

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

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PLANNING STAFF

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March 16, 2022

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, March 16, 2022, 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.

****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.

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, March 16, 2022

Approval of minutes of the regular meeting held March 2, 2022.

1. CONSENT AGENDA (Public Hearing and Administrative Action)

ANNEXATION AND RELATED ITEMS:

1.1a ANNEXATION 22002, to annex approximately 50.53 acres, more or less, on property generally located at South 94th and Van Dorn Street.

Staff recommendation: Conditional Approval

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

1.1b CHANGE OF ZONE 17030D, from AG (Agricultural District) to R-3 (Residential District) PUD (Planned Unit Development), to expand the Wandering Creek PUD to add additional residential area and adjust the lot layout of the Residential Transition area, with associated waivers, on approximately 51.53 acres, more or less, on property generally located at South 94th and Van Dorn Streets.

Staff recommendation: Conditional Approval

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

COMPREHENSIVE PLAN CONFORMANCE AND RELATED ITEMS:

- 1.2a COMPREHENSIVE PLAN CONFORMANCE 22003, to review as to conformance with the 2050 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the North 56th Street & Arbor Road Redevelopment Plan to identify the "Lincoln Logistics Redevelopment Project", to include construction of over 900,000 square feet of distribution space, on property generally located at 65th Street and Arbor Road.
Staff recommendation: In Conformance with the Comprehensive Plan
Staff Planner: Rachel Christopher, 402-441-7603, rchristopher@lincoln.ne.gov

- 1.2b ANNEXATION 22003, to annex approximately 109.79 acres, more or less, on property generally located at N. 70th Street and Arbor Road.
Staff recommendation: Conditional Approval
Staff Planner: Rachel Christopher, 402-441-7603, rchristopher@lincoln.ne.gov

- 1.2c CHANGE OF ZONE 22005, from AG (Agricultural District) to I-2 (Industrial Park District), over approximately 21.48 acres, on property generally located at North 70th Street and Arbor Road.
Staff recommendation: Conditional Approval
Staff Planner: Rachel Christopher, 402-441-7603, rchristopher@lincoln.ne.gov

SPECIAL PERMIT:

- 1.3 SPECIAL PERMIT 22003 for an (ADU) Accessory Dwelling Unit, on property generally located at 14880 South 134th Street. *** FINAL ACTION ***
Staff recommendation: Conditional Approval
Staff Planner: Tom Cajka, 402-441-5662, tcajka@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

PRELIMINARY PLAT:

- 5.1 PRELIMINARY PLAT 04011A, for a preliminary plat amendment to show a revised street layout, with associated waiver, on property generally located at Waterford Estates Drive and Linwood Lane. *** FINAL ACTION ***
Staff recommendation: Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

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

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Adjournment

PENDING LIST: *CHANGE OF ZONE 21024, from B-1 (Local Business District) to H-2 (Highway Business District), on property generally located at 4615 Vine Street.*

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The Planning Commission meeting which is broadcast live at 1:00 p.m. every other Wednesday will be available for viewing on LNK City TV at <https://lnktv.lincoln.ne.gov/CablecastPublicSite/watch/3?channel=1>

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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 22002 Change of Zone 17030D	FINAL ACTION? No	DEVELOPER/OWNER Matodol, LLC
PLANNING COMMISSION HEARING DATE March 16, 2022	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION S. 94 th and Van Dorn Street

RECOMMENDATIONS: ANNEXATION 22002 CHANGE OF ZONE 17030D	CONDITIONAL APPROVAL CONDITIONAL APPROVAL
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BRIEF SUMMARY OF REQUEST

This is a request to allow for the expansion of the Wandering Creek Planned Unit Development (PUD) by annexation to include 50.53 acres and change of zone to include 51.53 acres. This property is located in the northern interior of the overall PUD and has been previously shown as conceptual. The change of zone is from AG Agricultural to R-3 PUD for this expansion area which will include additional 114 dwellings. In addition, the proposed amendment shows a proposed layout of the Residential Transition (RT) lot with waivers, including a single 7,200 square foot building and 12 townhome dwellings. The amendment also includes additional lots to the setback waivers list, including Blocks 13 and 14 that were inadvertently omitted previously.



JUSTIFICATION FOR RECOMMENDATION

The proposed amendment is justified because it is consistent with the overall Wandering Creek PUD conceptual plan and the Comprehensive Plan which identifies the area for urban residential.

APPLICATION CONTACT

Brad Marshall, (402) 458-5672 or bmarshall@olsson.com

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The site is designated for urban residential on the Future Land Use Map, and these requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan.

WAIVERS

1. Zoning Ordinance 27.72.030 to reduce minimum lot frontage to 20 feet for the Residential Transition area. (Recommend Approval)
2. Zoning Ordinance 27.72.030 to reduce minimum lot area to 1,800 square feet for the Residential Transition area. (Recommend Approval)

3. Zoning Ordinance 27.72.030 to reduce minimum rear yard setback to 0' when adjacent to residential zoning for Lots 1-12, Block 1. (Conditional Approval)
4. Design Standard 2.25 to reduce minimum centerline radius for a private roadway from 150' to 30' for the Residential Transition area. (Recommend Approval)

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is designated for future urban residential land uses on the 2050 Future Land Use Plan.

Land Use Plan - Urban Residential. Residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre. All types of housing are appropriate here, from detached single family, duplex and missing middle, to higher density multi-family. Undeveloped areas shown as Urban Residential may also include neighborhood-scale commercial and other compatible uses that will be added to the map after approval of development plans. Low Density Resident

Fundamentals of Growth in Lancaster County

The City of Lincoln’s present infrastructure investment should be maximized by planning for well-designed and appropriately-placed residential and commercial development in existing areas of the city with available capacity. This can be accomplished by redeveloping underutilized commercial centers into areas that include a mix of uses, and encouraging higher-density residential redevelopment in appropriate locations, including missing middle housing. New infrastructure investments to serve growth areas can be maximized by encouraging a higher density of both residential and commercial uses in these areas.

Goals Section

G2: Complete Neighborhoods. Lincoln and Lancaster County will support complete neighborhoods within both developing and redeveloping areas of Lincoln. A complete neighborhood is one where residents are able to get the goods and services to meet daily needs within 15 minutes of their residence including a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable active transportation options, and civic amenities. Housing variety should include townhomes, senior living facilities, low/no maintenance condominiums, accessory dwelling units, multi-family development, and even small lot single-family.

Elements Section

E1: Complete Neighborhoods and Housing

A complete neighborhood is more than housing - great neighborhoods combine all the elements of parks, education, commercial areas, environmental resources, and housing together in one place.

A complete neighborhood is one where residents have safe and convenient access to goods and services needed for daily life activities.

Figure E1.a: Strategies for Design, Sustainability and Complete Neighborhoods in Developing Areas

1. Encourage a mix of compatible land uses to develop more complete neighborhoods:
 - a. Similar uses on the same block face: residential faces residential.
 - b. Similar housing densities developed near each other: single-family and “missing middle” residential (3-12 units) scattered throughout with higher density residential (more than 12 units) near the neighborhood edge or clustered near commercial centers.
 - c. Non-residential uses, including parking lots, should be screened from residential areas.
 - d. Locate Commercial Centers so as residents can safely access essential goods and services (i.e. not located across arterial streets) and no more than a 15-minute walk from all residences.
2. Require sidewalks on both sides of all streets.

3. Encourage locations within neighborhoods to grow local food.
4. Plan for residences to be located within 1 mile to an existing or planned multi-use trail.
5. Plan for residences to be located within 1/2 mile to an existing or planned neighborhood park.
6. Integrate transit stops into developing neighborhoods and within a 1/2 mile distance from residences.
7. Encourage employment areas to be within a 15-minute walking distance to residences.
8. Plan for elementary or middle schools to be within a 15-minute walking distance to residences.
9. Encourage pedestrian orientation with parking at rear of residential and neighborhood commercial uses.
10. Develop shorter block lengths to provide multiple connections across residential and commercial areas.
11. Provide pedestrian connections when maximum block lengths are exceeded.
12. Encourage shared City and School facilities (aka SPARKS).
13. Provide adequate curb space to allow for on-street parking.
14. Encourage alley access and shared driveways to reduce interruptions to pedestrians, to preserve on street parking capacity, and to reduce automobile conflict points.
15. Support preservation or restoration of natural areas, and limit stream or drainageway crossings.

Developing Neighborhoods

Developing neighborhoods should have a variety of housing types and sizes, plus commercial and employment opportunities.

Policies Section

P3: Developing Neighborhoods - Accommodate and encourage growth that aligns with PlanForward's growth scenario and provides a mix of housing options with convenient access to parks, schools, shopping, jobs, and other community resources.

Action Steps

1. Provide for an adequate supply of land and timely infrastructure improvements that meet the demands of growth.
2. Structure incentives to encourage higher densities to make greater use of the community's infrastructure.
3. Encourage new development to achieve densities greater than five dwelling units per gross acre by zoning at least 20% of residentially zoned land in developing areas to allow greater than five dwelling units per acre by right.
4. Develop new design standards or zoning tools that encourage density, optimize infrastructure costs, and help lower the overall cost of property development.
5. Implement elements of Complete Neighborhoods for Developing Areas.
6. Develop and utilize a measurement tool to evaluate neighborhoods in terms of how well they achieve PlanForward's goals for design, sustainability, and Complete Neighborhoods goals.
7. Encourage public and private investment in neighborhood infrastructure and services to support economic diversity that improves the quality of life for all residents.
8. Include housing for a variety of incomes and households throughout the community that is integrated into neighborhoods and provides appropriate transitions, scale, and context.
9. Promote mixed-income neighborhoods.
10. Preserve areas designated for multi-family, and group living housing in approved plans to support a distributed choice in affordable housing.
11. Support addition of higher density development in existing multi-family development.
14. Promote neighborhood and community design that supports healthy and active lifestyles, such as the benefits of street trees.
16. Encourage a variety of housing types including townhomes, senior living facilities, low/no maintenance condominiums, accessory dwelling units, multi-family development, and small lot single-family units

P80 - Annexation: Annexation should be utilized to provide municipal services in a fair and efficient manner.

The City of Lincoln requires that properties receiving municipal services be located within city limits. City annexation should occur before any property is provided with water, sanitary sewer, or other potential City services. In most cases this also means that annexation must occur prior to a property receiving an urban

zoning designation. The City routinely annexes land at the request of a developer or landowner as part of the regular development process. This allows properties to be supplied with City services when they are needed, and the City benefits from the property taxes, utilities, and other fees that City residents pay. Some properties along the City's edge may not be interested in further development and thus will not request annexation. In some cases it is necessary for the City to initiate annexation of adjacent properties that are already developed and require a minimal public investment to serve.

Action Steps

1. Regularly evaluate for potential annexation all property along the city's edge for which basic infrastructure is generally available or planned for in the near term. The City should annex land in Tier 1 Priorities A and B that is contiguous to city limits and generally urban in character. All land that is engulfed by the City should be annexed.
2. Provide advance notice to properties that may be subject to city-initiated annexation.
3. Properties within the Tier 1 Priority A growth area should be annexed upon approval of final plat.
4. Coordinate the provision of services for areas considered for annexation with the Capital Improvement Program.

UTILITIES & SERVICES:

A. Sanitary Sewer: Sanitary Sewer is available by way of connection to infrastructure in the existing PUD.

B. Water: Water is available by way of connection to infrastructure in the existing PUD.

C. Roads: The development expansion area includes additional streets in the interior of the PUD. Milrose Branch Road will provide the connection from the existing PUD to the south across floor corridor easement to the expansion area. An internal private roadway will provide interior access for the RT lot with the 12 townhomes units and 7,200 square foot building.

D. Parks and Trails: There is a trail in the southern part of the PUD that will extend along the north side of the creek from near Resort Drive to South 98th Street. This creek is part of a minimum flood corridor with an associated conservation easement.

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.

ANALYSIS

1. This request is for an amendment to the Wandering Creek Planned Unit Development (PUD) to allow for the expansion of the PUD boundary by approximately 51.53 acres. The expansion will include the annexation of 50.53 acres and a change of zone from AG Agricultural to R-3 PUD including approximately 51.53 acres. This property is located in the northern interior of the overall PUD and has been previously shown as conceptual. The expansion area will include an additional 114 dwellings. In addition, the amendment shows a proposed layout of the Residential Transition (RT) lot, including a single 7,200 square foot building and 12 townhome dwellings. The amendment also includes additional lots to the setback waivers list, within Block 13 and Block 14 that were inadvertently omitted in a prior amendment.
2. The proposed annexation area is located within Tier 1, Priority B of the Future Growth Tier Map in the 2050 Comprehensive Plan. This includes areas designated for development in the first half of the planning period are generally contiguous to existing development and should be provided with basic infrastructure as they develop. Existing municipal services, including water and sanitary sewer are present in adjacent existing PUD area.
3. The PUD expansion area is in accordance with the original conceptual plans that included lot layouts and grading and drainage. The drainage study is not being updated because the proposed drainage plan is in conformance with the approved drainage study. The PUD grading and drainage plans have been updated to reflect the proposed layout.
4. The residential expansion area includes 114 dwellings on the northside of the PUD, generally located north of Calamus River Road to South Street and between S. 91st and S. 96th Streets. The initial street connection to this area will be Milrose Branch Road from the south, crossing a minimum flood corridor. There is a Lincoln Public

Schools elementary school site on the north edge of this expansion area, located on the north side of South Street between S. 91st Street and Milrose Branch Road. There are additional planned streets connections including South Street continuing to the east and west and other north-south streets

5. The RT lot area was originally approved with a 10,000 square foot building or up to 12 dwellings. This original approval included a PUD note that the regulations of the RT zoning district apply to Block 1 except Early Childhood Care Facilities, Multifamily Use where each dwelling unit is on its own lot, Residential Health Care Facilities, and Non-Residential Health Care Facilities are allowed as permitted uses, and except as adjusted by the PUD through the waivers. This lot is located at the northwest corner of Van Dorn Street and S. 91st Street and is approximately 1.97 acres in size. This lot is separated from other residential areas by the two streets and a drainage area on the north side which is Outlot B of the PUD.
6. As part of the proposed PUD, the land use table for the RT lot will be amended by changing the allowed uses from 10,000 square feet of building area or up to 12 dwellings to 7,200 square foot building and up to 12 dwelling units. This will allow a small office or other allowed RT use building and the proposal of 12 townhome units on the RT lot. Proposed setback adjustments would include a 0-foot setback along the Outlot drainage way specifically for parking, drives and retaining wall along with internal setback adjustments to 0 feet, including common wall construction for the townhomes. A detailed exhibit for the RT area will be noted as shown for all setback waivers.
7. The proposal also includes adding certain lots for the setback waivers for Blocks 13 and 14 that were previously inadvertently omitted. There were lots missed in the waiver portion of the most recent Administrative Amendment 21020, including Lots 27, 28 and 29 of Block 13 and Lots 49-56, Block 14. Otherwise, these lots would not have the same setbacks as the rest of the lots in S. 90th Circle and S. 90th Bay circles.
8. Regarding the requested waivers:
 - Zoning Ordinance 27.72.030 to reduce minimum lot frontage to 20 feet for the Residential Transition area. This waiver is justifiable to allow for the proposed townhome design with parking at the rear of the dwellings. This will allow for another variety of housing in the PUD. This waiver will not negatively affect neighboring properties.
 - Zoning Ordinance 27.72.030 to reduce minimum lot area to 1,800 square feet for the Residential Transition area. This waiver is justifiable as other lot area reductions for residential have been approved and this will allow for another variety of housing in the PUD. The dwelling unit size is unchanged, but the waiver will allow a lot line to be very tight around the dwelling with their yard and driveway in a common outlot.
 - Zoning Ordinance 27.72.030 to reduce minimum rear yard setback to 0' when adjacent to residential zoning for Lots 1-12, Block 1. This waiver is proposed to allow rear loading, lower-level garages facing the open space of Outlot B (Drainage) to the north. The waiver is justifiable given the adjacency to the outlot the with condition that it is only for drives, parking and retaining walls. This will allow for the townhome design with rear access without negatively affecting the neighborhood.
 - Design Standard 2.25 to reduce minimum centerline radius for a private roadway from 150' to 30' for the Residential Transition area. This is to allow the private roadway design as proposed which will have limited traffic as it is internal to the project on this lot.
9. The site is designated for Urban Residential on the Future Land Use Map, and these requests subject to the conditions of approval comply with the requirements of the Zoning Ordinance and Comprehensive Plan.

EXISTING LAND USE & ZONING: Vacant, Undeveloped Land; AG

SURROUNDING LAND USE & ZONING

North: Agricultural, Undeveloped Land; AG
South: Single Family Residential (Wandering Creek PUD); R-3
East: Agricultural, Undeveloped Land; AG

West: Agricultural, Single Family Residential (Wandering Creek PUD); AG, R-3

APPROXIMATE LAND AREA:

Annexation 22002: 50.53 acres, more or less
Change of Zone 17030D: 51.53 acres, more or less

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: Council District #2

LEGAL DESCRIPTION:

Annexation 22002: A tract of land composed of portions of Outlots “A” and “B”, FBT 1st Addition, located in the Northeast Quarter of Section 35; and composed of a portion of Outlot “B”, Wandering Creek 5th Addition and a portion of Lot 65 I.T., located in the Southeast Quarter of Section 35, all in Township 10 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska. See attached for a detailed description.

Change of Zone 17030D:

A tract of land composed of portions of Outlots “A” and “B”, FBT 1st Addition, located in the Northeast Quarter of Section 35; and composed of a portion of Outlot “B”, Wandering Creek 5th Addition, a portion of Outlot “E”, Wandering Creek 6th Addition and a portion of Lot 65 I.T., located in the Southeast Quarter of Section 35, all in Township 10 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska. See attached for a detailed description.

Prepared by

George Wesselhoft, Planner
(402) 441-6366 or gwesselhoft@lincoln.ne.gov
Date: March 3, 2022

Applicant/Owner: Matodol, LLC
601 P Street
Lincoln, NE 68508
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<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/AN/22000/AN22002 CZ17030D Wandering Creek.gjw.docx>

APPLICATION HISTORY - AN22002, CZ17030D

March, 2017	AN16008 was approved by City Council to annex approximately 5.12 acres of land located at approximately South 91 st and Van Dorn Streets.
February, 2018	AN17019 was approved by City Council annexing approximately 73.53 acres, more or less, for the Wandering Creek PUD generally located at South 91 st and Van Dorn Streets.
February, 2018	CZ17030 was approved by City Council establishing the Wandering Creek R-3 PUD on approximately 78.66 acres on the north side of Van Dorn Street at approximately 91 st Street. The approval permitted up to 104 residential dwelling units as part of R-3 PUD Residential Area, up to 595 multifamily dwelling units or up to 480 persons for healthcare residential or some combination of the two in the R-5 Multi-family area and up to 10,000 square feet or 12 dwellings as part of the R-3 PUD Residential Transition Area.
December, 2018	AN18005 was approved by City Council to annex approximately 9.97 acres of property associated with the Wandering Creek PUD.
December, 2018	City Council approved CZ17030A expanding the R-3 PUD by approximately 55.76 acres and adding 119 dwelling units.
December, 2018	AN18007 was approved by City Council to annex approximately 46.37 acres in associated with Change of Zone 17030A for the expansion of the Wandering Creek PUD.
May, 2019	AA19010 was approved to add grading and drainage information on the property at S. 90 th Circle and S. 90 th Bay.
March, 2020	AA20011 was approved to shift "Birdwood Rd." approximately 120 feet north of the currently approved location to avoid existing wetlands and for better alignment with existing site features.
August, 2020	City Council approved CZ17030B amending the Wandering Creek PUD for the Multi-Family area to reduce the required parking from 1.75 spaces per dwelling to 1.5 spaces per dwelling unit.
January, 2021	AN20012 was approved by City Council annexing approximately 21.45 acres of land associated with the Wandering Creek PUD near the intersection of S. 94 th and Van Dorn Street.
January, 2021	CZ17030C was approved by City Council to change the zoning from AG Agricultural to R-3 PUD for an expansion on approximately 20.3 acres which included additional residential along with a neighborhood commercial area with 40,000 square feet of new commercial and/or 40 dwellings, 50 new multi-family dwellings and adding 12 additional residential dwellings to the PUD.
June, 2021	AA21020 was approved to remove the Long Pine Road crossing which was previously shown as Crossing "E" and revise the lot layout to the property previously identified as the "Lokahi" property along with other street connection adjustments.
July, 2021	AN20014 was approved by City Council which as part of the overall annexation for Fire Ridge to included approximately 6.3 acres of property on the west side of 98 th Street in the Wandering Creek PUD.

CONDITIONS OF APPROVAL - ANNEXATION 22002

Before scheduling with the City Council:

1. Revise the legal descriptions to the satisfaction of the County Engineer and Planning Department.

CONDITIONS OF APPROVAL - CHANGE OF ZONE 17030D

This approval permits the expansion of the Wandering Creek Planned Unit Development and allows for the addition of 114 dwellings for a total of 645 multi-family dwellings, a 480 person residential healthcare facility, 47,200 square feet of commercial, 391 dwellings in the overall PUD with the following waivers:

1. Zoning Ordinance 27.72.030 to reduce minimum lot frontage to 20 feet for the Residential Transition area.
2. Zoning Ordinance 27.72.030 to reduce minimum lot area to 1,800 square feet for the Residential Transition area.
3. Zoning Ordinance 27.72.030 to reduce minimum setback to 0' for parking, drives, and retaining walls for Lots 1-12, Block 1 where adjacent to the outlot designated for drainage.
4. Design Standard 2.25 to reduce minimum centerline radius for a private roadway from 150' to 30' for the Residential Transition area.

Site Specific Conditions:

1. Before receiving building permits or before a final plat is approved the developer 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 upon approval of the planned unit development by the City Council.
 - 1.1 Remove 2-Story (Max) and only reference specific height for Residential Transition Requested Waivers Note 5 (a.) for Building Height on Sheet 1.
 - 1.2 Revise notes under Residential Transition Requested Waivers Notes for all setbacks to state "As Shown" and provide the corresponding site detail.
 - 1.3 Include note on site detail for RT area that 0' setback for the RT lot adjacent the drainage outlot (Outlot B) is specifically for parking, drives and retaining walls.
 - 1.4 Delete Notes 20, 25 and 27 under Planned Unit Development Notes on Sheet 1.
 - 1.5 Revise street naming for Turkey Creek Road and S. 93rd Street to the satisfaction of Building and Safety Department for addressing.

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 Before occupying the dwelling units/buildings all development and construction shall substantially comply with the approved plans.

- 2.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 2.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
 - 2.4 The terms, conditions, and requirements of the ordinance shall run with the land and be binding upon the developer, its successors and assigns.
 - 2.5 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 therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.
 - 2.6 The site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in full force and effect unless specifically amended by this ordinance.
3. Before receiving building permits, the developer shall provide the following documents to the Planning Department:
 - 3.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the planned unit development has been recorded.
 4. Before issuance of building permits, final plat(s) shall be approved by the City.

If any final plat on all or a portion of the approved planned unit development is submitted five (5) years or more after the approval of the planned unit development, the city may require that a new planned unit development be submitted, pursuant to all the provisions of Section 26.31.015. A new planned unit development 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 planned unit development 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.**

Before a final plat may be approved, Developer agrees, as subdivider, must enter into an agreement with the City whereby Developer 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 paving of private roadway, ***and temporary turnarounds and barricades located at the temporary dead-end of the private roadways*** shown on the final plat within two (2) years following the approval of this final plat.

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

to complete the installation of sidewalks along (name the improved major street) as shown on the final plat within two (2) years following the approval of this final plat.

to construct the sidewalk in the pedestrian way easements at the same time as adjoining streets are paved and to agree that no building permit shall be issued for construction on until such time as the sidewalk in the pedestrian way easement is constructed.

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 enclosed private 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 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 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 installation of private street lights along private roadways within this plat within two (2) years following the approval of the final plat.

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

to complete the planting of street trees along Van Dorn Street shown on the final plat within two (2) years following the approval of this 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 timely complete any other public or private improvement or facility required by the Land Subdivision Ordinance 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 *Planned Unit Development*.

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 condition and state of repair, including the routine and reasonable preventative 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 street trees along the private roadways and landscape screens, including replacement and replanting as reasonably necessary, on a permanent and continuous basis.

to maintain the sidewalks in the pedestrian way easements in good order and condition, including repair and replacement as reasonably necessary, on a permanent and continuous basis.

to maintain the private facilities which have common use or benefit in good order and condition and state of repair, including the routine and reasonable preventive maintenance of the private improvements, 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 constructed within the development and that these additional maintenance issues or costs are the responsibility of the developer.

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, Developer(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) Developer shall not be relieved of Developer'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 inform all purchasers and users of land located within the 100 year floodplain and that the grading of the lots and outlots within the 100 year floodplain shall be in conformance with the grading plan approved with the Wandering Creek R-3 PUD change of zone 17030D or as amended by the Director of Planning. The volume of fill material brought into each lot and outlot from outside the floodplain shall not exceed that shown on the approved grading plan accompanying the PUD.



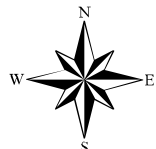
City of Lincoln/Lancaster County, NE GIS

2020 aerial

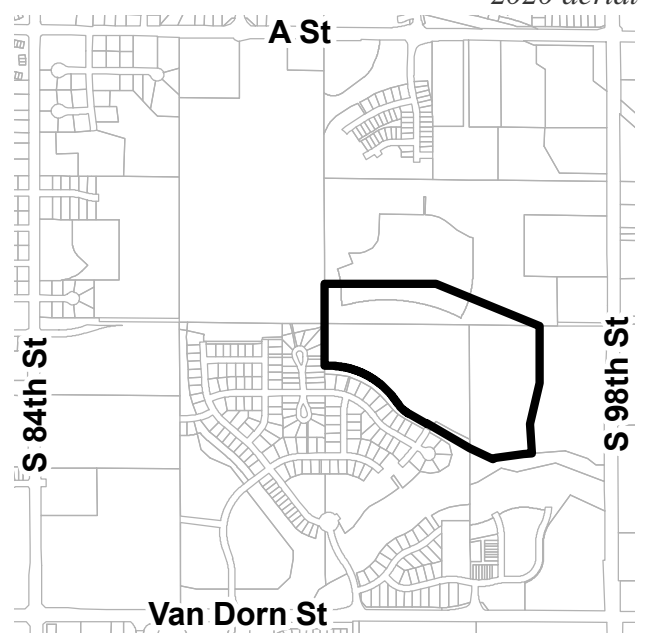
Annexation #: AN22002
Wandering Creek
S 94th St & Van Dorn St

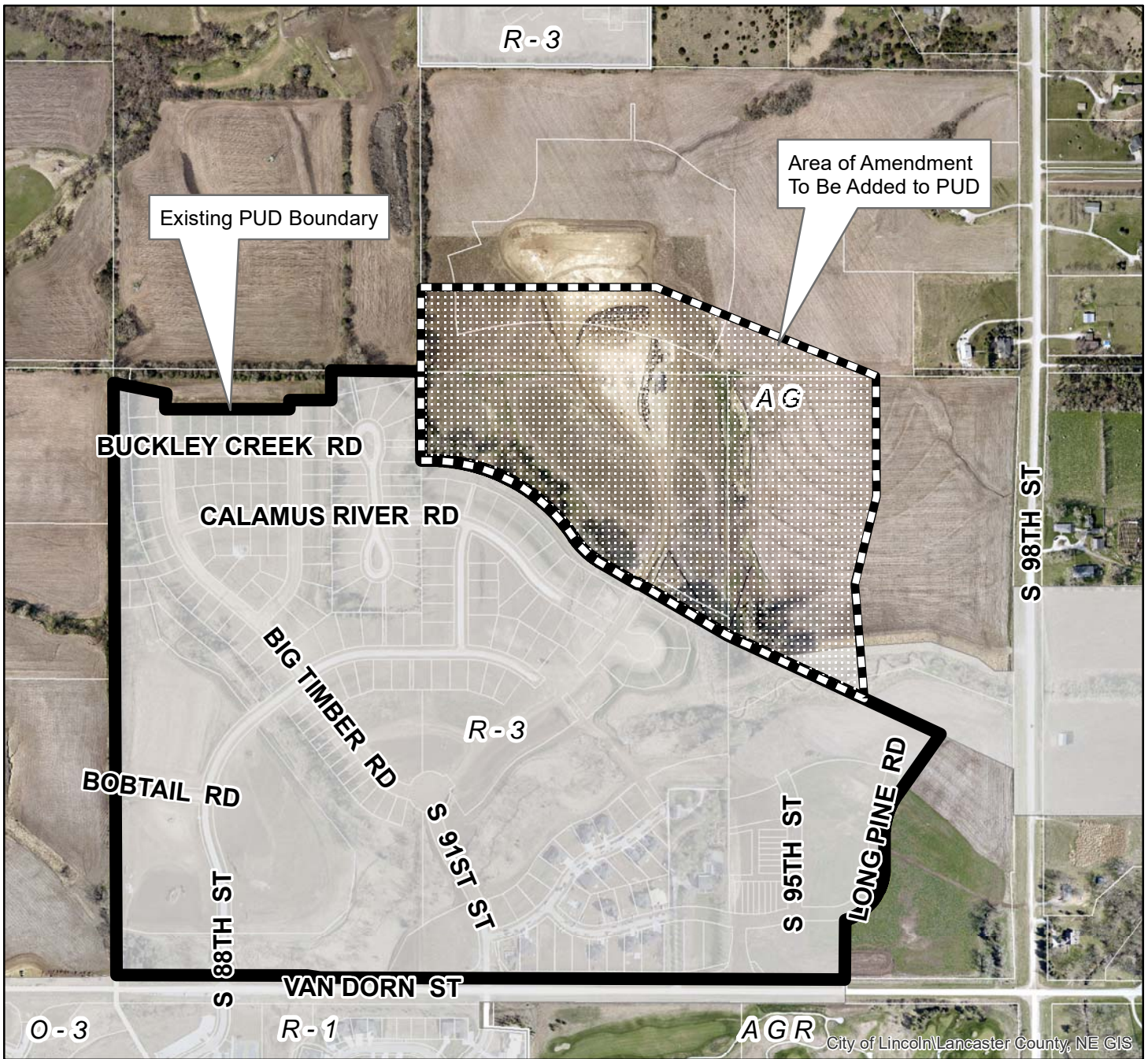
Zoning:

