

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

Cristy Joy: Chair

Maribel Cruz : Vice Chair

Lorenzo Ball

Dick Campbell

Brett Ebert

Gloria Eddins

Bailey Feit

Richard Rodenburg

Cindy Ryman Yost

PLANNING STAFF

David R. Cary: Director

Shelli Reid: Administrative Officer

Laura Tinnerstet: Admin. Aide

October 29, 2025

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, October 29, 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, October 29, 2025**

Approval of minutes of the regular meeting held [October 15, 2025](#).

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

ANNEXATION AND ASSOCIATED ITEM

1.1a ANNEXATION 25009, to annex approximately 9.80 acres, with an associated Change of Zone, on property generally located at the southeast corner of W Old Cheney Road and SW 12th Street.
Staff recommendation: Approval
Staff Planner: Benjamin Callahan, (402) 441-6360, bcallahan@lincoln.ne.gov

1.1b CHANGE OF ZONE 25024, from AG (Agricultural District) to R-3 (Residential District) on approximately 9.80 acres, on property generally located at the southeast corner of W Old Cheney and SW 12th Street.
Staff recommendation: Approval
Staff Planner: Benjamin Callahan, (402) 441-6360, bcallahan@lincoln.ne.gov

SPECIAL PERMIT

1.2 SPECIAL PERMIT 13013A, to change the use on the locally landmarked LAFB Remote Facility from a disassembly recycling facility to contractor services generally located at 6901 W. Adams Street. **FINAL ACTION**
Staff recommendation: Approval
Staff Planner: Jill Dolberg, (402) 441-6373, jdolberg@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL

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

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION

ANNEXATION AND ASSOCIATED ITEMS

4.1a ANNEXATION 25008, to annex approximately 13.12 acres on property generally located on the SW corner of S 70th & Yankee Hill Road.
Page 51 **Staff recommendation: Conditional Approval**
Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

4.1b CHANGE OF ZONE 05068I, an amendment to add approximately 13.12 acres and 161,000 square feet of commercial floor area to the existing Planned Unit Development (PUD) for The Woodlands at Yankee Hill PUD, generally located on the SW corner of S 70th & Yankee Hill Road.
Page 51 **Staff recommendation: Conditional Approval**
Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

4.1c COMPREHENSIVE PLAN AMENDMENT 25006, to amend the Lincoln-Lancaster County 2050 Comprehensive Plan to revise the Future Land Use Map from Residential – Low Density use to Commercial use, and to adjust the Future Growth Tier designation from Tier 1, Priority C to Tier 1, Priority A, on property generally located on the SW corner of S 70th & Yankee Hill Road.
Page 76 **Staff recommendation: Approval**
Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@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

Planning Department Staff Contacts:

David Cary, *Director* 402-441-6364
dcary@lincoln.ne.gov

Stephen Henrichsen, *Development Review Manager* 402-441-6374
shenrichsen@lincoln.ne.gov

Paul Barnes, *Long Range Planning Manager* 402-441-6372

pbarnes@lincoln.ne.gov Benjamin Callahan, <i>Planner</i>	402-441-6360
bcallahan@lincoln.ne.gov Collin Christopher, <i>Planner</i>	402-441-6370
cchristopher@lincoln.ne.gov Rachel Christopher, <i>Transportation Planner</i>	402-441-7603
jdolberg@lincoln.ne.gov Jill Dolberg, <i>Planner</i>	402-441-6373
sdush@lincoln.ne.gov Steve Dush, <i>Planner</i>	402-441-5662
agopalakrishnan@lincoln.ne.gov Arvind Gopalakrishnan, <i>Planner</i>	402-441-6361
ayden.johnson@lincoln.ne.gov Ayden Johnson, <i>Planner</i>	402-441-6334
emartin@lincoln.ne.gov Emma Martin, <i>Planner</i>	402-441-6369
jschlange@lincoln.ne.gov Jacob Schlange	402-441-6362
athierolf@lincoln.ne.gov Andrew Thierolf, <i>Planner</i>	402-441-6371
gwesselhoft@lincoln.ne.gov George Wesselhoft, <i>County Planner</i>	402-441-6366

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, October 07, 2025.

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME, AND PLACE OF MEETING: Wednesday, October 15, 2025, 1:00 p.m., Hearing Room 112, on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

IN ATTENDANCE: Lorenzo Ball, Dick Campbell, Maribel Cruz, Brett Ebert, Bailey Feit, Cristy Joy, Rich Rodenburg, Ben Callahan, David Cary, Jill Dolberg, Steve Dush, Shelli Reid, Andrew Thierolf, 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 October 1, 2025.

Motion for approval of the minutes made by Campbell; seconded by Feit.

Minutes approved 7-0: Ball, Campbell, Cruz, Ebert, Feit, Rodenburg, and Joy voting "yes". Eddins and Ryman Yost absent.

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

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

October 15, 2025

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

The Consent Agenda consisted of the following items: Special Permit 25039 and Special Permit 25036.

There were no ex parte communications disclosed.

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

Campbell moved approval of the Consent Agenda; seconded by Feit.

Consent Agenda approved 7 -0: Ball, Campbell, Cruz, Ebert, Feit, Joy, and Rodenburg, voting “yes”. Eddins and Ryman Yost absent.

Note: This is Final Action on Special Permit 25039 and Special Permit 25036 unless appealed by filing a Notice of Appeal with the City Council or County Board within 14 days.

TEXT AMENDMENT 25012, AMENDING THE LINCOLN MUNICIPAL CODE, CHAPTERS 26 AND 27, TO UPDATE THE EXISTING PUMP STATION POLICY OUTLINING ELIGIBILITY REQUIREMENTS AND STANDARDS TO ACCOMMODATE NON-GRAVITY WASTEWATER TREATMENT SERVICES.

PUBLIC HEARING:

October 15, 2025

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

David Cary, Director of the Planning and Development Services Department, and Steve Dush, Planning and Development Services Department, 555 South 10th Street, Lincoln, NE,

came forward to present an overview of the proposed update to the city’s temporary pump station policy.

Cary opened the discussion by explaining that Planning and the city are actively reviewing policies and codes to identify ways to expand housing opportunities. He acknowledged ongoing housing needs and concerns about housing costs, emphasizing the city’s role in contributing to potential solutions. Cary noted that this policy update is one of several initiatives that will come before the commission in the coming months, all aimed at increasing housing availability.

Cary provided background on the existing policy, noting it was established in 2001 and has seen minimal use, describing it as largely “unusable.” The update, he said, was prompted by private sector input and internal discussions about improving practical application. The goal, Cary explained, is to maintain city protections while enabling housing that might otherwise be delayed for 10–20 years in areas awaiting gravity flow sewer infrastructure.

Cary emphasized that the update is not intended to solve all housing challenges but rather serve as an additional tool to accelerate development in select areas. The gravity flow sewer system remains the primary infrastructure for most growth, while the temporary pump station policy provides supplemental flexibility. Cary added that the revised policy is “much more usable” than the current version and forms part of a broader “toolbox” of housing strategies.

Cary then introduced Steve Dush, who provided a more detailed explanation of the proposed changes. Dush noted that the proposal represents a re-examination of the policy discussed with the commission in July. He referenced a prior comprehensive plan amendment involving property rezoning from tiers 1C and 2 to tier 1B, which had been contingent on revising the pump station policy.

Dush explained that as the process evolved, the update transitioned from a policy proposal to an ordinance amending Chapters 26 and 27, with supporting amendments to Chapter 17 regarding financing mechanisms. He reviewed the guiding principles of the original policy, emphasizing that financial responsibility should remain with the applicants and benefiting users, and that the integrity of the city’s gravity sewer system must be preserved.

Dush added that the updated approach reviewed Lincoln’s subbasins to ensure the original intent was maintained while creating additional development opportunities, guided by an “equal to or better than” standard to maintain or improve upon the previous policy.

Some of the key components of the proposed ordinance, as stated by Dush, include reducing the minimum project size from 500–1,000 acres to 150 acres, allowing smaller developments to qualify. Developers must demonstrate, with their engineer and LTU, that existing and future capacity within the subbasin will not be compromised, ensuring that the current gravity sewer system remains intact and that any remaining capacity can accommodate new development. This approach allows for more efficient use of city infrastructure and is fiscally responsible by utilizing underused capacity. The ordinance also includes housing density requirements, with projects served by the lift station required to maintain an average gross density of five dwelling units per acre, and at least 10% of single-family lots must be 4,000 square feet or smaller. Accessory dwelling units (ADUs) would be allowed as a use by right, adding additional housing capacity. Finally, capital costs for pumps and force mains, as well as service fees for users, would be borne by the developer in accordance with Chapter 17 requirements.

Dush noted that the proposed ordinance preserves the intent of the existing policy while enabling practical, fiscally responsible development. He also highlighted the potential for innovative land use planning and design under the revised ordinance. Dush concluded by recommending approval of the ordinance and opened the floor for questions from the commission.

Proponents:

DaNay Kalkowski, 1128 Lincoln Mall, Suite 105, Lincoln, NE, appeared and presented on behalf of Matodol, LLC. She stated that her client had previously appeared before the commission in July regarding a comprehensive plan amendment, which the commission approved at that time, contingent upon updating the temporary pump station policy.

Kalkowski explained that the subject property has water and road infrastructure in place, but the lack of sewer service has prevented development. She emphasized that advancing the update as an ordinance, rather than keeping it solely as a policy, provides the commission with an additional opportunity to review the changes.

Kalkowski acknowledged City staff's willingness to revisit the policy, referencing prior discussions in January regarding potential parameters for using a lift station. Kalkowski stated that the resulting ordinance provisions expand development opportunities not only for the specific property but also for other properties in the community, while still preserving the protections embedded in the original policy.

Kalkowski highlighted the fiscal benefits to the city, noting that the ordinance allows for earlier development and maximizes the use of existing infrastructure. She concluded by expressing support for the proposed changes and offered to answer any questions from the commission.

Ann Post, 1128 Lincoln Mall, Suite 300, Lincoln, NE, appeared and presented on behalf of the Home Builders Association of Lincoln to address the commission in support of the agenda item. Post explained that the association supports the ordinance because it advances long-standing policy goals, including recognition of lift stations to facilitate growth, acknowledgment of the role accessory dwelling units (ADUs) can play in expanding housing opportunities, and providing greater flexibility to increase housing throughout Lincoln.

Post noted that, while the association supports these objectives, questions remain regarding the logistics of applying the ordinance beyond the initial project to future developments citywide. She clarified that the association had not been involved in reviewing or commenting on the draft before its appearance on the Planning Commission agenda, but that meetings with the Planning and Development Services Department have been scheduled to discuss these issues further.

Post concluded by reiterating the association's support for the ordinance and offered to answer questions from the commission.

Neutral:

Mark Hunzeker, 1128 Lincoln Mall, Suite 300, Lincoln, NE, came forward and addressed the commission in a neutral capacity as an interested citizen. Hunzeker expressed general support for expanding the use of lift stations, noting their success in Lincoln, particularly for properties at the top of watersheds where sewer infrastructure is distant. He shared his experience approving several lift stations, specifying that two of the three projects were non-residential—the Lincoln Benefit Life office at South 84th and Firethorn, and an industrial park near 9th and

Van Dorn—and the third was a residential development in Vintage Heights. None of these projects would meet the proposed ordinance’s current requirements.

Hunzeker raised concerns that the proposed ordinance is too restrictive to serve as a broader development tool. He noted the 150-acre minimum effectively limits potential projects to one per year and questioned the relevance of requirements such as the 10% minimum of very small lots and ADU regulations. He suggested that allowing smaller lots or ADUs more generally through zoning adjustments would better respond to market demand and housing affordability.

Hunzeker emphasized that the ordinance was largely developed in negotiation with a single developer, which he supports, but cautioned that it does not provide a flexible framework for other developers. He noted Lincoln’s development landscape has shifted, with fewer developers able to manage the high costs and regulatory requirements of large-scale projects. He concluded by encouraging the commission to consider a less restrictive approach to lift station regulations to make them more accessible to a wider range of developers.

Staff Questions

Rodenburg asked Hunzeker to clarify how his previously approved projects would have fared under the new ordinance.

Hunzeker responded that two of the three projects were non-residential: one was the Lincoln Benefit Life office project at 84th and Firethorn, and the other was an industrial park near 9th and Van Dorn. Both projects included lift stations but were not residential developments. The third project was a residential development in Vintage Heights. Hunzeker noted that, although he did not verify the exact size, it was likely too small to meet the proposed 150-acre minimum requirement. He emphasized that all three projects were successful and beneficial—the Lincoln Benefit Life project retained 500 jobs, the industrial project fulfilled a need in its area, and Vintage Heights has been very successful—but none would fully qualify under the current proposed ordinance.

Opposition:

No one approached in opposition.

Staff Questions-

Campbell asked Cary and Dush whether exceptions could be considered for smaller projects or other developments that might be constrained by the proposed ordinance, referencing Hunzeker’s earlier testimony.

Cary responded that the proposed ordinance already represents a significant increase in flexibility compared with the current policy, which starts at 500 acres; the new ordinance starts at 150 acres. He emphasized that this change is a step toward providing more opportunities and that the city is open to reviewing and adjusting policies as needed over time. Cary also noted that while the ordinance focuses on housing projects, the city is willing to consider economic development projects on a case-by-case basis if they require a lift station, provided

they can utilize existing infrastructure or make necessary improvements. He stressed that the door is not closed to exceptions, but the primary focus of this proposal is housing.

Feit asked whether city staff have had discussions with developers interested in properties near existing development, like what Hunzeker described, that would expand Lincoln's footprint but do not meet the proposed 150-acre minimum. She inquired if any developers have expressed a need to use a lift station for such smaller parcels to pursue development under the future land map.

Dush responded that staff have had some general discussions with developers regarding smaller parcels but emphasized that the first step is to assess downstream sewer capacity. He explained that if a parcel does not meet the 150-acre minimum or other ordinance parameters, the key consideration is whether existing infrastructure can support development. If there is insufficient downstream capacity, the project cannot proceed, and staff would avoid spending time on further analysis.

Dush added that there is flexibility in cases where only a portion of a property could be served by existing capacity. In such situations, staff could consider developing the portion that is serviceable as a first phase and plan the remainder of the property as a preliminary layout, allowing discussions and potential development to proceed incrementally. This approach allows the city to utilize existing infrastructure effectively, even if it does not serve the entire property initially.

Cary added to Dush's response by clarifying that staff could be flexible when only a portion of a property can be served by existing downstream capacity. He explained that in such cases, the serviceable portion could be developed as a first phase, while the remainder of the property could be laid out preliminarily for future development. Cary emphasized that the city is open to proceeding with discussions and development based on whatever downstream capacity is available, even if it does not accommodate the entire property initially.

Ebert asked staff to expand on the process for developing the proposed regulations, including how the language was drafted, who was consulted, and which stakeholders provided input.

Dush explained that the process began with the application for the comprehensive plan amendment previously reviewed by the commission. Staff met with the applicant and held internal discussions regarding potential policy changes. Proposed language was shared with select stakeholders for feedback, and informal discussions were held with members of the development community to gauge perspectives. Dush noted that there was not a formal working group, but the approach focused on identifying opportunities to expand flexibility and address current policy limitations. He summarized that changes may be incremental but represent steps forward in providing more development opportunities.

Cary added that since the proposed policy has been made public, staff have received additional feedback, including from the Home Builders Association of Lincoln, with whom meetings are already scheduled. He emphasized that the process remains open to further input and adjustments over time, noting that the policy may be revisited and refined a year or more after

implementation as lessons are learned. Cary described the current proposal as a step forward, making it easier to get projects underway, while leaving the door open for future tweaks.

Ebert asked for clarification regarding the inclusion of ADU language in the ordinance, specifically whether the intent was to encourage more ADUs or make their development easier, and whether this approach was the most effective way to achieve that goal.

Cary explained the rationale for including the ADU language and the 10% requirement for single-family lots of 4,000 square feet or smaller. The intent is to provide more housing opportunities and units in any form possible, addressing local and national housing cost pressures. ADUs were identified as a relatively more affordable option, and smaller lot sizes were seen as achieving lower price points within the zoning code.

Cary emphasized that the requirement applies to only 10% of single-family lots in a project, so it represents a modest portion of overall development. Many projects already have localized restrictions on ADUs, so including them in this policy ensures they are not prohibited, while still leaving developers the choice of whether to incorporate them. The goal is to allow some units to be more affordable without imposing them universally.

Chair Joy asked if there were any additional questions or rebuttals from staff or presenters.

Cary thanked the commission for their consideration.

TEXT AMENDMENT 25012
ACTION BY PLANNING COMMISSION

October 15, 2025

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

Campbell moved to approve Text Amendment 25012; seconded by Feit.

Campbell expressed support for the proposed ordinance, noting that it represents a positive first step and opens development opportunities that have not existed previously. He highlighted Lincoln's historical approach of ensuring that city services and the school system grow alongside the city, which has helped maintain a contiguous urban area rather than sprawling suburbs.

Campbell noted that the proposed policy allows expansion in areas where all infrastructure except sewer is already in place. He anticipated that the ordinance may evolve further over time, potentially reducing the minimum acreage requirement and addressing smaller lot sizes. He observed that smaller lot sizes can influence decisions by potential builders. Based on these factors, Campbell stated that he would support the proposal.

Feit agreed with Commissioner Campbell and expressed appreciation for the city's flexibility in ongoing discussions regarding development and infrastructure. She noted that recent briefings on comprehensive plan adjustments and future land map changes will likely generate further conversations about available land, appropriate locations for development, and the presence of sewer infrastructure. Feit emphasized the importance of maintaining flexibility and collaboration to continue following established processes that help keep Lincoln as a contiguous, unified city.

Ebert stated that she would support the proposed ordinance, viewing it as a step in the right direction, while acknowledging it is not perfect. She expressed concern about potential contradictions in the regulations, noting that efforts to make the policy more flexible could inadvertently impose inflexibility on developers—specifically referencing the 10% smaller lot size requirement. Ebert recognized the intent behind the requirement, which is to support more affordable housing, but cautioned that it might affect the financial feasibility of projects. She concluded that, while concerned about this issue, she did not want to overcorrect or “redline” the proposed regulations.

Chair Joy stated that she would support the proposed policy, agreeing with the previous commissioners' comments. She noted that the hearing included good testimony and brought forward many considerations, particularly regarding future development and planning for the City.

Motion for approval of Text Amendment 25012 carried 7- 0: Ball, Campbell, Cruz, Ebert, Feit, Joy, and Rodenburg voting “yes”; Eddins and Ryman Yost absent.

MISCELLANEOUS 25013, TO REVIEW THE PROPOSED DETERMINATION THAT THE LINCOLN CORNHUSKER REDEVELOPMENT AREA BE DECLARED BLIGHTED AND SUBSTANDARD AS DEFINED IN THE NEBRASKA COMMUNITY DEVELOPMENT LAW. THE STUDY AREA IS APPROXIMATELY 2,065 ACRES, GENERALLY LOCATED BETWEEN N 56TH STREET ON THE EAST, SUPERIOR STREET ON THE WEST, AND HOLDREGE STREET ON THE SOUTH.

AND

MISCELLANEOUS 25014, TO REVIEW THE PROPOSED DETERMINATION THAT THE LINCOLN CORNHUSKER BLIGHT AREA MEETS THE STATUTORY DEFINITION OF EXTREMELY BLIGHTED AS DEFINED IN THE NEBRASKA COMMUNITY DEVELOPMENT LAW. THE STUDY AREA IS APPROXIMATELY 2,065 ACRES, GENERALLY LOCATED BETWEEN N 56TH STREET ON THE EAST, SUPERIOR SOUTH ON THE NORTH, N 27TH STREET ON THE WEST, AND HOLDREGE STREET ON THE SOUTH.

PUBLIC HEARING:

October 15, 2025

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

Staff Recommendation:

Finding of Substandard and Blighted Conditions for Miscellaneous 25013
Finding of Extremely Blighted Conditions Miscellaneous 25014

There were no ex-parte communications disclosed.

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

City Attorney Remarks-

Tim Sieh, City Attorney's Office, came forward and addressed the commission to clarify the applications under review. He assured the commissioners that they had seen identical applications previously and that questions about repetition or process were understandable. Sieh explained that restarting the process ensures all items are properly addressed and that the current agenda item represents such a restart.

Sieh noted that all previous comments have been carried forward and that all relevant documents were available in the binder at the dais for commissioner review. Sieh offered to answer questions but indicated that other presenters or staff would likely provide more substantive comments on the matter.

Staff Questions-

Commissioner Ball asked whether the item remained open procedurally.

Sieh confirmed that this represented a completely new process, effectively a restart of the previous application.

Chair Joy clarified that both the applicant and staff representatives were present and noted that two separate motions would be required for the items under consideration.

Staff/Applicant Presentation-

Dan Marvin, Director of Urban Development, 555 S. 10th Street, Lincoln, NE, came forward and presented the staff report. Dan Marvin provided background on the proposed blight and substandard study area. He displayed a map illustrating the boundaries and explained that the University Place Subarea Plan, approved earlier in the year, served as a reference for the process.

Dan Marvin noted that subarea planning helps identify community priorities, which then inform potential redevelopment activities. He emphasized that designating an area as blighted does not, by itself, authorize the use of Tax Increment Financing (TIF); a redevelopment plan must follow, and multiple redevelopment plans may exist within a single blighted area.

Dan Marvin indicated that the gray areas on the map represent previously blighted areas. He explained that the state encourages cities to review older blighted areas to determine whether they continue to meet statutory criteria, providing a formal method to evaluate and reaffirm those designations.

Dan Marvin also highlighted Cornhusker Highway as a key entry corridor that the city is interested in improving to make it more inviting for residents and visitors. Similar corridor

improvements near the airport were funded through TIF, and Cornhusker Highway could benefit from a similar approach.

Dan Marvin discussed extreme blight, previously designated in the Belmont neighborhood and along Northwest 48th Street, which made qualifying homeowners eligible for a \$5,000 state income tax credit. While the credit expires at the end of 2032, the designation could still provide future benefits if similar programs are offered.

Dan Marvin noted that the blight and substandard study was conducted by Keith Marvin, a certified consultant, who concluded that the area meets state criteria for blight and substandard conditions. He expressed confidence in the study's findings and introduced Jennifer Hiatt and Kurt Elder as additional staff available to address questions.

Staff Questions-

Campbell asked whether there had been any change to the layout of the proposed blighted area since the prior hearing in July. He recalled testimony from that meeting in which neighborhood representatives expressed interest in adding a lot to the south and west portions of the project area.

Dan Marvin responded that the additional lot near 33rd and Holdrege Street was not added to the blighted area. He explained that incorporating that parcel would change the entire calculation for the study, essentially requiring a new blight analysis. He noted that the area could potentially be considered as part of a future neighborhood study.

Ball asked whether there is any information on how many homeowners have taken advantage of the \$5,000 state tax credit that is expected to sunset at the end of the year. He also asked if there are any alternative incentive programs or options available for homeowners should that credit not be reinstated.

Dan Marvin responded that, outside of the potential reinstatement of the \$5,000 tax credit program, there are no alternative incentives specifically for owner-occupied homes in extremely blighted areas. He noted that other provisions exist for extreme blight projects, such as additional points in competitive state funding applications for low-income housing projects, which do not sunset at the end of the year. Regarding the tax credit, he stated that approximately 500 homeowners citywide are expected to have taken advantage of the \$5,000 credit by the end of the year since the program began.

