

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

December 17, 2025

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, December 17, 2025, at 1:00 p.m. in the City Council Chambers on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

The Lincoln-Lancaster County Planning Department will meet with Planning Commission members on Wednesday, December 17, 2025, at 12:00 p.m. in the Council Chambers, for a prebriefing of the Comprehensive Plan and Long-Range Transportation Plan. Public testimony will not be accepted at this briefing.

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

AGENDA
WEDNESDAY, December 17, 2025

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

1. CONSENT AGENDA
(Public Hearing and Administrative Action)

ANNEXATION AND ASSOCIATED ITEMS

- 1.1a ANNEXATION 25010, to annex approximately 4.96 acres, more or less, on property generally located at 6701 S Folsom St.

[Page 9](#) **Staff recommendation: Approval**
Staff Planner: Benjamin Callahan, (402) 441-6360, bcallahan@lincoln.ne.gov

- 1.1b CHANGE OF ZONE 25027, from AGR (Agricultural Residential District) to R-3 (Residential District), on approximately 4.96 acres, more or less, on property generally located at 6701 S Folsom St.

[Page 9](#) **Staff recommendation: Approval**
Staff Planner: Benjamin Callahan, (402) 441-6360, bcallahan@lincoln.ne.gov

- 1.1c PRELIMINARY PLAT 25002, to plat one lot for a private school, five residential lots, and outlet for green space and detention, on property generally located at 6701 S Folsom St. **FINAL ACTION**

[Page 19](#) **Staff recommendation: Conditional Approval**
Staff Planner: Benjamin Callahan, (402) 441-6360, bcallahan@lincoln.ne.gov

PERMITS

- 1.2 SPECIAL PERMIT 1304B, to amend the Malone Center existing special permit for a nonstandard building with the addition of a signage plan and to increase the size of allowed wall signs on property generally located at 2032 U Street. **FINAL ACTION**

[Page 36](#) **Staff recommendation: Conditional Approval**
Staff Planner: Benjamin Callahan, (402) 441-6360, bcallahan@lincoln.ne.gov

- 1.3 USE PERMIT 125C, to amend The Preserve on Antelope Creek Use Permit to allow a new freestanding sign and decrease the spacing between signs on property generally located at 7655 Pioneers Blvd.

[Page 45](#) **Staff recommendation: Conditional Approval**
Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL

3. ITEMS REMOVED FROM CONSENT AGENDA

(Public Hearing and Administrative Action)

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION

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 and Development Services Department Staff Contacts:

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

The Planning Commission agenda may be accessed on the Internet at <https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Planning-Commission>

MEETING RECORD

Advanced public notice of the Planning Commission meeting was posted on the County-City bulletin board and the Planning and Development Services Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Tuesday, November 25, 2025.

NAME OF GROUP:	PLANNING COMMISSION
DATE, TIME, AND PLACE OF MEETING:	Wednesday, December 3, 2025, 1:00 p.m., Hearing Room 112, on the first floor of the County-City Building, 555 S. 10 th Street, Lincoln, Nebraska.
IN ATTENDANCE:	Lorenzo Ball, Dick Campbell, Maribel Cruz, Gloria Eddins, Bailey Feit, Cristy Joy, Rich Rodenburg, Cindy Ryman Yost, Ben Callahan, David Cary, Jill Dolberg, Steve Henrichsen, 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 November 12, 2025.

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

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

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

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

December 3, 2025

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

The Consent Agenda consisted of the following items: Comprehensive Plan Conformance 25012, Text Amendment 25011, Change of Zone 21020D, Change of Zone 25025, Special Permit 13047A, Special Permit 18023B, Special Permit 25043, and Pre-existing Use Permit 3AJ

There were no ex parte communications disclosed.

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

Clerk asked if anyone wanted to speak on the consent items. there was one individual who wanted to testify on Change of Zone 21020D. Chair Joy stated this item will be pulled from the Consent Agenda and moved to Public Hearing.

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

Consent Agenda approved 8-0: Ball, Campbell, Cruz, Ebert, Eddins, Feit, Rodenburg, and Ryman Yost, voting "yes". Ebert absent.

Note: This is Final Action on Special Permit 13047A, Special Permit 18023B, Special Permit 25043, and Pre-Existing Use Permit 3AJ unless appealed by filing a Notice of Appeal with the City Council or County Board within 14 days.

CHANGE OF ZONE 21020D, TO AMEND THE SOUTH OF DOWNTOWN PLANNED UNIT DEVELOPMENT (PUD), SPECIFICALLY UPDATING THE LOT REGULATIONS WITHIN THE PUD TO ALLOW A TWO-FAMILY DWELLING ON LOTS 1,740 SF OR LARGER AND TO REDUCE THE AVERAGE LOT WIDTH TO 17' PER UNIT ON LOTS LEGALLY CREATED AFTER NOVEMBER 1, 2025, ON PROPERTY GENERALLY LOCATED BETWEEN A AND H STREETS AND 10TH AND 17TH STREETS.

PUBLIC HEARING:

December 3, 2025

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

Staff Recommendation: Conditional Approval

There was an ex parte communication disclosed.

Eddins noted that the amendment was discussed at the Mayor's Roundtable meeting, which she attended. Eddins stated there was minimal opposition from the neighborhood, with only some questions and discussion, and no major concerns raised.

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

Staff Presentation-

Ben Callahan, Planning and Development Services Department, 555 South 10th Street, Lincoln, NE, came forward and presented the proposed amendment to the South of Downtown Planned Unit Development, encompassing approximately 44 blocks between 10th and 17th Streets near the Capitol. Callahan explained that the amendment proposes a blanket revision to lot standards for two-family dwellings within the PUD.

Callahan noted that some older lots were subdivided before the adoption of current standards and may contain existing homes previously used as two-family residences. The amendment is intended to provide flexibility on lot area requirements, enabling these homes to return to two-family use where appropriate. Callahan indicated that several previous amendments have been processed within this PUD and stated readiness to answer questions from the Commission.