- 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.35 T10N R07E





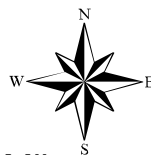
City of Lincoln/Lancaster County, NE GIS

2020 aerial

**Change of Zone #: CZ17030D
Wandering Creek PUD
S 94th St & Van Dorn St**

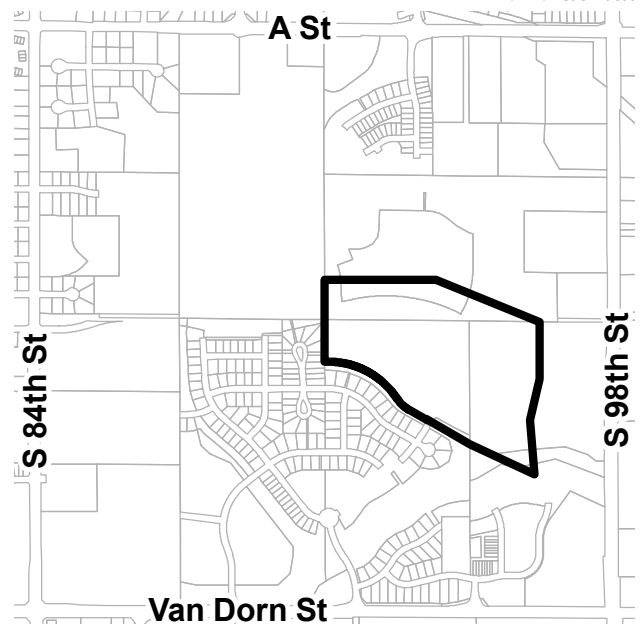
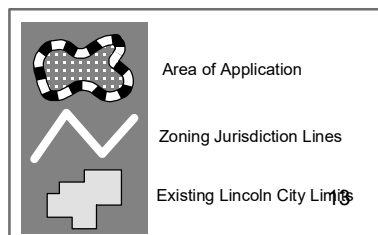
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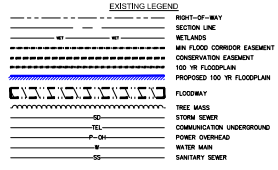
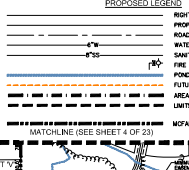
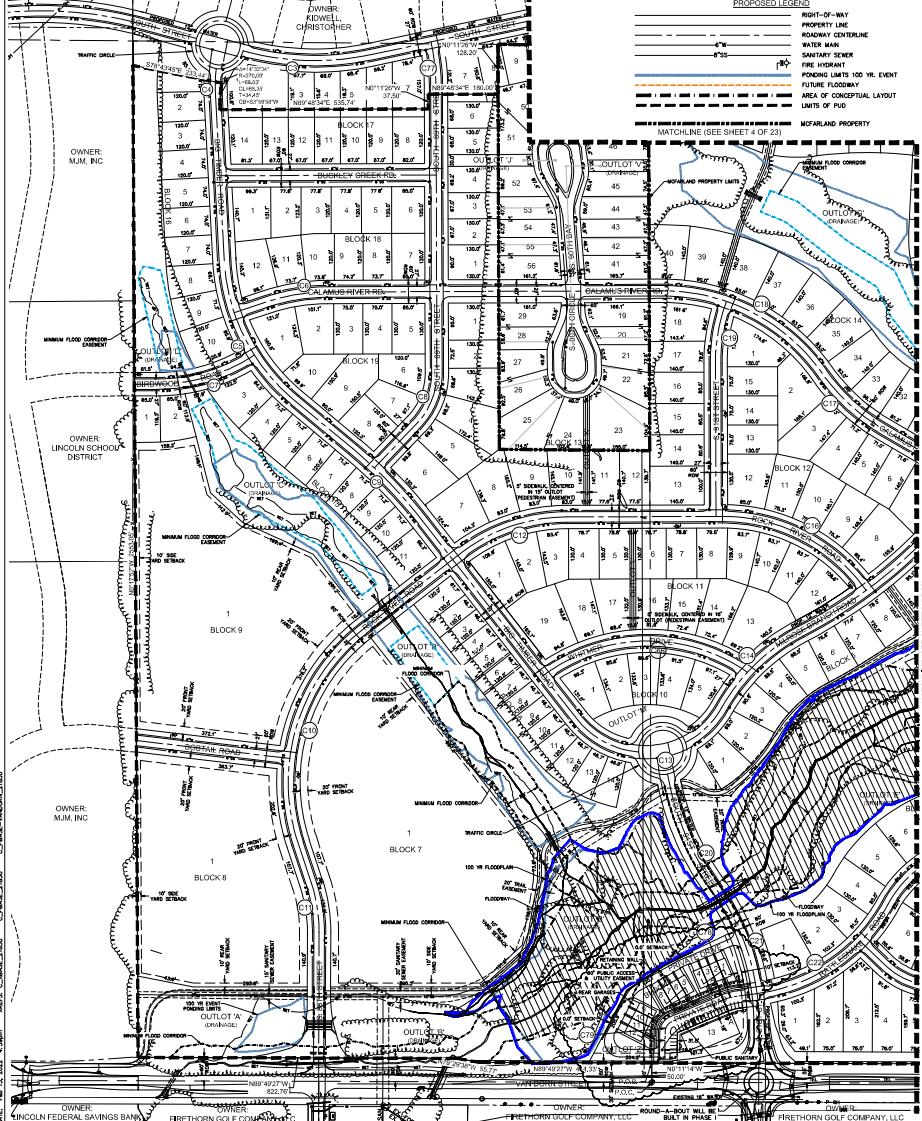
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
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- H-1 Interstate Commercial District
- 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



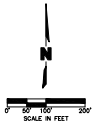
One Square Mile:

Sec.35 T10N R07E





WANDERING CREEK
R-3 PLANNED UNIT DEVELOPMENT
SITE PLAN

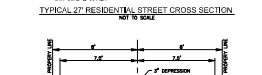
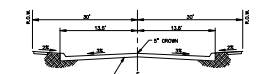
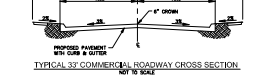
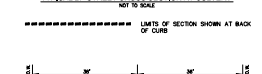
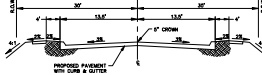


CURVE TABLE

ID	RADIUS	DELTA	LENGTH	TANGENT	CHORD LENGTH
C1	700.00'	02°19'04"	340.20'	173.82'	338.86'
C2	440.33'	00°56'37"	73.00'	38.26'	72.97'
C3	500.00'	04°13'57"	208.52'	203.32'	376.89'
C4	450.00'	01°39'38"	161.25'	81.33'	160.55'
C5	450.00'	03°29'21"	250.50'	128.70'	249.23'
C6	180.00'	04°33'10"	145.70'	76.67'	142.20'
C7	1200.00'	01°11'27"	158.41'	158.92'	297.81'
C8	500.00'	01°32'13"	81.83'	362.30'	576.00'
C9	450.00'	01°32'13"	118.83'	64.98'	128.27'
C10	450.00'	03°29'21"	208.50'	103.87'	207.07'
C11	220.00'	11°23'34"	140.28'	107.22'	174.53'
C12	500.00'	02°32'54"	286.78'	147.44'	283.87'
C13	1300.00'	03°29'21"	758.43'	374.07'	716.98'
C14	451.88'	05°42'00"	431.20'	233.77'	415.19'
C15	500.00'	02°43'27"	214.20'	108.87'	210.72'
C16	500.00'	02°02'27"	160.21'	260.37'	491.81'
C17	450.00'	01°39'38"	150.31'	75.96'	149.81'
C18	700.00'	02°19'04"	288.69'	151.67'	286.47'
C19	450.00'	03°29'21"	378.50'	184.72'	370.44'
C20	450.00'	02°39'27"	102.88'	228.40'	421.47'
C21	450.00'	01°39'38"	261.48'	323.89'	525.76'
C22	200.00'	01°39'38"	105.14'	20.78'	104.98'
C23	150.00'	01°39'38"	40.47'	20.32'	40.28'
C24	30.00'	08°23'34"	34.81'	15.84'	33.83'

ELEVATION TABLE

BLOCK	LOT	NET	LOWEST
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1	2	1292.0	1292.0
1	3	1292.0	1292.0
1	4	1292.0	1292.0
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1	97	1292.0	1292.0
1	98	1292.0	1292.0
1	99	1292.0	1292.0
1	100	1292.0	1292.0



REVISIONS

NO.	DATE	DESCRIPTION
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SITE PLAN

WANDERING CREEK
R-3 PLANNED UNIT DEVELOPMENT

2021

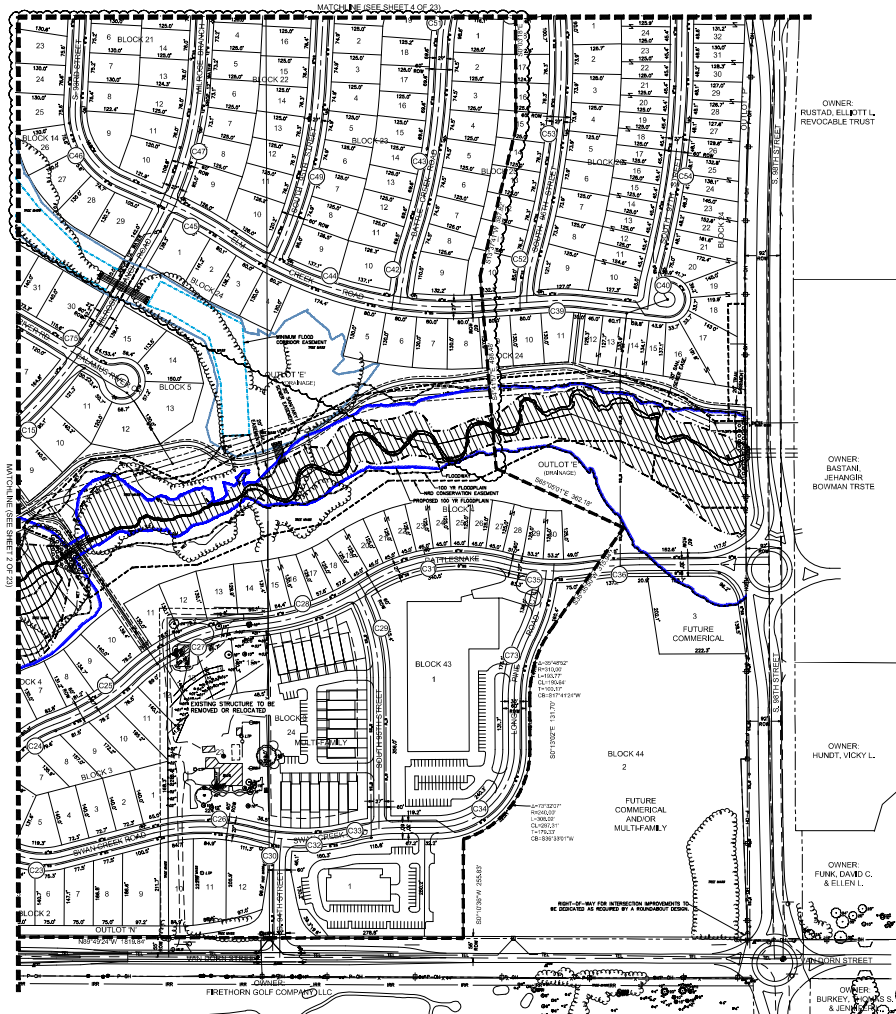
LINCOLN, NEBRASKA

SHEET 2 OF 23

WANDERING CREEK
R-3 PLANNED UNIT DEVELOPMENT
SITE PLAN



disson
R-3 PLANNED UNIT DEVELOPMENT
LINCOLN, NEBRASKA



ID	RADIUS	DELTA	LENGTH	TANGENT	CHORD LENGTH
C16	1300.00'	03270620'	728.45'	374.07'	718.98'
C18	200.00'	06370617'	223.18'	124.82'	211.78'
C24	300.00'	04071711'	213.13'	111.28'	208.68'
C26	362.47'	02072722'	248.81'	125.32'	244.84'
C28	500.00'	02070641'	296.89'	131.30'	294.07'
C27	481.91'	03345264'	334.47'	174.22'	327.80'
C28	448.04'	02072722'	330.78'	169.07'	327.21'
C29	450.00'	02070641'	230.49'	111.87'	223.98'
C30	611.21'	00722722'	26.99'	26.30'	78.54'
C31	448.04'	04070702'	356.08'	188.24'	346.82'
C32	500.00'	02070641'	258.69'	120.71'	252.92'
C33	300.00'	04070702'	123.48'	62.08'	123.18'
C34	200.00'	08070641'	213.83'	109.82'	202.72'
C35	500.00'	02070641'	204.29'	104.63'	204.83'
C36	1000.00'	08070702'	142.32'	71.28'	142.20'
C37	450.00'	02070641'	163.77'	83.51'	162.11'
C38	700.00'	02070641'	120.71'	60.94'	121.82'
C39	450.00'	02070641'	83.38'	41.81'	83.28'
C40	450.00'	08070641'	68.25'	33.18'	66.19'
C42	737.20'	02070641'	167.10'	83.84'	168.79'
C43	1500.00'	01070702'	288.64'	200.67'	297.88'
C44	1000.00'	03070641'	479.96'	261.40'	483.14'
C45	1000.00'	01040702'	188.25'	94.38'	187.92'
C46	200.00'	08070641'	241.37'	127.63'	228.98'
C47	900.00'	02720722'	428.47'	218.91'	426.41'
C48	1200.00'	02070641'	448.05'	246.36'	452.77'
C51	450.00'	02070641'	118.07'	58.96'	118.88'
C52	450.00'	04070702'	128.81'	63.32'	125.40'
C53	1830.00'	02070641'	499.29'	253.28'	605.73'
C54	2140.00'	04070702'	688.44'	278.29'	853.88'
C73	350.00'	02070641'	163.78'	83.89'	161.32'
C74	450.00'	02240722'	178.00'	90.22'	178.83'
C75	800.00'	00870617'	85.70'	42.89'	85.64'

BLOCK	LOT	M.R. DIMENSION	LOWEST FLOOR
1	1	-	-
2	2	127.01'	1269.21'
3	3	127.01'	1269.21'
4	4	127.01'	1269.21'
5	5	127.01'	1269.21'
6	6	127.01'	1269.21'
7	7	127.01'	1269.21'
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36	36	127.01'	1269.21'
37	37	127.01'	1269.21'
38	38	127.01'	1269.21'
39	39	127.01'	1269.21'
40	40	127.01'	1269.21'
41	41	127.01'	1269.21'
42	42	127.01'	1269.21'
43	43	127.01'	1269.21'
44	44	127.01'	1269.21'
45	45	127.01'	1269.21'
46	46	127.01'	1269.21'
47	47	127.01'	1269.21'
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49	49	127.01'	1269.21'
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- EXISTING LEGEND**
- RIGHT-OF-WAY
 - SECTION LINE
 - MIN FLOOD OVERFLOW EASEMENT
 - CONSERVATION EASEMENT
 - PROPOSED 100 YR FLOODPLAIN
 - FLOODWAY
 - TREE MASS
 - STORM SEWER
 - COMMUNICATION UNDERGROUND
 - POWER OVERHEAD
 - WATER MAIN
 - SANITARY SEWER
- PROPOSED LEGEND**
- RIGHT-OF-WAY
 - PROPERTY LINE
 - ROWWAY CENTERLINE
 - WATER MAIN
 - SANITARY SEWER
 - FIRE HYDRANT
 - FLOODING LIMITS 100 YR. EVENT
 - FUTURE FLOODWAY
 - AREA OF CONCEPTUAL LAYOUT
 - LIMITS OF PUD

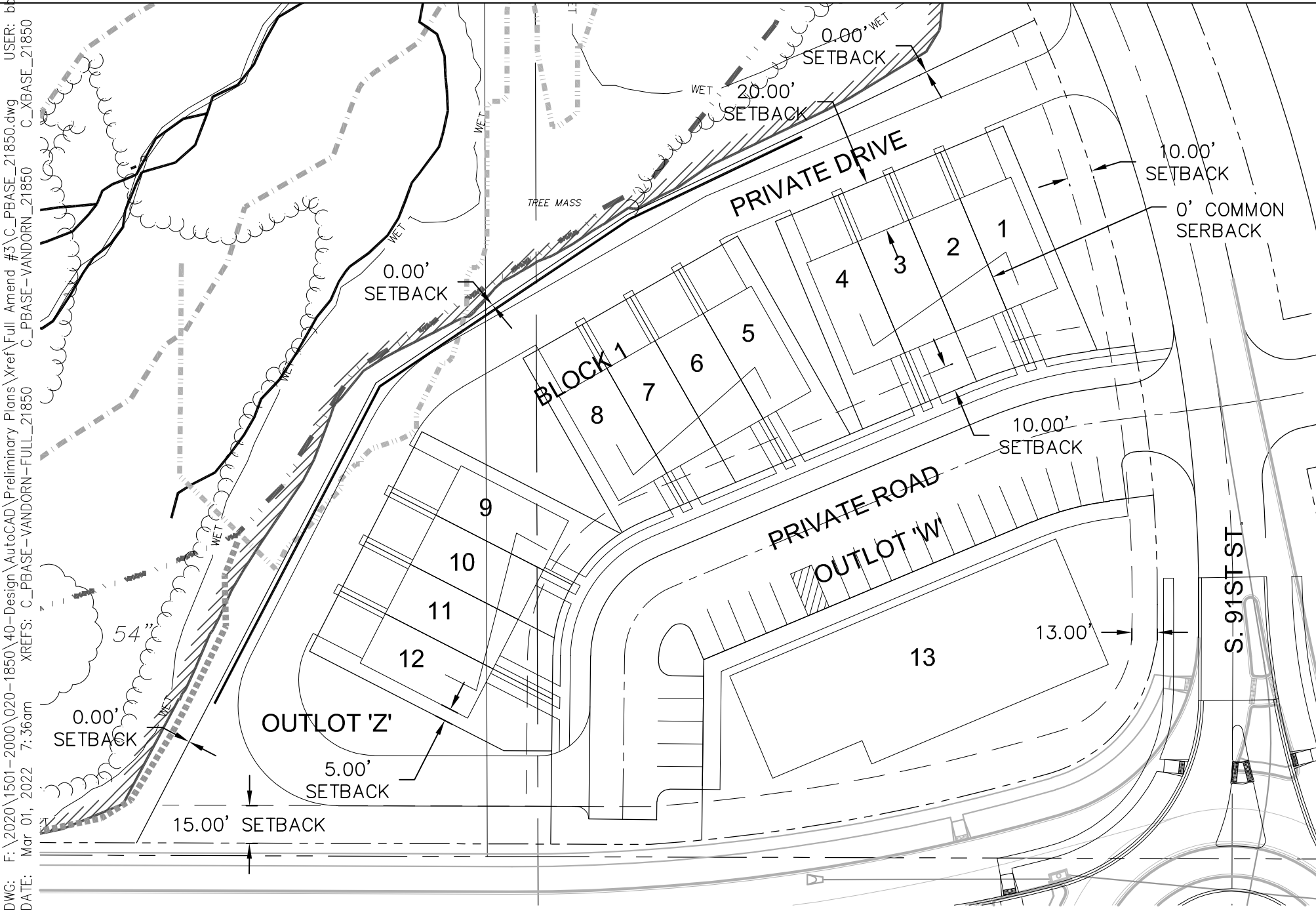


REVISIONS

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SITE PLAN
WANDERING CREEK
R-3 PLANNED UNIT DEVELOPMENT
LINCOLN, NEBRASKA
SHEET 3 OF 23

DWG: F:\2020\1501-2000\020-1850\40-Design\AutoCAD\Preliminary Plans\Xref\Full Amend #3\C_PBASE_21850.dwg USER: bbartek
 DATE: Mar 01, 2022 7:36am XREFS: C_PBASE-VANDORN-FULL_21850 C_PBASE-VANDORN_21850 C_XBASE_21850



PROJECT NO:	020-1850
DRAWN BY:	BPB
DATE:	2.28.22

RT LOT AT WANDERING CREEK

18

olsson

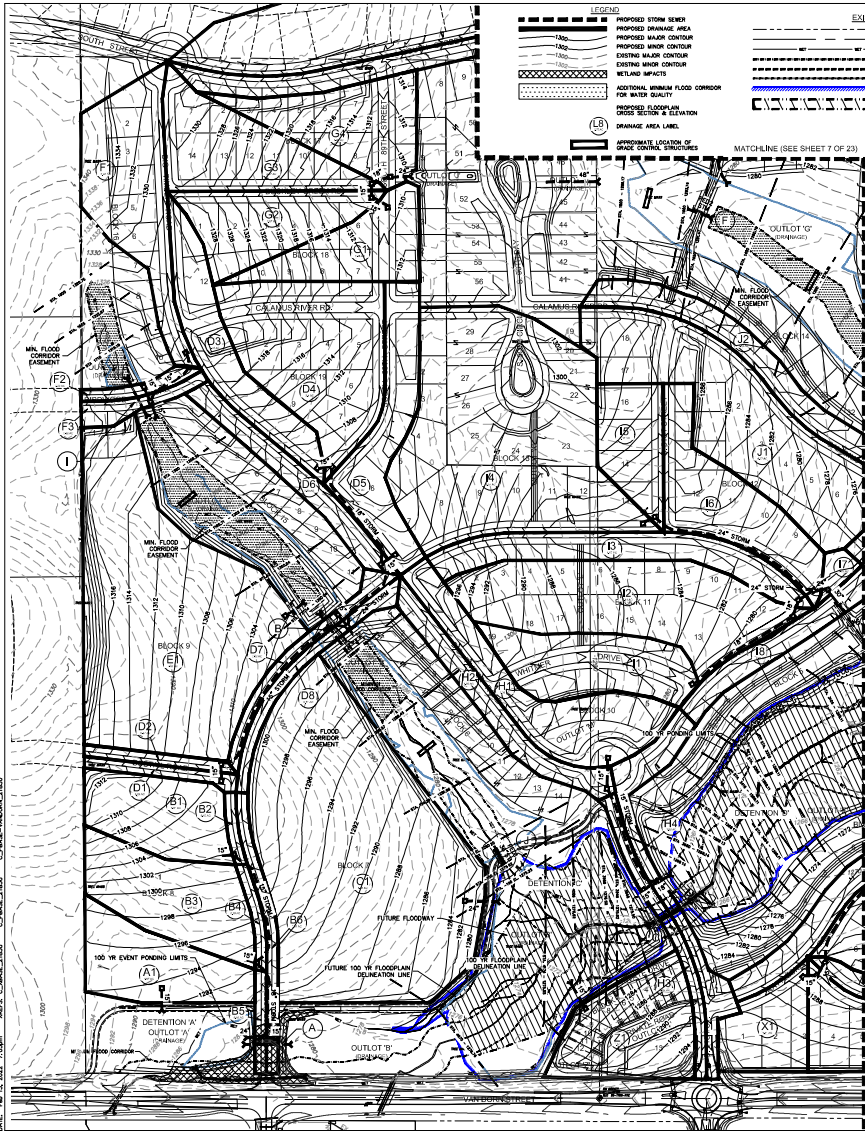
601 P Street, Suite 200
 P.O. Box 84608
 Lincoln, NE 68508
 TEL 402.474.6311

EXHIBIT
1

WANDERING CREEK
R-3 PLANNED UNIT DEVELOPMENT
GRADING & DRAINAGE PLAN

disson

800 S. 17th Street, Suite 200
Lincoln, NE 68503
TEL: 888.274.8811 www.disson.com



LEGEND

- PROPOSED STORM SEWER
- PROPOSED DRAINAGE AREA
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- WETLAND IMPACTS
- ADDITIONAL URBAN FLOOD CORRIDOR FOR WATER QUALITY
- PROPOSED FLOODPLAIN CROSS SECTION & ELEVATION
- DRAINAGE AREA LABEL
- APPROXIMATE LOCATION OF BASE CONDUIT STRUCTURES

EXISTING LEGEND

- RIGHT-OF-WAY
- SECTION LINE
- WETLANDS
- MIN FLOOD CORRIDOR EXISTENT
- CONSERVATION EASEMENT
- 100 YR FLOODPLAIN
- PROPOSED 100 YR FLOODPLAIN
- FLOODWAY

PROPOSED LEGEND

- POUNDING LIMITS 100 YR EVENT
- FUTURE FLOODWAY

ELEVATION TABLE

BLOCK	LOT	MIN.	LOWEST
1	1	1297.0	1297.0
1	2	1297.0	1297.0
1	3	1297.0	1297.0
1	4	1297.0	1297.0
1	5	1297.0	1297.0
1	6	1297.0	1297.0
1	7	1297.0	1297.0
1	8	1297.0	1297.0
1	9	1297.0	1297.0
1	10	1297.0	1297.0
1	11	1297.0	1297.0
1	12	1297.0	1297.0
1	13	1297.0	1297.0
1	14	1297.0	1297.0
1	15	1297.0	1297.0
1	16	1297.0	1297.0
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1	18	1297.0	1297.0
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1	22	1297.0	1297.0
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1	88	1297.0	1297.0
1	89	1297.0	1297.0
1	90	1297.0	1297.0
1	91	1297.0	1297.0
1	92	1297.0	1297.0
1	93	1297.0	1297.0
1	94	1297.0	1297.0
1	95	1297.0	1297.0
1	96	1297.0	1297.0
1	97	1297.0	1297.0
1	98	1297.0	1297.0
1	99	1297.0	1297.0
1	100	1297.0	1297.0

CROSSING A - S. 88TH STREET
NOT TO SCALE

CROSSING B - ROCK RIVER ROAD
NOT TO SCALE

CROSSING C - S. 1ST STREET
NOT TO SCALE

CROSSING D - S. 1ST STREET
NOT TO SCALE

CROSSING E - PEDESTRIAN
NOT TO SCALE

CROSSING F - BIRCHWOOD ROAD
NOT TO SCALE

CROSSING G - PEDESTRIAN
NOT TO SCALE

DISCHARGE TO OUTLOT #

STORM EVENT	24" (CFS)	36" (CFS)	48" (CFS)	60" (CFS)
EXISTING (11) ALL	32	59	91	91
PROPOSED (12) ALL (1) ALL	21	31	51	51

SCALE IN FEET
0 50 100

REVISIONS

NO. DATE BY

1 11/15/2011 JLD

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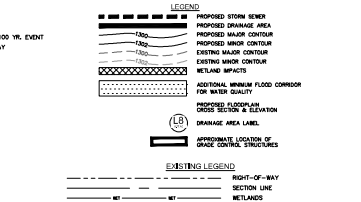
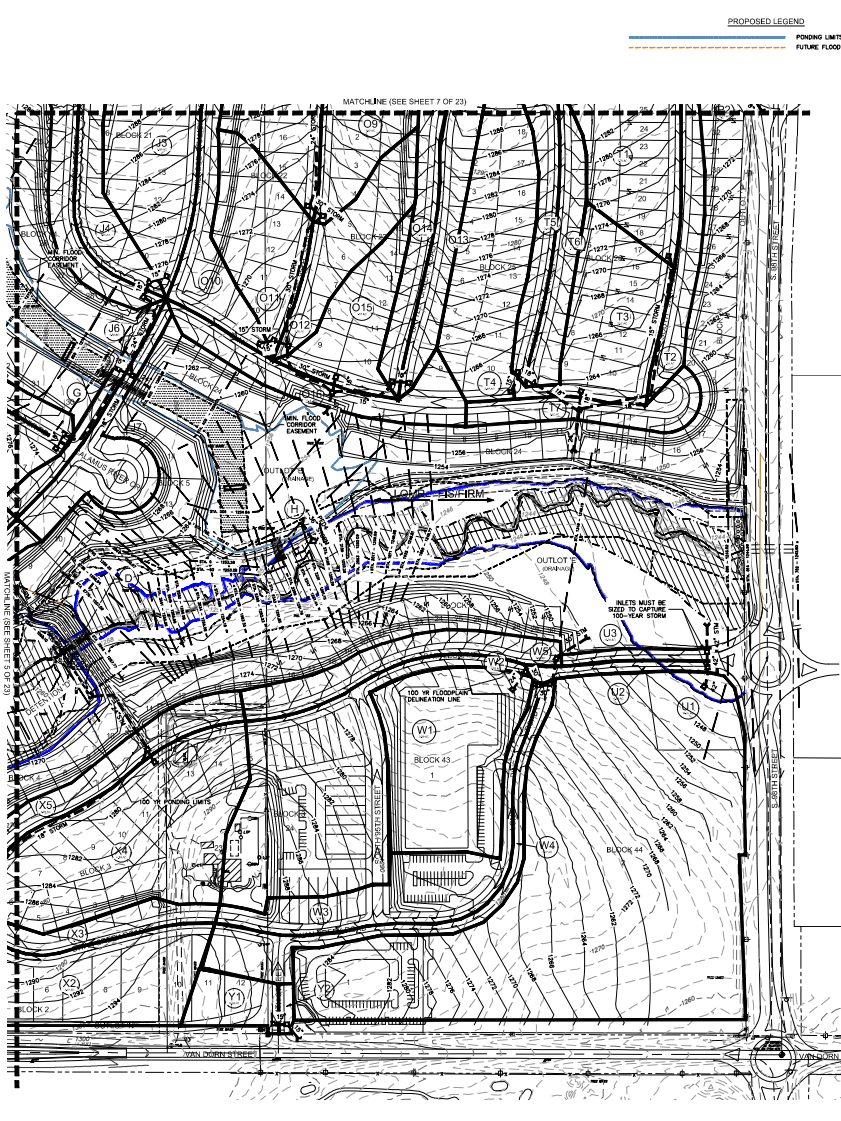
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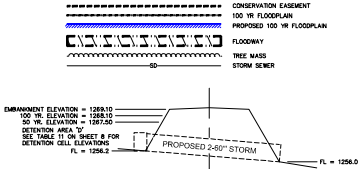
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DATE: 11/15/2021 10:53:00 AM
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT: WANDERING CREEK R-3 PLANNED UNIT DEVELOPMENT
 SHEET: 6 OF 23
 SCALE: AS SHOWN
 PROJECT LOCATION: WANDERING CREEK R-3 PLANNED UNIT DEVELOPMENT, LINCOLN, NEBRASKA
 PROJECT NUMBER: 2021-001

