

Lincoln City - Lancaster County

PLANNING COMMISSION

AGENDA

PLANNING COMMISSION

Cristy Joy: Chair
Cindy Ryman Yost: Vice Chair
Lorenzo Ball
Dick Campbell
Maribel Cruz
Brett Ebert
Gloria Eddins
Bailey Feit
Richard Rodenburg

PLANNING STAFF

David R. Cary: Director
Shelli Reid: Administrative Officer
Laura Tinnerstet: Admin. Aide

September 17, 2025

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, September 17, 2025, at 1:00 p.m. in the City Council Chambers 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.

AGENDA
WEDNESDAY, September 17, 2025

Approval of minutes of the regular meeting held [September 3, 2025](#).

1. CONSENT AGENDA
(Public Hearing and Administrative Action)

COMPREHENSIVE PLAN AMENDMENT

- 1.1 COMPREHENSIVE PLAN AMENDMENT 25005, Growth Tier Amendment, generally located at S Folsom St & W Pioneers Blvd.

[Page 16](#) **Staff recommendation: Conditional Approval**
Staff Planner: Andrew Thierolf, (402) 441-6371, athierolf@lincoln.ne.gov

ANNEXATION

- 1.2 ANNEXATION 25005, annexation of property generally located at S Folsom St & W Pioneers Blvd.

[Page 23](#) **Staff recommendation: Approval**
Staff Planner: Benjamin Callahan, (402) 441-6360, bcallahan@lincoln.ne.gov

ANNEXATION AND ASSOCIATED ITEM

- 1.3a ANNEXATION 25007, annexation of property in Highland View, generally located at NW Avalanche Rd & W Beartooth Dr.

[Page 29](#) **Staff recommendation: Approval**
Staff Planner: Emma Martin, (402) 441-6369, emartin@lincoln.ne.gov

- 1.3b CHANGE OF ZONE 25021, from AG (Agricultural) to R-3 (Residential), Highland View, generally located at NW Avalanche Rd & W Beartooth Dr.

[Page 29](#) **Staff recommendation: Approval**
Staff Planner: Emma Martin, (402) 441-6369, emartin@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL

3. ITEMS REMOVED FROM CONSENT AGENDA (Public Hearing and Administrative Action)

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION

COMPREHENSIVE PLAN CONFORMANCE AND ASSOCIATED ITEMS

4.1a COMPREHENSIVE PLAN CONFORMANCE 25009, To review as to conformance with the 2050 Lincoln-Lancaster County Comprehensive Plan, to declare land surplus on a portion of City property, located within the Highlands Golf Course, generally located at NW 12th Street and W Fletcher Avenue.

Staff recommendation: In Conformance with the Comprehensive Plan

Staff Planner: Emma Martin, (402) 441-6369, emartin@lincoln.ne.gov

4.1b CHANGE OF ZONE 25013, of approximately 0.03 acres from O-3 (Office Park District) to P (Public), and approximately 0.70 acres from P (Public) to O-3 (Office Park District) on property generally located at NW 13th Street and W Fletcher Avenue.

Staff recommendation: Approval

Staff Planner: Emma Martin, (402) 441-6369, emartin@lincoln.ne.gov

4.1c USE PERMIT 04004A, to amend the existing use permit to add 72 multi-family units, a permanent outlot for drainage, adjust the use permit boundary, and associated waivers, on property generally located at NW 13th Street and W Fletcher Avenue.

Staff recommendation: Conditional Approval

Staff Planner: Emma Martin, (402) 441-6369, emartin@lincoln.ne.gov

ANNEXATION AND ASSOCIATED ITEMS

4.2a ANNEXATION 25006, to annex approximately 37.07 acres on property generally located at NW 56th Street and W Holdrege Street.

Staff recommendation: Conditional Approval

Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

4.2b CHANGE OF ZONE 25020, to change the zone from AG (Agricultural) to R-3 (Residential) for approximately 37.07 acres, on property generally located at NW 56th Street and W Holdrege Street.

Staff recommendation: Conditional Approval

Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

4.2c PRELIMINARY PLAT 25001, to plat 128 single family lots as part of West View Ridge, a

Page 80 proposed residential subdivision, on property generally located at NW 56th Street and W Holdrege Street. **FINAL ACTION**
Staff recommendation: Conditional Approval
Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

SPECIAL PERMIT

Page 92 4.3 SPECIAL PERMIT 25028, for Still Waters Recovery, LLC to allow for a Residential Healthcare Facility for up to 44 residents, on property generally located at 12788 W Roca Road. **FINAL ACTION**
Staff recommendation: Conditional Approval
Staff Planner: George Wesselhoft, (402) 441-6366, gwesselhoft@lincoln.ne.gov

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION

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

Adjournment

PENDING LIST: No items

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George Wesselhoft, <i>County Planner</i> gwesselhoft@lincoln.ne.gov	402-441-6366

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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>

The Planning Commission agenda may be accessed on the Internet at

<https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Planning-Commission>

MEETING RECORD

Advanced public notice of the Planning Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Tuesday, August 26, 2025.

NAME OF GROUP:	PLANNING COMMISSION
DATE, TIME, AND PLACE OF MEETING:	Wednesday, September 03, 2025, 1:00 p.m., Hearing Room 112, on the first floor of the County-City Building, 555 S. 10 th Street, Lincoln, Nebraska.
IN ATTENDANCE:	Lorenzo Ball, Dick Campbell, Brett Ebert, Gloria Eddins, Cristy Joy, Rich Rodenburg, Cindy Ryman Yost; Andrew Thierolf, Paul Barnes, David Cary, Rachel Christopher, Steve Henrichsen, Shelli Reid, and Laura Tinnerstet, of the Planning Department, media, and other interested citizens.
STATED PURPOSE OF MEETING:	Regular Planning Commission Hearing

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

Chair Joy requested a motion approving the minutes for the regular meeting held August 20, 2025.

Motion for approval of the minutes made by Eddins, seconded by Rodenburg.

Minutes approved 5-0: Ball, Ebert, Eddins, Joy, and Rodenburg voting "yes". Cruz, Feit and Ryman Yost absent. Campbell abstained.

Chair Joy asked the Clerk to call for the Consent Agenda Items.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

September 03, 2025

Members present: Ball, Campbell, Ebert, Eddins, Joy, and Rodenburg. Cruz, Feit, and Ryman Yost absent.

The Consent Agenda consisted of the following items: Comprehensive Plan Conformance 25007, Text Amendment 25010, and Miscellaneous 25011.

There were no ex parte communications disclosed.

There were no ex parte communications disclosed relating to site visit.

Eddins moved for approval of the Consent Agenda; seconded by Rodenburg

Consent Agenda approved 6 -0: Ball, Campbell, Ebert, Eddins, Joy and Rodenburg, voting “yes”. Cruz, Feit, and Ryman Yost absent.

COMPREHENSIVE PLAN AMENDMENT 25004 - TO AMEND THE 2050 LINCOLN-LANCASTER COUNTY COMPREHENSIVE PLAN TO ADOPT THE “BELMONT NEIGHBORHOOD SUBAREA PLAN’ WHICH INCLUDES A STRATEGIC VISION FOR ENHANCEMENTS TO THE BELMONT AND LANDON’S NEIGHBORHOODS AND A FRAMEWORK FOR ACHIEVING THAT VISION. THE SUBAREA PLAN IS GENERALLY BOUNDED BY I-180 ON THE WEST, SUPERIOR STREET ON THE NORTH, NORTH 27TH STREET ON THE EAST, AND CORNHUSKER HIGHWAY ON THE SOUTH.

PUBLIC HEARING AND ACTION:

SEPTEMBER 03, 2025

Members present: Ball, Campbell, Ebert, Eddins, Joy, Rodenburg and Ryman Yost. Cruz and Feit absent.

Staff Recommendation: Approval

There were no ex-parte communications disclosed.

There were no ex-parte communications disclosed relating to site visits.

Staff/Applicant Presentation-

Andrew Thierolf, Planning Department, 555 S. 10th Street, Suite 213, Lincoln, NE, came forward with **Jennifer Hiatt, Urban Development, 555 S. 10th Street, Suite 205, Lincoln, NE**, and began a joint presentation to introduce the new project as an exciting step forward. Thierolf noted that this marks the second subarea plan proposed this year under the Comprehensive Plan—an uncommon occurrence in a typical year. Unlike the previously presented University Place Plan, this new plan represents a collaborative effort between the Planning Department and Urban Development. In addition to internal coordination, the project involved external partners, including architectural firms BNIM and Sinclair Hille, along with contributions from other community stakeholders.

Hiatt expanded on Thierolf’s comments, highlighting that the opportunity to complete two subarea plans in one year is rare due to the significant staff time and public input effort involved. Hiatt credited the Community Health Endowment of Lincoln and the Lincoln Community Foundation for providing critical funding that supported the work with consultants BNIM and Sinclair Hille. She gave special recognition to Emily Koopman from the Belmont Community Center, noting that without her dedication and leadership, the plan would not have been as successful. The funding not only covered consultant services but also played a key role in enhancing community engagement. With that support, the team was able to offer dinner at each of the public events and open houses, which Thierolf would describe later in the

presentation. Additionally, through the Belmont Community Center, childcare services were provided during these events, allowing more families to attend and making it possible to gather unique and valuable insights directly from neighborhood children.

Thierolf continued the presentation by introducing a series of slides intended to walk through the process and provide a high-level overview of the plan's recommendations. He emphasized that the effort was a community-driven process, coordinated by a core group composed of city staff, the partner organizations previously mentioned by Hiatt, and neighborhood community members. In addition to the core group, there was also a stakeholder group, which would be detailed further in a later slide. Public input was gathered through several channels, including multiple open house events and online engagement opportunities. Thierolf noted that the team made a concerted effort to ensure accessibility for all residents, making it as easy as possible for community members to provide meaningful feedback.

In total, four major open house events were held, and each was strategically scheduled to coincide with existing community events to boost attendance and reach residents who might not otherwise participate in a traditional planning meeting. Thierolf explained that this approach proved highly effective. For example, one open house was held during parent-teacher conferences, another alongside the City Build project at Belmont, where children created miniature cities out of recycled materials. Additional events included the Belmont Block Party—a kickoff-to-summer event—and a combined family swim night and outdoor movie event in mid-July. These events attracted broad participation and generated valuable input for the planning process. In addition to in-person engagement, an online survey was also circulated multiple times throughout the process, with consistent email outreach and promotional efforts to encourage participation.

Hiatt added that, in addition to in-person and survey-based outreach, there was a dedicated webpage on the Planning Department's website that served as a central hub for project information. Every presentation created throughout the process was made available on this site, along with a direct link to the online survey. This ensured that residents who were unable to attend events in person could still access the full range of materials and provide feedback at their convenience.

Thierolf then spoke about the role and composition of the stakeholder group, describing it as the guiding body for the entire planning process. He explained that it was a comprehensive and diverse group representing all facets of the neighborhood. The group included 22 members, in addition to a translator and a childcare provider, as previously mentioned by Hiatt. Stakeholders consisted of neighborhood residents, school representatives, individuals from community-serving organizations and local businesses, and even a high school student—a rare but valuable perspective in neighborhood planning processes. Thierolf emphasized how important it was to hear directly from teens, who are not often represented in these conversations. The group also included representatives from faith-based organizations and various departments within the City of Lincoln. This group met four times throughout the spring and early summer.

Thierolf highlighted several key takeaways from the stakeholder engagement process. One of the first and most consistent concerns raised was street safety—particularly for pedestrians and bicyclists. Issues were identified both within the neighborhood and at its boundaries, such as the 14th Street bridge over Cornhusker and the bridge over I-180, both of which were described as dangerous and unpleasant for non-vehicular travel. Thierolf noted that these concerns would be addressed in the final plan. Additionally, the community expressed a desire for more neighborhood-scale, community-serving businesses, as well as support programs and resources for homeowners. Participants frequently mentioned the aging housing stock and the need for assistance to help maintain and revitalize existing homes and residential areas.

Hiatt continued by highlighting an important takeaway from the community engagement process: the residents of the neighborhood have a deep affection for where they live. She acknowledged that while she had been familiar with the neighborhood itself, she hadn't realized the strong sense of community that had been built there. She noted that residents particularly appreciated and celebrated the diversity of the neighborhood—a strength they wish to maintain and further uplift. Another strong theme that emerged was the community's desire to support healthy living, which includes access to healthy food, healthcare, and safe outdoor environments. These priorities closely tie back to multimodal transportation options, which the plan aims to expand and improve.

Hiatt emphasized the importance of the neighborhood's excellent park system, specifically pointing to Roper and Belmont Parks. Residents are highly engaged with these outdoor spaces and expressed a desire for more opportunities to interact with nature and participate in outdoor recreation. As the team reviewed feedback from open houses and surveys, five key themes consistently emerged: community building, health and recreation, nature and environment, mobility and transportation, and housing and development. These themes formed the backbone of the subarea plan and informed over 30 strategies developed by staff. Hiatt noted that six strategies stood out both in terms of frequency in community feedback and potential for near-term implementation, particularly if a redevelopment plan were to be brought forward. The first strategy involves improving safe multimodal access, especially at key bridge crossings and major connection points. Hiatt recounted a conversation at the first open house where a community member asked if she had ever walked across the 14th Street Bridge over Adams. While she had driven it many times, she had not walked it—an experience she later completed and described as one she wouldn't care to repeat. She noted that the city's transportation team had already identified this bridge as needing significant improvements, and any redevelopment plan would aim to enhance pedestrian access and safety in that area. Additionally, the Adams Street Bridge is under review by the State of Nebraska for potential improvements, which is also encouraging.

Another top priority was enhancing the Belmont Park area, which includes the park itself, the Belmont Recreation Center, Belmont Elementary School, Educare, and the Belmont Community Center—collectively referred to by residents as the “Belmont Campus.” This area functions as the heart of the neighborhood. While it currently offers many amenities, residents expressed a strong desire for a modern, accessible, multi-use facility within the park. Expansion of the Belmont Community Center (BCC) also ranked high among community priorities. The building, constructed in 1955, is a cinder block structure featuring a unique vaulted gym ceiling.

Though beloved by the community, residents hope to see an expansion of the services and resources offered at the BCC.

Hiatt also noted a recurring request to install or improve outdoor lighting in the parks and at the BCC to increase safety, particularly along pedestrian corridors. However, residents requested that any new lighting be thoughtfully designed to avoid disrupting nearby homes, referencing a past issue with overly bright lighting. In terms of housing, the neighborhood takes pride in its predominantly owner-occupied homes, but many homeowners face challenges with maintenance and repair. The plan proposes exploring home repair assistance programs, possibly in partnership with nonprofits such as NeighborWorks Lincoln. Ideas included the creation of a tool lending library, where residents could borrow equipment like lawn mowers or power tools to maintain their properties.

Finally, Hiatt addressed the issue of public transportation, particularly around Belmont Elementary School and the nearby middle school. Residents frequently commented on the poor condition of bus stops—many of which are marked only by a small flag in the grass. While route changes would fall under StarTran's purview, the city could assist in improving bus stop infrastructure where right-of-way is available, including the installation of elevated bus shelters to increase comfort and usability.

Hiatt and Thierolf concluded the presentation and invited questions from the Planning Commission, noting that the staff and applicant team were available for further discussion.

Staff Questions-

Chair Joy opened the floor for questions from the commission. No questions were raised. Joy acknowledged the presentation was thorough and thanked the staff and applicant team for their work. No further discussion followed.

Proponents:

Virginia Geiger, 3924 North 17th Street, Lincoln, NE, came forward and spoke before the Planning Commission. Geiger and her husband built their home there 57 years ago, and she has lived there ever since. She expressed how honored she was to represent her neighbors in the project, sharing that although she was initially reluctant, she eventually embraced the role and recognized the importance of the committee's efforts to actively involve the Belmont community in shaping the plan.

Geiger emphasized that the extensive outreach—including open houses and community engagement—ensured that residents' voices were heard. She often encouraged her neighbors to participate. She praised the collaborative work between city planners, architects, and community members, highlighting the thoughtful and productive input that was received throughout the process.

Geiger said she was proud to have contributed to a plan aimed at restoring Belmont to the vibrant community she remembered from decades ago, when the area was known for the lively

Belmont Plaza. Despite her optimism, she acknowledged that many neighbors remain skeptical about the plan's implementation, citing Belmont's history of being overlooked compared to other parts of the city. Nevertheless, she described the community as "Belmont proud" and expressed excitement about the prospect of revitalization.

Geiger urged the Commission to recognize the plan's importance—not only to Belmont residents, but to the City of Lincoln as a whole—and to approve the plan.

Emily Koopman, Executive Director, Belmont Community Center, 3335 North 12th Street, Lincoln, NE, spoke in strong support of the plan, emphasizing the deeply collaborative nature of the process. Koopman shared that the mission of the community center is to adapt to the cultural, recreational, and social needs of the community, and that this project has allowed them to fulfill that mission by serving as both an information broker and a key collaborator.

Koopman described her involvement in meetings with planners, architects, and community members, including working closely with Virginia Geiger and coordinating with various stakeholders. While presentations captured the formal aspects of the process—such as open houses and core meetings—Koopman stressed the importance of the informal, grassroots efforts that happened behind the scenes: one-on-one conversations, community coffees, email outreach, and real-time public engagement, including encouraging residents to watch or participate in the hearing.

Koopman highlighted three major themes that emerged throughout the process: connectedness, communication, and community pride. Koopman noted the strong neighborhood identity reflected in the phrase "Belmont Proud," pointing to residents' commitment to safety, nature, shared spaces, and access to tangible resources. She expressed excitement about the revitalization of key assets like the Belmont Plaza and the Belmont Community Center.

Koopman also outlined how, with support from community funders like the Lincoln Community Foundation and the Community Health Endowment, the center continued to deliver essential services—including licensed childcare, early education, weekend meals, facility use, and support group meetings—while remaining actively engaged in the planning process. Koopman concluded by affirming her optimism for the plan's next phases, emphasizing the strength of the neighborhood's assets, partners, and collective vision for a thriving and connected Belmont.

Neutral:

No one approached in a neutral capacity.

Opposition:

No one approached in opposition.

COMPREHENSIVE PLAN AMENDMENT 25004

ACTION BY PLANNING COMMISSION:

SEPTEMBER 03, 2025

Campbell moved to close the public hearing; seconded by Eddins.

Campbell moved to approve Comprehensive Plan Amendment 25004; seconded by Eddins.

Ball stated that he frequently visits the area through his work with Educare and is familiar with the mission of both Educare and the Belmont Community Center, as well as the needs of local residents. He remarked that it was encouraging to see the plan come together and expressed strong support, noting that he was glad to see both a formal plan and resources finally being directed to support the area.

Eddins shared that she was raised in the Belmont neighborhood, specifically in Landon's Addition, where her family was the seventh house built in the area. She recalled that the closest park at the time was Belmont Park, known for its large rocket, and that the community center also functioned as the neighborhood library. Eddins expressed that the area still holds a special place in her heart, noting that many of her friends' parents still live there. She voiced strong and enthusiastic support for the plan, stating she is "100% behind this" and would love to see Belmont "shine and have its moment of glory." Eddins concluded by thanking everyone for their hard work on the project.

Chair Joy thanked the presenters and participants, stating that the presentation was well done and that it was excellent to hear the testimony provided. She expressed appreciation to everyone involved.

Motion for approval of Comprehensive Plan Amendment 25004 carried 7-0: Ball, Campbell, Eddins, Feit, Joy, Rodenburg and Ryman Yost, voting 'yes'. Cruz and Feit absent.

COMPREHENSIVE PLAN CONFORMANCE 25008 - TO REVIEW AS TO CONFORMANCE WITH THE 2050 LINCOLN LANCASTER COUNTY COMPREHENSIVE PLAN, A PROPOSED ONE AND SIX YEAR LANCASTER COUNTY ROAD AND BRIDGE CONSTRUCTION PROGRAM FOR FISCAL YEARS 2026 AND 2027.

PUBLIC HEARING AND ACTION:

SEPTEMBER 03, 2025

Members present: Ball, Campbell, Ebert, Eddins, Joy, Rodenburg and Ryman Yost. Cruz and Feit absent.

Staff Recommendation: In General Conformance with the Comprehensive Plan

There were no ex-parte communications disclosed.

There were no ex-parte communications disclosed relating to site visits.

Staff/Applicant Presentation-

Pam Dingman, Lancaster County Engineer, 555 S. 10th Street, Lincoln, NE, came forward and provided a detailed presentation on the county's roads and bridges program.

Dingman began by emphasizing the scale of Lancaster County's infrastructure responsibilities, noting that it oversees the largest county road and bridge program in Nebraska by a significant margin. The program includes 289 bridges, approximately 6,900 pipe culverts, 1,000 box culverts, and roughly 1,400 centerline miles of roadway.

Dingman identified key challenges for fiscal years 2025–26, including ongoing supply chain disruptions, equipment shortages, and increased project costs due to inflation and tariffs. She noted that the department has not received a new snowplow or dump truck in over two years, with equipment costs having tripled or quadrupled.

Dingman explained that equipment delays have resulted in frequent outages, directly affecting the department's operational resiliency. Staffing shortages further compound these challenges. Turning to the topic of construction inflation, Dingman noted that although inflation has slowed, the cumulative impact since 2020 remains significant. She projected that construction costs could be 50% higher by 2030 than they were in 2020. To illustrate this point, she referenced a slide from a colleague in Kansas.

Dingman then addressed the growing need for culvert replacement. While the department currently replaces approximately 65 culverts annually—up from just 8 per year a decade ago—this still falls short of meeting demand. As of her report, 943 culverts need replacement. Dingman explained that this backlog threatens the resiliency of the county's road system, with dashboard maps showing widespread areas of concern across the county.

Dingman reported progress in addressing scour-critical and scour-susceptible bridges—those vulnerable to erosion at bridge approaches. Following the 2019 “bomb cyclone,” 58 bridges were identified as at risk; that number has since been reduced to 27. Dingman emphasized that bridges flagged in red on department maps require emergency action plans to remain open, creating administrative and operational burdens—especially during major storm events that require emergency inspections. She proudly noted that while 42 bridges were closed in 2019, only one remains closed today. She shared an image of that bridge, which has suffered major erosion and includes support beams no longer securely embedded in the ground.

Overall, Dingman reported improvement in bridge conditions, with the number of “poor-rated” bridges trending downward. She expressed optimism that, if funding remains consistent, that number could be reduced to just two or three bridges in the coming years. Dingman also described several key bridge projects, including Bridge F201 near North 27th Street and Arbor Road—a federal-aid project funded through MOO and expected to last 100 years. Other projects include Bridge G222 on 98th Street, which has been adjusted repeatedly due to erosion along Salt Creek's bed. Dingman noted that G222 is the county's only capital improvement project for the year, with an estimated investment of \$3 million.

To illustrate long-term maintenance concerns, Dingman referenced Bridge K-144, near the Lancaster Event Center, and discussed how winter salting contributes to concrete deterioration.

Dingman then outlined the department's six-year plan for bridge maintenance and construction, while clarifying that the plan is fiscally constrained and does not reflect the full scope of identified needs.

Shifting focus to roads, Dingman reported that Lancaster County still includes 43 miles of dirt roads that have never been rocked or graded. Some of these are being vacated, particularly where there are no homes or where environmental concerns, such as wetlands, make ongoing maintenance unsustainable. Dingman stated that the county maintains over 1,000 miles of gravel roads and just under 300 miles of paved roads.

Using a map showing Average Daily Traffic (ADT), Dingman explained that gravel roads become unsustainable when traffic exceeds 300 vehicles per day. An internal study showed that roads carrying more than 400 vehicles per day cost so much to maintain that it would be more cost-effective to pave them every 3–5 years. Dingman stressed the need to prioritize paving 20 critical miles to reduce long-term maintenance costs.

Dingman then described the county's success in reducing the number of paved roads in poor condition, which has dropped from nearly 100 miles to just 35 over the past decade, despite flat funding. Dingman acknowledged that potholes remain, but said she is proud of the department's progress.

Dingman discussed the county's federal aid program, which has grown significantly—from just one project (Saltillo Road) to 12 projects totaling around \$70 million. This contrasts with a previous average of only \$1 million in federal aid every two to three years.

Major projects include improvements along Saltillo Road (27th to 68th Streets), 98th Street (Old Cheney to A Street and A to O Street), and the 148th and Holdrege intersection. Dingman described these as some of the largest infrastructure projects in county history, with each costing \$10–13 million. She noted a particular focus on school routes and public safety, with construction expected to begin on many of these projects in the next 18 to 24 months.

Additional projects include work on South 68th Street (Hickman to Firth Road), a HUD-funded economic development project on Northwest 56th Street, and a major investment in North 162nd Street (Highway 6 to the county line). Dingman noted that this corridor has not been paved since it was originally graded in 1974, and residents have long awaited its completion. She credited Congressman Flood for securing more than \$5 million in federal earmarks for the corridor, which is expected to cost over \$10 million in total.

Dingman addressed the long-planned East Beltway project, expressing a desire to begin design or NEPA work. She noted that the estimated cost is now \$600 million and emphasized the significance of completing the loop around Lincoln. Dingman referenced Arthur Edgren, the

county engineer who first proposed the idea—then known as Cotner Boulevard—in 1927, remarking that the vision has been nearly 100 years in the making.

Dingman concluded her presentation with updates on two federal grants:

- A **BRIC grant**, which will fund a study of drainage basins outside the city's three-mile jurisdiction and help prioritize 25 key bridges for future investment.
- A **Safe Streets for All grant**, which has been delayed due to changes in federal agreements. This study will focus on driver behavior, seatbelt usage, impaired driving, and excessive speeding—ongoing safety concerns in Lancaster County.

Dingman wrapped up by inviting commissioners and members of the public to reach out with any questions about the program or future plans.

Staff Questions-

Rodenburg asked whether the proposed road widening would include the addition of shoulders, noting a particular interest in accommodating bicycle traffic.

Dingman responded that the County is actively working on the issue of road widening and bicycle accommodation. Some of the roads that have received safety funding—such as North 14th Street, South 68th Street, and Saltillo Road—currently have drive lanes that are less than 11 feet wide, providing no space for bicyclists. Dingman explained that a standard modern road should be 28 feet wide and include a rumble strip along the side. While rumble strips can be unpopular due to the noise when tires hit them, she noted they serve an important safety purpose. Interestingly, she pointed out that people often prefer driving off the side of the road and getting stuck in the mud over dealing with the rumble strip. Dingman emphasized that the County is working toward incorporating paved shoulders into future road projects. Although they have not yet secured funding, they continue to actively seek it.

Rodenburg noted that the rumble strips would not extend all the way across the shoulder.

Dingman explained that bicycles do not handle rumble strips well, which typically range from 6 to 12 inches in width.

Proponents:

Katie Bohlmeier, Lincoln Chamber of Commerce, 1128 Lincoln Mall, Suite 100, Lincoln, NE, came forward and expressed support for the ongoing efforts led by Engineer Dingman and her staff, commending their expertise and collaboration. Bohlmeier emphasized the importance of continuing conversations about the East Beltway, acknowledging that while it is not prominently featured in the 2050 Comprehensive Plan or the Long-Range Transportation Plan (LRTP), it remains a priority for the Chamber. She encouraged keeping this topic visible and appreciated Dingman's assistance in committee meetings. Bohlmeier concluded by thanking the Commission for its work.

Neutral:

No one approached in a neutral capacity.

Opposition:

No one approached in opposition.

COMPREHENSIVE PLAN CONFORMANCE 25008

ACTION BY PLANNING COMMISSION:

SEPTEMBER 03, 2025

Campbell moved to close the public hearing; seconded by Eddins.

Campbell moved to approve Comprehensive Plan Conformance 25008; seconded by Eddins.

Campbell expressed appreciation for the County Engineering Department's efforts, acknowledging the challenges involved in securing funding. He noted it is encouraging to see improvements reflected in reduced numbers of projects needing work, even though the desired level of progress has not yet been fully achieved. Campbell commended the department's ongoing efforts, particularly in seeking grants to support these initiatives.

Chair Joy stated that the presentation was outstanding and shared her appreciation as someone who frequently drives many of the roads that were discussed. She expressed excitement about the progress on the Rock Creek Bridge and commended the County Engineering Department for the excellent work being done throughout the county.

Ball echoed Commissioner Campbell's comments, expressing appreciation for the progress being made, particularly the reduction in the number of scour-critical bridges. He noted that when he first joined the Planning Commission, he wasn't familiar with the term "scour critical," but now understands its importance as a key safety concern. Ball emphasized the significance of addressing infrastructure needs on the east side and thanked staff for their ongoing efforts.

Chair Joy thanked staff for their excellent work, then asked if there were any additional comments before proceeding. No further comments were made.

Motion for approval of Comprehensive Plan Conformance 25008 carried 7-0: Ball, Campbell, Eddins, Feit, Joy, Rodenburg and Ryman Yost, voting 'yes'. Cruz and Feit absent.

Rodenburg moved to adjourn the Planning Commission meeting of September 03, 2025; seconded Eddins.

Motion to adjourn carried -7-0: Ball, Campbell, Ebert, Eddins, Joy, Rodenburg, and Ryman Yost voted "yes." Cruz and Feit absent.

There being no further business, the meeting was adjourned at 2:03 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
Comprehensive Plan Amendment 25005
Growth Tier Amendment - W Pioneers & S
Folsom

FINAL ACTION?
No

PLANNING COMMISSION HEARING DATE
September 17, 2025

RELATED APPLICATIONS
[AN25005](#)

PROPERTY ADDRESS/LOCATION
W Pioneers & S Folsom

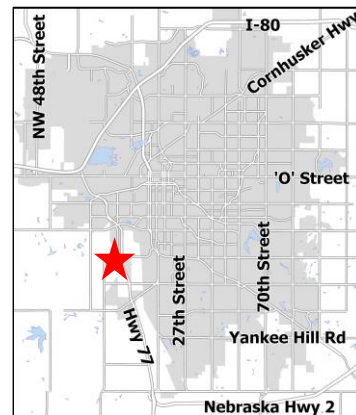
RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

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

A summary of the changes is below:

- Revise the Priority Growth Areas Map to change one parcel from Tier II to Tier I Priority A. Lincoln Public Schools (LPS) will be constructing a student support facility on the site.
- Revise the 2050 Future Service Limit boundary to include the LPS parcel.
- Revise the Priority Growth Areas Map to change two parcels from Tier I Priority C to Tier I Priority A. One parcel is the existing YMCA Wright Park complex, and the other is a private residence.



JUSTIFICATION FOR RECOMMENDATION

The north parcel, owned by LPS, will be a student support center that is currently in development, making it appropriate for Tier I Priority A. The two south parcels are surrounded by the Tier 1 Priority A growth area and are expected to have access to city utilities within the same timeframe. All Tier I properties become part of the 2050 Future Service Limit.

STAFF CONTACT

Andrew Thierolf, Planning Department
(402) 441-6371, athierolf@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan allows for the Priority Growth Area maps to be flexible and responsive to development needs and further refinements.