Proponents:

Dillon Murman, Applicant - NeighborWorks Lincoln, 2530 Q Street, Lincoln, NE, came forward and provided testimony in support of the proposed amendment to the South of Downtown Planned Unit Development (PUD). Murman indicated that the amendment aligns with NeighborWorks Lincoln's objectives of strengthening neighborhoods and expanding affordable housing, as well as the City of Lincoln's broader redevelopment goals.

Murman noted that the application of newer zoning codes to older historic neighborhoods has limited reinvestment in subdivided lots. Murman explained that the South of Downtown PUD was originally established to encourage affordable single- and two-family infill development and to simplify zoning regulations for non-standard residential lots.

Murman stated that the amendment would offer flexibility for properties impacted by previous subdivision constraints, assist in meeting the targets of Lincoln's Affordable Housing Coordinated Action Plan—which anticipates the need for 17,000 additional units over the next decade—and allow modest increases in allowable density while maintaining the character of existing neighborhoods.

Murman highlighted that the amendment promotes reuse of existing structures, supports infill redevelopment consistent with Lincoln's 2050 Comprehensive Plan, and may improve code compliance by bringing unpermitted duplexes up to standard. Murman concluded by thanking planning staff for their assistance and the Commission for the opportunity to provide testimony.

Neutral:

No one approached in a neutral capacity.

Opposition:

No one approached in opposition.

CHANGE OF ZONE 21020D

ACTION BY PLANNING COMMISSION

December 3, 2025

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

Eddins moved to approve Change of Zone 21020D; seconded by Campbell.

Eddins stated support for the proposal, noting excitement about the potential impact of the amendment. Eddins indicated that the amendment could provide opportunities for future generations to purchase lots that might otherwise be unavailable due to high costs. Eddins expressed interest in seeing how the area develops over the next 10 to 20 years and whether the amendment proves to be beneficial for this specific location.

Chair Joy stated that this is an exciting opportunity for all involved and asked if there were any additional comments. No further comments were offered.

Motion for approval of Change of Zone 21020D carried 8-0: Ball, Campbell, Cruz, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting 'yes'. Ebert absent.

**TEXT AMENDMENT 25014, TO AMEND THE CONDITIONAL USE PROVISIONS IN LMC 27.62.080 AND
SPECIAL PERMIT PROVISIONS IN LMC 27.63.070 RELATED TO ALLOWING CHILDHOOD CARE FACILITIES
IN PROVIDING MORE FLEXIBILITY WITH THE ALLOWED OCCUPANCY, THE REUSE OF AN EXISTING
BUILDING WITHIN RESIDENTIAL NEIGHBORHOODS, REVISING OF SPECIFIC CONDITIONS WITH THE
DESIGN STANDARDS BY NO LONGER REQUIRING DAYCARES OVER 21 CHILDREN TO BE LOCATED ON
COLLECTOR AND ARTERIAL ROADWAYS, AND ADDITIONAL PROVISIONS FOR THE SAFETY OF
CHILDHOOD CARE FACILITIES IN OR NEAR THE I-1 INDUSTRIAL ZONING DISTRICT.**

PUBLIC HEARING:

December 3, 2025

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

Staff Recommendation: Approval

There were no ex parte communications disclosed.

Staff/Applicant Presentation-

Ben Callahan, Planning and Development Services Department, 555 South 10th Street, Lincoln, NE, came forward and presented the proposed text amendment concerning early childhood care facilities within residential districts, including AG, AGR, and R1 through R8 zoning. Callahan explained that non-residential districts, such as B and O districts, had previously been updated to permit early childhood care by right with no occupancy limits. Callahan noted that Planning and Development Services has received numerous inquiries regarding the need for additional early childhood care in the community, and that the amendment was developed in coordination with multiple departments to address barriers within neighborhoods.

Callahan stated that the amendment would increase the maximum occupancy for in-home early childhood care conditional uses from 15 to 20, without affecting building code or state licensing requirements. The amendment would also allow conditional use of early childhood care facilities in existing buildings, including places of religious assembly, neighborhood support services, and public or private schools and clubs, with a maximum occupancy of 50 children by right. Buildings must have been constructed before January 1 of the current year to qualify. Special permits would remain an option for facilities exceeding 50 children or for facilities not meeting conditional use criteria.

Callahan further noted that certain design standard requirements related to roadway classification would be removed, as these are frequently waived for existing neighborhood buildings. In I-1 zoning, additional review would be required for facilities located within 300 feet of vulnerable populations. In such cases, early childhood care would only be allowed in association with an existing I-1 use, such as an employee daycare, and would include consideration of emergency evacuation plans and surrounding area conditions. Callahan concluded by offering to answer any questions from the Commission.

Staff Questions-

Feit asked Callahan whether any future early childhood care developments might be affected by the proposed changes.

Callahan responded that, because the amendment applies only to buildings constructed before January 1 of the current year, it would not affect any facilities already in operation.

Ball asked Callahan for clarification regarding Section 27.63, specifically whether the provisions apply to new construction or only existing buildings.

Callahan explained that Section 27.63 is governed by the special permit provision. For any early childhood care facility in a residential zoning district, including those operated in existing places of religious assembly, a special permit would generally be required. Callahan noted that under the amendment, conditional approval allows existing buildings to accommodate up to 50 children by right without requiring the special permit process.

Ball asked for clarification, noting that for existing buildings, the amendment allows up to 50 children by right, but for new construction, a special permit would still be required to allow 50 or more children.

Callahan confirmed that any facility serving more than 50 children would require a special permit. Callahan also noted that any new construction of an early childhood care facility would be subject to the special permit process.

Feit thanked Ball for asking the question and noted that Callahan's response provided clarification.