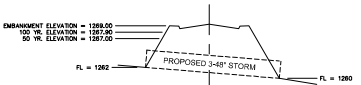


WANDERING CREEK
R-3 PLANNED UNIT DEVELOPMENT
GRADING & DRAINAGE PLAN



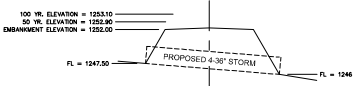
TOTAL DISCHARGE (GPM)	ELEVATION (FT)	STORM EVENT
176	1286.8	24"R
622	1286.8	30"R
962	1286.8	36"R
962	1286.8	48"R

CROSSING T4 - PEDESTRIAN
NOT TO SCALE



TOTAL DISCHARGE (GPM)	ELEVATION (FT)	STORM EVENT
139	1286.8	24"R
311	1286.8	30"R
311	1287.2	36"R
311	1287.2	48"R

CROSSING Q2 - MILROSE BRANCH ROAD
NOT TO SCALE

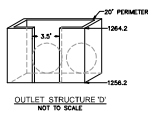


TOTAL DISCHARGE (GPM)	ELEVATION (FT)	STORM EVENT
906	1242.8	36"R
311	1242.8	36"R
906	1242.8	36"R
906	1242.8	36"R

CROSSING 34 - PEDESTRIAN TRAIL
NOT TO SCALE

ELEVATION TABLE

BLOCK	LOT	MIN. FINISHING	LOWEST FLOOR
1	7	1287.0	1286.0
2	8	1278.1	1280.0
3	6	1278.1	1280.0
4	10	1278.1	1280.0
5	13	-	1282.8
6	12	-	1286.1
7	13	-	1286.0
8	15	-	1285.3
9	16	-	1285.1
10	12	-	1282.8
11	18	-	1282.8
12	19	-	1282.8
13	20	-	1282.8
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17	24	-	1282.8
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86	93	-	1282.8
87	94	-	1282.8
88	95	-	1282.8
89	96	-	1282.8
90	97	-	1282.8
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93	100	-	1282.8



disson
R-3 PLANNED UNIT DEVELOPMENT
LINCOLN, NEBRASKA

REVISIONS

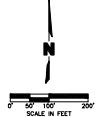
NO.	DATE	DESCRIPTION
1	11/15/2021	ISSUED FOR PERMIT

2021

GRADING & DRAINAGE PLAN
WANDERING CREEK
R-3 PLANNED UNIT DEVELOPMENT
LINCOLN, NEBRASKA

SHEET 6 OF 23

WANDERING CREEK
R-3 PLANNED UNIT DEVELOPMENT
GRADING & DRAINAGE PLAN



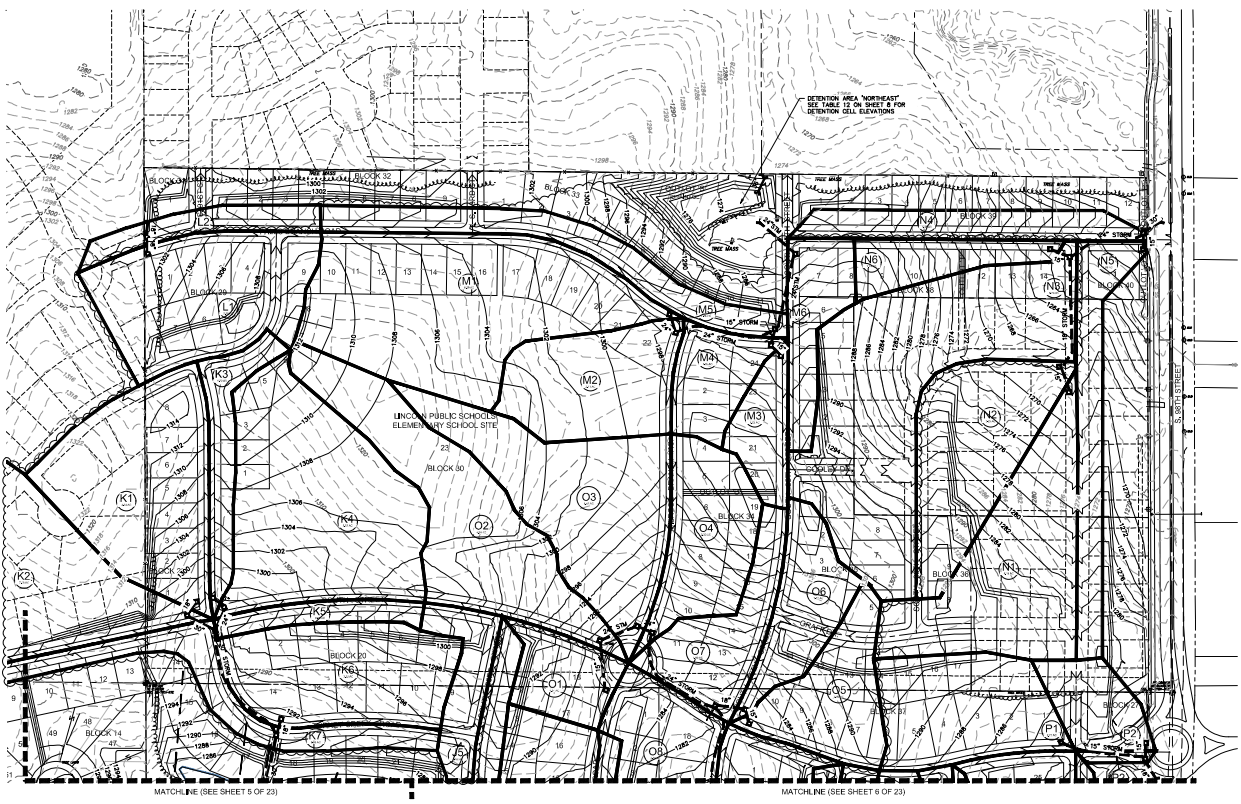
olsson
P.O. Box 1000, Lincoln, NE 68502
TEL: 402.479.0001 www.olsson.com

- | | |
|--|---|
| LEGEND | EXISTING LEGEND |
| <ul style="list-style-type: none"> PROPOSED STORM SEWER PROPOSED DRAINAGE AREA PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR WETLAND IMPACTS ADDITIONAL MINIMUM FLOOD CORRIDOR FOR WATER QUALITY PROPOSED ELEVATION CROSS SECTION & ELEVATION DRAINAGE AREA LINE APPROXIMATE LOCATION OF GRADE CONTROL STRUCTURES | <ul style="list-style-type: none"> RIGHT-OF-WAY SECTION LINE WETLANDS MIN FLOOD CORRIDOR EASEMENT CONSERVATION EASEMENT 100 YR FLOODPLAIN PROPOSED 100 YR FLOODPLAIN FLOODWAY TREE MASS |

PROPOSED LEGEND

- PONDING LIMITS 100 YR. EVENT
- FUTURE FLOODWAY

BLOCK	LOT	MIN. OFFSET
14	16	1786.2
14	16	1786.2
14	16	1786.2
31	1	1786.2
31	2	1786.2
31	3	1786.2
31	4	1786.2
31	5	1786.2
31	6	1786.2
31	7	1786.2
31	8	1786.2
31	9	1786.2
31	10	1786.2



DATE: 11/15/2021
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT: WANDERING CREEK R-3 PLANNED UNIT DEVELOPMENT GRADING & DRAINAGE PLAN
 SHEET: 7 OF 23
 SCALE: AS SHOWN
 PROJECT LOCATION: LINCOLN, NEBRASKA

GRADING & DRAINAGE PLAN
 WANDERING CREEK
 R-3 PLANNED UNIT DEVELOPMENT
 LINCOLN, NEBRASKA
 SHEET 7 OF 23
 2021





February 16, 2022

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

Re: Amendment to Special Permit CZ17030C
Wandering Creek R-3 PUD

Dear Mr. Cary,

Olsson is submitting on behalf of Matodol LLC, the developer of Wandering Creek located north of Van Dorn Street and west of S. 98th Street, a request for an Amendment to the Wandering Creek R-3 Planned Unit Development CZ17030C to expand the PUD boundary by approximately 50.5 acres ("Property"). The Property was previously shown on the PUD plans conceptually outside the R-3 PUD as Residential.

The Amendment shows additional details of the Property, including additional residential lots and internal streets. Street alignments include an extension of Milrose Branch Road and multiple connections to South Street. This Amendment shows a proposed layout of the Residential Transition (RT) Lot, including a single 7,200 square foot building and 12 townhome dwellings. There will be a cross parking agreement between Lots 1-12 & 13 of Block 1 to provide additional parking for the townhome lots less than 35 feet in width meeting the requirement of 27.67.040(f) and providing parking for the RT building user. The Amendment will also include additional lots to the setback waivers list, within Block 13 & Block 14, that were inadvertently omitted with the previous Administrative Amendment.

The Wandering Creek PUD is continuing to develop in accordance with the original conceptual plans that included lot layouts and grading / drainage. The drainage study is not being updated because the proposed drainage plan is in conformance with the approved drainage study. The PUD grading and drainage plans have been updated to reflect the proposed layout.

Olsson will continue to work with Staff as the plans are reviewed to address any comments.

Residential Transition Requests / Waivers:

1. Waiver to 27.72.030 to reduce minimum lot frontage to 20'.
Justification: To encourage higher density development with parking at the rear of the dwellings and providing another variety of housing in the development.
2. Waiver to 27.72.030 to reduce minimum lot area to 1,800 SF.
Justification: Same as waiver no. 1 request.
3. Waiver to Design Standard 2.25 to reduce minimum centerline radius for a private roadway from 150' to 30'
Justification: This private roadway will be a low speed, dead end roadway with parking on one side and private driveway access to the rear garage units at its' end. A public access and utility easement will be provided for public water and sanitary sewer.



4. Waiver to 27.72.030 to reduce minimum rear yard setback to 0' when adjacent to residential zoning.

Justification: Lots 1-12, Block 1 are adjacent to a large open space with ample vegetation and trees. A private drive in the rear yard will allow for rear loading, lower level garages facing the open space.

Enclosed please find the following:

1. City of Lincoln Zoning Application for Change of Zone from AG to R-3 PUD
2. PUD site plan (8 ½ x 11)
3. Application Fees in the amount of \$4,300
PUD: \$1,005 base + \$3,295 max per acres fee

Please contact me if you have any questions or require any additional material. Brandon Bartek will upload pdf files to ProjectDox once he receives notification. Please contact Brandon (Bbartek@olsson.com) to complete the upload.

Sincerely,

A handwritten signature in blue ink that reads "Brad Marshall". The signature is written in a cursive, flowing style.

Brad Marshall, PE

cc: DaNay Kalkowski, Seacrest & Kalkowski P.C.

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FEB 16 2025

**LEGAL DESCRIPTION
WANDERING CREEK ANNEXATION**

A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOTS "A" AND "B", FBT 1ST ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 35; AND COMPOSED OF A PORTION OF OUTLOT "B", WANDERING CREEK 5TH ADDITION AND A PORTION OF LOT 65 I.T., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, ALL IN TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST, SAID POINT BEING THE NORTHWEST CORNER OF SAID OUTLOT "B", WANDERING CREEK 5TH ADDITION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID OUTLOT "B", FBT 1ST ADDITION; THENCE, NORTHERLY, ON THE WEST LINE OF SAID OUTLOT "B", FBT 1ST ADDITION, ON AN ASSUMED BEARING OF NORTH 00 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 361.60 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS EAST, A DISTANCE OF 1,015.17 FEET TO A POINT; THENCE SOUTH 68 DEGREES 07 MINUTES 45 SECONDS EAST, A DISTANCE OF 1,022.76 FEET TO A POINT; THENCE SOUTH 00 DEGREES 03 MINUTES 18 SECONDS EAST, A DISTANCE OF 520.60 FEET TO A POINT; THENCE SOUTH 13 DEGREES 37 MINUTES 41 SECONDS WEST, A DISTANCE OF 387.82 FEET TO A POINT; THENCE SOUTH 04 DEGREES 41 MINUTES 57 SECONDS EAST, A DISTANCE OF 268.29 FEET TO A POINT; THENCE SOUTH 85 DEGREES 49 MINUTES 00 SECONDS WEST, A DISTANCE OF 77.75 FEET TO A POINT; THENCE SOUTH 81 DEGREES 38 MINUTES 36 SECONDS WEST, A DISTANCE OF 261.96 FEET TO A POINT; THENCE SOUTH 62 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 23.60 FEET TO A POINT; THENCE NORTH 65 DEGREES 05 MINUTES 01 SECOND WEST, A DISTANCE OF 233.80 FEET TO A POINT; THENCE NORTH 59 DEGREES 45 MINUTES 21 SECONDS WEST, A DISTANCE OF 452.28 FEET TO A POINT; THENCE SOUTH 30 DEGREES 15 MINUTES 14 SECONDS WEST, A DISTANCE OF 4.99 FEET TO A POINT; THENCE NORTH 59 DEGREES 44 MINUTES 46 SECONDS WEST, A DISTANCE OF 188.91 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 26 DEGREES 12 MINUTES 21 SECONDS, AN ARC LENGTH OF 150.94 FEET, A CHORD BEARING OF NORTH 46 DEGREES 38 MINUTES 35 SECONDS WEST, AND A CHORD DISTANCE OF 149.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 745.00 FEET, A DELTA ANGLE OF 56 DEGREES 38 MINUTES 49 SECONDS, AN ARC LENGTH OF 736.56 FEET, A CHORD BEARING OF NORTH 61 DEGREES 51 MINUTES 49 SECONDS WEST, AND A CHORD DISTANCE OF 706.93 FEET TO A POINT; THENCE SOUTH 89 DEGREES 48 MINUTES 46 SECONDS WEST, A DISTANCE OF 34.64 FEET TO A POINT ON THE WEST LINE OF SAID OUTLOT "B", WANDERING CREEK 5TH ADDITION; THENCE NORTH 00 DEGREES 11 MINUTES 14 SECONDS WEST, ON A WEST LINE OF SAID OUTLOT "B", WANDERING CREEK 5TH ADDITION, A DISTANCE OF 385.78 FEET TO THE POINT OF BEGINNING. CONTAINING 2,201,305.93 SQUARE FEET OR 50.5350 ACRES, MORE OR LESS.

December 20, 2021

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**LEGAL DESCRIPTION
WANDERING CREEK CHANGE OF ZONE**

A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOTS "A" AND "B", FBT 1ST ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 35; AND COMPOSED OF A PORTION OF OUTLOT "B", WANDERING CREEK 5TH ADDITION, A PORTION OF OUTLOT 'E", WANDERING CREEK 6TH ADDITION AND A PORTION OF LOT 65 I.T., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, ALL IN TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST, SAID POINT BEING THE NORTHWEST CORNER OF SAID OUTLOT "B", WANDERING CREEK 5TH ADDITION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID OUTLOT "B", FBT 1ST ADDITION; THENCE, NORTHERLY, ON THE WEST LINE OF SAID OUTLOT "B", FBT 1ST ADDITION, ON AN ASSUMED BEARING OF NORTH 00 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 361.60 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS EAST, A DISTANCE OF 1,015.17 FEET TO A POINT; THENCE SOUTH 68 DEGREES 07 MINUTES 45 SECONDS EAST, A DISTANCE OF 1,022.76 FEET TO A POINT; THENCE SOUTH 00 DEGREES 03 MINUTES 18 SECONDS EAST, A DISTANCE OF 520.60 FEET TO A POINT; THENCE SOUTH 13 DEGREES 37 MINUTES 41 SECONDS WEST, A DISTANCE OF 387.82 FEET TO A POINT; THENCE SOUTH 04 DEGREES 41 MINUTES 57 SECONDS EAST, A DISTANCE OF 498.48 FEET TO A POINT; THENCE NORTH 65 DEGREES 05 MINUTES 01 SECOND WEST, A DISTANCE OF 649.06 FEET TO A POINT; THENCE NORTH 59 DEGREES 45 MINUTES 21 SECONDS WEST, A DISTANCE OF 452.28 FEET TO A POINT; THENCE SOUTH 30 DEGREES 15 MINUTES 14 SECONDS WEST, A DISTANCE OF 4.99 FEET TO A POINT; THENCE NORTH 59 DEGREES 44 MINUTES 46 SECONDS WEST, A DISTANCE OF 188.91 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 26 DEGREES 12 MINUTES 21 SECONDS, AN ARC LENGTH OF 150.94 FEET, A CHORD BEARING OF NORTH 46 DEGREES 38 MINUTES 35 SECONDS WEST, AND A CHORD DISTANCE OF 149.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 745.00 FEET, A DELTA ANGLE OF 56 DEGREES 38 MINUTES 49 SECONDS, AN ARC LENGTH OF 736.56 FEET, A CHORD BEARING OF NORTH 61 DEGREES 51 MINUTES 49 SECONDS WEST, AND A CHORD DISTANCE OF 706.93 FEET TO A POINT; THENCE SOUTH 89 DEGREES 48 MINUTES 46 SECONDS WEST, A DISTANCE OF 34.64 FEET TO A POINT ON THE WEST LINE OF SAID OUTLOT "B", WANDERING CREEK 5TH ADDITION; THENCE NORTH 00 DEGREES 11 MINUTES 14 SECONDS WEST, ON A WEST LINE OF SAID OUTLOT "B", WANDERING CREEK 5TH ADDITION, A DISTANCE OF 385.78 FEET TO THE POINT OF BEGINNING.
CONTAINING 2,244,941.03 SQUARE FEET OR 51.5368 ACRES, MORE OR LESS.

December 20, 2021

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**LEGAL DESCRIPTION
WANDERING CREEK PUD**

A TRACT OF LAND COMPOSED OF LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, OUTLOTS "A" AND "C", WANDERING CREEK ADDITION, LOT 1, BLOCK 1, LOTS 1 THROUGH 6, BLOCK 2, LOTS 1 THROUGH 5, BLOCK 5, LOTS 1 AND 2, BLOCK 6, AND OUTLOTS "C", AND "E", THAT PORTION OF LOT 6, BLOCK 5, WANDERING CREEK 2ND ADDITION; LOTS 1 THROUGH 12, BLOCK 1, THAT PORTION OF LOT 1, BLOCK 2, AND THAT PORTION OF OUTLOT "B", WANDERING CREEK 3RD ADDITION, LOTS 1 THROUGH 8, BLOCK 1, LOTS 1 THROUGH 10, BLOCK 2, LOTS 1 THROUGH 7, BLOCK 3, LOTS 1 THROUGH 12, BLOCK 4, LOTS 1 THROUGH 10, BLOCK 5, LOTS 1 THROUGH 6, BLOCK 6, LOTS 1 THROUGH 6, BLOCK 7, OUTLOTS "A" AND "C" AND THAT PORTION OF OUTLOTS "B" AND "D", WANDERING CREEK 4TH ADDITION; THAT PORTION OF OUTLOT "A", WANDERING CREEK 5TH ADDITION; OUTLOTS "B", "D", "F", "G" AND "H", LOKAHI AT WANDERING CREEK ADDITION; LOTS 1 THROUGH 11, BLOCK 1, LOTS 1 THROUGH 16, BLOCK 2, OUTLOTS "A", "B", AND "C", LOKAHI AT WANDERING CREEK 1ST ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA; LOTS 1 THROUGH 10, BLOCK 1, LOTS 1 THROUGH 11, BLOCK 2, LOTS 1 THROUGH 9, BLOCK 3, AND OUTLOTS "A", WANDERING CREEK 1ST ADDITION; LOTS 7 THROUGH 12, BLOCK 2, LOTS 1 THROUGH 8, BLOCK 3, LOTS 1 THROUGH 11 BLOCK 4, LOTS 7 THROUGH 11, BLOCK 5, AND THAT PORTION OF LOT 6, BLOCK 5, AND OUTLOT "D", WANDERING CREEK 2ND ADDITION; OUTLOTS "C", "D" AND "E, THOSE PORTIONS OF OUTLOTS "B", AND THAT PORTION OF LOT 1, BLOCK 2, WANDERING CREEK 3RD ADDITION; LOTS 1 THROUGH 3, BLOCK 1, LOTS 1 THROUGH 5 , BLOCK 2, LOTS 1 THROUGH 3, BLOCK 3, AND OUTLOTS "A" AND "B", WANDERING CREEK 5TH ADDITION, LOTS 1 THROUGH 3, BLOCK 1, LOT1 BLOCK 2, LOTS 1 THROUGH 16 BLOCK 3, OUTLOTS "A", "B", "C", "D" "F" AND "G", AND THAT PORTION OF OUTLOT "E" WANDERING CREEK 6TH ADDITION, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, THAT PORTION OF OUTLOTS "A" AND "B", FBT 1ST ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M; THENCE NORTHERLY ON THE EAST LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF N00°11'14"W, A DISTANCE OF 50.00' TO **THE TRUE POINT OF BEGINNING**; THENCE N89°49'27"W, ON A LINE LOCATED 50.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 444.33' TO A POINT; THENCE N79°29'38"W, ON AN EASTERLY EXTENSION OF A SOUTH RIGHT-OF-WAY LINE OF VAN DORN STREET, AND ON A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 55.77' TO A POINT ON THE SOUTH LINE OF SAID RIGHT-OF-WAY, SAID POINT ALSO BEING 60.00' NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE N89°49'27"W, ON A NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 60.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST

QUARTER, A DISTANCE OF 822.76' TO THE SOUTHWEST CORNER OF OUTLOT "A", WANDERING CREEK ADDITION; THENCE N00°17'52"W, ON THE WEST LINE OF SAID OUTLOT "A", THE WEST LINE OF LOT 1, BLOCK 3, WANDERING CREEK ADDITION, THE WEST RIGHT OF WAY LINE OF BOBTAIL ROAD, THE WEST LINE OF LOT 1, BLOCK 1, WANDERING CREEK ADDITION, THE WEST LINE OF LOT 1, BLOCK 2, WANDERING CREEK 4TH ADDITION, THE WEST RIGHT OF WAY LINE OF BIRDWOOD ROAD AND THE WEST LINE OF OUTLOT "B", WANDERING CREEK 4TH ADDITION, A DISTANCE OF 2,553.05' TO A POINT; THENCE S78°43'45"E, A DISTANCE OF 233.44' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 14°32'34", A RADIUS OF 270.00', AN ARC LENGTH OF 68.53', A CHORD LENGTH OF 68.35', A TANGENT LENGTH OF 34.45', AND A CHORD BEARING OF S03°59'58"W TO A POINT; THENCE N89°48'34"E, A DISTANCE OF 535.74' TO A POINT; THENCE N00°11'26"W, A DISTANCE OF 37.50' TO A POINT; THENCE N89°48'34"E, A DISTANCE OF 180.00' TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT 7, BLOCK 2, LOKAHI AT WANDERING CREEK 1ST ADDITION; THENCE N00°11'26"W, ON THE WEST LINE OF SAID LOT 7, AND ON THE WEST LINE OF OUTLOT "G", LOKAHI AT WANDERING CREEK ADDITION, A DISTANCE OF 128.20' TO THE NORTHWEST CORNER OF SAID OUTLOT "G", SAID POINT BEING ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE S89°27'50"E, ON THE NORTH LINE OF SAID OUTLOT "G", AND ON THE NORTH LINE OF OUTLOTS "F" AND "H", LOKAHI AT WANDERING CREEK ADDITION, SAID LINE ALSO BEING THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 387.29' TO THE NORTHEAST CORNER OF SAID OUTLOT "H", SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE N00°10'51"W, ON THE EAST LINE OF OUTLOT "B FBT 1ST" ADDITION, A DISTANCE OF 361.60' TO A POINT; THENCE S89°59'24"E, A DISTANCE OF 1015.17' TO A POINT; THENCE S68°07'45"E, A DISTANCE OF 1022.76' TO A POINT; THENCE S00°03'18"E, A DISTANCE OF 520.60' TO A POINT; THENCE S13°37'41"W, A DISTANCE OF 378.82' TO A POINT; THENCE S04°41'57"E, A DISTANCE OF 498.48' TO A POINT; THENCE S65°05'01"E, A DISTANCE OF 362.18' TO A POINT; THENCE S35°35'50"W, A DISTANCE OF 315.94' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 35°48'52", A RADIUS OF 310.00', AN ARC LENGTH OF 193.77', A CHORD LENGTH OF 190.64', A TANGENT LENGTH OF 100.17', AND A CHORD BEARING OF S17°41'24"W TO A POINT; THENCE S00°13'02"E, A DISTANCE OF 131.70' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 73°32'07", A RADIUS OF 240.00', AN ARC LENGTH OF 308.02', A CHORD LENGTH OF 287.31', A TANGENT LENGTH OF 179.33', AND A CHORD BEARING OF S36°33'01"W, TO A POINT; THENCE S00°10'36"W, A DISTANCE OF 255.83' TO A POINT BEING 50.00' NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE N89°49'24"W, ON A LINE 50.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,819.84' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 8,984,747.40 SQUARE FEET OR 206.26 ACRES, MORE OR LESS.

DECEMBER 17, 2021

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Department Review Status Report

Project Name: AN22002

Workflow Started: 02/16/2022 10:34 AM

Report Generated: 03/02/2022 05:48 AM

Cycle	Department	Reviewer	Email	Status	Reviewer Comments	Applicant Comments
1	Fire Department	Patrick Borer	pborer@lincoln.ne.gov	Recommend Approval	Lincoln Fire recommends approval of this application.	
	County Engineer	JOHN BERRY	jberry@lancaster.ne.gov	Corrections Required	Submitted 2/16/22, Annexation and Zoning change in the NE1/4 and the SE1/4 of Section 35, T10N, R7E, along Van Dorn Street. 1. Label the Annexation Plat. 2. In the preamble for the legal Description for the Annexation, should "Outlot C Wandering Creek 3rd Addition" be included? If so, add label to the plat. 3. Add a separate drawing for the Change of Zoning area. 4. On the PUD plat and in the descriptions, the distance 378.82' is called out but the distance shown on the east boundary line of the plat is 387.82', (387.82' is called out on other descriptions) 5. In the descriptions for the PUD, the "Southeast corner of the SW1/4 " is called out, but on the plat, the "SW corner of the SE1/4" is shown, change the label on the plat to match point call. Jvb,klw,ack, 2/23/2022	
	LES	LES Reviews	edreviewer@les.com	Corrections Required	2/22/2022 LES will require 10.0' of rear lot line easement in order to serve residential lots. LES cannot agree to a 0' rear lot line setback at this time. - SLS	
	County Health	Chris Schroeder	cschroeder@lincoln.ne.gov	Recommend Approval	During the construction process, the land owner (s)/operator(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.	
	Long Range Manager	Paul Barnes	pbarnes@lincoln.ne.gov			

Department Review Status Report

1	LTU - Engineering Services	Brion Perry	bperry@lincoln.ne.gov	Corrections Required	To many unknowns for what is being asked of and what part of the PUD is being included. Unable to do a review unless we are to review the whole plan sheet. Most of the city infrastructure has been constructed in this area.
	LTU - Watershed Management	Tim Zach	TZach@lincoln.ne.gov	Recommend Approval	Grading & drainage plan approved with previous annexation. Any changes to the previously approved grading & drainage plan not stated in the application letter should not be approved until they have been pointed out and have been reviewed.
	Charter Communications	Robert Nachtrab	Robert.nachtrab@charter.com	Recommend Approval	
	Emergency Communications	Lisa Brown	lbrown@lincoln.ne.gov		
	Lincoln Police Department	Scott Parker	lpd1577@cjis.lincoln.ne.gov	Recommend Approval	
	County Assessor	Chris Ladegard	cladegard@lancaster.ne.gov	Recommend Approval	OK. Annexation legal closes within tolerance.
	Planner Review	George Wesselhoft	gwesselhoft@lincoln.ne.gov	Corrections Required	1) Include site detail for the RT lot and revise the setback information under the Waivers table to reference "As Shown" for setbacks 2) 0' setback for the RT lot adjacent the drainage outlot needs to be specifically for parking, drives and retaining walls (not including any buildings).
	School District - Norris	John Skretta	john.skretta@nsdtitans.org		
	GIS Survey	Chad Kendall	ckendall@lancaster.ne.gov	Recommend Approval	
	Lower Platte South NRD	Tracy Zayac	tzayac@lpsnrd.org	Recommend Approval	We are working with the developer's engineer to resolve issues of access to the NRD easement.
	Planning Review	Andrew Thierolf	AThierolf@lincoln.ne.gov	Recommend Approval	City Council District 2
	LTU - Wastewater	Brian Kramer	bakramer@lincoln.ne.gov	Recommend Approval	
	LTU - Water				
	Development Review Manager	Stephen Henrichsen	shenrichsen@lincoln.ne.gov	Corrections Required	
Norris PPD	Cory Lamprecht	clamprecht@norrisspower.com	No Review Required		
School District 145 - Waverly	Cory Worrell	Cory.Worrell@district145.org			
County Sheriff	Todd Duncan	tduncan@lancaster.ne.gov			

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

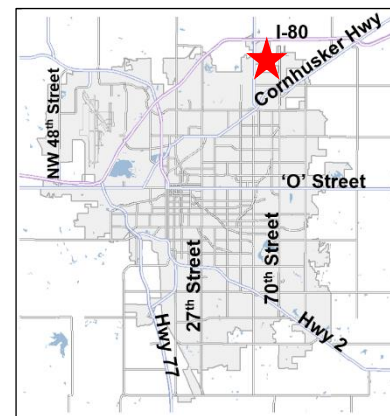
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Comprehensive Plan Conformance #22003 <i>Lincoln Logistics Hub Redevelopment Project</i>	FINAL ACTION? No	DEVELOPER Tribedo LLC
PLANNING COMMISSION HEARING DATE March 16, 2022	RELATED APPLICATIONS Annexation #22003 Change of Zone #22005	PROPERTY ADDRESS/LOCATION N. 65 th Street and Arbor Road

RECOMMENDATION: IN CONFORMANCE WITH THE COMPREHENSIVE PLAN

BRIEF SUMMARY OF REQUEST

Review as to conformance with the 2050 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the North 56th Street & Arbor Road Redevelopment Plan that identifies the Lincoln Logistics Redevelopment Project. The Project is located on the south side of Arbor Road at approximately N. 65th Street. It includes the construction of a 900,000 square foot “last mile” distribution facility.