COMPREHENSIVE PLAN SPECIFICATIONS:

Introduction Section: Growth Framework

Future Growth Tier Map

Tier I

Tier I reflects the “Future Service Limit,” approximately 50 square miles of developing areas and beyond the existing city limits where urban services and inclusion in the city limits are anticipated within the 30-year planning period. This area should remain in its current use in order to permit future urbanization by the City.

Priority A of Tier I – 18.1 square miles

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, or areas outside city limits that will have immediate infrastructure access upon annexation.

Priority C of Tier I – 18.8 square miles

The next areas for development, after 2036, are those which currently lack almost all infrastructure required to support urban development. In areas with this designation, the community will maintain present uses until urban development can commence. Infrastructure improvements to serve this area will not initially be included in the City’s Capital Improvement Program (CIP), but will be actively planned for in the longer term capital improvement planning of the various city and county departments.

Tier II

Tier II is an area of approximately 19 square miles that defines the geographic area the city is assumed to grow into immediately beyond Tier I. It shows areas where long term utility planning is occurring today and acts as a secondary reserve should Tier I develop faster than anticipated. Tier II should remain in its current use in order to allow for future urban development.

Guidelines for Amending Priority Areas

- Infrastructure should generally be provided in different directional growth areas, depending upon limited financial resources and if there is development interest in the area.
- The community should only approve development proposals that can be adequately served by initial urban improvements such as electricity, water, sewer, pedestrian facilities and roads, and by all urban improvements and services in the long term. Initially, roads may not be built to the full capacity; for example, rural asphalt roads may continue to be used for some period, or a two lane urban street may be built and later expanded to four lanes with turn lanes when conditions warrant. Public safety services and schools may be provided to an area by facilities that are more distant and new facilities phased in over time.
- Generally, adequate infrastructure improvements should be completed in all Priority A areas where there is development interest prior to beginning infrastructure in Priority B and C areas.
- It is anticipated that there may be unique circumstances that may warrant consideration of development of land in Priority B prior to the full completion of improvements in Priority A. In addition it is expected that there will be proposals to change land from Priority C to B. Proposals for growth tier changes should be evaluated and considered through a review process that should consider the following items:
 - The project is contiguous to the City and proposed for immediate annexation (for Priority A), and is consistent with principles of the Comprehensive Plan.
 - The developer provides information demonstrating how the necessary infrastructure improvements to

- serve the area would be provided and financed. The City should contact other public agencies to obtain their report on the infrastructure necessary to serve the area, including utilities, roads, fire service, public safety, parks, trails, schools and library needs.
- The impacts that development in the area will have on capital and operating budgets, level of service, service delivery and Capital Improvement Programs are addressed, including impact of financing, utility rates and other revenue sources and to what degree the developer is willing to finance improvements. In order to maintain a fiscally constrained plan, acceleration of one project may mean other planned projects must be removed from the list of future facilities.
- There is demonstrated substantial public benefit and circumstances that warrant approval of the proposal in advance of the anticipated schedule.
- Growth into most of the Priority C areas is comparatively inefficient in terms of required capital investment as compared to the Priority B areas.

Policies Section

Policy 53: Gravity Flow Collection System - The City's wastewater collection system, in general, will continue to be a gravity flow system that is designed to use gravity as the main energy source to convey wastewater from the community to the water resource recovery facilities.

A gravity flow wastewater collection system encourages orderly growth within the natural drainage basin boundaries and is an efficient and reliable way to serve urban areas. This policy encourages urban growth from the lower portion of the drainage basin to the upper and discourages pumping of wastewater across basin boundaries.

ANALYSIS

1. This request is to add approximately 75 acres to the Tier I Priority A growth tier. Elements of the proposed change include:
 - a. Priority Growth Areas Map (north of W Pioneers): Approximately 21 acres from Tier II to Tier I Priority A. This area includes one parcel owned by LPS that will be the location of a new student support facility. LPS worked with Lincoln Transportation and Utilities (LTU) to determine that City utilities are able to serve the site in the near term.
 - b. Priority Growth Areas map (south of W Pioneers): Approximately 54 acres from Tier I Priority C to Tier I Priority A. This area includes two parcels that have no active development applications. The larger parcel is the YMCA Wright Park complex. Wright Park is a unique situation - it is currently outside City limits but receives City sewer through a private force main. The neighboring parcel included in this amendment is a private residence. Both of these parcels are adjacent to existing Tier I Priority A growth areas, and they will have full access to City utilities once those neighboring areas are developed.
2. A summary of the growth tiers included in this proposal:
 - a. Tier I, Priority A includes areas outside city limits that will have immediate infrastructure access upon annexation.
 - b. Tier I, Priority C includes areas outside city limits that are expected to be provided with city utilities between 2036 and 2050.
 - c. Tier II includes areas expected to be developed after 2050.
3. All Tier I land is within the 2050 Future Service Limit. There are currently approximately 53.7 square miles (34,368 acres) in the overall Tier I growth area. Lincoln typically adds approximately one square mile to the City per year.

4. Proposed changes to the Future Service Limit and growth tiers such as Tier II to Tier I are uncommon. Tier II is reserved for development beyond 30 years. Typically, the separations between growth tiers or the Future Service Limit are upheld due to insurmountable circumstances such as grading for gravity flow sewer, natural features, water pressure districts, or other man-made obstacles. However, on a case-by-case basis, some areas may be able to demonstrate that a revision of growth tiers is appropriate based on adherence to city development policies, workable terrain, and potentially available services.
5. This request is consistent with the “Guidelines for Amending Priority Areas” in the Growth Framework of the Comprehensive Plan. Relevant guidelines are listed below.

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

The areas included in this CPA can be served with utilities in the near future. The LPS site will receive city services as part of an active development application. The other two parcels are adjacent to existing Tier I Priority A properties and could receive utilities within the same timeframe.

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

These parcels can be served with utilities without impacting infrastructure availability in other existing Tier I Priority A areas.

6. Associated with this request is annexation [AN25005](#). The annexation request was initiated by LPS for construction of their new student support facility. City staff determined that it would also be appropriate to include the Wright Park complex since it is already receiving city sewer.
7. The adjacent private residence is not proposed for annexation. This CPA clarifies future availability of city services but does not require annexation - many Tier I Priority A properties are currently outside city limits. Per the City’s annexation policy ([Policy 80](#) of the Comprehensive Plan) the property may be subject to annexation at a future date as city infrastructure is installed in adjacent areas and the property is engulfed by city limits.

EXISTING ZONING: P Public (LPS site), AG Agriculture

EXISTING LAND USES: Vacant, Recreation Fields, Residence

PROPOSED AMENDMENT

Amend the 2050 Lincoln-Lancaster County Comprehensive Plan as follows:

1. Figure GF.b: 2050 Future Land Use: updates as shown on the attached figure
2. Figure GF.c: 2050 Priority Growth Areas: updates as shown on the attached figure
3. Update Future Service Limit on the following maps:
 - a. Introduction Section: Gf.a
 - b. Goals Section: G5.a, G5.c, G6.a
 - c. Elements Section: E1.c, E2.d, E3.e, E4.b, E5.a, E5.f, E6.a, E6.b, E6.c, E7.a, E7.b, E8.d, E8.e, E8.g, E9.a
4. Update area listed in text for the “Priority A of Tier I”, “Priority C of Tier I”, and “Tier II” sections of the Growth Framework







Prepared by Andrew Thierolf, AICP
(402) 441-6371 or athierolf@lincoln.ne.gov

September 5, 2025

**Proposed
Growth Tier &
Future Service Limit
Change**

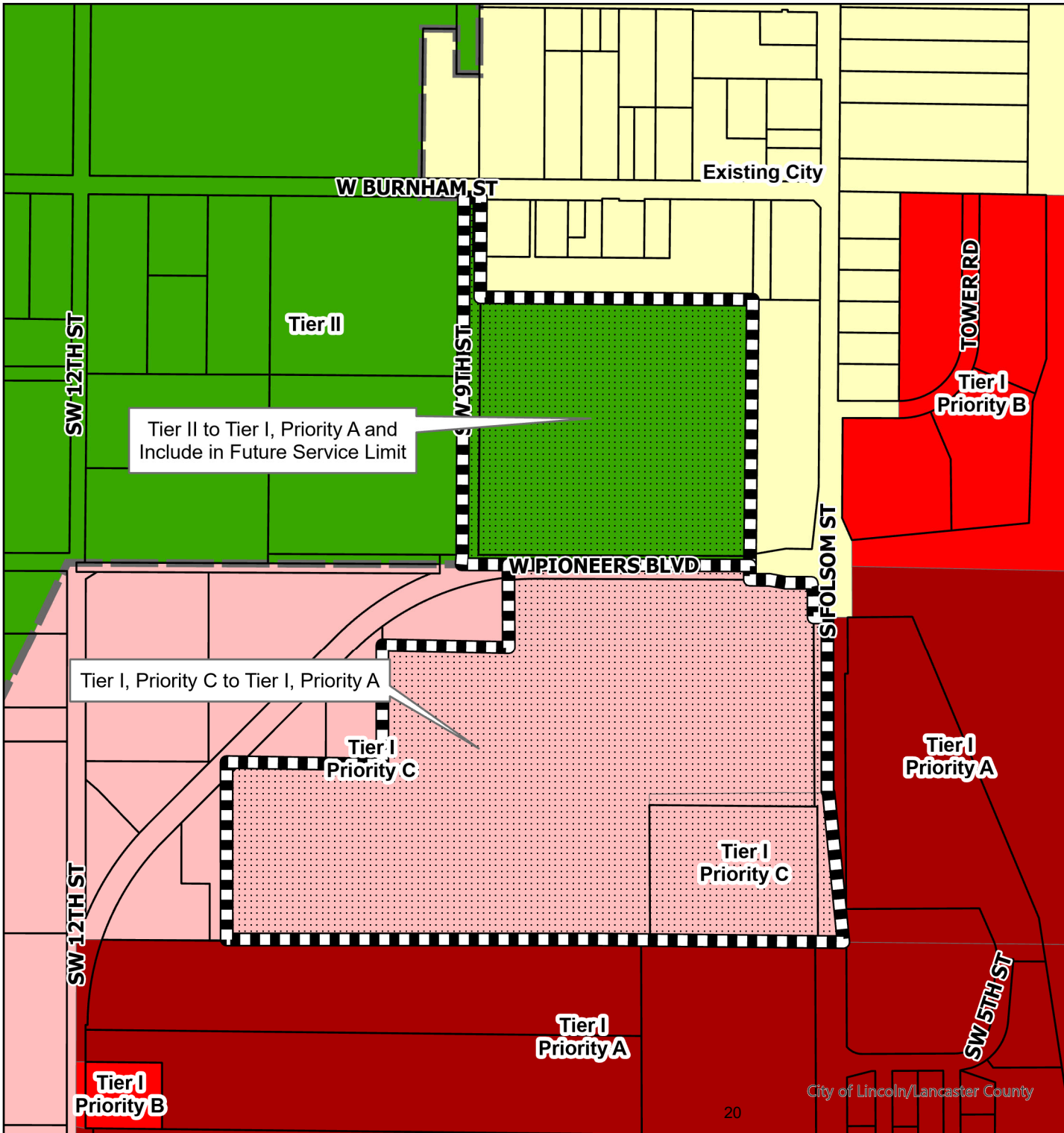
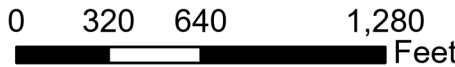
-  Application Area(s)
-  TaxParcel
-  Future Service Limit

Growth Tiers

-  Existing City
-  Tier I Priority A
-  Tier I Priority B
-  Tier I Priority C
-  Tier II
-  Tier III



LINCOLN - LANCASTER COUNTY
PLANNING DEPARTMENT
 Information Technology Service, Inc.
905 South 10th Street
Lincoln, Nebraska 68508
Ph: 402.441.7499 Fax: 402.441.6377





MEMO

Date: August 20, 2025
To: File
From: Lincoln-Lancaster County Planning Department
Subject: CPA25005 W Pioneers & S Folsom

This is an application to revise the Priority Growth Areas Map in the 2050 Lincoln-Lancaster County Comprehensive Plan. This amendment includes two adjacent areas:

- Area 1 is currently shown as Tier II and is proposed to be changed to Tier I, Priority A. The site is owned by LPS and is proposed for a new student support facility.
- Area 2 is currently shown as Tier I, Priority C and is proposed to be changed to Tier I, Priority A. Most of Area 2 is a YMCA facility that has existing City sewer service through a private force main. Area 2 also includes a property that is adjacent to Priority A on multiple sides and could be served by city utilities once those areas are developed.

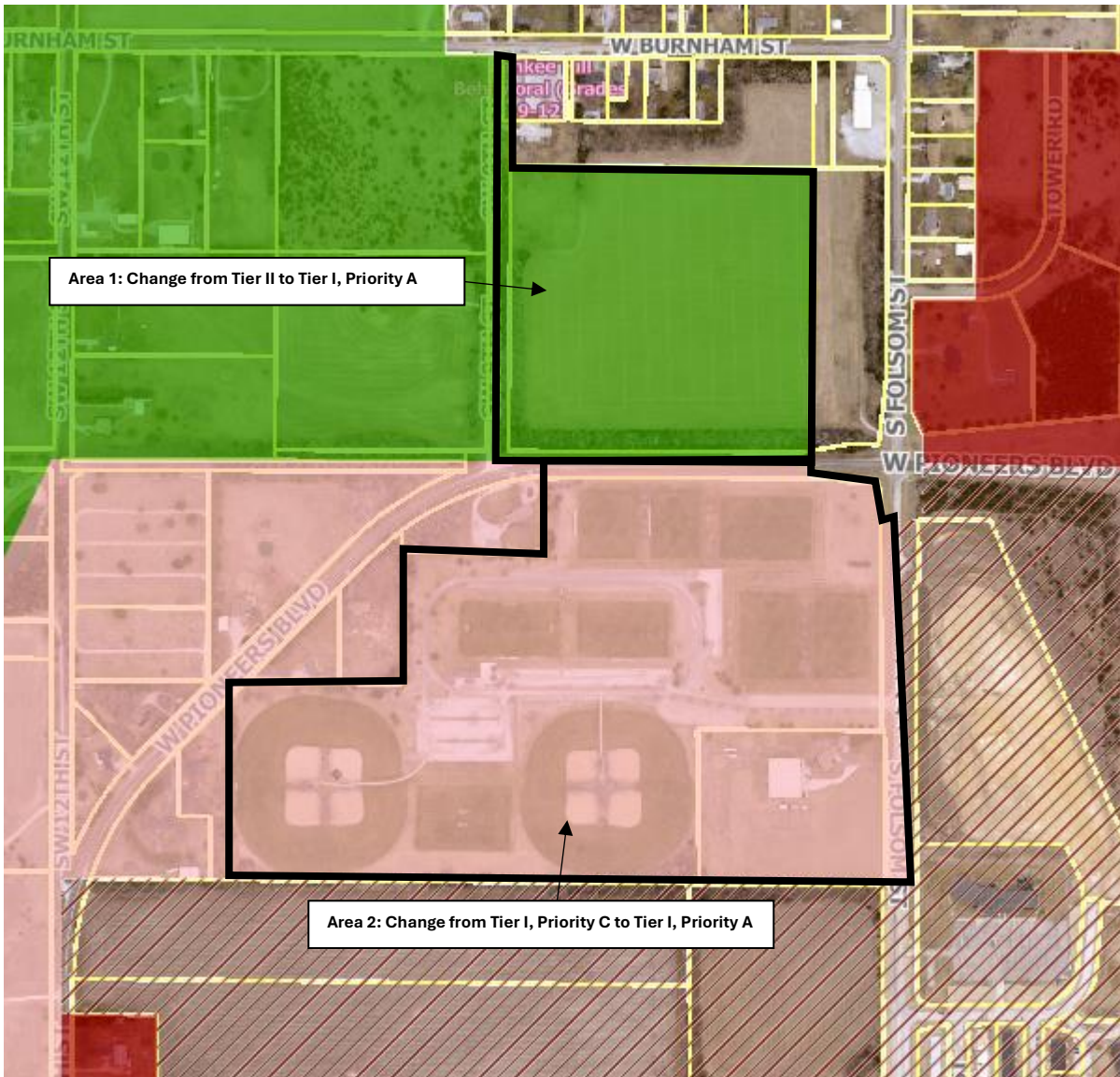
Tier I, Priority A includes areas outside city limits that will have immediate infrastructure access upon annexation.

Tier I, Priority C includes areas outside city limits that are expected to be provided with city utilities between 2036 and 2050.

Tier II includes areas expected to be developed after 2050.

The associated application AN25005 is proposed to include annexation of Area 1 and the YMCA property in Area 2. City utilities will be provided to Area 1 as part of the annexation. The YMCA property already has City sewer through a private force main and City water is adjacent. Both Area 1 and Area 2 meet the criteria for Tier I, Priority A.

See graphic on following page





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 25005

FINAL ACTION?
No

DEVELOPER/OWNER
Lincoln Public Schools / YMCA

PLANNING COMMISSION HEARING DATE
September 17, 2025

RELATED APPLICATIONS
Comprehensive Plan Amendment
#25005

PROPERTY ADDRESS/LOCATION
NW & SW corner of S Folsom St & W
Pioneers Blvd.

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for the annexation of approximately 67.2 acres zoned both P Public and AG Agriculture, located at the northwest and southwest corners of S Folsom Street and W Pioneers Boulevard. The annexation includes 19.83 of farmland zoned P Public and owned by Lincoln Public Schools (LPS) and an additional 43.77 acres owned by the YMCA as the Wright Park, zoned AG Agriculture. The remaining area being annexed including the abutting public right-of-way of SW 9th Street and W Pioneers Boulevard. The annexation is being requested by LPS to construct a new education facility, which will be located south of the existing Yankee Hill Education Center on W Burnham Road.



JUSTIFICATION FOR RECOMMENDATION

The request for annexation of the larger two properties justified as both sites are abutting the existing city limits today. The land owned by LPS was previously zoned P Public for the future development by LPS. The YMCA operated Wright Park is being included in this request by the City as the location will be abutting the city limit on the north and east, with access to both city water and sanitary sewer services within the vicinity.

APPLICATION CONTACT

Lincoln Public Schools, Liz Standish,
(402) 436-1635

STAFF CONTACT

Ben Callahan, (402) 441-6360 or
bcallahan@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The LPS site which is already zoned P Public is shown on the Future Land Use Map within the 2050 Comprehensive Plan to continue serving Public & Semi-Public uses. Wright Park will be abutting city limits and shown for future Green Space on the Future Land Use map. With an the associated Comprehensive Plan Amendment, both sites will be updated from Tier 1, C and Tier 2, to Tier 1, Priority A as city services are now available to serve this location.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This area is shown as future public & semi-public, and green space on the 2050 Future Land Use Plan.

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.

Green Space. Public or privately-owned areas predominantly used for recreation, such as parks, golf courses, soccer or ball fields, and trails. Many green space areas also serve functions such as buffers between incompatible uses and as stormwater management areas. In some cases, privately-owned Green Space such as golf courses may also be appropriate for future Urban Residential development.

Figure GF.c - This site is shown as Tier 1, Priority C and Tier 2 on the 2050 Priority Growth Area Map.

Fundamentals of Growth in Lancaster County

Multi-directional contiguous growth. Lincoln's future urban growth should generally occur in multiple directions around the existing city. Lincoln will continue to have managed and contiguous growth, including strengthening our Downtown core. Lincoln's sense of community has been based on incremental, compact growth built on the foundations of established neighborhoods. Future growth will continue this traditional pattern and be linked to both the level of demand in the market and to the orderly extension of public improvements and services.

Gravity flow wastewater. The City of Lincoln's wastewater collection system, in general, will continue to be a gravity flow system that is designed to use gravity as the main energy source to convey wastewater from the community to the water resource recovery facilities. This means that drainage basin boundaries are a primary guiding factor when determining availability of urban wastewater services and other infrastructure. This provides for contiguous growth, efficient long range planning, and cost-effective construction and management of the system.

Urban infrastructure availability. The City of Lincoln will provide water and wastewater service only to properties located within the corporate limits of the city.

One public school district. Lincoln Public Schools is the only public school district within the City of Lincoln, and the Lincoln Public School boundary will continue to expand as the city limits of Lincoln expand.

Concurrency

The key to a successful community is the concurrent development of infrastructure proportionate to the development and need of the community – a balance between the need for infrastructure and the need to conserve resources.

Policies Section

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 to the LPS owned property as it is located in both S Folsom Street and W Burnham Street. The YMCA Wright Park is connected to city sanitary sewer today with a private line extending to the current sanitary main on S Folsom Street, north of Tower Road.
- B. Water: Water is available within S Folsom Street and W Burnham Street.
- C. Roads: Additional right-of-way for both SW 9th Street and W Pioneers Boulevard will be annexed with this request. LTU recommends the dedication of an additional 27' of right-of-way along the north side of W Pioneers Boulevard with the future LPS site development. Access will be required to be relinquished on W Pioneers Boulevard and SW 9th Street in relation to the future education facility, with required turn lanes being added on S Folsom Street to serve the new site. SW 9th Street will not be required to be improved as there will be no access to the future facility.
- D. Parks and Trails: A future commuter trail is shown within this area, along W Pioneers Boulevard.
- E. Fire Protection: After annexation, fire protection will be provided by Lincoln Fire & Rescue (LFR) and police protection by the Lincoln Police Department. This location will be served by Fire Station #13 located at S Coddington Avenue and West A Street with an estimated response time of 4 minutes and 10 seconds.

ANALYSIS

1. This is a request to annex approximately 67.2 acres into the city limit located at the northwest and southwest corner of S Folsom Street and W Pioneers Boulevard. The request includes two larger properties, one approximately 19.83 acres zoned P Public and owned by Lincoln Public Schools (LPS). The second and larger property is approximately 43.77 acres, zoned AG Agriculture and owned by the YMCA for Wright Park. The area of annexation is slightly larger as the abutting SW 9th Street and W Pioneers Boulevard right-of-way will also be annexed with this request. LPS is requesting the annexation of the land north of W Pioneers Boulevard, as it will serve as the new location for a future educational facility. With this request, the YMCA owned Wright Park south of W Pioneers Boulevard is also included as it will be abutting the city limits to the north and east, with city services available within the vicinity.
2. The LPS property is abutting the city limit to the north and east, which is also owned by LPS and zoned P Public. The existing Yankee Hill Education Center is located to the north of this location, along with the Southwest Rural Fire District located to the northeast. To the south, across W Pioneers Boulevard is an existing single family dwelling and the larger YMCA Wright Park zoned AG. This YMCA site to be annexed currently abuts the city limit along the east property line on S Folsom Street. To the west of the annexation area existing farmland and existing residential acreages zoned AG Agriculture.
3. Lincoln Public Schools is requesting annexation for the development of a future educational facility. Since the property is already zoned P Public, the educational facility would be a permitted use, and no additional change of zone would be required with this request. Since LPS is a government agency, a final plat will not be required to develop the land. LPS has worked with various city departments on preparation for this site since 2024. From prior meetings, LTU has requested that access for the new facility be relinquished along SW 9th Street and W Pioneers, with turn lanes being required on S Folsom Street to access the site. With the future LPS site development LTU recommends dedicating an additional 27 feet of right-of-way along the north side of W Pioneers Boulevard.

4. During the initial review of this application, it was identified to include the YCMA Wright Park within this request as the site will be abutting the city limit on the north and east property lines with city water and sewer services now available to serve the site. To the south of Wright Park is the approved Southwest Village Heights development which will continue north to the YMCA property line with future phasing of development. With the annexation of Wright Park there is no related change of zone or change in use for this site but will bring it within the city limits.
5. The subject property is located within the Southwest Rural Fire District. Under State law, the District can petition for compensation from the annexing municipality for lost revenue based upon the amount of service area annexed. For voluntary annexations such as this one, any costs due to the district are to be borne by the developer. In this case, staff has conducted the financial analysis and there should be no funds due to the District.
6. City water is available within S Folsom Street, with sanitary sewer located in S Folsom Street, north of Tower Road and within W Burnham Street which will be available to serve the future LPS facility. Wright Park is currently on city sanitary service with a private sanitary line extending to S Folsom Street and Tower Road.
7. The request for annexation is compatible with the 2050 Comprehensive Plan as the LPS owned property is shown to continue as public & semi-public uses and YMCA property shown as future green space on the 2050 Future Land Use map. The Comprehensive Plan encourages annexation when city services are within the vicinity to serve future development of the land. With this request, LPS has also submitted a Comprehensive Plan Amendment #25005 which will amend the 2050 Priority Growth Areas map for this site from both Tier 1, Priority C and Tier 2 to Tier 1A.

EXISTING LAND USE & ZONING: Farmland & P, Public / YMCA Wright Park & AG Agriculture

SURROUNDING LAND USE & ZONING

North: Yankee Hill Education Center/Southwest Rural Fire District	P Public
South: Single Family Dwelling / Southwest Village Heights	AG Agriculture
East: LPS owned farmland / Foxtail Meadows PUD	P Public & R-4 PUD
West: Farmland / Single Family Dwellings	AG Agriculture

APPROXIMATE LAND AREA: 67.2 acres, more or less

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: City Council District #3

LEGAL DESCRIPTION: Irregular Tract Lot 186 SW except that part previously described in annexation Ordinance #18377, and abutting SW 9th Street and W Pioneers Boulevard right-of-way, located in SW ¼ of Section 3, Township 9, Range 6; and Lot 2, Patrick Subdivision, and abutting W Pioneers Boulevard right-of-way, located in NW ¼ of Section 10, Township 9, Range 6, Lancaster County, Nebraska.

Prepared by Ben Callahan, Planner
(402) 441-6360 or bcallahan@lincoln.ne.gov

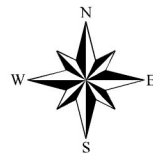
Date: September 4, 2025

Applicant/
Contact/ Lincoln Public Schools
Liz Standish
(402) 436-1635

Owners: Lincoln Public Schools /
Young Men's Christian Association (YMCA)



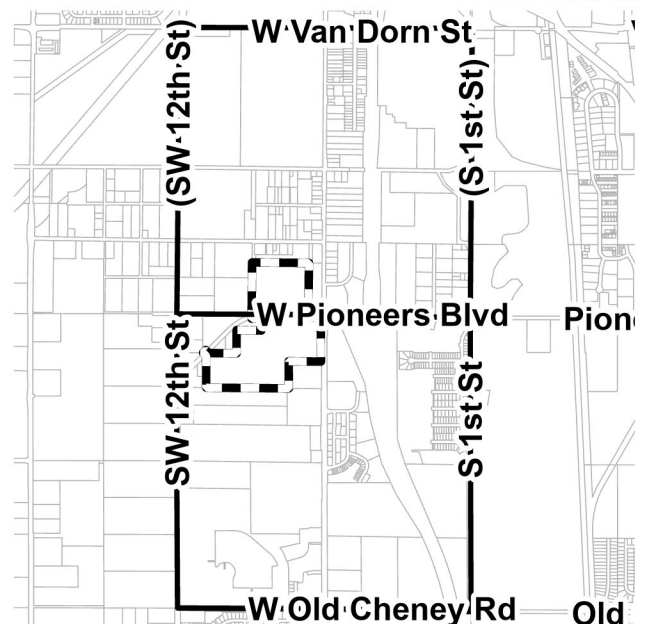
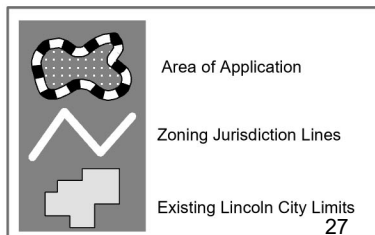
Annexation #: AN25005 SW 9th St & W Pioneers Blvd



Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

Two Square Miles:
Sec.03 T09N R06E
Sec.10 T09N R06E



Legal Description

Irregular Tract Lot 186 SW except that part previously described in annexation Ordinance #18377, and abutting SW 9th Street and W Pioneers Boulevard right-of-way, located in SW ¼ of Section 3, Township 9, Range 6; and Lot 2, Patrick Subdivision, and abutting W Pioneers Boulevard right-of-way, located in NW ¼ of Section 10, Township 9, Range 6, Lancaster County, Nebraska.



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 #25007
Change of Zone #25021

FINAL ACTION?
No

DEVELOPER/OWNER
Starostka-Lewis, LLC

PLANNING COMMISSION HEARING DATE
Sept. 17, 2025

RELATED APPLICATIONS
None

PROPERTY ADDRESS/LOCATION
W Avalanche Rd. & W Beartooth Dr.

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

This is a combined staff report for a change of zone and annexation at property generally located northwest of the intersection of W Avalanche Road and W Beartooth Drive. The annexation and change of zone include approximately 0.54 acres and requests to change the AG Agricultural zoning to R-3 Residential zoning.



JUSTIFICATION FOR RECOMMENDATION

The subject property abuts the city limits to both the west and south and a full range of municipal services can be provided if annexed. The site is within the City's Future Service Limits and is designated for future urban residential land uses. A change of zone from AG to R-3 is consistent with the Future Land Use Map designation, and compatible with the surrounding development. Both requests comply with the Zoning Ordinance and are consistent with the Comprehensive Plan.

STAFF CONTACT

Emma Martin, (402) 441-6369 or
emartin@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The subject property is designated for future urban residential use on the 2050 Future Land Use Map and Comprehensive Plan. This designation permits residential uses with varying densities and permits more than fifteen dwellings per acre. The property is located in Tier 1, Priority A on the 2050 Growth Tier Map. These requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future Residential - Urban Density 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.

Figure GF.c - This site is shown in Tier 1, Priority A on the 2050 Priority Growth Area Map.

Fundamentals of Growth in Lancaster County

Multi-directional contiguous growth. Lincoln's future urban growth should generally occur in multiple directions around the existing city. Lincoln will continue to have managed and contiguous growth, including strengthening our Downtown core. Lincoln's sense of community has been based on incremental, compact growth built on the foundations of established neighborhoods. Future growth will continue this traditional pattern and be linked to both the level of demand in the market and to the orderly extension of public improvements and services. Gravity flow wastewater. The City of Lincoln's wastewater collection system, in general, will continue to be a gravity flow system that is designed to use gravity as the main energy source to convey wastewater from the community to the water resource recovery facilities. This means that drainage basin boundaries are a primary guiding factor when determining availability of urban wastewater services and other infrastructure. This provides for contiguous growth, efficient long range planning, and cost-effective construction and management of the system.

Urban infrastructure availability. The City of Lincoln will provide water and wastewater service only to properties located within the corporate limits of the city.

Natural resource preservation. Natural and environmentally sensitive areas should be preserved within and between neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods. The natural topography and features of the land should be preserved by new development to maintain the natural drainageways and minimize land disturbance.

One public school district. Lincoln Public Schools is the only public school district within the City of Lincoln, and the Lincoln Public School boundary will continue to expand as the city limits of Lincoln expand.