Chair Joy asked for clarification regarding I-1 zoning, noting that a business providing daycare in an I1 district would require a special permit.

Callahan confirmed that a daycare in an I-1 district currently requires a special permit and that the proposed amendment does not change this requirement. Callahan noted that the amendment would further restrict daycare uses in I-1 zoning by requiring that the facility be associated with an existing I-1 business, due to the more intensive nature of the use.

Cruz asked for clarification regarding existing buildings in I-1 zoning, noting that any internal daycare would still need to meet health department and other requirements for a special permit to be granted.

Callahan confirmed that daycare facilities in I-1 zoning would need to demonstrate association with the on-site business and provide required documentation, including emergency evacuation plans and any additional information required by the health department based on the surrounding area.

Rodenburg asked whether any current applicants would benefit from the amendment by being able to proceed without applying for a special permit.

Callahan stated that there are no specific applicants currently known who would be affected. Callahan noted that in past cases, daycare providers leasing space from existing buildings, such as churches, would have benefited from the amendment if they had met the specified occupancy limits, as they could have been conditionally allowed.

Ball asked how the proposed amendment would affect issues commonly raised regarding traffic, parking, and the safety of children crossing the street, noting that these concerns frequently arise with schools and daycare facilities.

Callahan responded that under the conditional provisions of the amendment, no additional parking requirements would be imposed for early childhood care facilities located in existing buildings, such as older churches, provided they meet the specified conditions and serve up to 50 children. This allows the use of the existing on-site parking, which can otherwise be a limiting factor in neighborhood locations. Callahan noted that facilities exceeding 50 children or in new buildings would still be subject to the special permit process and standard daycare parking requirements.

Chair Joy asked if there were any further questions and, receiving none, thanked Callahan for his responses.

Proponents:

No one approached in support.

Neutral:

No one approached in a neutral capacity.

Opposition:

No one approached in opposition.

Tim Sieh, Assistant City Attorney, 555 South 10th Street, Lincoln, NE, came forward and stated he wanted to correct the record regarding one item in the staff report. Sieh noted that the legislative version on page five of the staff report lists the section to be changed as 27.06.080, which is the use group chapter and not the conditional use chapter. The correct section is 27.62.080. Sieh clarified that this section is correct elsewhere, including the agenda and public notice. Sieh emphasized that when voting, the Commission is voting on

Section 27.62.080, not 27.06.080, and offered to answer any questions. Sieh noted that this clarification was intended to ensure accuracy on the record.

Staff Questions-

Campbell inquired about the section correction. Sieh clarified that the amendment before the Commission is only a recommendation to the City Council and that the official legislative version and ordinance presented to the Council will reflect the correct section.

Chair Joy acknowledged the clarification, noting that all other references in the staff report, agenda, and advertising were correct. Sieh confirmed this and stated that it was a minor detail caught late, noted for the record. Chair Joy thanked him.

TEXT AMENDMENT 25014

ACTION BY PLANNING COMMISSION

December 3, 2025

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

Campbell moved to approve Text Amendment 25014; seconded by Eddins

Eddins stated that when discussing walkable neighborhoods, this proposal is a positive step. For families without a car, having childcare options within residential areas is beneficial. Eddins noted that in her own neighborhood, smaller daycare providers are already at capacity, leaving limited options. As a parent, Eddins felt that licensed facilities often provide additional reassurance, but those tend to be larger centers located along major streets rather than within walkable areas.

Eddins added that parking will likely be the most common concern raised. Living next to a school, Eddins experiences similar traffic patterns, and daycare pick-up and drop-off typically occur twice a day. Eddins stated that congestion can generally be avoided by adjusting arrival or departure times by a few minutes to miss peak pick-up and drop-off periods.

Chair Joy asked if there were any additional questions, and none were offered.

Motion for approval of Text Amendment 25014 carried 8-0: Ball, Campbell, Cruz, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting 'yes'. Ebert absent.

Campbell moved to adjourn the Planning Commission meeting of December 3, 2025; seconded Eddins.

Motion to adjourn carried 8-0: Ball, Campbell, Cruz, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voted "yes." Ebert absent.

There being no further business, the meeting was adjourned at 1:31 pm.



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER

Annexation #25010 &
Change of Zone #25027

FINAL ACTION?

No

DEVELOPER/OWNER

Acton Academy LLC

PLANNING COMMISSION HEARING DATE

December 17, 2025

RELATED APPLICATIONS

Preliminary Plat #25002

PROPERTY ADDRESS/LOCATION

6701 S Folsom Street

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

This is a combined application for the annexation and change of zone from AGR Agriculture Residential to R-3 Residential at 6701 S Folsom Street. The property is generally located at the northwest corner of S Folsom Street and W Denton Road, abutting the existing city limits. The site is approximately 4.96 acres and is associated with the related application submitted for Preliminary Plat #25002 for Acton Acres which proposes the layout for a future private school and five R-3 residential lots.



JUSTIFICATION FOR RECOMMENDATION

The proposed annexation and change of zone from AGR to R-3 Residential is compatible as city services are available to serve this area. The request for R-3 zoning is consistent with the surrounding and developing area following an urban residential land use and abutting the Southwest Village Heights development to the north, also zoned R-3. The associated preliminary plat will allow for the extension of the local residential street for continued access and development of the site.

APPLICATION CONTACT

Erin Bright, Olsson, (402) 458-5608

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

This site is shown as Tier 1, Priority B on the 2050 Growth Tiers and eligible for annexation with city services available. The proposed request is compatible with the 2050 Comprehensive Plan as the property is shown for future urban residential on the 2050 Future Land Use map. This designation allows for residential uses with varying densities from more to fifteen dwelling units per acre to less than one dwelling per acre. This includes goals for undeveloped areas to provide residential along with compatible uses related to Complete Neighborhoods and services close to surrounding residential dwellings.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

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

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

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.