Feit asked whether the city's plans along the Cornhusker Highway corridor have been developed or discussed with the businesses and industry located there.

Dan Marvin responded that blighting alone does not initiate improvements. He provided the example of West O Street, where the city engaged in multi-year discussions with the West O Business Association and developed a master plan, which is available online. The first project implemented was planting trees along the corridor using tax increment financing, followed by a planned bicycle trail on the north side of O Street from Northwest 22nd to Northwest 48th Street. Marvin noted that the city coordinated closely with business owners to identify priority

improvements. He added that a similar process could be used for future planning along the Cornhusker Highway corridor, engaging businesses to determine potential improvements.

Chair Joy concluded the discussion and thanked everyone.

Proponents:

No one approached in support.

Neutral:

Anthony Vinton, 2740 Fair Street, Lincoln, NE, came forward and shared two main points. Vinton expressed support for blighting areas that need it, noting that it often prompts redevelopment and allows for tax increment financing. However, Vinton emphasized the importance of ensuring that the areas being designated as blighted or extremely blighted meet the legal criteria for such classification. Additionally, he raised a concern about the use of the assessor's website for data, pointing out that the site includes a disclaimer indicating it may not be a fully reliable or up-to-date source of information.

Bob Reeves, 3236 Dudley Street, Lincoln, NE, came forward and testified that his neighborhood just south of 33rd and Holdrege is not included in the current study area. Reeves explained that residents had hoped to see the block between 32nd and 33rd, from Starr to Holdrege, added to the study, as some neighbors believe redevelopment could benefit the area, particularly the long-vacant Eggman building, which has been empty for about 10 years. Reeves noted that while a project may be in the works for that property, inclusion in a blight designation could still provide advantages.

Reeves also expressed confusion that the study boundary runs down the middle of Holdrege Street, meaning only properties on the north side are included. He felt that any beautification or redevelopment efforts should apply to both sides of the corridor.

Reeves agreed with earlier testimony questioning how so many well-maintained properties could be included in a blight study. He suggested that future studies focus more narrowly on areas that show greater need or redevelopment potential, rather than including large portions of neighborhoods like University Place and Clinton that are already in good condition.

Opposition-

Abigail Haszard, P.O. Box 82247, Lincoln, NE 68501, came forward and introduced herself as a Clinton neighborhood resident, CNO board member, and an independent researcher with LNK Insight. She testified that her review of the City's blight and extreme blight studies raised serious concerns about the accuracy and integrity of the process. Haszard emphasized the importance of transparency and compliance with state law.

Haszard clarified that the \$5,000 homeowner tax credit referenced earlier was extended through 2032 as a one-time credit. She explained that the current hearing is a result of procedural errors from the July 23 hearing, including incomplete public notice, which prompted an investigation by the Nebraska Attorney General's office and the withdrawal of the prior action.

Haszard highlighted errors in the Marvin Planning Consultants substandard blight study, including misquoting state statute and incorrectly labeling areas as blighted due to infrastructure deterioration caused by city neglect rather than actual decay. She cited that only 36% of 36 sidewalk repair requests over four years had been completed, yet unresolved issues were being used to justify the blight designation.

Haszard also pointed out that the proposed and extreme blight studies violated statutory requirements, using evidence from outside the designated area and incorrect census block groups to inflate unemployment and poverty rates. According to the U.S. Census Bureau 2023 data for the relevant census tracts, unemployment and poverty rates in Clinton and University Place are comparable to citywide averages and do not meet Nebraska's statutory thresholds for blight.

Haszard concluded by requesting that the blight designation be postponed until accurate, legally compliant studies are completed and proper public notice is provided.

Emma Haszard, P.O. Box 82247, Lincoln, NE 68501, came forward and introduced herself as a Clinton neighborhood resident, Clinton Neighborhood board member, and an independent researcher with LNK Insight. She testified in opposition to the blight designation, emphasizing that she supports responsible revitalization only when the process is applied accurately, transparently, and in compliance with Nebraska law.

Haszard raised procedural and statutory concerns, noting that the 2025 substandard blight study fails to satisfy requirements for re-evaluation of previous blight designations. Specifically, the study provides no side-by-side comparison with the original study from decades ago, preventing verification of whether conditions have worsened, remained the same, or improved, which violates Nebraska Revised Statutes 18-2109 and 18-2119.

Haszard highlighted that the study contains inaccurate statistics and photos, often citing city maintenance failures—such as streets, sidewalks, and code enforcement issues—as evidence of blight. She argued this diverts public funds toward redevelopment projects and developers, rather than addressing basic neighborhood infrastructure needs. She also pointed out that presenting the 265-acre expanded area as a re-evaluation is misleading because the original study was not properly re-evaluated, and prior public review was insufficient.

Haszard further noted conflicts with sequencing: University Place and 33rd Cornhusker subarea plans function as redevelopment plans and were adopted before the required re-evaluation of blight conditions, potentially invalidating the statutory sequence under Nebraska law. She concluded by asking that a proper re-evaluation and side-by-side comparison of original and current conditions be completed before proceeding with the blight designation.

Applicant Rebuttal:

Dan Marvin came forward to address questions that had arisen regarding extreme blight calculations, subarea plans, and redevelopment plans. He clarified that there is no

redevelopment plan currently before the commission, only a previously adopted subarea plan that is incorporated into the comprehensive plan.

Dan Marvin also responded to concerns about sidewalks and maintenance, emphasizing that the city does use tax increment financing (TIF) for sidewalk repair and replacement projects. He cited two examples: a TIF-funded sidewalk project from Northwest 22nd Street to Northwest 48th Street, and a \$25 million downtown project on O Street for sidewalk repair. He noted that while there is competition for funding in the CIP budget, TIF is used strategically to address areas of greatest need.

Dan Marvin also welcomed Kurt Elder to provide additional details on the extreme blight calculations.

Kurt Elder, Urban Development, 555 South 10th Street, Lincoln, NE, came forward and provided an overview of how extreme blight calculations are applied. Elder explained that the state legislature sets the broad criteria—20% poverty or 200% unemployment—and allows flexibility in choosing the geographic unit for analysis, either census tracts or the most recent 5-year ACS data.

Elder noted that there are multiple ways to operationalize the statute, and the method used in this case aligns with practices in other Nebraska cities like Omaha, North Platte, Grand Island, and Sioux City. He emphasized that using block groups provides more refined data points than larger tracts.

Regarding concerns about area size and data accuracy, Elder explained that the state statute allows averaging numerator and denominator values rather than simple averages of percentages, which helps mitigate distortion. He also noted that using only a small tract for a limited area could also be problematic, and broader areas are often used to capture connected impacts. He indicated this approach is standard practice across the state. Elder concluded by asking if there were any other questions he could answer on the topic, inviting further clarification from the commissioners.

Staff Questions-

Ball asked if there is guidance around the margin of error.

Elder responded that there is not. He explained that as you analyze smaller or more unique geographic subsets of poverty or income, the margins of error increase. For larger areas, the margins are smaller, but for more specific subsets, they can be significant. Elder added that the report tried to be transparent about these limitations and that staff did their best to operationalize the data accurately.

Chair Joy asked if there were any other specific questions on the math. There were none.

Dan Marvin asked Keith Marvin to address comments regarding whether the area meets state statutes for designation as blighted.

Prepared Study-

Keith Marvin, Marvin Planning Consultants, 382 N 44th Street, David City, Nebraska, came forward and explained that on page two of the study, the language is cited directly from state statute. He stated that when discussing blight and substandard areas, the key point is that “substandard” refers to an area with a predominance of buildings, and the same applies to “blight and substandard.” He clarified that the evaluation looks at the area, not at every individual structure, meeting every criterion outlined in the definitions.

Keith Marvin noted that within the study area, there is a mix of conditions—some good, some poor, and others in between. Regarding the assessor’s data, he acknowledged the disclaimer on the site but emphasized that state law requires the assessor to evaluate each property in the county every three years. He explained that because assessments are typically done in groups, the area in question would have been evaluated around the same time. Keith Marvin added that if the assessor’s data is reliable enough to determine property taxes based on condition and age, it should also be appropriate for use in these studies.

Keith Marvin concluded by stating that assessor staff have more training in evaluating structural conditions than their team does, and he trusts their assessments. He then asked if there were any other questions he could answer.

Staff Questions-

Feit asked whether the previous blight study—the one represented by the gray areas on the map—was available to the public. She noted that it had been a valid point raised during testimony, as those areas were previously designated as blighted but have now been re-evaluated and included in the new, larger map. Feit explained that there was concern that some people were unable to locate or access the earlier study and asked if it was available for reference.

Keith Marvin stated that, going back to what Dan Marvin mentioned earlier, the state statute does reference the need for re-evaluation, but it is very silent on how that re-evaluation is to be conducted. He explained that their approach was to re-evaluate the area based on its current conditions.

Jennifer Hiatt, Urban Development, 555 S. 10th Street, Lincoln, NE, came forward and stated that the City could look at this in a few different ways. Marvin and Associates completed the work to designate the area as blighted and substandard, and that determination is up to the commission. Hiatt explained that while state statutes reference a review process and outline certain areas to consider, in this case, the city chose to complete a full redesignation. She noted that Keith Marvin conducted the data analysis to support that process.

Hiatt added that Urban Development is reviewing a few other areas and will determine the appropriate type of review for each. Because this area was near the University Place Subarea, the department saw a fiscally responsible opportunity to engage Marvin and Associates for a

full study using an expert in blight and substandard designations. Hiatt also noted that all city blight studies are available to the public upon request, and this study represents a complete redesignation based on the collected data.

MISCELLANEOUS 25013 AND MISCELLANEOUS 25014

ACTION BY PLANNING COMMISSION:

OCTOBER 15, 2025

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

Campbell moved to approve Miscellaneous 25013; seconded by Feit.

Campbell moved to approve Miscellaneous 25014; seconded by Feit.

Chair Joy asked the commissioners if they wanted to discuss both studies at the same time.

Campbell agreed, saying they could discuss both studies together. He stated that the evidence supports approval of both motions and indicated he would be voting in favor of them. Campbell added that he is familiar with the area and believes it needs assistance and improvement. He commended the department for recognizing that need and taking the time to put the studies together.

Campbell also noted that while additional properties—such as those on the south side of Holdrege—might be considered in the future, the current study provides a solid roadmap moving forward.

Feit stated she would support the study, noting that it provides opportunities for TIF funding and improvements. She acknowledged that the arguments presented earlier in the testimony were valid, particularly her concern about using assessor data that could be up to three years old, since homes and sidewalks could have been improved in the meantime. Feit also expressed concern about labeling sidewalks and streets as blight when maintaining them is the city's responsibility, rather than that of the homeowners.

Feit appreciated Dan Marvin's clarification that TIF funding could be used to prioritize repairs for sidewalks, streets, and curbs in the area. She added that she hopes the city will educate residents about the extended \$5,000 tax credit and guide them on how to access it, such as through neighborhood associations or University Place events.

Lastly, Feit encouraged residents to stay involved in public processes related to the comprehensive plan, including open houses and mapping exercises, so that the city can prioritize areas for improvement and development.

Ball agreed with Commissioner Feit, thanking residents for their community involvement and research. He encouraged them to continue participating in city processes, noting opportunities to lead conversations about neighborhood improvements.

Ball shared an anecdote about the prevalence of traffic cones in Lincoln to illustrate that city funding is available for road and street improvements and emphasized that some of this funding could be used to maintain and repair neighborhoods outside of TIF redevelopment projects.

Ball explained that blight studies are done in census tracts, which evaluate large areas rather than individual properties, making it difficult to pinpoint specific homes that may not meet blight criteria. He noted the importance of considering margins of error in this process. Overall, he expressed confidence in the methodology used for evaluating blight and extreme blight and appreciated the work that was done to provide a macro-level view of the area.

Campbell reminded the public and those who testified that there is a fund for sidewalk replacement. Property owners can work with a contractor to repair damaged sections of sidewalk, submit the forms to the city, and be fully reimbursed. Campbell emphasized that this process allows sidewalks to be fixed without any personal cost.

Chair Joy stated that she agrees with her fellow commissioners and will support both motions. Joy emphasized that this step is necessary for the city's processes and noted the importance of tax increment financing, explaining that without it, certain projects would not be possible. She highlighted that this provides a valuable opportunity for the city.

Motion for approval of Miscellaneous 25013 carried 7-0: Ball, Campbell, Cruz, Ebert, Feit, Joy, and Rodenburg voting "yes"; Eddins and Ryman Yost absent.

Motion for approval of Miscellaneous 25014 carried 7-0: Ball, Campbell, Cruz, Ebert, Feit, Joy, and Rodenburg voting "yes"; Eddins and Ryman Yost absent.

Campbell moved to adjourn the Planning Commission meeting of October 15, 2025; seconded Feit.

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

There being no further business, the meeting was adjourned at 2:34 pm.



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 #25009 Change of Zone #25024	FINAL ACTION? No	DEVELOPER/OWNER SW Folsom Development, LLC
PLANNING COMMISSION HEARING DATE October 29, 2025	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION Southeast corner of W Old Cheney Road and SW 12 th Street

RECOMMENDATION: APPROVAL OF ANNEXATION AND CHANGE OF ZONE

BRIEF SUMMARY OF REQUEST

This is a combined request for the annexation and a change of zone from AG Agriculture to R-3 Residential within the Southwest Village Heights development, generally located at the southeast corner of W Old Cheney Road and SW 12th Street. Both the annexation and change of zone include approximately 9.80 acres and are related to the continued development following the previously approved Preliminary Plat #18002. This combined application will complete the final area of annexation for Phase II of the Southwest Village Heights development.



JUSTIFICATION FOR RECOMMENDATION

The subject property is nearly surrounded by the existing city limits except for a small portion in the southwest corner of the site. With this location being one of the final areas for development within Phase II of Southwest Village Heights, a full array of municipal services are available within this area. A change of zone from AG to R-3 Residential is consistent with following the previously approved preliminary plat and compatible with the surrounding development.

APPLICATION CONTACT

Brandon Bartek, Olsson,
(402) 458-5002

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The subject property is designated for future urban residential land uses on the Future Land Use Map. This designation allows for residential uses with varying densities, and it is appropriate to have more than fifteen dwellings per acre. The location is shown as Tier I, Priority A on the 2050 Growth Tier Map. These requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan while providing additional dwelling units for the developing area and variety of housing types within the neighborhood.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

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

Figure GF.c - This site is shown in Tier I 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.

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.
 3. Encourage locations within neighborhoods to grow local food.
 4. Plan for residences to be located within 1 mile to an existing or planned multi-use trail.
 5. Plan for residences to be located within 1/2 mile to an existing or planned neighborhood park.
 6. Integrate transit stops into developing neighborhoods and within a ½ mile distance from residences.
 7. Encourage employment areas to be within a 15-minute walking distance to residences.
 8. Plan for elementary or middle schools to be within a 15-minute walking distance to residences.
 9. Encourage pedestrian orientation with parking at rear of residential and neighborhood commercial uses.
 10. Develop shorter block lengths to provide multiple connections across residential and commercial areas.
 11. Provide pedestrian connections when maximum block lengths are exceeded.
 12. Encourage shared City and School facilities (aka SPARKS).
 13. Provide adequate curb space to allow for on-street parking.
 14. Encourage alley access and shared driveways to reduce interruptions to pedestrians, to preserve on street parking capacity, and to reduce automobile conflict points.
 15. Support preservation or restoration of natural areas, and limit stream or drainageway crossings.

Developing Neighborhoods

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

Policies Section

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

Action Steps

1. Provide for an adequate supply of land and timely infrastructure improvements that meet the demands of growth.
2. Structure incentives to encourage higher densities to make greater use of the community’s infrastructure.
3. Encourage new development to achieve densities greater than five dwelling units per gross acre by zoning at least 20% of residentially zoned land in developing areas to allow greater than five dwelling units per acre by right.
4. Develop new design standards or zoning tools that encourage density, optimize infrastructure costs, and help lower the overall cost of property development.
5. Implement elements of Complete Neighborhoods for Developing Areas.
6. Develop and utilize a measurement tool to evaluate neighborhoods in terms of how well they achieve PlanForward’s goals for design, sustainability, and Complete Neighborhoods goals.
7. Encourage public and private investment in neighborhood infrastructure and services to support economic diversity that improves the quality of life for all residents.
8. Include housing for a variety of incomes and households throughout the community that is integrated into neighborhoods and provides appropriate transitions, scale, and context.
9. Promote mixed-income neighborhoods.
10. Preserve areas designated for multi-family, and group living housing in approved plans to support a distributed choice in affordable housing.
11. Support addition of higher density development in existing multi-family development.
14. Promote neighborhood and community design that supports healthy and active lifestyles, such as the

benefits of street trees.

16. Encourage a variety of housing types including townhomes, senior living facilities, low/no maintenance condominiums, accessory dwelling units, multi-family development, and small lot single-family units.

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

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

Action Steps

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

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.
- p. 14 Key Initiative - Build a Decarbonized and Efficient Transportation System.
 - Continue to encourage mixed-use development in the Comprehensive Plan.
 - Consider Transit Oriented Development policies in the update of the Comp Plan 2050.

UTILITIES & SERVICES:

- A. Sanitary Sewer: Public sanitary sewer is within this development and can be extended to serve this area.
- B. Water: Public water is also available and can be extended from the existing development of Phase 2.
- C. Roads: There are no adjacent arterial roadways included in this annexation. The development is mainly served by W Old Cheney Road, S Folsom Street and SW 12th Street, which have been annexed with prior phasing.
- E. Parks and Trails: There are no parks or future trails shown for this property.
- D. Fire/Police Protection: After annexation, fire protection will be provided by Lincoln Fire Rescue (LFR) and police protection by the Lincoln Police Department. This development is currently more than four minutes of travel time from the nearest fire station however LFR goal is four minutes or less of travel time from the nearest station.

ANALYSIS

1. This is a combined request for both an annexation and change of zone within the Southwest Village Heights development generally located between S Folsom Street and SW 12th Street, and W Old Cheney Road and W Denton Road. The area of annexation and change of zone includes an approximately 9.80-acre area which will serve the continued development of the previously approved Preliminary Plat #18002, specifically finishing Phase 2 within the Southwest Village Heights project.
2. The development can be served by the full range of city services and is almost completely surrounded by city limits within the existing development. The annexation does not include any adjacent arterial roadways or existing public right-of-way.
3. The area of the annexation and change of zone is part of an overall development that was approved by Southwest Village Heights 1st Addition preliminary plat in January 2020 and has been annexed and rezoned in phases. The subject area for this application will allow for future development for R-3 single family lots and connection of the interior neighborhood streets.
4. 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.
5. The proposed annexation and re-zoning of the area will 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 these requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan. This proposal is consistent with the ongoing residential growth currently developing in the southwest area of the city.
6. The proposed R-3 zoning for future residential lots is compatible with the 2050 Comprehensive Plan and with adjacent land uses and extension of the existing development. The property is shown for future urban residential land uses on the 2050 Land Use Map. City services have been extended to this area and serving earlier phases of the Southwest Village Heights development. The subject area is compatible with the surrounding development, nearly all of it within the same preliminary plat and actively developing. The property included within this annexation is already subject to the Southwest Village Heights 1st Addition annexation agreement that was previously approved in 2018. No changes to the agreement are being requested with this application.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: vacant/agricultural land; AG Agricultural

SURROUNDING LAND USE & ZONING

North:	R-3 Residential	Single Family Dwellings / Developing Southwest Village Heights
South:	R-3 Residential	Single Family Dwellings / Developing Southwest Village Heights
East:	R-3 Residential	Single Family Dwellings / Developing Southwest Village Heights
West:	R-3 & AG Agriculture	Single Family Dwelling / Developing Southwest Village Heights

APPLICATION HISTORY

July 2018	Annexation #18004 and Change of Zone #18017 for Southwest Village Heights was approved by the City Council. This annexed approximately 42 acres with a change of zone from AG to R-3.
January 2020	Preliminary Plat #18002 for Southwest Village Heights 1 st Addition was approved by the Lincoln-Lancaster County Planning Commission.

March 2020 Change of Zone #19030 for a change of zone from R-3 to R-4 on 15.82 acres was approved by the City Council.

March 2021 Annexation #21001 and Change of Zone #21001 for Southwest Village Heights was approved by City Council. This annexed approximately 41.33 acres with a change of zone from AG to R-3.

April 2022 Annexation #22004 & Change of Zone #22006 for Southwest Village Heights was approved by City Council. This annexed 35.8 acres with a change of zone from AG to R-3 for the remaining portion of Phase 2 and a portion of Phase 3.

June 2024 Annexation #24005 & Change of Zone #24012 for Southwest Village Heights was approved by City Council. This annexation included 33.02 acres with a change of zone from AG to both R-3 and R-4 with an associated Special Permit #24019 for a Community Unit Plan for up to 68 townhome units.

