITE			89	26.69
DEV D RUNOFF	Residential - 1/8 Ac. or Less		C	90	4.92
	Residential - 1/8 to 1/4 Ac.		C	86	3.87
	Open Space	Good	C	74	5.02
	COMPOSITE			83	13.81
DEV E	Residential - 1/8 to 1/4 Ac.		C	86	10.67
DEV E RUNOFF	Residential - 1/8 to 1/4 Ac.		C	86	6.15
DEV F	Residential - 1/8 to 1/4 Ac.		C	86	2.56
DEV F RUNOFF	Open Space	Good	C	74	0.14



Post Developed Time of Concentration				
Basin	Description	Length (ft)	Slope (%)	TC (min)
DEV A	Sheet Flow	100	3.75	7.87
	Shallow Concentrated Flow (Unpaved)	125	3.75	0.67
	Shallow Concentrated Flow (Paved)	1675	2.60	8.52
	Overall	1900		17.1
DEV A RUNOFF	User Input of 8 min was used			8.0
DEV B	Sheet Flow	100	3.90	7.75
	Shallow Concentrated Flow (Unpaved)	40	3.90	0.21
	Shallow Concentrated Flow (Paved)	825	0.87	7.25
	Channel Flow	1450	1.50	1.33
	Overall	2415		16.5
DEV B RUNOFF	User Input of 8 min was used			8.0
DEV C	Sheet Flow	100	6.50	6.32
	Shallow Concentrated Flow (Unpaved)	375	3.75	2.00
	Shallow Concentrated Flow (Paved)	575	1.00	4.71
	Overall	1050		13.0
DEV C RUNOFF	User Input of 8 min was used			8.0
DEV D	Sheet Flow	100	5.25	6.88
	Shallow Concentrated Flow (Unpaved)	120	5.25	0.54
	Shallow Concentrated Flow (Paved)	1700	2.75	8.40
	Overall	1920		15.8
DEV D RUNOFF	User Input of 8 min was used			8.0
DEV E	Sheet Flow	100	15.00	4.52
	Shallow Concentrated Flow (Unpaved)	85	2.75	0.53
	Shallow Concentrated Flow (Paved)	665	0.75	6.30
	Overall	850		11.3
DEV E RUNOFF	User Input of 8 min was used			8.0
DEV F	Sheet Flow	100	2.75	8.91
	Shallow Concentrated Flow (Unpaved)	150	2.75	0.93
	Shallow Concentrated Flow (Paved)	175	1.25	1.28
	Overall	425		11.1
DEV F RUNOFF	User Input of 8 min was used			8.0

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Engineering Answers

FIRE RIDGE
BLOCKS 1 THRU 23 & OUTLOTS "A" THRU "Q" INCLUSIVE
LINCOLN, NEBRASKA

POST-DEVELOPED DRAINAGE PLAN

Revisions	Description

Proj No:	2010.035.001
Date:	11/16/2020
Designed By:	JMR
Drawn By:	JMR
Scale:	AS SHOWN
Sheet:	12 of 15

Joe Beema

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December 3, 2020

Mr. David Cary
Planning Director
City of Lincoln Planning Department
555 South 10th Street, Suite 213
Lincoln, NE 68508

RE: Fire Ridge – Community Unit Plan Submittal
E & A File: P2018.035.001

Dear Mr. Cary,

On behalf of our client, Fire Ridge, LLC, enclosed are the application and fees for a Community Unit Plan for the property located at the northeast corner of 98th Street and Von Dorn Street. This development will be a phased and is currently planned with over 510 residential lots divided between detached single-family lots, attached single-family lots. The developer also requests that multi-family uses be permitted within the CUP to provide flexibility to construct townhome units. The plan proposes an R-3 zoning designation over the entire property with density calculations summarized as follows:

Overall Development Area (Acres):	136.893
Allowable Maximum Density (Dwelling Units per Acre):	6.96
Maximum Dwelling Units Allowed:	952
Proposed Dwelling Units:	510
Excess Unassigned Dwelling Units:	442

Over thirty percent of the 137 acre land area included in the development will be preserved as green space primarily for the purpose of flood conveyance and stormwater management. A trail corridor is proposed within the green space to connect proposed trails within the Wandering Creek subdivision with the MoPac Trail. And, up to approximately 4.5 acres have been identified for potential use as a neighborhood park.