JUSTIFICATION FOR RECOMMENDATION

The Project is consistent with the Comprehensive Plan and the North 56th Street & Arbor Road Redevelopment Plan. It will provide for the location of a new business and support continued economic development on this segment of Arbor Road.

APPLICATION/STAFF CONTACT

Ernie Castillo, (402) 441-7855 or ecastillo@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

This project is consistent with the goals in the Comprehensive Plan that support attracting and retaining local businesses and siting new industrial and commercial uses within the designated areas identified on the future land use map.

COMPREHENSIVE PLAN SPECIFICATIONS:

Introduction Section: Growth Framework

[Figure GF.b: 2050](#) - This site is shown as future industrial on the 2050 Future Land Use Plan.

Elements Section

E3: Business, Economy, and Workforce

Commercial and Industrial Development

Commercial and Industrial Centers in Lancaster County should be located:

- Within the City of Lincoln or incorporated villages.
- Outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning).
- Where urban services and infrastructure are available or planned for in the near term. In sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan.
- In areas compatible with existing or planned residential uses.
- In existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and to more efficiently utilize existing infrastructure.
- In areas accessible by various modes of transportation (i.e. automobile, bicycle, transit, and pedestrian).
- So that they enhance entryways or public way corridors, when developing adjacent to these corridors.
- In a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this Plan.

Policies Section

P12: Economic Growth - Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.

Action Steps

1. Offer incentives for “primary” employers - that is, for companies where the majority of their business and sales come from outside Lancaster County.
2. Locate all new commercial and industrial development within Lincoln or within the smaller incorporated communities in Lancaster County. Certain commercial uses that are compatible with agriculture and the rural environment, such as commercial wind and solar energy facilities, are allowed in rural areas of the county.
3. Continue to coordinate the City’s economic development efforts with research and development functions of the University of Nebraska-Lincoln, including continued development of Innovation Campus. The success of the University’s research and development is important to the future of the city.
4. Continue to fund the Lincoln Partnership for Economic Development (LPED) and promote business retention, recruitment, and workforce development strategies and outcomes for the City of Lincoln through this public/private partnership.
5. Encourage public-private partnerships, strategic alliances, and collaborative efforts as a means to accomplish future economic objectives.
7. Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.

P80: Annexation - Annexation should be utilized to provide municipal services in a fair and efficient manner.

The City of Lincoln requires that properties receiving municipal services be located within city limits. City annexation should occur before any property is provided with water, sanitary sewer, or other potential City services. In most cases

this also means that annexation must occur prior to a property receiving an urban zoning designation. The City routinely annexes land at the request of a developer or landowner as part of the regular development process. This allows properties to be supplied with City services when they are needed, and the City benefits from the property taxes, utilities, and other fees that City residents pay. Some properties along the City's edge may not be interested in further development and thus will not request annexation. In some cases it is necessary for the City to initiate annexation of adjacent properties that are already developed and require a minimal public investment to serve.

Action Steps

1. Regularly evaluate for potential annexation all property along the city's edge for which basic infrastructure is generally available or planned for in the near term. The City should annex land in Tier 1 Priorities A and B that is contiguous to city limits and generally urban in character. All land that is engulfed by the City should be annexed.
2. Provide advance notice to properties that may be subject to city-initiated annexation.
3. Properties within the Tier 1 Priority A growth area should be annexed upon approval of final plat.
4. Coordinate the provision of services for areas considered for annexation with the Capital Improvement Program.

Appendix C

How did we determine the amount of land area needed for new growth?

Industrial: The existing ratio of industrial land per county resident was extended out to 2050. Using existing ratios, Lincoln is expected to add approximately 1.9 square miles of industrial land over the next 30 years. The existing Future Land Use map shows nearly eight miles of vacant land identified for future Industrial uses already within the 2040 Future Service Limit. It is expected that most new industrial growth will occur in these already-identified areas; however, there are several good Industrial opportunities in the 2050 growth areas, and so the land area for those uses has been factored in to the calculations. Also included is a new designation for Light Industrial, which is discussed later in the FAQ.

NORTH 56th STREET & ARBOR ROAD REDEVELOPMENT PLAN SPECIFICATIONS:

P. 17 - Guiding Principles

- Areas that require redevelopment, including areas with obsolete land uses or un-resolvable land use conflicts, should be developed in ways that strengthen existing commercial and industrial investments. Stable areas or marginal areas with viable future uses should be targets for rehabilitation reinvestment.
- Separate, to the degree possible, local and through traffic movements.
- Establish defensible edges and smooth transitions between residential and non-residential uses. Use streets or green ways to provide boundaries, thus realizing the benefits of mixed use while protecting residential environments.
- Improve street landscaping, where possible, along parking lots or in conjunction with new developments.
- Encourage redevelopment and new development to occur as clusters or hubs with appropriate site design features that accommodate shared parking and ease of pedestrian movement within the site.
- Redevelopment should occur in ways that strengthen and support the existing business community in the Redevelopment Area.

P. 19 - Redevelopment Activities: Public Improvements

Infrastructure issues including utilities and streets impede new development throughout the Redevelopment Area and contribute to the blighting conditions.

- Future arterials in the Redevelopment Area are either gravel or county standard asphalt paving. Streets should be constructed in conjunction with redevelopment projects to enhance arterials and collectors or minor arterials,

especially Alvo and Arbor Road.

- In conjunction with redevelopment projects, encourage street connections between developments to help maintain traffic flows and increase safety while continuing to provide needed access to new and existing businesses.
- In conjunction with redevelopment projects, encourage sidewalk construction within and between developments to help increase safety while continuing to provide needed pedestrian access to new and existing businesses.
- Trunk sewer improvements are needed from the Northeast Treatment Plant to serve the Redevelopment Area. Improvements such as lift stations may be necessary to feasibly serve some projects in the area. Funding in the CIP shall be authorized for these projects.
- Water main improvements programmed in the current CIP should go forward immediately including the installation of a 24" water main up North 56th Street to Arbor Road, a 16" main from North 56th Street to North 40th Street along Arbor Road. Future CIP projects shown in the draft 2006-2012 CIP should also go forward including a 16" water main extension eastward from North 56th Street to North 70th Street and a 24" main extension northward from North 56th Street and Arbor Road to approximately a ½ mile south of Bluff Road... These proposed water main extensions will serve the entire redevelopment area.

ANALYSIS

1. The property comprising the proposed project site is 69.94 acres comprised of a portion of Lot 58 I.T. in Section 28-11-7 and adjacent right-of-way for Arbor Road. The Lincoln Logistics Redevelopment Project includes the construction of over 900,000 square feet for "last mile" distribution and is anticipated to be constructed in three phases. Last mile distribution is the final step in the delivery process from a warehouse or distribution center to the product's final destination. An example of a carrier who does last mile distribution is Amazon.
2. Located in northeast Lincoln, the Redevelopment Plan area contains approximately 1,873 acres generally bounded by Bluff Road on the north, Salt Creek on the south, N. 70th Street on the east, and N. 40th Street on the west. It includes the designated entryway corridor along Interstate 80 with a focus at the interchange of N. 56th Street and Interstate 80. The area consists primarily of commercial and industrial uses as well as a large amount of undeveloped land.
3. The goals of the project are to revitalize and strengthen the business community in the Redevelopment Area and make positive contributions to the removal of blight and substandard conditions. The site will include new structures and surface parking. No residential uses are proposed. Access will be taken from Arbor Road with associated intersection improvements. The site is partially outside City limits and zoned AG Agriculture. It will require annexation, change of zone, preliminary plat, and a final plat prior to development. Details such as lot layout, street improvements, grading and drainage will be addressed with the preliminary plat. There is an existing approved preliminary plat over this area. The applicant proposes to revise it with a future administrative amendment.
4. The estimated total cost to implement the project is expected to approach \$89 million, which will include approximately \$13 million in public financing. This will result in an estimated annual increase of approximately \$1,200,000 in property tax collections that will be available for the construction of public improvements and enhancements related to the Project during the 15-year tax increment financing (TIF) period. The public investment of a projected \$13 million in TIF funds will leverage \$76 million in private sector resources.
5. The project went before the Urban Design Committee on March 1, 2022. They voted to approve the proposal (see attached Urban Design Committee minutes).
6. The project supports the goals in the Comprehensive Plan for supporting businesses and use of public-private partnerships for economic development. The proposed land use fits the future industrial land use designation. The project is consistent with the goals of the North 56th Street and Arbor Road Redevelopment Plan pertaining to strengthening of the business community, attracting further development to this area, and elimination of blight and substandard conditions.

EXISTING ZONING: AG Agriculture District

EXISTING LAND USES: Rock crushing and agriculture

SURROUNDING LAND USE AND ZONING:

North: Commercial and agriculture; H-4, I-1, and AG

South: Vacant and agriculture; I-1 and AG

East: Rock crushing and vacant; I-2

West: Commercial and vacant; H-4

APPROXIMATE LAND AREA: 69.94 acres

Prepared by

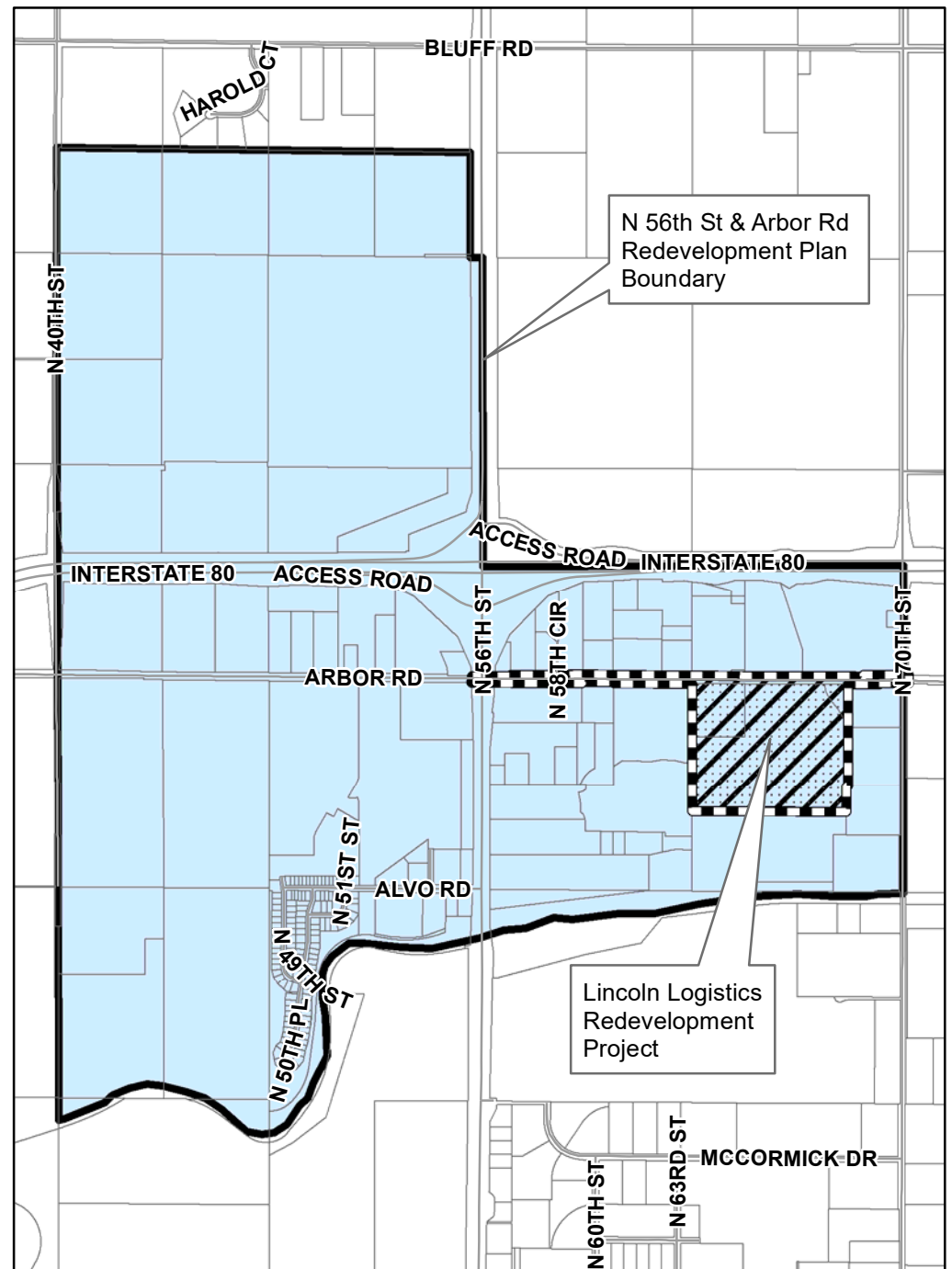
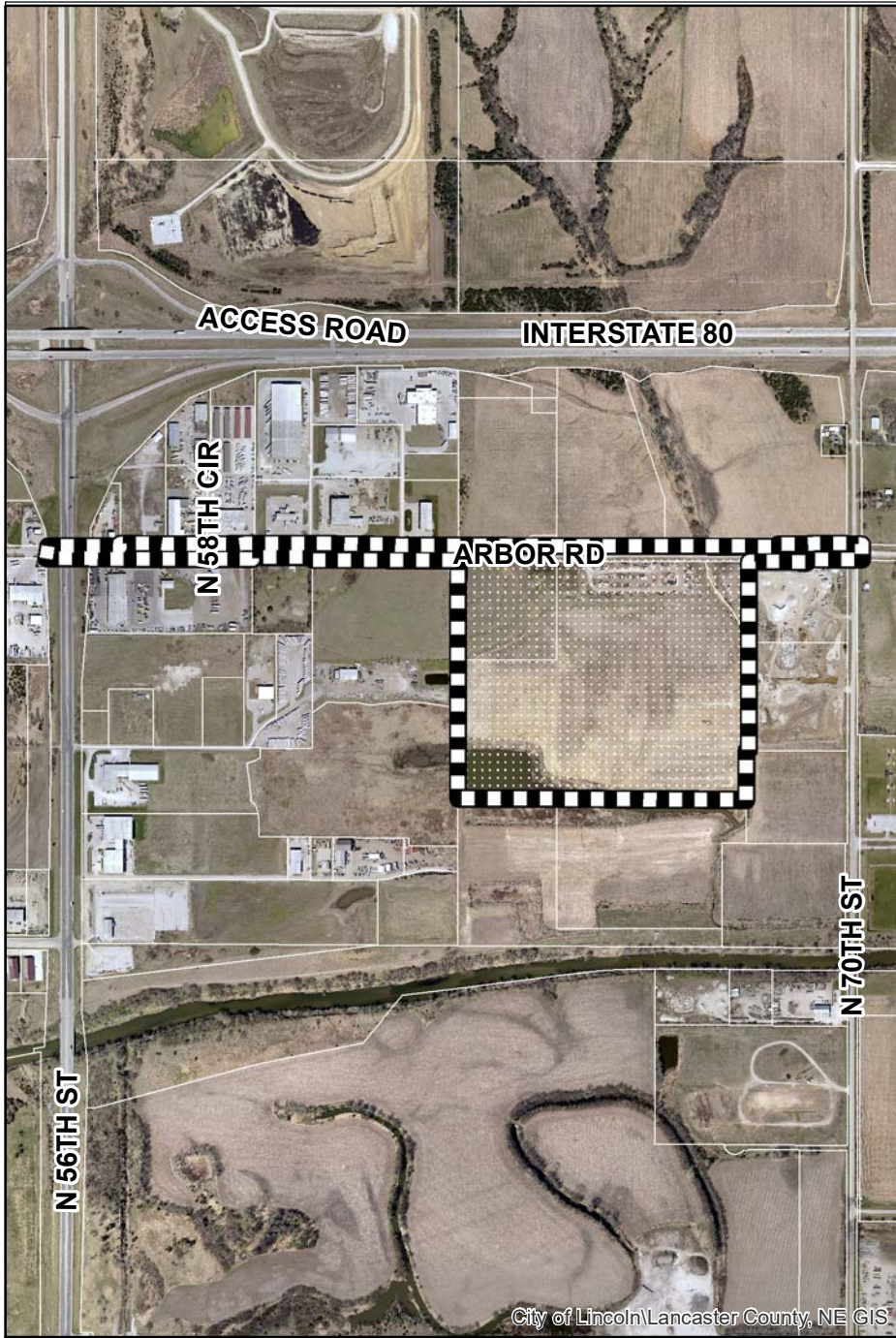
Rachel Christopher, AICP

March 7, 2022

Applicant: Dan Marvin
Urban Development Department
555 S. 10th Street
Lincoln, NE 68508
(402) 441-7126
dmarvin@lincoln.ne.gov

Contact: Ernie Castillo
(402) 441-7855
ecastillo@lincoln.ne.gov

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/CPC/22000/CPC22003 Lincoln Logistics Hub Redevelopment Project.rkc.docx>



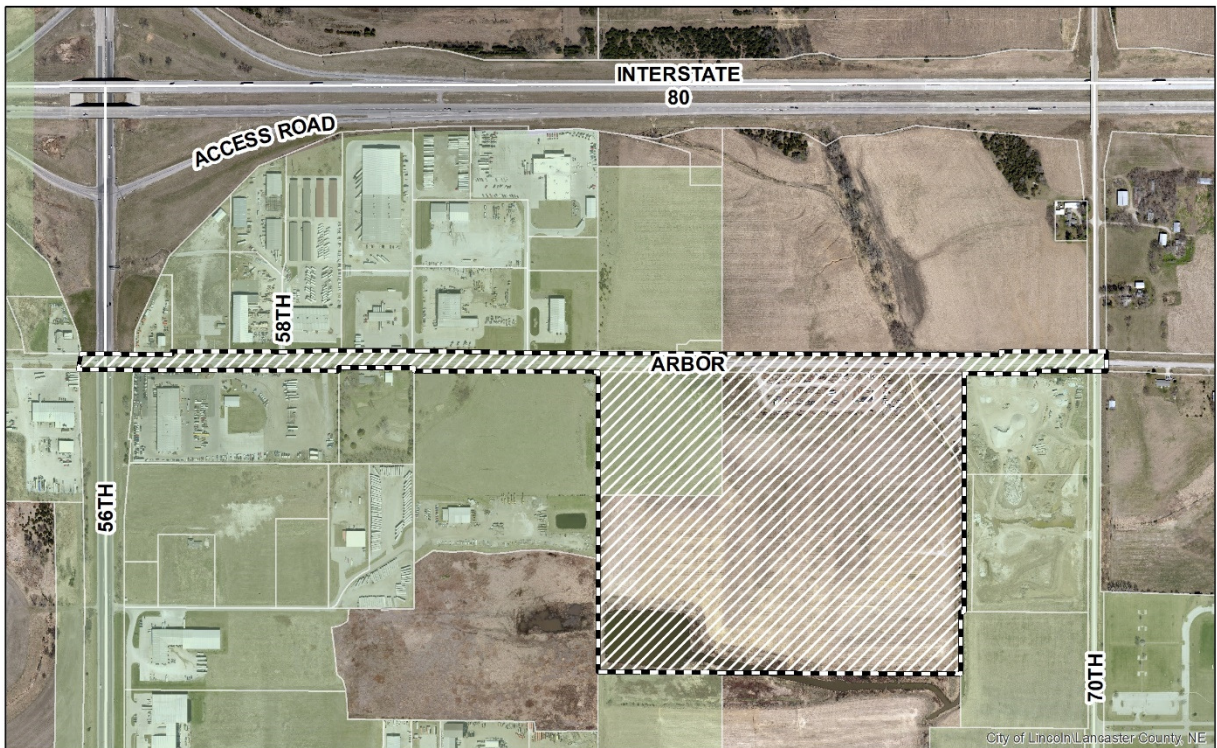
Comprehensive Plan Conformance #22003
North 56th Street & Arbor Road Redevelopment Plan
Lincoln Logistics Redevelopment Project



AMENDMENT TO THE NORTH 56TH STREET & ARBOR ROAD REDEVELOPMENT PLAN Lincoln Logistics Redevelopment Project

Project Description

The Lincoln Logistics Redevelopment Project (the "Project") is located on the 69.94 acres , located south of Arbor Road between North 56th Street and North 70th Street, as shown on the attached Exhibit "A" (the "Project Site"). The Project Area includes the Project Site and the adjacent rights of way as shown on the Project Area map on the right.



Lincoln Logistics Redevelopment Project: Project Area

 Lincoln Logistics Redevelopment Area  City of Lincoln

City of Lincoln: Urban Development - Kurt Elder - 402-441-7874



The Project includes the construction of over 900,000 square feet for last mile distribution which is anticipated to be constructed in three phases. The Project is the first of its kind in Lincoln and will bring national and global trends to Lincoln.

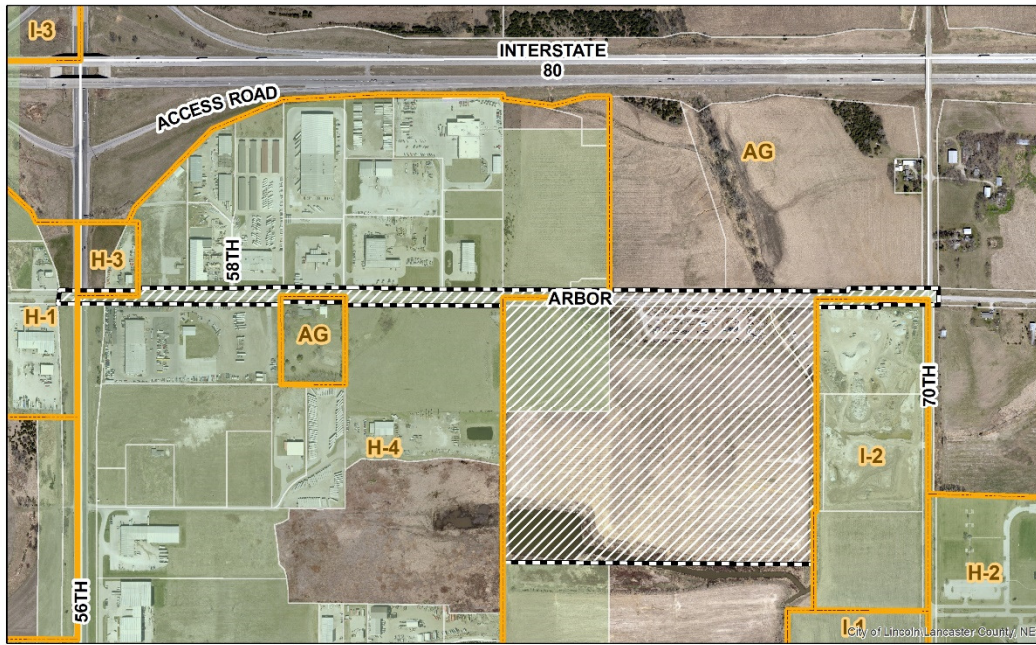
The overall goals of the Project are to remove blighted and substandard conditions, provide for orderly subdivision and extension of utilities, and make a positive contribution to the economic and physical growth of the N. 56th Street and Arbor Road Redevelopment Area and the Lincoln community.

The proposed use fits well with surrounding land uses, which include highway commercial and industrial uses. See the Current Land Use Map and Future Land Use Map below. Further, the development of the parcel in question facilitates the extension of public infrastructure to serve not only the Project Site but also other parcels along Arbor Road which remain undeveloped or in need of redevelopment. By defining a use for the Project Site, this redevelopment project also has the effect of providing greater certainty for the City as it relates to what roadway improvements are necessary to serve the area to meet the needs of the private land uses. Without development of this Project Site, that is otherwise outside the City's corporate limits, the City is left to speculate about what the traffic impact of such a large site might be on any roadway improvements it might consider for Arbor Road to the west of this Project Site. This redevelopment project will help to remove some of the uncertainty and incentivize the City to make additional infrastructure investment in the vicinity of the Project Area that should promote additional redevelopment in this industrial area of the City.

Section 18-2113 of the Community Development Law requires the City to review the Project and find that the proposed land uses and building requirements for the Project Area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the City and its environs, which will, in accordance with the present and future needs, promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development. The Project is consistent with *PlanForward 2050 - Lincoln-Lancaster County 2050 Comprehensive Plan* ("Comp Plan"), particularly Goal G4: Economic Opportunity in the Goals Section of the Comp Plan. The Project furthers G4 by providing both business creation and innovation in the form of a real estate product not currently available in the City of Lincoln. The Project is also consistent with the Action Steps set forth for Policy P12: Economic Growth that supports G4 by encouraging the attraction of new businesses to the community. The Project is also consistent with Element E:3: Business, Economy and Workforce which states Industrial Centers in Lancaster County should be located within the City of Lincoln and where urban services and infrastructure are available or planned for in the near term. By extending infrastructure, including sanitary sewer, water, and roads to the Project Area, additional tracts of land located within the City or immediately adjacent to the City's corporate limits will be better served and more readily available for development as industrial sites.

The Project Site is located within the "AG" Agriculture zoning district and will require a change of zone to "I-2" Industrial district.

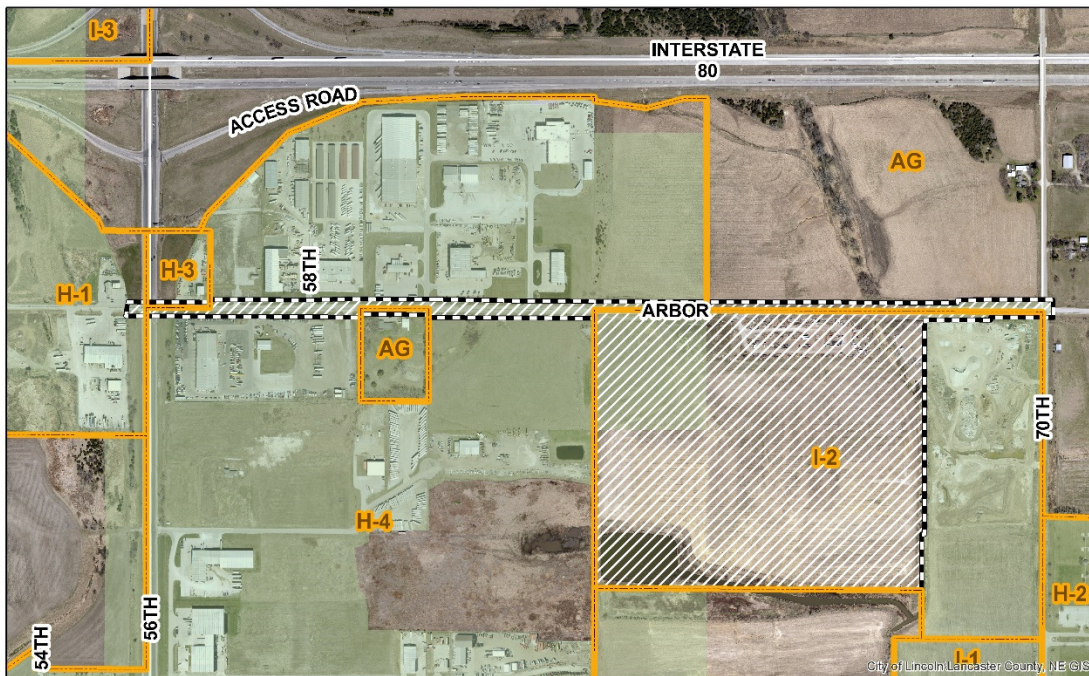
Below are the Current Zoning and Future Zoning maps.



Lincoln Logistics Redevelopment Project: Current Zoning

 Lincoln Logistics Redevelopment Area
  Current Zoning
  City of Lincoln

City of Lincoln: Urban Development - Kurt Elder - 402-441-7874



Lincoln Logistics Redevelopment Project: Future Zoning

 Lincoln Logistics Redevelopment Area
  Future Zoning
  City of Lincoln

City of Lincoln: Urban Development - Kurt Elder - 402-441-7874



The Project is consistent with the *North 56th Street & Arbor Road Redevelopment Plan*. The Project is located within the southeast quadrant of the North 56th Street and Arbor Road Redevelopment Area. It will include an orderly subdivision with proper design for grading, drainage, utilities, streets and access within the Redevelopment Area. The Project will support and strengthen existing commercial and industrial investments within the Area and promote new investment in one of the City's established industrial areas located near Interstate 80.