APPROXIMATE LAND AREA: Approximately 9.80 acres, more or less

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #3

LEGAL DESCRIPTION: See Attached

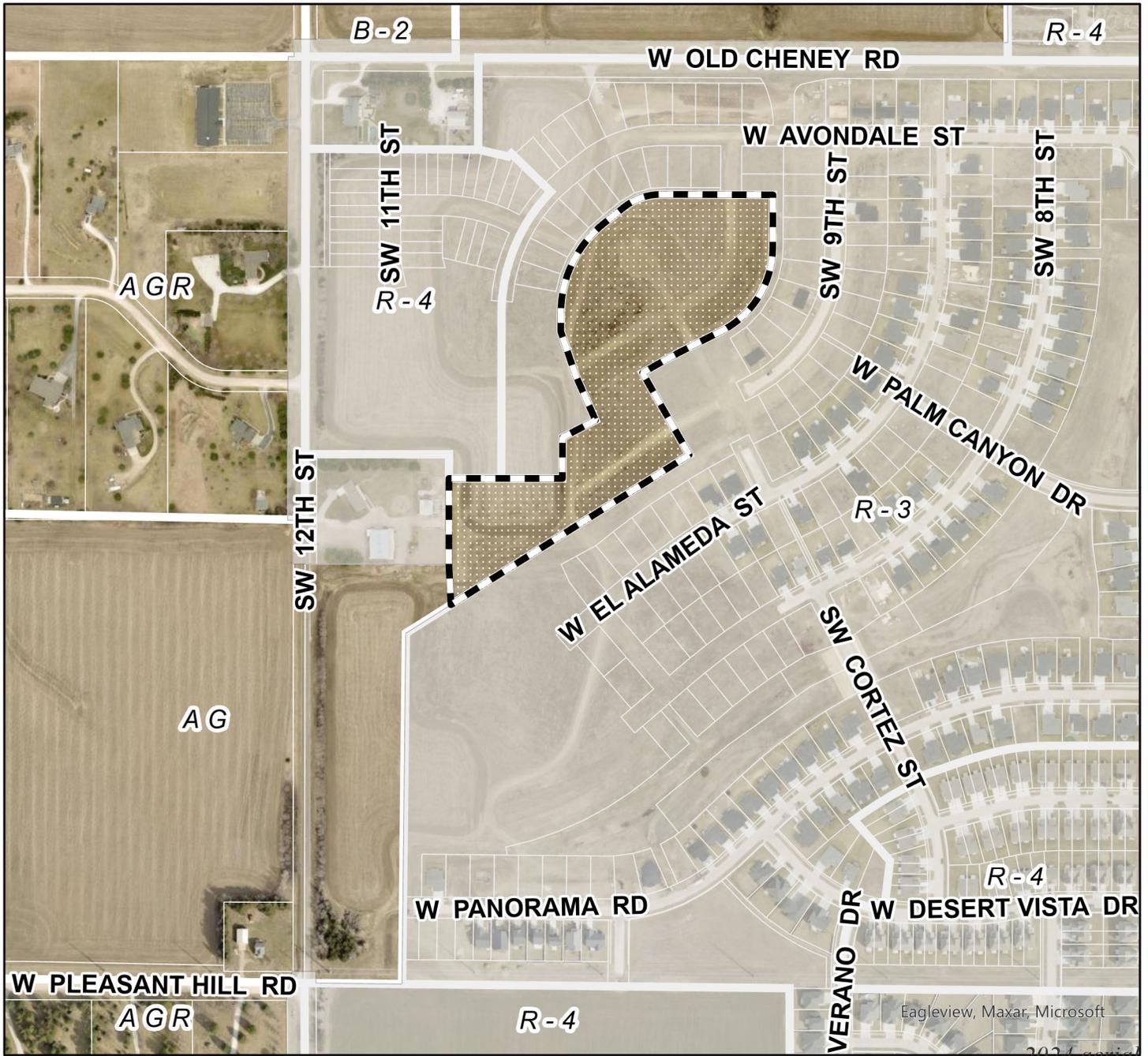
Prepared by Ben Callahan, Planner
(402) 441-6360 or bcallahan@lincoln.ne.gov

Date: October 16, 2025

Applicant/
Contact: Olsson Associates
Brandon Bartek

Owner: SW Folsom Development, LLC

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/AN/25000/AN25009 CZ25024 SW Village Heights.bmc.docx>

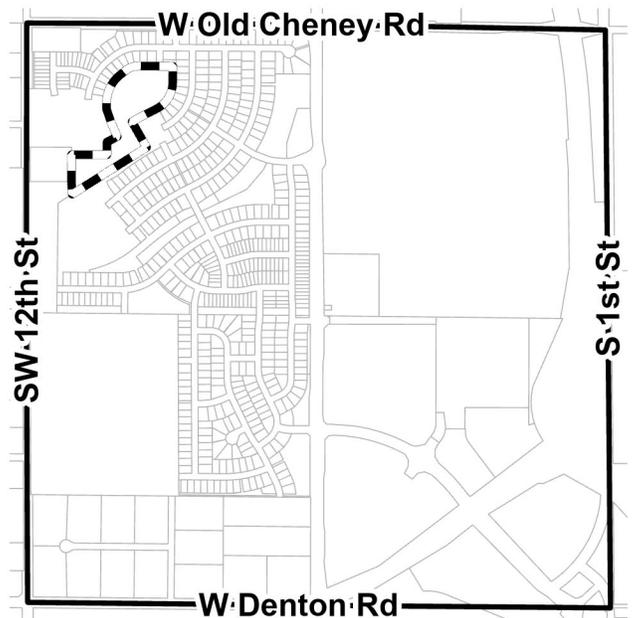
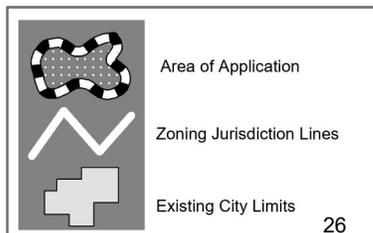


**Annexation #: AN25009 &
Change of Zone #: CZ25024 (AG to R-3)
Southwest Village Heights
SW 12th St & W Old Cheney Rd**

Zoning:

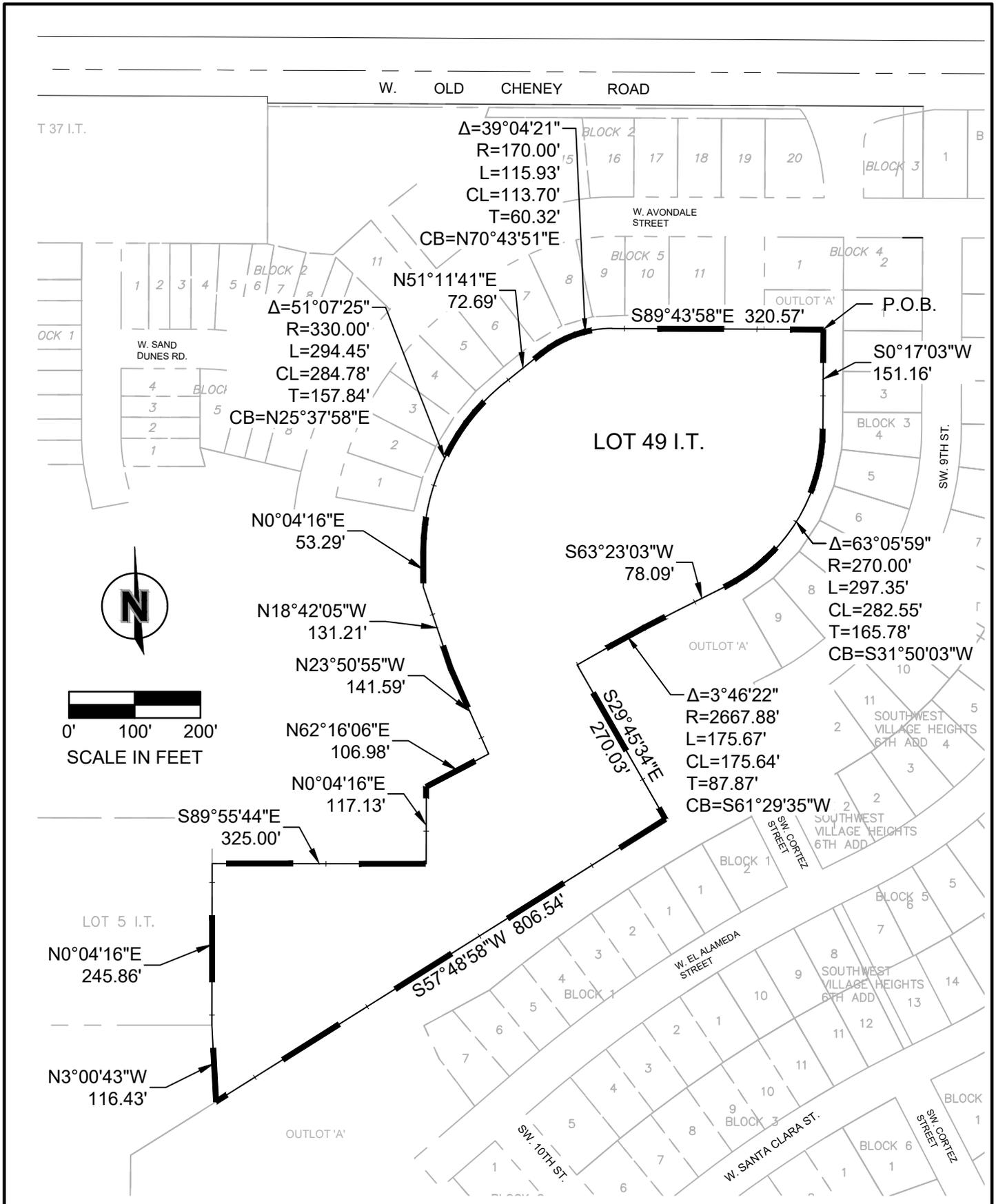
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial 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. 15 T09N R06E



Eagleview, Maxar, Microsoft

2024 aerial



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 DATE: Sep 22, 2025 2:29pm USER: abroeker

PROJECT NO:	024-05810
DRAWN BY:	ALB
DATE:	9-22-2025

**ANNEXATION
LIMITS LOT 49 I.T.**



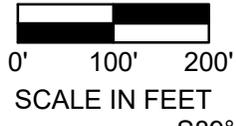
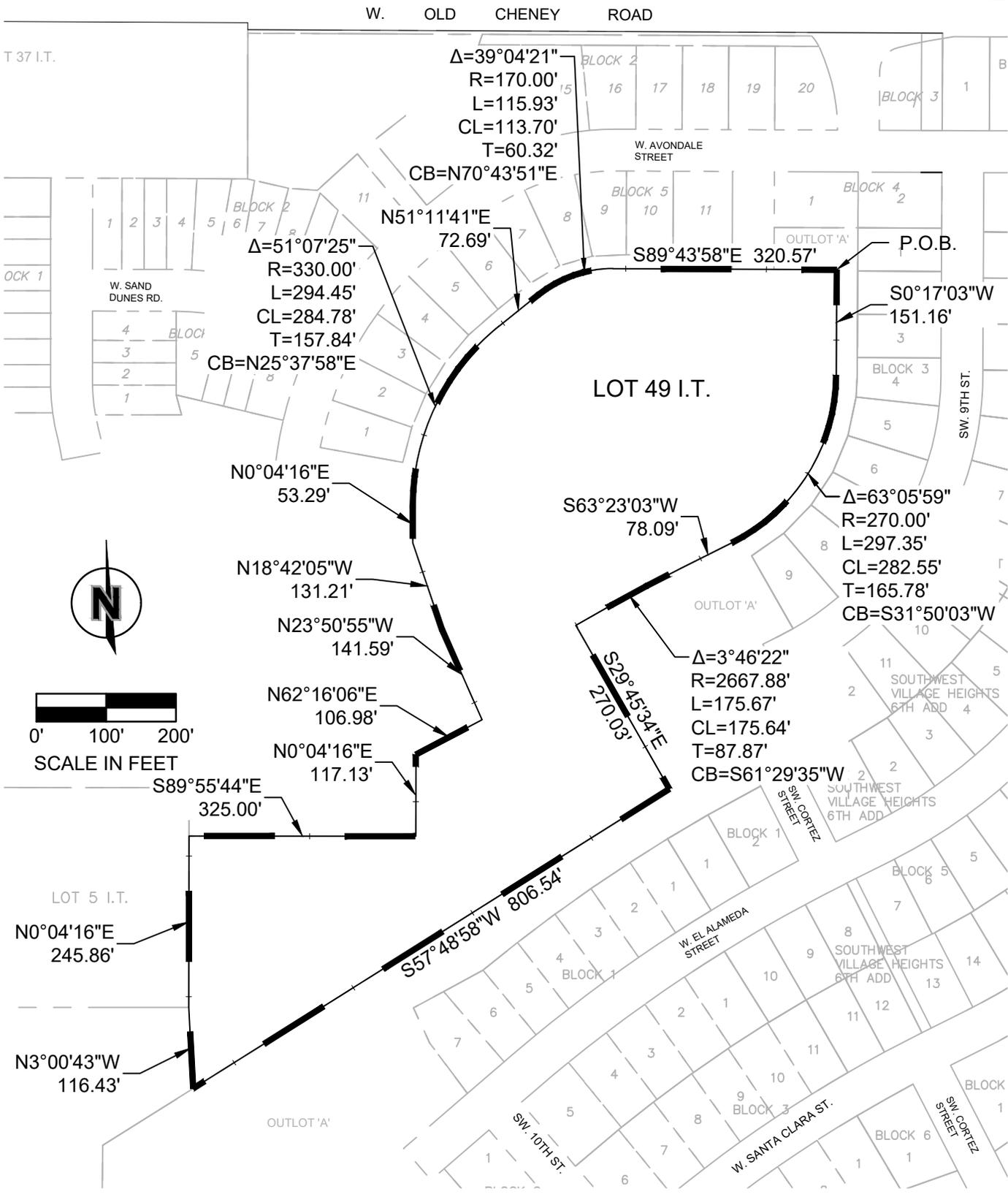
601 P Street, Suite 200
 P.O. Box 84608
 Lincoln, NE 68508
 olsson.com
 TEL 402.474.6311

EXHIBIT	1
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LEGAL DESCRIPTION
ANNEXATION

A TRACT OF LAND COMPOSED OF LOT 49 I.T., LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 49 I.T., SAID POINT BEING A SOUTHWEST CORNER OF OUTLOT 'A' SOUTHWEST VILLAGE HEIGHTS 10TH ADDITION; THENCE SOUTHERLY ON AN EAST LINE OF SAID LOT 49 I.T., ON AN ASSUMED BEARING OF S00°17'03"W, A DISTANCE OF 151.16 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 63°05'59", A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 297.35 FEET, ON AN EAST LINE OF SAID LOT 49 I.T., A CHORD LENGTH OF 282.55 FEET, A TANGENT LENGTH 165.78 FEET, AND A CHORD BEARING OF S31°50'03"W, TO A SOUTHEAST CORNER OF SAID LOT 49 I.T.; THENCE S63°23'03"W, ON A SOUTHEAST LINE OF SAID LOT 49 I.T., A DISTANCE OF 78.09 FEET TO A SOUTH CORNER OF LOT 49 I.T.; THENCE ON A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 03°46'22", A RADIUS OF 2667.88 FEET, AN ARC LENGTH OF 175.67 FEET, ON A SOUTHEAST LINE OF SAID LOT 49 I.T., A CHORD LENGTH OF 175.64 FEET, AND A CHORD BEARING OF S61°29'35"W, TO A SOUTHEAST CORNER OF SAID LOT 49 I.T.; THENCE S29°45'34"E, ON AN EAST LINE OF SAID LOT 49 I.T., A DISTANCE OF 270.03 FEET TO A POINT; THENCE S57°48'58"W, ON A SOUTHEAST LINE OF SAID LOT 49 I.T., A DISTANCE OF 806.54 FEET TO A SOUTHWEST CORNER OF SAID LOT 49 I.T.; THENCE N03°00'43"W, ON A WEST LINE OF SAID LOT 49 I.T., A DISTANCE OF 116.43 FEET TO A WEST CORNER OF SAID LOT 49 I.T.; THENCE N00°04'16"E, ON A WEST LINE OF SAID LOT 49 I.T., A DISTANCE OF 245.86 FEET TO A NORTHWEST CORNER OF SAID LOT 49 I.T.; THENCE S89°55'44"E, ON A NORTH LINE OF SAID LOT 49 I.T., A DISTANCE OF 325.00 FEET TO A NORTHWEST CORNER OF SAID LOT 49 I.T.; THENCE N00°04'16"E, ON A WEST LINE OF SAID LOT 49 I.T., A DISTANCE OF 117.13 FEET TO A NORTHWEST CORNER OF SAID LOT 49 I.T.; THENCE N62°16'06"E, ON A NORTHWEST LINE OF SAID LOT 49 I.T., A DISTANCE OF 106.98 FEET TO A NORTHWEST CORNER OF SAID LOT 49 I.T.; THENCE N23°50'55"W, ON A WEST LINE OF SAID LOT 49 I.T., A DISTANCE OF 141.59 FEET TO A WEST CORNER OF LOT 49 I.T.; THENCE N18°42'05"W, ON A WEST LINE OF SAID LOT 49 I.T., A DISTANCE OF 131.21 FEET TO A WEST CORNER OF SAID LOT 49 I.T.; THENCE N00°04'16"E, ON A WEST LINE OF SAID LOT 49 I.T., A DISTANCE OF 53.29 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 51°07'25". A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 294.45 FEET, ON A NORTHWEST LINE OF SAID LOT 49 I.T., A CHORD LENGTH OF 284.78 FEET, A TANGENT LENGTH 157.84 FEET AND A CHORD BEARING OF N25°37'58"E, TO A WEST CORNER OF SAID LOT 49 I.T.; THENCE N51°11'41"E, ON A NORTHWEST LINE OF SAID LOT 49 I.T., A DISTANCE OF 72.69 FEET TO A NORTHWEST CORNER OF LOT 49 I.T. TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 39°04'21", A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 115.93 FEET, ON A NORTHWEST LINE OF SAID LOT 49 I.T., A CHORD LENGTH OF 113.70 FEET, A TANGENT LENGTH 60.32 FEET AND A CHORD BEARING OF N70°43'51"E, TO A NORTHWEST CORNER OF SAID LOT 49 I.T.; THENCE S89°43'58"E, ON A NORTH LINE OF SAID LOT 49 I.T., A DISTANCE OF 320.57 FEET TO THE POINT OF BEGINNING, CONTAINING 426,893.11 SQUARE FEET OR 9.80 ACRES, MORE OR LESS.



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DATE: Sep 22, 2025 2:29pm USER: abroeker

PROJECT NO:	024-05810
DRAWN BY:	ALB
DATE:	9-22-2025

**CHANGE OF ZONE
AG TO R-3
LOT 49 I.T.**

olsson

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

olsson.com
TEL 402.474.6311

EXHIBIT	1
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LEGAL DESCRIPTION
CHANGE OF ZONE AG TO R-3

A TRACT OF LAND COMPOSED OF LOT 49 I.T., LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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September 24, 2025

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

Re: Southwest Village Heights 11th Addition
Change of Zone & Annexation
Olsson Project No. 025-05810

Dear Mr. Cary,

Southwest Folsom Development, LLC ("Developer") is the developer for the Southwest Village Heights 1st Addition Preliminary Plat #18002 (AA24031), located in the southwest corner of Old Cheney Rd. and S Folsom Street.

On the Developer's behalf, I'm submitting the attached application for a Change of Zone: AG to R-3 for 10 acres, along with the associated annexation request.

With this application, please find the following items:

1. City of Lincoln application for Change of Zone and Annexation
2. Application fees in the amount of \$1,142.00.
3. Site Plan

Plans will be uploaded Via Project Dox upon receipt.

Please let me know if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Brandon P. Bartek". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Brandon Bartek
402.202.9038
bbartek@olsson.com



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

APPLICATION NUMBER
Special Permit #13013A

FINAL ACTION?
Yes

DEVELOPER/OWNER
Nathan B. Basco, PL-Enerserv LLC

PLANNING COMMISSION HEARING DATE
October 29, 2025

RELATED APPLICATIONS
None

PROPERTY ADDRESS/LOCATION
6901 West Adams Street

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a Special Permit for Historic Preservation to permit use of the buildings for Contractor Services. The property had a previous Special Permit for a residence and enclosed disassembly recycling facility with associated office. PL-Enerserv LLC is a natural gas pipeline maintenance and construction company that plans to use the property as an operational hub with office space for their management team, and storage of essential equipment. Most of the equipment will be stored inside the existing buildings, but some trucks or heavy equipment may be parked on the property behind the buildings when not in use in the field.



JUSTIFICATION FOR RECOMMENDATION

The new property owner plans to use this historic property gently, using existing buildings as office space or storage with alterations occurring on the interior of the residence to return it to an office and training space. The buildings sit on 19 acres, with the buildings located near the center of the acreage. Topography of the land and existing tree lines minimize visibility from West Adams. Parked vehicles or equipment will be set back behind the buildings and largely obscured from view from the public right-of-way. The new owners plan to lay some gravel in an arc around the rear of the buildings to protect the grounds from rutting from truck tires.

APPLICATION CONTACT
nbasco@pl-enerserv.com

STAFF CONTACT
Jill Dolberg, (402) 441-6373 or
jdolberg@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The community's distinctive character, history, and desirable quality of life for current and future residents of Lincoln and Lancaster County is supported through the stewardship of historic resources throughout the county. The Comprehensive Plan encourages the continued use and maintenance of historic resources. The Lincoln Air Force Base Remote Facility, as a historic landmark, illustrates an interesting part of Lincoln's Cold War history, and its continued use as an office space and Contractor Services will ensure it is maintained.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Goals Section

G12: History and Culture. The community's history and culture is discussed more in the Introduction section, and is reflected through historic buildings and sites throughout the county. These resources add to the desirable quality of life for current residents and should be protected for future generations. PlanForward encourages the continued use and maintenance of historic and cultural resources, including properties not formally designated as landmarks.

G13: Community Appearance. Lincoln and Lancaster County will have a high-quality physical environment that creates a strong sense of place and community pride. The urban and the rural landscapes of Lancaster County produce a distinctive place, offering a sense of identity to visitors and especially to residents. It is worthwhile to plan for, protect, and strengthen this character as the community grows and matures.

Elements Section

E3: Business, Economy and Workforce

Commercial Infill

7. Maintain or adaptively reuse existing structures (especially historical structures) where possible.

E6: Placemaking

This element describes principles and strategies intended to preserve and enhance the community's unique character – its sense of place – through preservation of cultural and historic resources and focused attention to the quality of public and private development.

All parts of PlanForward contribute to the attainment of this vision, but urban design and one of its components, historic preservation, relate most directly to guarding and enhancing the community's physical image.

The Historic Preservation Commission (HPC) works with neighborhood groups, preservation advocates, property owners, and the History Nebraska to discover, protect, and share the community's heritage. The zoning code provides protection for designated historic property and incentives for creative uses that maintain the vitality of historic places. The Commission has a key role in providing on-going guidance in the revitalization of areas such as Haymarket, residential historic districts, and Havelock Avenue.

Policies Section

P24: Environmental Resource Protection - Environmental resources provide the framework for a healthy, active, and economically vibrant community.

Action Steps

13. Document or promote historic, cultural and archeological sites throughout the City and County.

P37: Historic Preservation - The community's distinctive character and desirable quality of life should be supported by exercising stewardship of historic resources throughout the County.

Action Steps

2. Lincoln and Lancaster County should work in partnership with state and federal historic preservation programs, but local landmark protections are usually the most effective and appropriate.

4. City and county governmental policies should provide for the protection and enhancement of historic resources.

14. Encourage the continued use and maintenance of historic resources, including properties not formally designated as landmarks.

ANALYSIS

1. This application is for a special permit for historic preservation, to maintain the property by permitting its use for Contractor Services. The proposed use will include office and training space in the main building, and storage of equipment and materials in the two accessory buildings, a shed and a garage. The business builds and maintains

natural gas pipelines in the region, which keeps most of the employees out in the field and vehicle storage to a minimum. Few customers will ever visit the site.

2. The unique construction of the connected buildings allows proposed reuse without visible effects on property or surroundings. The nearest residence is approximately 2,000 feet to the east of the buildings on this property. Additionally, topography and tree lines further minimize visibility of the center of the property from the public right-of-way.
3. A Special Permit for Historic Preservation under LMC §27.63.400 is to be evaluated under the following six criteria:
 - a. The significance of the historic structure or site and the degree of variation sought from the permitted uses of the district: **See Landmark application for historic significance.**
 - b. The extent to which economic factors necessitate the change in use:
 - i. The applicants wish to utilize the existing buildings as an operational hub for office work, training, and storage of equipment and materials for their natural gas pipeline construction and maintenance operation. The facility has the size and space needed for both.
 - c. The extent of proposed exterior change to the structure or site:
 - i. The applicants have no plans to make any substantial changes to the property at this time. An existing sign would be replaced with their own, and gravel would be laid behind the buildings to facilitate the movement and storage of equipment and/or vehicles to ensure that muddy ruts would not occur.
 - ii. The applicant has stated they would be willing to plant additional trees if required to help obscure any vehicles or equipment visible behind the buildings.
 - iii. A previous special permit allowed for the potential construction of an additional metal building 600 feet south of West Adams, and while not currently planned or needed, we include it for potential future growth of the business on site. Design and future placement of any future structure would be subject to the Certificate of Appropriateness process for landmarks.
 - d. The impact on the surrounding area:
 - i. The applicant will operate office activities out of the main building, which will include a small amount of traffic to the property daily. However, it is unlikely to significantly increase traffic in the area. The applicant noted that their work is done regionally, so most of the vehicles and equipment will be moving from worksite to worksite, not stored on location. The majority of their storage needs will be utilized within the existing buildings, and the small number of vehicles or larger equipment would be parked behind the buildings well toward the interior of the 19 acres of the property.
 - e. The compatibility of the proposed use to the structure or site and the surrounding area:
 - i. The proposed use appears that it would have little impact on the surrounding area of agricultural uses and a winery over a ¼ mile to the east.
 - f. The manner in which the public will be benefitted by such proposed use:
 - i. The proposed use would support the maintenance of a unique part of Lincoln's Cold War history and provides growth opportunity to a business that brings income into Lincoln.
4. If approved, the previous special permit for an enclosed disassembly recycling facility (SP13013) will be repealed.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: AG Agricultural District

SURROUNDING LAND USE & ZONING

North: Agricultural use and AG Agricultural zoning

South: Agricultural use and AG Agricultural zoning

East: Winery and Country Pines Community Hall, both by Special Permits, in AG Agricultural zoning

West: Agricultural use and AG Agricultural zoning

APPLICATION HISTORY:

The Lincoln Air Force Base Remote Facility was landmarked in 2013 under CZ13005HP. A Special Permit, SP13013, was approved at the same time for an enclosed disassembly recycling facility.