Waivers to the following subdivision ordinances and design standards are being requested as part of the application:

1. Design Standards Chapter 2.15, Section 2.2.2: to allow sanitary sewers to run opposite of street grades in areas where determined necessary.
2. Zoning Ordinance 27.72.020(a): to allow lots for two-family dwellings with lot areas of at least 3,500 square feet and minimum average lot width of 30 feet.
3. Land Subdivision Standard 26.23.125 to not require pedestrian way in blocks exceeding 100 feet in length, specifically applying to blocks: 4, 11, 14, 15, and 16.
4. Land Subdivision Standard 26.23.080 to allow a dead-end street without a 60' diameter turn-around for alternate access to the neighborhood park area at the intersection of 103rd Street and South Street as shown on the park area exhibit.

Two drainageways with FEMA mapped floodplain and floodway cross the property, the larger channel, Stephens Creek Tributary 45, lies generally south of the quarter section line and flows southwest to northeast. A secondary tributary, Stevens Creek Tributary 445, flows northwest to southeast generally lies north of the

quarter section line. The confluence of the two channels is located approximately 500 feet downstream of the east property boundary. Preliminary discussions with City staff indicated a preference for roadway crossings of both tributaries to provide connectivity within the section. Hydraulic analysis of the channel indicated that a 110 foot span bridge would be required to cross the major tributary with an estimated construction cost of \$1.1 Million. Based on initial and long term costs of such a structure, staff agreed to consider a pedestrian crossing in lieu of a full road crossing. Results of further analysis for pedestrian crossings showed that any option outside of spanning the floodway resulted in a rise in the upstream base flood elevation greater than allowable by FEMA standards. Thus, the alternative for a pedestrian crossing within the plat boundary is a 110' long pedestrian bridge. Additional information of this analysis is provided in the drainage report included with the plat submittal. Due to cost and USACE 404 permitting concerns with such a crossing, we recommend not to create the crossing with this development. With this submittal, we provided cost estimates of both a vehicular crossing and a pedestrian crossing. A possible alternate for providing connectivity across the channel is to locate a pedestrian bridge just downstream of the plat boundary on adjacent property where the floodway width is approximately 80 feet. In either case, the developer sees the bridge as a component of the trail system to be funded via park impact fees.

The developer has had preliminary discussions with LTU staff regarding City utility service and roadway access to the property. Sewer service is available via an existing trunk main running through the property. Water service requires construction of 16" trunk mains in both Van Dorn Street and 98th Street. Water system analysis shows that adequate flow and pressure can be provided for fire protection for Phases 1 thru 3 via a single connection to a 16" main in Van Dorn Street. Street access to the development is proposed via arterial connections to Van Dorn Street and 98th Street. A connection is also planned to 105th Street at the northeast corner of the property.

The developer proposes to construct impact fee eligible improvements in the form of roundabouts designed to accommodate future four-lane arterial improvements at the intersections of Van Dorn and 103rd Street and at 98th & South Street. Van Dorn Street is current a two-lane asphalt paved roadway. 98th Street is currently a two-lane gravel roadway; but, it has been graded to accommodate improvements to paved section. Plans for paving the section of 98th Street abutting the development have been previously considered by Lancaster County and LTU. However, no detailed plans or timing have been established for such improvements. 105th Street is currently a private roadway owned and maintained by Camelot Acres Owners Association. City staff have expressed support for acquiring the roadway as public right-of-way and converting it to a public street.

Additional documents will be uploaded for review once the ProjectDOX project has been created. I look forward to receiving staff comments. If you have any questions regarding the application, please contact Jeff Stoll or myself at 402-420-7217 or by email at jstoll@eacg.com or ronnen@eacg.com.

Sincerely,
E & A Consulting Group, Inc.