Concurrency

The key to a successful community is the concurrent development of infrastructure proportionate to the development and need of the community – a balance between the need for infrastructure and the need to conserve resources.

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.

The Community in 2050

The following assumptions provide the framework for growth in the 2050 plan.

Lancaster County is projected to add approximately 53,000 households by 2050, with 48,000 of those new households in Lincoln (roughly 1,600 new households per year).

25 percent of all new dwelling units in Lincoln will be infill, meaning they will be located within the existing city. This equates to roughly 12,000 infill units over the next 30 years.

New growth areas will have an average gross residential density of 4.0 du/acre.

The population age 65 and above is projected to increase from 45,600 (14.2 percent of total) in 2020 to 74,900 (17 percent of total) in 2050.

Benefits of Well-Planned Growth

Continued investment within the city ensures that our existing neighborhoods and commercial areas remain vibrant and desirable locations. More “rooftops” near existing commercial areas help to support continued commercial investment.

Goals Section

G1: Safe, Affordable, and Accessible Housing. Lincoln and Lancaster County will support the development of safe, affordable, and accessible quality housing that meets the diverse needs of the community. PlanForward understands the ongoing need for affordable housing and supports development of 5,000 affordable units by the year 2030.

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.

Policies Section

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: Available through existing infrastructure in the adjacent platted development.
- B. Water: Available through existing infrastructure in the adjacent platted development.
- C. Roads: Any lots platted on this site will have access from W Beartooth Drive, which has been paved.
- D. Parks and Trails: The nearest proposed trail is to the north and across W Alvo Street.
- E. Fire Protection: The nearest station is Fire Station 14, located at 5435 NW 1st Street and has a travel time of 3 minutes, 29 seconds with a distance of 2.45 miles.

ANALYSIS

1. This is a request for the annexation of 0.54 acres and a change of zone from AG Agricultural to R-3 Residential for 0.54 acres. This site is within an existing Preliminary Plat (PP), PP #18003, and the proposed annexation and change of zone follow the site plan approved by the preliminary plat and subsequent amendments.
2. This area was within PP #05003, which was superseded in 2016 by PP #16001. PP #16001 was then superseded by the current plan, PP #18003 Highland View, in 2018. PP #18003 amended Site Specific Note No. 13 regarding the timing of the Aster Road connection. Note 13 originally required that no more than 115 lots be platted could be platted until the Aster Road connection from the Highland View development to the Fallbrook development must be fully constructed. The updated note increased the number of lots that could be platted until the connection needed to be made from 115 to 400.
3. Currently, approximately 274 lots have been platted and a number have been built on. The now constructed Aster Road connection to Fallbrook is at the southeast corner of Highland View. The second connection is a temporary access onto Highway 34. This access will be removed once a second permanent connection is built to NW 12th or to W Alvo Road on the north side of Highland View. It is important that the access to Highway 34 be removed, and the second permanent access be established. This access should be addressed prior to any further changes of zone after this application.
4. This property is subject to an existing annexation agreement. No amendments to the agreement are required.
5. This site is shown for future urban residential density by the 2050 Future Land Use Map and Comprehensive Plan. It is also within Growth Tier 1, Priority A. Growth Tier 1 reflects the "Future Service Limit" where urban services and inclusion in the City limits is anticipated within the 30-year planning period, and includes three Priority Areas for phasing development. Tier 1, Priority A includes areas that are not yet annexed but have approved preliminary plans or areas outside city limits that will have immediate infrastructure access upon annexation. This development can be served by a full range of city services upon annexation.
The proposed annexation and re-zoning of the site will encourage new residential development at urban densities that are contiguous to the Lincoln City limits and will have all public utilities. The site is designated for future urban density residential, and the requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Pasture/Grassland AG Agricultural

SURROUNDING LAND USE & ZONING

North:	Agricultural	AG Agricultural
South:	Single Family	R-3 Residential
East:	Agricultural	AG Agricultural
West:	Single Family	R-3 Residential

APPLICATION HISTORY

August 2005	Preliminary Plat #05003 approved by Lincoln-Lancaster County Planning Commission.
April 2016	Preliminary Plat #16001 approved by Lincoln-Lancaster County Planning Commission and supersedes PP #05003.
August 2018	Preliminary Plat #18003 approved by Lincoln-Lancaster County Planning Commission and supersedes PP #16001.
September 2022	Change of Zone #22026 and Annexation #22010 was approved by the Lincoln-Lancaster County Planning Commission. It was scheduled to go to the Lincoln City Council in October 2022 but was put on hold and never went before the City Council.
August 2023	Change of Zone #22026 and Annexation #22010 was withdrawn by the applicant.
February 2024	Change of Zone #23071 and Annexation #23012 approved by Lincoln City Council.
July 2024	Change of Zone #24015 and Annexation #24015 approved by Lincoln City Council.

APPROXIMATE LAND AREA: 0.54 acres, more or less

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: City Council District 4

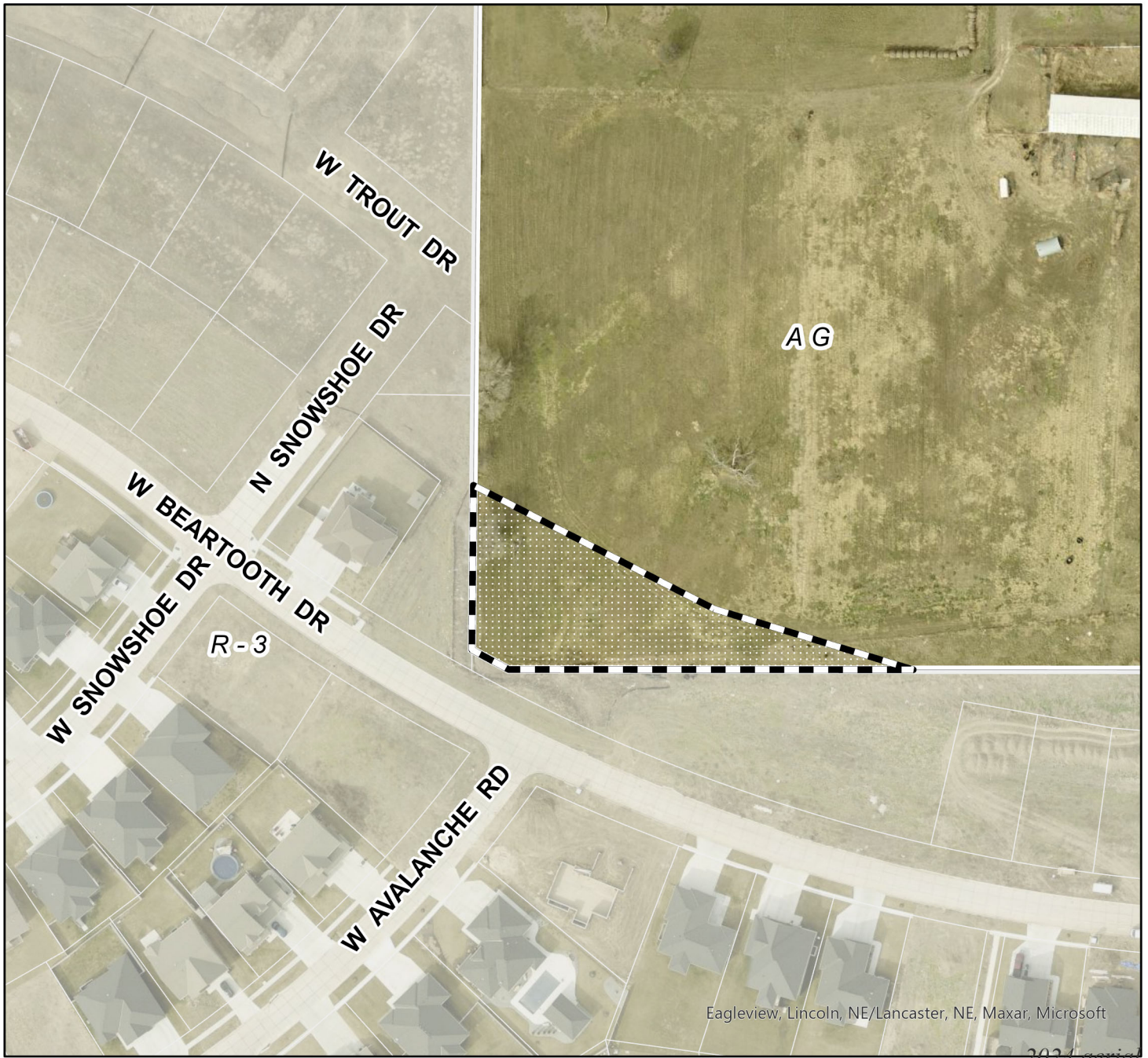
LEGAL DESCRIPTION: Lot 65 IT, located in the NE 1/4 of Section 33-11-06, Lancaster County, Nebraska, generally located at W Avalanche Road and W Beartooth Drive.

Prepared by Emma Martin, Planner
(402) 441-6369 or emartin@lincoln.ne.gov

Date: Aug. 28, 2025

Applicant/Owner: Starostka-Lewis LLC
429 Industrial Lane
Grand Island, NE 68803

Contact: Civil Design Group, Inc.
8535 Executive Wood Drive, Suite 200
Lincoln, NE 68512



Change of Zone #: CZ25021 (AG to R-3) & Annexation #: AN25007

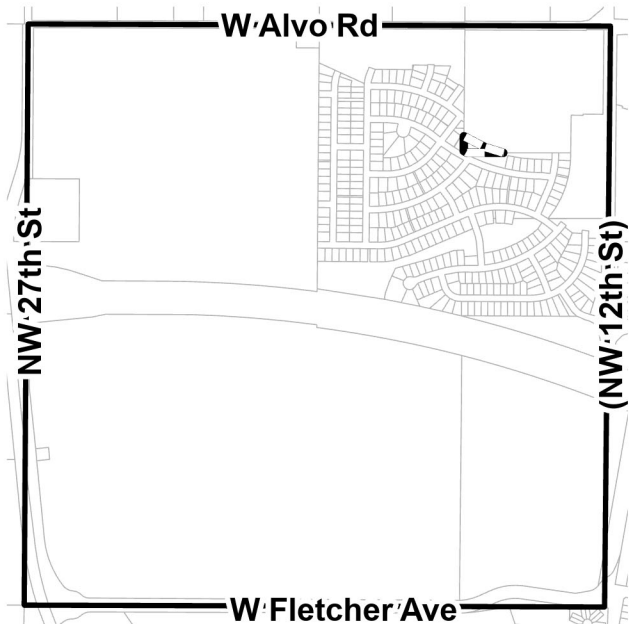
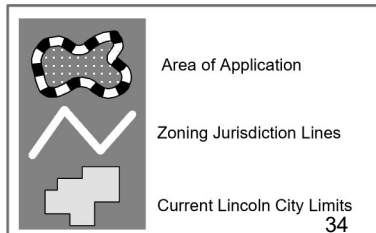
Highland View

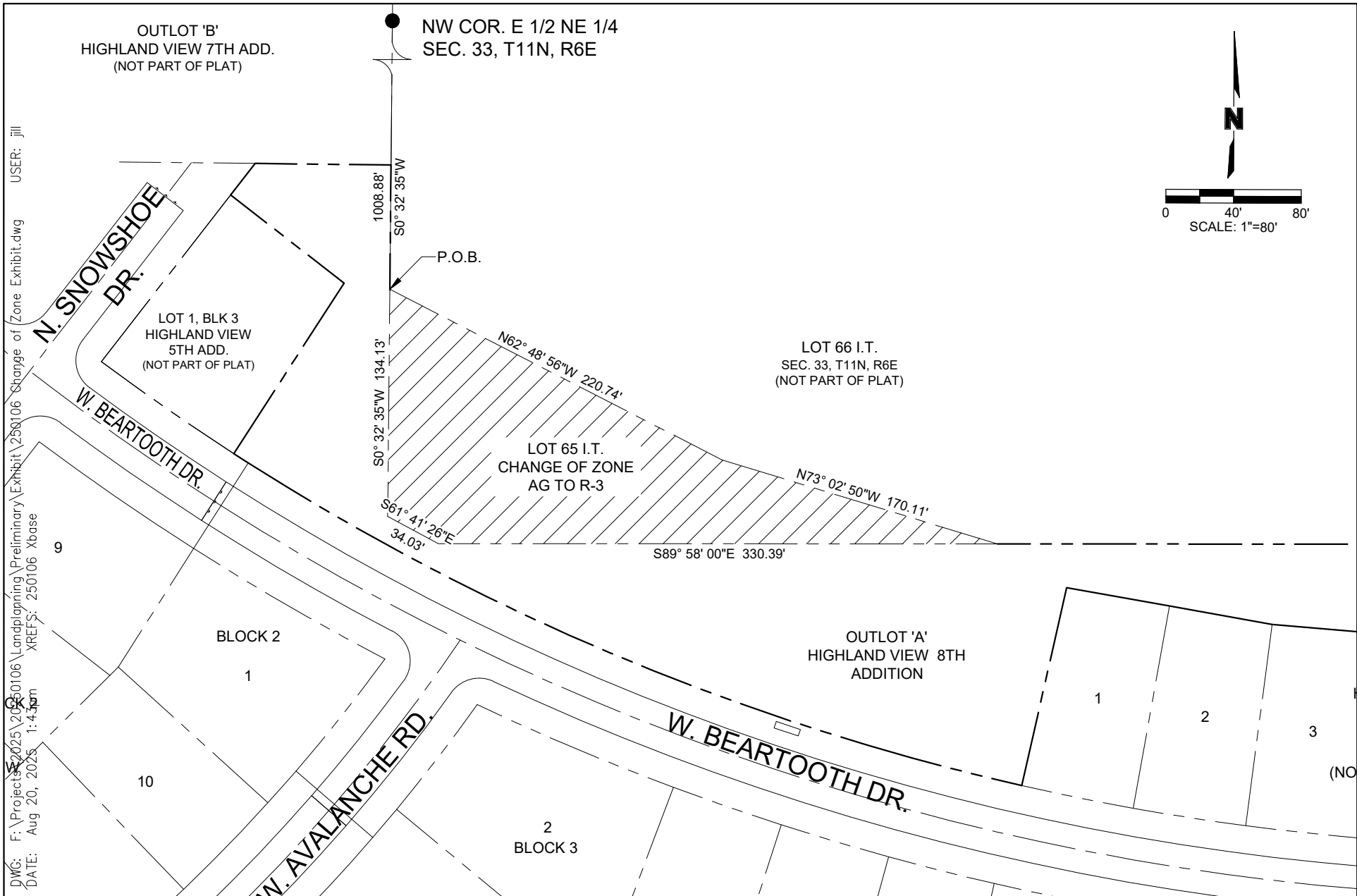
NW Avalanche Rd & W Beartooth Dr


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.33 T11N R06E**





drawn by: CAO checked by: JDS project no.: 2025-0106 date: 08/20/2025	<h2 style="text-align: center;">CHANGE OF ZONE EXHIBIT HIGHLAND VIEW 10TH ADDITION LINCOLN, NEBRASKA</h2>		<div style="display: flex; align-items: center;">  <div> <p>Civil Design Group, Inc. 8535 EXECUTIVE WOODS, DR., SUITE 200 Lincoln, Nebraska 68512 Ph. 402-434-8494 Fax 866-215-8747 www.civildg.com</p> <p style="font-size: small;">CONSULTING ENGINEERS • LAND USE PLANNERS CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING</p> </div> </div>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> EXHIBIT 1 </div>
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CHANGE OF ZONE
HIGHLAND VIEW 10TH ADDITION

A legal description of Lot 65 Irregular Tracts, located in the Northeast Quarter of Section 33, Township 11 North, Range 6 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Referring to the Northwest Corner of the East Half of the Northeast Quarter of said Section 33; Thence South, on the West Line of the East Half of the Northeast Quarter, on an assumed bearing of S 00°32'35" W for a distance of 1008.88' to the Northwest Corner of said Lot 65, said point being the **Point of Beginning**:

Thence S 00°32'35" W, continuing on the West Line of the East Half of the Northeast Quarter and the West Line of Lot 65 Irregular Tracts, for a distance of 134.13' to the Southwest Corner of said Lot 65; Thence on the Southerly Line of Lot 65 Irregular Tracts the following 2 courses:

S 61°41'26" E for a distance of 34.03';

Thence S 89°58'00" E for a distance of 330.39' to the Southeast Corner of Lot 65 Irregular Tracts;

Thence Northwesterly, on the Northerly Line of Lot 65 Irregular Tracts, the following 2 courses:

N 73°02'50" W for a distance of 170.11'; Thence N 62°48'56" W for a distance of 220.74' to the

Point of Beginning and having a calculated area of 0.54 acres or 23504 sq. ft. more or less.

Subject to any and all easements and restrictions of record.



Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

August 19, 2025

Project No. 2025-0106

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

Re: Highland View Addition, requests for Annexation and Change of Zone for 0.54 acres

Dear Mr. Cary:

On behalf of the Starostka-Lewis, LLC we submit the enclosed application for a change of zone from AG to R-3 for 0.54 acres of land within the Highland View Preliminary Plat. We are also requesting the contiguous annexation of the area as shown on the enclosed exhibits. These items are requested for the future platting and development of single family lots per the approved preliminary plat.

With this application we submit the following items:

Application for a Change of Zone (AG to R-3) & Change of Zone fee of \$476.00
Change of Zone exhibit and legal description
All plan sheets, uploaded via Project Dox

I hope that this letter in conjunction with the change of zone exhibits and legal descriptions assists you in reviewing this application. Please feel free to call me at (402) 434-8494 so that I can address any questions you may have.

Sincerely,

Mike Eckert, AICP

cc: Starostka-Lewis, LLC



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 25009

FINAL ACTION?
No

OWNER
City of Lincoln

PLANNING COMMISSION HEARING DATE
Sept. 17th, 2025

RELATED APPLICATIONS
CZ25013, UP04004A

PROPERTY ADDRESS/LOCATION
Generally located SW of NW 13th St. & W Fletcher Ave

RECOMMENDATION: IN CONFORMANCE WITH THE COMPREHENSIVE PLAN

BRIEF SUMMARY OF REQUEST

This is a request to surplus the City-owned property generally located southwest of NW 13th Street & W Fletcher Avenue, on a portion of the Highlands Golf Course. The area of surplus is 0.70 acres, more or less, and will be used for stormwater management for the proposed multi-family development as described in associated application Use Permit UP04004A.



JUSTIFICATION FOR RECOMMENDATION

The 0.70 acres is part of the existing golf course, but is outside of the playable area, and has been designated as future Green Space by the 2050 Comprehensive Plan. When the City was approached by the adjacent property owner with a request to purchase a portion of the property for stormwater management purposes, it was determined that the use was appropriate. No other City departments or governmental agencies expressed any interest in the property and the proposed use is consistent with the Comprehensive Plan.

STAFF CONTACT

Emma Martin, (402) 441-6369 or
emartin@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The project is consistent with the goals in the Comprehensive Plan; specifically, areas designated for future Green Space are also appropriate for use a stormwater management and as a buffer between uses. In this case, the surplus land will be a permanent outlot for stormwater management and maintain a buffer between the golf course and the future dwellings.

COMPREHENSIVE PLAN SPECIFICATIONS:

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future Green Space on the 2050 Future Land Use Plan.

Land Use Plan - Green Space - Public or privately-owned areas predominately used for recreation, such as parks, golf courses, soccer or ball fields, and trails. Many green space areas also serve functions such as buffers between incompatible uses and as stormwater management areas. In some cases, privately-owned Green Space such as golf courses may also be appropriate for future Urban Residential development.

The Community in 2050

The following assumptions provide the framework for growth in the 2050 plan.

25 percent of all new dwelling units in Lincoln will be infill, meaning they will be located within the existing city. This equates to roughly 12,000 infill units over the next 30 years.

Elements Section

E1: Complete Neighborhoods and Housing

Figure E1.b: Strategies for Design, Sustainability and Complete Neighborhoods in Existing 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 mixed-use 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.
 - e. Support existing Commercial Centers and encourage inclusion of essential goods and services.
 - f. Infill and redevelopment projects should meet or exceed Neighborhood or Commercial Design Standards.
2. Require sidewalks on both sides of all streets or in alternative locations as allowed through design standards or review process.
3. Strive for residences to be located within 1 mile to an existing or planned multi-use trail.
4. Strive for residences to be located within 1/2 mile to an existing or planned neighborhood park.
5. Integrate transit stops into developing neighborhoods and within a ½ mile distance from residences.
6. Develop shorter block lengths to provide multiple connections across residential and commercial areas.
7. Encourage locations within neighborhoods to grow local food.
8. Infill development should balance expanding housing options and neighborhood character by complementing the character of the existing neighborhood and providing appropriate transitions, scale and context. Encourage pedestrian orientation with parking at rear of residential and neighborhood commercial uses.
9. Allow non-standard lots to be buildable.
10. Retain and encourage a mix of housing in order to provide a mix of housing types at a variety of price points.

11. Encourage historic preservation and the rehabilitation and maintenance of buildings.
12. Support retention of public and semi-public uses (elementary schools, churches) as centers of neighborhoods.
13. Maintain existing pattern of streets for connectivity.
14. Maintain arterial streets that are compatible with the existing neighborhood character with two through lanes and a center turn lane where applicable.
15. Utilize streets for commercial and residential parking.
16. Encourage shared parking whenever possible: permit minor incursions of accessory parking for public/ semi-public uses into neighborhoods if properly screened.
17. Maintain alley access and encourage shared driveways to parking areas in order to reduce interruptions to pedestrian traffic, to preserve on-street parking capacity, and to reduce automobile conflict points.
18. Support the preservation and restoration of natural resources, and limit stream or drainageway crossings.
19. Encourage additional density of a variety of housing types and price points on open and available land areas.
20. Encourage middle housing in Neighborhood Edges.

ANALYSIS

1. This is a request to find in conformance with the Comprehensive Plan the surplus of City-owned property which is in a corner of the Highlands Golf Course adjacent to Hole 11 located outside of the green or playable area. It is generally located SW of NW 13th Street & W Fletcher Avenue. The property is approximately 30,485 SF, or 0.70 acres and is zoned P Public. The City owns this property, as well as the rest of the golf course, but intends to sell only this small portion to the adjacent property owner for storm water detention purposes for a proposed multi-family development.
2. General discussion with Parks & Recreation and Urban Development Departments concluded that it was appropriate to surplus the property for use for stormwater management. This is also consistent with the Comprehensive Plan, which states that areas designated for Green Space may also function as stormwater management areas. Two committees of the Parks & Recreation Advisory Board (PRAB) have been involved in reviewing and considering the surplus request: the Facilities/Infrastructure Committee and the Lincoln Municipal Golf Advisory Committee. The full PRAB will consider the surplus request at its meeting on Sept. 9, 2025 and their recommendation will be forwarded to the Planning Commission prior to the hearing.

EXISTING ZONING: P Public

EXISTING LAND USES: Golf course, Open space

SURROUNDING LAND USE AND ZONING:

North: Open space	O-3 Office Park District
South: Apartments	O-3 Office Park District
East: Agricultural	I-2 Industrial Park
West: Single family	O-3 Office Park District

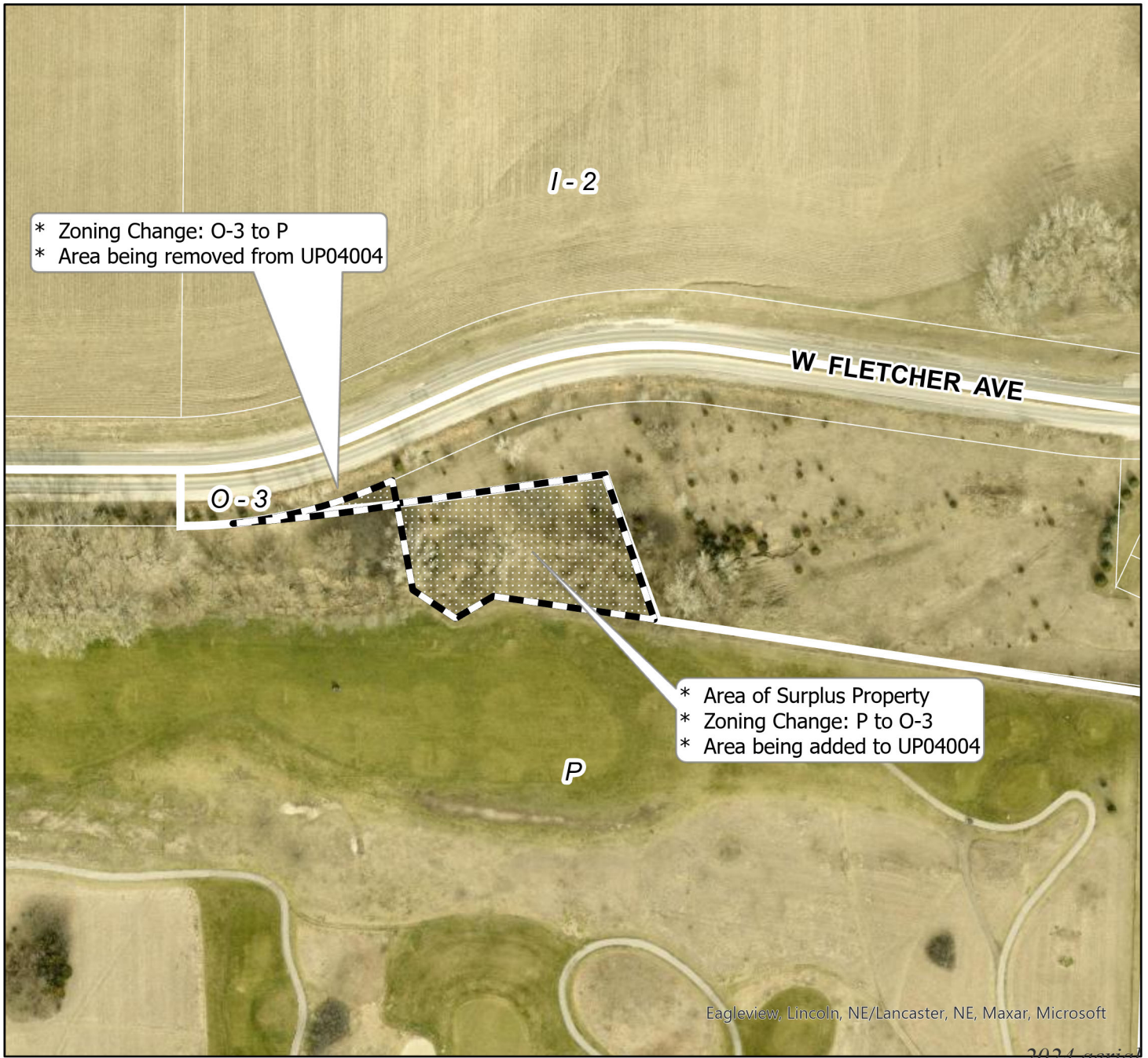
APPROXIMATE LAND AREA: 0.70 acres, more or less

Prepared by Emma Martin, Planner
(402) 441-6369 or emartin@lincoln.ne.gov

Date: Sept. 4, 2025

Applicant: Urban Development Department

Contact: Emma Martin
(402) 441-6369 or emartin@lincoln.ne.gov



**Change of Zone #: CZ25013 &
Comprehensive Plan Conformance #: CPC25009
NW 13th St & W Fletcher Ave**

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.04 T10N R06E

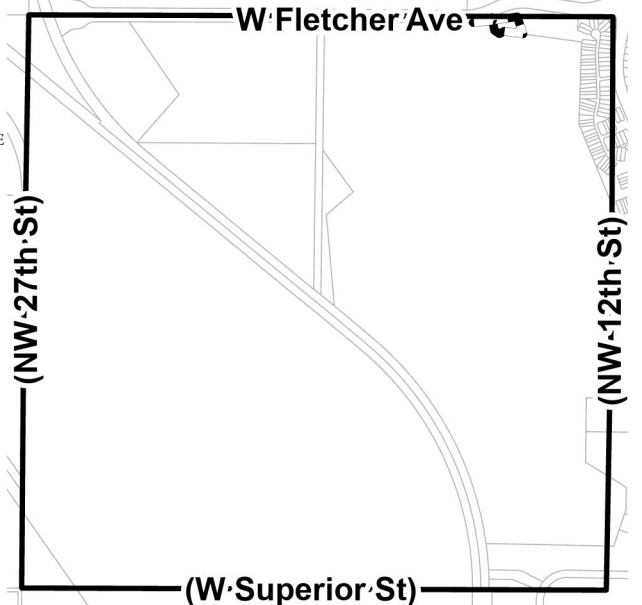
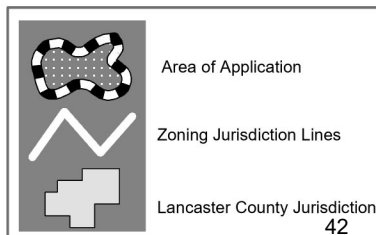
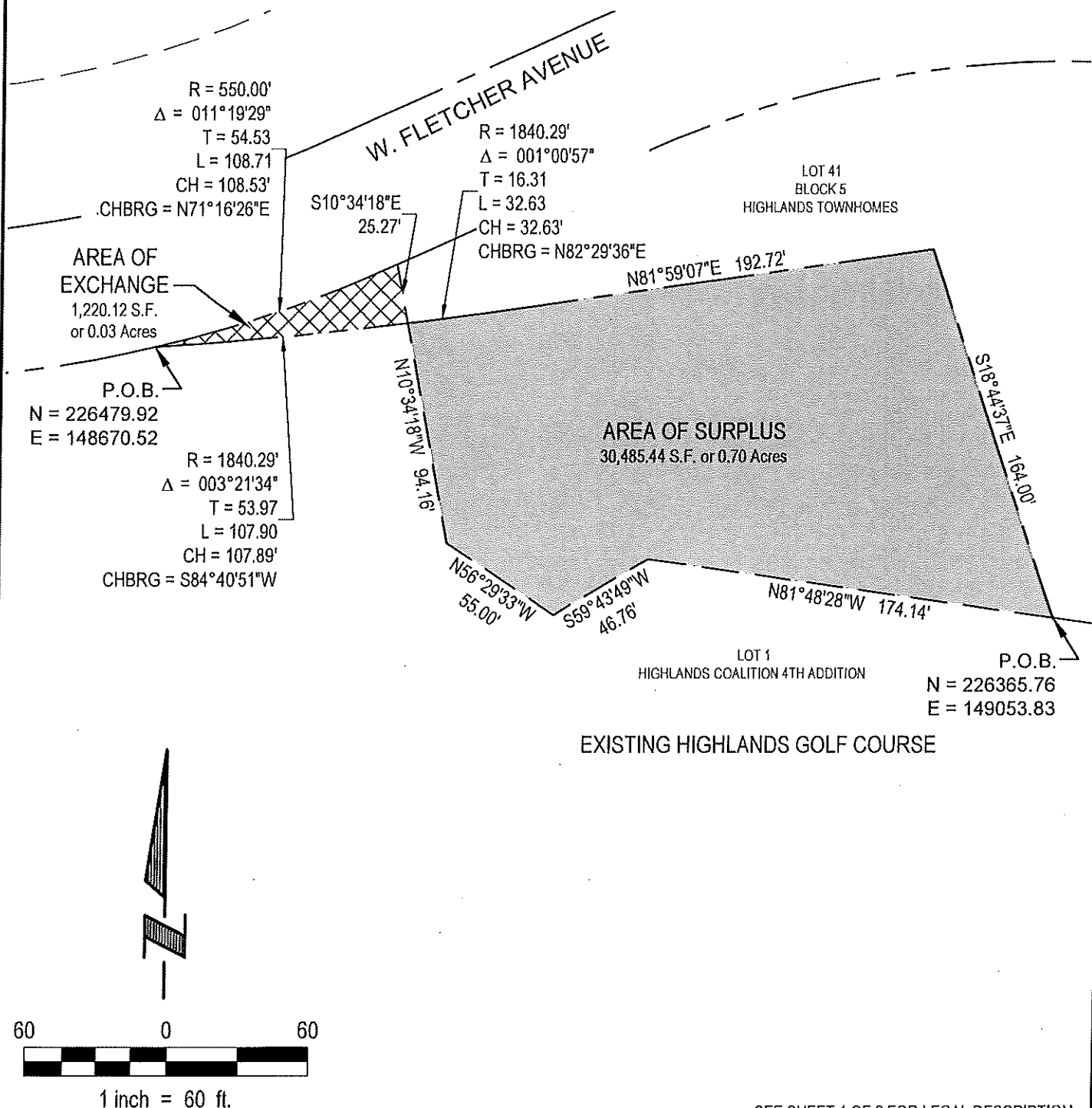


EXHIBIT "A"



SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION



E & A CONSULTING GROUP, INC.
Engineering Answers

E & A CONSULTING GROUP, INC.