October 9, 2025: The Historic Preservation Commission reviewed the requested change in use and voted to support the

approval of the Special Permit for Historic Preservation - Change in Use for 6901 West Adams.

APPROXIMATE LAND AREA: 19 acres

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT:

LEGAL DESCRIPTION: Lot 26 in NW ¼ of S13-T10-R5, Lincoln, Lancaster County, Nebraska.

Prepared by Jill Dolberg, Historic Preservation Planner
(402) 441-6373 or jdolberg@lincoln.ne.gov

Date: October 7, 2025

Applicant: PL-Enerserv, LLC

(615) 426-4599

Contact: Nathan B Basco
(615) 426-4599

Owner: Purchase agreement to PL-Enerserv, LLC
OSI Brothers LLC
(402) 470-3067

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/SP/13000/SP13013A LAFB Remote.jed.docx>

CONDITIONS OF APPROVAL - SPECIAL PERMIT #13013A

Per Section 27.63.400 this approval permits a Special Permit for Historic Preservation for a change in use on 19 acres at 6901 West Adams Street for Contractor Services.

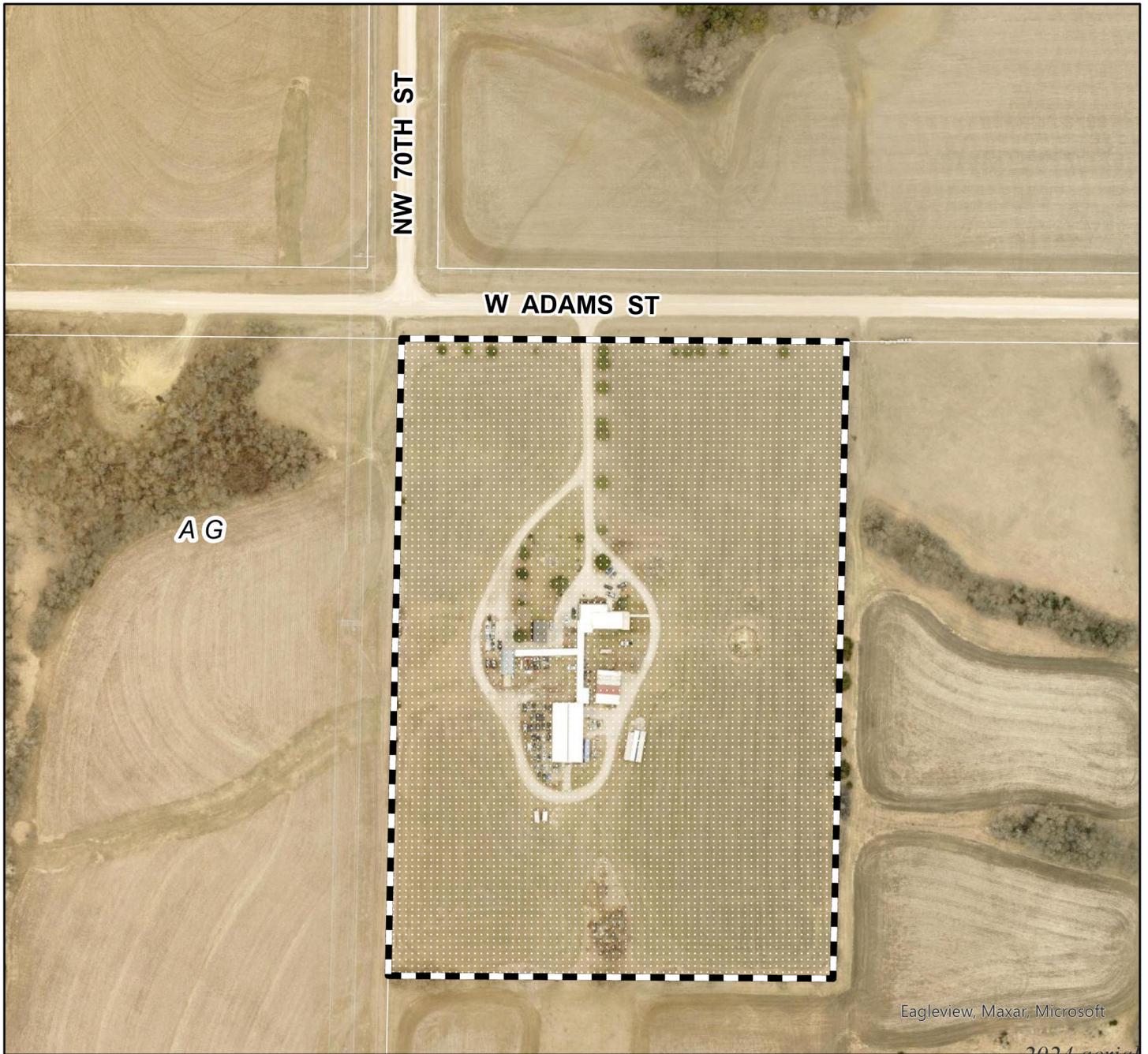
1. Site Specific Conditions:

- 1.1 The on-site parking requirement is 8 stalls. Parking and driveways are not required to be paved, except for ADA parking if required.
- 1.2 Business activities and storage must be conducted indoors. The storage of additional vehicles or equipment that must be done outdoors will be located behind the existing buildings and tree lines.
- 1.3 Additional gravel areas are allowed as shown on the site plan and do not require approval by the Historic Preservation Commission.
- 1.4 Design of business signs or any additional alterations to the property must comply with the site plan and receive approval of the Historic Preservation Commission.
- 1.5 One future additional accessory building is permitted by this special permit, the design of which must be approved by the Historic Preservation Commission. The size shall not exceed the size of the largest existing accessory building.

2. Standard Conditions:

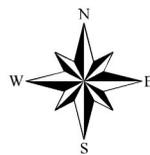
The following conditions are applicable to all requests:

- 2.1 Before occupying the buildings or starting the operation all development and construction shall substantially comply with the approved plans.
- 2.2 All privately-owned improvements, including landscaping, shall be permanently maintained by the Permittee.
- 2.3 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.
- 2.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
- 2.5 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all prior resolutions approving this permit remain in full force and effect as specifically amended by this resolution.



2024 aerial

Special Permit #: SP13013A
NW 70th St & W Adams St



Two Square Miles:
 Sec. 13 T10N R05E

Zoning:

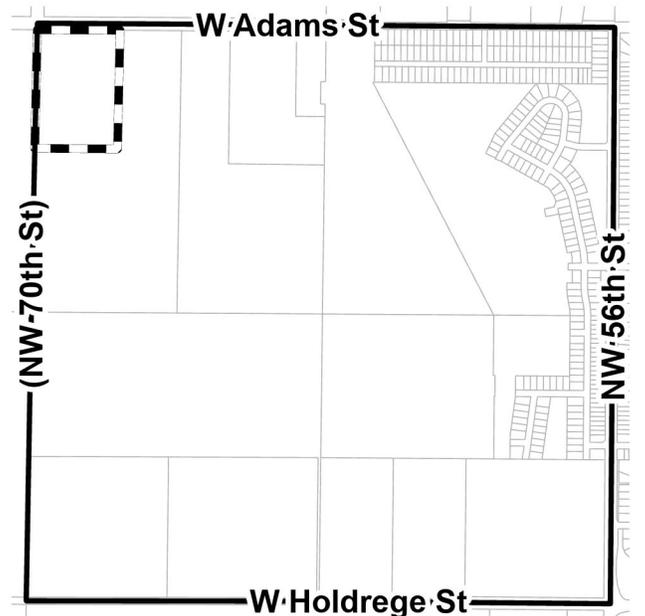
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial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

Area of Application

Zoning Jurisdiction Lines

Lancaster County Jurisdiction

37



MEETING MINUTES

Advanced public notice of the Historic Preservation Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Wednesday, October 1, 2025.

NAME OF GROUP:	HISTORIC PRESERVATION COMMISSION
DATE, TIME AND PLACE OF MEETING:	Thursday, October 9, 2025, 2:00 p.m., County-City Building, Council Chambers, 555 S. 10 th Street, Lincoln, NE.
MEMBERS IN ATTENDANCE:	Greg Newport, Greg McCown, Jim Johnson, Jim McKee, and Dan Worth; Nancy Hove-Graul and Sonia Türkman absent.
OTHERS IN ATTENDANCE:	Paul Barnes, Jill Dolberg, and Clara McCully of the Planning Department; and other interested parties.

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

McCown called for a motion approving the minutes of the regular meeting held September 11, 2025.

Motion for approval made by Johnson, seconded by Worth, and carried 5-0: Greg Newport, Greg McCown, Jim McKee, Jim Johnson, and Dan Worth voting 'yes'; Nancy Hove-Graul and Sonia Türkman absent.

HEARING AND ACTION

SPECIAL PERMIT 13013A, to change the use on the locally landmarked LAFB Remote Facility from a disassembly recycling facility to contractor services, generally located at 6901 W. Adams Street.

PUBLIC HEARING:

October 9, 2025

Members Present: Greg Newport, Greg McCown, Jim McKee, Jim Johnson, and Dan Worth; Nancy Hove-Graul and Sonia Türkman absent.

Dolberg stated that the Lincoln Air Force Base Remote Facility was landmarked in 2013. The existing special permit allowed use as a recycling and disassembly facility; the new owners, PL Enerserve, request a change of use to contractor services for natural gas pipeline work. The site comprises approximately 19 acres.

Dolberg noted the proposed changes include adding gravel for vehicle access and staging areas, with storage and operations kept behind existing buildings and tree lines to minimize visibility from West Adams Street.

Nathan Basco, applicant, Vice President of PL Enerserve, explained that the company provides pipeline repair and installation services across the region. The facility will primarily serve as office and equipment staging space for 6–8 full-time staff, with larger field operations occurring offsite.

Basco stated all proposed improvements are reversible, and the company intends to be good stewards of the historic property.

McCown asked if a zoning change was required.

Paul Barnes, Planning Department, clarified that the request is a special permit for change of use within the existing zoning; the property is zoned agricultural but designated as a landmark.

Worth asked about the types of vehicles and seasonal equipment that would be stored on-site.

Basco said equipment could include pickup trucks, utility trailers, semi-trucks with lowboys, excavators, and dozers. Most storage would occur behind existing buildings and within the tree buffer.

Worth referenced existing containers visible in aerial photos.

Basco explained those belong to the previous owner and will be removed.

Worth observed that the planned use would likely have no greater impact than the previous operation.

Basco agreed, adding the company would welcome additional tree planting along the roadway if desired by the Commission.

Worth suggested re-establishing a tree line along West Adams similar to what may have existed under the original military design, to maintain screening and serve as a windbreak.

Motion to close the public hearing made by Worth, seconded by Johnson, and carried 5-0: Greg Newport, Greg McCown, Jim McKee, Jim Johnson, and Dan Worth voting 'yes'; Nancy Hove-Graul and Sonia Türkman absent.

ACTION:

McKee moved to recommend approval for the Historic Preservation Special Permit Change in Use for 6901 West Adams as the proposal is compatible with Design Standard 16 for Site and Landscape Design, seconded by Johnson, and carried 5-0: Greg Newport, Greg McCown, Jim McKee, Jim Johnson, and Dan Worth voting 'yes'; Nancy Hove-Graul and Sonia Türkman absent.

The Historic Preservation Commission's agenda may be accessed on the Internet at

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

ACCOMMODATION NOTICE: *The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Lincoln Commission on Human Rights at 402-441-7624, or the City Ombudsman at 402-441-7511, as soon as possible before the scheduled meeting date in order to make your request.*

September 19, 2025

Lincoln-Lancaster County Planning Department
Attn: Jill Dolberg
JDolberg@lincoln.ne.gov

RE: 6901 W. Adams St Lincoln, NE 68524, USE Permit

Hi Jill,

PL-Enerserv, LLC (PLE) is a full-service natural gas pipeline maintenance and construction company. We support critical national infrastructure by partnering with leading energy providers, including Northern Natural Gas and Black Hills Energy. Over the past six years, we have established a strong and growing presence in Lincoln, Nebraska, where we continue to expand our operations and workforce. Our commitment to safety, reliability, and technical excellence has made PLE a trusted name in the pipeline industry.

PLE is in the process of purchasing the property located at 6901 W. Adams St, Lincoln, NE 68524. This property will serve as a key operational hub for our Midwest Division, providing workspace for our management team and storage of essential equipment.

Our workforce includes both local employees and a nationwide team, reflecting our commitment to regional engagement and national service capabilities. This acquisition represents our continued investment in the Lincoln area and our long-term commitment to supporting both our employees and clients across the Midwest.

At this time, PLE has no intention of modifying any of the external physical features of the existing buildings on the property. All planned operations will take place within the existing structures, and no changes to the building's exterior are proposed at this time.

In addition, the facility will be used to onboard and train new employees as needed. These training sessions will take place indoors and will be scheduled on a rolling basis throughout the year based on project needs. Training activities will be modest in scale and will not result in large gatherings or significant traffic increases.

The shop space will be used for internal storage of tools, supplies, materials, and occasionally small equipment. Designated external storage areas will be used to stage company vehicles and equipment as needed. In some instances—and only upon client request—we may temporarily store materials such as pipe on their behalf.

We plan to install rock surfaces directly behind the existing buildings, as outlined in the attached reference drawings. No permanent concrete installations are currently planned. This approach allows for full restoration to natural ground conditions, if necessary, in the future.

The proposed rocked area will be in a section of the property that is naturally screened from view along W. Adams Street by existing topography, mature trees, and current building structures. PLE has no intention of removing any existing trees on the site. Attached are photographs illustrating the current views from W. Adams Street, demonstrating the limited visibility of the proposed area.

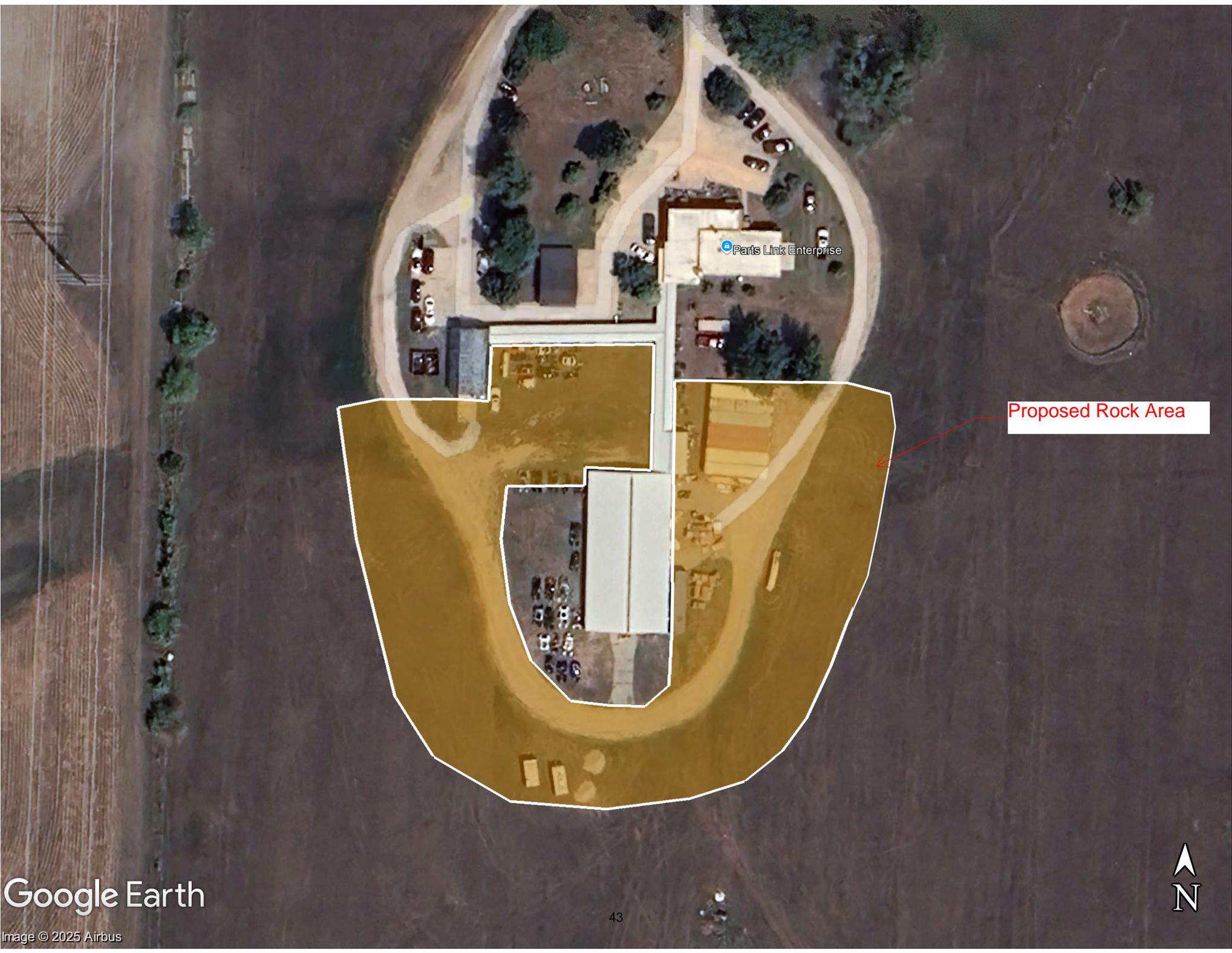
PLE has always been, and will continue to be, a responsible steward of the land, treating it with the utmost respect. We value positive relationships with the community and our surrounding neighbors. We believe this property will play a vital role in the continued growth of our company and in our ability to give back to the area.

If you have any questions, or would like to discuss this further, please do not hesitate to contact me.

Sincerely,



Nathan B. Basco
Vice President, Midwest
PL-Enerserv, LLC
nbasco@pl-enerserv.com



Parts Link Enterprise

Proposed Rock Area



Current Aerial View Looking North



View Looking West from 6305 W. Adams St.



Approximately 0.4 miles from the driveway at 6301 W. Adams St.

Coordinates: (40.842793, -96.806827)

View Looking West from the LNK TRACON (Terminal Radar Approach Control) Facility



Approximately 0.25 miles West From the Driveway at 6301 W. Adams St.

Coordinates: (40.842806 -96.808979)

Current View From NE side of Property looking SW
towards existing buildings



Approximate Location of Photo - (40.842815, -96.812532)

PLE's planned external storage of equipment and vehicles will be obscured by the natural terrain and the existing buildings.

Current View of the Entrance to the Property at
6901 W. Adams St.



Approximate Location of Photo - (40.842772 -96.814142)

PLE's planned external storage of equipment and vehicles will be obscured by the natural terrain and the existing buildings.

Current View From NW side of Property looking SE
towards existing buildings



Approximate Location of Photo - (40.842865 -96.815258)
Intersection of W Adams St and NW 70th St.

PLE's planned external storage of equipment and vehicles will be obscured by the natural terrain and the existing buildings.

Property Area is
Approximately -
20 ACRES

Proposed changes
will be set back
625 feet from the
public right of way.

Existing Building to be
Utilized for Storage of
Materials and Small
Equipment

Designated Parking Area
(Rocked) for Semi Truck
and Vehicles. (Obstructed
View Front County Road)

Additional Future Rock
Area for Vehicles to Turn
Around and Deliveries to be
Unloaded Safely.

Designated Parking Area
(Rocked) for Seasonal
Equipment. (Obstructed View
Front County Road)

Yellow Shaded Area
reflects future area to
be rocked. Topsoil
to be removed and
staged neatly.

Existing Parking
Areas will continue to
be utilized on the
property for staff.

Future Rock Area for
Vehicles to Turn Around
and Deliveries to be
Unloaded Safely.

Existing Building to be
Utilized for Storage of
Materials and Small
Equipment





LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT
 FROM THE LINCOLN/LANCASTER COUNTY PLANNING & DEVELOPMENT SERVICES DEPARTMENT
 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER
 Annexation #25008
 Change of Zone #050681

FINAL ACTION?
 No

DEVELOPER/OWNER
 R.C. Krueger Development Company /
 William D. & Carol L. Collins;
 Richard L. & Dorris Miller

PLANNING COMMISSION HEARING DATE
 October 29, 2025

RELATED APPLICATIONS
 Comp. Plan Amendment #25006

PROPERTY ADDRESS/LOCATION
 S 70th & Yankee Hill

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for annexation of approximately 13 acres for property generally located southwest of S 70th Street and Yankee Hill Road. This request is combined with an application to amend the existing Planned Unit Development (PUD) for The Woodlands at Yankee Hill. The Change of Zone application would add this property to the existing PUD, with a change of zone from AGR to R-3 PUD, which is the same underlying zoning found throughout the PUD. This property would follow the regulations of the H-4 Zoning District. The amendment to the PUD would approve 161,000 square feet of commercial floor area in the area being added to the PUD. This application is associated with Comprehensive Plan Amendment #25006.



JUSTIFICATION FOR RECOMMENDATION

This application allows for annexation and continued development of a property which can be served by City services. It's location within the Pipeline Planning Area makes it less than ideal for residential development, but commercial development would be appropriate at this site at the intersection of two arterials. The proposed H-4 zoning is appropriate adjacent to residential uses, and consistent with other locations within the existing PUD.

APPLICATION CONTACT

E & A Consulting Group, Inc.

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The City of Lincoln requires that properties receiving municipal services be located within city limits. This property can be served by City services, and supports ongoing development contiguous with the city limits. If CPA #25006 is approved, this property can be zoned for commercial uses in conformance with the Comprehensive Plan.