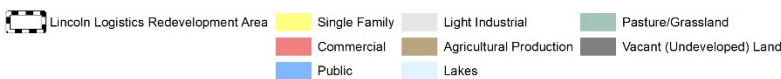
Phased Redevelopment Activities

The Project represents a significant private investment in the North 56th Street and Arbor Road Redevelopment Area. The Project is anticipated to develop in three phases over time, including construction of the northernmost building at approximately 309,000 square feet, construction of the middle building at approximately 368,000 square feet, and construction of the southern building at approximately 309,000 square feet. These descriptions of the phases are projections and may vary based upon market conditions. Likewise, the projected phases may be constructed separately or in any combination depending on market demand. Publicly funded redevelopment activities, in conjunction with the phases above, may include site preparation, façade/building enhancements, energy efficiency enhancements, roadway improvements in Arbor Road, construction of water and sanitary sewer mains, and other public improvements, enhancements, and expenses as permitted under Neb. Rev. Stat § 18-2117.03, and the Community Development Law in the North 56th Street and Arbor Road Redevelopment Area.

Current Land Use Map.



Lincoln Logistics Redevelopment Project: Current Land Use



City of Lincoln: Urban Development - Kurt Elder - 402-441-7874



Future Land Use Map.



Lincoln Logistics Redevelopment Project: Future Land Use



City of Lincoln: Urban Development - Kurt Elder - 402-441-7874



Statutory Elements

Property Acquisition, Demolition, and Disposal: The City does not intend to acquire property, nor would it use eminent domain if it did acquire property for this Project. The redeveloper owns the land in the Project Area that will be improved and prepared for the new structures.

Population Density: The Project will not impact population density in the North 56th Street & Arbor Road Redevelopment Area.

Land Coverage: Land coverage will be altered with the Project. The new buildings will cover approximately 986,040 square feet of the Project Site. Total buildings and paving for the Project is anticipated to cover approximately 1,903,190 square feet of the Project Site. The Project will comply with the applicable land-coverage ratios and zoning requirements of the City of Lincoln.

Traffic Flow, Street Layouts, and Street Grades: The Project will increase traffic flow resulting from employees and customers of the business traveling to and from the Project Site. It will require two access points to Arbor Road and associated intersection improvements. The western intersection will be tailored for truck traffic and the eastern intersection for vehicular

traffic. The redeveloper may seek to make changes in the rights of way to accommodate access to the site. The Project does not include vacating any streets or alleys.

Parking: The Project proposes a total of approximately 819 new surface parking stalls. All required parking will be provided on site with each phase of the Project. No on-street parking will occur around the site.

Zoning, Building Code, and Ordinances: The Project will require a change of zone, preliminary plat amendment, annexation and a final plat. The Development Services Center will work with the redeveloper to ensure that applicable zoning and subdivision ordinances and building code requirements will be satisfied.

Proposed Costs and Financing

The estimated total cost to implement the Project is expected to approach \$89 million, which includes approximately \$13 million in public funding. The Project cost will be finalized as construction costs are determined. The source of public funds for these improvements will be the tax increment generated from the private developments on the Project Site. Funding sources and uses will be negotiated and identified in the redevelopment agreement, subject to approval by the Mayor and City Council.

Lincoln Public Schools

The Project, because it does not include any residential dwelling units, and should have no impact on student populations in Lincoln Public Schools.

Cost-Benefit Analysis

As required by Nebraska Community Development Law (Neb.Rev.Stat. §18 2113), the City has analyzed the costs and benefits of the proposed Project, including:

Tax Revenues

Upon completion of the Project, the assessed value of the Project Site will increase by an estimated \$59 million, as a result of the private investment. This will result in an estimated annual increase of approximately \$1,200,000 in property tax collections that will be available for the construction of public improvements and enhancements related to the Project during the 15 year TIF period. The public investment of a projected \$13 million in TIF funds will leverage \$76 million in private sector financing, resulting in a private investment of close to \$6 for every City TIF dollar spent.

The City will forgo approximately 15.95 percent of these annual collections over 15 years to support the Project. The tax increment gained from this Project Area would not be available for use as City general tax revenues over that time but be used toward bond repayment. After the debt has been retired, the increase in annual taxes paid will be split among the taxing jurisdictions according to the tax levy.

Public Infrastructure and Community Public Service Needs Impacts

Public infrastructure will be enhanced to support the continued redevelopment of North 56th Street and Arbor Road Redevelopment Area. City involvement may include site preparation; sanitary sewer and other utility improvements; the construction of street and streetscape amenities; other public right-of-way improvements; energy efficiency and sustainability improvements; façade improvements; and, other related public improvements.

Employment within the Project Area

The Project will create approximately 750 new FTE jobs in Lincoln. In addition, construction employment will be supported/generated related to the construction of the private property and related public improvements.

Employment in the City outside the Project Area

Approximately 159,806 people persons residing in the City of Lincoln are employed, according to the 2019 American Community Survey. The 2019 median household income for the City of Lincoln was \$59,228. The anticipated job creation resulting from the construction of the Project is not expected to adversely impact employment in the City outside the Project Area. Instead, the removal of extremely blighted and substandard conditions from the Project Site and the North 56th Street and Arbor Road Redevelopment Area is anticipated to enhance the aesthetics of the Redevelopment Area. As a result, it is anticipated that the Project will support current retail and services in the area, which will support jobs in the Redevelopment Area and the City of Lincoln as a whole.

Other Impacts

While the use of tax increment financing will defer the majority of the incremental ad valorem real property taxes generated by the Project for up to 15 years, there will be additional revenue generated by the Project from, for example, sales taxes generated by redeveloper, as well as income taxes paid by those working in the Project Area. Upon completion of the 15-year TIF period, the Project will benefit the community through higher property tax revenue.

Finding of Need for TIF

Section 18-2116 of the Community Development Law requires the City Council to make the following findings before authorizing the use of Community Development Financing:

- the redevelopment Project and plan as proposed would not be economically feasible without the use of Tax Increment Financing; and,
- the redevelopment project as proposed would not occur in the Community Development area without the use of Tax Increment Financing.

The Urban Development Department believes that the private and public improvements proposed in this Plan Amendment would not occur “but for” the utilization of tax increment financing in the North 56th Street and Arbor Road Redevelopment Area. The Redeveloper has identified site preparation and roadway improvements, in particular, as significant costs associated with this site that are substantial financial barriers to redeveloping the Project Site. The Redeveloper has, therefore, represented that without the benefit of tax increment financing, the existing site conditions constitute a barrier to development that cannot be adequately remedied without the use of tax increment financing.

Project Schedule and Implementation

Following the approval of the Plan Amendment, the following steps will occur in the implementation of the Project:

- The redeveloper will work with the Development Services Center to annex, rezone, amend the preliminary plat and final plat the Project Site.
- The City will negotiate a redevelopment agreement with the redeveloper.
- Following agreement approval, the City may issue and sell Community Improvement Financing bonds or notes to fund the public improvements related to the Project.
- Construction drawings of public and private improvements will be reviewed.
- Construction of the Project is anticipated to start as soon as possible after approval of the Redevelopment Agreement, subject to supply chain issues and design and infrastructure timing.
- TIF-funded public improvements will be identified and competitively bid, as needed and required by the Purchasing Department.
- The private and public improvements and enhancements will be constructed.
- Reimbursement for eligible public improvements and enhancements will occur when invoices have been approved, and the increment is received.



URBAN DEVELOPMENT
555 South 10th Street, Suite 205 | Lincoln, NE 68508
402-441-7606 | F: 402-441-8711 | urbandev@lincoln.ne.gov

February 16, 2022

David Cary, Planning Director
City of Lincoln-Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear David:

Enclosed is an amendment to the North 56th Street & Arbor Road Redevelopment Plan that identifies the Lincoln Logistics Redevelopment Project. The project proposes to redevelop approximately 70 acres into over 900,000 square feet of distribution space. The project is located at approximately 65 & Arbor Road.

Please forward this plan amendment to the Planning Commission for their earliest consideration for Comprehensive Plan compliance. My understanding is that this should be on the March 16, 2022, agenda.

If you have questions or need additional information, please contact me at 402-441-7855 or at ecastillo@lincoln.ne.gov.

Sincerely,

A handwritten signature in black ink that reads "Ernie Castillo".

Ernie Castillo

Cc: Dan Marvin, Director, Urban Development Department
Dallas McGee, Urban Development Department
Steve Henrichsen, Planning Department

MEETING RECORD

Advanced public notice of the Urban Design Committee meeting was posted on the County-City bulletin board and the Planning Department's website.

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Tuesday, March 1, 2022, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Mark Canney, Emily Deeker, Jill Grasso, Peter Hind and Gil Peace; (Tom Huston and Michelle Penn absent).

OTHERS IN ATTENDANCE: David Cary, Collin Christopher and Teresa McKinstry of the Planning Dept.; Dallas McGee of Urban Development; Dan Kerns of The Schemmer Associates; DaNay Kalkowski of Seacrest and Kalkowski; Eric Wolf of the White Lotus Group; Matt Olberding with Lincoln Journal Star; and other interested parties.

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

Peace then called for a motion approving the minutes of the regular meetings February 1, 2022. Motion for approval made by Hind, seconded by Peace and carried 5-0: Canney, Deeker, Grasso, Hind and Peace voting 'yes'; Huston and Penn absent.

LINCOLN LOGISTICS REDEVELOPMENT PROJECT:

March 1, 2022

Members present: Canney, Deeker, Grasso and Peace; Hind declaring a conflict of interest; Huston and Penn absent.

Dan Kerns stated that this is a Class A industrial type development located approximately at N. 70th Street and Arbor Rd. This is just south of Interstate 80. This is about 70 acres. They are proposing three large warehouse distribution type buildings. This site has great access to and great visibility from the Interstate. They will have three buildings that terrace down the hill. There are some grade challenges. Building one will be approximately 300,000 square feet. Building two will be approximately 360,000 square feet. Building three will be about 300,000 square feet. They are showing access points from Arbor Rd., along with new right-of-way access from 70th Street to the east that ends in a cul-de-sac. They have made attempts to separate vehicular traffic from truck traffic. They have worked with the City to develop an acceptable landscape plan. The

buildings themselves are conventional structures. They will be steel framing and painted precast. They have incorporated some horizontal and vertical reveals.

Peace inquired if the applicant is pursuing Tax Increment Financing (TIF). Kerns responded yes. Peace asked if there are any existing buildings as shown in this proposal. Kerns responded yes, there is one in Omaha, Nebraska. Peace noted the drawing appears to show a canopy covering the entrance. Kerns responded he was correct. It will be a cantilevered Mapes canopy

Canney asked about the lifespan of painted concrete. Kerns would like to say twelve years. In reality, it is probably more like ten. It depends on many factors. Canney asked if the owner is aware there will be maintenance. Kerns replied yes.

Peace wondered about signage. He asked if there will be multiple names on a couple of signs or many signs. Kerns stated the drawing is showing the approximate location of the signage at this point. Ideally, they want two tenants. It could end up being five. The idea is to have entrances on the corners of the building and separate entrances in the middle. They will be following the local Ordinance for signage. Peace inquired if this will be divided into bays and leased. Kerns responded that conceivably could happen. One tenant would be more than acceptable also.

Canney sees the renderings that indicate trees and he can't identify them. Kerns stated that the groupings are clusters of three trees.

Deeker stated that when you have street trees with a cluster of three, they can get 50 feet wide. She asked if the applicant has thought about disbursing them throughout the site. Kerns stated that they have worked closely on developing this landscaping plan with Collin Christopher of the Planning Dept. There was a lot of back and forth. He believes this meets the Ordinance. Deeker would suggest if there are ways to make the parking more pleasant and disburse the heat element a little, that would be ideal. She is concerned that whoever plants and maintains these over time will have to take out two of the red oaks. She would like to see them disbursed a little more in the parking areas or on the drive. She doesn't know if there is an opportunity to place some trees on Arbor Rd. She thinks there could be a maintenance issue with the red oaks. They grow to be large trees. The evergreens clusters will be okay

Collin Christopher has seen a plan that disburses the oaks. They have gone back and forth. The applicant will need to plant and maintain the street trees along Arbor Rd.

Hind asked if the applicant is able to share the uses and sources of TIF. Items such as buildings, public streets, etc. DaNay Kalkowski stated they just have the draft of the Redevelopment Plan at this point that identifies the general points of TIF. They have a lot of work to do yet. It will potentially include work on Arbor Rd. and energy efficiency enhancements to name just a couple of items. An agreement was made with another landowner to extend the sewer.

ACTION:

Peace made a motion for approval, seconded by Grasso and carried 4-0: Canney, Deeker, Grasso and Peace voting 'yes'; Hind declaring a conflict of interest; Huston and Penn absent.

There being no further business, the meeting was adjourned at 3:20 p.m.

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 #22003
Change of Zone #22005

FINAL ACTION?
No

DEVELOPER
Tribedo LLC

PLANNING COMMISSION HEARING DATE
March 16, 2022

RELATED APPLICATIONS
Comprehensive Plan Conformance
#22005

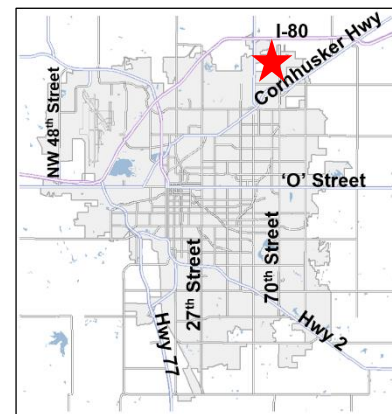
PROPERTY ADDRESS/LOCATION
N. 65th Street and Arbor Road

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 I-2 Industrial Park District. The proposed annexation and change of zone include 109.79 acres and 21.48 acres, respectively, comprised of portions of several irregular tracts. Revisions to the streets, lot layout, and grading will be submitted with an administrative amendment to the Rogge Square Preliminary Plat #16005.

The change of zone and a portion of the annexation are within the Rogge Square Preliminary Plat. In addition, the City is including several other nearby properties in the annexation that will be surrounded by the City limits.



JUSTIFICATION FOR RECOMMENDATION

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

APPLICATION CONTACT

Tribedo LLC
ewolfe@whitelotusgroup.com
(402) 408-0005

STAFF CONTACT

Rachel Christopher
(402) 441-7603
rchristopher@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The requested annexation and change of zone are consistent with the 2050 Comprehensive Plan, which identifies future industrial land uses and classifies this site within Growth Tier I, Priorities A and B. Priority B includes areas designated for development in the first half of the planning period and generally contiguous to existing development. Priority A includes areas that are not yet annexed but which have approved preliminary plans.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

[Figure GF.b: 2050](#) - This site is shown as future industrial on the 2050 Future Land Use Plan.

Elements Section

E3: Business, Economy, and Workforce

Commercial and Industrial Development

Commercial and Industrial Centers in Lancaster County should be located:

- Within the City of Lincoln or incorporated villages.
- Outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning).
- Where urban services and infrastructure are available or planned for in the near term. In sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan.
- In areas compatible with existing or planned residential uses.
- In existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and to more efficiently utilize existing infrastructure.
- In areas accessible by various modes of transportation (i.e. automobile, bicycle, transit, and pedestrian).
- So that they enhance entryways or public way corridors, when developing adjacent to these corridors.
- In a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this Plan.

Policies Section

P12: Economic Growth - Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.

Action Steps

1. Offer incentives for “primary” employers - that is, for companies where the majority of their business and sales come from outside Lancaster County.
2. Locate all new commercial and industrial development within Lincoln or within the smaller incorporated communities in Lancaster County. Certain commercial uses that are compatible with agriculture and the rural environment, such as commercial wind and solar energy facilities, are allowed in rural areas of the county.
3. Continue to coordinate the City’s economic development efforts with research and development functions of the University of Nebraska-Lincoln, including continued development of Innovation Campus. The success of the University’s research and development is important to the future of the city.
4. Continue to fund the Lincoln Partnership for Economic Development (LPED) and promote business retention, recruitment, and workforce development strategies and outcomes for the City of Lincoln through this public/private partnership.
5. Encourage public-private partnerships, strategic alliances, and collaborative efforts as a means to accomplish future economic objectives.
7. Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.

P80: Annexation - Annexation should be utilized to provide municipal services in a fair and efficient manner.

The City of Lincoln requires that properties receiving municipal services be located within city limits. City annexation should occur before any property is provided with water, sanitary sewer, or other potential City services. In most cases this also means that annexation must occur prior to a property receiving an urban zoning designation. The City routinely annexes land at the request of a developer or landowner as part of the regular development process. This allows properties to be supplied with City services when they are needed, and the City benefits from the

property taxes, utilities, and other fees that City residents pay. Some properties along the City's edge may not be interested in further development and thus will not request annexation. In some cases it is necessary for the City to initiate annexation of adjacent properties that are already developed and require a minimal public investment to serve.

Action Steps

1. Regularly evaluate for potential annexation all property along the city's edge for which basic infrastructure is generally available or planned for in the near term. The City should annex land in Tier 1 Priorities A and B that is contiguous to city limits and generally urban in character. All land that is engulfed by the City should be annexed.
2. Provide advance notice to properties that may be subject to city-initiated annexation.
3. Properties within the Tier 1 Priority A growth area should be annexed upon approval of final plat.
4. Coordinate the provision of services for areas considered for annexation with the Capital Improvement Program.

ANALYSIS

1. This request is to annex 109.79 acres with a change of zone from AG to I-2 over 21.48 acres on property located at approximately N. 65th Street and Arbor Road. Part of the area to be re-zoned is already in City limits.
2. The annexation area is contiguous to the City limits on three sides. Adjacent right-of-way for Arbor Road will be automatically annexed. 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. Industrial zoning is appropriate based on the future industrial designation and fits the existing pattern of highway commercial and industrial zoning along Arbor Road.
3. A Conditional Zoning and Annexation Agreement will accompany the applications at the City Council. The agreement will only apply to the Lincoln Logistics site. It will outline the required improvements and right-of-way dedication. A final plat will be required prior to issuing building permits.
4. The following describes the availability of utilities and services in the area:
 - a. Topography: The site generally declines about 30 feet in elevation from north to south.
 - b. There is a 16" water main in Arbor Road abutting the application area. At this time, there is not sanitary sewer available to the site, but there is a plan by the adjacent property owners to cooperate and extend the sanitary from its current location near Salt Creek.
 - c. Emergency Services: The portion of the site outside City limits is within the Waverly and Raymond Fire Districts. 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 of this application as long as all parties understand this development location is more than six minutes of travel time from the nearest fire station. The fire department goal for travel time is 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 would be annexed adjacent to this site. The Conditional Annexation and Zoning Agreement will require traffic improvements in Arbor Road. The improvements will be formalized in the draft agreement prior to scheduling the items with the City Council.
5. The annexation area is contiguous to the City limits on three sides. The owner on behalf of the Lincoln Logistics project is requesting to annex the north portion of Lot 58 for the first phase of their project.

The City has requested several additional properties be added into the annexation including the remainder of Lot 58 that is outside City limits. The requested annexation would surround properties to the south that are currently outside the City, so those properties should be annexed at the same time. In addition, annexing the additional

properties will allow the rest of the right-of-way for Arbor Road to be annexed immediately to the east. This will resolve confusion with regards to maintenance of Arbor Road by bringing it all under the City jurisdiction. As of the writing of this report, the owners included in the annexation request by the City have not expressed opposition. The table below describes each of the properties in the annexation.

Properties in the Annexation						
Address	Owner	Legal Description	Parcel #	Acres	Existing Zoning	Requested By
None	TRIBEDO LLC 10404 ESSEX OMAHA, NE 68114	S28, T11, R7, 6th Principal Meridian, PT LOT 58 SE IN TD 0037	1828400020000	59.16	AG	North portion (Lincoln Logistics)- requested by owner; South portion - requested by City.
None	SRP REAL ESTATE LLC 7701 CORNHUSKER HWY LINCOLN, NE 68507	S28, T11, R7, 6th Principal Meridian, PT LOT 56 SE IN TD 0037	1828400016000	1.92	AG	City
None	HANOVER III LLC 1835 MONTEREY DR LINCOLN, NE 68506	S28, T11, R7, 6th Principal Meridian, PT LOT 55 SE IN TD 0037	1828400015000	23.12	AG	City
None	SAMPSON, SAM G 5825 S 14 ST LINCOLN, NE 68512	S28, T11, R7, 6th Principal Meridian, LOTS 40 & 42 SW	1828300017000	25.59	H-4	City

- One of the properties proposed to be annexed by the City is already zoned H-4. The other properties in the annexation are currently zoned AG. The only area requested for change of zone is the Lincoln Logistics first phase site. I-2 industrial zoning is appropriate based on the future industrial designation and fits the existing pattern of I-2 zoning in this preliminary plat.
- 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 includes areas designated for development in the first half of the planning period and generally contiguous to existing development.

EXISTING LAND USE & ZONING: Agriculture, floodplain and vacant; AG and H-4

SURROUNDING LAND USE & ZONING

North: Commercial and agriculture; H-4, I-1, and AG

South: Vacant and agriculture; I-1 and AG

East: Rock crushing and vacant; I-2

West: Commercial and vacant; H-4

APPLICATION HISTORY

Apr. 1991 Change of Zone #2620 was approved by the City Council from AG to H-4 for the area described as Lots 40 and 42 I.T.

Feb. 2007 Annexation #03007 was approved by the City Council for the existing annexed area at the northwest corner of the application area.

Feb. 2017 Preliminary Plat #16005 for Rogge Square was approved by the Planning Commission on approximately 156 acres.

APPROXIMATE LAND AREA:

Annexation: 109.79 acres
Change of Zone: 21.48 acres

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District 1

CONDITIONS OF APPROVAL: See attached.

LEGAL DESCRIPTIONS:

Change of Zone: A part of Lot 58 I.T. in Tax District 0037, located in the SE ¼ of Section 28-11-7.

Annexation: Parts of Lots 55, 56, and 58 I.T. in Tax District 0037, located in the SE ¼ of Section 28-11-7, Lots 40 and 42 I.T. located in the SW ¼ of Section 28-11-7, and the adjoining right-of-way for Arbor Road, located in the SE and NE ¼ of Section 28-11-7.

(See attached detailed legal descriptions)

Prepared by

Rachel Christopher, AICP

Date: March 7, 2022

Owner/Applicant/Contact: Tribedo LLC
(Lincoln Logistics) 10404 Essex Court, Suite 101
Omaha, NE 68114
(402) 408-0005
ewolfe@whitelotusgroup.com

Other Owners (Annexation): SRP REAL ESTATE LLC
7701 CORNHUSKER HWY
LINCOLN, NE 68507

HANOVER III LLC
1835 MONTEREY DR
LINCOLN, NE 68506

SAMPSON, SAM G
5825 S 14 ST
LINCOLN, NE 68512

City Applicant/Contact: Lincoln-Lancaster County Planning Department
Rachel Christopher
555 S. 10th Street, Suite 213
Lincoln, NE 68508
(402) 441-7603
rchristopher@lincoln.ne.gov

**CONDITIONS OF APPROVAL
ANNEXATION #22003 AND CHANGE OF ZONE #22005**

Before the City Council approves the annexation:

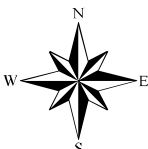
The applicant signs a Conditional Zoning and Annexation Agreement.



City of Lincoln/Lancaster County, NE GIS

2020 aerial

Annexation #: AN22003
Lincoln Logistics Hub
N 65th St & Arbor Rd

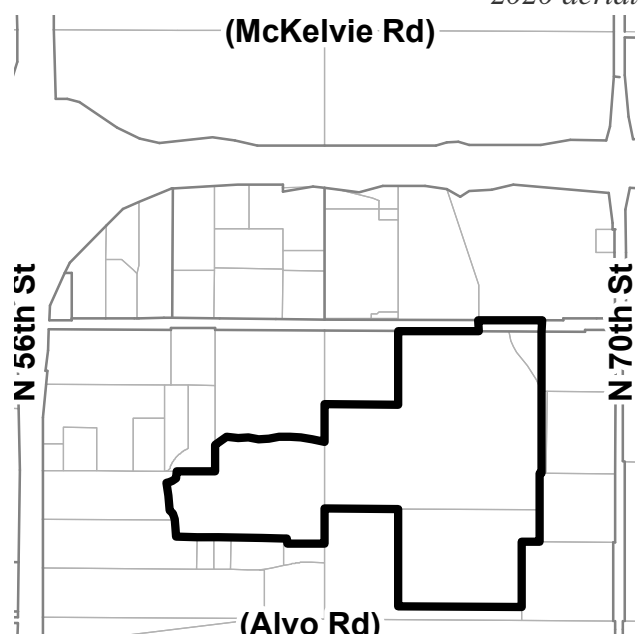


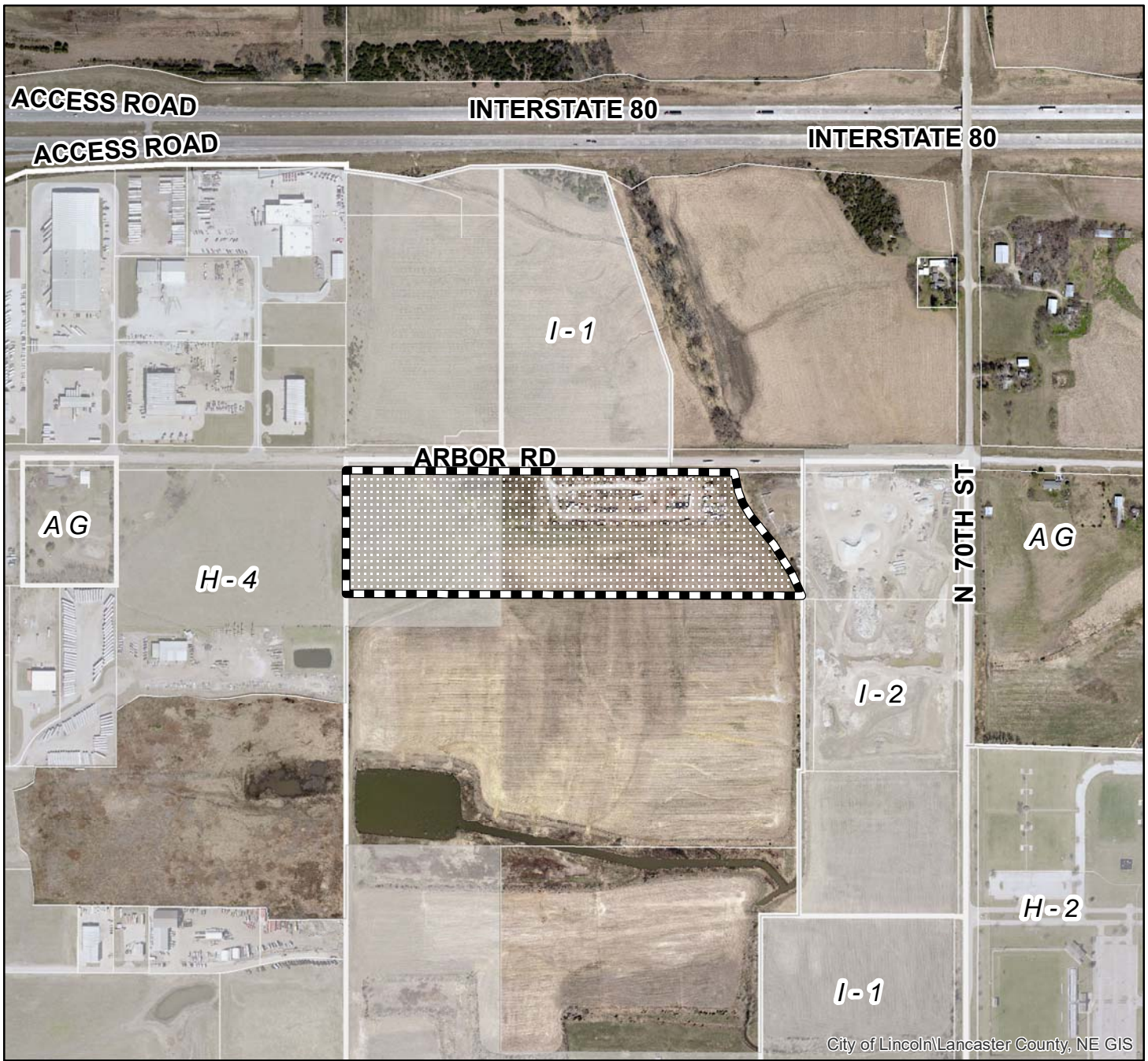
Zoning:

- 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

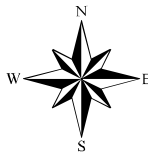
	Area of Application
	Zoning Jurisdiction Lines
	Existing Lincoln City Limits
57	





2020 aerial




Change of Zone #: CZ22005 (AG to I-2)
Lincoln Logistics Hub
N 65th St & Arbor Rd



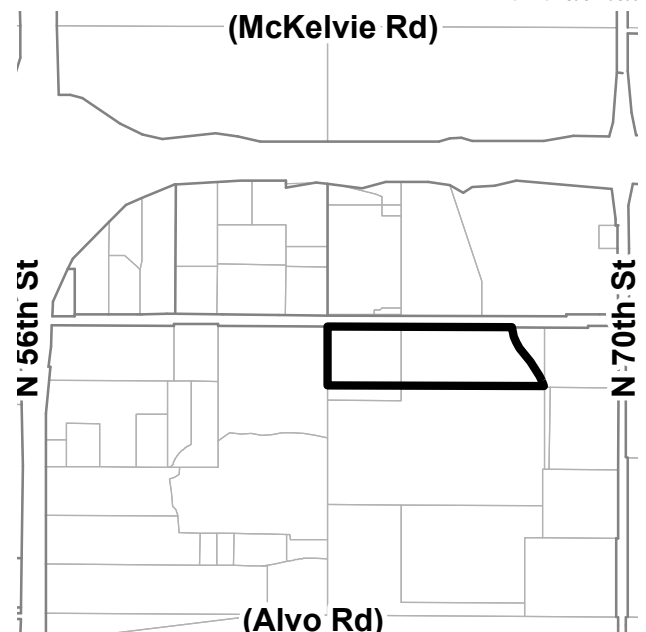
One Square Mile:
 Sec.28 T11N R07E

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

	Area of Application
	Zoning Jurisdiction Lines
	Existing Lincoln City Limits

58



LIMITS OF ANNEXATION

Parts of Lots 55, 56, and 58 I.T. in Tax District 0037, located in the Southeast Quarter of Section 28, Township 11 North, Range 7 East, of the 6th P.M., Lots 40 and 42 I.T., located in the Southwest Quarter of Section 28, Township 11 North, Range 7 East, of the 6th P.M., and the adjoining Right-of-Way for Arbor Road, located in the Southeast and Northeast Quarters of Section 28, Township 11 North, Range 7 East, of the 6th P.M., Lancaster County, Nebraska, and having a calculated area of 109.79 acres more or less.