Engineering • Planning • Environmental & Field Services
2077 N Street, Suite 400 Lincoln, NE 68510-1069
Phone: 402.420.7217
State of NE Certificate of Authorization #CA0008

Job No.: P2024.133.001

Date: 07/15/2025

Drawn by: MLK

Scale: 1" = 60'

Sht: 2 of 2

SURPLUS

EXHIBIT

HIGHLANDS TOWNHOMES

LINCOLN, NEBRASKA

EXHIBIT "A"

SURPLUS

LEGAL DESCRIPTION

A PORTION OF THE REMAINING PORTION OF LOT 1, HIGHLANDS COALITION 4TH ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHERLY CORNER OF LOT 41, BLOCK 5, HIGHLANDS TOWNHOMES, SAID CORNER ALSO BEING A NORTHERLY CORNER OF THE REMAINING PORTION OF LOT 1, HIGHLANDS COALITION 4TH ADDITION; THENCE N81°48'28"W (AN ASSUMED BEARING), A DISTANCE OF 174.14 FEET; THENCE S59°43'49"W, A DISTANCE OF 46.76 FEET; THENCE N56°29'33"W, A DISTANCE OF 55.00 FEET; THENCE N10°34'18"W, A DISTANCE OF 94.16 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID REMAINING PORTION OF LOT 1, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 41; THENCE NORTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID REMAINING PORTION OF LOT 1, SAID BOUNDARY ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 41, EASTERLY ON A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1840.29 FEET, WITH AN ARC DISTANCE OF 32.63 FEET, A CENTRAL ANGLE OF 01°00'57", AND WHOSE LONG CHORD BEARS N82°29'36"E, A DISTANCE OF 32.63 FEET TO THE POINT OF TANGENCY; THENCE N81°59'07"E, CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID REMAINING PORTION OF LOT 1, SAID BOUNDARY ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 41, A DISTANCE OF 192.72 FEET; THENCE S18°44'37"E, CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID REMAINING PORTION OF LOT 1, SAID BOUNDARY ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 41, A DISTANCE OF 164.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 30,485.44 SQUARE FEET OR 0.70 ACRES, MORE OR LESS.

SEE SHEET 2 OF 2 FOR DRAWING



E & A CONSULTING GROUP, INC.
Engineering Answers

E & A CONSULTING GROUP, INC.

Engineering • Planning • Environmental & Field Services

2077 N Street, Suite 400 Lincoln, NE 68510-1068

Phone: 402.420.7217

State of NE Certificate of Authorization #CA0008

Job No.: P2024.133.001

Date: 07/15/2025

Drawn by: MLK

Scale: 1" = 60'

Sht: 1 of 2

SURPLUS & EXCHANGE EXHIBIT

HIGHLANDS TOWNHOMES

LINCOLN, NEBRASKA

INTEROFFICE MEMORANDUM

to:

from: Michelle Backemeyer, Urban Development Department/Administration

subject: Declaration of Surplus Property – A portion of Lot 1, Highlands Coalition 4th Addition, Lincoln, Lancaster County, Nebraska

date: July 30, 2025

The City of Lincoln Urban Development and Parks and Recreation Departments are requesting the surplus of approximately 30,485 sf (.70 acre) of a portion of Lot 1, Highlands Coalition 4th Addition which is a parcel of land in the northeast corner of the Highlands golf course adjacent to Hole 11 located outside of the green or playable area.

The City was the successor to the SID that previously owned the property before it went into bankruptcy. The area was annexed, and the Highlands golf course was developed on part of this land. The City has received a request to sell this parcel to the adjacent property owner for storm water detention purposes for a proposed townhome development.

This notification is a requirement of the surplus process. Please respond via mail or email to mbackemeyer@lincoln.ne.gov in 10 business days or less as to any comments or objections your department or agency may have in declaring this parcel surplus. If we have not received a response during this time period, we will assume you have no objections. Thank you.

Attachments



LINCOLN
Urban Development

August 19, 2025

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

Dear David:

Enclosed is an application to declare surplus a portion of City property located within the Highlands golf course. The property is in the far northeast corner of Lot 1, Highlands Coalition 4th Addition adjacent to Hole 11 and outside of the playable area of the golf course. LES has requested a blanket utility easement over the entire property. No other City departments or governmental agencies have expressed any interest in the property so the property can be deemed surplus and sold.

Please forward the request to the Planning Commission for their earliest consideration for Comprehensive Plan conformance. My understanding is that the request should be on the September 17, 2025, agenda.

If you have questions or need additional information, please contact me at 441-8617 or at mbackemeyer@lincoln.ne.gov. Thank you.

Sincerely,

Michelle R. Backemeyer
Real Estate and Relocation
Assistance Agent

Attachments



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

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

APPLICATION NUMBER
Change of Zone #25013

FINAL ACTION?
No

DEVELOPER/OWNER
Highlands Townhomes, LLC

PLANNING COMMISSION HEARING DATE
Sept. 17th, 2025

RELATED APPLICATIONS
UP04004A, CPC25009

PROPERTY ADDRESS/LOCATION
NW 13th Street & W Fletcher Avenue

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a change of zone from P Public to O-3 Office Park District over 0.70 acres and from O-3 to P over 0.03 acres. This request is associated with Use Permit #04004A and CPC #25009 and is part of the effort to amend the boundaries of the Use Permit through adding surplus land from the adjacent golf course for permanent stormwater management. There are no associated waivers.



JUSTIFICATION FOR RECOMMENDATION

This request is a minor modification of zoning district boundaries that will have a minor impact on the surrounding areas and uses. It will support the development of residential units and has the support of the Parks & Recreation Department who operate the adjacent Highlands Golf Course.

STAFF CONTACT

Emma Martin, (402) 441-6369 or
emartin@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The change of zone request is compatible with the 2050 Comprehensive Plan in that it supports the goals and policies that strive for affordable and accessible housing, as well as providing predictability in development. While the areas are designated for Green Space and Commercial uses on the Future Land Use Map, the definitions of those designations allow for flexibility and note that commercial areas may be used for residences, and green space can be utilized as buffer space and stormwater management.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future Commercial and Green Space on the 2050 Future Land Use Plan.

Land Use Plan - Commercial - Areas of retail, office, service and residential mixed uses. Commercial uses 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

Green Space - Public or privately-owned areas predominantly used for recreation, such as parks, golf courses, soccer or ball fields, and trails. Many green space areas also serve functions such as buffers between incompatible uses and as stormwater management areas. In some cases, privately-owned Green Space such as golf courses may also be appropriate for future Urban Residential development.

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.

New commercial and industrial development should be located in Lincoln and other incorporated communities. Lincoln has ample land area and infrastructure availability for commercial and industrial development. The situation is similar in most incorporated communities in the county. Rural areas of the county do not have access to urban infrastructure, and commercial or industrial development can add significant traffic and maintenance responsibilities to county roads.

Natural and environmentally sensitive areas should be preserved within and between neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods. The natural topography and features of the land should be preserved by new development to maintain the natural drainageways and minimize land disturbance.

The Community in 2050

The following assumptions provide the framework for growth in the 2050 plan.

Lancaster County is projected to add approximately 53,000 households by 2050, with 48,000 of those new households in Lincoln (roughly 1,600 new households per year).

25 percent of all new dwelling units in Lincoln will be infill, meaning they will be located within the existing city. This equates to roughly 12,000 infill units over the next 30 years.

New growth areas will have an average gross residential density of 4.0 du/acre.

The population age 65 and above is projected to increase from 45,600 (14.2 percent of total) in 2020 to 74,900 (17 percent of total) in 2050.

Benefits of Well-Planned Growth

Continued investment within the city ensures that our existing neighborhoods and commercial areas remain vibrant and desirable locations. More "rooftops" near existing commercial areas help to support continued commercial investment.

Goals Section

G1: Safe, Affordable, and Accessible Housing. Lincoln and Lancaster County will support the development of safe, affordable, and accessible quality housing that meets the diverse needs of the community. PlanForward understands the ongoing need for affordable housing and supports development of 5,000 affordable units by the year 2030.

Policies Section

P1: Housing Affordability - Make available a safe residential dwelling for all residents.

Action Steps

1. Implement the housing and neighborhood strategies as embodied in the Affordable Housing Coordinated Action Plan, City of Lincoln Consolidated and Annual Action Plans and subsequent housing and neighborhood plans. These plans provide the core for affordable housing and neighborhood preservation actions for public and private agencies.
2. Distribute and preserve affordable housing throughout the community to be near job opportunities and public transit and to provide housing choices within existing and developing neighborhoods.
3. Encourage public/private partnerships with housing entities such as Lincoln Housing Authority, Affordable Housing Initiatives, Habitat for Humanity, and NeighborWorks Lincoln.
4. Provide for more education of the public about affordable housing and code enforcement.
5. Promote the preservation, maintenance and renovation of existing housing and neighborhoods throughout the city, with special emphasis on low and moderate income neighborhoods.
6. Preserve the existing affordable housing stock, increase the supply of affordable owner and renter units, and add more variety in housing types.

P17: Predictability - Strive for predictability for neighborhoods and developers.

Action Steps

1. Continue to make updates as needed to zoning and subdivision ordinances, along with design standards, to support economic development, complete neighborhoods, and other PlanForward initiatives.
2. Support timely and efficient implementation of the growth tiers framework through the Capitol Improvement Program and other coordinated infrastructure enhancements.

ANALYSIS

1. This is a request to change the zone of 0.70 acres from P Public to O-3 Office District zoning, and 0.03 acres from O-3 Office District to P Public zoning. This request is associated with Use Permit #04004A and CPC #25009. As part of UP04004A, the boundary of the Use Permit will be amended to include a portion of surplus property from the Highlands Golf Course (CPC25009) for permanent stormwater management purposes. So that the surplus property may be used, the zoning district must be changed.
2. The Highlands Golf Course is zoned P Public, which is appropriate for open spaces like parks and golf courses. For use as a private stormwater management cell, it is not. The change in zone to O-3 will match the existing zoning district of the Use Permit and the proposed multi-family development that the surplus property would be part of.
3. The 0.03 acres is being exchanged with the City of Lincoln by the developer as part of the agreement. To be used as part of the golf course, the zone will be changed from O-3 to P so it is compatible with the existing golf course.

EXISTING LAND USE & ZONING: Golf course, Open space, P Public, O-3 Office District

SURROUNDING LAND USE & ZONING

North: Agricultural Production	I-2 Industrial
South: Golf Course	P Public
East: Residential	O-3 Office Park
West: Agricultural Production	I-2 Industrial

APPROXIMATE LAND AREA: 0.73 acres, more or less

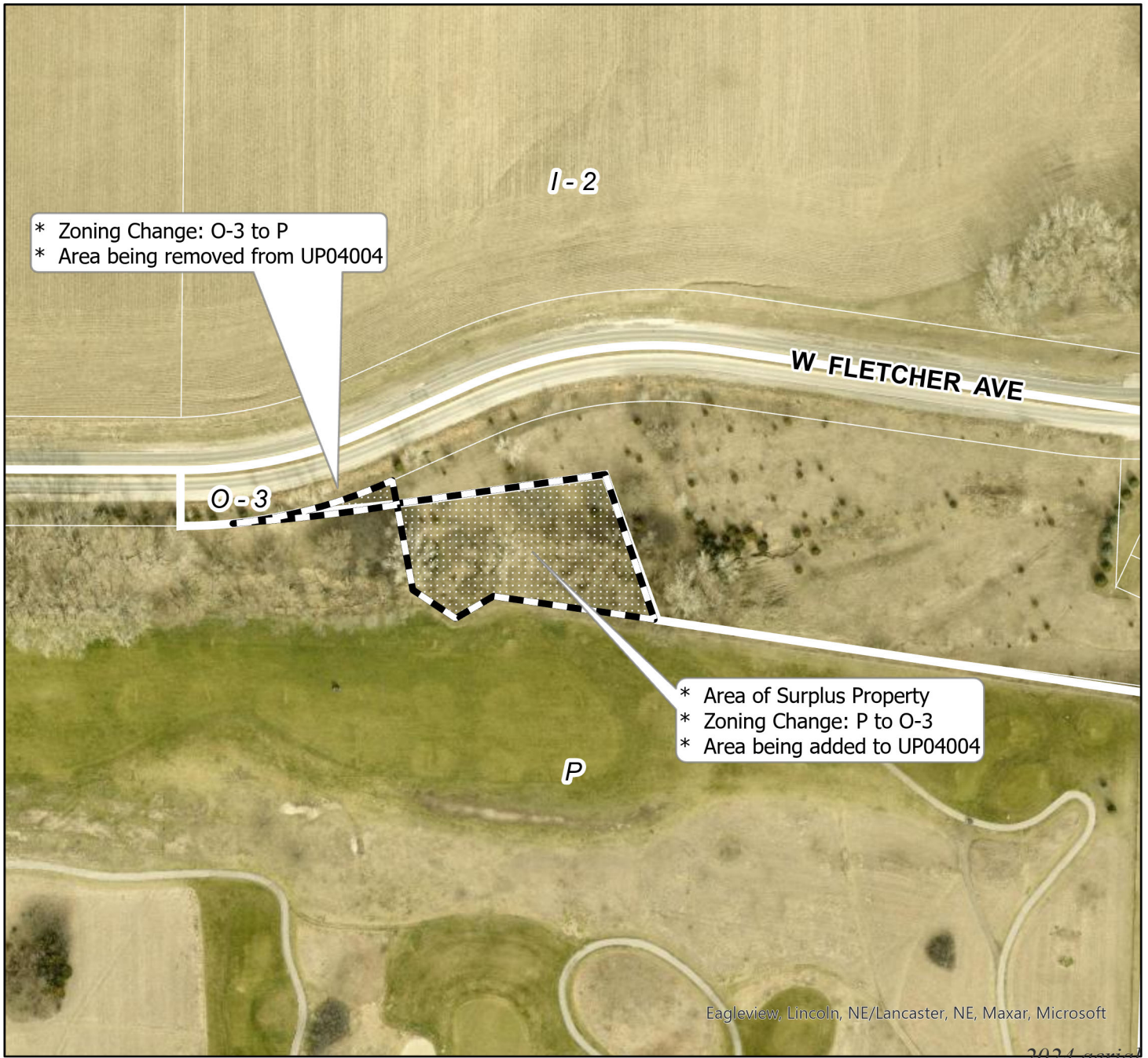
LEGAL DESCRIPTION: A portion of Lot 41, Block 5, Highlands Townhomes; and approximately 0.70 acres from P (Public) to O-3 (Office Park District) on a portion of the Remaining Portion of Lot 1, Highlands Coalition 4th Addition, all located in the NE 1/4 of Section 4-10-6, Lincoln, Lancaster County, Nebraska, generally located at NW 13th Street and W Fletcher Avenue. (see attached legal)

Prepared by Emma Martin, Planner
(402) 441-441 or emartin@lincoln.ne.gov

Date: Sept. 4, 2025

Applicant/Contact: E&A Consulting Group, Inc.

Owner: Highlands Townhomes, LLC
City of Lincoln



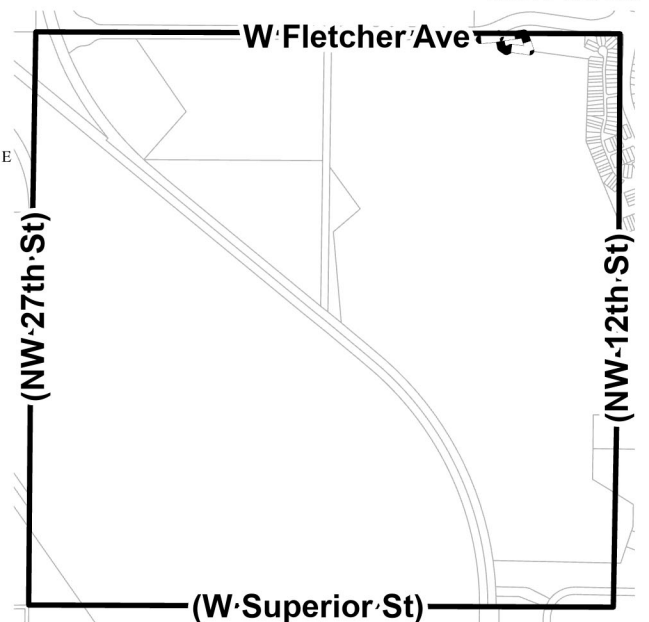
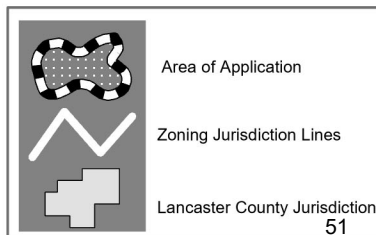
Change of Zone #: CZ25013 & Comprehensive Plan Conformance #: CPC25009 NW 13th St & W Fletcher Ave

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.04 T10N R06E



'P'

'O-3'

CHANGE OF ZONE FROM 'P' TO 'O-3'
30,485.44 S.F. or 0.70 Acres

W FLETCHER AVENUE

LOT 41
BLOCK 5
HIGHLANDS TOWNHOMES

P.O.B.
N = 226365.76
E = 149053.83

REMAINING PORTION OF LOT 1
HIGHLANDS COALITION 4TH ADDITION

CHBRG = N82°29'36"E

R = 1840.29'
Δ = 001°00'57"
T = 16.31
L = 32.63
CH = 32.63'

N10°34'18"W 94.16'
N56°29'33"W 55.00'
N81°59'07"E 192.72'
S18°44'37"E 164.00'
S59°43'49"W 46.76'
N81°48'28"W 174.14'

0 100

1 inch = 100 ft.

A PORTION OF THE REMAINING PORTION OF LOT 1, HIGHLANDS COALITION 4TH ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHERLY CORNER OF LOT 41, BLOCK 5, HIGHLANDS TOWNHOMES, SAID CORNER ALSO BEING A NORTHERLY CORNER OF THE REMAINING PORTION OF LOT 1, HIGHLANDS COALITION 4TH ADDITION; THENCE N81°48'28"W (AN ASSUMED BEARING), A DISTANCE OF 174.14 FEET; THENCE S59°43'49"W, A DISTANCE OF 46.76 FEET; THENCE N56°29'33"W, A DISTANCE OF 55.00 FEET; THENCE N10°34'18"W, A DISTANCE OF 94.16 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID REMAINING PORTION OF LOT 1, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 41; THENCE NORTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID REMAINING PORTION OF LOT 1, SAID BOUNDARY ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 41, EASTERLY ON A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1840.29 FEET, WITH AN ARC DISTANCE OF 32.63 FEET, A CENTRAL ANGLE OF 01°00'57", AND WHOSE LONG CHORD BEARS N82°29'36"E, A DISTANCE OF 32.63 FEET TO THE POINT OF TANGENCY; THENCE N81°59'07"E, CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID REMAINING PORTION OF LOT 1, SAID BOUNDARY ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 41, A DISTANCE OF 192.72 FEET; THENCE S18°44'37"E, CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID REMAINING PORTION OF LOT 1, SAID BOUNDARY ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 41, A DISTANCE OF 164.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 30,485.44 SQUARE FEET OR 0.70 ACRES, MORE OR LESS.



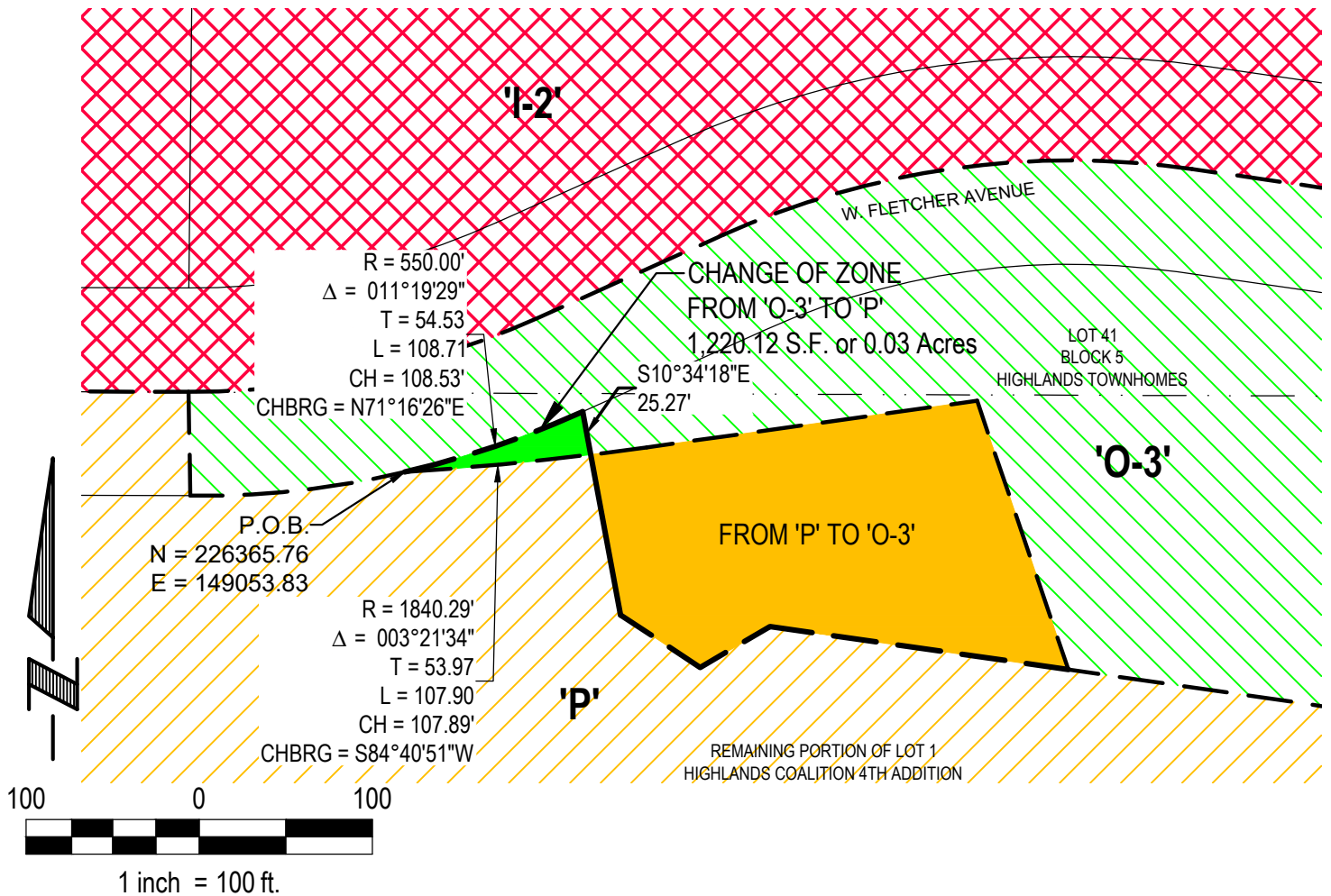
Engineering Answers

State of NE Certificate of Authorization #CA0008

Sht: 1 of 1

CHANGE OF ZONE
LOT 1, HIGHLANDS
COALITION 4TH ADDITION
LINCOLN, NEBRASKA

CHANGE OF ZONE FROM 'O-3' TO 'P'



LEGAL DESCRIPTION

A PORTION OF LOT 41, BLOCK 5, HIGHLANDS TOWNHOMES, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 41, BLOCK 5, HIGHLANDS TOWNHOMES, SAID CORNER ALSO BEING A NORTHERLY CORNER OF THE REMAINING PORTION OF LOT 1, HIGHLANDS COALITION 4TH ADDITION; THENCE ALONG A CIRCULAR CURVE OF THE NORTHERLY BOUNDARY OF SAID LOT 41, SAID CURVE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF SAID WEST FLETCHER AVENUE, EASTERLY ON SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET, WITH AN ARC DISTANCE OF 108.71 FEET, A CENTRAL ANGLE OF 11°19'29", AND WHOSE LONG CHORD BEARS N71°16'26"E, A DISTANCE OF 108.53 FEET; THENCE S10°34'18"E, A DISTANCE OF 25.27 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 41, SAID POINT ALSO BEING A POINT ON THE NORTHERLY BOUNDARY OF SAID REMAINING PORTION OF LOT 1; THENCE ALONG A CIRCULAR CURVE OF THE SOUTHERLY BOUNDARY OF SAID LOT 41, SAID CURVE ALSO BEING THE NORTHERLY BOUNDARY OF THE REMAINING PORTION OF SAID LOT 1, WESTERLY ON SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1840.29 FEET, WITH AN ARC DISTANCE OF 107.90 FEET, A CENTRAL ANGLE OF 03°21'34", AND WHOSE LONG CHORD BEARS S84°40'51"W, A DISTANCE OF 107.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1220.12 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

 <p>E & A CONSULTING GROUP, INC. Engineering Answers</p>	<p>E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 2077 N Street, Suite 400 Lincoln, NE 68510-1068 Phone: 402.420.7217 State of NE Certificate of Authorization #CA0008</p> <p>Job No.: P2024.133.001 Date: 07/31/2025</p> <p>Drawn by: MLK Scale: 1" = 100' Sht: 1 of 1</p>	<p>CHANGE OF ZONE LOT 41, BLOCK 5 HIGHLANDS TOWNHOMES LINCOLN, NEBRASKA</p>
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E & A CONSULTING GROUP, INC.

Engineering Answers

2077 N Street, Suite 400 • Lincoln, NE 68510-1068
P 402.420.7217
www.eacg.com

June 11, 2025
August 1, 2025 Revised

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

RE: Highlands Townhomes – Amendment to Use Permit #04004
Change of Zone from Public Zoning to O-3 Zoning
Change of Zone from O-3 Zoning to Public Zoning
E & A File: P2024.133.001

Dear Mr. Cary,

On behalf of Highlands Townhomes, LLC, we are submitting an amendment to the use permit of Highlands Townhomes #04004. The development is located in the southwest corner of North 13th Street and W. Fletcher Avenue. An area of 0.70 acres is being added to the use permit boundary and we request a change of zone from Public Zoning to O-3 Zoning for this area. The westerly 0.03 acre portion of Lot 41, Block 4 is being removed from the use permit boundary and we request a change of zone from O-3 Zoning to Public Zoning. The area being modified with this amendment is Lot 41, Block 4 which changes the unbuildable lot to a buildable lot for multi-family use.

The calculated density previously approved is 270 dwelling units. This amendment shows 14 four-plex units, 19 two family attached units and a multi-family lot for 72 dwelling units for a total of 166 dwelling units. This does not exceed the maximum approved density as calculated.

This application includes a modified Cover Sheet of the existing use permit and adds 2 sheets for detailed site and grading information for the amended area of the use permit. The legal descriptions and general notes have been revised to reflect these modifications.

Access to Lot 41, Block 4 is shown as a private driveway connection to W. Fletcher Avenue. Exiting from this access is limited to a right turn out onto W. Fletcher Avenue. A westbound left turn lane and an eastbound right turn lane from Fletcher Avenue are proposed for access into the site. A deviation request has been submitted, denied and is being appealed to City Council for reduction of turn lane lengths required by the City's Access Management Policy. A turnaround for emergency vehicles is shown at the northeast corner of Lot 41, Block 4. Design of the turn-around is adequate for use by the Lincoln Fire and Rescue Department despite the configuration being slightly different than NFPA standards. Access to NW 14th Court which had previously been shown has been eliminated as a result of discussions with the Highlands Townhomes Association and the developer.

A 10 feet wide trail is shown along the south side of W. Fletcher Avenue. To avoid the need for future removals to expand from a 5-foot wide sidewalk to a 10-foot wide trail when W. Fletcher Avenue pavement is

widened, the developer is proposing placement of the trail in the future build-out location. To accommodate for its construction, a 10' wide trail easement is being shown along the north property line of Lot 41, Block 4. To offset the cost of the extra sidewalk width, a waiver of the construction of the sidewalk to the west of the proposed drive is being requested. The developer shall construct the bike trail adjacent to Lot 41, Block 4 to the east of the proposed drive. The construction of the bike trail to the west of the proposed drive shall be constructed by the City of Lincoln at such time as the full build-out of W. Fletcher Avenue is constructed.

The property north of W. Fletcher Avenue is zoned I-2. A requested 300-foot buffer between industrial and residential uses requested by the Health Department severely limited the space available for housing units. Negotiations between the developer and the Health Department resulted in agreement to reduce the buffer distance to 270 feet to be enforced from the front yard setback of the industrial property to the multi-family buildings within Lot 41, Block 4. A waiver of the rear yard setback of Lot 41, Block 4 is being requested to achieve the compromised buffer.

The following waivers include those waivers approved with the previous use permit as well as new requested waivers:

1. Waiver of sanitary sewer running against street grade. (Design Standards, Chapter 2.00, Section 3.5)
Previously approved.
2. Waiver of the rear yard setback on Lot 41, Block 4 from 40 feet to 30 feet. (Zoning 27.72.030(a))
To acquire the compromised distance of 270 feet for the buffer between industrial zoning and a residential structure, the rear yard is being requested to be reduced. Due to the golf course to the south, the rear yard is only being requested to be reduced by 10 feet to keep a relatively safe distance from the golf course.
3. Waiver of sidewalk / bike path construction along south side of W. Fletcher Avenue west of driveway for Lot 41, Block 4. (Land Subdivision 26.23.095(c))
The sidewalk on the west side of the proposed driveway for Lot 41, Block 4 will not acquire pedestrian traffic until further development of property to the west. Due to City funding issues which prohibit the ability to cover the extra cost for a wider sidewalk, this alternative alleviates some of the cost that the developer now bears.