The Community in 2050

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

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

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

Goals Section

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

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

Elements Section

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

P15: Infrastructure and Economic Development - Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.

Action Steps

1. Continue to provide adequate sites with associated infrastructure to serve the community’s economic development needs.
2. Continue the County’s support for road improvements that accommodate commercial and other development within the smaller incorporated areas.
4. 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.

CLIMATE ACTION PLAN SPECIFICATIONS:

- p. 8 Strategic Vision – Lincoln will reduce net greenhouse gas emissions 80% by 2050 (relative to 2011 levels). This ambitious goal will serve as a guiding target for municipal operations, the Lincoln Electric System, local businesses and institutions, and our entire community in the years to come. Lincoln joins scores of cities across the country who have set a similar “80x50” goal to reduce emissions. A myriad of strategies in the plan speak to achieving this target, from increasing energy efficiency, generating more electricity from renewable energy, switching to electric vehicles and active commuting modes, and employing natural climate solutions.
- 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 available to serve this location and can be extended from the north.
- B. Water: Public water is also available and can be extended from the abutting development to the north. This site is not located within the Rural Water District.
- C. Roads: There are no arterial roadways included in this annexation request as South Folsom Street abutting this property is already within the city limits. As part of the development, additional right-of-way will be required to be dedicated along the west side of S Folsom Street to ensure there is 60 feet from the center line.
- 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.

ANALYSIS

1. This is a combined request for annexation and a change of zone located at 6701 S Folsom Street. The property is currently zoned AGR Agricultural Residential, generally located at the northwest corner of S Folsom Street and W Denton Road. The area of annexation and the change of zone is approximately 4.96 acres as S Folsom Street abutting this property is already located within the city limits. The property currently has one single family dwelling which will be removed with the future development of the site following the associated Preliminary Plat #25002.
2. The property is surrounded primarily by residential varying in density. To the north is the developing Southwest Village Heights neighborhood zoned R-3 Residential and within the city limits. To the east, across S Folsom Street is an undeveloped property zoned B-2 Commercial and within the Southwest Village Planned Unit

Development, also within the city limits. To the south and west are existing residential acreage properties zoned AGR and not within the existing city limits but shown for future urban residential if developed.

3. The combined application is consistent with the abutting property both to the north and east within the existing city limit. an associated application for Preliminary Plat #25002 for Acton Acres which proposes the layout of the site. The preliminary plat would allow for the extension of the existing Via Sorrento Drive from the north property line to serve the development of this site within two phases. Phase 1 will include the area on the west side of the extended Via Sorrento Drive to serve a future private school with an associated outlet for open green space and required storm water detention on site. On the east side of Via Sorrento Drive and within Phase 2 will be five R-3 Residential lots accessed from a proposed cul-de-sac when the street is extended south. The layout and proposed uses shown on the preliminary plat are compatible with the requested R-3 Residential zoning as both a private school and single or two-family residential dwellings are allowed uses with no additional approval. Since the development would follow the preliminary plat, the applicant is not requesting any waivers to the R-3 lot area or setback requirements.
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 will not be a required payment to the Southwest Rural Fire Department. The Lincoln Fire Department was in support of the annexation and proposed development with no concerns at this time but will be included on future site plan review in the future.
5. The request for annexation is justified as the property is abutting the existing city limits on both the north and east property lines, with existing city water and sanitary sewer available to serve the future development on this site. As part of the conditions for the preliminary plat, additional right-of-way will be required to be dedicated along S Folsom Street and removal of the existing driveway entrance to meet the Access Management Policy. The development of the property will then extend Via Sorrento Drive south which is a local residential street to serve for connection.
6. The request is compatible with the 2050 Comprehensive Plan as the property is shown for future urban residential on the 2050 Future Land Use map and within Growth Tier 1, Priority B. Although not included in this request, the surrounding AGR acreage properties to the south and west of this location are also shown in the same growth tier and designated for future urban residential

EXISTING LAND USE & ZONING: Residential Acreage AGR Agricultural Residential

SURROUNDING LAND USE & ZONING

North: Single Family Dwellings	R-3 Residential
South: Residential Acreage	AGR Agricultural Residential
East: Undeveloped	B-3 PUD
West: Single Family Dwelling / Acreage	AGR Agricultural Residential