CHANGE OF ZONE

A legal description of a part of Lot 58 Irregular Tracts located in the Southeast Quarter of Section 28, Township 11 North, Range 7 East, of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Referring to the Northwest Corner of the Southeast Quarter of Section 28; Thence South, on the West Line of the North Half of the Southeast Quarter of said Section 28, on an assumed bearing of S 00°01'08" W for a distance of 50.00' to the Northwest Corner of Lot 58, said point being the **Point of Beginning**:

Thence S 89°44'36" E, on the North Line of Lot 58, for a distance of 1652.01' to the Northeast Corner of Lot 58; Thence on the Easterly Line of Lot 58 the following 6 courses:

S 11°10'42" E for a distance of 83.35';

Thence S 21°39'56" E for a distance of 56.36';

Thence S 32°02'08" E for a distance of 59.59';

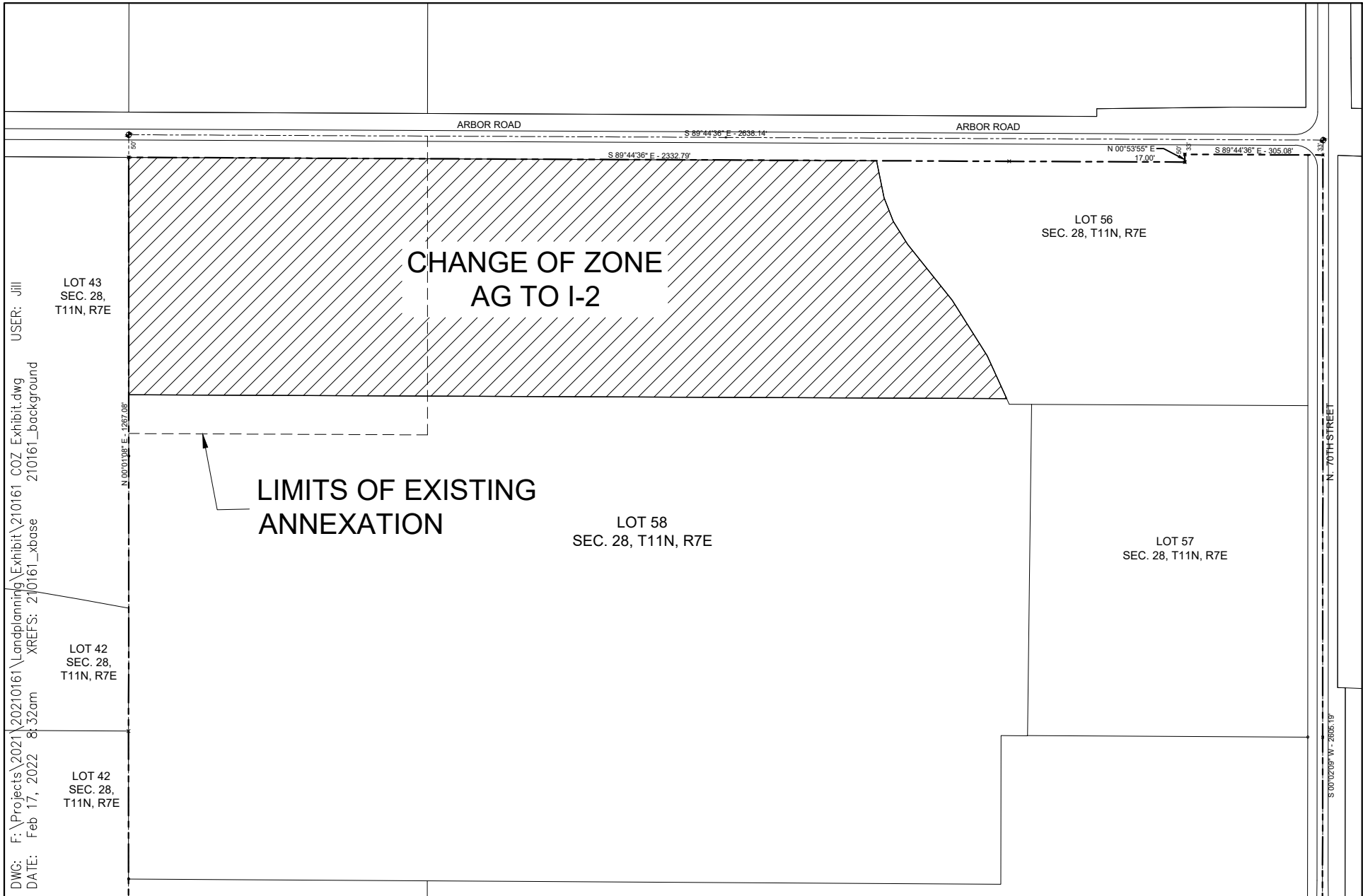
Thence S 38°34'52" E for a distance of 157.74';

Thence S 32°11'34" E for a distance of 145.57';

Thence S 24°20'26" E for a distance of 103.64';

Thence N 89°44'36" W, parallel to the North Line of the Southeast Quarter, for a distance of 1939.39' to a point on the West Line of Lot 58, said line also being the West Line of the North Half of the Southeast Quarter; Thence N 00°01'08" E, on the West Line of the North Half of the Southeast Quarter, and on the West Line of Lot 58, for a distance of 524.29' to the Point of Beginning, and having a calculated area of 21.48 acres more or less.

Subject to any and all easements and restrictions of record.



drawn by: JDS
 checked by: -
 project no.: 2021-0161
 date: 02/17/2022

**CHANGE OF ZONE EXHIBIT
 ROGGE SQUARE
 LINCOLN, NEBRASKA**

Civil Design Group, Inc.
 8535 EXECUTIVE WOODS, DR., SUITE 200
 Lincoln, Nebraska 68512
 Ph. 402-434-8494 Fax 866-215-8747
 www.civildg.com

CONSULTING ENGINEERS • LAND USE PLANNERS
 CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

EXHIBIT
1



February 16, 2022

David Cary
Director of Planning
Lincoln City/Lancaster County Planning Department
555 South 10th Street, Suite 213
Lincoln, NE 68508

Re: Annexation and Rezoning Submittal
70th and Arbor Road
Schemmer File No.: 08286.001

Dear Mr. Cary:

On behalf of Tribedo LLC, I am pleased to submit the application and this purpose letter for an industrial development to the southwest of the intersection of Arbor Road and N. 70th Street in Lincoln. It is probable that the total development will be built and developed in 3 phases, and we are only including the northern phase at this time.

To develop this site, the following steps are going to be required:

1. Annexation. Tribedo LLC hereby requests that the City annex the parcel to be included within the corporate limits of the City. Please see the attached Annexation Exhibit.
2. Change of Zone. The enclosed application seeks to change the zone of the parcel to the "I-2" zoning classification. Please see the attached Change of Zone Exhibit.

Thus, we enclose:

1. The application for the Change of Zone
2. A check in the amount of \$1,005.00 for the Change of Zone
3. Annexation Exhibit
4. Change of Zone Exhibit
5. Project Documents. Schemmer will be uploading these project documents to the City of Lincoln's ProjectDox portal when the project has been assigned a project number.

PHONE 402.493.4800
FAX 402.493.7951

1044 North 115th Street, Suite 300
Omaha, Nebraska 68154-4436

SCHEMMER.COM

Page 2
Annexation and Rezoning Submittal
70th and Arbor Road
February 16, 2022

Sincerely,

THE SCHEMMER ASSOCIATES INC.



Robert M. DuVall, P.E.
Senior Civil Engineer
Shareholder

FEB 16 2022

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

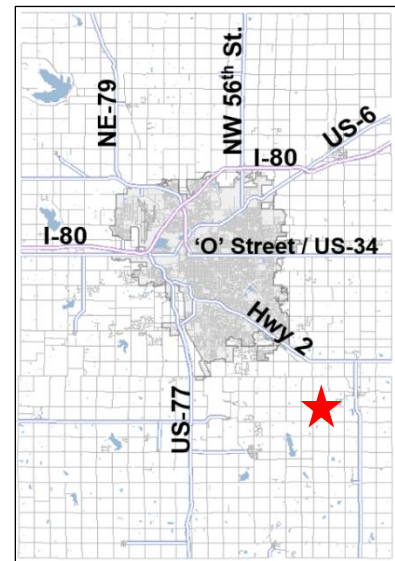
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Special Permit #22003	FINAL ACTION? Yes	DEVELOPER/OWNER William Alley
PLANNING COMMISSION HEARING DATE March 16, 2022	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 14880 S. 134 th St.

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for an Accessory Dwelling Unit (ADU) under Article 13.050 of the Lancaster County Zoning Regulations with waivers for the ADU to be more than 200 feet from the principal house and for the ADU to be closer to the street than the principal house. The lot is 20.27 acres.



JUSTIFICATION FOR RECOMMENDATION

The proposed ADU meets most of the requirements of Article 13.050. The waivers for the ADU are reasonable due to the unique lot configuration, topography and that the ADU is not visible from the street. Given the lot size, that the ADU and house will share utilities and that the dwelling is in a large accessory building, it is unlikely a future owner would attempt to sell off the ADU separately.

APPLICATION CONTACT

William Alley
billyalley22@gmail.com

STAFF CONTACT

Tom Cajka, (402) 441-5662 or
tcajka@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed ADU meets the goals of the Comprehensive Plan for providing alternative housing choices.

WAIVERS

1. To increase the distance from the principal dwelling to the ADU from 200 feet to 380 feet. (Recommend Approval)
2. To allow the ADU to be closer to the street than the principal dwelling. (Recommend Approval)

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

- P. 7.2 Provide a wide variety of housing types and choices for an increasingly diverse and aging population.
- P. 7.4 The efficiency of our existing housing stock could also be improved by allowing accessory dwelling units (ADU). ADUs allow for multiple generations of a family to live on the same property, provide smaller, more affordable units as a part of an existing neighborhood fabric, and more sufficiently and cost effectively utilize existing infrastructure and resources.
- P. 7.5 An Accessory Dwelling Unit (ADU) is an additional, self-contained housing unit that is secondary to the main residence. ADU's are sometime referred to as "Granny Flats" or "mother-In-Law Units" since many ADUs were initially constructed to provide for family members.
- P.7.5 Examine opportunities to revise the zoning code to legalize new ADUs where appropriate and adopt design standards to facilitate the harmonious implementation of this housing choice.

ANALYSIS

1. Accessory Dwelling Units (ADU) were added to the Lancaster County Zoning Regulations in December 2018. An ADU is an additional self-contained housing unit that is secondary to the main residence. An ADU can either be attached to the principal dwelling, be part of the principal dwelling, or be a separate building detached from the principal dwelling. The ADU contains its own kitchen, sleeping area and bathroom. ADU's are subordinate in size to the principal dwelling.
2. The following conditions are required for an ADU:
 - A. The lot area shall be 20 acres or larger.
The lot area is 20.27 acres.
 - B. The total floor area of the ADU shall not exceed the lesser of 1,000 square feet or 40% of the square footage of the principal dwelling, excluding garages, carports and space used for mechanical equipment, such as heating, utilities and water heater or pumps. Any other unfinished space in a basement is included in the square footage to allow it to be furnished in the future. The calculation for the principal dwelling shall be based on the floor area as of the date the special permit is filed.
The proposed ADU is 888 sq. ft. The principal dwelling is 4541 sq. ft. per the submitted floor plans. The house is not yet built. A building permit will be a condition of approval. The ADU is 19.5% of the square footage of the principal dwelling. The ADU is allowed to be the lesser of 1,000 sq. ft. or 40% of the principal dwelling. This ADU could be 1,000 sq. ft.
 - C. No more than 2 bedrooms are allowed in the ADU. Bedroom shall mean any room or space used or intended to be used for sleeping purposes.
The floor plan shows that the ADU will have one bedroom. The ADU is existing and was built in 2010 inside of a large accessory building. The current dwelling is 1,554 sq. ft. The applicant has agreed to remove the 2nd floor and the staircase to reduce the size of the ADU.
 - D. The owner of the lot is required to live on the property in either the principal dwelling or the ADU. The owner of the lot shall file with the Register of Deeds, a deed restriction agreement on the property stating that the accessory dwelling cannot be sold separately from the principal dwelling. The deed restriction agreement must be to the satisfaction of the County Attorney. The deed restriction agreement shall be filed prior to any building permit for the ADU.
The owner of the property will live in the principal dwelling.
 - E. The ADU must share the same access point to the public or private street as the principal dwelling.
The site plan shows the ADU sharing the driveway with the principal dwelling.
 - F. The ADU must meet the same setback requirements as the principal dwelling of the district. The height of the ADU must meet the height limit of the district for a dwelling, but be no higher than the principal dwelling.

The ADU meets the required setbacks.

- G. A detached ADU shall be located a distance no greater than 200 feet from the principal dwelling and must not be closer to the street right-of-way than the principal dwelling.

The site plan shows the ADU 320 feet from the principal dwelling and it is closer to the street than the principal dwelling. The applicant wants the house to be on the high ground of the lot due to potential flooding of Little Nemaha River. The waiver of the ADU being more than 200 feet from the principal house is acceptable given the topography and these circumstances.

- H. The ADU must share utilities with the principal dwelling unless the owner can demonstrate a practical problem with sharing due to the topography or other unique site considerations.

The Lincoln-Lancaster County Health Department notes that the existing wastewater treatment system is not adequate for both the ADU and the new house. A new system will be required. The applicant has stated that the ADU and principal house will share the same wastewater system. The shared utilities help ensure that the ADU is secondary and not later sold off as a separate house.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: AG-Agriculture Single family dwelling

SURROUNDING LAND USE & ZONING

North: AG-Agriculture	Single family homes and farm ground
South: AG-Agriculture	Single family homes and farm ground
East: AG-Agriculture	Farm ground
West: AG-Agriculture	Single family homes and farm ground.

APPROXIMATE LAND AREA: 20.27 acres, more or less.

LEGAL DESCRIPTION: Lot 18 I.T. located in the NW ¼ of Section 16, Township 8 North, Range 8 East, Lancaster County, NE.

Prepared by

Tom Cajka, Planner

Date: March 7, 2022

Applicant: William Alley
14880 S. 134th St.
Bennet, NE 68317
402-202-7237 BillyAlley22@gmail.com

Contact: same as applicant

Owner: Same as applicant

CONDITIONS OF APPROVAL - SPECIAL PERMIT #22003

Per Article 13.050 this approval permits an Accessory Dwelling Unit (ADU) of up to 1,000 sq. ft. with waivers to allow the ADU to be located approximately 320 feet from the principal house and for the ADU to be located closer to the street than the principal house.

Site Specific Conditions:

1. 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 with all required revisions and documents as listed below:
 - 1.1 Add a note that the ADU is limited to 1,000 square feet and no more than 2 bedrooms.
 - 1.2 Add a note that the owner of the property shall live in either the ADU or principal dwelling. The owner of the lot shall file with the Register of Deeds, a deed restriction agreement on the property stating that the accessory dwelling cannot be sold separately from the principal dwelling.
 - 1.3 Add the title, "Alley ADU Special permit #22003" to the top of the page on the site plan.
2. Before receiving building permits 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.
 - 2.2 Agree in writing as part of the building permit that no occupancy permit will be granted for the new dwelling until the stairway and second story bathroom are removed in the ADU. The revisions to existing ADU are necessary to reduce the floor area and limit the ADU to the first floor only. If the owner is living in the ADU during the construction of the new ADU, they can move to the new dwelling and then complete the work prior to the occupancy permit being issued if all other building permit requirements and inspections are complete.

Standard Conditions:

3. The following conditions are applicable to all requests:
 - 3.1 Before occupying the Accessory Dwelling Unit all development and construction shall substantially comply with the approved plans.
 - 3.2 Before an occupancy permit is issued on the principal dwelling, the staircase and 2nd floor bathroom in the Accessory Dwelling Unit must be removed.
 - 3.3 Before an occupancy permit is issued for the principal dwelling, a wastewater treatment system to serve both the Accessory Dwelling Unit and the principal house must be approved by Lincoln-Lancaster County Health Department.
 - 3.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 3.5 The applicant shall sign and return the letter of acceptance to the County Clerk. This step should be completed within 60 days following the approval of the special permit. The Permittee shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds. Building permits will not be issued unless the letter of acceptance has been filed.

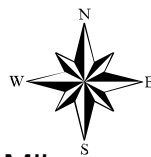


2020 aerial

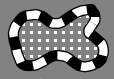


**Special Permit #: SP22003
S 134th St & Wittstruck Rd**

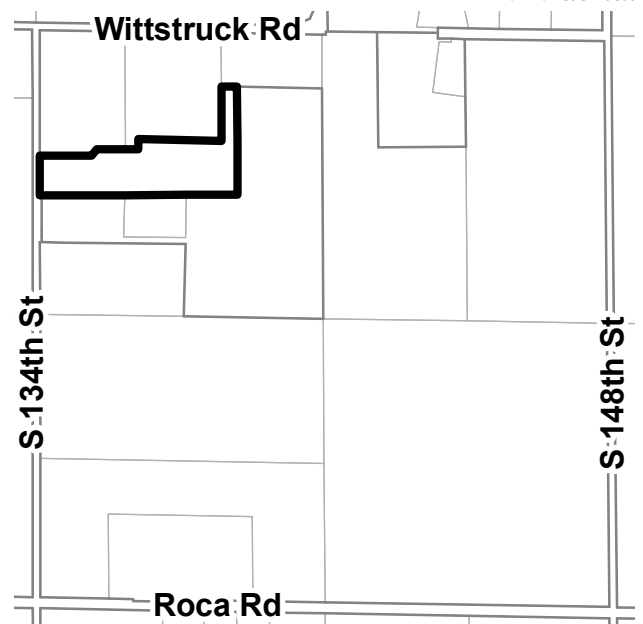
Zoning:

- 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.16 T08N R08E

	Area of Application
	Zoning Jurisdiction Lines
	Existing Lincoln City Limits

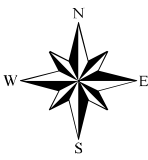




City of Lincoln/Lancaster County, NE GIS

2020 aerial

**Special Permit #: SP22003
With Floodplain
S 134th St & Wittstruck Rd**



**One Square Mile:
Sec.16 T08N R08E**

Zoning:

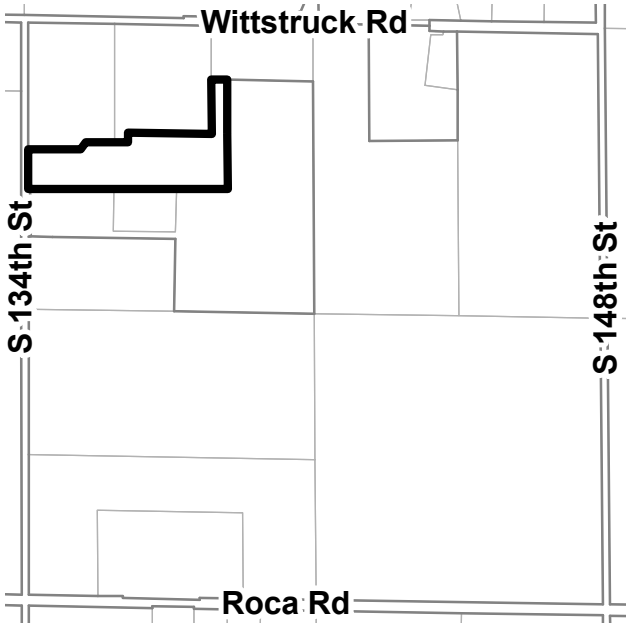
- R-1 to R-8 Residential District
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- P Public Use District

Area of Application

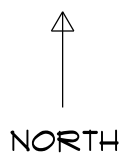
Zoning Jurisdiction Lines

City of Lincoln Jurisdiction

72



14880 SOUT 134TH ST



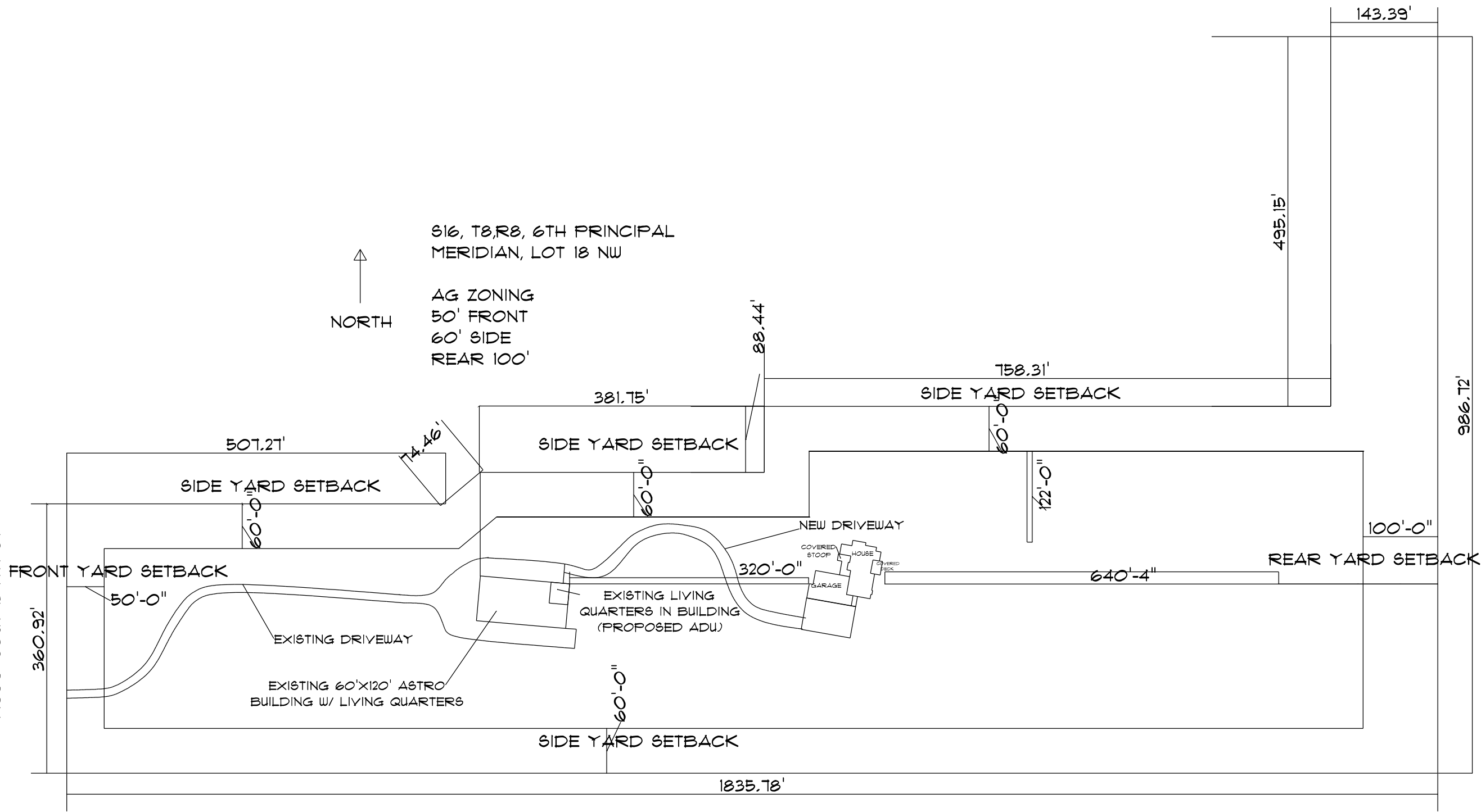
S16, T8, R8, 6TH PRINCIPAL MERIDIAN, LOT 18 NW

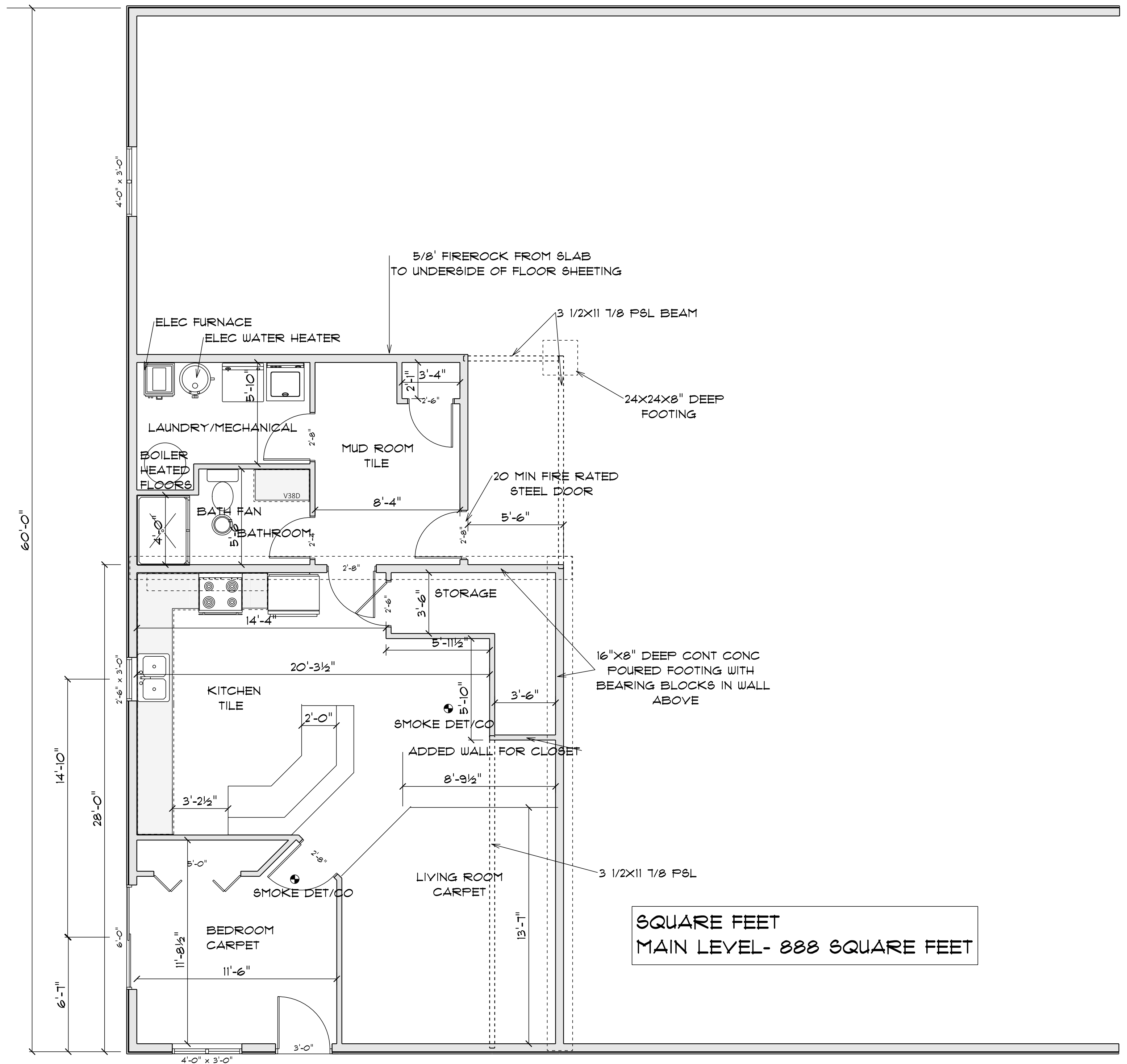
AG ZONING
50' FRONT
60' SIDE
REAR 100'

143.39'

495.15'

986.72'





**SQUARE FEET
MAIN LEVEL - 888 SQUARE FEET**

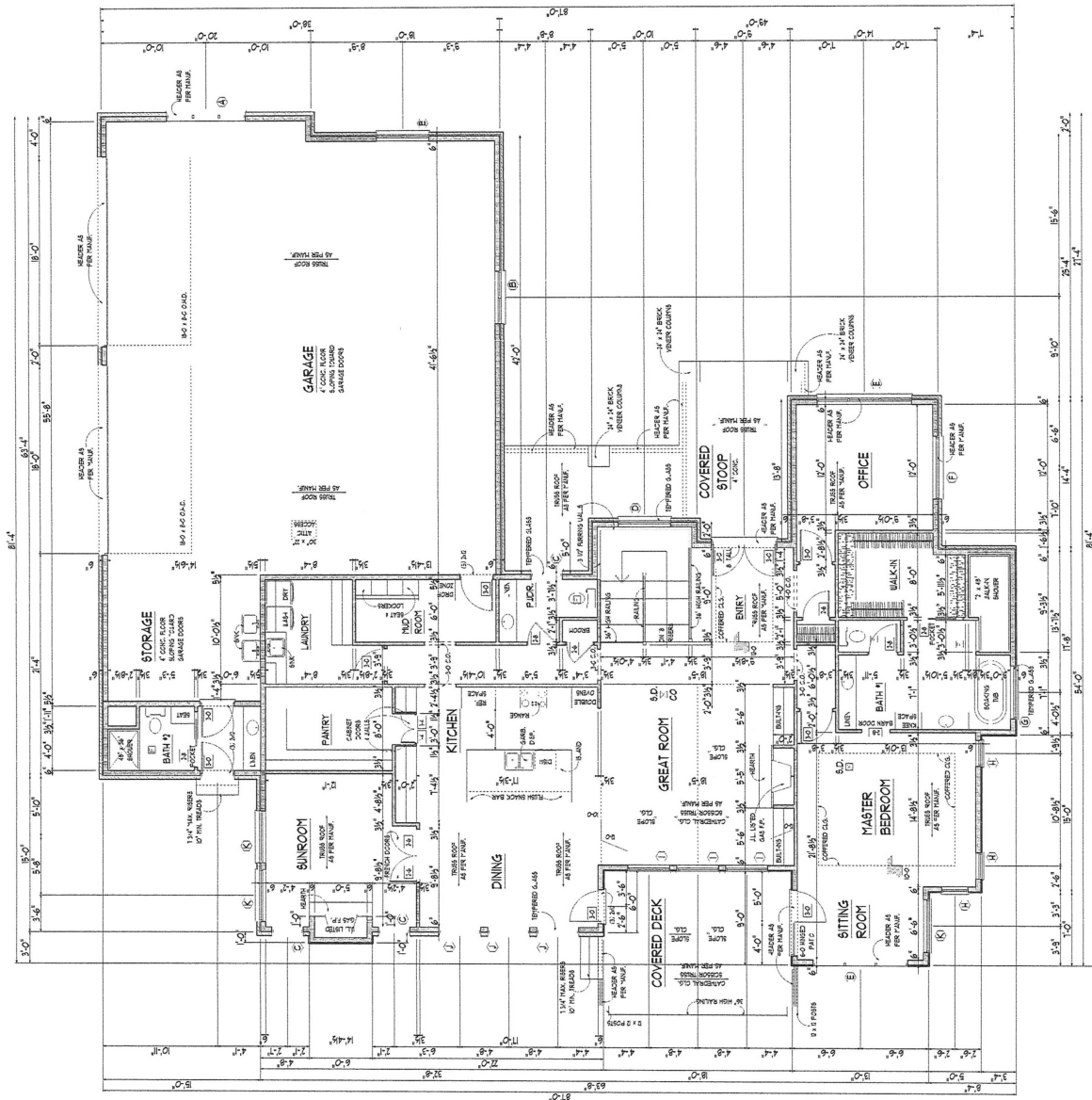
ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING TO A 4" WALL. ALL OTHER DIMENSIONS ARE TO FACE OF STUD

ALL MAIN WALLS ARE 8-7 1/8" U.N.O.