If you have any questions regarding the application, please contact me at 402-420-7217 or by email at mkinning@eacg.com.

Sincerely,
E & A Consulting Group, Inc.



Marcia L. Kinning

Cc: Bob Lewis

Enclosed: Application Form (previously submitted)
Use Permit Application Fee of \$1297.52 (previously submitted)
Additional Area Legal Description (updated)
Entire Use Permit Legal Description (updated)
Change of Zone Application Fee of \$476.00 (previously submitted)
Change of Zone Exhibit / Legal Description (updated)



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
Use Permit #04004A

FINAL ACTION?
No

DEVELOPER/OWNER
Highland Townhomes, LLC

PLANNING COMMISSION HEARING DATE
Sept. 17th, 2025

RELATED APPLICATIONS
CZ25013, CPC25009

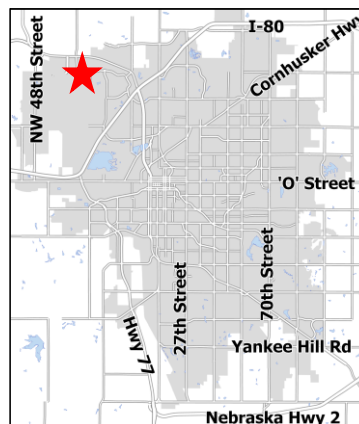
PROPERTY ADDRESS/LOCATION
W Fletcher Avenue & NW 13th Street

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to amend Use Permit #04004 to develop a 3.45 acre outlot that was reserved for future development and adjust the boundary of the Use Permit. The plan proposes the addition of 72 multi-family units. The application includes requests to waive certain sidewalk and setback requirements.

There are two related applications that are necessary for this application's approval. CPC25009 will declare 0.70 acres of adjacent City-owned property surplus so that it can be used for detention. CZ25013 will rezone the 0.70 acres from P to O-3 zoning and 0.03 acres from O-3 to P. These requests must be approved alongside the Use Permit.



JUSTIFICATION FOR RECOMMENDATION

This request follows the intention of the existing Use Permit. The current final approved plan shows the outlot for future development, which includes the possibility of residential uses. O-3 zoning permits multi-family dwellings by right, and the requested waivers are relatively minor. Subject to the recommended conditions of approval, this site complies with the Lincoln Municipal Code and the Comprehensive Plan.

STAFF CONTACT

Emma Martin, (402) 441-6369 or
emartin@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

This request is compatible with the 2050 Comprehensive Plan. The site is shown as future Commercial use on the Future Land Use Map, and per the definition of Commercial, this can include residential uses. Additionally, the proposed residential use fits with the character of the surrounding area, with residences to the east and a golf course to the south. More housing benefits Lincoln residents and continues to support the Comprehensive Plan's goals and policies to create accessible, affordable, and mixed housing types.

WAIVERS

1. LMC 27.72.030(a) To reduce the rear yard setback of Lot 41, Block 4 as shown on the site plan from 40 feet to 30 feet (Recommend Approval).
2. LMC 26.23.095(c) To waive the requirement to construct a sidewalk/ bike trail along the south side of W Fletcher Avenue west of the driveway for Lot 41, Block 4 as shown on the site plan (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.

Land Use Plan - Commercial - Areas of retail, office, service and residential mixed uses. Commercial uses 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.

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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.

New commercial and industrial development should be located in Lincoln and other incorporated communities. Lincoln has ample land area and infrastructure availability for commercial and industrial development. The situation is similar in most incorporated communities in the county. Rural areas of the county do not have access to urban infrastructure, and commercial or industrial development can add significant traffic and maintenance responsibilities to county roads.

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The following assumptions provide the framework for growth in the 2050 plan.

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25 percent of all new dwelling units in Lincoln will be infill, meaning they will be located within the existing city. This equates to roughly 12,000 infill units over the next 30 years.

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Continued investment within the city ensures that our existing neighborhoods and commercial areas remain vibrant and desirable locations. More "rooftops" near existing commercial areas help to support continued commercial investment.

Goals Section

G1: Safe, Affordable, and Accessible Housing. Lincoln and Lancaster County will support the development of safe, affordable, and accessible quality housing that meets the diverse needs of the community. PlanForward

understands the ongoing need for affordable housing and supports development of 5,000 affordable units by the year 2030.

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.

Developing Neighborhoods

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

Policies Section

P1: Housing Affordability - Make available a safe residential dwelling for all residents.

Action Steps

1. Implement the housing and neighborhood strategies as embodied in the Affordable Housing Coordinated Action Plan, City of Lincoln Consolidated and Annual Action Plans and subsequent housing and neighborhood plans. These plans provide the core for affordable housing and neighborhood preservation actions for public and private agencies.
2. Distribute and preserve affordable housing throughout the community to be near job opportunities and public transit and to provide housing choices within existing and developing neighborhoods.
3. Encourage public/private partnerships with housing entities such as Lincoln Housing Authority, Affordable Housing Initiatives, Habitat for Humanity, and NeighborWorks Lincoln.
4. Provide for more education of the public about affordable housing and code enforcement.
5. Promote the preservation, maintenance and renovation of existing housing and neighborhoods throughout the city, with special emphasis on low and moderate income neighborhoods.
6. Preserve the existing affordable housing stock, increase the supply of affordable owner and renter units, and add more variety in housing types.

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.

ANALYSIS

1. This is an application to amend an existing O-3 Office Park District Use Permit, UP04004, on property located SW of NW 13th Street and W Fletcher Avenue. This amendment proposes the development of 72 multi-family dwelling units on an outlot reserved for future development, a minor change in the Use Permit boundary, and two waivers: UP04004A is associated with CZ25013 and CPC25009.
2. The existing Use Permit permits up to 94 dwelling units (56 four-plex units and 28 two-family units), 94 buildable lots, 1 outlot for open space and private roadways, and 1 outlot for future development. The proposed amendment will develop the 3.45 acre outlot that was reserved for future development by adding 72 multi-family dwelling units and an outlot for detention. Multi-family dwellings are permitted in O-3 zoning districts.
3. The newly developed area will not be connected via roadways to the existing residential area to the east. All vehicular traffic will take access from W Fletcher Avenue and turn into private driveways. There will be pedestrian access to the existing sidewalks to the east.
4. The developer requested three deviations to the Access Management Policy:
 - a. Access Management Policy Section VI.A Connection Points: Allow drive access for a single user from a minor arterial (Category C Street).
 - b. Access Management Policy Section VI.B Median Breaks: Allow construction of a median opening in a roadway with an existing median.
 - c. Access Management Policy Section VII.H Turn Lane Length: Allow reduced turn length of 155 feet plus taper.

The first two requests were approved, but the deviation request to Section VII.H was denied after a review by LTU. The existing site plan shows the reduced turn length deviation. The developer has appealed LTU's decision to City Council. If City Council votes to uphold LTU's decision, the applicant will be required to amend their site plan.

5. As part of the amendment, the boundary of the Use Permit will be modified. Approximately 0.03 acres along the western lot line of Lot 41, Block 5, Highlands Townhomes will be removed from the Use Permit and approximately 0.70 acres will be added to the Use Permit. The boundary modification involves a land purchase by the developer from the City of Lincoln (CPC25009) and requires a change of zone (CZ25013). The additional 0.70 acres will support the required detention cell.
6. There are two waivers requested as discussed below:
 - a. LMC 27.72.030(a) To reduce the rear yard setback requirement from 40' to 30' for Lot 41, Block 4 as shown on the site plan, which will allow for a 270' buffer between the industrial zoning to the north and the proposed residential uses. While 300' is the standard buffer between industrial uses and vulnerable populations, the 270' acceptable due to the existing zoning already permitted multi-family uses and the constraints and shape of the site. The reduced setback is still sufficient to keep buildings and residents safe from potential golf playing mishaps.
 - b. LMC 26.23.095(c) To waive the requirement for a sidewalk to the west of the proposed drive. A 10' wide trail easement is shown along the south side of W Fletcher Avenue, so to avoid the need for future removals to expand from a 5' sidewalk to a 10' trail when the W Fletcher Avenue pavement is widened, the developer proposed they place the trail in its future build-out location. The developer will agree to construct a 10' wide bike trail adjacent to Lot 41, Block 4 to the east of the proposed

drive, as shown on the site plan in exchange for not being required to construct the sidewalk to the west of the proposed driveway for W Fletcher Avenue. The construction of that sidewalk/bike trail will be the responsibility of the City of Lincoln at such time as the full build-out of W Fletcher Avenue is complete. The waiver is reasonable as the developer will widen the sidewalk to the trail width in exchange for the City constructing the rest of the trail once it is extended west toward NW 27th Street.

7. By developing the existing outlot, this application is consistent with the existing Use Permit. Multi-family dwellings are a permitted use in the O-3 zoning district, and addition of multi-family units support the 2050 Comprehensive Plan's goal for accessible housing, and the policies surrounding housing affordability and developing neighborhoods.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Residential, Open Space O-3 Office Park, P Public

SURROUNDING LAND USE & ZONING

North: Agricultural Production	I-2 Industrial
South: Golf Course	P Public
East: Residential	O-3 Office Park
West: Right-of-way	P Public

APPLICATION HISTORY

August 2004 Use Permit #04002 for 112 units was denied by City Council.

January 2005 Use Permit #04004 for 94 units was approved by City Council.

APPROXIMATE LAND AREA: 3.85 acres, more or less

LEGAL DESCRIPTION: Lot 41, Block 5, Highlands Townhomes located in both the SE 1/4 of 33-11-06 and NE 1/4 of 04-10-06; and a portion of Lot 1, REM PT, Highlands Coalition 4th Addition, located in the NE 1/4 of 04-10-06, Lincoln, Lancaster County, NE, generally located at NW 13th Street and W Fletcher Avenue.

Prepared by Emma Martin, Planner
(402) 441-6369 or emartin@lincoln.ne.gov

Date: Sept. 4, 2025

Applicant/Contact: E&A Consulting Group, Inc.
2077 N Street, Suite 400
Lincoln, NE 68510

Owner: Highlands Townhomes, LLC

CONDITIONS OF APPROVAL - USE PERMIT #04004A

This approval permits the addition of 72 multi-family dwelling units and a permanent outlot for stormwater management with waivers to reduce the rear yard setback as shown on the site plan from 40 feet to 30 feet and to waive the requirement to construct a sidewalk/ bike trail along the south side of W Fletcher Avenue west of the driveway as shown on the site plan. The total dwelling units within the Use Permit are increased to ### units.

Site Specific Conditions:

1. The City Council approves associated request:
 - 1.1 Change of Zone #25013
 - 1.2 Comprehensive Plan Conformance #25009
2. The permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 2 copies with all required revisions and documents as listed below upon approval before a final plat is approved:
 - 2.1 Adjust the turn lane lengths to at least the minimum of 250' plus tapers.
 - 2.2 Provide documentation that an aviation and noise easement to the Lincoln Airport Authority on all or that part of the land located within the Airport Environs Noise District has been received by the Lincoln Airport Authority.
3. Final plat(s) is/are approved by the City.

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

Permittee agrees:

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

to construct the sidewalk in the pedestrian way easements as shown at the same time as the private driveway is paved and to agree that no building permit shall be issued for construction on Lot 41, Block 5, Highlands Townhomes 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 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 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 along streets within this plat within six (6) years following the approval of the final plat.

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

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

to submit to the Director of Lincoln Transportation and Utilities 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 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 sidewalks in the pedestrian way easements as shown and all of its elements in a condition as near as practical to the original or as constructed condition in order to provide the user with a safe and convenient facility 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 owner.

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

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

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

to relinquish the right of direct vehicular access to NW 14th Court.

to inform all prospective purchasers and users that the land is located within the Airport Environs Noise District, that the land is subject to an aviation and noise easement granted to Lincoln Airport Authority, and that the land is potentially subject to aircraft noise levels which may affect users of the property and interfere with its use.

Standard Conditions:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction is to substantially comply with the approved plans.
 - 4.2 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.
 - 4.3 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.4 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions/ordinances approving previous permits remain in force unless specifically amended by this resolution.

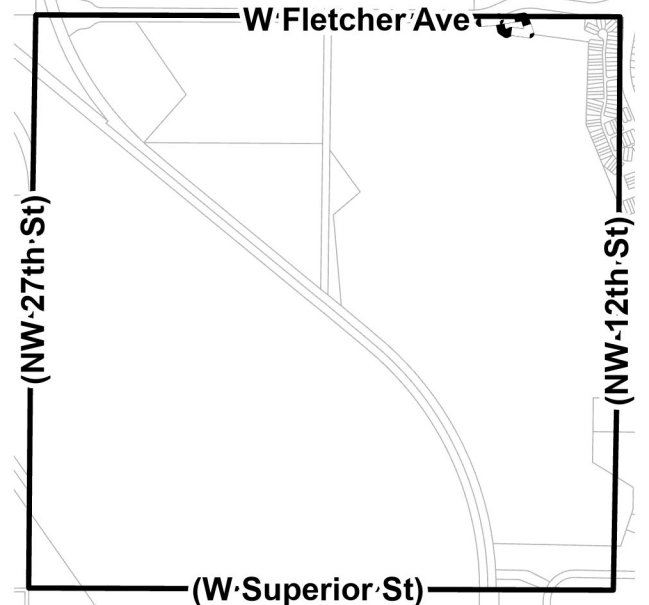
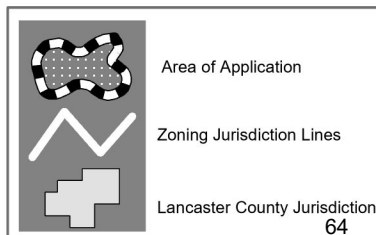
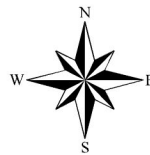


Use Permit #: UP4004A
Highlands Townhomes
NW 13th St & W Fletcher Ave

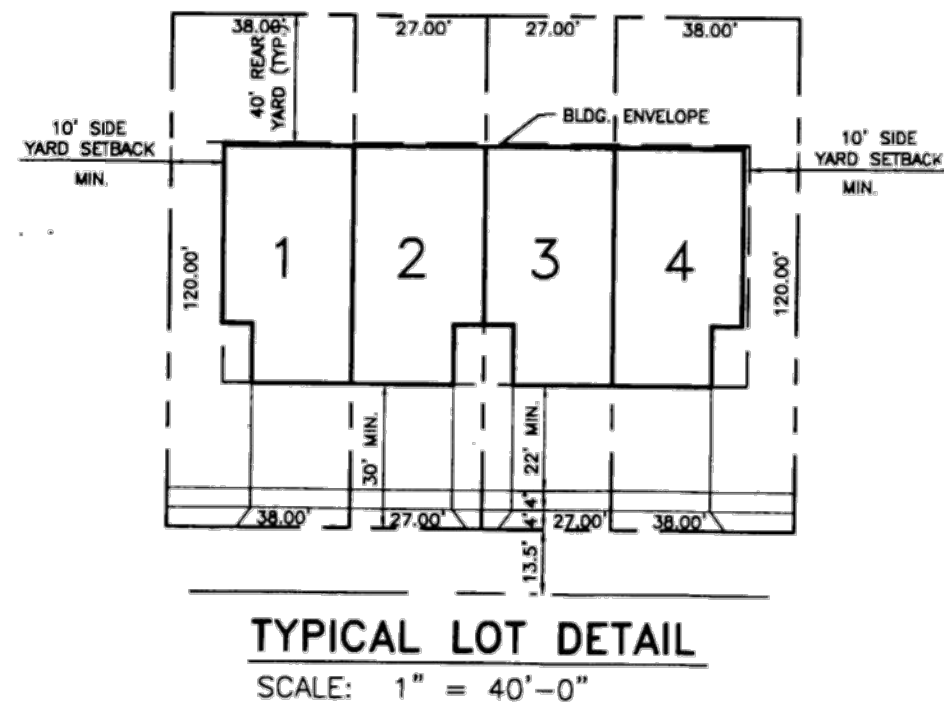
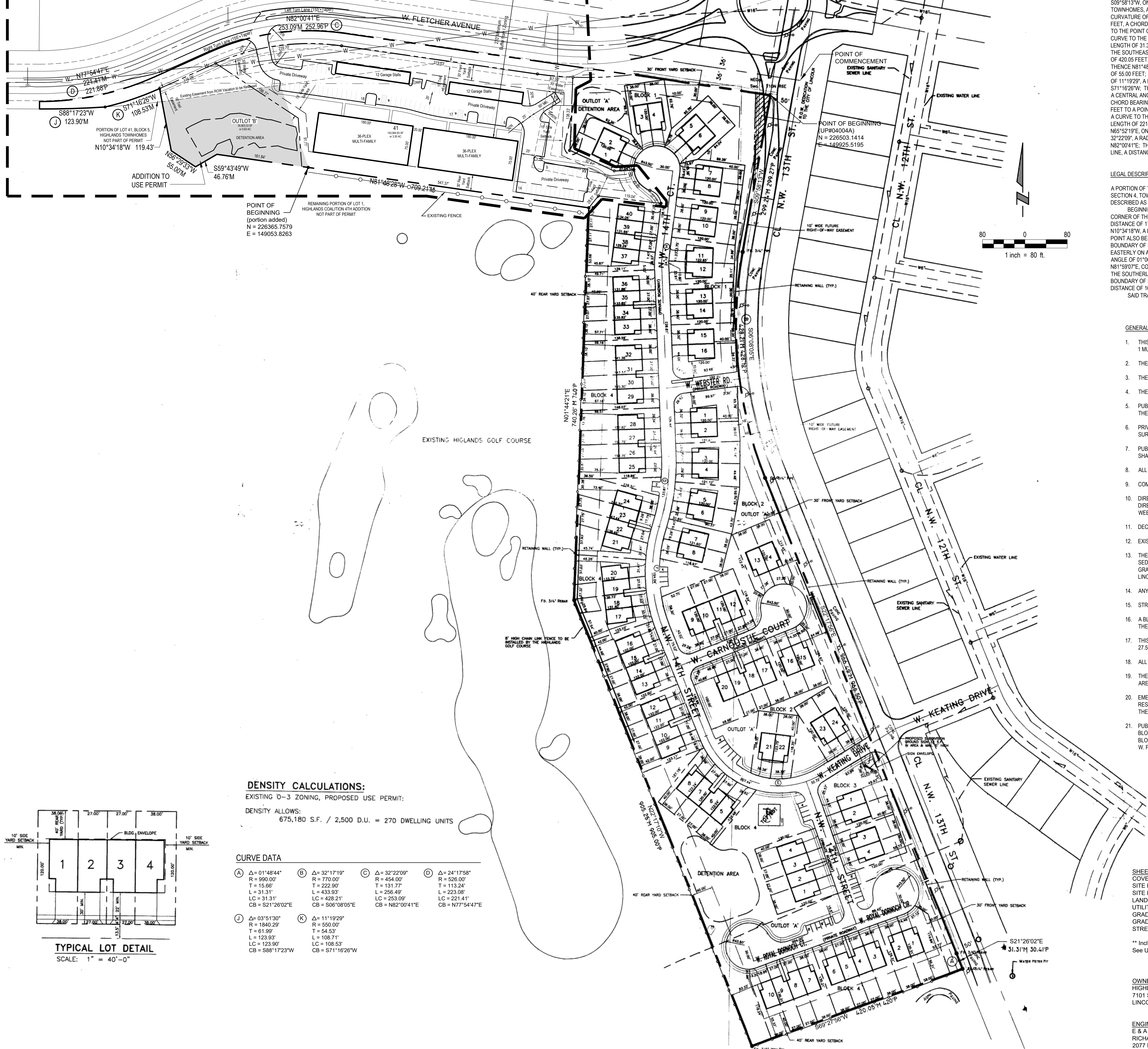
Zoning:

- 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.04 T10N R06E



AREA OF AMENDMENT
SEE SHEET 2A OF 6



DENSITY CALCULATIONS:
EXISTING O-3 ZONING, PROPOSED USE PERMIT:
DENSITY ALLOWS:
675,180 S.F. / 2,500 D.U. = 270 DWELLING UNITS

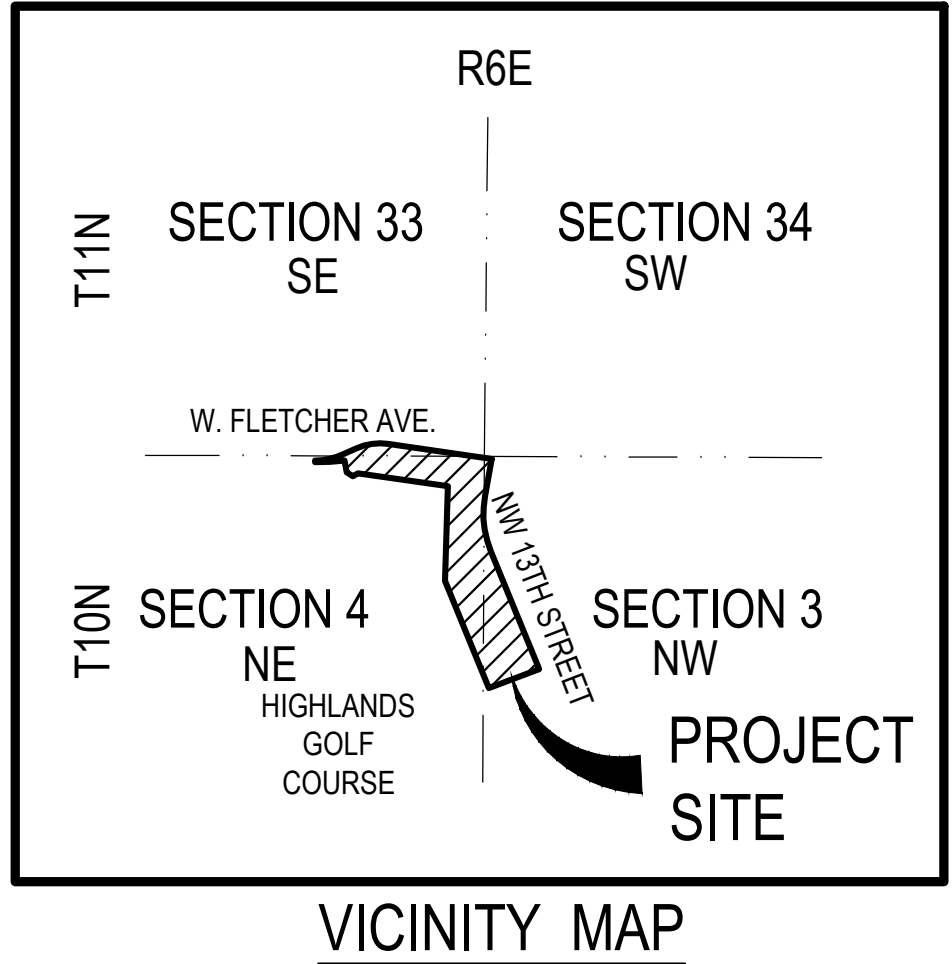
CURVE DATA			
A	$\Delta = 01^{\circ}48'44''$ R = 990.00' T = 15.98' L = 31.31' LC = 31.31' CB = S21°26'02"E	B	$\Delta = 32^{\circ}22'09''$ R = 770.00' T = 222.90' L = 433.93' LC = 428.21' CB = S06°08'05"E
C	$\Delta = 32^{\circ}22'09''$ R = 454.00' T = 131.77' L = 260.46' LC = 253.09' CB = N82°00'41"E	D	$\Delta = 24^{\circ}17'58''$ R = 526.00' T = 113.24' L = 223.08' LC = 221.41' CB = N77°54'47"E
E	$\Delta = 03^{\circ}51'30''$ R = 1840.29' T = 61.09' L = 123.93' LC = 123.93' CB = S88°17'23"W	F	$\Delta = 11^{\circ}19'29''$ R = 64.50' T = 108.71' L = 108.53' CB = S71°16'26"W

SHEET LEGEND:	
COVER SHEET	1"
SITE PLAN	2"
LANDSCAPE PLAN	2A"
UTILITY PLAN	3"
GRADING PLAN	4"
STREET PROFILES	5"
	6"

** Included with UP04004A.
See UP04004A for other sheets.

OWNER/DEVELOPER:
HIGHLANDS TOWNHOMES, LLC
7101 S. 82ND STREET
LINCOLN, NE 68516

ENGINEER:
E & A CONSULTING GROUP, INC.
RICHARD OMEN
2077 N STREET, SUITE 400
LINCOLN, NE 68510
402-420-7217



GENERAL NOTES

- THIS USE PERMIT CONTAINS 95 BUILDABLE LOTS. 14 FOUR-PLEX (OR TOWNHOMES) UNITS, 19 TWO-FAMILY ATTACHED UNITS, 1 MULTI-FAMILY LOT WITH 72 UNITS AND 2 OUTLOTS.
- THE CURRENT ZONING IS 'O-3'.
- THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.
- THE DEVELOPER / OR OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN.
- PUBLIC WATER AND PUBLIC SEWER LINES SHALL BE INSTALLED THROUGH EXECUTIVE ORDERS AND DESIGNED AS REQUIRED BY THE CITY OF LINCOLN.
- PRIVATE ROADWAYS SHALL BE 27 FEET IN WIDTH (BACK TO BACK OF CURB), UNLESS OTHERWISE SPECIFIED, AND SHALL BE SURFACED WITH 8" OF PORTLAND CEMENT OR 5" OF PORTLAND CEMENT AND 2-1/2" OF ASPHALTIC CONCRETE SURFACE COURSE.
- PUBLIC SIDEWALKS SHALL BE INSTALLED AS SHOWN ALONG PRIVATE ROADWAYS. SIDEWALKS SHALL BE 4 FEET IN WIDTH AND SHALL BE 4" THICK AND 5" THICK AT DRIVEWAY CROSSINGS.
- ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
- COMMON AND PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ROADWAYS AND SIDEWALKS SHOWN.
- DIRECT VEHICULAR ACCESS TO FLETCHER AVENUE SHALL BE RELINQUISHED EXCEPT FOR THE PRIVATE DRIVEWAY FOR LOT 41. DIRECT VEHICULAR ACCESS TO N.W. 13TH STREET SHALL BE RELINQUISHED EXCEPT AT WEST KEATING DRIVE AND WEST WEBSTER ROAD.
- DECKS AND PATIOS SHALL NOT BE ENCLOSED OR COVERED IF THEY ARE WITHIN THE FRONT, REAR OR SIDE YARD SETBACKS.
- EXISTING TOPOGRAPHICAL CONTOURS ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
- THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS DONE. THE DEVELOPER WILL BE RESPONSIBLE FOR CONTROLLING OFF-SITE DUST EMISSIONS IN ACCORDANCE WITH LINCOLN-LANCASTER COUNTY AIR POLLUTION REGULATIONS AND STANDARDS ARTICLE 2, SECTION 32.
- ANY RELOCATION OF EXISTING FACILITIES WILL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- STREET TREES ON PRIVATE STREETS SHALL BE PLANTED AT LEAST FIVE (5) FEET FROM THE BACK OF SIDEWALK.
- A BLANKET UTILITY EASEMENT IS GRANTED OVER ALL OUTLOTS. ADDITIONAL EASEMENTS WILL BE GRANTED AT THE TIME OF THE FINAL PLAT PROCESS.
- THIS DEVELOPMENT IS WITHIN THE AIRPORT ENVIRONS DISTRICT AND ALL DEVELOPMENT MUST COMPLY WITH L.M.C. CHAPTER 27.58 AND 27.59.
- ALL OUTLOT AREAS ARE TO BE MAINTAINED BY THE DEVELOPER AND/OR FUTURE HOMEOWNERS ASSOCIATION.
- THE TOT LOT MUST COMPLY WITH ADD REGULATIONS AND CONSUMER SAFETY GUIDELINES. A WALKWAY AND COVERED SEATING AREA SHOULD ALSO BE INCLUDED IN THIS PROJECT.
- EMERGENCY TURNAROUND WITHIN LOT 41, BLOCK 4 SHALL BE DESIGNED TO THE SATISFACTION OF THE CITY OF LINCOLN FIRE & RESCUE DEPARTMENT. THE AREA RESERVED FOR THE LINCOLN FIRE AND RESCUE TURNAROUND SHALL BE PAINT STRIPED AND THE ADJACENT CURB PAINTED RED. A SIGN SHALL BE INSTALLED STATING "NO PARKING".
- PUBLIC BIKE TRAIL TO BE CONSTRUCTED BY DEVELOPER ON THE SOUTH SIDE OF W. FLETCHER AVENUE ADJACENT TO LOT 41, BLOCK 4, EAST OF PROPOSED DRIVEWAY. PUBLIC BIKE TRAIL ON THE SOUTH SIDE OF W. FLETCHER AVENUE ADJACENT TO LOT 41, BLOCK 4, WEST OF THE PROPOSED DRIVEWAY, SHALL BE CONSTRUCTED BY THE CITY OF LINCOLN AT TIME OF FULL BUILD-OUT OF W. FLETCHER AVENUE.