APPROXIMATE LAND AREA: 4.96 acres, more or less

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: City Council District #3

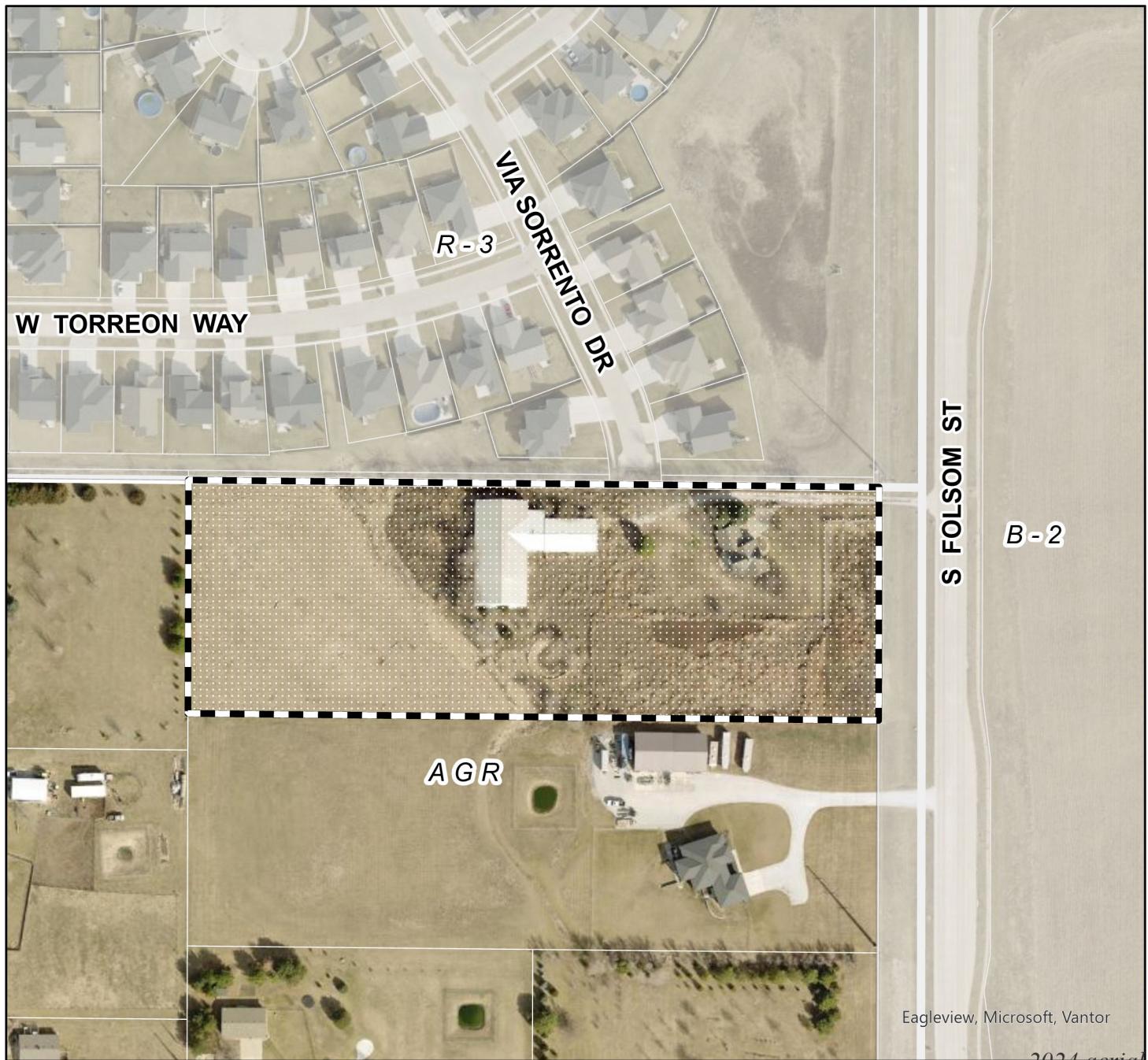
LEGAL DESCRIPTION: Lot 1, Mackensy's Place, Lincoln, Lancaster County, Nebraska.

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

Date: December 4, 2025

Applicant/
Contact: Erin Bright

Owner: Acton Acres LLC



Annexation #: AN25010, Preliminary Plat #: PP25002

& Change of Zone #: CZ25027 (AG to R-3)

Acton Acres

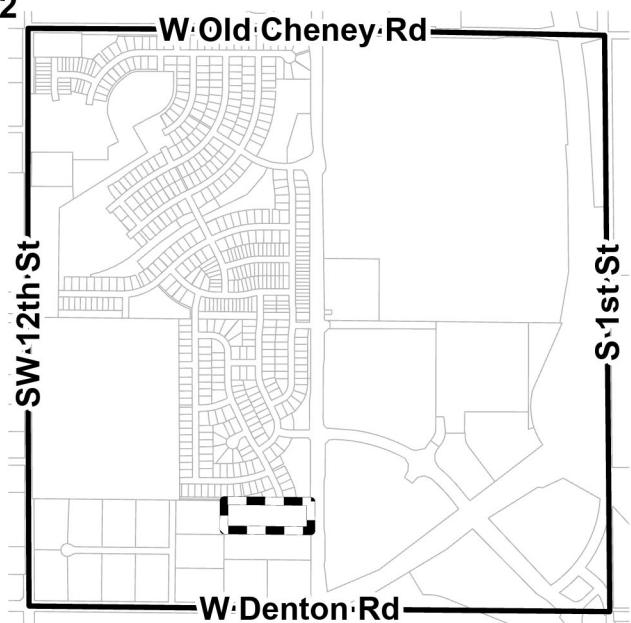
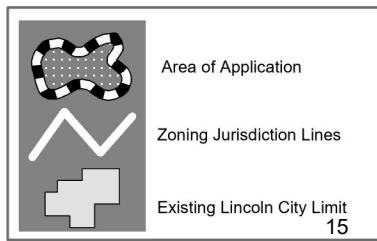
S Folsom St & W Denton Rd

Zoning:

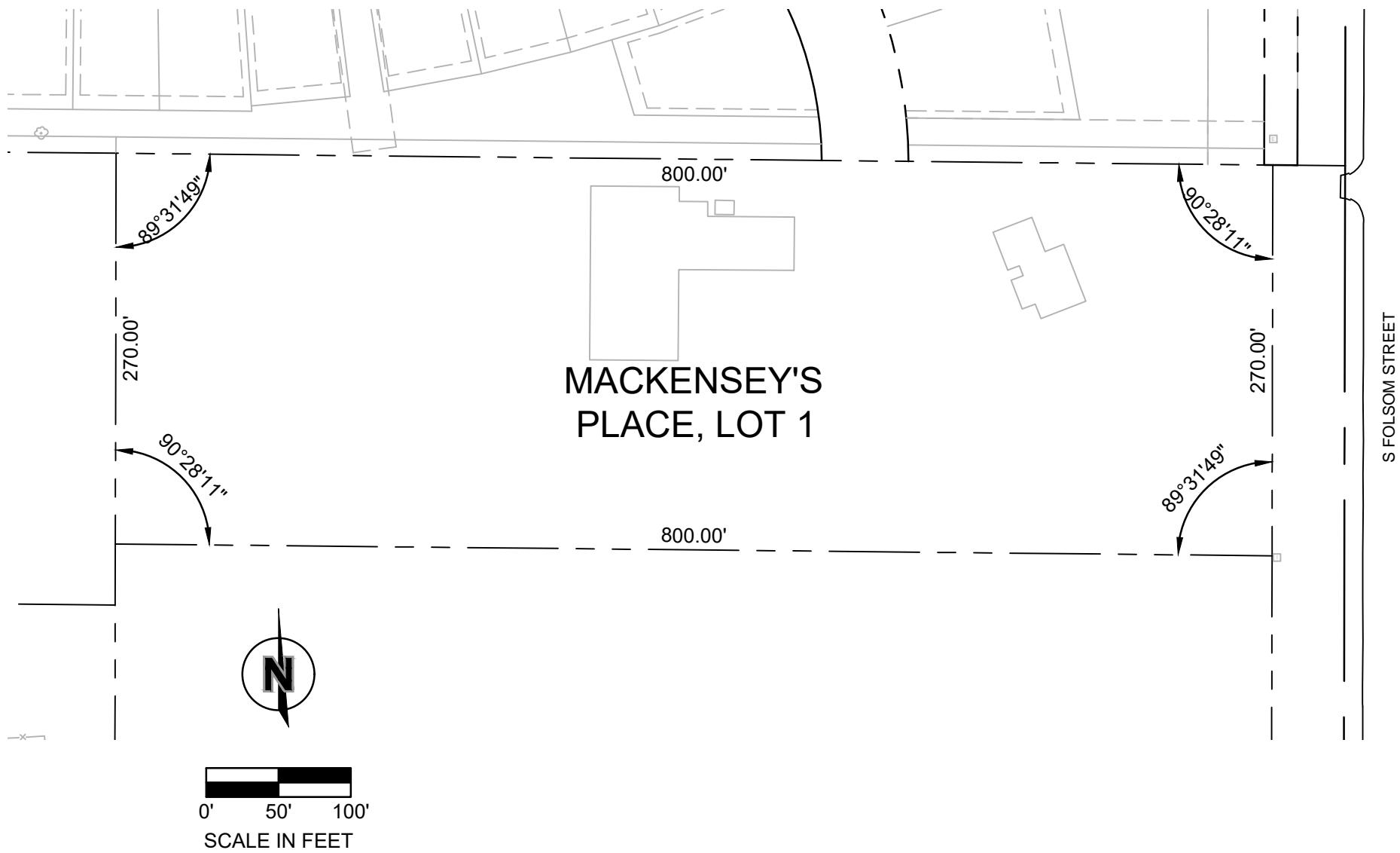
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	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



SOUTHWEST VILLAGE HEIGHTS ADDITION



PROJECT NO:	025-04736
DRAWN BY:	JRM
DATE:	11/19/2025

ACTON ACRES
ANNEXATION AND CHANGE OF ZONE
LEGAL DESCRIPTION

olsson

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P.O. Box 84608
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Olsson - Engineering
Nebraska COA #CA-0638

EXHIBIT
1



November 19, 2025

Benjamin Callahan
City of Lincoln Planning Department
555 South 10th St., Suite 213
Lincoln, NE 68508

RE: Acton Acres Development: Annexation, Preliminary Plat and Change of Zone Application

Ben,

On behalf of property owner, Acton Acres LLC, Olsson is submitting application for: annexation, change of zone and preliminary plat for property located at 6701 S. Folsom Street, Lincoln, NE 68506

The developer is requesting annexation and change of zone of the property to R-3. Under the first phase of development, Acton Acres is proposing construction of a private school, Acton Academy, at the property. The second phase of development would include single family residential lots.

Under the proposed plan, the existing driveway access to Folsom Street would be vacated and access to the site would be through Via Sorrento Drive in the Southwest Village Heights development to the north. There is an existing AGR single family lot located south of the proposed property. Annexation is requested to allow for construction of public paving and utilities to serve the development along Via Sorrento Drive.

Two waivers are requested with this preliminary plat:

1. To allow for a portion of sanitary sewer to flow opposite of street grades on Via Sorrento Drive
2. To waive 26.27.010 to allow for Via Sorrento Drive adjacent to Outlot A, to be constructed with phase 2 of the development. This waiver would allow for Outlot A to be platted and have the detention cell constructed during Phase 1, but waive the installation of the adjacent public street paving until phase 2 is platted and developed.

The application also includes preliminary plat documents showing the site layout for the private school lot, as well as future single family residential. Stormwater detention will be provided within the first phase of development, along with water quality improvements within the detention cell. A drainage report has been prepared with the preliminary drainage calculations for the development.

Olsson, as applicant, is making the following applications and requests:

1. Annexation, Change of Zone, Preliminary Plat:

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

1. City Application Form
2. Application fees in the amount of \$3,342.00
3. Acton Acres Preliminary Plat: Site Plan
 - a. Complete Preliminary Plat including: Grading/Drainage Plans, Roadway Profiles and Drainage Memo to be uploaded to ProjectDox.

Olsson will submit the site plan documentation to ProjectDox upon notification from the Planning Staff.

If you require further information or have any questions, please contact me at 402.458.5608 or ebright@olsson.com.

Thank you,

A handwritten signature in black ink, appearing to read "Erin Bright".

Erin Bright, PE



Lincoln-Lancaster County
**PLANNING AND
DEVELOPMENT**

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

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

APPLICATION NUMBER

Preliminary Plat #25002

FINAL ACTION?

Yes

DEVELOPER/OWNER

Acton Academy LLC

PLANNING COMMISSION HEARING DATE

December 17, 2025

RELATED APPLICATIONS

Annexation #25010 &

PROPERTY ADDRESS/LOCATION

6701 S Folsom Street

Change of Zone #25027

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for the Action Acres preliminary plat at 6701 S Folsom Street, generally located at the northwest corner of S Folsom Street and W Denton Road. This preliminary plat would allow for a private school and five R-3 Residential lots. The applicant is requesting waivers to the phasing of the future street construction abutting the proposed outlot and sanitary sewer flowing opposite of the street grades.