ALLEY RESIDENCE MAIN LEVEL
SCALE: 1/4" = 1'-0"

HEADER SCHEDULE
ALL EXT HEADERS SHALL BE DOUBLE 2X12 #2 HF
ALL INTERIOR LOAD BEARING SHALL BE AS FOLLOWS
0-3' DOUBLE 2X6
3-6' DOUBLE 2X6
6-8' DOUBLE 2X8
8-10' DOUBLE 2X10
INTERIOR NON LOAD BEARING SHALL BE DOUBLE 2X4

SUPPLIER TO VERIFY ALL EGRESS WINDOW REQUIREMENTS
-5.7 MINIMUM SQUARE FOOT OPENINGS
-TEMPERED GLASS ON ALL LESS THAN 18" OFF OF FINISHED FLOOR
-SILL HEIGHT LESS THAN 44" EGRESS WINDOWS



CONSTRUCTION FROM THIS PLAN IS THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER. NSU VENTURES, INC. IS HEREBY RELEASED OF ANY LIABILITY THAT MAY ARISE DURING CONSTRUCTION OR ANYTIME THEREAFTER.

NOTE: 10'-0" HIGH WALLS ON GARAGE ARE REQUIRED. (OTHERWISE REFERRED.)

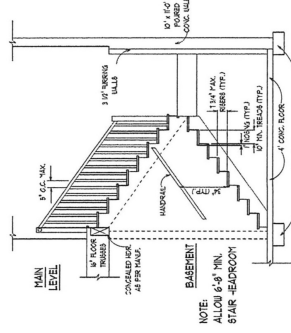
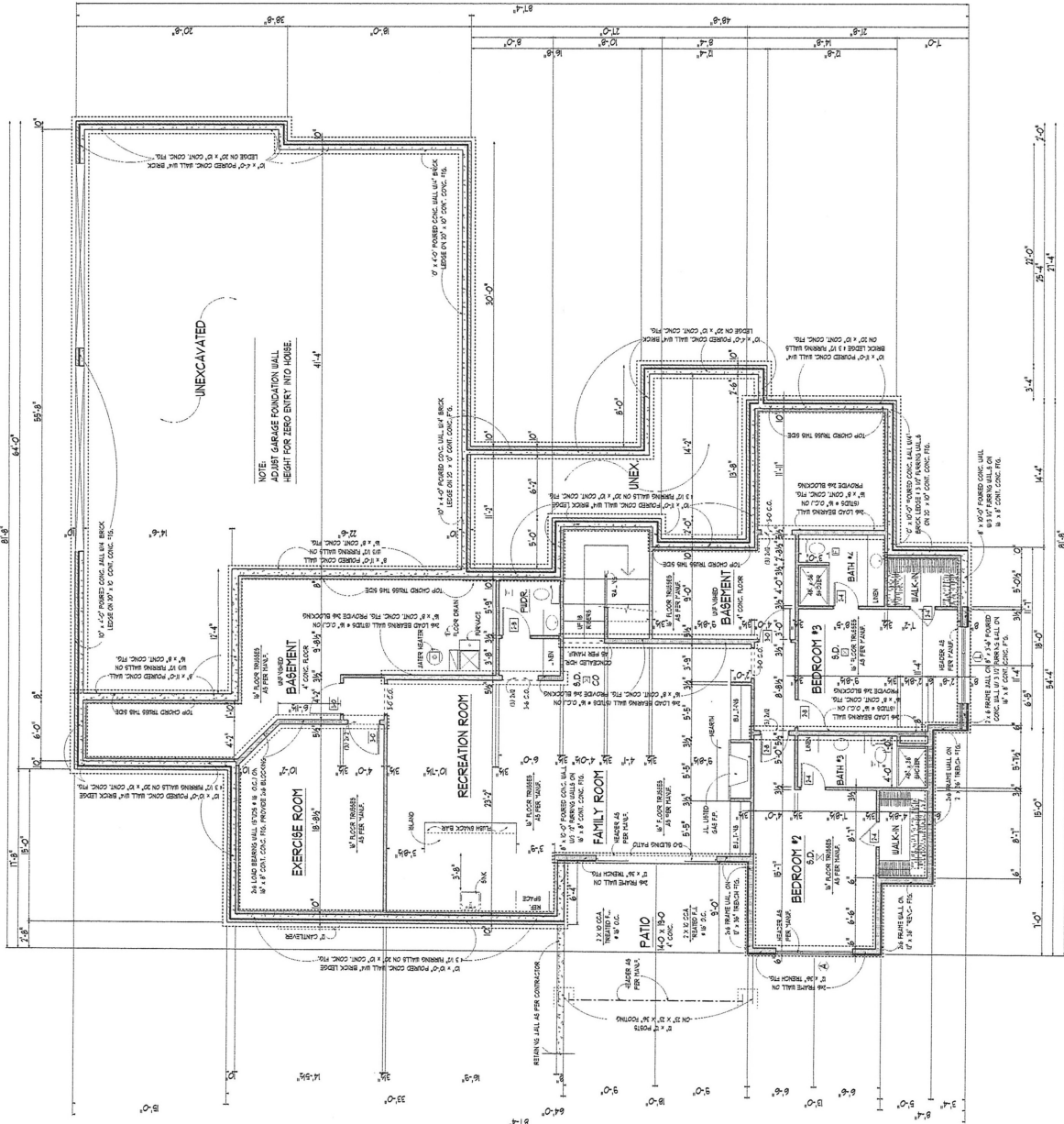
MAIN LEVEL 718 SQ. FT.
GARAGE 1830 SQ. FT.

PROPERTY AND AS SHOWN IN RECORDED PLANS. THIS PLAN IS THE PROPERTY OF NSU VENTURES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF NSU VENTURES, INC. CONSULT THE ARCHITECT FOR ANY QUESTIONS. © 2008 NSU VENTURES, INC.



NSU
BULL MARINE
ALLEY RESURFICE
Blot 4 of 4

MAIN LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"



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

CONSTRUCTION FROM THIS PLAN IS THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER. NEW VENTURES, INC. IS HEREBY RELEASED FROM LIABILITY FOR ANY DAMAGE ARISING FROM CONSTRUCTION OR ANY IT'S THEREAFTER.

NOTE:
10'-0" FOUNDATION WALL HEIGHT UNLESS OTHERWISE SPECIFIED.

FINISHED BENT. 1798 5/0 FT.

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

DISCLAIMER: THESE PLANS ARE PREPARED BY AN ARCHITECT AND ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S SUPERVISION AND APPROVAL. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE ARISING FROM CONSTRUCTION OR ANY IT'S THEREAFTER.

NEW VENTURES
The Trade Center
6011 South 15th Street, Suite C
Phoenix, AZ 85048
Phone: (602) 330-0888
www.newventures.com

NOTED
BILL LARSON
ALLEY RESIDENCE
SHEET 3 OF 4

William and Aislyne Alley
14880 S 134th St
Bennet, NE 68317
2/8/2022

Tom Cajka
County Planner
Lancaster County Planning
555 S 10th St
Lincoln, NE 68508

Dear Tom Cajka:

This purpose of this letter is to formally apply for a Special Permit for existing living quarters built in our shop to be accepted as an accessory dwelling unit located at 14880 S. 134th St in conjunction with a new single-family home to be built on the property.

My wife and I currently reside in the living quarters of our shop building that was permitted in 2010 with attached plans. The shop and living quarters sits on 20 acres. Our home to be built on the property after permit processing will have 2,753 square feet on the main level and 1,788 square feet finished in the basement for a total of 4,541. The attached garage will be an additional 1,820 square feet. The permit plans for our new home are attached along with the site plan showing the location of the proposed home and existing building.

Our intent is to keep the existing living quarters intact and be accepted as an ADU on the property for my Mother to live in. As discussed previously the existing unit meets most of the below conditions that are required for an ADU but not all.

- The lot area shall be 20 acres or larger.
 - o **The lot area as indicated with attached survey is 20.27 acres**
- The total floor area shall not exceed the lesser of 1000 square foot or 40% of the square footage of the principle dwelling.
 - o **The ADU as indicated with attached plans shows the living quarters as 888 square feet compared to the proposed single family residence which is 4541 square feet.**
- No more than 2 bedrooms are allowed in the ADU.
 - o **The ADU has 1 bedroom.**
- The owner of the property is required to live in the principal dwelling or the ADU.
 - o **We will reside in the proposed principal dwelling and in the future the ADU will be used for my Mother.**

- The ADU must share the same access point to the public or private street as the principal dwelling.
 - o **The ADU and the principal dwelling shall share the same driveway as indicated on attached plans.**
- The ADU must meet the same setback requirements as the principal dwelling of the district and height must meet the height limit of the district for a dwelling but no higher than the principal dwelling.
 - o **The ADU is more than 60' from side yard set back and sits over 500' from 134th street.**
- A detached ADU shall be located a distance no greater than 200' from the principal dwelling and must not be closer to the street right of way than the principal dwelling.
 - o **As indicated on the site plan the ADU sits 320' from the detached ADU. Neither the home or shop building can be seen from 134th street. With the proximity of the Little Nemaha River running adjacent to the property and flooding on the low lying ground around on parts of the property in a torrential down pour we feel it is necessary to protect our investment and place the new home on the highest portion of the property. This happens to be over 200' from the ADU and not closer to the street but sits on higher ground in the event of a flood situation which we have seen living on the property over the last 11 years.**

Thank you for considering this application, please let me know if there is any additional information

Sincerely,

William and Aislyne Alley
Billyalley22@gmail.com
Aislynnealley@gmail.com

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

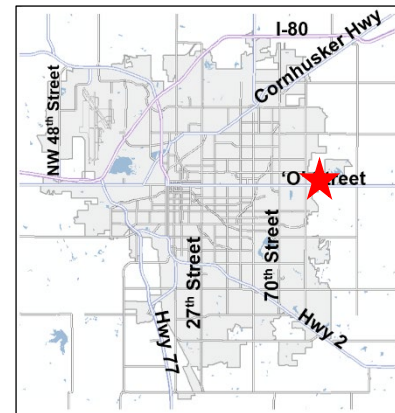
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Preliminary Plat #04011A	FINAL ACTION? Yes	DEVELOPER/OWNER Southeast Community College
PLANNING COMMISSION HEARING DATE February 16, 2022	RELATED APPLICATIONS CZ #22001, CPA #22003	PROPERTY ADDRESS/LOCATION Waterford Estates Dr. and Linwood Lane

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to amend the preliminary plat layout for PP0411 Waterford Estates, which is located east of the Southeast Community College campus at Waterford Estates Drive and Linwood Lane. This would include private roadway connections from Waterford Estates Drive and an additional east-west private road on the south side of the property. These would provide connections to the Southwest Community College campus to the west. In addition, a proposed access to O Street is being amended by moving west so it aligns with Anthony Lane and is out of the floodway.



JUSTIFICATION FOR RECOMMENDATION

The preliminary plat amendment is justified to allow for the further future growth of Southeast Community College while taking into consideration the adjoining street network. The waiver to delay installation of water service along Waterford Estates Drive until needed for building construction is justified as future final platting and building permits will be required. At the time of building permit, they would be required to have water service in place.

APPLICATION CONTACT

Erin Bright, (402) 474-6311 or ebright@olsson.com

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposal subject to the conditions of approval is consistent with the Comprehensive Plan which recognizes the various colleges, trade schools and universities in the community and encourages planning and connectivity with surrounding neighborhoods.

WAIVERS

- 1) 26.23.100 Utility Installations to delay the installation of water service along the proposed Waterford Estates Drive private roadway until the Outlot A is final platted with building permit that would require water service. (Recommend Approval)

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

[Figure GF.b: 2050](#) - This site is shown as future commercial on the 2050 Future Land Use Plan. Related CPA22003 is the Comprehensive Plan Amendment to amend the future land use from commercial and urban residential to public, semi-public to reflect the ownership and intended future uses of Southeast Community College. A very minor part of the 34.69 acres site near Waterford Estates Drive is shown as urban residential, and a small part is also designated for green space and environmental resources along O Street.

Land Use Plan (Existing)

- Commercial: Areas of retail, office, service and residential mixed uses. Commercial uses may vary widely in their intensity of use and impact. Individual areas designated as commercial in the land use plan may not be appropriate for every commercial zoning district.

-Urban Residential. Residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre. All types of housing are appropriate here, from detached single family, duplex and missing middle, to higher density multi-family. Undeveloped areas shown as Urban Residential may also include neighborhood-scale commercial and other compatible uses that will be added to the map after approval of development plans.

Land Use Plan (Proposed Amendment)

Public and Semi-Public. Areas of public or semi-public land use and/or structures that serve the general public. Only the largest facilities are shown on the land use plan. Highways and interstates are also included in this category.

Fundamentals of Growth in Lancaster County

The City of Lincoln's present infrastructure investment should be maximized by planning for well-designed and appropriately-placed residential and commercial development in existing areas of the city with available capacity. This can be accomplished by redeveloping underutilized commercial centers into areas that include a mix of uses, and encouraging higher-density residential redevelopment in appropriate locations, including missing middle housing. New infrastructure investments to serve growth areas can be maximized by encouraging a higher density of both residential and commercial uses in these areas.

Goals Section

G2: Complete Neighborhoods. Lincoln and Lancaster County will support complete neighborhoods within both developing and redeveloping areas of Lincoln. A complete neighborhood is one where residents are able to get the goods and services to meet daily needs within 15 minutes of their residence including a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable active transportation options, and civic amenities. Housing variety should include townhomes, senior living facilities, low/no maintenance condominiums, accessory dwelling units, multi-family development, and even small lot single-family.

G4: Economic Opportunity. Lincoln and Lancaster County will have high-quality jobs in an economic environment that supports business creation, innovation, and expansion. Quality-of-life attributes, such as diverse and accessible housing, good shopping, restaurants and entertainment, quality schools and healthcare, a sense of safety, and amenities such as parks and trails are important to ensuring that skilled individuals want to remain or relocate to our community.

Elements Section

E7: Community Colleges, Trade Schools, and Universities

Lincoln is home to a community college and several technical and trade schools providing a comprehensive array of higher education and vocational opportunities. These public and private facilities are dispersed throughout the community.

Lincoln has multiple institutions of higher learning, with campuses located throughout the city. These include the University of Nebraska-Lincoln (UNL campuses: Downtown and East), Nebraska Wesleyan University, Union College, Southeast Community College, Purdue University Global, and satellite campuses for Doane College and Bellevue University.

These colleges and universities are actively involved with surrounding neighborhoods and business districts. UNL has been a major partner in the Antelope Valley Project, the West Haymarket Arena development, and the Innovation Campus project on the former State Fair Park site. Wesleyan University was part of the North 48th Street/ University Place project approved in 2004. Union College took a lead role in efforts to increase mobility and improve streetscapes in the South 48th Street College View neighborhood in 2007. These institutions and others should be actively engaged in future planning efforts.

Figure E9.c: Priority Trail Projects: Priority Trail T11 (N. 84th to Stevens Creek) is identified through the property as part of the Waterford Estates segment.

Policies Section

P44: Education

Lancaster County has ten public school districts, the largest being Lincoln Public Schools (LPS), the only public school district in Lincoln. In addition, there are dozens of private and parochial schools in the county, with a majority located in Lincoln. Lincoln is also home to several colleges and universities, including University of Nebraska, Nebraska Wesleyan University, Union College, Southeast Community College and satellite campuses for Doane University and Bellevue University.

Action Step 6. Coordinate neighborhood revitalization and transportation plans for the surrounding areas with University of Nebraska, Nebraska Wesleyan University, Union College, and Southeast Community College.

Action Step 7. Assist educational institutions with being “good neighbors” with surrounding residential areas and ensure that neighborhoods are involved in the discussion of any zoning changes related to campus boundary updates.

ANALYSIS

1. This request is for a Preliminary Plat amendment to PP04011 of Waterford Estates 26th Addition. This property is located east of the Southeast Community College Campus (SCC) generally at Waterford Estates Drive and Linwood Lane. The request is to amend the area previously shown as conceptual in PP04011 Waterford Estates to adjust the street layout and show private roadway connections for west of Waterford Estates Drive and on the south side of the property. This includes Outlot A of Waterford Estates 26th Addition which is approximately 34.69 acres.
2. The property is presently zoned AG Agricultural, B-2 Planned Neighborhood Business District, and R-3 Residential. Related CZ21001 will rezone the entire property to P Public Use District to reflect the ownership and future use by Southeast Community College. Related CPA22003 is the Comprehensive Plan Amendment to change the future land use designation from commercial and urban residential to public, semi-public to reflect the same. At this time, no specific buildings or uses are identified for the property.
3. The proposed private road connections would link the Southeast Community College campus with Waterford Estates to the east including Waterford Estates Drive and Boathouse Road. The alignment of Waterford Estates Drive connection is adjusted from the existing PP04011 preliminary plat in that the proposal is for a straight connection to the west the SCC campus instead of a curved street extension to the south.
4. The amendment also proposes to move the conceptual access to O Street by shifting it to the west to align with Anthony Lane. The property owned by SCC only has limited frontage on O Street and there is floodway, where the proposed O Street connection is presently shown in PP0411. The amendment would move it onto the property to the west which under different ownership. Development of said property would likely involve the requirement for turn lane improvements on O Street with a street connection to O Street. It is possible that this connection will not be made as the cost of the connection and turn lanes may be too high for a single development on the adjoining property. It should be noted the owner of this lot will not be required to connect to O Street, however,

and could take access to the street to the north.

5. The Nebraska Department of Transportation has no objections to the proposal. They are aware of the new access point proposed on O Street and until design geometrics are submitted as part of a Permit for the new access, it will not be reviewed beyond the conceptual level.
6. The Comprehensive Plan identifies a future bike trail that will ultimately extend from 84th Street to Stevens Creek and will extend through the south part of the property in question. An easement area will need to be provided for this bike trail in addition to the private roadway .
7. There is a Pipeline Planning Area (PPA) that includes 205 feet on each side of a natural gas pipeline along O Street. This affects only a small part of the SCC property which is an outlot not identified for future development. Most high-pressure pipelines have a planning area of approximately 150-250 feet from either side of the pipeline. Land uses with vulnerable populations such as residential dwellings, for example, should not be located with this area which is referred to as a PPA.
8. As part of the conditions of approval there will be a north-south street on the east side of the property to connect Waterford Estates Drive to the east-west street on the south side of the property. This is required due to block length. The present plan for the proposed Use Permit (UP21010) for the adjacent property to the east does not show a north-south street on the west side of their property. Therefore, it is required to be shown as part of this preliminary plat amendment. In addition, while it is outside this preliminary plat there is a condition that a future north-south private street be shown on the SCC property to the west. This is intended to provide the planning framework for future named street connection for addressing and emergency services purposes. This will be particularly important as SCC builds future separate buildings.
9. The proposal subject to conditions of approval is consistent with the Comprehensive Plan which recognizes public and educational uses including SCC and encourages planning with adjoining neighborhoods.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Agriculture, Pasture; AG, B-2, R-3

SURROUNDING LAND USE & ZONING

North: Single Family Residential; R-3
South: Agriculture, Undeveloped; AG, R-3
East: Agriculture, Pasture; AG, B-2
West: Southeast Community College; P

APPLICATION HISTORY: See Attached

APPROXIMATE LAND AREA: 34.69 acres

LEGAL DESCRIPTION: Outlot A, Waterford Estates 26th Addition

Prepared by

George Wesselhoft, Planner
Date: February 3, 2022

Applicant/
Contact: Erin Bright
Olsson
601 P Street, Suite 200
Lincoln, NE 68508
(402) 474-6311
ebright@olsson.com

Owner: Southeast Community College
301 S. 68th Place, Fl 5
Lincoln, NE 68510
(402) 437-2833
aepps@southeast.edu

APPLICATION HISTORY - PRELIMINARY PLAT #04011A

1979	The area was zoned A-A, Rural and Public Use until 1979 when the zoning was updated to AG Agricultural.
March, 2005	Preliminary Plat 04011 was approved, including part of Outlot A. This included 660 residential lots and 1 lot for a future school including the north part of the property zoned B-2 and additional development area all the way to Holdridge Street.
April, 2006	Annexation 04003 was approved which included the part of the property presently zoned B-2.
April, 2006	Change of Zone 04019 was approved which rezoned the part of the Outlot A property that is presently zoned B-2 from AG to B-2. In conjunction with this request, the submittal of the use permit for the B-2 parcels was allowed to be delayed.
October, 2007	Final Plat 07021 Waterford Estates Addition was approved and included the property as part of a larger Outlot D, reserved for future development.
November, 2010	Final Plat 10040 Waterford Estates 3 rd Addition was approved and included the Outlot A property as part of a larger Outlot B, reserved for future development.
October, 2012	Final Plat 12053 for Waterford Estates 8 th Addition was approved and included the Outlot A property as part of Outlot E, reserved for future development.
April, 2013	Final Plat 13020 for Waterford Estates 9 th Addition was approved and included the Outlot A property as part of Outlot C, reserved for future development.
September, 2018	Final Plat 18054 for Waterford Estates 21 st Addition was approved and included the Outlot A property as part of Outlot B, reserved for future development.
October, 2020	Final Plat 20082 for Waterford Estates 26 th Addition was approved, platting the property as Outlot A, reserved for future development.

CONDITIONS OF APPROVAL - PRELIMINARY PLAT #04011A

Approval of the following waivers:

1. Waiver to 26.23.100 Utility Installations to delay the installation of water service along the proposed Waterford Estates Drive private roadway until the Outlot A is final platted with building construction that would require water service.

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: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Delete notes 12-16, 18-22, 26-30, 35-38.
 - 1.1.2 Add utility easement to 60' public access easement and water main easement shown on the north side of the property.
 - 1.1.3 Show private roadway on the adjacent land to the west to connect Waterford Estates Drive to east-west private street on the south side of property.
 - 1.1.4 Show a north-south private or public roadway on east side of property to connect Waterford Estates Drive to east-west private street on south side of property.
 - 1.1.5 Correct title of Sheet 4.
 - 1.1.6 Show 27' wide private, named roadway in 60' Public Access and Utility Easement on south side of property.
 - 1.1.7 Show conceptually how future trail will extend to the west.
 - 1.1.8 Add note for future trail that if street dedicated to the public, then additional 6 feet will be dedicated for the trail or a 6-foot pedestrian easement with a 4-foot sidewalk in the public right of way. Otherwise, if the street is to be a private road, then easement will be provided over the full width of the trail to the satisfaction of the Parks and Recreation Department.
 - 1.1.9 Change Flood Corridor Easement to Minimum Flood Corridor Easement on south side of the property.
 - 1.1.10 Update the site plan shown to the east to match UP21010 if it is approved prior to the Final Approved Plans for this preliminary plat.
 - 1.1.11 Submit corrections per LTU-Watershed 1/25/22 review comments.
 - 1.1.12 For information purposes show the Pipeline Planning Area (PPA) is 205 feet on each side of the pipeline along O Street
 2. The City Council approves associated request:
 - 2.1 Comprehensive Plan Amendment #22003
 - 2.2 Change of Zone #22001
 3. Final Plats will be approved by the Planning Director after:

3.1 The required improvements are completed or a surety is posted to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, 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.

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

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 this final plat.

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

to complete the installation of sidewalks along both sides of streets and along as shown on the final plat within four (4) years following the approval of this final 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 the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of this final plat.

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

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

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

to complete the planting of the street trees along (an improved major street) as shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of the street name signs within 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 and Community Unit Plan and Use Permit.

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 the plants in the medians and islands on a permanent and continuous basis.

to maintain the street trees along the private roadways and landscape screens on a permanent and continuous basis.

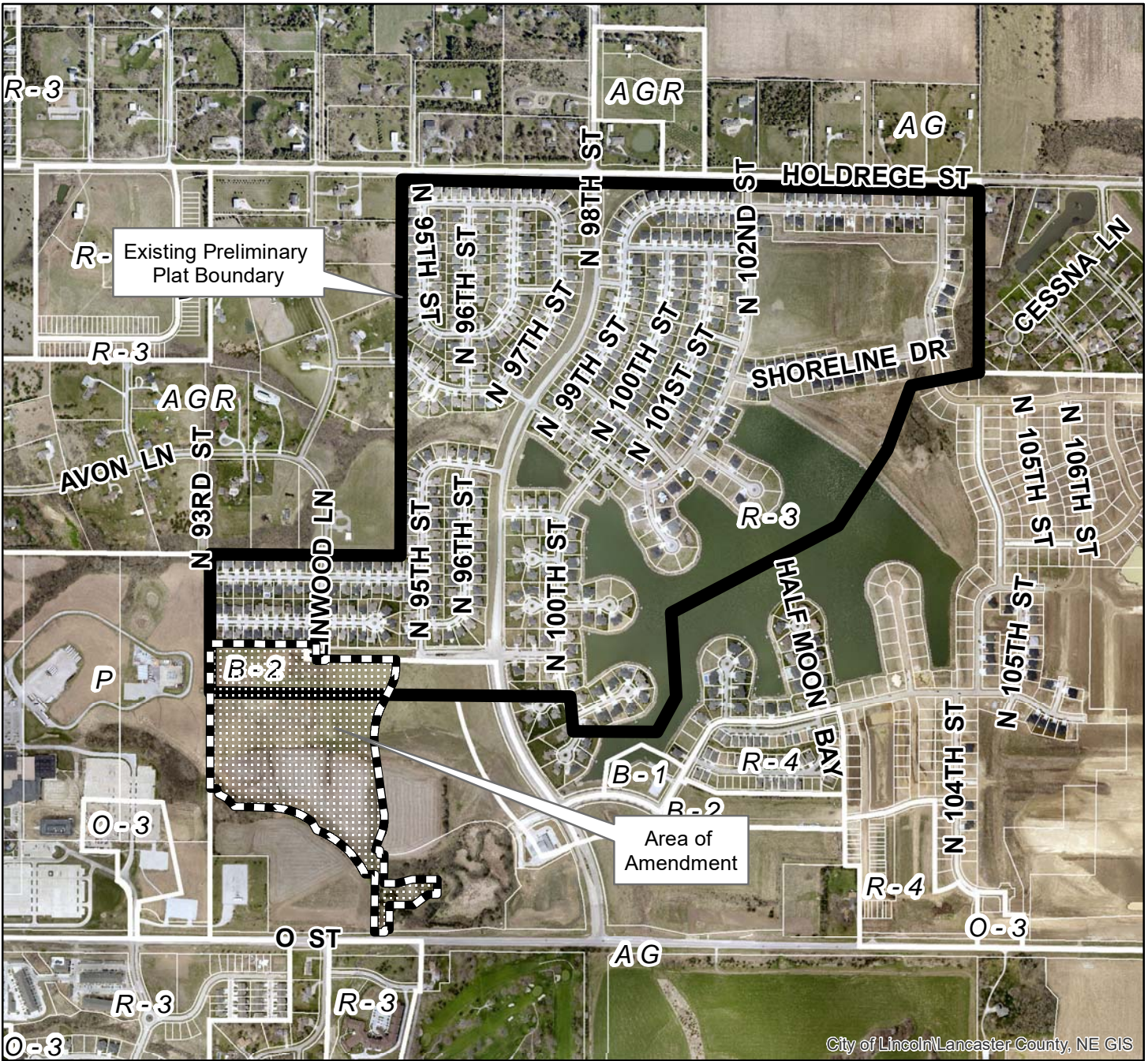
to maintain and supervise the private facilities which have common use or benefit in a condition as near as practical to the original construction on a permanent and continuous basis, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning 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.

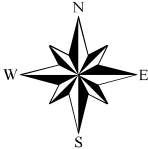
to inform all purchasers and users of land located within the 100 year floodplain that said land is located within the 100 year floodplain and that the grading of the lots and outlots shall be in conformance with the grading plan approved with the Preliminary Plat #04011A or as amended by the Director of Planning. The volume of fill material brought into each lot and outlot from outside the floodplain shall not exceed that shown on the approved grading plan accompanying the preliminary plat.