- WAIVERS
- WAIVER OF SANITARY SEWER RUNNING AGAINST STREET GRADE. (DESIGN STANDARDS, CHAPTER 2.00, SECTION 3.5)
 - WAIVER OF THE REAR YARD SETBACK ON LOT 41, BLOCK 4 FROM 40 FEET TO 30 FEET. (ZONING 27.72.030(e))
 - WAIVER OF SIDEWALK / BIKE TRAIL CONSTRUCTION ALONG SOUTH SIDE OF W. FLETCHER AVENUE WEST OF DRIVEWAY FOR LOT 41, BLOCK 4. (LAND SUBDIVISION 26.23.095(c))

LEGAL DESCRIPTION (BOUNDARY OF USE PERMIT #04004A)

LOTS 1 - 16, BLOCK 1, LOTS 1 - 24, BLOCK 2, LOTS 1 - 4, BLOCK 3, LOTS 1 - 10, BLOCK 4, LOTS 1 - 40 AND A PORTION OF LOT 41, BLOCK 5 AND OUTLOT 'A', HIGHLANDS TOWNHOMES, PORTIONS OF ADJACENT RIGHT-OF-WAY OF W. FLETCHER AVENUE AND NW 13TH STREET, AND A PORTION OF THE REMAINING PORTION OF LOT 1, HIGHLANDS COALITION 4TH ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 6 EAST AND THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 6 EAST AND THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE INTERSECTION OF NW 13TH STREET AND W. FLETCHER AVENUE, THENCE S05°38'13"W (AN ASSUMED BEARING), ON THE CENTERLINE OF SAID NW 13TH STREET, A DISTANCE OF 30.02 FEET, THENCE N81°47'32"W, A DISTANCE OF 50.02 FEET TO THE NORTHEASTLY CORNER OF FORMERLY KNOWN OUTLOT 'F', HIGHLANDS COALITION AND THE POINT OF BEGINNING, THENCE S05°58'13"W, ON THE EASTERLY LINE OF SAID FORMERLY KNOWN OUTLOT 'F' AND THE EASTERLY LINE OF OUTLOT 'A', HIGHLANDS TOWNHOMES, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF NW 13TH STREET, A DISTANCE OF 299.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°17'19", A RADIUS OF 370.00 FEET, AN ARC LENGTH OF 433.93 FEET, A CHORD LENGTH OF 428.21 FEET AND A CHORD BEARING S06°08'05"E, THENCE ALONG SAID CURVE, A DISTANCE OF 433.93 FEET TO THE POINT OF TANGENCY, THENCE S22°17'56"E, ON SAID LINE, A DISTANCE OF 966.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°48'44", A RADIUS OF 990.00 FEET, AN ARC LENGTH OF 31.31 FEET, A CHORD LENGTH OF 31.31 FEET AND A CHORD BEARING S01°26'02"E, THENCE ALONG SAID CURVE AND SAID LINE, A DISTANCE OF 31.31 FEET TO THE SOUTHEASTLY CORNER OF SAID OUTLOT 'A', THENCE S69°27'56"W, ON THE SOUTHERLY LINE OF SAID OUTLOT 'A', A DISTANCE OF 420.05 FEET, THENCE N22°17'10"W, ON SAID LINE, A DISTANCE OF 905.25 FEET, THENCE N01°44'21"W, A DISTANCE OF 740.26 FEET, THENCE N01°46'28"W, A DISTANCE OF 709.21 FEET, THENCE S89°43'49"W, A DISTANCE OF 46.76 FEET, THENCE N56°29'33"W, A DISTANCE OF 55.00 FEET, THENCE N10°34'18"W, A DISTANCE OF 119.43 FEET, THENCE N01°24'18"W, A DISTANCE OF 119.43 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°19'29", A RADIUS OF 550.00 FEET, AN ARC LENGTH OF 108.71 FEET, A CHORD LENGTH OF 108.53 FEET AND A CHORD BEARING OF S71°16'26"W, THENCE ALONG SAID CURVE, A DISTANCE OF 108.71 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°13'09", A RADIUS OF 1840.29 FEET, A CHORD LENGTH OF 231.83 FEET, A CHORD BEARING OF S71°16'26"W, THENCE ALONG SAID CURVE, A DISTANCE OF 231.83 FEET, THENCE N01°12'00"E, A DISTANCE OF 14.00 FEET TO A POINT ON THE FORMERLY KNOWN SOUTHERLY RIGHT-OF-WAY OF W. FLETCHER AVENUE AND THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°17'58", A RADIUS OF 526.00 FEET, AN ARC LENGTH OF 223.08 FEET, A CHORD LENGTH OF 221.41 FEET AND A CHORD BEARING N77°54'47"E, THENCE ALONG SAID CURVE, A DISTANCE OF 223.08 FEET, THENCE N65°52'19"E, ON SAID LINE, A DISTANCE OF 116.33 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°22'09", A RADIUS OF 454.00 FEET, AN ARC LENGTH OF 256.49 FEET, A CHORD LENGTH OF 253.09 FEET AND A CHORD BEARING N82°00'41"E, THENCE ALONG SAID CURVE, A DISTANCE OF 256.49 FEET TO THE POINT OF TANGENCY, THENCE S87°47'32"E, ON SAID LINE, A DISTANCE OF 613.82 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 20.06 ACRES MORE OR LESS.

LEGAL DESCRIPTION (THAT PORTION ADDED TO PERMIT)

A PORTION OF THE REMAINING PORTION OF LOT 1, HIGHLANDS COALITION 4TH ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHERLY CORNER OF LOT 41, BLOCK 5, HIGHLANDS TOWNHOMES, SAID CORNER ALSO BEING A NORTHERLY CORNER OF THE REMAINING PORTION OF LOT 1, HIGHLANDS COALITION 4TH ADDITION, THENCE N81°48'28"W (AN ASSUMED BEARING), A DISTANCE OF 174.14 FEET, THENCE S89°43'49"W, A DISTANCE OF 46.76 FEET, THENCE N56°29'33"W, A DISTANCE OF 55.00 FEET, THENCE N10°34'18"W, A DISTANCE OF 119.43 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID REMAINING PORTION OF LOT 1, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 41, THENCE NORTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID REMAINING PORTION OF LOT 1, SAID BOUNDARY ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 41, EASTERLY ON A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1840.29 FEET, WITH AN ARC DISTANCE OF 32.63 FEET, A CENTRAL ANGLE OF 01°00'57", AND WHOLE LONG CHORD BEARS N82°29'36"E, A DISTANCE OF 32.63 FEET TO THE POINT OF TANGENCY, THENCE N81°59'07"E, CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID REMAINING PORTION OF LOT 1, SAID BOUNDARY ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 41, A DISTANCE OF 192.72 FEET, THENCE S18°44'37"E, CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID REMAINING PORTION OF LOT 1, SAID BOUNDARY ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 41, A DISTANCE OF 164.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 30,485.44 SQUARE FEET OR 0.70 ACRES, MORE OR LESS.

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

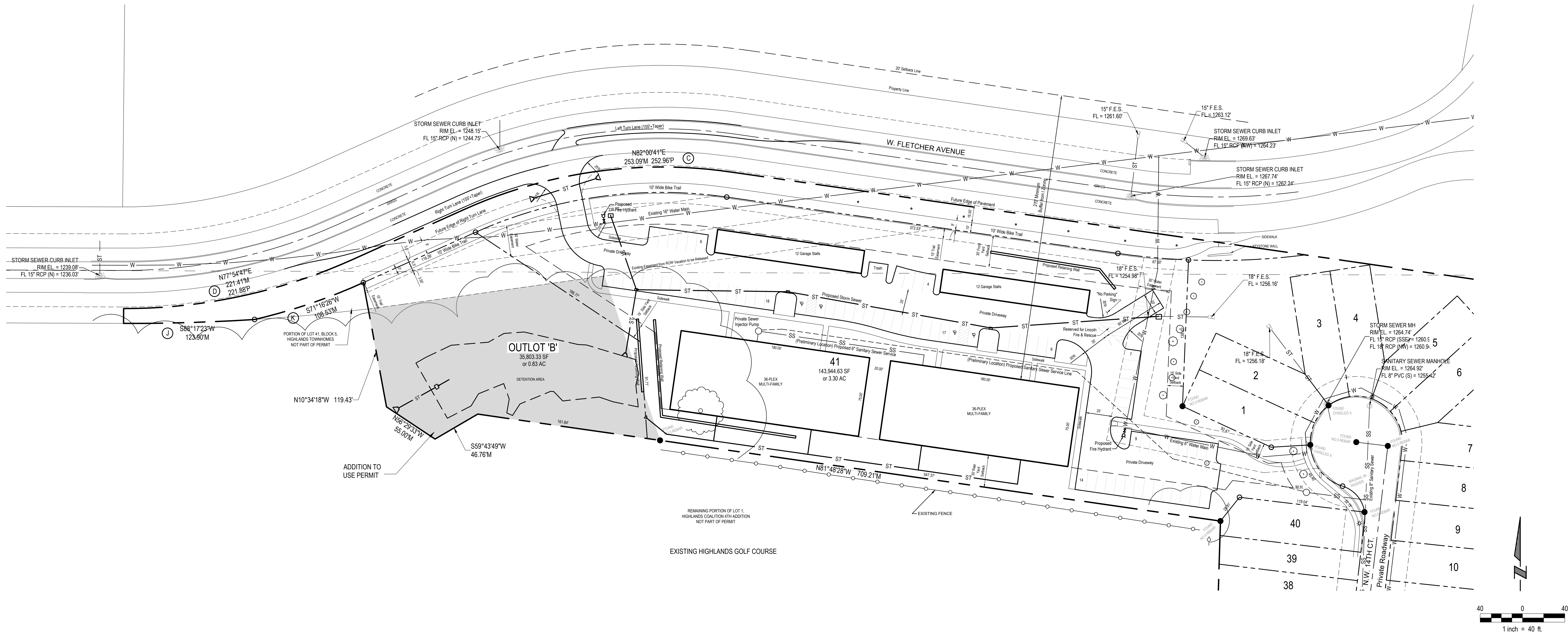


HIGHLANDS TOWNHOMES
USE PERMIT #04004A

COVER SHEET

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	Description	Date
1	Revisions per City Dept. Review	7/3/2025
2	Revisions per City Dept. Review	7/3/2025
3	Revisions per City Dept. Review	7/3/2025
4	Revisions per City Dept. Review	7/3/2025
5	Revisions per City Dept. Review	7/3/2025
6	Revisions per City Dept. Review	7/3/2025
7	Revisions per City Dept. Review	7/3/2025
8	Revisions per City Dept. Review	7/3/2025
9	Revisions per City Dept. Review	7/3/2025
10	Revisions per City Dept. Review	7/3/2025
11	Revisions per City Dept. Review	7/3/2025
12	Revisions per City Dept. Review	7/3/2025
13	Revisions per City Dept. Review	7/3/2025
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39	Revisions per City Dept. Review	7/3/2025
40	Revisions per City Dept. Review	7/3/2025
41	Revisions per City Dept. Review	7/3/2025
42	Revisions per City Dept. Review	7/3/2025
43	Revisions per City Dept. Review	7/3/2025
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100	Revisions per City Dept. Review	7/3/2025



- LEGEND
- BOUNDARY LINE
 - - - SECTION LINE
 - - - ADJACENT PROPERTY LINE
 - - - PROPOSED LOT LINE
 - CENTERLINE
 - - - EASEMENT LINE
 - TREE MASS
 - PROPERTY CORNER FOUND (AS NOTED)
 - PROPERTY CORNER SET
 - (P) PLATTED DISTANCE
 - (M) MEASURE DISTANCE
 - FENCE LINE
 - W --- WATER LINE
 - SS --- SANITARY SEWER LINE
 - ST --- STORM SEWER LINE

Revisions	Date	Description
1	09/10/2025	7/3/2025 Revisions per City Dept. Review
2	09/10/2025	7/3/2025 Revisions per City Dept. Review
3	09/10/2025	7/3/2025 Revisions per City Dept. Review
4	09/10/2025	7/3/2025 Revisions per City Dept. Review
5	09/10/2025	7/3/2025 Revisions per City Dept. Review
6	09/10/2025	7/3/2025 Revisions per City Dept. Review
7	09/10/2025	7/3/2025 Revisions per City Dept. Review
8	09/10/2025	7/3/2025 Revisions per City Dept. Review
9	09/10/2025	7/3/2025 Revisions per City Dept. Review
10	09/10/2025	7/3/2025 Revisions per City Dept. Review



E & A CONSULTING GROUP, INC.

Engineering Answers

2077 N Street, Suite 400 • Lincoln, NE 68510-1068

P 402.420.7217

www.eacg.com

June 11, 2025

August 1, 2025 Revised

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

RE: Highlands Townhomes – Amendment to Use Permit #04004
Change of Zone from Public Zoning to O-3 Zoning
Change of Zone from O-3 Zoning to Public Zoning

E & A File: P2024.133.001

Dear Mr. Cary,

On behalf of Highlands Townhomes, LLC, we are submitting an amendment to the use permit of Highlands Townhomes #04004. The development is located in the southwest corner of North 13th Street and W. Fletcher Avenue. An area of 0.70 acres is being added to the use permit boundary and we request a change of zone from Public Zoning to O-3 Zoning for this area. The westerly 0.03 acre portion of Lot 41, Block 4 is being removed from the use permit boundary and we request a change of zone from O-3 Zoning to Public Zoning. The area being modified with this amendment is Lot 41, Block 4 which changes the unbuildable lot to a buildable lot for multi-family use.

The calculated density previously approved is 270 dwelling units. This amendment shows 14 four-plex units, 19 two family attached units and a multi-family lot for 72 dwelling units for a total of 166 dwelling units. This does not exceed the maximum approved density as calculated.

This application includes a modified Cover Sheet of the existing use permit and adds 2 sheets for detailed site and grading information for the amended area of the use permit. The legal descriptions and general notes have been revised to reflect these modifications.

Access to Lot 41, Block 4 is shown as a private driveway connection to W. Fletcher Avenue. Exiting from this access is limited to a right turn out onto W. Fletcher Avenue. A westbound left turn lane and an eastbound right turn lane from Fletcher Avenue are proposed for access into the site. A deviation request has been submitted, denied and is being appealed to City Council for reduction of turn lane lengths required by the City's Access Management Policy. A turnaround for emergency vehicles is shown at the northeast corner of Lot 41, Block 4. Design of the turn-around is adequate for use by the Lincoln Fire and Rescue Department despite the configuration being slightly different than NFPA standards. Access to NW 14th Court which had previously been shown has been eliminated as a result of discussions with the Highlands Townhomes Association and the developer.

A 10 feet wide trail is shown along the south side of W. Fletcher Avenue. To avoid the need for future removals to expand from a 5-foot wide sidewalk to a 10-foot wide trail when W. Fletcher Avenue pavement is

widened, the developer is proposing placement of the trail in the future build-out location. To accommodate for its construction, a 10' wide trail easement is being shown along the north property line of Lot 41, Block 4. To offset the cost of the extra sidewalk width, a waiver of the construction of the sidewalk to the west of the proposed drive is being requested. The developer shall construct the bike trail adjacent to Lot 41, Block 4 to the east of the proposed drive. The construction of the bike trail to the west of the proposed drive shall be constructed by the City of Lincoln at such time as the full build-out of W. Fletcher Avenue is constructed.

The property north of W. Fletcher Avenue is zoned I-2. A requested 300-foot buffer between industrial and residential uses requested by the Health Department severely limited the space available for housing units. Negotiations between the developer and the Health Department resulted in agreement to reduce the buffer distance to 270 feet to be enforced from the front yard setback of the industrial property to the multi-family buildings within Lot 41, Block 4. A waiver of the rear yard setback of Lot 41, Block 4 is being requested to achieve the compromised buffer.

The following waivers include those waivers approved with the previous use permit as well as new requested waivers:

1. Waiver of sanitary sewer running against street grade. (Design Standards, Chapter 2.00, Section 3.5)
Previously approved.
2. Waiver of the rear yard setback on Lot 41, Block 4 from 40 feet to 30 feet. (Zoning 27.72.030(a))
To acquire the compromised distance of 270 feet for the buffer between industrial zoning and a residential structure, the rear yard is being requested to be reduced. Due to the golf course to the south, the rear yard is only being requested to be reduced by 10 feet to keep a relatively safe distance from the golf course.
3. Waiver of sidewalk / bike path construction along south side of W. Fletcher Avenue west of driveway for Lot 41, Block 4. (Land Subdivision 26.23.095(c))
The sidewalk on the west side of the proposed driveway for Lot 41, Block 4 will not acquire pedestrian traffic until further development of property to the west. Due to City funding issues which prohibit the ability to cover the extra cost for a wider sidewalk, this alternative alleviates some of the cost that the developer now bears.

If you have any questions regarding the application, please contact me at 402-420-7217 or by email at mkinning@eacg.com.

Sincerely,
E & A Consulting Group, Inc.



Marcia L. Kinning

Cc: Bob Lewis

Enclosed: Application Form (previously submitted)
Use Permit Application Fee of \$1297.52 (previously submitted)
Additional Area Legal Description (updated)
Entire Use Permit Legal Description (updated)
Change of Zone Application Fee of \$476.00 (previously submitted)
Change of Zone Exhibit / Legal Description (updated)



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 #25006
Change of Zone #25020

FINAL ACTION?
No

DEVELOPER/OWNER
Owner: Bartels Family Revocable Trust
Developer: Starostka-Lewis, LLC

PLANNING COMMISSION HEARING DATE
September 17, 2025

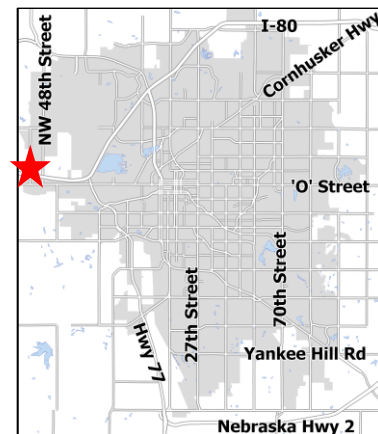
RELATED APPLICATIONS
PP25001

PROPERTY ADDRESS/LOCATION
NW 56th Street and W Holdrege Street

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a combined request for annexation and change of zone from AG to R-3 Residential for property generally located at NW 56th Street and W Holdrege Street. The annexation and change of zone include an area of approximately 37 acres for development as R-3 Residential, with the annexation also including the adjacent right-of-way along W Holdrege Street. This application is associated with the application for Preliminary Plat #25001, which proposes the West View Ridge development with 128 single family lots.



JUSTIFICATION FOR RECOMMENDATION

The combined request for annexation and a change of zone is compatible with the developing area abutting city limits today. The area proposed for annexation is within the City's Future Service Limits and designated for future urban residential land uses. A full range of municipal services can be provided if annexed. A change of zone from AG to R-3 is consistent with the Future Land Use Map designation and compatible with surrounding development. Both requests comply with the Zoning Ordinance and are consistent with the Comprehensive Plan.

APPLICATION CONTACT

Mike Eckert, Civil Design Group, Inc.

STAFF CONTACT

Jacob Schlange, (402) 441-6362 or
jschlange@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The area proposed for annexation is consistent with the City's policy for annexation. The location is shown as Tier 1, Priority B on the 2050 Growth Tier Map. The property is designated for future urban residential land uses on the Future Land Use Map. The proposed R-3 zoning is compatible with the 2050 Comprehensive Plan. These requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan while providing additional dwelling units for the developing area.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future Urban Residential 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 unit 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.

Figure GF.c - This site is shown in Tier 1, Priority B on the 2050 Priority Growth Area Map.

Fundamentals of Growth in Lancaster County

Multi-directional contiguous growth. Lincoln's future urban growth should generally occur in multiple directions around the existing city. Lincoln will continue to have managed and contiguous growth, including strengthening our Downtown core. Lincoln's sense of community has been based on incremental, compact growth built on the foundations of established neighborhoods. Future growth will continue this traditional pattern and be linked to both the level of demand in the market and to the orderly extension of public improvements and services.

Gravity flow wastewater. The City of Lincoln's wastewater collection system, in general, will continue to be a gravity flow system that is designed to use gravity as the main energy source to convey wastewater from the community to the water resource recovery facilities. This means that drainage basin boundaries are a primary guiding factor when determining availability of urban wastewater services and other infrastructure. This provides for contiguous growth, efficient long range planning, and cost-effective construction and management of the system.

Urban infrastructure availability. The City of Lincoln will provide water and wastewater service only to properties located within the corporate limits of the city.

Natural resource preservation. Natural and environmentally sensitive areas should be preserved within and between neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods. The natural topography and features of the land should be preserved by new development to maintain the natural drainageways and minimize land disturbance.

One public school district. Lincoln Public Schools is the only public school district within the City of Lincoln, and the Lincoln Public School boundary will continue to expand as the city limits of Lincoln expand.

Concurrency

The key to a successful community is the concurrent development of infrastructure proportionate to the development and need of the community — a balance between the need for infrastructure and the need to conserve resources.

Policies Section

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: Public sanitary sewer can be extended to serve this development.
- B. Water: Public water can be extended to serve this development.
- C. Roads: All streets within the development are local streets and will be constructed by the developer as part of the development. NW 56th Street to the east is a minor arterial improved to urban standards. W Holdrege to the south is currently a gravel road, to be paved as a condition of the Annexation Agreement.
- D. Parks and Trails: There are no parks shown for this property in the Comprehensive Plan. A future bicycle/pedestrian trail is shown running south to north along the eastern edge of the property.
- E. Fire Protection: The property is currently in the Malcolm Rural Fire District. After annexation, fire protection will be provided by Lincoln Fire and Rescue (LFR), and police protection by the Lincoln Police Department. This development would be served by Fire Station 11 at 4600 W Adams, a distance of 1.52 miles away, with an estimated response time of 2 minutes and 47 seconds, well within the LFR goal of less than 4 minutes of travel time.

ANALYSIS

1. This is a combined request for both an annexation and change of zone for property located northwest of NW 56th Street and W Holdrege Street. The subject property is approximately 37 acres, and the annexation includes the adjacent right-of-way along W Holdrege Street. The proposed change of zone is from AG Agriculture to R-3 Residential. The applications for annexation and change of zone are associated with Preliminary Plat #25001, which proposes a residential development of 128 single family homes.
2. The proposed annexation and rezoning of the area will continue to facilitate new residential development at urban densities contiguous to the existing city limits of Lincoln with all public utilities. The site is designated for future urban density residential land uses on the Future Land Use Map, and the proposal is consistent with ongoing residential growth currently developing in this area of the city.
3. The area proposed for annexation is located within Tier 1, Priority B on the 2050 Growth Tier Map. This includes areas designated for development in the first half of the planning period and which 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 neighborhoods and could be extended to this property. As noted in the PlanForward 2050 Growth Framework section, Priority B areas move to Priority A upon approval of development plans. Following approval of this proposed annexation, the 2050 Priority Growth Area map will be updated to show this area as Priority A.
4. The property is in the Malcolm Rural Fire District. The current City contribution to the Rural Fire District is \$0.00. Lincoln Fire and Rescue indicates that this property can be served by Fire Station 11 with an estimated response time of 2 minutes and 47 seconds.
5. The proposed R-3 zoning for future residential lots is compatible with the adjacent land uses, as there are existing single family residential neighborhoods to the north and east which are also zoned R-3.
6. As part of an annexation agreement with the City, the developer will agree to pave W Holdrege Road from NW 56th Street to the western edge of the property. The details of the improvement have yet to be concluded.

CONDITIONS OF APPROVAL: Before these requests are scheduled for City Council consideration, the owner(s) will enter into an annexation agreement with the City of Lincoln.

EXISTING LAND USE & ZONING: Pasture/Grassland AG Agricultural Zoning

SURROUNDING LAND USE & ZONING

North: Single family residential and open space	R-3 Residential
South: Pasture/Grassland; Agricultural Production	AG Agricultural
East: Single family residential	R-3 Residential
West: Pasture/Grassland	AG Agricultural

APPROXIMATE LAND AREA: 37.07 acres more or less

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #4

LEGAL DESCRIPTION: Lot 28 I.T. and adjacent right-of-way, located in the southeast quarter of Section 13, Township 10 North, Range 5 East, of the 6th P.M., Lancaster County, Nebraska.

Prepared by Jacob Schlange, Planner
(402) 441-6362 or jschlange@lincoln.ne.gov

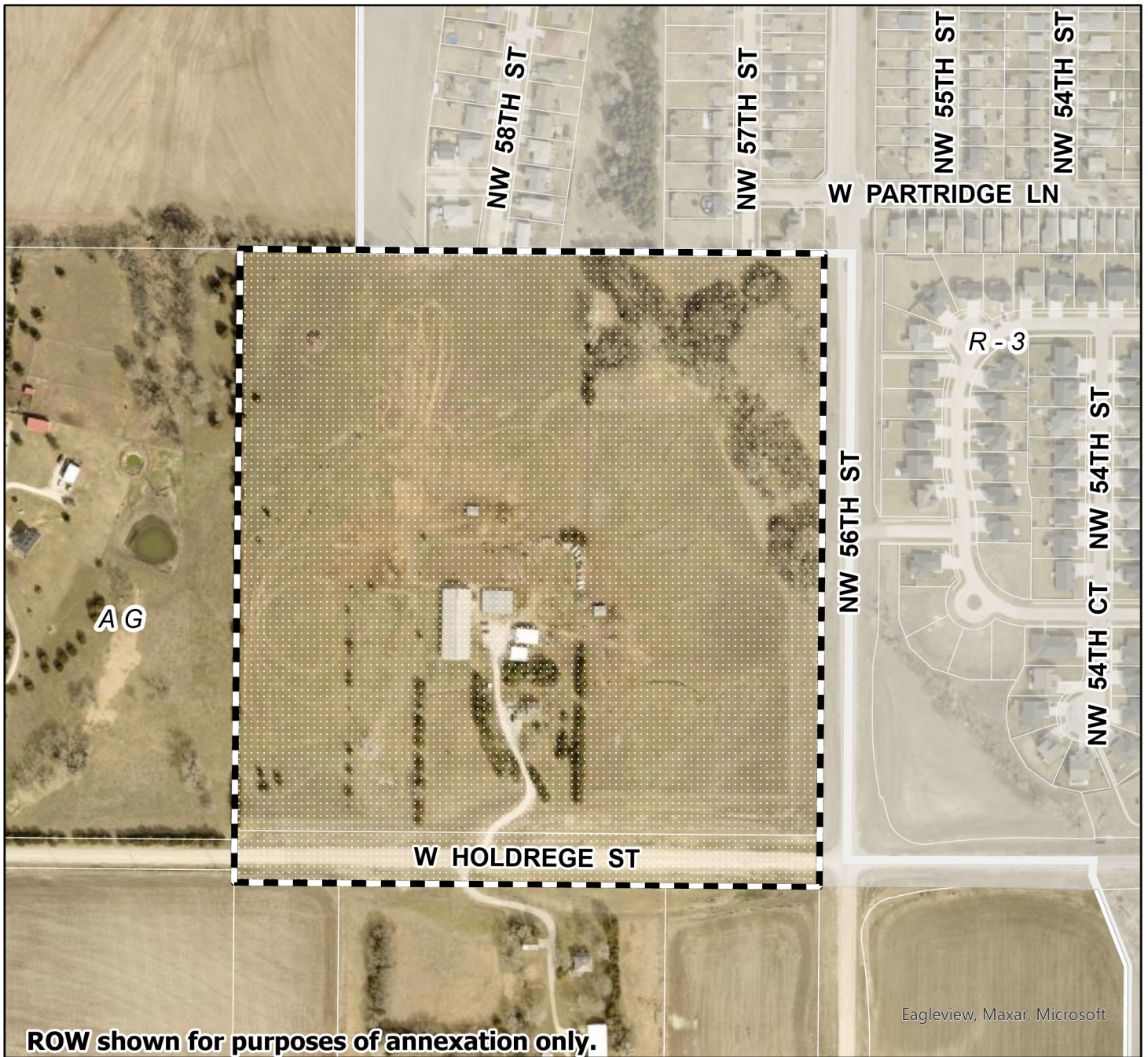
Date: September 4, 2025

Applicant: Starostka-Lewis, LLC

Contact: Mike Eckert, Civil Design Group, Inc.

Owner: Bartels Family Revocable Trust

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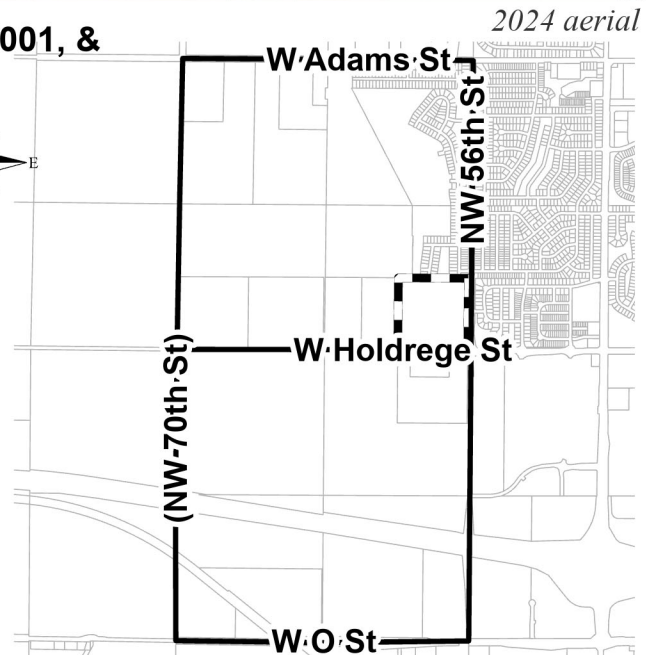
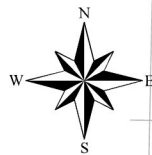
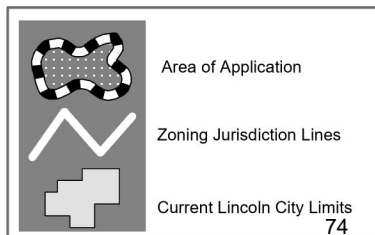


**Annexation #: AN25006, Preliminary Plat #: PP25001, &
Change of Zone #: CZ25020 (AG to R-3)
West View Ridge
NW 56th St & W Holdrege St**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

**Two Square Miles:
Sec.13 T10N R05E
Sec.24 T10N R05E**





Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

August 20, 2025

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

Re: Application for a R-3 Preliminary Plat, Change of Zone from AG to R-3 and Annexation for 37.07 acres of land located on the NW corner of NW 56th St and W. Holdrege, to be know as West View Ridge. CDG Project #2025-0056.

Dear Mr. Cary:

On behalf of Lewis-Starostka, LLC we submit the enclosed application for a preliminary plat, change of zone and annexation on 37.07 acres on NW corner of NW 56th Street & W. Holdrege. This project proposes 128 single family lots.

We propose extending an 8" sanitary sewer main, at the developer costs, from its termination point at NW 52nd St & W. Holdrege St the site was shwon via W. Holdrege St and NW 56th St ROW as shown on the attached Exhibit 1. We also propose, at the developers cost, the creation of a redundant internal water service system for the site via the connections to three existing mains adjacent to the site at NW 57th St, NW 58th St & W. Lonesome Dove Ln as shown on the attached Exhibit 1. We are committing to making the three water main connections with the intial phase of the project.

With this preliminary plat we are requesting the following waivers:

1. To Title 26, Section 26.15.020 to waive the information on or accompanying a preliminary plat. The following information shall be submitted with future amendments: Stormwater Detention and Water Quality calculations, Grading and Drainage plans. We are continuing work with Watershed Management on the preliminary design of these items completed.
2. To Design Standards, Chapter 2.00, Section 3.3.6 to allow sanitary sewer to run opposite to the street grades. This waiver is needed due the topography this site that had a large crest in the center of the property. The paving profiles show the area where sewer has to run opposite the street grades to provide gravity sewer service to the entire site. Maximum grading cuts on the site to obtain the gravity sewer system do not exceed 14'.