JUSTIFICATION FOR RECOMMENDATION

The proposed layout is consistent with the developing area, extending the local residential street from the north for access to the lots. The requested waiver to delay paving next to the outlot is justified as the property will be developed in two phases. The roadway will extend to the southern property line with Phase 2.

APPLICATION CONTACT

Erin Bright, Olsson, (402) 458-5608

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

This site is shown as Tier 1, Priority B on the 2050 Growth Tiers and eligible for annexation with city services available. The proposed request is compatible with the 2050 Comprehensive Plan as the property is shown for future urban residential on the 2050 Future Land Use map. This designation allows for residential uses with varying densities from more to fifteen dwelling units per acre to less than one dwelling per acre. This includes goals for undeveloped areas to provide residential along with compatible uses related to Complete Neighborhoods and services close to surrounding residential dwellings.

WAIVERS

1. Waiver to allow for Via Sorrento Drive adjacent to Outlot A to be constructed within Phase 2. (Recommend Approval)
2. Waiver to allow for sanitary sewer to flow opposite of street grades on Via Sorrento Drive. (Recommend Approval)

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

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

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

The Community in 2050

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

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

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

Benefits of Well-Planned Growth

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

Goals Section

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

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

Elements Section

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.

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.

CLIMATE ACTION PLAN SPECIFICATIONS:

- p. 8 Strategic Vision – Lincoln will reduce net greenhouse gas emissions 80% by 2050 (relative to 2011 levels). This ambitious goal will serve as a guiding target for municipal operations, the Lincoln Electric System, local businesses and institutions, and our entire community in the years to come. Lincoln joins scores of cities across the country who have set a similar “80x50” goal to reduce emissions. A myriad of strategies in the plan speak to achieving this target, from increasing energy efficiency, generating more electricity from renewable energy, switching to electric vehicles and active commuting modes, and employing natural climate solutions.
- p. 11 Key Initiative – Transition to Low-Carbon Energy.
- Continue incentive-based (residential, commercial, or industrial) programs promoting the installation of renewable energy systems. Incentives may include offering rebates on purchasing equipment, attractive net metering pricing, tax incentives, height allowances, setback, and area-based incentives, expedited permitting, and others.

ANALYSIS

1. This is a request for a preliminary plat located at 6701 S Folsom Street, generally located at the northwest corner of S Folsom Street and W Denton Road. The property is approximately 4.96 acres and associated with a combined application for Annexation #25010 and Change of Zone #25027 from the existing AGR Agricultural Residential to R-3 Residential. The purpose of the preliminary plat is to permit a lot for a private school and five additional residential lots. The existing AGR property currently has one single family dwelling on it which will be removed with the future development.
2. The property is surrounded primarily by residential varying in density. To the north is the developing Southwest Village Heights neighborhood zoned R-3 Residential and within the city limits. To the east, across S Folsom Street is an undeveloped property zoned B-2 Commercial and within the Southwest Village Planned Unit Development, also within the city limits. To the south and west are existing residential acreage properties zoned AGR and not within the existing city limits but shown for future urban residential if developed.
3. The proposed layout of the site is shown within two separate phases. Phase 1 includes a short extension of the public street, Via Sorrento Drive to serve a larger Lot 1 the west side of the site. This lot will serve as the location of a future private school which will be compatible with the requested R-3 zoning, as a private school is a permitted use within the R-1 through R-8 zoning districts provided there is no overnight housing of students on site. Private schools do not have maximum occupancy limits for students but are required to follow a minimum parking standard which is calculated at one space for every 50 square feet of the largest assembly hall within the school. Outlot A will final platted within Phase 1 to serve as open space and required storm water detention related to private school property on Lot 1.

4. Phase 2 is shown to include the remaining construction of Via Sorrento Drive to the south property line, along with Via Sorrento Court, a cul-de-sac on the east side serving five R-3 residential lots. The five lots would follow the R-3 zoning lot and height requirements as a preliminary plat cannot waive zoning standards. This would allow a single and two family residential dwelling based on lot size.
5. As part of this project and layout of town home lots, the applicant is requesting two waivers including:
 - a. Waiver to LMC 26.27.010 to allow the public street to be phased in construction within the subdivision. This waiver is compatible as the applicant will be phasing the development into two separate parts. Since Phase 1 will include the required Outlot A for detention, the abutting street, Via Sorrento Drive along the east lot line of Outlot A will then be completed with Phase 2, insuring the street does get constructed when the remaining eastern portion of the site is developed.
 - b. Waiver to Design Standards Chapter 2.15, Section 2.2.2. to allow sanitary sewer mains running opposite of street grade. This waiver is compatible as the new sanitary sewer line serving the private school will be located near the north property line within Via Sorrento Drive. This will require it to service north against the street grade for a short distance to connect to the existing sanitary sewer line within the Southwest Village Heights which then connects to the main within S Folsom Street.
6. As a condition of approval, additional right of way along S Folsom Street will be required to be dedicated as S Folsom Street is a minor arterial roadway. With this, the existing residential driveway access serving the property today will be required to be removed with access within this development served by the extension of Via Sorrento Drive.
7. With all access through Via Sorrento Drive, traffic will access through the Southwest Village Heights neighborhood to W Amaranth Lane and S Folsom Street. It is common for educational facilities, including public and private schools or early childhood care facilities to locate within residential neighborhoods within close proximity to the surrounding dwelling units. For a comparison on allowed density, if this preliminary plat was submitted as a Community Unit Plan following the R-3 standards, the R-3 density would allow approximately 34 dwelling units on this site. Shown within Phase 2, the extension of Via Sorrento Drive will then extend to the south property line to serve as a future connection for the property to the south and internal roadway network for continued development.
8. The proposed preliminary plat is compatible with the 2050 Comprehensive Plan with the associated annexation and change of zone to R-3 as the site is shown for future urban residential on the Future Land Use map. City services are available to serve the property including extension of the existing public street and roadway connectivity within the neighborhood. The site would include both residential lots and a lot for a private school, both within the goals and elements of a Complete Neighborhood by adding additional residential dwellings at an urban standard and an education facility which is compatible within residential neighborhoods.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Residential Acreage AGR Agricultural Residential

SURROUNDING LAND USE & ZONING

North: Single Family Dwellings
South: Residential Acreage

R-3 Residential
AGR Agricultural Residential

East: Undeveloped
West: Single Family Dwelling / Acreage

B-3 PUD
AGR Agricultural Residential

APPROXIMATE LAND AREA: 4.96 acres, more or less

LEGAL DESCRIPTION: Lot 1, Mackensy's Place, Lincoln, Lancaster County, Nebraska.