Rick Onnen, P.E.
Project Manager



Department Review Status Report

Project Name: AN20014

Workflow Started: 11/18/2020 12:46 PM

Report Generated: 12/09/2020 09:30 AM

Cycle	Department	Reviewer	Email	Status	Reviewer Comments	Applicant Comments
1	LTU - Engineering Services	Brion Perry	bperry@lincoln.ne.gov	Corrections Required		
	Development Review Manager	Stephen Henrichsen	shenrichsen@lincoln.ne.gov	Corrections Required		
	Fire Department	Patrick Borer	pborer@lincoln.ne.gov	Recommend Approval	Lincoln Fire and Rescue recommends approval of this application. LFR understands the development will only have one means of access for the foreseeable future. This access point (via Van Dorn) is actually the closest to the nearest fire station; in the event the closest fire unit is unavailable, the next unit will have a unusually long response time due to this single southern access point.	
	County Health	Chris Schroeder	cschroeder@lincoln.ne.gov	Recommend Approval	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. Developers are responsible for all mosquito control issues during the building process and all outlots, green-spaces, and/or natural corridors subsequently controlled by the owner, tenant, occupant, lessee, or otherwise, for that subdivision would be responsible for vectors of zoonotic disease in those areas. Any existing water wells must be either decommissioned or obtain an annual water well permit in accordance with Lincoln Municipal Code (LMC) 8.44. LMC 8.44 requires water wells to be decommissioned by a licensed water well contractor and to notify the Lincoln-Lancaster County Health Department prior to decommissioning. Any existing onsite wastewater treatment systems must be abandoned by a licensed onsite wastewater treatment system installer.	

Department Review Status Report

1	Lower Platte South NRD	Tracy Zayac	tzayac@lpsnrd.org	Corrections Required	<p>We are concerned about building detention ponds, and grading and filling, in the floodplain. We would prefer to see both the flood corridor and the floodplain left intact.</p> <p>We are also concerned about potential erosion with having a storm sewer outfall above(?) (across? hard to tell from the plan sheet) Culvert A. The realigned southeast drainage channel makes an elbow bend on the plans immediately adjacent to Pond 1, which may become a weak point for both. No information on what will be done to mitigate the wetlands that will be disturbed. Need reach map for the drainage study cross sections. Not sure what "D St." in the Drainage Study is supposed to correspond to. We would like more information on how the southeast drainage will provide sufficient water quality treatment for runoff coming directly from built areas. We also want to know exactly how much discharge is anticipated to outfall into the ditch adjacent to the MoPac. We also want to note that increased traffic across the MoPac will be a safety concern for riders.</p>	
	County Sheriff	Todd Duncan	tduncan@lancaster.ne.gov			
	Planning Review	Andrew Thierolf	AThierolf@lincoln.ne.gov	Recommend Approval	District 2	
	Law Department	Sue Burgason	sburgason@lincoln.ne.gov			
	Law Department	Jocelyn Golden	jgolden@lincoln.ne.gov			
	Law Department	Tiffany Leasure	tleasure@lincoln.ne.gov			
	Law Department	Abby Littrell	alittrell@lincoln.ne.gov			
	Law Department	Jennifer Mommens	jmommens@lincoln.ne.gov			
	Law Department	Tim Sieh	tsieh@lincoln.ne.gov			
Law Department	Kasey Simonson	ksimonson@lincoln.ne.gov				

Department Review Status Report

1	County Engineer	JOHN BERRY	jberry@lancaster.ne.gov	Corrections Required	AN20014 Annexation and Zoning Changes AN20014 Annexation in Sections 35 and 36, T10N, R7E, submitted 11-19-2020 Text Documents comments; 1. Change all the areas in all the text and plat documents to two (2) decimal points. 2. In the "Legal Description-Overall Plat Boundary" description, on the 16th line from the bottom, add "N" to the bearing 89-47-00E. 3. The above error also appears in the Description on the Fire Ridge Plat. 4. On the Fire Ridge Plat, there are several 'Not part of this Plat' irregular numbers shown, some of those Lot numbers are wrong. This needs to be corrected, 5. The design of the proposed roundabouts located on South 98th Street and Van Dorn Street should be coordinated with Lancaster County Engineering Department, and the right-of-way necessary for construction of the proposed roundabouts should be dedicated. (jvb,klw,alk)	
	Planner Review	George Wesselhoft	gwesselhoft@lincoln.ne.gov	Corrections Required	1) Revised Sheets to a Community Unit Plan 2) Change the number of unassigned units in the Density Calculations table to 50. 3) Provide block length exhibit 4) Add note that trail south of the drainage crossing bridge is private 5) Rename Edgewater Drive 6) Rename White Smoke Circle 7) Rename South Circle 8) Rename S. 103rd Street to South 102nd Street at Van Dorn Street and then change to a named street at Fire Ridge Drive 9) Rename South 100th Street going north of South Street to a named street 10) Rename Arrowhead Lane 11) Rename Fire Ridge Court 12) Rename Fire Ridge Lane 13) Rename Ashwood Way 14) Provide parking exhibit per 27.67.040(f)	
	Lincoln Police Department	Luke Bonkiewicz	lpd1691@cjis.lincoln.ne.gov	Recommend Approval		
	GIS Survey	Chad Kendall	ckendall@lancaster.ne.gov	Recommend Approval	AutoCAD file was not for Annexation. Checked the legal and all closes	
	Parks and Recreation	Sara Hartzell	shartzell@lincoln.ne.gov	Corrections Required	See note on grading plan regarding adjustment to trail alignment	
	School District - Norris	John Skretta	john.skretta@nsdtitans.org			
	Long Range Manager	Paul Barnes	pbarnes@lincoln.ne.gov			
	Norris PPD	Cory Lamprecht	clamprecht@norrispower.com	No Review Required	This is not located in Norris Public Power service territory. No review required.	