With this application we submit the following items:

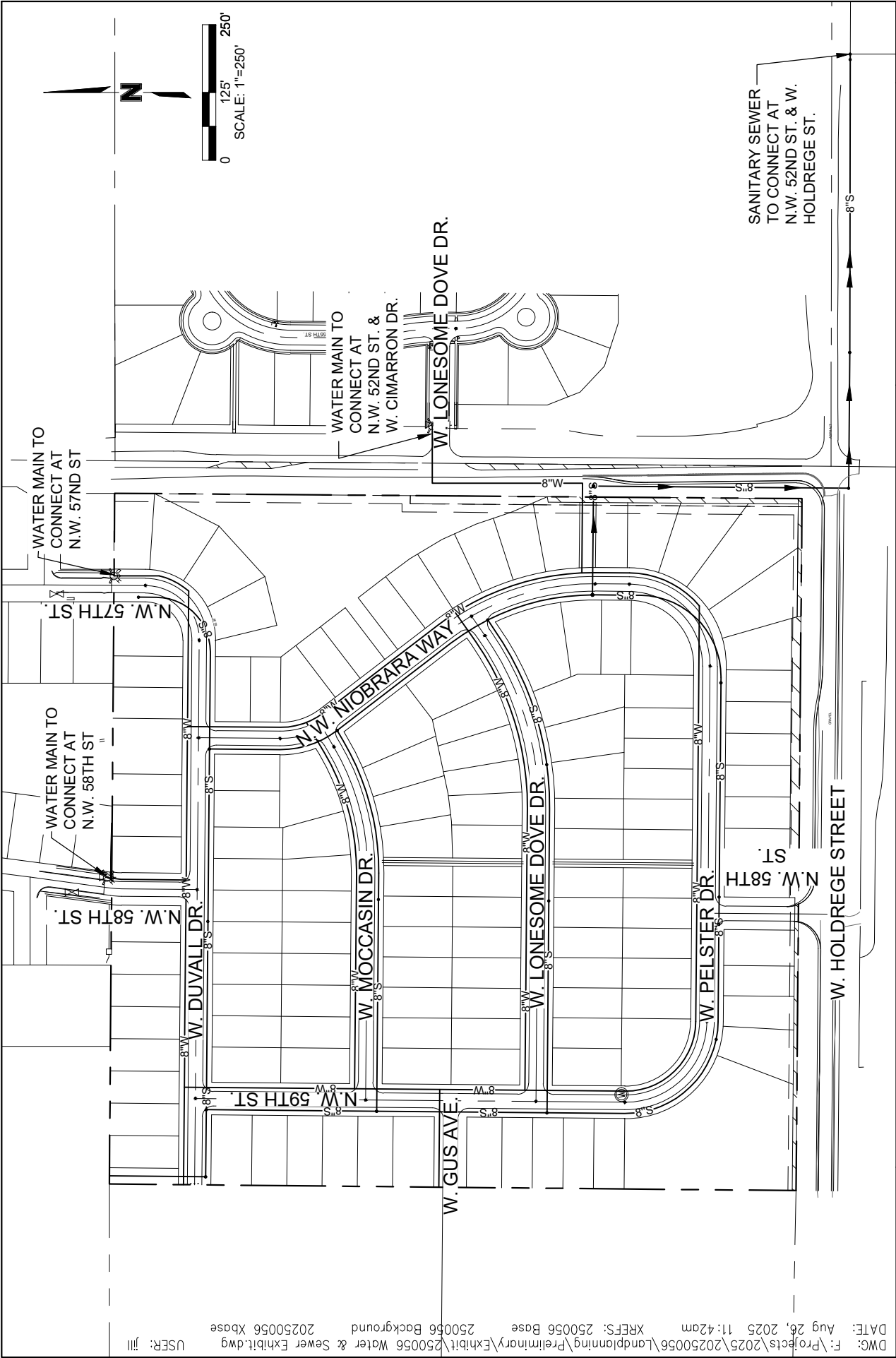
Application for a Preliminary Plat, Change of Zone & Annexation
Community Unit Fee Fee of \$5,254.00
Change of Zone fee of \$1,142.00
All plan sheets, uploaded via Project Dox

I hope that this letter, exhibits and plans set assists you in reviewing this application. Please feel free to call me at (402) 434-8494 with any questions you may have.

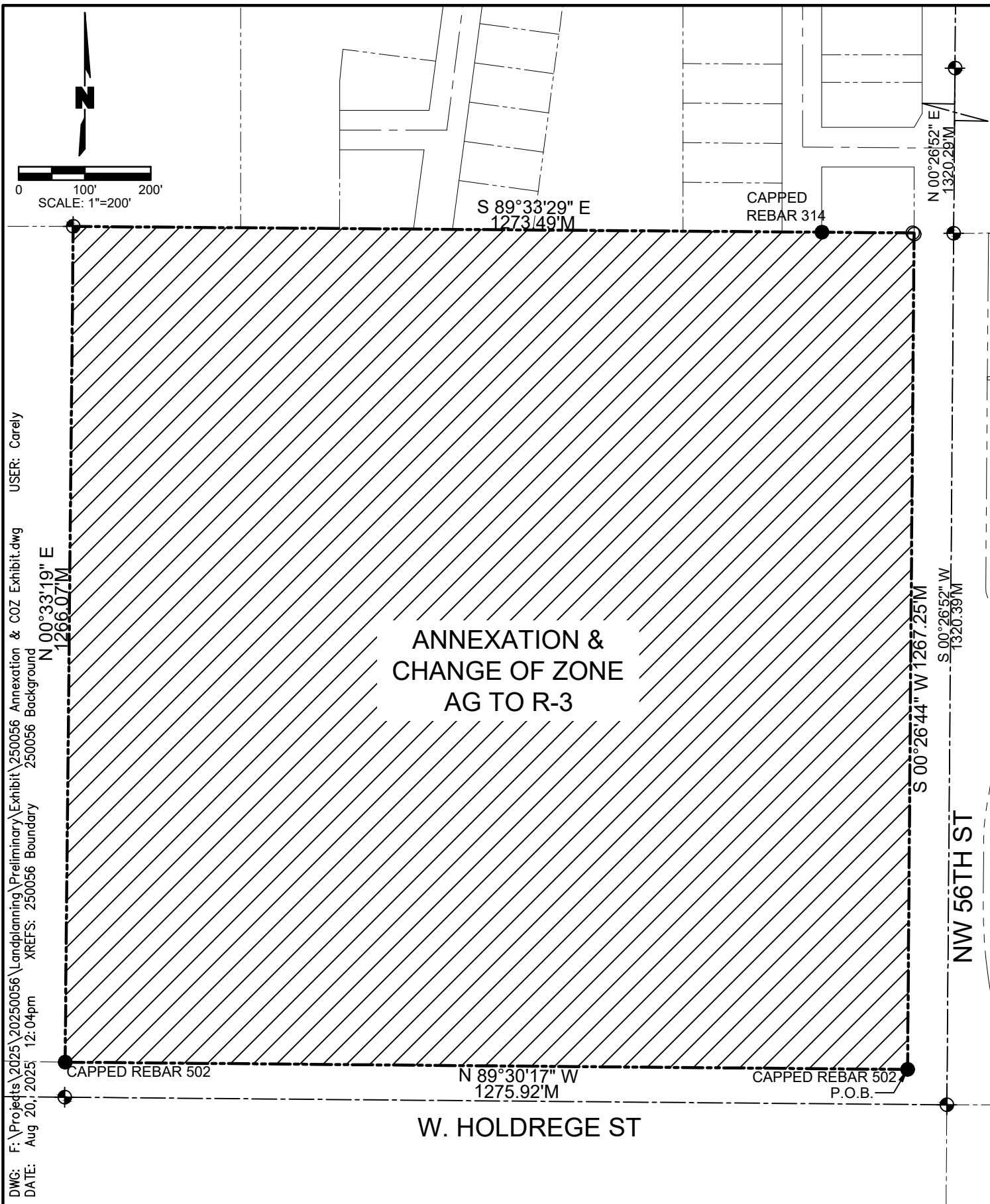
Sincerely,

Mike Eckert, AICP


cc: Lewis-Starostka, LLC



<p>drawn by: JDS checked by: - project no.: 2025-0056 date: 08/26/2025</p>		<p>SANITARY SEWER & WATER MAIN CONNECTION EXHIBIT WEST VIEW RIDGE LINCOLN, NEBRASKA</p>		<p>Civil Design Group, Inc. 8535 EXECUTIVE WOODS, DR., SUITE 200 Lincoln, Nebraska 68512 Ph. 402-434-8494 Fax 866-215-5747 www.civildg.com</p> <p>CONSULTING ENGINEERS • LAND USE PLANNERS CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING</p>		<p>EXHIBIT 1</p>
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DWG: F:\Projects\2025\20250056\Landplanning\Preliminary\Exhibit\250056 Annexation & COZ Exhibit.dwg
 DATE: Aug 20, 2025 12:04pm
 USER: Carely
 XREFS: 250056 Boundary 250056 Background

drawn by: CAO checked by: - project no.: 2025-0056 date: 08/19/2025	<p align="center">ANNEXATION & CHANGE OF ZONE WEST VIEW RIDGE LINCOLN, NEBRASKA</p>	<p align="center">  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 </p>	<p align="center">EXHIBIT</p> <p align="center">1 OF 2</p>
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DWG: F:\Projects\2025\20250056\Landplanning\Preliminary\Exhibit\250056 Annexation & COZ Exhibit.dwg
DATE: Aug 20, 2025 12:15pm
USER: Carely
XREFS: 250056 Boundary

LEGAL DESCRIPTION:

Metes and bounds description of Lot 28 of Irregular Tracts, located in the Southeast Quarter of the Southeast Quarter of Section 13, Township 10 North, Range 5 East, of the 6th P.M., Lancaster County, Nebraska, and more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 28, said point being located at the intersection of the Westerly 60.00' Right-of-Way line of Northwest 56th Street and the Northerly 53.00' Right-of-Way line of West Holdrege Street; thence in a Westerly direction on the Northerly 53.00' Right-of-Way line of West Holdrege Street and on the South line of said Lot 28 and on an assumed bearing of N89°30'17"W, for a distance of 1275.92' to the Southwest corner of said Lot 28, said point being located on the West line of the Southeast Quarter of the Southeast Quarter of said Section 13; thence N00°33'19"E on the West line of the Southeast Quarter of the Southeast Quarter of said Section 13 and on the West line of said Lot 28, for a distance of 1266.07' to the Northwest corner of said Lot 28, said point also being the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 13; thence S89°33'29"E on the North line of the Southeast Quarter of the Southeast Quarter of said Section 13 and on the North line of said Lot 28, for a distance of 1273.49' to the Northeast corner of said Lot 28, said point being located on the Westerly 60.00' Right-of-Way line of Northwest 56th Street; thence S00°26'44"W on the Westerly 60.00' Right-of-Way line of Northwest 56th Street and on the East line of said Lot 28, for a distance of 1267.25' to the **POINT OF BEGINNING** and containing a calculated area of 37.07 acres, more or less.

Subject to any and all easements, reservations, restrictions and conveyances of record.

<div>drawn by: CAO</div> <div>checked by: -</div> <div>project no.: 2025-0056</div> <div>date: 08/19/2025</div>	<div>ANNEXATION & CHANGE OF ZONE WEST VIEW RIDGE LINCOLN, NEBRASKA</div>	<div><div>Civil Design Group, Inc. 8535 EXECUTIVE WOODS, DR., SUITE 200 Lincoln, Nebraska 68512 Ph. 402-434-8494 Fax 866-215-8747 www.civildg.com</div></div> <div>CONSULTING ENGINEERS • LAND USE PLANNERS CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING</div>	<div>EXHIBIT</div> <div>2 OF 2</div>
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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 #25001

FINAL ACTION?
Yes

DEVELOPER/OWNER
Owner: Bartels Family Revocable Trust
Developer: Starostka-Lewis, LLC

PLANNING COMMISSION HEARING DATE
September 17, 2025

RELATED APPLICATIONS
AN25006 & CZ25020

PROPERTY ADDRESS/LOCATION
NW 56th Street and W Holdrege Street

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a preliminary plat to develop 128 dwelling units as part of a residential development to be known as West View Ridge. The property is approximately 37 acres and the proposed development would be composed of 128 single family lots. Waivers to Design Standards are requested, to allow sanitary sewer to run opposite to street grades, and to reduce the minimum centerline radius for curves on local streets from 150' to 100'. This application is associated with Annexation #25006 and Change of Zone #25020, which proposes a change of zone from the existing AG Agricultural zoning to R-3 Residential.



JUSTIFICATION FOR RECOMMENDATION

The request for preliminary plat is compatible with the developing area abutting city limits today. The area can be served by all city services including water and sanitary sewer and is designated for future urban residential land uses. The proposed preliminary plat adds 128 additional dwelling units in a manner that complies with the Zoning Ordinance and is consistent with both the Comprehensive Plan and with the adjacent neighborhoods to the north and east which are also zoned R-3.

APPLICATION CONTACT

Mike Eckert, Civil Design Group, Inc.

STAFF CONTACT

Jacob Schlange, (402) 441-6362 or
jschlange@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed preliminary plat is compatible with the Comprehensive Plans strategies for developing neighborhoods, and the location is designated for future urban residential land uses on the Future Land Use Map.

WAIVERS

1. Design Standards Title 2.00 - Section 3.3.6 - To allow sanitary sewer to run opposite street grades. (Recommend approval)
2. Design Standards Title 2.15 - Section 3.3.1 - To reduce centerline radius of the C1 curve from 150' to 100'. (Recommend approval after submission of additional information for review and approval by Lincoln Transportation & Utilities (LTU))

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future Urban Residential 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 unit 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.

Goals Section

G1: Safe, Affordable, and Accessible Housing. Lincoln and Lancaster County will support the development of safe, affordable, and accessible quality housing that meets the diverse needs of the community. PlanForward understands the ongoing need for affordable housing and supports development of 5,000 affordable units by the year 2030.

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.
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.
11. Provide pedestrian connections when maximum block lengths are exceeded.
13. Provide adequate curb space to allow for on-street parking.

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.
14. Promote neighborhood and community design that supports healthy and active lifestyles, such as the benefits of street trees.

ANALYSIS

1. This is an application for a preliminary plat of a residential development to include 128 dwelling units, on approximately 37 acres located northwest of NW 56th Street and W Holdrege Street. The residential development, to be known as West View Ridge, is proposed to have R-3 Residential Zoning. This application is associated with Annexation #25006 and Change of Zone #25020.
2. The Future Land Use designation on this property is shown as Urban Residential. The proposed preliminary plat will continue to facilitate new residential development at urban densities, and all public utilities can be extended to serve the subject property.
3. The site plan shows 128 single-family lots, while allowing that single-family attached dwellings may be built provided that they meet the minimum lot area requirements and setbacks for the R-3 zoning. All the lots proposed in the site plan meet the requirements for single-family dwellings in R-3 zoning.
4. While the application was originally submitted as a Community Unit Plan (CUP), the applicant has revised the application to request a preliminary plat. The CUP was deemed unnecessary, since all of the proposed dwelling units are single family detached homes, without the varied housing types that a CUP can help facilitate. As a result, one of the conditions of approval is that all references to CUP on the final approved plan be updated to state that this is a preliminary plat.
5. The request for a waiver to allow sanitary sewer to run opposite street grades. The applicant states that this waiver is needed due to the topography of the site, because it has a large crest near the center of the property. This waiver would allow the developer to provide gravity sewer service to the entire site. The areas where sewer is proposed to run opposite the street grades are indicated in the paving profiles submitted by the applicant. This is a common waiver for sites with steep topography. This application was recommended for approval by LTU wastewater.
6. The request for a waiver to reduce the centerline radius of the C1 curve to a radius of 100' was submitted after the rest of the application materials. The applicant is requesting this waiver to minimize the removal of trees in the area of the subdivision, and to maximize the green space south of this radius to better fully accommodate the maximum amount of water quality and detention capacity that must be contained in Outlot C. This waiver is recommended for approval only if LTU reviews and approves the request at the time of the Final Approval Plan.
7. The applicant has not yet submitted plans showing detailed information for grading and drainage plans, or storm water detention and storm sewer calculations. This information must be submitted for review and approval by LTU prior to approval of the Final Approved Plan.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING:

Pasture/Grassland

AG Agricultural Zoning

SURROUNDING LAND USE & ZONING

North: Single family residential and open space
 South: Pasture/Grassland; Agricultural Production
 East: Single family residential
 West: Pasture/Grassland

R-3 Residential
 AG Agricultural
 R-3 Residential
 AG Agricultural

APPROXIMATE LAND AREA: 37.07 acres more or less

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #4

LEGAL DESCRIPTION: Lot 28 I.T. and adjacent right-of-way, located in the southeast quarter of Section 13, Township 10 North, Range 5 East, of the 6th P.M., Lancaster County, Nebraska.

Prepared by Jacob Schlange, Planner
(402) 441-6362 or jschlange@lincoln.ne.gov

Date: September 4, 2025

Applicant: Starostka-Lewis, LLC

Contact: Mike Eckert, Civil Design Group, Inc.

Owner: Bartels Family Revocable Trust

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/PP/25000/PP25001 West View Ridge.jrs.docx>

CONDITIONS OF APPROVAL - PRELIMINARY PLAT #25001

This approval permits a preliminary plat with the following waivers:

1. Design Standards Title 2.00 - Section 3.3.6 - To allow sanitary sewer to run opposite street grades.
(Recommend approval)
2. Design Standards Title 2.15 - Section 3.3.1 - To reduce the centerline radius of the C1 curve from 150' to 100'.
(Recommend approval after submission of additional information for review and approval by LTU)

Site Specific Conditions:

1. The City Council approves associated request:
 - 1.1 Annexation
 - 1.2 Change of Zone from AG to R-3
2. The subdivider shall complete the following instructions and submits the documents and plans and 2 copies to the Planning Department office:
 - 2.1 Revise the preliminary plat to show:
 - 2.1.1 All references to Community Unit Plan or C.U.P. changed to Preliminary Plat.
 - 2.1.2 Revise the location of the pedestrian easement connecting to W Holdrege Street as detailed in Project Dox.
 - 2.1.3 Revise street names deemed too similar to existing street names, including Pelster and W Duvall Drive.
 - 2.1.4 Provide additional pedestrian easement in 15' wide outlot on the east side of preliminary plat, and within Outlot E on the west side of preliminary plat boundaries, as indicated in Project Dox.
 - 2.1.5 Delete the Maximum Density Calculations table.
 - 2.1.6 Revise depth-to-width ration for Lot 19, Block 3.
 - 2.1.7 Show additional right-of-way dedication for a future roundabout at the intersection of NW 56th and W Holdrege Street to the satisfaction of LTU.
 - 2.1.8 Include future use of Outlot A, or show full easement if the sanitary sewer easement will be 30' wide.
 - 2.1.9 Show the conceptual lot layout and grading 300 feet beyond the boundaries of the preliminary plat, as required by the subdivision ordinance.
 - 2.1.10 Remove the redundant lot label for Lot 23 I.T.
 - 2.1.11 Show an additional 6 feet of ROW dedication for future bike trail along NW 56th Street.
 - 2.1.12 Revise C1 Horizontal Curve to meet the 150' required by Lincoln Municipal Design Standards, if waiver to design standards is not granted.
 - 2.1.13 Add eastbound left turn lane per Access Management Policy, using design guidance provided by LTU via email on August 29, 2025.
 - 2.1.14 Provide measurements to confirm ROW dedication from centerline of NW 56th and W Holdrege.

2.1.15 Add a sheet for the Airport Height information to the satisfaction of the Planning Director.

2.2 Provide the following information for review and approval by Watershed Management:

2.2.1 Grading and Drainage Plans

2.2.2 Storm water detention and storm sewer calculations

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. 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.

3.2 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 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 installation of sidewalks along NW 56th 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 in Outlots D, F, and G at the same time as the adjacent streets are paved, and to agree that no building permit shall be issued for construction on adjacent lots 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 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 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 planting of the street trees along NW 56th 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.

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.

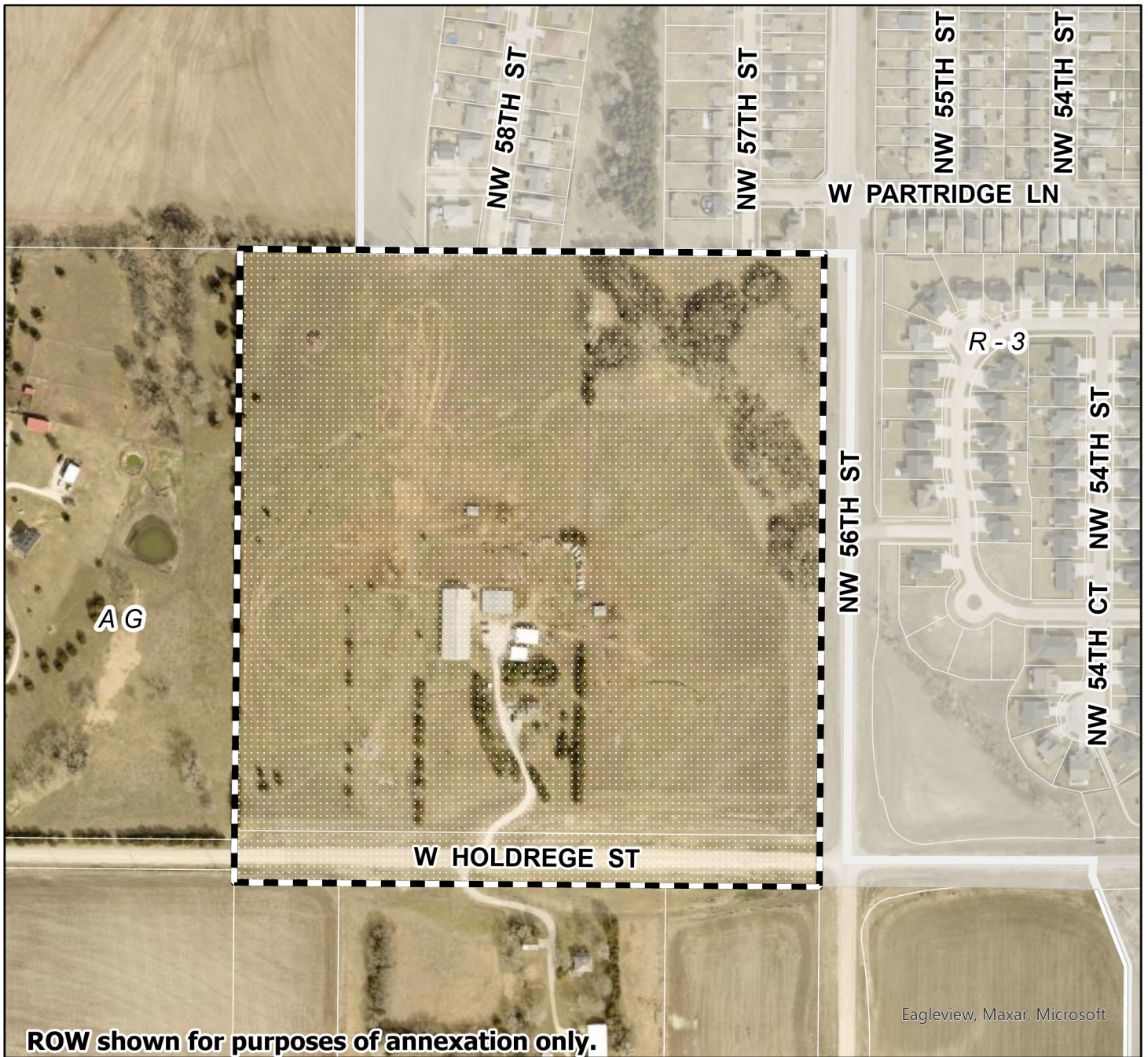
to maintain the sidewalks in the pedestrian way easements on Outlots D, F, and G and all of its elements in a condition as near as practical to the original or as constructed condition in order to provide the user with a safe and convenient facility on a permanent and continuous basis.

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 relinquish the right of direct vehicular access from Lots 1, 15-19, Block 3 to NW 56th Street, and from Lots 6-9, Block 4 and Lots 19-28, Block 3 to W Holdrege Street.

to inform all prospective purchasers and users of land located within the Airport Environs Noise District that the land is located within the Airport Environs Noise District, that the land is subject to an aviation and noise easement granted to Lincoln Airport Authority, and that the land is potentially subject to aircraft noise levels which may affect users of the property and interfere with its use.



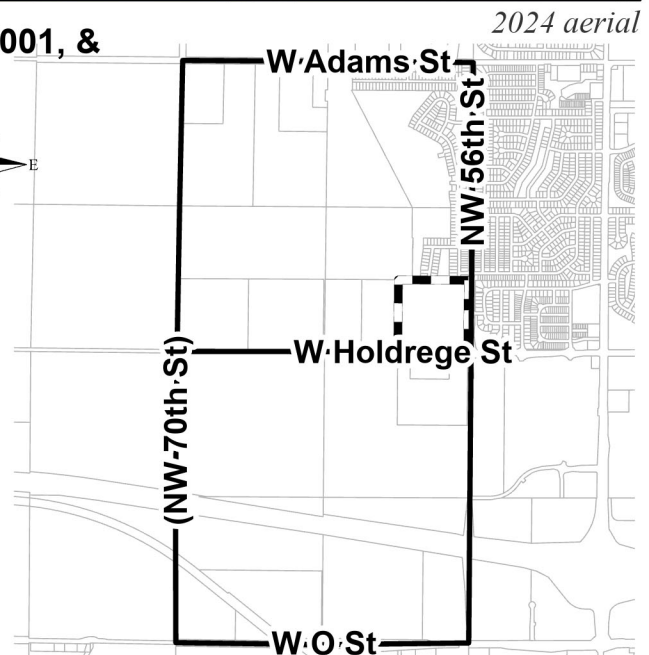
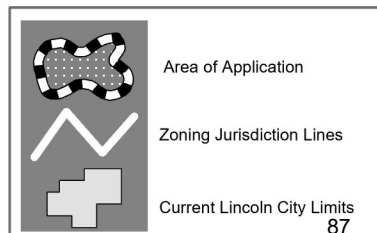
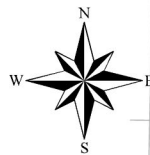
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**Annexation #: AN25006, Preliminary Plat #: PP25001, &
Change of Zone #: CZ25020 (AG to R-3)
West View Ridge
NW 56th St & W Holdrege St**

Zoning:

- R-1 to R-8** Residential District
- AG** Agricultural District
- AGR** Agricultural Residential District
- O-1** Office District
- O-2** Suburban Office District
- O-3** Office Park District
- R-T** Residential Transition District
- B-1** Local Business District
- B-2** Planned Neighborhood Business District
- B-3** Commercial District
- B-4** Lincoln Center Business District
- B-5** Planned Regional Business District
- H-1** Interstate Commercial District
- H-2** Highway Business District
- H-3** Highway Commercial District
- H-4** General Commercial District
- I-1** Industrial District
- I-2** Industrial Park District
- I-3** Employment Center District
- P** Public Use District

**Two Square Miles:
Sec.13 T10N R05E
Sec.24 T10N R05E**





Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

August 20, 2025

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

Re: Application for a R-3 Preliminary Plat, Change of Zone from AG to R-3 and Annexation for 37.07 acres of land located on the NW corner of NW 56th St and W. Holdrege, to be know as West View Ridge. CDG Project #2025-0056.

Dear Mr. Cary:

On behalf of Lewis-Starostka, LLC we submit the enclosed application for a preliminary plat, change of zone and annexation on 37.07 acres on NW corner of NW 56th Street & W. Holdrege. This project proposes 128 single family lots.

We propose extending an 8" sanitary sewer main, at the developer costs, from its termination point at NW 52nd St & W. Holdrege St to the site as shown on the utility plans. A redundant internal water service system for the site via the connections to three existing mains adjacent to the site at NW 57th St, NW 58th St & W. Lonesome Dove Ln will be constructed with the initial phase of the project.

With this preliminary plat we are requesting the following waivers:

1. To Design Standards, Chapter 2.00, Section 3.3.6, to allow sanitary sewer to run opposite to the street grades. This waiver is needed due the topography of this site that has a large crest in the center. The paving profiles show the area where sewer has to run opposite the street grades to provide gravity sewer service to the western section of the site. Maximum grading cuts on the site to obtain the gravity sewer system do not exceed 14'.
2. To Design Standards, Chapter 2.15, Section 3.3.1, to allow centerline radius of the C1 curve to have a 100' radius. This radius is requested to: 1) minimize the tree removal in this area of the subdivison, 2) to maximize the green space south of this radius to better fully accomdate the maxium amount of water quality and detention capacity that needs to contained in Oulot 'C'.

With this application we submit the following items:

Application for a Preliminary Plat, Change of Zone & Annexation
Preliminary Plat application fee of \$5,254.00
Change of Zone fee of \$1,142.00
All plan sheets, uploaded via Project Dox

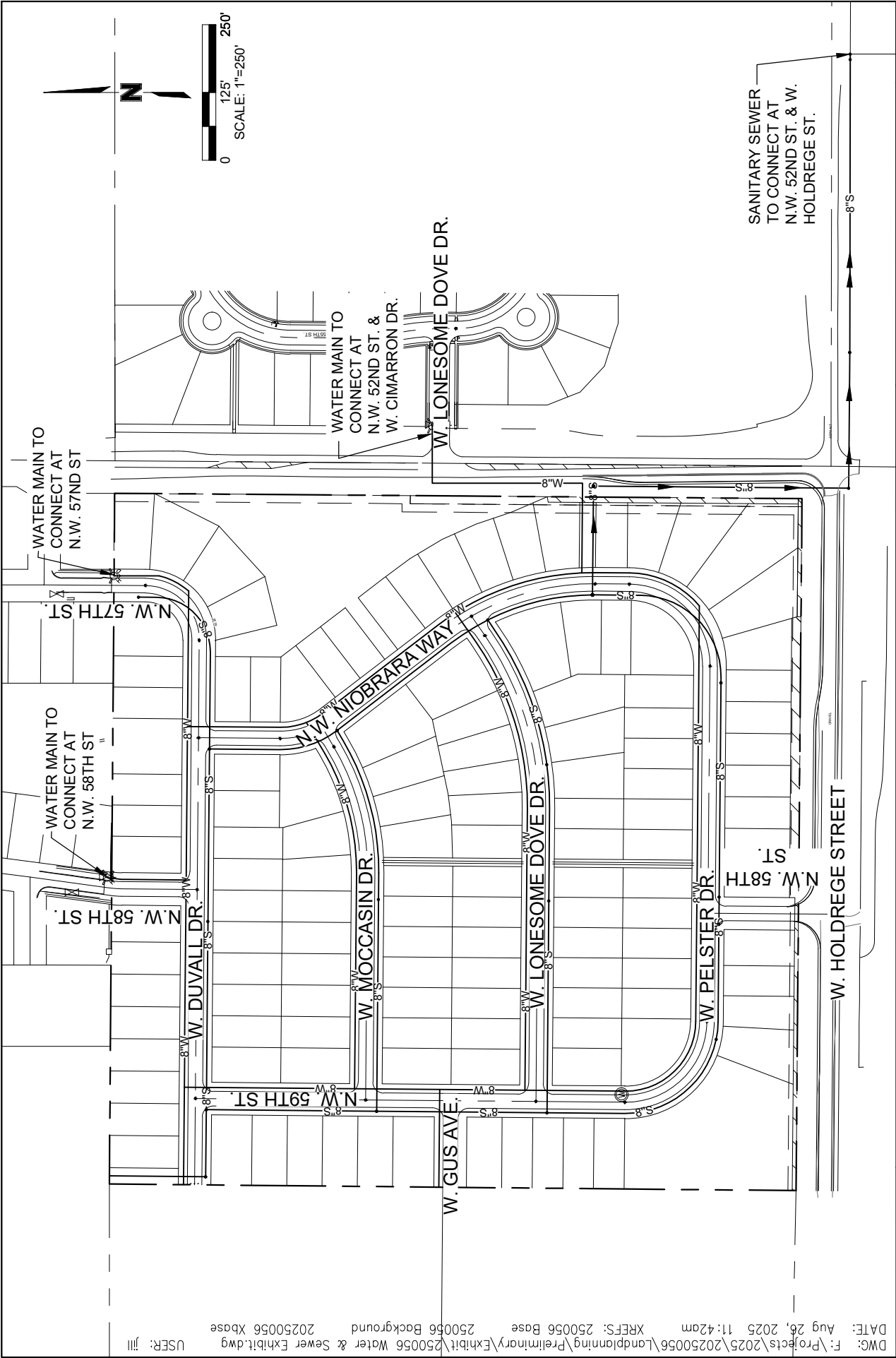
I hope that this letter, exhibits and plans set assists you in reviewing this application. Please feel free to call me at (402) 434-8494 with any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Eckert", with a stylized flourish at the end.