WAIVERS

The following waivers are previously approved waivers in the existing PUD, which the developer is requesting to have applied in the area proposed by this application:

1. LMC 26.23.130 - To waive the maximum block length for Block 60 (Recommend Approval)
2. LMC 26.23.095 - To allow sidewalks in non-standard location (Recommend Approval)
3. Design Standards, Title 4, Chapter 4.20, Section 2 - To allow perimeter, parking, and building screening to be approved at time of building permit. (Not necessary.)
4. LMC 26.23.140(g) - to allow lots in commercial areas to utilize a driveway for access rather than taking access off a public street/private roadway, with a public access and utility easement to supply utilities to the proposed lots. (Recommend Approval)
5. LMC 27.72 - To adjust the front, side, and rear setbacks to 0' for Blocks 60 and 61. (Recommend Approval)
6. LMC 26.27.020 - to waive sidewalks along the west side of S 70th Street between Yankee Hill Road and Yankee Woods Drive (Recommend Denial)
7. LMC 27.72 - To waive the lot area requirement for Lots 1-5 and Lot 8 in Block 60 and Lots 1 and 2 in Block 61, which do not meet H-4 zoning district requirements. (Recommend Approval)
8. LMC 26.23.140(c) - To allow lot lines that are not radial or perpendicular to street right-of-way for lots 9-13 in Block 60. (Recommend Approval)

The following waivers are additional waivers being requested with this application:

9. LMC 27.72.040 - To reduce the side and rear yard setbacks adjacent to residential from 50 feet to 30 feet for Blocks 60 and 61. (Recommend Approval)
10. LMC 26.27.020 - To waive the sidewalk along the west side of S 69th Street between Yankee Hill Road and Yankee Woods Drive. (Recommend Denial)
11. LMC 26.23.080 - To waive the requirement of a 60 foot radius turnaround at the dead-end of the private roadway of S 69th Street. (Not necessary)
12. LMC 26.23.080 - To allow a dead-end to exceed 1,000 lineal feet for the private roadway of S 69th Street. (Not necessary)
13. LMC 26.23.140(f) - To allow access with less than 660 linear feet of frontage on a major street and allow distance of cross street less than 660 linear feet for right-in access at S 69th Street from Yankee Hill Road. (Not necessary)
14. Design Standards Chapter 2.25, Section 3.6 - To allow a non-typical roadway cross-section of a private roadway for S 69th Street, with parking on both sides. (Recommend Approval)
15. Design Standards Chapter 2.15, Section 3.5 - To reduce the pavement width for commercial zoning roadway to 27 feet for the private roadway of S 69th Street. (Recommend Approval)
16. LMC 26.27.090 - To waive the requirement for street trees in standard location along S 69th Street, to allow street trees outside of the parking and sidewalk locations and allow to be located inside proposed commercial lots. (Recommend Approval)
17. LMC 26.27.070 - To allow streetlights in alternate locations along S 69th Street (Recommend Denial)

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future Residential - Low Density on the 2050 Future Land Use Plan. If approved, the associated Comprehensive Plan Amendment #25006 would change the Future Land Use Designation to Commercial.

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.

Commercial: Areas of retail, office, service and residential mixed uses. Commercial uses may vary widely in their intensity of use and impact. Individual areas designated as commercial in

the land use plan may not be appropriate for every commercial zoning district.

Figure GF.c - This site is shown in Tier 1, Priority C on the 2050 Priority Growth Area Map. If approved, the associated Comprehensive Plan Amendment #25006 would change the Future Growth Tier designation to Tier 1, Priority A.

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.

Goals Section

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

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

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.

Elements Section

E3: Business, Economy, and Workforce

Commercial and Industrial Development

Commercial and Industrial Centers in Lancaster County should be located:

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

Policies Section

P61: Industrial Zoning and Pipelines - Discourage residential land uses and buildings with vulnerable populations from locating near high-pressure pipelines and industrial zoning districts. Provide adequate separation between vulnerable populations and hazardous materials to protect and promote the public's health.

Action Steps

1. Land uses with vulnerable populations should not be located within pipeline planning areas. For large high-pressure pipelines, pipeline planning areas are established based upon pipeline metrics or the United States Department of Transportation's Emergency Response Guidebook. Most high-pressure pipelines have a planning area of approximately 150-250 feet from either side of the pipeline.
2. Land uses with vulnerable populations should not be located within 300 feet of an industrially-zoned district or heavy industrial use such as a rail line. Even if a given industrial site does not include hazardous materials at present, a hazardous use could be added in the future.
3. Do not support expansion of existing residential uses currently located within a pipeline planning area or within 300 feet of an industrial zoning district unless the pipeline is decommissioned, or downzoning is planned for the industrial area.

UTILITIES & SERVICES

- A. Sanitary Sewer: Public sanitary sewer can be extended to this development.
- B. Water: Public water can be extended to serve this development.
- C. Roads: Yankee Woods Drive and S 69th Street within the development are local streets and will be constructed by the developer as part of the development. One access to the property will be from a right-in only off Yankee Hill Road on the north end of the development. S 70th Street to the east of the development is currently an unimproved minor arterial, to be improved as a condition of the Annexation Agreement with a roundabout at the intersection of S 70th and Yankee Woods Drive.

- D. Parks and Trails: There are no parks shown for this property in the Comprehensive Plan. A future bicycle/pedestrian trail is shown running north to south on the opposite side of S 70th Street.
- E. Fire Protection: The property is currently in the Southeast Rural Fire District. After annexation, fire protection will be provided by Lincoln Fire and Rescue and police protection by the Lincoln Police Department. This development would be served by Station 15 at 6601 Pine Lake Road, a distance of 1.42 miles away, with an estimated response time of 2 minutes and 25 seconds, well within the LFR goal of less than 4 minutes of travel time.

ANALYSIS

1. This is a combined request for both annexation and change of zone for approximately 13 acres generally located southwest of S 70th Street and Yankee Hill Road. The proposed Change of Zone application would add the property to The Woodlands at Yankee Hill PUD, with the zoning changing from AGR Agricultural Residential to an underlying zoning of R-3 Residential PUD. The Change of Zone application would approve 161,000 square feet of floor area at this location, to follow the regulations for H-4 zoning.
2. This application is associated with a Comprehensive Plan Amendment that would change the Future Growth Tier from Tier 1, Priority C to Tier 1, Priority A. If the land is reclassified as Tier 1, Priority A, annexation is appropriate, as the property is contiguous to the existing city limits of Lincoln and public utilities can be provided.
3. The associated Comprehensive Plan Amendment would also change the Future Land Use designation from Residential - Low Density to Commercial. Residential development at this location is not ideal due to several reasons, including the location of the Pipeline Planning Area on the north end of the property. The Comprehensive Plan discourages new residential land uses in the Pipeline Planning Area and also discourages other land uses with vulnerable populations. Additionally, there is a significant grade change from the east side of the property to the west side which would pose a challenge for residential development and would make constructing a street connection to the low density residential to the west at Marlyn Lane difficult. Commercial development at this location would serve the surrounding residential neighborhoods and is compatible with the future commercial developments approved immediately to the north and east of the subject property.
4. The property is in the Southeast Rural Fire District. The calculated City contribution to the Rural Fire District is \$0.00. If annexed, the property would be served by Lincoln Fire and Rescue.
5. The property is in Rural Water District #1, and a release from the Rural Water District must be obtained prior to this application being scheduled with the City Council.
6. While the underlying zoning of the PUD is R-3, the proposed commercial development would follow H-4 zoning regulations, which is a commercial zoning that is compatible with surrounding uses and consistent with the existing PUD. The H-4 zoning district was created to allow heavier commercial districts in a suburban setting next to residential uses. The City has multiple other locations where H-4 zoning abuts residential uses, and has consistently allowed H-4 zoning adjacent to AGR and other residential zones. A portion of the existing PUD on the eastern side of The Woodlands at Yankee Hill is approved to follow H-4 zoning and abutting residential uses.
7. As part of an annexation agreement with the City, the developer will agree to improve S 70th Street from Yankee Hill Road to the southern edge of the property. The details of the improvement have yet to be finalized.
8. A Deviation was requested and approved by LTU to allow an eastbound right turn lane west of S 70th Street and Yankee Hill Road. This connection would provide right-in access only to the proposed development, with a traffic study estimating that 60 vehicles during AM peak hour would turn into the development who otherwise would need to utilize the S 70th Street & Yankee Hill Road roundabout, minimizing additional queues at the roundabout. A right turn out of the development onto Yankee Hill was not supported by LTU due to existing queuing at the roundabout that already frequently extends beyond the location of the access point.
9. Multiple waivers have been requested as part of the amendment to this PUD. Some are previously approved waivers as part of the existing PUD, which the developer is requesting to have applied to this new portion of the PUD as well. Others are new requests specific to this new commercial development. The waivers are as follows:
 - 9.1. LMC 26.23.130, to waive maximum block length for Block 60, as Block 60 in the proposed commercial development exceeds 1,320 feet. The layout of the development is appropriate given the conditions of the site, including the size and shape of the property and the proximity to arterial roads. There is also

a significant grade change, with a 35 foot drop from the west to the east. This makes the extension of Marlyn Lane difficult. The change in grade also minimizes the impact of the low commercial buildings on the existing residential to the west.

- 9.2. LMC 26.23.095, to allow sidewalks in non-standard location. Specifically, along the private roadway of S 69th Street, perpendicular parking stalls will be constructed along the roadway. The sidewalk will be placed on the east side of the private roadway, adjacent to the curb of the parking stalls. In this specific instance, a waiver is appropriate to maximize space on the relatively narrow site while still providing pedestrian access within the commercial area. A sidewalk on the back of curb is not appropriate in a residential area which would have more bicycle usage and youth using the sidewalk unattended.
- 9.3. Design Standards, Title 4, Chapter 4.20, Section 2, to allow landscaping plans to be submitted and approved with future building permits. This request is not necessary as a landscape plan isn't required with this PUD. The landscape plans for each lot are required at time of building permit, not with the PUD.
- 9.4. LMC 26.23.140(g), to allow lots in commercial areas to utilize a driveway for access rather than taking access off a public street or private roadway. For Blocks 60 and 61 in the proposed commercial development, lots are being platted with individual commercial buildings, surrounded by an outlot. These lots will take access via a public access easement on the outlot, and a utility easement on the outlot will supply utilities to the proposed lots. This is consistent with how other commercial lots are handled in the existing PUD.
- 9.5. LMC 27.72, to adjust the front, side, and rear setbacks to 0' for Blocks 60 and 61. As with other commercial lots in the existing PUD, these commercial lots are being platted with individual lots for each building, surrounding by an outlot. This waiver is appropriate in this instance and consistent with other commercial areas of the PUD. There will be a required front, side and rear setback between the commercial lots and the adjacent streets and residential lots. This waiver doesn't change the setbacks to the adjacent streets or residential lots.
- 9.6. LMC 26.27.020 to waive sidewalks along the west side of S 70th Street between Yankee Hill Road and Yankee Woods Drive. The Woodlands at Yankee Hill PUD previously received an approval for construction of a sidewalk on the east side of S 70th in an alternate location as a bike trail is shown in the City's future plans along the east side of the drainage way east of S 70th Street, which will provide for pedestrian traffic from Yankee Hill Road to Yankee Woods Drive. The developer is now requesting to waive the sidewalk on the west side of S 70th Street due to the drainage way limiting the available right-of-way for future pavement widening of the street. This waiver request is not appropriate, as a sidewalk along the west side of S 70th is important for pedestrian connectivity. A sidewalk is an important part of any commercial or residential development. The Comprehensive Plan encourages safe travel paths for all modes of transportation. Even when the street is not yet improved to urban standards, it is important to have a safe and ADA accessible surface for non-vehicular traffic.
- 9.7. LMC 27.72, to waive the lot area requirements for Lots 1-5 and Lot 8 in Block 60 and Lots 1 and 2 in Block 61, which do not meet the minimum lot area of 15,000 square feet required in the H-4 zoning district. The aforementioned lots range in size from 12,800 sq. ft. to 14,985 sq. ft. Waiving the lot area requirement is appropriate here, as each building will be on its own lot surrounded by an outlot, so the net impact will be the same as if the lots were platted with larger lots and a smaller outlot. This is consistent with commercial areas in the existing PUD.
- 9.8. LMC 26.23.140(c), to allow lot lines that are not radial or perpendicular to street right-of-way for Lots 9-13 in Block 60. This waiver is appropriate as it allows an arrangement of lots that maximizes the potential of the property.
- 9.9. LMC 27.72.040, to reduce the side and rear yard setbacks adjacent to residential uses from 50 feet to 30 feet for Blocks 60 and 61. The narrow configuration of the property as well as the drainage flowing through the property limit the buildable area at this location. The reduced setback allows for greater use of the property and is appropriate due to the grade change along the western edge of the property. The difference in elevation between the proposed buildings and the residential uses to the west will decrease the overall impact of the new commercial buildings, which are also proposed to be single-

story with pitched roofs to create a better transition to abutting residential properties.

- 9.10. LMC 26.27.020, to waive the sidewalk along the west side of S 69th Street between Yankee Hill Road and Yankee Woods Drive. The developer is requesting not to provide this sidewalk due to the parking along both sides of the roadway, and the sidewalk which will be provided on the east side of the roadway. However, sidewalks are still required to serve Lots 1-6 on Block 60. This waiver should be denied and instead the note be revised to state that the sidewalk on the west side of S 69th Street may be relocated to directly serve each lot. A public access easement can be provided on Outlot GG which allows a sidewalk to serve each lot/building directly.
- 9.11. LMC 26.23.080, the developer has requested two waivers: to waive the requirement of a 60 foot radius turnaround at the dead-end of the private roadway of S 69th Street, and to allow a dead-end to exceed 1,000 lineal feet for the private roadway of S 69th Street. These requests are not necessary, because although S 69th Street not allow traffic to exit onto Yankee Hill, it is not a dead-end road. Traffic will still be able to enter by turning right off Yankee Hill, and a vehicle needing to turn around would be able to turnaround via an internal driveway/parking lot which allows for vehicles to travel south along the west side of the development.
- 9.12. LMC 26.23.140(f) - To allow access with less than 660 linear feet of frontage on a major street and allow distance of cross street less than 660 linear feet for right-in access at S 69th Street from Yankee Hill Road. This request is not necessary. The standard states "An exception to the foregoing front foot requirements shall be permitted in the case of a replat or resubdivision of a lot where either the lot does not have 660 linear feet of frontage, or the distance between cross-streets is less than 660 linear feet. In such event, if safe access to the major street can be provided, the access road requirement may be waived." In this case there is already less frontage on Yankee Hill Road, so a waiver isn't necessary.
- 9.13. Design Standards, Title 2, Chapter 2.25, Section 3.6 - To allow a non-typical roadway cross-section of a private roadway for S 69th Street, with parking on both sides. As previously noted, the private roadway will have parking along both sides, which is the reason for the waiver request, as the developer states that a crown in the pavement hinders the ability to adequately shed water from the parking stalls. This waiver would likely be appropriate as a means of address the parking needs of the development, but more information is needed on the site plan to specify what the proposed cross section will be.
- 9.14. Design Standards, Title 2, Chapter 2.15, Section 3.5 - To reduce the pavement width for commercial zoning roadway to 27 feet for the private roadway of S 69th Street. The design standards for public streets call for 39 feet for commercially zoned local public roadways with parking. The design standards do not clearly define a paving width for a commercial private roadway. The requested width is appropriate, as Chapter 2.15, Section 3.5 of the Design Standards calls for general access private roadways to have a width of 27 feet.
- 9.15. LMC 26.27.090 - To waive the requirement for street trees in the standard location along S 69th Street, to allow street trees outside of the parking and sidewalk locations and allow trees to be located inside the proposed outlots or commercial lots. As mentioned above, the private roadway is proposed to have parking on both sides of the roadway, with a sidewalk abutting the curb on the east side of the roadway, meaning it would be appropriate to have street trees located outside of the parking and sidewalk locations, and instead located on Outlot GG, or in some cases on the private commercial lots.
- 9.16. LMC 26.27.070 - To allow streetlights in alternate locations along S 69th Street. This request doesn't provide specific alternate locations, and because streetlights should be provided along the street and at intersections, this waiver request should not be approved unless more information is provided.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Residential - Low Density (Single Family Detached)

AGR

SURROUNDING LAND USE & ZONING

North: Vacant/Undeveloped

B-2 Planned Neighborhood Business District

South: Residential - Low Density
East: Vacant/Undeveloped and Residential - Urban Density
West: Residential - Low Density

AGR Agricultural Residential District
R-3 PUD
AGR Agricultural Residential District

APPLICATION HISTORY

- Apr. 2007 AN#05015 and CZ#05068 were approved annexing approximately 286 acres and approving the Woodlands at Yankee Hill PUD.
- May 2009 AN#09001 and CZ#05068A were approved expanding the original PUD by approximately 26 acres to accommodate 31 additional residential lots, a private elementary and church, a convent and a rectory.
- Apr. 2012 AN#11005 and CZ#05068B were approved expanding the PUD by approximately 35 acres to accommodate 265,000 square feet of commercial floor area and 46 additional dwelling units.
- Apr. 2013 AN#12002 and CZ#05068C were approved expanding the PUD by approximately 24 acres to accommodate 64 additional dwelling units.
- Jun. 2014 AN#14002 and CZ#05068D were approved expanding the PUD by approximately 10 acres to accommodate 62 additional dwelling units.
- Jan. 2015 AN#15013 and CZ#05068E were approved expanding the PUD by approximately 72.5 acres to accommodate 310 additional dwelling units and 155,000 square feet of commercial floor area.
- Dec. 2019 AN#19008 and CZ#05068F were approved expanding the PUD by approximately 16 acres to allow for an additional 47 single-family dwelling lots.
- Sep. 2020 AN#20011 and CZ#05068G were approved expanding the PUD by approximately 25 acres to allow for an additional 80 single-family dwelling lots.

APPROXIMATE LAND AREA: 13 acres

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #2

LEGAL DESCRIPTION: See Attached

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

Date: October 16, 2025
Applicant: R.C. Krueger Development Company
Contact: E & A Consulting Group, Inc.
Owner: William D. & Carol L. Collins; Richard L. & Dorris Miller

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/AN/25000/AN25008 & CZ05068I The Woodlands at Yankee Hill.jrs.docx>

CONDITIONS OF APPROVAL - ANNEXATION #25008

Before scheduling with the City Council:

1. The developer will enter into an annexation agreement with the City of Lincoln.
2. The Rural Water District indicates in writing that the property is released.

CONDITIONS OF APPROVAL - CHANGE OF ZONE #05068I

This approval adds approximately 13 acres to The Woodlands at Yankee Hill PUD, and approves an additional 161,000 sq. ft. of floor area, as well as the following waivers:

1. LMC 26.11.020 - To waive maximum block length for Block 60
2. LMC 26.23.095 - To allow sidewalks in non-standard location
3. LMC 26.23.140(g) - to allow lots in commercial areas to utilize a driveway for access rather than taking access off a public street/private roadway, with a public access and utility easement to supply utilities to the proposed lots.
4. LMC 27.72 - To adjust the front, side, and rear setbacks for internal lots to 0' for Blocks 60 and 61.
5. LMC 27.72 - To waive the lot area requirement for Lots 1-5 and Lot 8 in Block 60 and Lots 1 and 2 in Block 61, which do not meet H-4 zoning district requirements.
6. LMC 26.23.140(c) - To allow lot lines that are not radial or perpendicular to street right-of-way for lots 9-13 in Block 60.

The following waivers are additional waivers being requested with this application:

7. LMC 27.72.040 - To reduce the side and rear yard setbacks adjacent to residential from 50 feet to 30 feet for Blocks 60 and 61.
8. Design Standards Chapter 2.25, Section 3.6 - To allow a non-typical roadway cross-section of a private roadway for S 69th Street, with parking on both sides.
9. Design Standards Chapter 2.15, Section 3.5 - To reduce the pavement width for commercial zoning roadway to 27 feet for the private roadway of S 69th Street.
10. LMC 26.27.090 - To waive the requirement for street trees in standard location along S 69th Street, to allow street trees outside of the parking and sidewalk locations and allow to be located inside proposed commercial lots.

Site Specific Conditions:

1. The City Council approves associated request:
 - 1.1. Annexation
 - 1.2. Comprehensive Plan Amendment
2. Before final plat is approved, the developer shall cause to be prepared and submitted to the Planning and Development Services Department a revised and reproducible final plot plan including 2 copies with all required revisions and documents as listed below upon approval of the planned unit development by the City Council.
 - 2.1. Revise site plan to show sidewalk along west side of S 70th Street and update right-of-way dedication to accommodate the sidewalk as needed.
 - 2.2. Revise the intersection at S 70th Street and Yankee Woods Drive to a roundabout

- 2.3. Remove Lot Area from all lots.
- 2.4. Add note to Sheet 1 stating that buildings constructed on Lots 1-6, Block 60 and Lot 2, Block 61 are limited to no more than one story.
- 2.5. Revise site plan to show pedestrian access to all buildings
- 2.6. Add an access easement to provide access from private roadway to Lots 1-6, Block 60, and Lots 1 and 2, Block 61.
- 2.7. Revise Note #17 to state that sidewalk on the west side of 69th Street may be relocated to each commercial lot.
- 2.8. Delete Waiver #4, or provide specific locations where sidewalk location has been revised from standard location.
- 2.9. Delete Waivers #18, #19, #20, and #24.
- 2.10. Revise Note 21 to indicate the specific standards that are requested to be revised in the cross section.
- 2.11. Revise lot layouts to reflect existing conditions in the previously approved PUD, as indicated in ProjectDox.
- 2.12. Revise floor area tables and notes as indicated in ProjectDox.
- 2.13. For each area indicated in blue on Sheet 1A, indicate whether the area will follow the regulations of either the O-3 or B-2 Zoning District, and revise Sheet 1A accordingly to the satisfaction of the Director of Planning.
- 2.14. Revise the Grading and Drainage Plans to the satisfaction of Watershed Management, as indicated in Project Dox, including:
 - 2.14.1. The area in the flood plain is to meet *no rise/no fill* requirements.
 - 2.14.2. Revise to show 10-year and 100-year elevations as requested in ProjectDox
 - 2.14.3. Revise the Water Quality cells, or provide justification/calculations to show that the design will meet the intent of the requirement and still meet the 95% storm volume.
 - 2.14.4. The Minimum Flood Corridor on the south side of the development will be graded at a 3:1 slope down from the road and from the top of that slope to 45 feet north must remain undisturbed.
 - 2.14.5. For the 100-year entering the site at the Yankee Woods Drive, show that the proposed grading does not cause a rise in the 100-year on adjacent property and the 100-year is conveyed through the development without impacting proposed lots.

Standard Conditions:

3. The following conditions are applicable to all requests:
 - 3.1. Before occupying the buildings all development and construction shall substantially comply with the approved plans.
 - 3.2. All privately-owned improvements shall be permanently maintained by the owner or an appropriately established property owners association approved by the City Attorney.
 - 3.3. The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
 - 3.4. The terms, conditions, and requirements of the ordinance shall run with the land and be binding upon the developer, its successors and assigns.
 - 3.5. The site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in full force and effect unless specifically amended by this ordinance.