Department Review Status Report

1	LTU - Water	Dave Beyersdorf	dbeyersdorf@lincoln.ne.gov	Corrections Required	The fire flow analysis utilized the full tank elevation for the Southeast pressure zone, 1500' elevation. The top 20' of tank elevation is utilized to provide for normal domestic water flow. the fire analysis should use an elevation 20' below full tank level (1480'). Minor issue: the exhibits show the 16" water main alignment on the south side of Van Dorn, water main alignments are typically on the north side of the street. The issues/concerns with a single feed water main for this area remain until this area is looped to provide a secondary feed. The requirement of a maximum of 60 developed lots on a single feed water main as previously mentioned needs to be maintained. The concern on the City of Lincoln (LWS) side for a single feed water main is how many customers can we notify efficiently/effectively in the case of a water outage due to damage/maintenance that could require 4-6 hours (or more) to repair. • Maximum of 60 developed lots prior to a requirement of a second water feed to this area. On the Developer side the question comes down to how much water main can they install (length, diameter) within their development and still meet the necessary fire flow requirements for each property within the development, based on the type of development (Fire hydrant flow requirements: residential – 1500 gpm) • Developer will need to model to determine if the extent of development that can meet the 1500 gpm fire flow requirement.	
	Emergency Communications	Lisa Brown	lbrown@lincoln.ne.gov	Recommend Approval		
	LES	LES Reviews	edreviewer@les.com	Recommend Approval	11/24/2020 Easement to be acquired on final plats. - MW	
	United States Post Office	Kerry Kowalski	kerry.j.kowalski@usps.gov	Recommend Approval	Recommend approval on the condition all new delivery addresses are established in Centralized Box Units (CBUs) which will be purchased and installed at the developer's expense in a location mutually agreed upon by the developer and the US Postal Service.	
	LTU - Wastewater	Brian Kramer	bakramer@lincoln.ne.gov	Recommend Approval		
	Planning Dept	Brenda Thomas	bthomas@lincoln.ne.gov	No Review Required		
	County Assessor	Chris Ladegard	cladegard@lancaster.ne.gov	Corrections Required	See markup for annexation legal description. Reference the 1/4 section for Lot 64 in 35-10-7. Legal description closes within tolerance.	

Department Review Status Report

1	Charter Communications					
	School District 145 - Waverly					
	Street Name Review	Terry Kathe	tkathe@lincoln.ne.gov	Corrections Required	1) The location of 103rd Street on Van Dorn appears to be in the 102nd Block, however by the direction that the street proposed as 103rd Street takes, it ends up in the 104th block range. I would suggest that the street is a named street or have the street begin as South 102nd Street and changes to a named street when it hits Fire Ridge Drive. 2) South 100th Street going north of South Street appears closer to where the 9900 block range is and seems should be a named street so as to not constrict block ranges north of this subdivision. 3) Arrow Head Circle is already a named street located north and west appx. 1 mile. 4) Edgewater is already a north-south street located in Waterford Estates and would cause confusion with location. 5) I would suggest calling the proposed cul-de-sac South Circle, South Street Circle... as that would represent more logically the South Street location that is dominant throughout Lincoln.	
LTU - Watershed Management	Tim Zach	TZach@lincoln.ne.gov	Corrections Required	See "AN20014 V1 WSM Comments.pdf" in Text Documents folder for comments.		