Mike Eckert, AICP

cc: Lewis-Starostka, LLC



<p>drawn by: JDS checked by: - project no.: 2025-0056 date: 08/26/2025</p>		<p>SANITARY SEWER & WATER MAIN CONNECTION EXHIBIT WEST VIEW RIDGE LINCOLN, NEBRASKA</p>		<p>Civil Design Group, Inc. 8535 EXECUTIVE WOODS, DR., SUITE 200 Lincoln, Nebraska 68512 Ph. 402-434-8494 Fax 866-215-5747 www.civildg.com</p> <p>CONSULTING ENGINEERS • LAND USE PLANNERS CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING</p>		<p>EXHIBIT 1</p>
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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 #25028

FINAL ACTION?
Yes

DEVELOPER/OWNER
Omega Properties, LLC

PLANNING COMMISSION HEARING DATE
September 17, 2025

RELATED APPLICATIONS
None

PROPERTY ADDRESS/LOCATION
12788 W Roca Road

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a Special Permit to allow a Residential Healthcare Facility serving up to 44 persons. The property is located near the intersection of SW 128th Street and W Roca Road and is approximately 31.45 acres in size. The zoning is AG Agricultural District. The existing house will be remodeled and used for offices, cafeteria, and group fitness area. The residents will live in four modular housing structures that will be in front of the house.



JUSTIFICATION FOR RECOMMENDATION

Residential healthcare facilities are allowed by special permit in the AG Agricultural District. The Lancaster County Zoning Regulations limits the density of residential healthcare facilities to one person per 5,000 square feet of lot area for the AG District. The property is approximately 31.45 acres, which would allow 273 residents following this standard. The proposal is for up to 44 residents and meets all requirements. The modular housing structures can be removed from the site if the specific use would ever cease in the future.

APPLICATION CONTACT

Matt Rennerfeldt, (402) 580-1663

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The special permit for a Residential Healthcare Facility is in conformance with the 2050 Comprehensive Plan. The property is shown as low density residential on the 2050 Future Land Use Map. The Comprehensive Plan includes goals for providing safe and decent affordable and special needs housing, along with continued development of a variety of new housing options.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is designated for future Low Density Residential and Lakes and Streams land uses on the 2050 Future Land Use Plan. The Lakes and Streams part of the designation is reflective of a lake on the property.

Land Use Plan - Low Density Residential. Residential areas, often referred to as acreages, having densities ranging from 1 to 5 acres per dwelling unit, with a typical density of 3 acres per dwelling unit. Existing Low Density Residential areas within the Future Service Limit with urban utilities available may also be appropriate for future Urban Residential development.

Elements Section

E1: Complete Neighborhoods and Housing

During the planning period, there will continue to be a need to accommodate group living which generally includes, but is not limited to: senior housing, assisted living facilities, group homes, domestic shelters, and children's homes.

CLIMATE ACTION PLAN SPECIFICATIONS:

p. 11 Key Initiative - Transition to Low-Carbon Energy.

- Continue incentive-based (residential, commercial, or industrial) programs promoting the installation of renewable energy systems. Incentives may include offering rebates on purchasing equipment, attractive net metering pricing, tax incentives, height allowances, setback, and area-based incentives, expedited permitting, and others.

ANALYSIS

1. This is a request for a special permit for a Residential Healthcare Facility per Lancaster County Zoning Regulations Article 13.021. The property is approximately 31.45 acres and is located near the intersection of SW 128th Street on the north side of W Roca Road. The property is zoned AG Agricultural District. The request is for up to 44 residents with 20 employees. This includes a maximum of 36 residents in three modular structures and 8 additional patients in a separate modular structure.
2. The applicant notes in the application letter that the residential treatment program is for substance use disorder. "The primary objective is to provide high-quality, effective treatment for anyone struggling with SUD. The program will be staffed by experienced behavioral health professionals providing state-of-the-art, evidence-based SUD treatment. The residential treatment program will also include withdrawal management "detox" services, medication-assisted treatment (MAT), individual counseling, group counseling, and peer recovery support to treat individuals with SUD". This facility would be for individual voluntarily seeking treatment and is not a mandatory stay facility.
3. The request is to operate a residential health care facility using an existing 8,136 square foot single family home (4,068 of living area with 4,068 square feet of basement) with the addition of four new modular housing structures, each 1,818 square feet in size.
4. The existing home will be remodeled into office, cafeteria and group fitness uses for the residents and staff. Four new modular structures will provide housing for the residents. These structures will be located to the south or in front of the existing house. These are designed so that they can be removed from the site if the residential health care use would ever cease and is replaced by another use.
5. Other existing buildings located on the site include a garage, shop and a boat house by the pond. The garage is located to the north of the house and will be converted into a caretaker residence. All existing buildings as well as the proposed new modular housing structures will meet the AG District required setbacks of 50-foot front yard, 60-foot side yard, and 100-foot rear yard.

6. LCZR Article 13.021 provides that Health Care Facilities, Residential may be allowed by special permit in the AG, AGR, R and B zoning districts under the following conditions:

A. Parking shall be one (1) space for every four (4) residents and two (2) spaces for every three (3) employees on the largest shift, provided that no parking shall be permitted in the required front or side yards.

11 parking spaces are required for the residents and 14 parking spaces are required for the employees or 25 total parking spaces. 28 parking spaces will be provided. No parking is proposed in the required front or side yards.

B. The total number of client or employee residents shall not exceed the lot area ratio below except as provided for in this section, and provided that all facilities may have up to four individuals sixty years of age or older and one family acting as the residential caretaker:

1. AG zoning district: One person for five thousand (5,000) square feet of lot area;
2. AGR zoning district: One person for three thousand (3,000) square feet of lot area;
3. R zoning district: One person per three thousand (3,000) square feet of lot area;
4. B zoning district: One person per seven hundred fifty (750) square feet of lot area.

The total number of persons will be no more than 44 residents in addition to 20 employees. The special permit provisions include a ratio for calculating the total number of residents allowed on site. The AG district allows one person per 5,000 square feet of lot area. This lot is 31.45 acres and would allow up to 273 individuals following the density allowance by the LCZR standards. The applicant request of 44 residents, is therefore only 16% of the maximum density allowed.

C. Depending on the character of the development and impacts on adjacent land uses, the Planning Commission, and if appealed, the County Board may grant an increase in the number of residents allowed in (b) above. Such increase shall not exceed fifty (50%) percent. (Resolution No. [R-17-0040](#), May 30, 2017; Resolution No. [R-18-0078](#), November 20, 2018; Resolution No. [R-22-0022](#), March 22, 2022).

The applicant is not requesting any waivers. The proposed residential health care facility will meet all requirements, including the special permit criteria, height limit and setback requirements for the AG District.

7. The application history for this property includes SP15064 which was an Expanded Home Occupation special permit for Avalon Event Paradise. This use was proposed to include special events such as weddings and family reunions and included waivers, including exceeding 15,000 square feet for outdoor area. This included the proposed rental of the boathouse and adjacent land for such gatherings. The owners had previously been renting out the property for large events contrary to approved zoning permit. The application had initial public hearing before the Planning Commission on October 28, 2015, with additional continued public hearings and applicant requested deferrals until May 25, 2016, when the Planning Commission recommend denial of the special permit. The County Board then denied the special permit on July 5, 2016. In the summary report to the County Board, it was noted that nine individuals testified in opposition with 25 letters of opposition and 1 letter of support submitted.

8. A neighborhood meeting is planned for September 10, 2025 at the existing residence.

9. The proposed special permit is in conformance with the goals in the Comprehensive Plan to provide a variety of housing options, in this case housing as part of a residential healthcare use.

10. The proposed residential health care facility will not negatively impact the area. The use will not have a significant traffic impact on the neighbors. The existing driveway off W Roca Road will be used for access. No traffic will therefore go through any adjacent neighborhood. W Roca Road is Highway 33 which is a paved State highway that extends in Lancaster County from the west county line to Highway 77. While there may be some incidental activity with clients spending time on the outside, the primary functions of the residential health care facility will be indoors, therefore noise will not be a factor. The nearest neighbor residences to the house and proposed modular structure locations are approximately 800 feet away. Further, the existing house is being kept and could be reused for another purpose, including residential use, again in the future. The modular houses are intended to be removed when the residential healthcare facility is no longer in use.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Single family dwelling, AG Agricultural

SURROUNDING LAND USE & ZONING

North: Single family dwelling	AG, Agricultural
South: Agricultural	AG, Agricultural
East: Single family dwellings	AG, Agricultural
West: Single family dwelling, Agriculture	AG, Agricultural

APPROXIMATE LAND AREA: 31.45 acres, more or less

LEGAL DESCRIPTION: Lot 27 I.T. located in the SW ¼ of Section 17, Township 8 North, Range 5 East, Lancaster County, NE.

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

Date: September 4, 2025

Applicant/
Owner Omega Properties, LLC - Matt Rennerfeldt
(402) 580-1663

CONDITIONS OF APPROVAL - SPECIAL PERMIT #25028

Per Article 13.021 of the Lancaster County Zoning Regulations this approval permits a Residential Healthcare Facility with up to 44 residents.

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 title information to the site plan including Special Permit number and project name.
 - 1.2 Add page numbers to the sheets.
 - 1.3 Identify the proposed parking areas.
 - 1.4 Add note that modular housing will be removed once the residential health care facility ceases to operate and is replaced by another use.
 - 1.5 Add note that caretaker residence will be removed or converted to an accessory use once the residential health care facility ceases to operate and is replaced by another use.
 - 1.6 Identify or remove red lines in reception on floor plan.
 - 1.7 Clarify what is meant by "Redundant Room" on floor plan.
 - 1.8 Clarify what is difference between Lobby and Reception.
 - 1.9 Identify use for tables and chairs east of Group Fitness Area.
 - 1.10 Change to 8 beds for detox on the site plan.
 - 1.11 Change 42 clients to 44 clients under Staffing and Occupants information.
2. Before receiving building permits provide the following documents to the Planning Department:
 - 2.1 Documentation that the onsite wastewater treatment system has the required construction permit from the Department of Water, Energy, and Environment and the Lincoln-Lancaster County Health Department (LLCHD).
 - 2.2 Documentation that the potable water system for this facility complies with community water system requirements in Nebraska Title 179 - Public Water Systems.
3. Within 12 months of the ceasing of the operation of the residential healthcare facility, or conversion to another use, the four modular structures shall be removed and all foundations, footings and utilities removed serving the modular housing. The modular housing may remain if the residential healthcare facility is vacant and listed for sale.

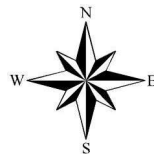
Standard Conditions:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling unit or starting the operation all development and construction shall substantially comply with the approved plans.

- 4.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee.
- 4.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
- 4.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.



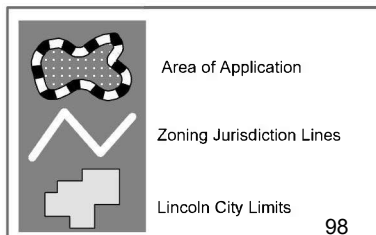
Special Permit #: SP25028
SW 128th St & W Roca Rd



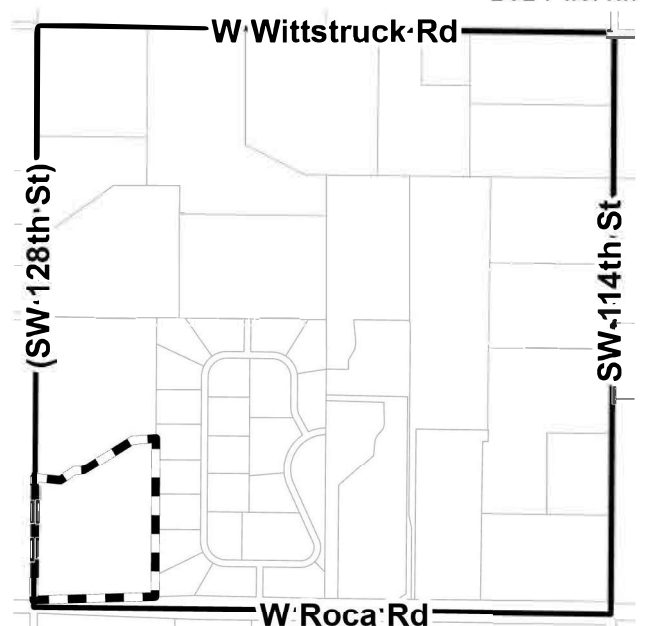
Zoning:

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.17 T08N R05E



98



ADDRESS: 12788 WEST ROCA RD, CRETE, NE 68333

LEGAL DESCRIPTION: S17, T8, R5, 6TH PRINCIPAL
MERIDIAN, LOT 27 SW

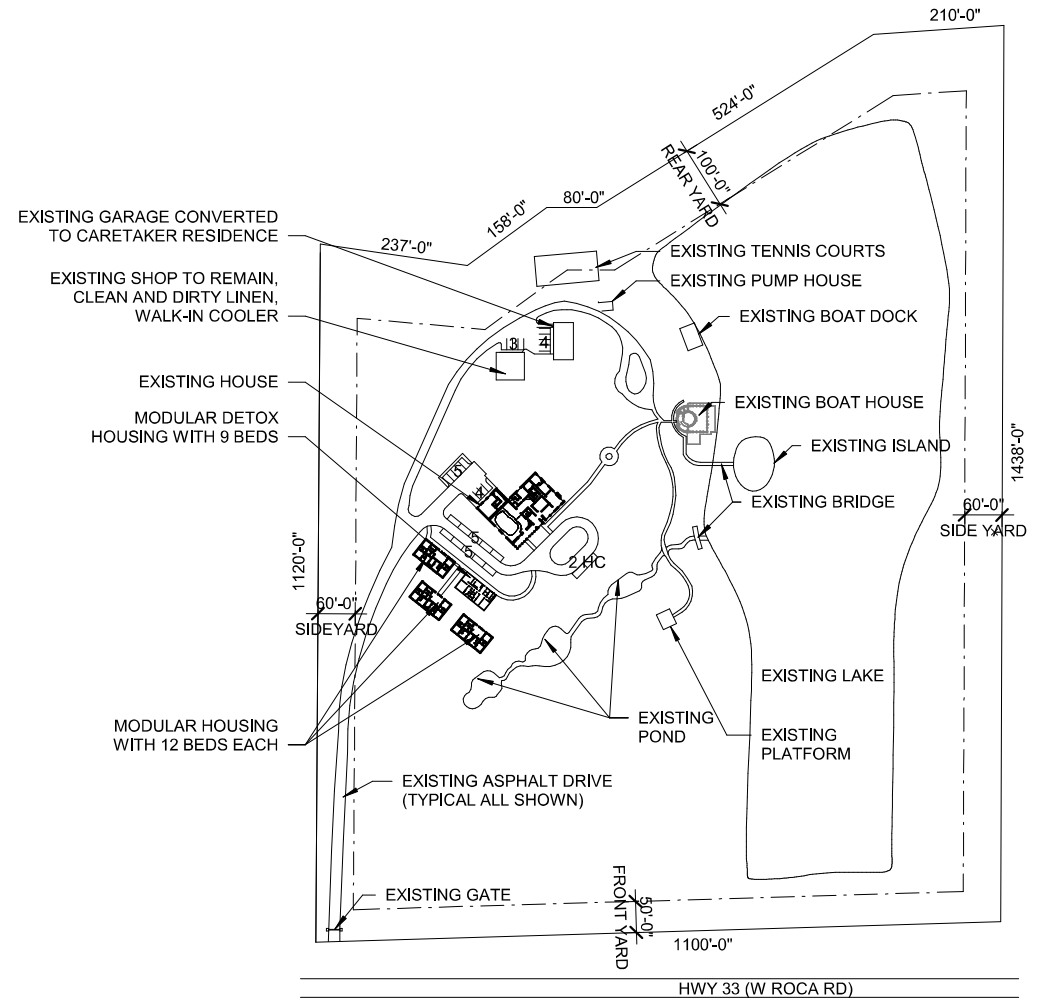
LOT AREA: 32.43 ACRES

ZONING: AG

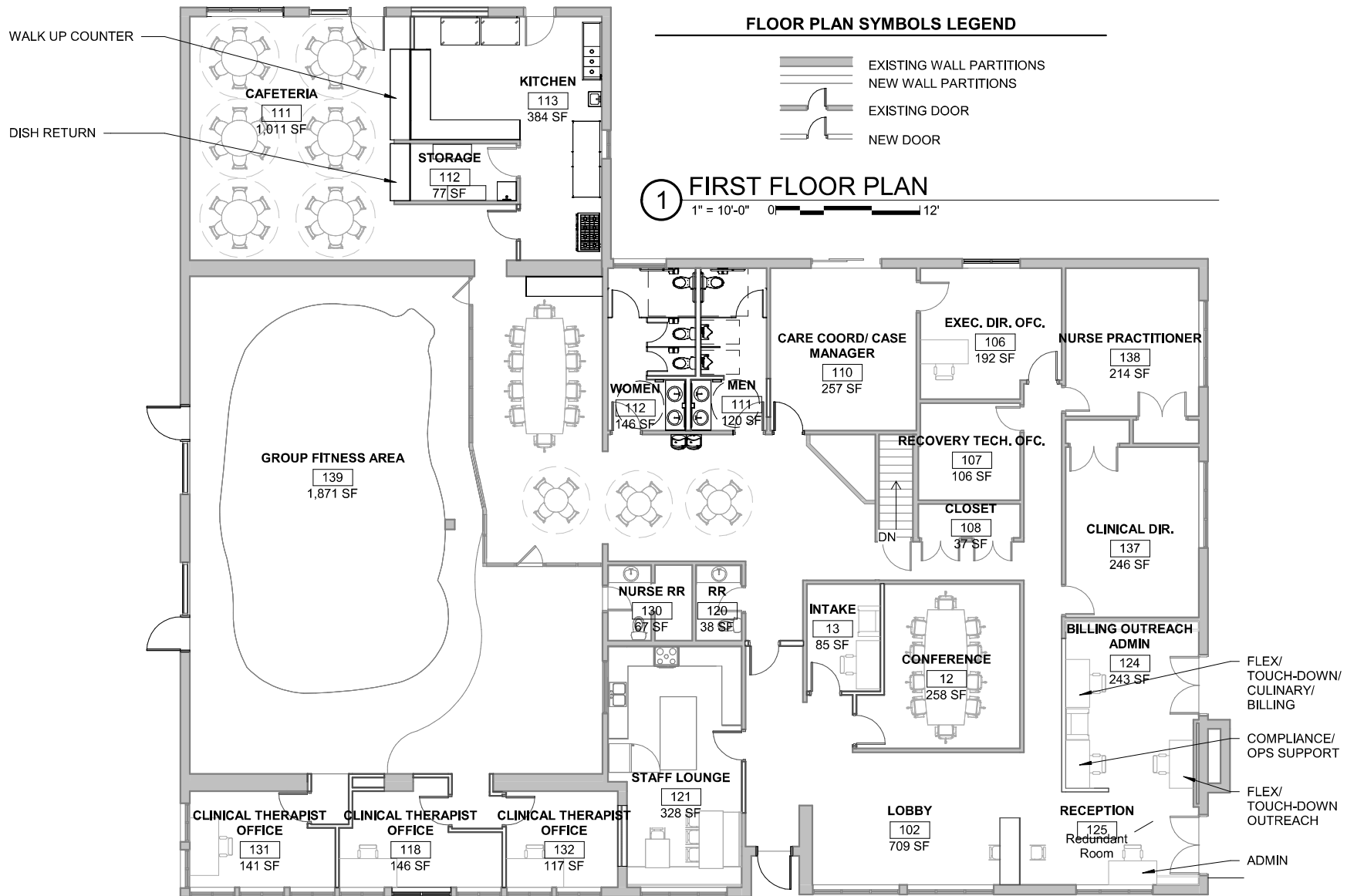
MAX HEIGHT ALLOWED: 35'

STAFFING & OCCUPANTS:
20 STAFF
42 CLIENTS

PARKING:
2/3 STAFF = 14
1/4 CLIENT = 14
28 TOTAL REG
(28 SHOWN)



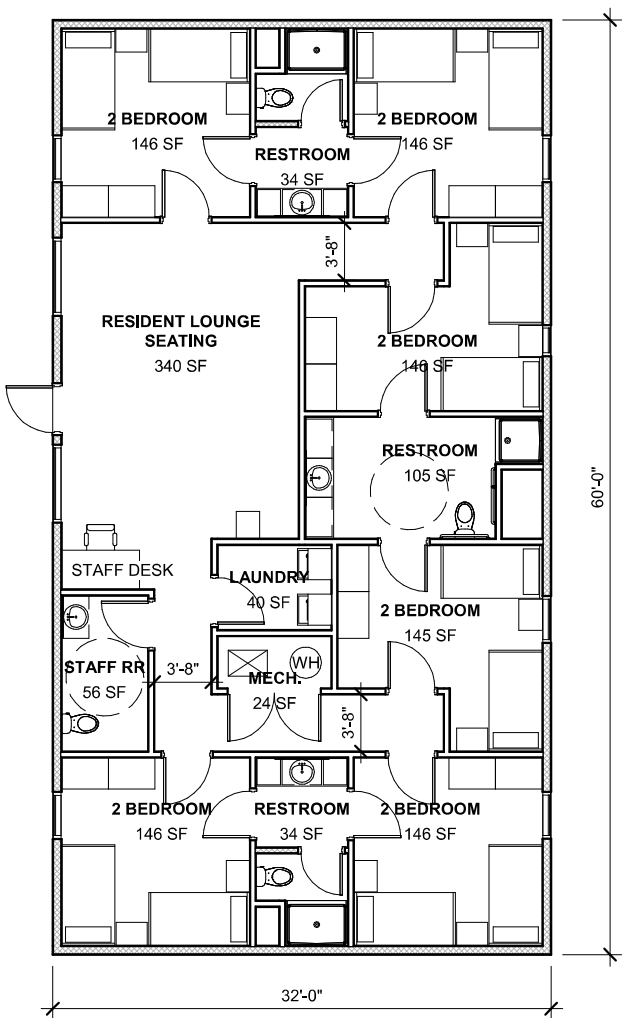
1 SITE PLAN
1" = 200'-0" 0' 60'



Matt Rennerfeldt SD
Project Address 06/30/25

EXISTING MAIN HOUSE - FIRST LEVEL FLOOR PLAN OPTION 1

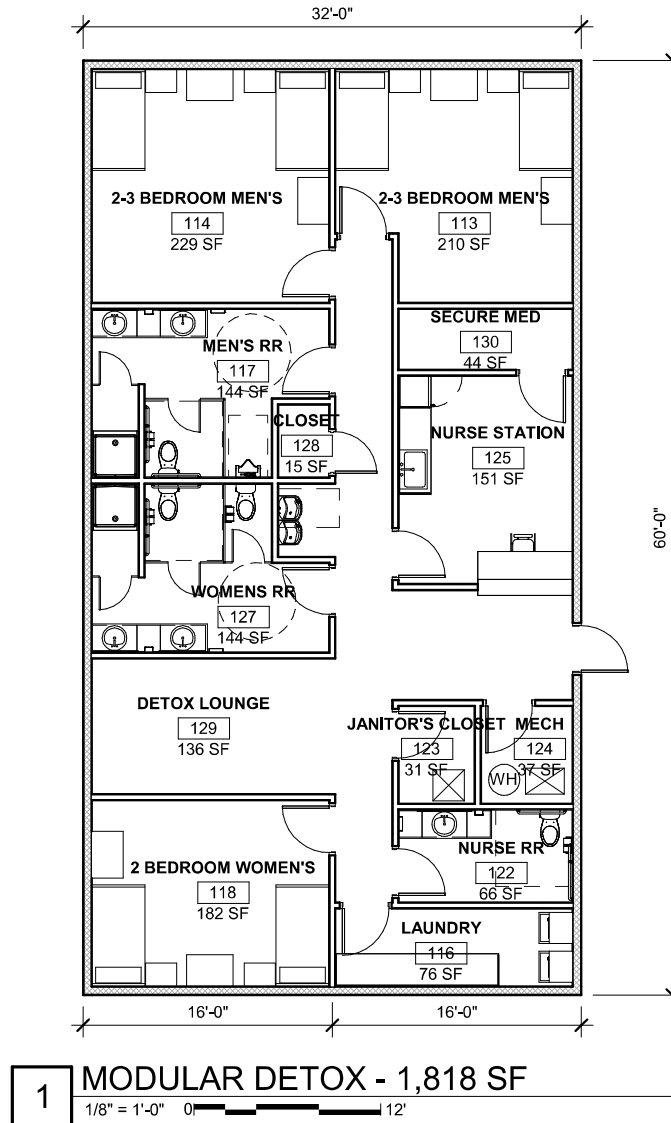
SHIVE-HATTERY
ARCHITECTURE+ENGINEERING



1

MODULAR 12 BED SLEEPING - 1,818 SF

1/8" = 1'-0" 0' 12'



Executive Summary

Still Waters Recovery Sanctuary is in the process of developing a comprehensive substance use disorder (SUD) residential treatment program in Saline County, Nebraska. The facility will be located in Crete on a 32-acre property complete with an 8000 square foot stone ranch and private 11-acre lake to offer a full continuum of residential services for adults. Ascension Recovery Services (Ascension RS) was engaged by Still Waters to provide strategic support in the development and implementation of the treatment program.

The model will support an individual-centric program of wellness that successfully facilitates recovery from SUD, emotional dysregulation, and habitually destructive behaviors. This program will serve as a beacon of hope, aiming not only to address the immediate symptoms of SUD but also to address underlying causes, promote holistic well-being, and guide individuals toward long-term sustainable recovery.

The purpose of this business plan is to describe the creation of a residential program to serve individuals with SUD. Still Waters' overall goal is to address the alarming rise in drug overdose deaths and the skyrocketing numbers of individuals experiencing SUD who require immediate treatment. Substance use and co-occurring disorders have become a crisis in the United States that were further escalated by the effects of COVID-19 due to isolation and high unemployment rates. Still Waters' methodology for addressing these issues is to develop a comprehensive program encompassing the continuum of care for residential services for individuals experiencing SUD.

The primary objective is to provide high-quality, effective treatment for anyone struggling with SUD. The program will be staffed by experienced behavioral health professionals providing state-of-the-art, evidence-based SUD treatment. The residential treatment program will also include withdrawal management "detox" services, medication-assisted treatment (MAT), individual counseling, group counseling, and peer recovery support to treat individuals with SUD. Individuals seeking treatment will undergo a comprehensive biopsychosocial-spiritual assessment to determine their unique needs and will be referred to the most appropriate behavioral health service accordingly.

This business plan presents a structured step-by-step framework for delivering individualized behavioral health services. By aligning each client with the most appropriate level of care based on their specific needs, the program is designed to optimize treatment effectiveness and improve overall outcomes.

Introduction to Leadership

Matt Rennerfeldt – Owner

Bio Here

Summary of Ascension RS Experience

Ascension RS is the industry leader in developing comprehensive and fully integrated behavioral health systems equipped to treat people with SUD and co-occurring disorders. The company's focus is twofold: 1) provide innovative solutions, utilizing evidence-based and promising practices that deliver

effective, high-quality clinical care for treating and managing behavioral health as a chronic disease, and 2) develop and implement a financially sustainable business model requiring care coordination and integration of services with incentives aligned for positive treatment outcomes.

Ascension RS is a community-focused organization. Our clients include hospitals, health systems, behavioral health providers, investor groups, and state and local governments. Our team is comprised of seasoned SUD and mental health (MH) professionals with extensive experience, including executive-level roles in major healthcare systems (both payers and providers), non-profit organizations, and national behavioral health systems. This wealth of expertise enables us to deliver high-quality behavioral health services effectively.

Project Overview

Still Waters Recovery Sanctuary, in partnership with Ascension RS, is establishing a comprehensive continuum of care in Nebraska to address the growing need for high-quality, evidence-based treatment for individuals with substance use disorders (SUD). This initiative is designed to deliver a full spectrum of behavioral health services, including medically supervised detoxification and residential treatment, tailored to meet the complex needs of this population.

The program is structured in alignment with the American Society of Addiction Medicine (ASAM) criteria, offering:

- Level 3.7 – Medically Managed Residential Withdrawal Management
- Level 3.5 – Clinically Managed High-Intensity Residential Services

Entry into the program will be guided by a thorough biopsychosocial assessment, ensuring that each individual is placed in the appropriate level of care based on their clinical profile and recovery goals. This person-centered approach is intended to enhance treatment engagement, improve outcomes, and support long-term recovery.

Withdrawal management (detoxification) services represent a critical entry point for individuals initiating treatment for substance use disorders (SUD). These services include medically supervised monitoring and support, with an average length of stay ranging from three to five days, depending on medical necessity and individual patient needs.

Upon successful completion of withdrawal management, clients transition seamlessly into the residential treatment program. This next phase provides structured, clinically driven care, with an average length of stay of approximately 28 days. The duration of residential treatment is determined by the individual's treatment need and clinical necessity. This program is specifically tailored for adults aged 18 years or older facing SUD, extending its accessibility to Medicaid beneficiaries, commercial insurance, and those opting for self-payment. The program will obtain accreditation from either The Joint Commission (TJC) or the Commission on Accreditation of Rehabilitation Facilities (CARF). It will offer a range of services, including comprehensive assessments, personalized treatment planning, individual counseling, case management, group therapy, peer support services, and medication-assisted treatment (MAT).

Still Waters's Recovery Sanctuary will be strategically designed to cultivate a welcoming, therapeutic, and judgment-free environment, fostering recovery in a state-of-the-art facility. The

professional team operating within the program is committed to delivering comprehensive behavioral health care through diverse platforms, including trauma-informed care, mindfulness-based practices, and personalized curriculums.