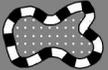
Annexation #: AN25008
The Woodlands at Yankee Hill
S 70th St & Yankee Hill Rd

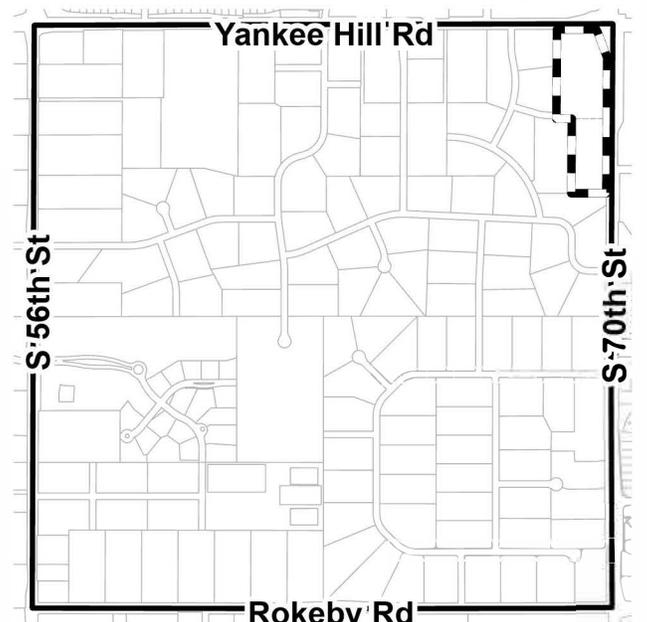
Zoning:

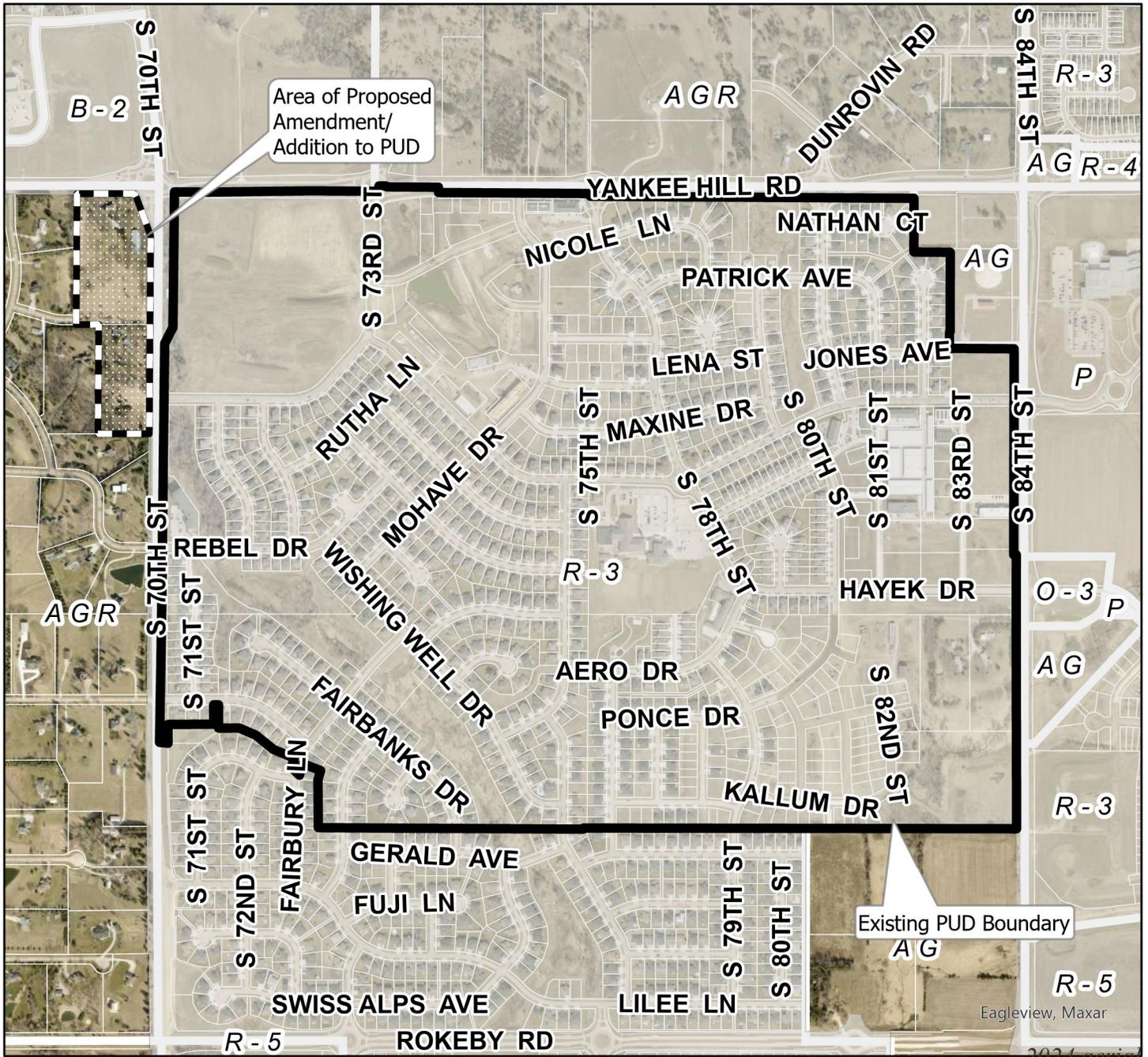
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial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



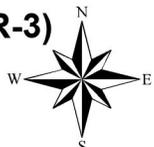
One Square Mile:
 Sec.28 T09N R07E

	Area of Application
	Zoning Jurisdiction Lines
	Existing Lincoln City Limits
61	





**Change of Zone #: CZ05068I (AGR to R-3)
The Woodlands at Yankee Hill
S 70th St & Yankee Hill 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
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- H-3 Highway Commercial District
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- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

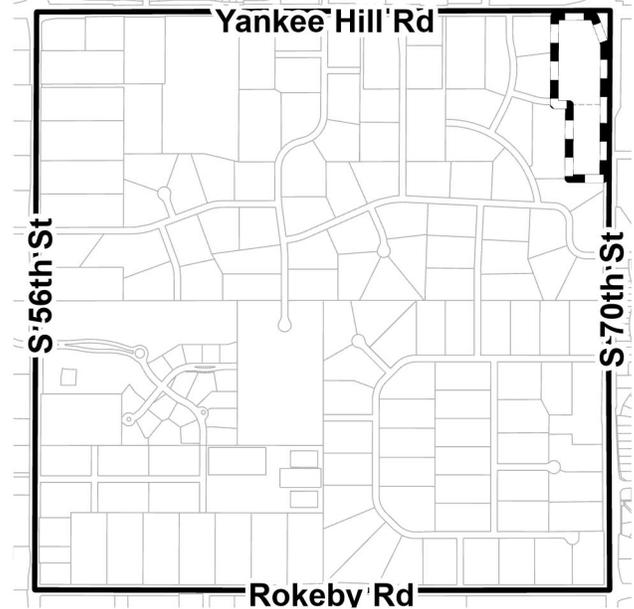
One Square Mile:
Sec.28 T09N R07E

Area of Application

Zoning Jurisdiction Lines

Existing Lincoln City Limits

62





October 1, 2025
October 15, 2025 (Updated)

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

RE: The Woodlands at Yankee Hill – Comprehensive Plan Amendment
Amendment to PUD CZ#05068H
Annexation

E & A File: P2022.255.004

Dear Mr. Cary,

On behalf of R.C. Krueger Development Company, we are requesting an amendment to the Comprehensive Plan for the property located in the southwest corner of South 70th Street and Yankee Hill Road. Currently the property is zoned AGR and shown in the Comprehensive Plan as Residential – Low Density. Our request is to amend the Comprehensive Plan to show 13.12 acres as Commercial. The property is also being requested to be annexed.

An amendment to the planned unit development of The Woodlands at Yankee Hill, Change of Zone #05068H is also being requested. The Woodlands at Yankee Hill development is currently located between South 70th and South 84th Streets, South of Yankee Hill Road. This amendment is proposing the addition of the same 13.12 acres within the Comprehensive Plan amendment to be added to the existing planned unit development.

The amendment to the PUD is requesting 161,000 square feet of commercial area to be added to the planned unit development. The additional square footage is proposed to be H-4 uses within Blocks 60 and 61. The proposed overall commercial area is shown as 984,500 square feet for the entire development. The underlying zoning of the PUD is R-3 zoning with designated commercial zones throughout the development along with zoning modifications. To clarify where the zones are located along with commercial square footage and zoning particulars, the zoning plan sheet has been added to the set of drawings, Sheet 1A of 14.

The proposed buildings within Blocks 60 and 61 are shown within their individual lots. The parking lot, private roadway, open space and drainage areas are within adjacent outlots of Outlots GG and HH respectively. No buildings will be constructed within the outlots, which provides the ability to have buildings closer to lot lines than 10 feet. The setbacks are being requested to be zero feet for front, side and rear lot lines. The buildings are shown at least 10 feet from lot lines that are shared by another lot, however the distance is reduced when shared by an outlot.

Yankee Woods Drive is shown to extend to the west of South 70th Street as a public street with a 72' wide right-of-way and 35' wide pavement from back-to-back of curb. A private roadway, South 69th Street, with perpendicular parking is being proposed with a 66' wide public access, sanitary sewer, water, storm sewer, utility and pedestrian easement. An additional 5' wide pedestrian easement is being shown on the east side of the private roadway to provide a sidewalk on one side of the private roadway. The private roadway dead-ends at Yankee Hill Road, however does connect with the adjacent parking lot driveway which allows for adequate turnaround ability. A right-turn in is being shown at the private roadway from Yankee Hill Road. A deviation request has been submitted to LTU for the access. Associated waivers are being requested and stated within this letter.

The previously approved waivers shall also apply to proposed Blocks 60 and 61, except when specifically referencing an individual property. The following is a list of all the previously approved waivers. An explanation has been shown with those existing waivers in which property within Blocks 60 and 61 fall within the waiver and should be noted that the waiver now applies:

1. Sanitary sewer from one drainage basin to another.
2. Sanitary sewer running against street grade in Patrick Drive, Mohave Drive, South 80th Street, Fairbanks Drive, Annabelle Avenue, Annabelle Circle and Kallum Drive.
3. Block length for Blocks 1, 2, 7, 40, 56 & **60**. (Subdivision Ordinance 26.11.020)
Block 60 is being added to this waiver request. The grade change between Block 60 and the adjacent property to the west is quite significant and does not feasibly allow a street connection. A street connecting to the west is shown at Yankee Woods Drive.
4. Sidewalks in standard location. (Subdivision 26.23.095)
With the private roadway of South 69th Street, perpendicular parking stalls will be constructed along the roadway. The sidewalk will be placed on the east side of the private roadway and placed adjacent to the curb of the parking stalls.
5. Landscape screening to be approved at time of building permits in compliance with Lincoln Municipal Code and the Design Standards. (Design Standards, Title 4, Chapter 4.20, Section 2)
Perimeter, parking and building screening will be submitted with future building permits.
6. Lots in commercial areas fronting upon/ taking access from public streets/ private roadways. (Subdivision 26.23.140(g))
Blocks 60 and 61, the additional property being added to the planned unit development, are utilizing a driveway for access with a public access and utility easement to supply utilities to the proposed lots.
7. The front, side and rear setbacks are adjusted to 0' for Lot 1, Block 1; Lots 1-9, Block 2; Lot 1, Block 7; Lots 1 & 26, Block 58; Lots 10-13; and all lots within Blocks 6, 11, 33, 34, 35, 46, 47, **60 & 61**; except as shown on the site plan. Otherwise, the 'R-3' zoning requirements and applicable Design Standards apply. (Zoning 27.72)
All lots within Blocks 60 and 61 are being added to this waiver. As per the other lots included in this waiver, these blocks contain commercial lots. The commercial area is shown with individual lots for the commercial buildings with an outlot surrounding those lots that include driveways, parking, open space and detention areas.
8. The rear yard setback is adjusted to 20' for Lot 1, Block 3.
9. Sidewalks along east side of S. 70 Street between Yankee Hill Road and Yankee Woods Drive **and west side of S. 70th Street**. (Subdivision 26.27.020)
Due to the drainage along the east side of S. 70th Street, the future pavement widening of the street will need to be shifted to the west. A bike trail has been shown along the east side of the drainage which provides for pedestrian traffic to travel from Yankee Woods Drive to Yankee Hill Road.
10. Lot width to depth ratio.
11. Lot area. (Zoning 27.72)
Lots 1 through 5, and 8 in Block 60 and Lots 1 and 2 in Block 61 do not meet the lot area requirement of 15,000 square feet in the H-4 zoning.
12. Lot width.
13. Building height to 55 feet for all multi-family buildings.

14. Lot lines being radial and perpendicular to street right-of-way. (Subdivision 26.23.140(c))
The lot lines of Lots 9 through 13, Block 60 are not perpendicular or radial to the proposed private roadway of South 69th Street. The proposed lots are configured in a manner to utilized the potential of the property.
15. Lots 2 through 16 of Block 48 shall have 15' rear yard setbacks.

The following are additional waivers being requested with this application.

16. The side and rear yard perimeter setbacks adjacent to residential from 50 feet to 30 feet for Blocks 60 and 61. (Zoning 27.72.040)
The narrow configuration of the parcel as well as the drainage which flows through the property limits the buildable area to construct an affordable development.
17. Sidewalk along west side of South 69th Street between Yankee Hill Road and Yankee Woods Drive. (Subdivision 26.27.020)
The proposed private roadway is shown with parking along both sides of the roadway. A sidewalk is shown on the east side of the private roadway which provides pedestrian access adjacent to the proposed buildings.
18. No 60 foot radius turnaround at dead-end of the private roadway of South 69th Street. (Subdivision 26.23.080)
The proposed private roadway is shown with only a right-in turn off of Yankee Hill Road. The access point does not meet the access standards for distance between intersections. To provide a vehicular turnaround, the private roadway connects to an internal drive which circles back to the south.
19. Length of dead-end to exceed 1,000 lineal feet for the private roadway of South 69th Street. (Subdivision 26.23.080)
The proposed private roadway is shown with only a right-in turn off of Yankee Hill Road. The access point does not meet the access standards for distance between intersections. The private roadway is a dead-end to traffic going north. However, to provide a vehicular turnaround, the private roadway connects to an internal drive which circles back to the south.
20. Access requirement of 660 linear feet of frontage on a major street and distance of cross street being less than 660 linear feet for right-in access at South 69th Street from Yankee Hill Road. (Subdivision 26.23.140(f))
Along Yankee Hill Road the parcel west of S. 70th Street has approximately 147 feet of frontage. The parcel is shown with an access to Yanke Woods Drive. The commercial development will be limited to only one access without the ability to have the access from Yankee Hill Road.
21. Typical roadway cross-section of a private roadway. (Design Standards Chapter 2.25, Section 3.6)
The private roadway has been designed more as a parking lot with parking on both sides. A crown in the pavement hinders the ability to adequately shed the water from the parking stalls.
22. Pavement width for commercial zoning roadway shall be 27 feet for the private roadway of South 69th Street. (Design Standards Chapter 2.15, Section 3.5)
Commercial zoned paving width for a private roadway is not clearly defined in the design standards. Commercial paving standard width is 35 feet. A private roadway width is shown as 27 feet in the design standards.
23. Street trees in standard location along South 69th Street. (Subdivision 26.27.090)
The private roadway has parking along both sides of the roadway. The street trees will be located outside of the parking and sidewalk locations and may need to be located inside the proposed lots.

24. Street lighting in standard location along South 69th Street. (Subdivision 26.27.070)
The private roadway has parking along both sides of the roadway. The street lights may need to be placed in an alternate location to provide adequate lighting for the street.

Additional waivers may be required regarding the intersection improvements at S 70th Street and Yankee Woods Drive.

A minimum flood corridor has been shown along the north side of the proposed Yankee Woods Drive with an easement of 65 feet wide. Stormwater runoff will be attenuated and treated with two extended dry detention basins located in Outlot "GG" between the private roadway and the parking lot to the west. The south pond drains to the north pond before discharging to an existing low point west of S 70th Street. A new 24" culvert will be added to convey the ditch along the south side of Yankee Hill Road. A new 30" culvert will be needed for Yankee Woods Drive connection to S 70th Street. To accommodate a proposed southbound right turn lane, the existing twin 42" culverts under S 70th Street will need to be extended west.

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.

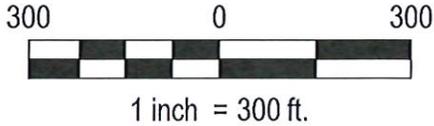
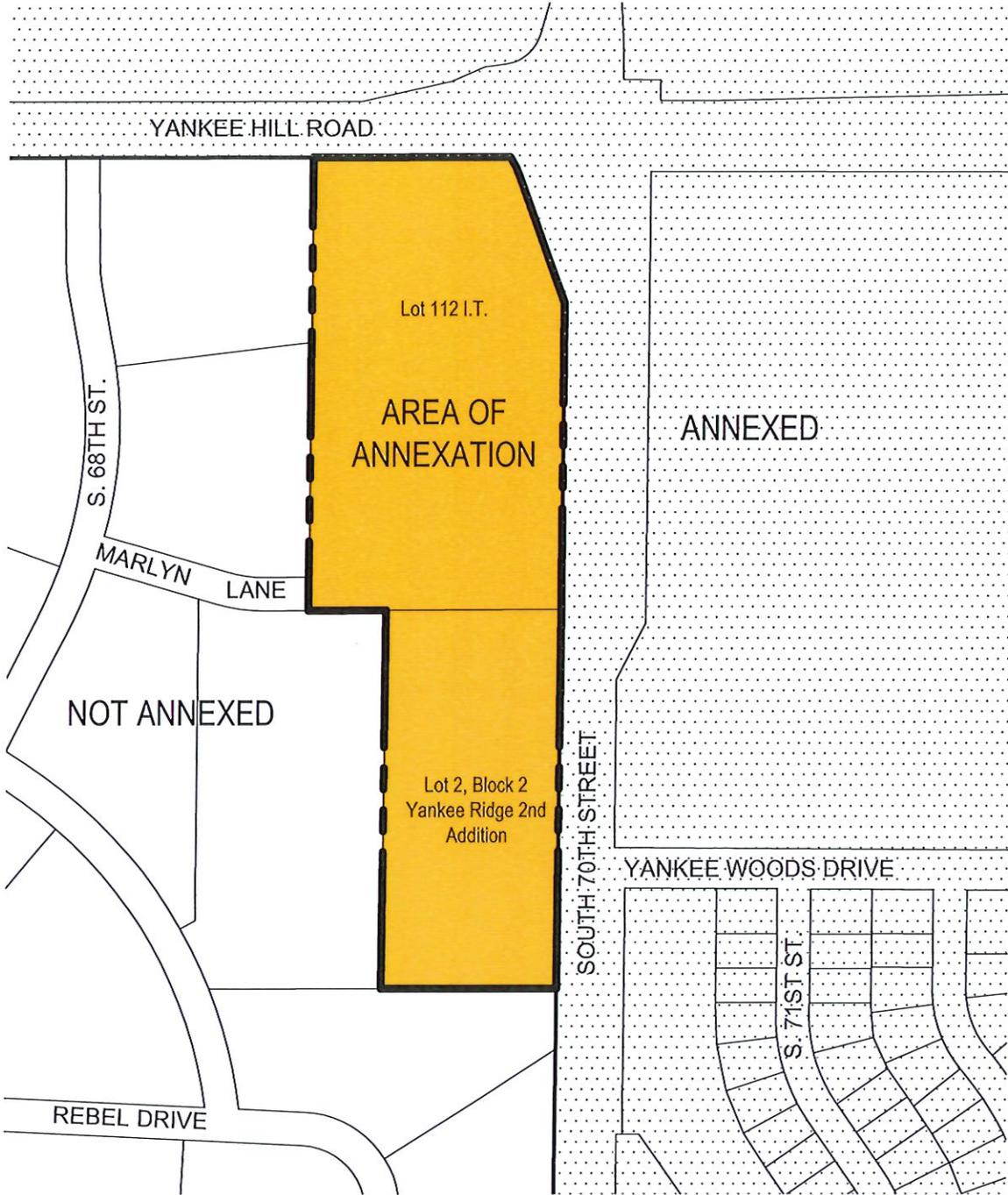


Marcia L. Kinning

Cc: Rick Krueger

Enclosed: Application Form
Comprehensive Plan Amendment Application Fee of \$490.00
Change of Zone (R-3 PUD) Application Fee of \$3,773.76
Annexation Description
Annexation Exhibit
Overall PUD Description
Change of Zone Description
Change of Zone Exhibit

THE WOODLANDS AT YANKEE HILL ANNEXATION EXHIBIT



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

**ANNEXATION
EXHIBIT**

Job No.: 2022.255.004		Date: 10/01/2025
Drawn by: MLK	Scale: 1" = 300'	Sht: 2 of 2

LINCOLN, NEBRASKA

THE WOODLANDS AT YANKEE HILL ANNEXATION

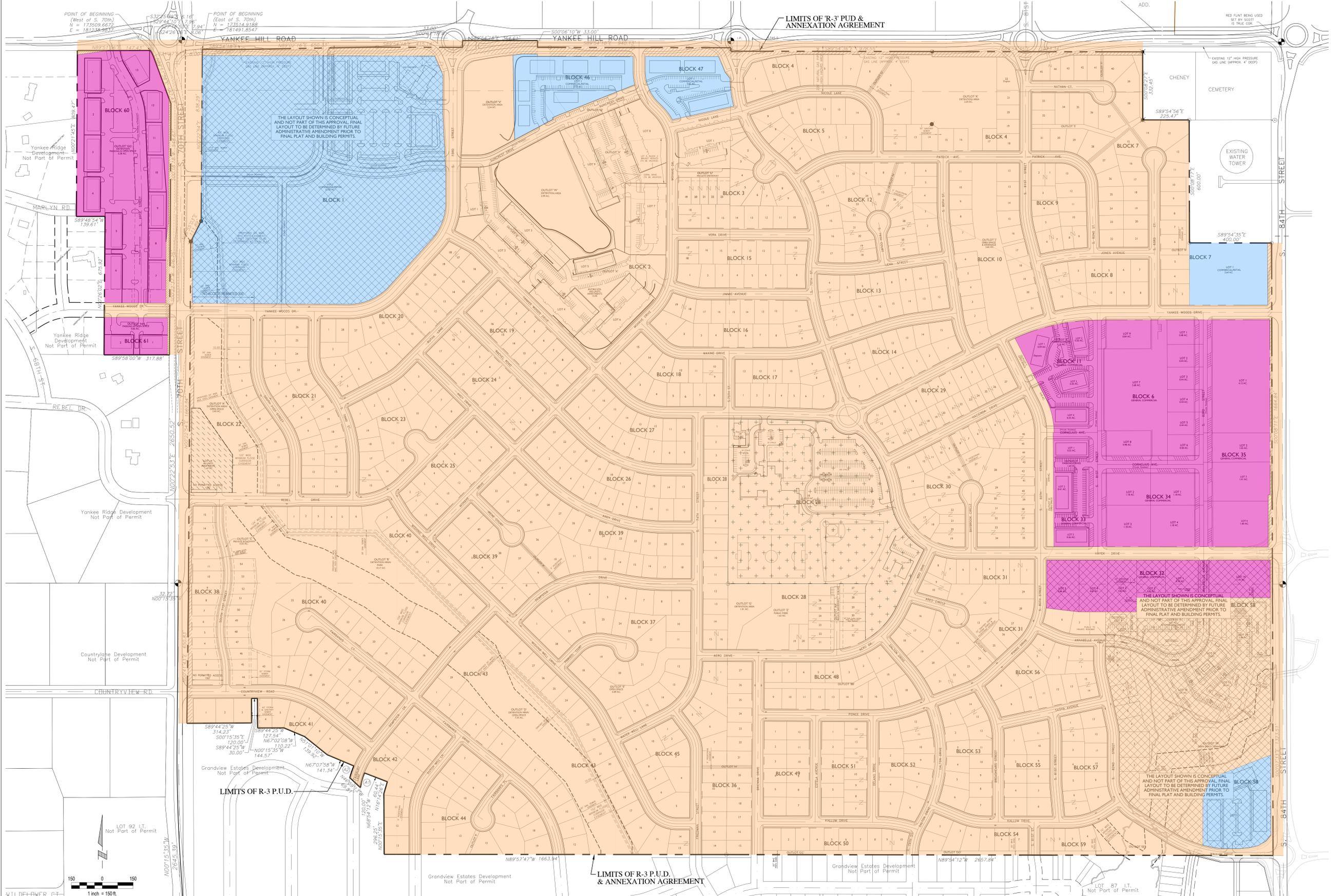
LEGAL DESCRIPTION

LOT 112, IRREGULAR TRACT, AND LOT 2, BLOCK 2, YANKEE RIDGE 2ND ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 112, IRREGULAR TRACT, SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 70TH STREET; THENCE ALONG THE EAST LINE OF SAID LOT 112 I.T., SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 70TH STREET FOR THE NEXT SEVEN (7) COURSES, (1) S32°25'39"E, A DISTANCE OF 6.16 FEET; (2) THENCE S29°44'10"E, A DISTANCE OF 7.96 FEET; (3) THENCE S27°16'53"E, A DISTANCE OF 7.94 FEET; (4) THENCE S24°26'06"E, A DISTANCE OF 8.06 FEET; (5) THENCE S21°27'51"E, A DISTANCE OF 8.00 FEET; (6) THENCE S20°10'23"E, A DISTANCE OF 240.98 FEET; (7) THENCE S00°18'18"W, A DISTANCE OF 548.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT 112 I.T., SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 2, YANKEE RIDGE 2ND ADDITION; THENCE S00°22'37"W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 2, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 70TH STREET, A DISTANCE OF 676.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 2, YANKEE RIDGE 2ND ADDITION; THENCE S89°58'00"W ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 2, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 1, BLOCK 2, A DISTANCE OF 317.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 2, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK 2, YANKEE RIDGE 2ND ADDITION; THENCE N00°26'02"E, ALONG THE WEST LINE OF SAID LOT 2, BLOCK 2, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 3, BLOCK 2, A DISTANCE OF 675.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 2; THENCE S89°48'54"W, ALONG THE SOUTH LINE OF SAID LOT 112 I.T., SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 3, BLOCK 2, A DISTANCE OF 139.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 112 I.T., SAID CORNER ALSO BEING A POINT ON THE SOUTH AND EAST RIGHT-OF-WAY LINES OF MARLYN LANE; THENCE N00°21'45"E, ALONG THE WEST LINE OF SAID LOT 112 I.T., SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF MARLYN LANE AND THE EAST LINES OF LOTS 1 AND 2, BLOCK 3, YANKEE RIDGE 2ND ADDITION, A DISTANCE OF 809.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 112 I.T., SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 3, YANKEE RIDGE 2ND ADDITION, SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD; THENCE N89°51'56"E, ALONG THE NORTH LINE OF SAID LOT 112 I.T., SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, A DISTANCE OF 354.37 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 571,428.44 SQUARE FEET OR 13.12 ACRES, MORE OR LESS.