City of Lincoln/Lancaster County, NE GIS

2020 aerial

Preliminary Plat #: PP04011A
Waterford Estates
Linwood La & Waterford Estates Dr



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

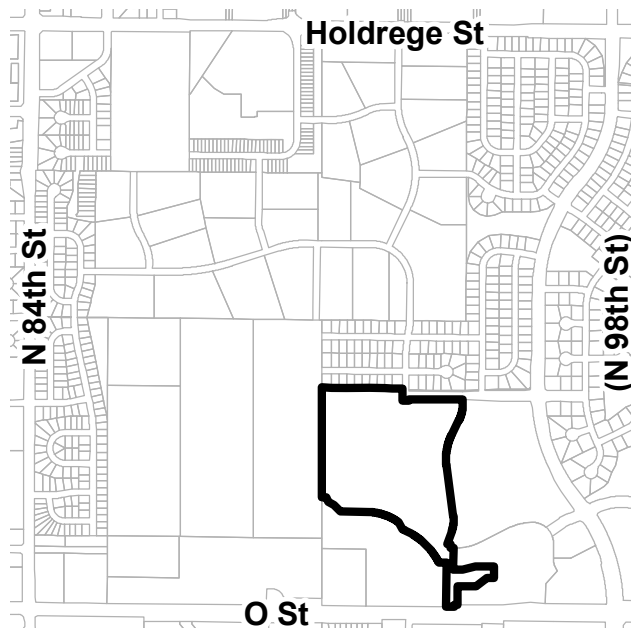
One Square Mile:
Sec.23 T10N R07E

Area of Application

Zoning Jurisdiction Lines

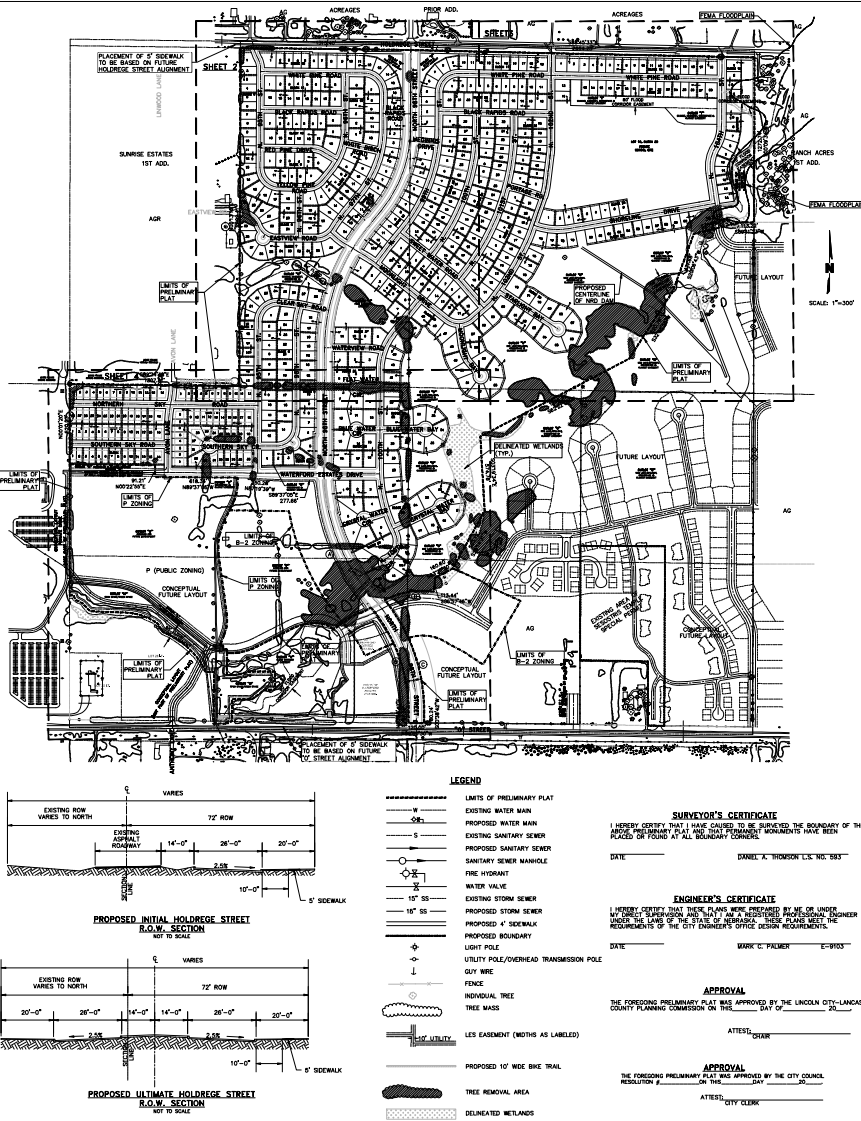
Lancaster County Jurisdiction

87



WATERFORD ESTATES

PRELIMINARY PLAT
COVER SHEET



LEGAL DESCRIPTION
PRELIMINARY PLAT

A LEGAL DESCRIPTION OF A TRACT OF LAND COMPOSED OF LOT 14.1, A PORTION OF LOT 1.1, AND A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, 40, 41, LOCATED IN THE CITY OF LINCOLN, NEBRASKA, IS SET FORTH IN THE WEST HALF OF SECTION 25, TOWNSHIP 13 NORTH, RANGE 7 EAST OF THE 6TH PA. ALL AREAS NOT SHOWN ARE RESERVED TO THE CITY OF LINCOLN, NEBRASKA, AND ARE PARTICULARLY DESCRIBED AS FOLLOWS:

RESERVED TO THE CITY OF LINCOLN, NEBRASKA, ALL THE NORTH PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, 40, 41, LOCATED IN THE CITY OF LINCOLN, NEBRASKA, AS SHOWN ON THE PLAT OF THE 6TH PA. AND ALL THE PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, 40, 41, LOCATED IN THE CITY OF LINCOLN, NEBRASKA, AS SHOWN ON THE PLAT OF THE 6TH PA. AND ALL THE PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, 40, 41, LOCATED IN THE CITY OF LINCOLN, NEBRASKA, AS SHOWN ON THE PLAT OF THE 6TH PA. AND ALL THE PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, 40, 41, LOCATED IN THE CITY OF LINCOLN, NEBRASKA, AS SHOWN ON THE PLAT OF THE 6TH PA.

OWNERS & DEVELOPERS

DAVE INVESTMENTS LLC
240 NORTH 24TH STREET
LINCOLN, NE 68502

DAVID L. BROWN
DAVID L. BROWN
206 SOUTH 15TH STREET
LINCOLN, NE 68502
PHONE: (402) 441-5000

DAVID L. BROWN
DAVID L. BROWN
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LINCOLN, NE 68502
PHONE: (402) 441-5000

ENGINEER & PREPARER

OLSON ASSOCIATES
1713 LINCOLN BLVD.
LINCOLN, NE 68201
PHONE: (402) 441-5000

BOUNDARY CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	500.00	118.84°	500.00	100.00	98.02
C2	1000.00	237.68°	1000.00	200.00	196.04
C3	1500.00	356.52°	1500.00	300.00	294.06
C4	2000.00	475.36°	2000.00	400.00	392.08
C5	2500.00	594.20°	2500.00	500.00	490.10
C6	3000.00	713.04°	3000.00	600.00	588.12
C7	3500.00	831.88°	3500.00	700.00	686.14
C8	4000.00	950.72°	4000.00	800.00	784.16
C9	4500.00	1069.56°	4500.00	900.00	882.18
C10	5000.00	1188.40°	5000.00	1000.00	980.20
C11	5500.00	1307.24°	5500.00	1100.00	1078.22
C12	6000.00	1426.08°	6000.00	1200.00	1176.24
C13	6500.00	1544.92°	6500.00	1300.00	1274.26
C14	7000.00	1663.76°	7000.00	1400.00	1372.28
C15	7500.00	1782.60°	7500.00	1500.00	1470.30
C16	8000.00	1901.44°	8000.00	1600.00	1568.32
C17	8500.00	2020.28°	8500.00	1700.00	1666.34
C18	9000.00	2139.12°	9000.00	1800.00	1764.36
C19	9500.00	2257.96°	9500.00	1900.00	1862.38
C20	10000.00	2376.80°	10000.00	2000.00	1960.40
C21	10500.00	2495.64°	10500.00	2100.00	2058.42
C22	11000.00	2614.48°	11000.00	2200.00	2156.44
C23	11500.00	2733.32°	11500.00	2300.00	2254.46
C24	12000.00	2852.16°	12000.00	2400.00	2352.48
C25	12500.00	2971.00°	12500.00	2500.00	2450.50
C26	13000.00	3089.84°	13000.00	2600.00	2548.52
C27	13500.00	3208.68°	13500.00	2700.00	2646.54
C28	14000.00	3327.52°	14000.00	2800.00	2744.56
C29	14500.00	3446.36°	14500.00	2900.00	2842.58
C30	15000.00	3565.20°	15000.00	3000.00	2940.60
C31	15500.00	3684.04°	15500.00	3100.00	3038.62
C32	16000.00	3802.88°	16000.00	3200.00	3136.64
C33	16500.00	3921.72°	16500.00	3300.00	3234.66
C34	17000.00	4040.56°	17000.00	3400.00	3332.68
C35	17500.00	4159.40°	17500.00	3500.00	3430.70
C36	18000.00	4278.24°	18000.00	3600.00	3528.72
C37	18500.00	4397.08°	18500.00	3700.00	3626.74
C38	19000.00	4515.92°	19000.00	3800.00	3724.76
C39	19500.00	4634.76°	19500.00	3900.00	3822.78
C40	20000.00	4753.60°	20000.00	4000.00	3920.80
C41	20500.00	4872.44°	20500.00	4100.00	4018.82
C42	21000.00	4991.28°	21000.00	4200.00	4116.84
C43	21500.00	5110.12°	21500.00	4300.00	4214.86
C44	22000.00	5228.96°	22000.00	4400.00	4312.88
C45	22500.00	5347.80°	22500.00	4500.00	4410.90
C46	23000.00	5466.64°	23000.00	4600.00	4508.92
C47	23500.00	5585.48°	23500.00	4700.00	4606.94
C48	24000.00	5704.32°	24000.00	4800.00	4704.96
C49	24500.00	5823.16°	24500.00	4900.00	4802.98
C50	25000.00	5942.00°	25000.00	5000.00	4901.00

- GENERAL SITE NOTES**
1. SANITARY SEWER AND WATER MAINS SHALL BE 12" DIA. UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
 2. ALL SANITARY SEWER AND WATER MAINS TO BE 12" DIA.
 3. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
 4. ALL DIMENSIONS ALONG CURVES ARE CHORD DIMENSIONS.
 5. ALL DIMENSIONS FROM THE 0" STREET CENTERLINE TO THE CENTERLINE OF THE SANITARY SEWER SHALL BE 4' UNLESS OTHERWISE NOTED.
 6. ALL INTERSECTION ANGLES SHALL BE 90° UNLESS OTHERWISE NOTED.
 7. STREET WIDTHS SHALL BE 40' UNLESS OTHERWISE NOTED.
 8. ALL ELEVATIONS ARE BASED ON NAVD 83.
 9. SEWERAGE TO BE BUILT ALONG BOTH SIDES OF STREETS. SEWERAGE ALONG MAIN STREETS SHALL BE 4' WIDE AND THE EXISTING SEWERAGE SHALL BE 4' WIDE.
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LEGEND

- LIMITS OF PRELIMINARY PLAT
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED 4" SEWERALK
- PROPOSED BOUNDARY
- UTILITY POLE/OVERHEAD TRANSMISSION POLE
- GUY WIRE
- FENCE
- INDIVIDUAL TREE
- TREE MASS
- LES EASEMENT (NOTHS AS LABELED)
- PROPOSED 10' WIDE BIKE TRAIL
- TREE REMOVAL AREA
- DELINEATED WETLANDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY EXAMINED THE BOUNDARY OF THE PLAT AND FOUND THAT ALL NECESSARY MONUMENTS HAVE BEEN

DATE: DANIEL A. THORSON, L.S. NO. 887

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE STATE ENGINEERING OFFICE REQUIREMENTS.

DATE: MARK C. PALMER, E-1907

APPROVAL

THE FOREGOING PRELIMINARY PLAT HAS BEEN APPROVED BY THE LINCOLN CITY-LANCASTER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

ATTEST: _____

APPROVAL

THE FOREGOING PRELIMINARY PLAT HAS BEEN APPROVED BY THE CITY COUNCIL RESOLUTION # _____ ON THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK



REQUESTED WAIVERS

1. A WAIVER TO THE DESIGN STANDARDS OF UNIFORM TO ALLOW THE TRANSFER OF SEWERAGE FROM THE MAIN TO THE SANITARY SEWER MAINS TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
2. A WAIVER TO THE DESIGN STANDARDS OF UNIFORM TO ALLOW SANITARY SEWER MAINS TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
3. A WAIVER TO DELAY THE SUBMITTAL OF A USE PERMIT ON THE B-2 PARCELS.
4. A WAIVER TO THE DESIGN STANDARDS OF UNIFORM TO ALLOW SANITARY SEWER MAINS TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
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50. A WAIVER TO THE DESIGN STANDARDS OF UNIFORM TO ALLOW SANITARY SEWER MAINS TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.

olsson

1001 P Street, Suite 200
Lincoln, NE 68502
TEL: 402.441.5001
WWW.OLSSON.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	02/10/20	ISSUED FOR PERMIT

COVER SHEET

WATERFORD ESTATES
PRELIMINARY PLAT

LINCOLN, NEBRASKA

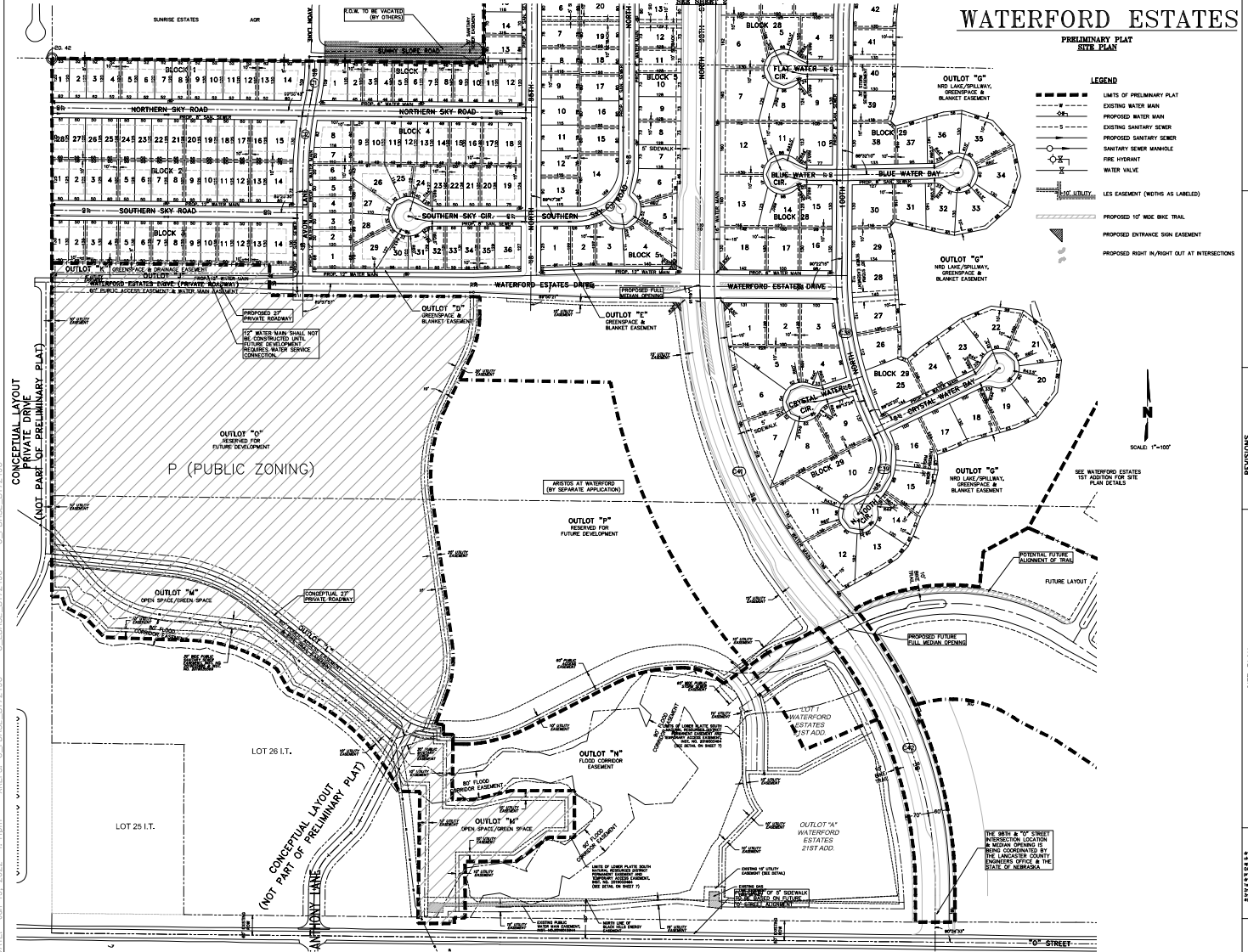
SHEET
01 OF 17

WATERFORD ESTATES

PRELIMINARY PLAT
SITE PLAN

LEGEND

- LIMITS OF PRELIMINARY PLAT
- - - EXISTING WATER MAIN
- - - PROPOSED WATER MAIN
- - - EXISTING SANITARY SEWER
- - - PROPOSED SANITARY SEWER
- - - SANITARY SEWER MANHOLE
- - - FIRE HYDRANT
- - - WATER VALVE
- - - LES EASEMENT (WIDTHS AS LABELED)
- - - PROPOSED 10' WIDE BIKE TRAIL
- - - PROPOSED ENTRANCE SIGN EASEMENT
- - - PROPOSED RIGHT IN/RIGHT OUT AT INTERSECTIONS



disson
 601 P Street, Suite 200
 Lincoln, NE 68508
 TEL: 602.616.6211
 WWW.DISSON.COM

NO.	DATE	DESCRIPTION

SITE PLAN
 EAST OF 100TH STREET
 WATERFORD ESTATES
 PRELIMINARY PLAT

LINCOLN, NEBRASKA

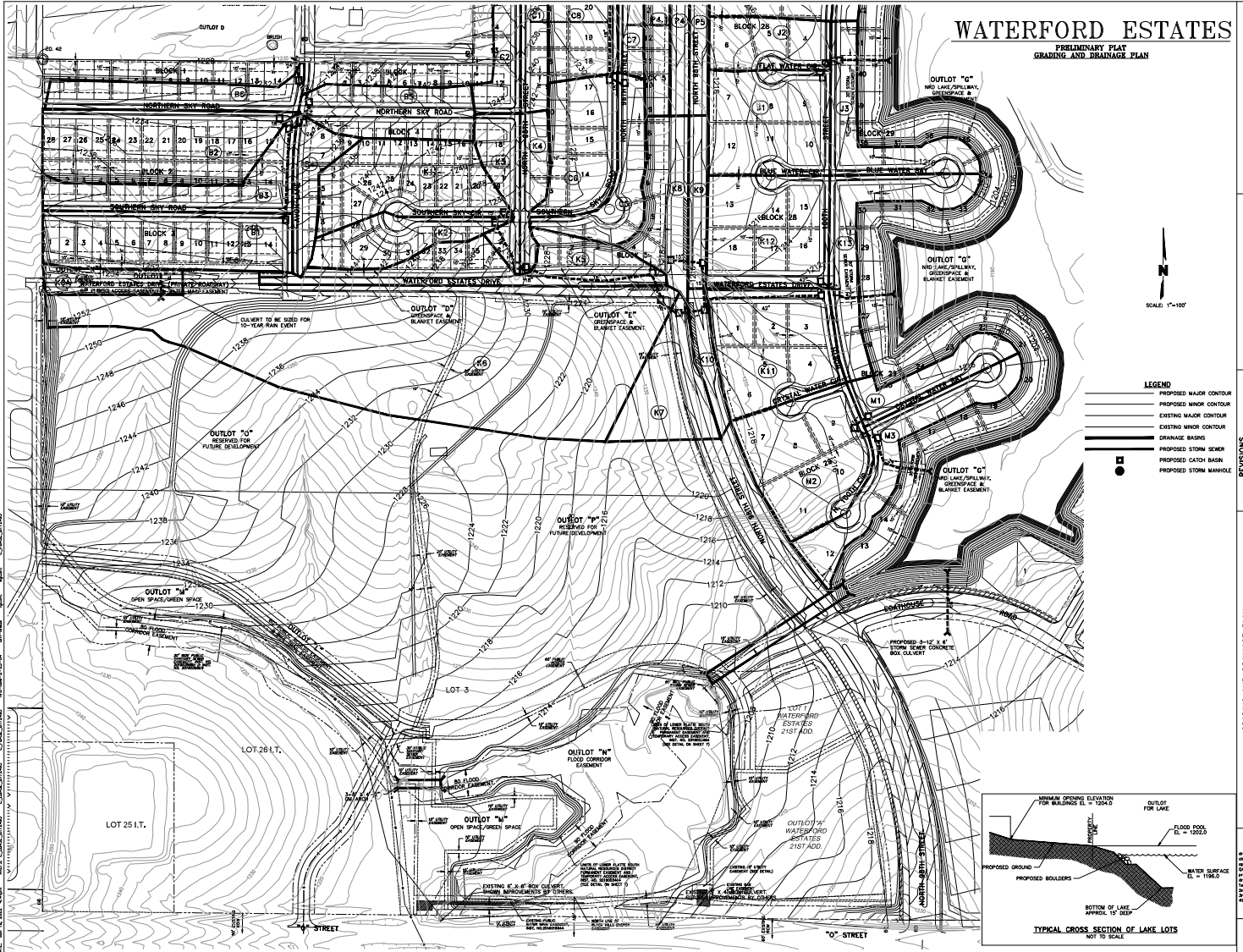
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SHEET
 04 OF 17

DWG: F:\2017\2001-2500\017-2495-B\40-Design\AutoCAD\Preliminary Plans\Sheets\CONV_C_S101_B172495.dwg
 DATE: Jan 19, 2022 4:41pm
 USER: mgjpmple
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WATERFORD ESTATES

PRELIMINARY PLAT GRADING AND DRAINAGE PLAN



dlsson
 877.8.8888.8888
 Lincoln, NE 68508
 TEL: 402.474.8811
 www.dlsson.com

N
 SCALE 1"=100'

- LEGEND**
- PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - DRAINAGE BASIN
 - PROPOSED STORM SEWER
 - PROPOSED CATCH BASIN
 - PROPOSED STORM MANHOLE

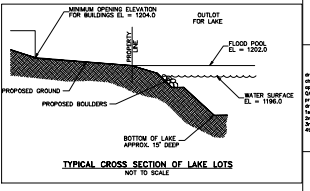
REVISIONS

NO.	DATE	DESCRIPTION

GRADING AND DRAINAGE PLAN
 EAST OF 100TH STREET
 WATERFORD ESTATES
 PRELIMINARY PLAT

LINCOLN, NEBRASKA

Drawn by: [Name]
 Checked by: [Name]
 Design by: [Name]
 Date: [Date]
 Scale: [Scale]
 Project No.: [Number]
 SHEET 07 OF 17





January 24, 2022

Mr. David Cary—Planning Director
c/o George Wesselhoft
City of Lincoln Planning Department
555 South 10th St., Suite 213
Lincoln, NE 68508

RE: Waterford Estates Preliminary Plat Amendment and Change of Zone
Waterford Estates 26th Addition, Outlot A

Dear George:

On behalf of property owner and applicant, Southeast Community College, Olsson is submitting application for amendment and change of zone to the Waterford Estates Preliminary Plat including the following changes and requests:

1. Site layout updates to Waterford Estates 26th Addition, Outlot A to show a revised location of Waterford Estates Drive as a private roadway along the north property line.
2. Requested waivers: We are requesting that the 12" public water main in Waterford Estates Drive would not be required to extend along the proposed Waterford Estates Drive private roadway until the outlot reserved for future development south of Waterford Estates Drive is final platted for building construction that would require a water service.
3. Change of zone for Waterford Estates 26th Addition, Outlot A from B-2 and AG to P (Public) zoning.

Olsson has prepared site plan amendments documentation for the proposed street layout and grading associated with the Waterford Estates Drive private roadway. The intent of the proposed private roadway at Waterford Estates Drive will be to provide a private drive connection at the Southeast Community College (SCC) campus, immediately west of the Waterford Estates parcel. The private drives on the SCC campus are proposed to support long term growth of the campus and provide traffic circulation within campus and through Waterford Estates Drive which will provide a secondary connection between campus and East "O" Street, via S. 98th Street. At this time, SCC does not have any proposed uses for development within their Waterford Estates parcel, any future development on this parcel would be submitted as an administrative amendment.

The site plan amendments show a conceptual layout for a private roadway connection along the south side of the SCC parcel which would connect to adjacent development and ultimately extend further east to Boathouse Road. The conceptual layout also shows a potential connection between the south private roadway and East "O" Street, through Lot 26 IT, connecting at Anthony Lane. The layouts for these private roadways are conceptual only, Lot 26 is not within the Waterford Estates Preliminary Plat limits and is privately owned by a separate entity not associated with SCC. At this time, SCC does not have any plans for development or construction of the south private roadway and these layouts will be subject to change via future administrative amendment.

In addition to the amendment and change of zone to Waterford Estates 26th Addition, Outlot A, we are also submitting a change of zone request on portions of IT Lots 15, 16 and 19. This change of zone request from O-3 to P zoning is on the SCC main campus, immediately west of Waterford Estates. The current O-3 zoning on the SCC campus was originally re-zoned in 2009 (Ordinance 19244) for a potential tenant partnership on the campus. The conditions for that zoning change no longer exist on campus and it is appropriate for the zoning to revert back to public zoning (P).

Southeast Community College is making the following applications and requests:

1. Amendment and Change of Zone. Waterford Estates 26th Addition, Outlot A, for a total of 34.69 acres, including Parcel 1723401001000
2. Change of Zone from O-3 to P: Parcels 1723300001000, 1723300008000, 1723300009000 for a total of 7.79 acres.

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

1. City Application Form Waterford Estates (Amendment and Change of Zone)
2. City Application Form: SCC Campus (Change of Zone)
3. Application fees in the amount of \$1,215.00
4. Waterford Estates Preliminary Plat: Site plan and grading plan revisions (via ProjectDox)

Olsson will submit the site plan documentation to ProjectDox upon notification from the Planning Staff. Thank you for your consideration of the above requests. If you require further information or have any questions, please do not hesitate to contact me at 402.458.5608 or ebright@olsson.com.

Regards,



Erin Bright, PE
Olsson

cc: Aaron Epps, Director of Facilities, Southeast Community College, aepps@southeast.edu



Department Review Status Report

Project Name: CZ22001

Workflow Started: 01/20/2022 11:51 AM

Report Generated: 01/31/2022 10:10 AM

Cycle	Department	Reviewer	Email	Status	Reviewer Comments	Applicant Comments
1	LTU - Engineering Services					
	LES	LES Reviews	edreviewer@les.com	Recommend Approval	1/27/2022 No comments on this property. Grading within LES transmission easement on property to the west will need LES review. - TK	
	Development Review Manager	Stephen Henrichsen	shenrichsen@lincoln.ne.gov	Corrections Required		
	Street Name Review	Terry Kathe	tkathe@lincoln.ne.gov	Corrections Required	If the future for this property is to develop it with habitable buildings, naming the driveway or private road would seem to have major benefits for emergency responder's ability to locate the building in the expedited manner.	
	Planner Review	George Wesselhoft	gwesselhoft@lincoln.ne.gov	Corrections Required	1) Correct title block to update and remove "Site Plan East of 100th Street" 2) Add a north-south private or public roadway on east side of property to connect Waterford Estates Drive to east-west private street on south side of property 3) Show private roadway to 27' requirement for the east-west street on the south side of the property 4) Provide street name for all streets 5) Add note for future trail that if street dedicated to the public, then additional 6 feet will be dedicated for the trail or a 6-foot pedestrian easement with a 4-foot sidewalk in the public right of way. Otherwise, if the street is to be a private road, then easement will be provided over the full width of the trail per Parks and Recreation Department	
	LTU - Watershed Management	Mike Middendorf	MMiddendorf@lincoln.ne.gov	Corrections Required	Relocate culvert/ profile Update contours adjust grading in minimum flood corridor	
	Lower Platte South NRD	Tracy Zayac	tzayac@lpsnrd.org	Recommend Approval	Future development should stay outside LPSNRD easement.	

Department Review Status Report

1	Parks and Recreation	Sara Hartzell	shartzell@lincoln.ne.gov		The trail is shown along the south side of the private drive in Outlot L but it is shown as ending at the T intersection with the north/south drive. This trail is planned to continue across the SCC property and connect to the 84th St Trail. This plan should show, conceptually, how the trail would continue to the west.	
	County Health	Chris Schroeder	cschroeder@lincoln.ne.gov	Corrections Required	The site plan should depict the location of the natural gas pipeline north of O Street and its' accompanying pipeline planning area (PPA). The PPA is 205 feet on each side of the pipeline. In addition, the following noted should be added to the site plan. "Residential dwellings, childcare facilities, schools, retirement facilities, or healthcare facilities are not permitted with the pipeline planning area."	
	DOT - Corridors	Todd Wicken	todd.wicken@nebraska.gov	Recommend Approval	The Department has no objections to the proposed change in zoning	
	DOT - Planning and Projects	Craig Wacker	craig.wacker@nebraska.gov	Recommend Approval		
	Fire Department					
	LTU - Wastewater	Brian Kramer	bakramer@lincoln.ne.gov	Recommend Approval	sanitary service is available.	
	LTU - Water					



Department Review Status Report

1	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.	
	Street Name Review					