 E & A CONSULTING GROUP, INC. <i>Engineering Answers</i>	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services <small>2077 N Street, Suite 400 Lincoln, NE 68510-1068 Phone: 402.420.7217 State of NE Certificate of Authorization #CA0008</small>			ANNEXATION LEGAL DESCRIPTION
	Job No.: 2022.255.004		Date: 10/13/2025	
	Drawn by: MLK	Scale: None	Sht: 1 of 2	
			LINCOLN, NEBRASKA	



'R-3' ZONING LEGEND

- 'R-3' ZONING AREA
SINGLE FAMILY, SINGLE FAMILY ATTACHED AND MULTI-FAMILY DWELLINGS. THE REGULATIONS OF THE 'R-3' ZONING DISTRICT APPLY, EXCEPT AS ADJUSTED BY THIS P.U.D. NOTED IN THE APPROVED WAIVERS LISTED ON SHEET 1 OF 14.
- LOTS 17-19, BLOCK 20
A SCHOOL, PRIVATE SCHOOL, CHURCH, CHAPEL, RECTORY, CONVENT, DWELLINGS FOR MEMBERS OF A RELIGIOUS ORDER, RETIREMENT CENTER, CLUB, EARLY CHILDHOOD CARE FACILITY, MULTIPLE DWELLING UNITS, CONVALESCENT HOUSING AND STORAGE ARE ALLOWED AS PERMITTED USES.
- LOT 14, BLOCK 22
ALL PERMITTED, CONDITIONAL AND SPECIAL USES PER THE 'R-3' ZONING DISTRICT ARE ALLOWED AS PERMITTED USES, EXCEPT THE FOLLOWING: PRIVATE SCHOOL, HEALTH CARE FACILITY, BROADCAST TOWER, EXCAVATION/STONE MILLING, GARDEN CENTER, OUTDOOR SEASONAL SALES, CLUB AND GREENHOUSE WHICH WILL REQUIRE A PUD AMENDMENT AND APPROVAL BY CITY COUNCIL.
- CONCEPTUAL AREA
BLOCK 1, LOTS 1 - 5 & 9 & 10, BLOCK 32 AND BLOCK 58. LAYOUT NOT APPROVED BY PUD. FINAL LAYOUT TO BE DETERMINED BY FUTURE ADMINISTRATIVE AMENDMENT PRIOR TO FINAL PLAT AND BUILDING PERMITS.

'O-3' & 'B-2' ZONING LEGEND

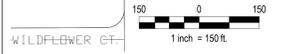
PARCEL	BUILDING FLOOR S.F.	NOTES
BLOCK 1	295,000	WITHIN CONCEPTUAL AREA. FUTURE ADMINISTRATIVE AMENDMENT REQUIRED.
LOT 1, BLOCK 7	29,000	
BLOCK 46	51,000	
BLOCK 47	28,500	
LOT 1, BLOCK 58	39,000	WITHIN CONCEPTUAL AREA. FUTURE ADMINISTRATIVE AMENDMENT REQUIRED.

'H-4' ZONING LEGEND

PARCEL	BUILDING FLOOR S.F.	NOTES
BLOCK 6	145,000	
BLOCK 11	32,000	
LOTS 1-5, BLOCK 32	50,000	WITHIN CONCEPTUAL AREA. FUTURE ADMINISTRATIVE AMENDMENT REQUIRED.
BLOCK 33	28,000	
BLOCK 34	48,000	
BLOCK 35	70,000	
LOT 14, BLOCK 58	8,000	WITHIN CONCEPTUAL AREA. FUTURE ADMINISTRATIVE AMENDMENT REQUIRED.
BLOCK 60	120,000	
BLOCK 61	15,000	

PUD USE TABLE

TOTAL COMMERCIAL USES SF SHOWN	958,500 S.F.	
TOTAL DWELLING UNITS SHOWN	1512 UNITS	PLEASE REFER TO THE FULL TRAFFIC STUDY PREPARED BY THE SCHEMERS ASSOCIATES FOR MORE INFORMATION.
TOTAL DWELLING UNITS APPROVED	2308 UNITS	
UNALLOCATED DWELLING UNITS	796 UNITS	



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
2077 N. Street, Suite 400, Lincoln, NE 68506-0988
Phone: 402.480.7217
Fax: 402.480.7217
State of NE Certificate of Registration #C4008

E & A CONSULTING GROUP, INC.
Engineering & Planning
Lincoln, NE 68506

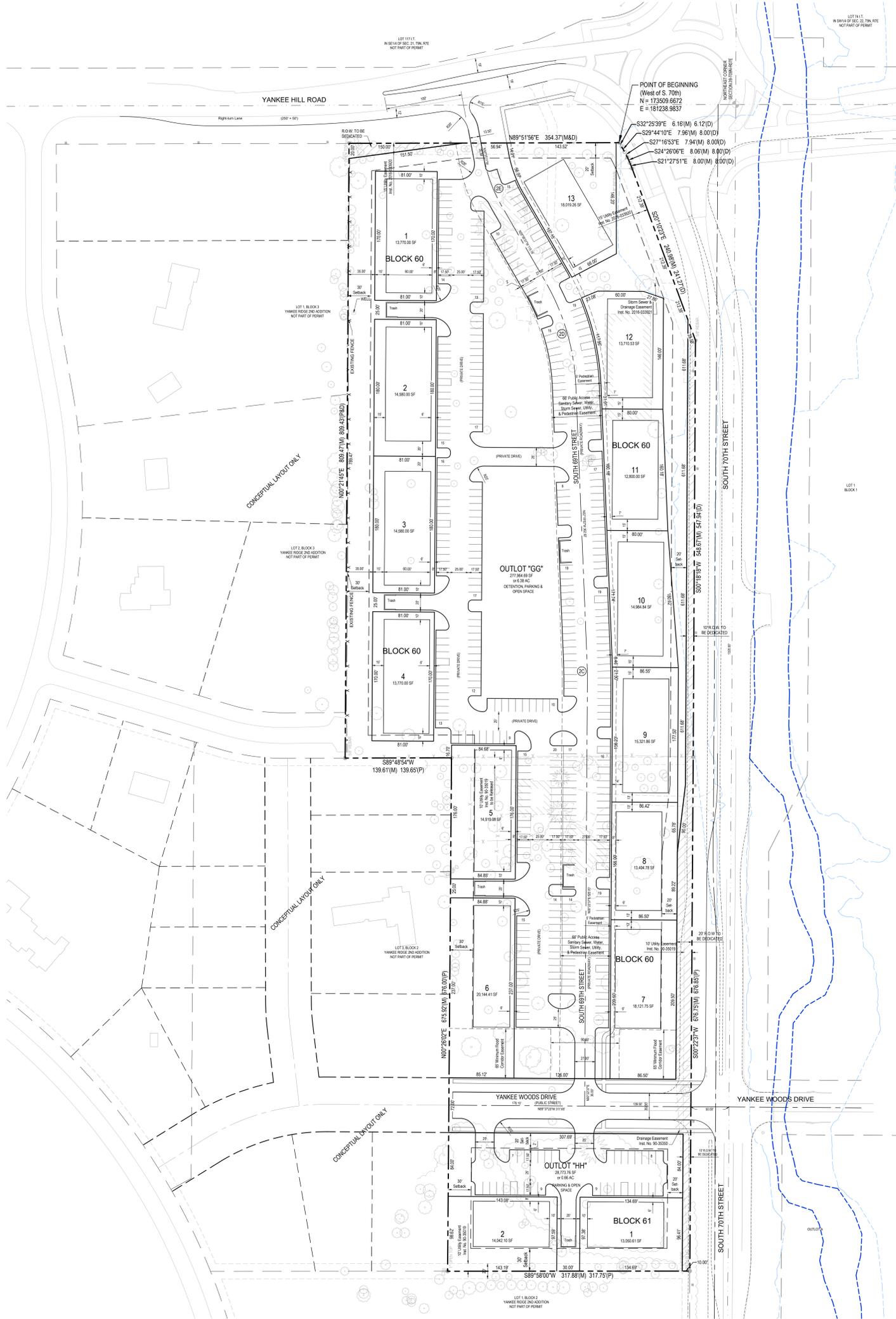
THE WOODLANDS AT YANKEE HILL
R-3 PLANNED UNIT DEVELOPMENT - CZ #050681

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions

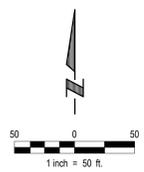
No.	Date	Description
1	10/01/2024	AS SHOWN

Drawn By: AS SHOWN
Scale: 1/8" = 1' of 14
Sheet: 14 of 14
Date: 10/01/2024



CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	TANGENT	CHORD LENGTH	DELTA
2C	600.00'	28.21'	N00°58'13"W	14.11'	28.21'	2°41'39"
2D	300.00'	144.67'	N16°07'57"W	73.77'	143.27'	27°37'49"
2E	200.00'	67.47'	N20°17'01"W	34.06'	67.15'	19°19'40"



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
2077 N. Sheck, Suite 400, Lincoln, NE 68516-1068
Phone: 402.420.7217
Fax: 402.420.7217
State of NE Certificate of Authorization #CA0009

E & A CONSULTING GROUP, INC.
Engineering & Planning

THE WOODLANDS AT YANKEE HILL
R-3 PLANNED UNIT DEVELOPMENT - CZ #050681
LINCOLN, NEBRASKA

ENLARGED SITE PLAN

Proj. No.: P2022-255-004
Date: 05/01/2022
Designed By: RCD
Drawn By: AS/SBC/DAM
Sheet: 05 of 14

Revisions:

No.	Date	Description
1	05/01/2022	AS/SBC/DAM

PRELIMINARY
NOT FOR
CONSTRUCTION



THE WOODLANDS AT YANKEE HILL – R-3 P.U.D. CZ#050681

LEGAL DESCRIPTION (EAST OF SOUTH 70TH STREET)

A legal description of Lot 85 of Irregular Tracts in the Northwest Quarter; Lots 10 and 21 of Irregular Tracts in the Southeast Quarter; Lot 5, Block 1, Lot 3, Block 2, and right-of-way all part of Walnut Heights; Lots 1-13, Block 1, Lots 1-26, Block 2, Lots 1-4, Block 3, Lots 1-4 & 6, Block 4, Lot 2, Block 5, Lots 1-6, Block 6, Lots 1-12, Block 7, Outlots 'A' & 'C', and right-of-way all part of The Woodlands at Yankee Hill Addition; Lots 1-9, Block 1, Lots 1-9, Block 2, Lots 1-9, Block 3, Lot 1, Block 4, Lots 1-6, Block 5, Lots 1-4, Block 6, Lot 1, Block 8, Lots 1-7, Block 9, Lots 1-8, Block 10 and right-of-way all part of The Woodlands at Yankee Hill 1st Addition; Lots 1 & 2, and right-of-way all part of The Woodlands at Yankee Hill 2nd Addition; Lots 1-11, Block 1, Lots 1-4, Block 2, and right-of-way all part of The Woodlands at Yankee Hill 4th Addition; Lots 1-11, Block 1, Lots 1-4, Block 2, Lot 1, Block 3, Lot 1, Block 4, and right-of-way all part of The Woodlands at Yankee Hill 5th Addition; Lots 1 & 2, The Woodlands at Yankee Hill 6th Addition; Lots 1-7, Block 1, Lots 1-7, Block 2, Lots 1-8, Block 3, Lots 1-10, Block 4, and right-of-way all part of The Woodlands at Yankee Hill 7th Addition; Lots 1 & 2, The Woodlands at Yankee Hill 8th Addition; Lot 1, Block 1, Lots 1-4, Block 2, Lots 1-7, Block 3, Outlots 'A' & 'D', and right-of-way all part of The Woodlands at Yankee Hill 9th Addition; Lots 1-6, Block 1, Lots 1-12, Block 2, Lots 1 & 2, Block 3, Lots 1-13, Block 4, Lots 1-7, Block 5, Lots 1-8, Block 6, and right-of-way all part of The Woodlands at Yankee Hill 10th Addition; Lots 1 & 2, The Woodlands at Yankee Hill 11th Addition; Lots 1-13, Block 1, Lots 1-12, Block 2, Outlot 'D' and right-of-way all part of The Woodlands at Yankee Hill 12th Addition; Lots 1-10, The Woodlands at Yankee Hill 13th Addition; Lots 1-5, Block 1, Lots 1-10, Block 2, Outlot 'B', and right-of-way all part of The Woodlands at Yankee Hill 14th Addition; Lots 1 & 2, The Woodlands at Yankee Hill 15th Addition; Lots 1-10, Block 1, Lots 1-19, Block 2, Lots 1-8, Block 3, and right-of-way all part of The Woodlands at Yankee Hill 16th Addition; Lots 1 & 2, The Woodlands at Yankee Hill 17th Addition; Lots 1 & 2, The Woodlands at Yankee Hill 18th Addition; Lots 1-11, Block 1, Lots 1-8, Block 2, Outlot 'A', and right-of-way all part of The Woodlands at Yankee Hill 19th Addition; Lots 1-18, Block 1, Lots 2-5, Block 2, Outlot 'B', and right-of-way all part of The Woodlands at Yankee Hill 20th Addition; Lots 1-8, Block 1, Lots 1-14, Block 2, Lots 1-4, Block 3, Lots 1-6, Block 4, Lots 1-7, Block 5, Outlot 'A', and right-of-way all part of The Woodlands at Yankee Hill 21st Addition; Lots 1-12, Block 1, Lots 1 & 2, Block 2, and right-of-way all part of The Woodlands at Yankee Hill 22nd Addition; Lots 1-4, The Woodlands at Yankee Hill 23rd Addition; Lots 1 & 2, The Woodlands at Yankee Hill 24th Addition; Lots 1 & 2, Block 1, Lots 1-3, Block 2, Lot 1, Block 3, Lots 1-3, 6-11, 14-16, Block 4, Lots 1-18, Block 5, Lots 1-14, Block 6, Lots 1-6, Block 7, Outlot 'A', and right-of-way all part of The Woodlands at Yankee Hill 25th Addition; Lot 1, The Woodlands at Yankee Hill 26th Addition; Lots 1 & 2, Block 1, Lots 1 & 2, Block 2, The Woodlands at Yankee Hill 27th Addition; Lots 1-5, Block 1, Lots 1-10, Block 2, Lots 1-13, Block 3, Lots 1-13, Block 4, Lots 1-44, Block 5, Outlots 'A', 'B', 'C', 'D', 'E', and 'F', and right-of-way all part of The Woodlands at Yankee Hill 28th Addition; Outlot 'A', The Woodlands at Yankee Hill 29th Addition; Lots 1 & 2, Block 1, Lots 1-10, Block 2, Lot 1 (also known as 8500 Mohave Drive Condominium) and Lots 2 & 3, Block 3, Lots 1-8, 10-12, Block 4, Lots 1-14, Block 5, Lots 1-10, Block 6, Outlots 'B', 'C', 'D', 'E', and right-of-way all part of The Woodlands at Yankee Hill 30th Addition; Lots 1-3, Block 2, Lots 1-9, Block 3, Lots 1-11, 14, 15, Block 4, Lots 1-13, Block 5, Lots 1-6, Block 6, Lot 1, Block 7, Outlots 'A', 'B', 'C', 'D', 'E', 'F', and right-of-way all part of The Woodlands at Yankee Hill 31st/ Addition; Lots 1-5, Block 1, Lots 1-6, Block 2, Lots 1-6, Block 3, Lots 1-5, Block 4, Outlots 'B' and 'C', and right-of-way all part of The Woodlands at Yankee Hill 32nd Addition; Lots 1-8, Block 1, Lots 1-15, Block 2, Lots 1-16, Block 3, Lots 1-4, Block 4, Lots 1-7, Block 5, and right-of-way all part of The Woodlands at Yankee Hill 33rd Addition; Lots 1-6, Block 1, Lots 1 & 2, Block 2, and Outlot 'A' all part of The Woodlands at Yankee Hill 34th Addition; Lots 1-2, Block 1, Lots 1-5, Block 2, Lots 1-12, Block 4, Lots 1-6, Block 5, Lots 1 & 2, Block 6, Lots 1-4, Block 7, Outlots 'B', 'C' and right-of-way all part of The Woodlands at Yankee Hill 35th Addition; Lots 1-5, Block 1, Lots 1 & 2, Block 2, Lots 1-5, Block 3, Lots 1-8, Block 4, Lots 1-6, Block 5, Lot 1, Block 6, Lots 1-12, Block 7, Outlots 'A', 'B', 'C', and right-of-way all part of The Woodlands at Yankee Hill 36th Addition; Lots 1 & 2, The Woodlands at Yankee Hill 38th Addition; Lots 1 & 2, The Woodlands at Yankee Hill 39th Addition; Lots 1 & 2, The Woodlands at Yankee Hill 40th Addition; Lots 1-5, Block 1, Lots 1-5, Block 2, Lots 1-5, Block 3, Outlot 'A', and right-of-way all part of The Woodlands at Yankee Hill 41st Addition; Lots 1-3, Outlots 'A', 'B', 'C', 'E', and right-of-way all part of The Woodlands at Yankee Hill 42nd Addition; Lots 1-5 and Lot 6 (also known as The Woodlands at Yankee Hill 43rd Condominium), Outlots 'A', 'B', The Woodlands at Yankee Hill 43rd Addition; Lots 1-3, Outlot 'A', The Woodlands at Yankee Hill 44th Addition; Lots 1-6, Block 1, Lots 1-6, Block 2, Lots 1-16, Block 3, Lots 1-6, Block 4, Lots 1 & 2, Block 5, Outlot 'A', and right-of-way all part of The Woodlands at Yankee Hill 45th Addition; Lots 1-8, The Woodlands at Yankee Hill 46th Addition; Lots 1 & 2, The Woodlands at Yankee Hill 47th Addition; Lot 1 (also known as 8901 South 83rd Condominium) and Lots 2-8, Block 2, Lot 1, Block 3, and right-of-way all part of The Woodlands Enterprise Center; Lot 1, The Woodlands Enterprise

Center 1st Addition; Lots 1-4, Block 1, Lots 1-3, Block 2, Lot 1, Block 3, Lots 1-4, Block 4, Lots 1 & 2, Block 5, Outlots 'A', 'B', 'C', 'D', 'E', and right-of-way all part of The Woodlands Enterprise Center 2nd Addition; Lot 1, The Woodlands Enterprise Center 3rd Addition; Lots 1-9, Block 1, Lot 1, Block 2, Lots 1-39, Block 3, Lot 1, Block 4, Lot 1, Block 5, Lots 1-4, Block 6, Lots 1-5, Block 7, Outlots 'A', 'B', 'C', 'E', and right-of-way all part of Windmill Ridge Estates; Lots 1-9, Windmill Ridge Estates 1st Addition; Lot 1 and Outlot 'A', Windmill Ridge Klein Addition; all located in Section 27, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Commencing at the N.W. Corner of the N.W. Quarter of said Section 27 and extending thence South 00°22'53" West along the West line of said N.W. Quarter a distance of 45.00 feet;

THENCE South 89°54'18" East along a line 45.00 feet south of and parallel with the North line of said N.W. Quarter a distance of 100.00 feet to the POINT OF BEGINNING.

THENCE South 89°54'18" East, for a distance of 200.00 feet

THENCE North 89°02'16" East, for a distance of 650.33 feet

THENCE South 89°54'18" East, for a distance of 415.14 feet

THENCE North 00°03'18" West, for a distance of 33.00 feet

THENCE South 89°54'18" East, for a distance of 364.61 feet

THENCE South 00°06'10" West, for a distance of 33.00 feet

THENCE South 89°54'18" East, for a distance of 940.13 feet

THENCE South 00°18'42" West, for a distance of 17.00 feet

THENCE South 89°54'36" East, for a distance of 978.55 feet

THENCE South 89°54'35" East, for a distance of 1023.34 feet

THENCE South 00°08'27" East, for a distance of 332.45 feet

THENCE South 89°54'56" East, for a distance of 225.47 feet

THENCE South 00°08'17" East, for a distance of 600.00 feet

THENCE South 89°54'35" East, for a distance of 400.01 feet

THENCE South 00°08'11" East, for a distance of 1664.84 feet

THENCE South 00°07'33" East, for a distance of 1323.51 feet

THENCE North 89°54'12" West, for a distance of 2657.84 feet

THENCE North 89°57'47" West, for a distance of 1663.94 feet

THENCE North 00°15'35" West, for a distance of 296.25 feet

THENCE North 16°14'26" East, for a distance of 60.44 feet

THENCE North 68°54'12" West, for a distance of 120.00 feet to a circular curve to the left, having a radius of 370.00 feet, a central angle of 11°29'20" and whose chord (74.07 feet) bears South 15°21'08" West

THENCE on the arc of said circular curve 74.19 feet

THENCE North 46°59'13" West, for a distance of 69.81 feet to a circular curve to the right, having a radius of 430.00 feet, a central angle of 8°07'52" and whose chord (60.97 feet) bears North 18°48'06" East

THENCE on the arc of said circular curve 61.02 feet

THENCE North 67°07'58" West, for a distance of 141.34 feet

THENCE North 51°01'10" West, for a distance of 139.92 feet

THENCE North 67°02'08" West, for a distance of 110.22 feet

THENCE South 89°44'25" West, for a distance of 127.54 feet

THENCE North 00°15'35" West, for a distance of 144.57 feet

THENCE South 89°44'25" West, for a distance of 30.00 feet

THENCE South 00°15'35" East, for a distance of 120.00 feet

THENCE South 89°44'25" West, for a distance of 314.23 feet

THENCE North 00°41'43" East, for a distance of 650.83 feet

THENCE North 00°15'35" West, for a distance of 32.72 feet

THENCE North 00°22'54" East, for a distance of 1667.34 feet

THENCE North 26°55'03" East, for a distance of 111.89 feet

THENCE North 00°22'54" East, for a distance of 838.29 feet to the POINT OF BEGINNING, containing a calculated area of 19,669,885.40 square feet or 451.56 acres.

AND

LEGAL DESCRIPTION (WEST OF SOUTH 70TH STREET)

LOT 112, IRREGULAR TRACT, AND LOT 2, BLOCK 2, YANKEE RIDGE 2ND ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 112, IRREGULAR TRACT, SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 70TH STREET; THENCE ALONG THE EAST LINE OF SAID LOT 112 I.T., SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 70TH STREET FOR THE NEXT SEVEN (7) COURSES, (1) S32°25'39"E, A DISTANCE OF 6.16 FEET; (2) THENCE S29°44'10"E, A DISTANCE OF 7.96 FEET; (3) THENCE S27°16'53"E, A DISTANCE OF 7.94 FEET; (4) THENCE S24°26'06"E, A DISTANCE OF 8.06 FEET; (5) THENCE S21°27'51"E, A DISTANCE OF 8.00 FEET; (6) THENCE S20°10'23"E, A DISTANCE OF 240.98 FEET; (7) THENCE S00°18'18"W, A DISTANCE OF 548.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT 112 I.T, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 2, YANKEE RIDGE 2ND ADDITION; THENCE S00°22'37"W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 2, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 70TH STREET, A DISTANCE OF 676.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 2, YANKEE RIDGE 2ND ADDITION; THENCE S89°58'00"W ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 2, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 1, BLOCK 2, A DISTANCE OF 317.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 2, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK 2, YANKEE RIDGE 2ND ADDITION; THENCE N00°26'02"E, ALONG THE WEST LINE OF SAID LOT 2, BLOCK 2, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 3, BLOCK 2, A DISTANCE OF 675.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 2; THENCE S89°48'54"W, ALONG THE SOUTH LINE OF SAID LOT 112 I.T., SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 3, BLOCK 2, A DISTANCE OF 139.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 112 I.T., SAID CORNER ALSO BEING A POINT ON THE SOUTH AND EAST RIGHT-OF-WAY LINES OF MARLYN LANE; THENCE N00°21'45"E, ALONG THE WEST LINE OF SAID LOT 112 I.T., SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF MARLYN LANE AND THE EAST LINES OF LOTS 1 AND 2, BLOCK 3, YANKEE RIDGE 2ND ADDITION, A DISTANCE OF 809.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 112 I.T., SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 3, YANKEE RIDGE 2ND ADDITION, SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD; THENCE N89°51'56"E, ALONG THE NORTH LINE OF SAID LOT 112 I.T., SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, A DISTANCE OF 354.37 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 571,428.44 SQUARE FEET OR 13.12 ACRES, MORE OR LESS.



LINCOLN
Planning Department



LANCASTER
COUNTY

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

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

APPLICATION NUMBER Comprehensive Plan Amendment 25006	FINAL ACTION? No	DEVELOPER/OWNER R.C. Krueger Development Company
PLANNING COMMISSION HEARING DATE October 29, 2025	RELATED APPLICATIONS AN25008 & CZ05068I	PROPERTY ADDRESS/LOCATION S 70 th & Yankee Hill

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a Comprehensive Plan Amendment to change the Future Land Use designation on approximately 13 acres from Residential - Low Density to Commercial and change the Future Growth Tier designation from Tier 1, Priority C, to Tier 1, Priority A. This application is associated with Annexation #25008 and Change of Zone #05068I, which would amend The Woodlands at Yankee Hill Planned Unit Development (PUD) to add the subject property and approve a commercial development, generally located southwest of the intersection of S 70th Street and Yankee Hill Road.



JUSTIFICATION FOR RECOMMENDATION

The request for a Comprehensive Plan Amendment to change the Future Land Use Designation to Commercial is compatible with the ongoing development already approved at this node and the adjacent residential uses. The proposed commercial development is consistent with approved plans on the northwest and northeast corners of the intersection at S 70th Street & Yankee Hill Road. There are several factors making this location less appropriate for residential development, including the presence of the Pipeline Planning Area at the north end of the property, and challenges presented by the grade of the property. The current Future Growth Tier designation is Tier 1, Priority C. However, a designation of Tier 1, Priority A is appropriate, as the site can be served with City services.

APPLICATION CONTACT
E & A Consulting Group, Inc.

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan calls for commercial centers to be located within the City of Lincoln, where urban services can be provided and supported by adequate road capacity, in areas compatible with existing residential uses. If approved alongside Annexation #25008 and Change of Zone #05068I, CPA#25006 will enable commercial development in this location that is compatible with the existing PUD, adjacent residential uses and will support elements of commercial development articulated in the Comprehensive Plan. The Comprehensive Plan also allows for the Future Land Use and Priority Growth Area maps to be flexible and responsive to development needs and further refinements.

COMPREHENSIVE PLAN SPECIFICATIONS:

Introduction Section: Growth Framework

Benefits of Well-Planned Growth

Predictable and efficient provision of new infrastructure. The City's policy of contiguous growth anchored by a gravity-flow wastewater system provides a cost-effective, predictable, and efficient way to construct and maintain urban infrastructure and services necessary to serve new growth areas.

Land Use Plan

Figure GF.b: 2050 - This site is shown as future Residential - Low Density on the 2050 Future Land Use Plan. If approved, this Comprehensive Plan Amendment would change the Future Land Use Designation to Commercial.

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.

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

Future Growth Tier Map

Figure GF.c: 2050 Priority Growth Areas - This site is shown as Tier 1 Priority C.

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

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 B of Tier I

Areas designated for development in the first half of the planning period (to 2036) are generally contiguous to existing development and should be provided with basic infrastructure as they develop. Some of the infrastructure required for development may already be in place. Some infrastructure improvements may be made in the near term while others, such as road improvements that are generally more costly, may take longer to complete. In certain cases, areas in Priority B have special agreements that include some level of commitment to build future infrastructure. These areas move into Priority A upon approval of development plans.

Priority C of Tier I

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 changes from Priority C to B 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.

Goals Section

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

Elements Section

E3: Business, Economy, and Workforce

Commercial and Industrial Development

Commercial and Industrial Centers in Lancaster County should be located:

- Within the City of Lincoln or incorporated villages.
- Outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning).
- Where urban services and infrastructure are available or planned for in the near term. In sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan.
- In areas compatible with existing or planned residential uses.
- In areas accessible by various modes of transportation (i.e. automobile, bicycle, transit, and pedestrian).
- So that they enhance entryways or public way corridors, when developing adjacent to these corridors.

ANALYSIS

1. This is a request to change the Future Land Use Designation from Residential - Low Density to Commercial and to adjust the Future Growth Tier on approximately 13 acres southwest of S 70th Street and Yankee Hill. This application is associated with requests for Annexation and Change of Zone, to add the subject property to The Woodlands at Yankee Hill Planned Unit Development (PUD).
2. The subject property is currently located within Tier 1, Priority C on the 2050 Growth Tier Map. This tier is generally reserved for areas intended for development after 2036, and which currently lack almost all infrastructure required to support urban development. It is possible to provide City services to this property, and so an adjustment of the Future Growth Tier is appropriate. Priority A includes undeveloped land within the City Limits, as well as areas associated with an approved preliminary plan, such as a PUD. If the associated applications for annexation and amending The Woodlands at Yankee Hill PUD are approved, then reassigning this property to Tier 1, Priority A is appropriate.
3. While the property is currently shown with a Future Land Use Designation of Residential - Low Density, there are several factors that make this site less than ideal for residential development. There is a significant change in grade from the east side of the property to the west side, which would make constructing a street connection to the low density residential to the west at Marlyn Lane difficult; the proposed layout in the PUD amendment does not include this street connection.
4. Another factor that makes this site less suitable for residential development is the location of the Pipeline Planning Area (PPA) along Yankee Hill Road. The Lincoln-Lancaster County Health Department does not support dwellings, schools, early childhood care facilities, or healthcare facilities within the PPA, but other commercial uses would be permitted.
5. To minimize the impact on residential neighbors to the west, the developer has indicated an intention to limit commercial buildings in this area to one story, with pitched roofs to create a softer transition to abutting residential properties.
6. The Comprehensive Plan supports the location of commercial developments within the City of Lincoln, outside of saline wetlands, floodplain, or other natural resources, where urban services and infrastructure are available or planned for in the near term, and compatible with existing or planned residential uses. This area will be bounded on the north and east by additional commercial development and will be compatible with those uses. For these reasons, a change from low-density residential to commercial could be supported at this location.

EXISTING LAND USE AND ZONING: Residential - Low Density (Single Family Detached)

AGR

SURROUNDING LAND USE AND ZONING:

North: Vacant/Undeveloped

South: Residential - Low Density

B-2 Planned Neighborhood Business District

AGR Agricultural Residential District

East: Vacant/Undeveloped and Residential - Urban Density
West: Residential - Low Density

R-3 PUD
AGR Agricultural Residential District

APPROXIMATE LAND AREA: 13 acres

PROPOSED AMENDMENT

Amend the 2050 Lincoln-Lancaster County Comprehensive Plan as shown on the attached exhibits as follows:

1. Change the Future Growth Tier designation at this location from Tier 1, Priority C, to Tier 1, Priority A.
2. Change the Future Land Use designation at this location from Residential - Low Density to Commercial

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

Date: October 16, 2025

Applicant: R.C. Krueger Development Company

Contact: E & A Consulting Group, Inc.

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/CPA/25000/CPA25006 The Woodlands at Yankee Hill.jrs.docx>

Proposed Future Land Use



TaxParcel

Agricultural

Agricultural Stream Corridor

Commercial

Environmental Resources

Green Space

Industrial

Light Industrial

Public/Semi-Public

Residential - Low Density

Residential - Urban Density

Lakes & Streams





October 1, 2025
October 15, 2025 (Updated)

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

RE: The Woodlands at Yankee Hill – Comprehensive Plan Amendment
Amendment to PUD CZ#05068H
Annexation

E & A File: P2022.255.004

Dear Mr. Cary,

On behalf of R.C. Krueger Development Company, we are requesting an amendment to the Comprehensive Plan for the property located in the southwest corner of South 70th Street and Yankee Hill Road. Currently the property is zoned AGR and shown in the Comprehensive Plan as Residential – Low Density. Our request is to amend the Comprehensive Plan to show 13.12 acres as Commercial. The property is also being requested to be annexed.

An amendment to the planned unit development of The Woodlands at Yankee Hill, Change of Zone #05068H is also being requested. The Woodlands at Yankee Hill development is currently located between South 70th and South 84th Streets, South of Yankee Hill Road. This amendment is proposing the addition of the same 13.12 acres within the Comprehensive Plan amendment to be added to the existing planned unit development.

The amendment to the PUD is requesting 161,000 square feet of commercial area to be added to the planned unit development. The additional square footage is proposed to be H-4 uses within Blocks 60 and 61. The proposed overall commercial area is shown as 984,500 square feet for the entire development. The underlying zoning of the PUD is R-3 zoning with designated commercial zones throughout the development along with zoning modifications. To clarify where the zones are located along with commercial square footage and zoning particulars, the zoning plan sheet has been added to the set of drawings, Sheet 1A of 14.

The proposed buildings within Blocks 60 and 61 are shown within their individual lots. The parking lot, private roadway, open space and drainage areas are within adjacent outlots of Outlots GG and HH respectively. No buildings will be constructed within the outlots, which provides the ability to have buildings closer to lot lines than 10 feet. The setbacks are being requested to be zero feet for front, side and rear lot lines. The buildings are shown at least 10 feet from lot lines that are shared by another lot, however the distance is reduced when shared by an outlot.

Yankee Woods Drive is shown to extend to the west of South 70th Street as a public street with a 72' wide right-of-way and 35' wide pavement from back-to-back of curb. A private roadway, South 69th Street, with perpendicular parking is being proposed with a 66' wide public access, sanitary sewer, water, storm sewer, utility and pedestrian easement. An additional 5' wide pedestrian easement is being shown on the east side of the private roadway to provide a sidewalk on one side of the private roadway. The private roadway dead-ends at Yankee Hill Road, however does connect with the adjacent parking lot driveway which allows for adequate turnaround ability. A right-turn in is being shown at the private roadway from Yankee Hill Road. A deviation request has been submitted to LTU for the access. Associated waivers are being requested and stated within this letter.

The previously approved waivers shall also apply to proposed Blocks 60 and 61, except when specifically referencing an individual property. The following is a list of all the previously approved waivers. An explanation has been shown with those existing waivers in which property within Blocks 60 and 61 fall within the waiver and should be noted that the waiver now applies:

1. Sanitary sewer from one drainage basin to another.
2. Sanitary sewer running against street grade in Patrick Drive, Mohave Drive, South 80th Street, Fairbanks Drive, Annabelle Avenue, Annabelle Circle and Kallum Drive.
3. Block length for Blocks 1, 2, 7, 40, 56 & **60**. (Subdivision Ordinance 26.11.020)
Block 60 is being added to this waiver request. The grade change between Block 60 and the adjacent property to the west is quite significant and does not feasibly allow a street connection. A street connecting to the west is shown at Yankee Woods Drive.
4. Sidewalks in standard location. (Subdivision 26.23.095)
With the private roadway of South 69th Street, perpendicular parking stalls will be constructed along the roadway. The sidewalk will be placed on the east side of the private roadway and placed adjacent to the curb of the parking stalls.
5. Landscape screening to be approved at time of building permits in compliance with Lincoln Municipal Code and the Design Standards. (Design Standards, Title 4, Chapter 4.20, Section 2)
Perimeter, parking and building screening will be submitted with future building permits.
6. Lots in commercial areas fronting upon/ taking access from public streets/ private roadways. (Subdivision 26.23.140(g))
Blocks 60 and 61, the additional property being added to the planned unit development, are utilizing a driveway for access with a public access and utility easement to supply utilities to the proposed lots.
7. The front, side and rear setbacks are adjusted to 0' for Lot 1, Block 1; Lots 1-9, Block 2; Lot 1, Block 7; Lots 1 & 26, Block 58; Lots 10-13; and all lots within Blocks 6, 11, 33, 34, 35, 46, 47, **60 & 61**; except as shown on the site plan. Otherwise, the 'R-3' zoning requirements and applicable Design Standards apply. (Zoning 27.72)
All lots within Blocks 60 and 61 are being added to this waiver. As per the other lots included in this waiver, these blocks contain commercial lots. The commercial area is shown with individual lots for the commercial buildings with an outlot surrounding those lots that include driveways, parking, open space and detention areas.
8. The rear yard setback is adjusted to 20' for Lot 1, Block 3.
9. Sidewalks along east side of S. 70 Street between Yankee Hill Road and Yankee Woods Drive **and west side of S. 70th Street**. (Subdivision 26.27.020)
Due to the drainage along the east side of S. 70th Street, the future pavement widening of the street will need to be shifted to the west. A bike trail has been shown along the east side of the drainage which provides for pedestrian traffic to travel from Yankee Woods Drive to Yankee Hill Road.
10. Lot width to depth ratio.
11. Lot area. (Zoning 27.72)
Lots 1 through 5, and 8 in Block 60 and Lots 1 and 2 in Block 61 do not meet the lot area requirement of 15,000 square feet in the H-4 zoning.
12. Lot width.
13. Building height to 55 feet for all multi-family buildings.

14. Lot lines being radial and perpendicular to street right-of-way. (Subdivision 26.23.140(c))
The lot lines of Lots 9 through 13, Block 60 are not perpendicular or radial to the proposed private roadway of South 69th Street. The proposed lots are configured in a manner to utilized the potential of the property.
15. Lots 2 through 16 of Block 48 shall have 15' rear yard setbacks.

The following are additional waivers being requested with this application.

16. The side and rear yard perimeter setbacks adjacent to residential from 50 feet to 30 feet for Blocks 60 and 61. (Zoning 27.72.040)
The narrow configuration of the parcel as well as the drainage which flows through the property limits the buildable area to construct an affordable development.
17. Sidewalk along west side of South 69th Street between Yankee Hill Road and Yankee Woods Drive. (Subdivision 26.27.020)
The proposed private roadway is shown with parking along both sides of the roadway. A sidewalk is shown on the east side of the private roadway which provides pedestrian access adjacent to the proposed buildings.
18. No 60 foot radius turnaround at dead-end of the private roadway of South 69th Street. (Subdivision 26.23.080)
The proposed private roadway is shown with only a right-in turn off of Yankee Hill Road. The access point does not meet the access standards for distance between intersections. To provide a vehicular turnaround, the private roadway connects to an internal drive which circles back to the south.
19. Length of dead-end to exceed 1,000 lineal feet for the private roadway of South 69th Street. (Subdivision 26.23.080)
The proposed private roadway is shown with only a right-in turn off of Yankee Hill Road. The access point does not meet the access standards for distance between intersections. The private roadway is a dead-end to traffic going north. However, to provide a vehicular turnaround, the private roadway connects to an internal drive which circles back to the south.
20. Access requirement of 660 linear feet of frontage on a major street and distance of cross street being less than 660 linear feet for right-in access at South 69th Street from Yankee Hill Road. (Subdivision 26.23.140(f))
Along Yankee Hill Road the parcel west of S. 70th Street has approximately 147 feet of frontage. The parcel is shown with an access to Yanke Woods Drive. The commercial development will be limited to only one access without the ability to have the access from Yankee Hill Road.
21. Typical roadway cross-section of a private roadway. (Design Standards Chapter 2.25, Section 3.6)
The private roadway has been designed more as a parking lot with parking on both sides. A crown in the pavement hinders the ability to adequately shed the water from the parking stalls.
22. Pavement width for commercial zoning roadway shall be 27 feet for the private roadway of South 69th Street. (Design Standards Chapter 2.15, Section 3.5)
Commercial zoned paving width for a private roadway is not clearly defined in the design standards. Commercial paving standard width is 35 feet. A private roadway width is shown as 27 feet in the design standards.
23. Street trees in standard location along South 69th Street. (Subdivision 26.27.090)
The private roadway has parking along both sides of the roadway. The street trees will be located outside of the parking and sidewalk locations and may need to be located inside the proposed lots.

24. Street lighting in standard location along South 69th Street. (Subdivision 26.27.070)
The private roadway has parking along both sides of the roadway. The street lights may need to be placed in an alternate location to provide adequate lighting for the street.

Additional waivers may be required regarding the intersection improvements at S 70th Street and Yankee Woods Drive.

A minimum flood corridor has been shown along the north side of the proposed Yankee Woods Drive with an easement of 65 feet wide. Stormwater runoff will be attenuated and treated with two extended dry detention basins located in Outlot "GG" between the private roadway and the parking lot to the west. The south pond drains to the north pond before discharging to an existing low point west of S 70th Street. A new 24" culvert will be added to convey the ditch along the south side of Yankee Hill Road. A new 30" culvert will be needed for Yankee Woods Drive connection to S 70th Street. To accommodate a proposed southbound right turn lane, the existing twin 42" culverts under S 70th Street will need to be extended west.

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: Rick Krueger

Enclosed: Application Form
Comprehensive Plan Amendment Application Fee of \$490.00
Change of Zone (R-3 PUD) Application Fee of \$3,773.76
Annexation Description
Annexation Exhibit
Overall PUD Description
Change of Zone Description
Change of Zone Exhibit

LEGAL DESCRIPTION (WEST OF SOUTH 70TH STREET)

LOT 112, IRREGULAR TRACT, AND LOT 2, BLOCK 2, YANKEE RIDGE 2ND ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 112, IRREGULAR TRACT, SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 70TH STREET; THENCE ALONG THE EAST LINE OF SAID LOT 112 I.T., SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 70TH STREET FOR THE NEXT SEVEN (7) COURSES, (1) S32°25'39"E, A DISTANCE OF 6.16 FEET; (2) THENCE S29°44'10"E, A DISTANCE OF 7.96 FEET; (3) THENCE S27°16'53"E, A DISTANCE OF 7.94 FEET; (4) THENCE S24°26'06"E, A DISTANCE OF 8.06 FEET; (5) THENCE S21°27'51"E, A DISTANCE OF 8.00 FEET; (6) THENCE S20°10'23"E, A DISTANCE OF 240.98 FEET; (7) THENCE S00°18'18"W, A DISTANCE OF 548.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT 112 I.T, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 2, YANKEE RIDGE 2ND ADDITION; THENCE S00°22'37"W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 2, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 70TH STREET, A DISTANCE OF 676.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 2, YANKEE RIDGE 2ND ADDITION; THENCE S89°58'00"W ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 2, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 1, BLOCK 2, A DISTANCE OF 317.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 2, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK 2, YANKEE RIDGE 2ND ADDITION; THENCE N00°26'02"E, ALONG THE WEST LINE OF SAID LOT 2, BLOCK 2, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 3, BLOCK 2, A DISTANCE OF 675.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 2; THENCE S89°48'54"W, ALONG THE SOUTH LINE OF SAID LOT 112 I.T., SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 3, BLOCK 2, A DISTANCE OF 139.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 112 I.T., SAID CORNER ALSO BEING A POINT ON THE SOUTH AND EAST RIGHT-OF-WAY LINES OF MARLYN LANE; THENCE N00°21'45"E, ALONG THE WEST LINE OF SAID LOT 112 I.T., SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF MARLYN LANE AND THE EAST LINES OF LOTS 1 AND 2, BLOCK 3, YANKEE RIDGE 2ND ADDITION, A DISTANCE OF 809.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 112 I.T., SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 3, YANKEE RIDGE 2ND ADDITION, SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD; THENCE N89°51'56"E, ALONG THE NORTH LINE OF SAID LOT 112 I.T., SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, A DISTANCE OF 354.37 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 571,428.44 SQUARE FEET OR 13.12 ACRES, MORE OR LESS.