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

Date: December 4, 2025

Applicant/
Contact: Erin Bright

Owner: Acton Acres LLC

CONDITIONS OF APPROVAL – PRELIMINARY PLAT #25002

Approval of the following waivers:

- a. Waiver to LMC 26.27.010 to allow the public street to be phased in construction within the subdivision.
- b. Waiver to Design Standards Chapter 2.15, Section 2.2.2 to allow sanitary sewer mains running opposite of street grade.

Site Specific Conditions:

1. The subdivider shall complete the following instructions and submits the documents and plans and 2 copies to the Planning Department office:
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Add requested waiver to LMC 26.27.010 related to the phasing of the street construction and Outlot A to waiver list.
 - 1.1.2 Delete Note #7 as signs are not shown on a preliminary plat.
 - 1.1.3 Show the dedication of additional right-of-way along S Folsom Street to show 60 feet from the centerline.
 - 1.1.4 Show the future intended use of Outlot E & F, Southwest Village Heights Addition abutting this preliminary plat along the north.
 - 1.1.5 Revise the site plan to show the easements requested by LES for the existing transmission line easement along S Folsom Street for Block 2, Lots 2-4; 10' Utility Easement along all rear lot lines including a 15' easement along rear lot line of Block 2, Lot 3. Show 10' Utility Easement along the side lot lines and 10' easement along the perimeter of Outlot A and Lot 1.
 - 1.1.6 Revise location of the shown 8" sanitary sewer manhole shown by Via Sorrento Court to the south to avoid conflicts with the sidewalk ramp.
 - 1.1.7 Show an additional sidewalk ramp for crossing Via Sorrento Drive on the north side of Via Sorrento Court.
 - 1.1.8 Show the 30" culvert on site.
 - 1.1.9 Revise the Drainage Memo to the satisfactory of LTU-Watershed related to the 24-48 hour post peek time and proposed orifice and water quality volume calculations.
 - 1.1.10 Provide minimum opening elevation for the buildings on Block 1, Lot 1 due to proximity to the outlot for the drainage basin.
2. The City Council approves associated request:
 - 2.1 Annexation #25010 & Change of Zone #25027
3. Final Plats will be approved by the Planning Director after:

- 3.1 The required improvements are completed or a surety is posted to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosion control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs. A cash contribution to the City in lieu of a bond, escrow, or security agreement may be furnished for sidewalks and street trees along major streets that have not been improved to an urban cross section. A cash contribution to the City in lieu of a bond, escrow, or security agreement may be furnished for street trees on a final plat with 10 or fewer lots.

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

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

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

to complete the installation of sidewalks along S Folsom Street as shown on the final plat within two (2) years following the approval of this final plat.

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

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

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

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

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

to complete the planting of the street trees along S Folsom Street as shown on the final plat within two (2) years following the approval of this final plat.

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

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

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

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

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

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

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

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

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

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

- (1) Subdivider shall not be relieved of Subdivider's maintenance obligation for each specific private improvement until a registered professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.
- (2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to relinquish the right of direct vehicular access to S Folsom Street.



Annexation #: AN25010, Preliminary Plat #: PP25002

& Change of Zone #: CZ25027 (AG to R-3)

Acton Acres

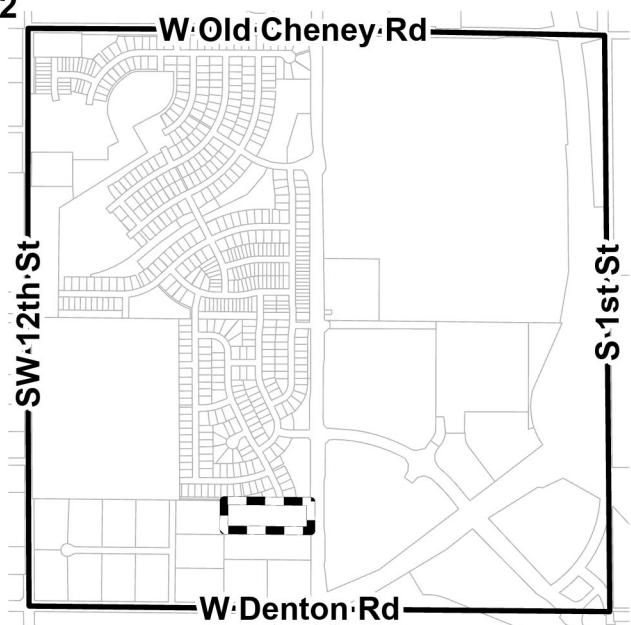
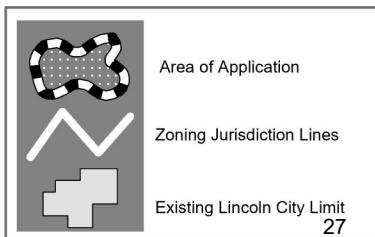
S Folsom St & W Denton Rd

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
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I-1	Industrial District
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I-3	Employment Center District
P	Public Use District



**One Square Mile:
Sec. 15 T09N R06E**



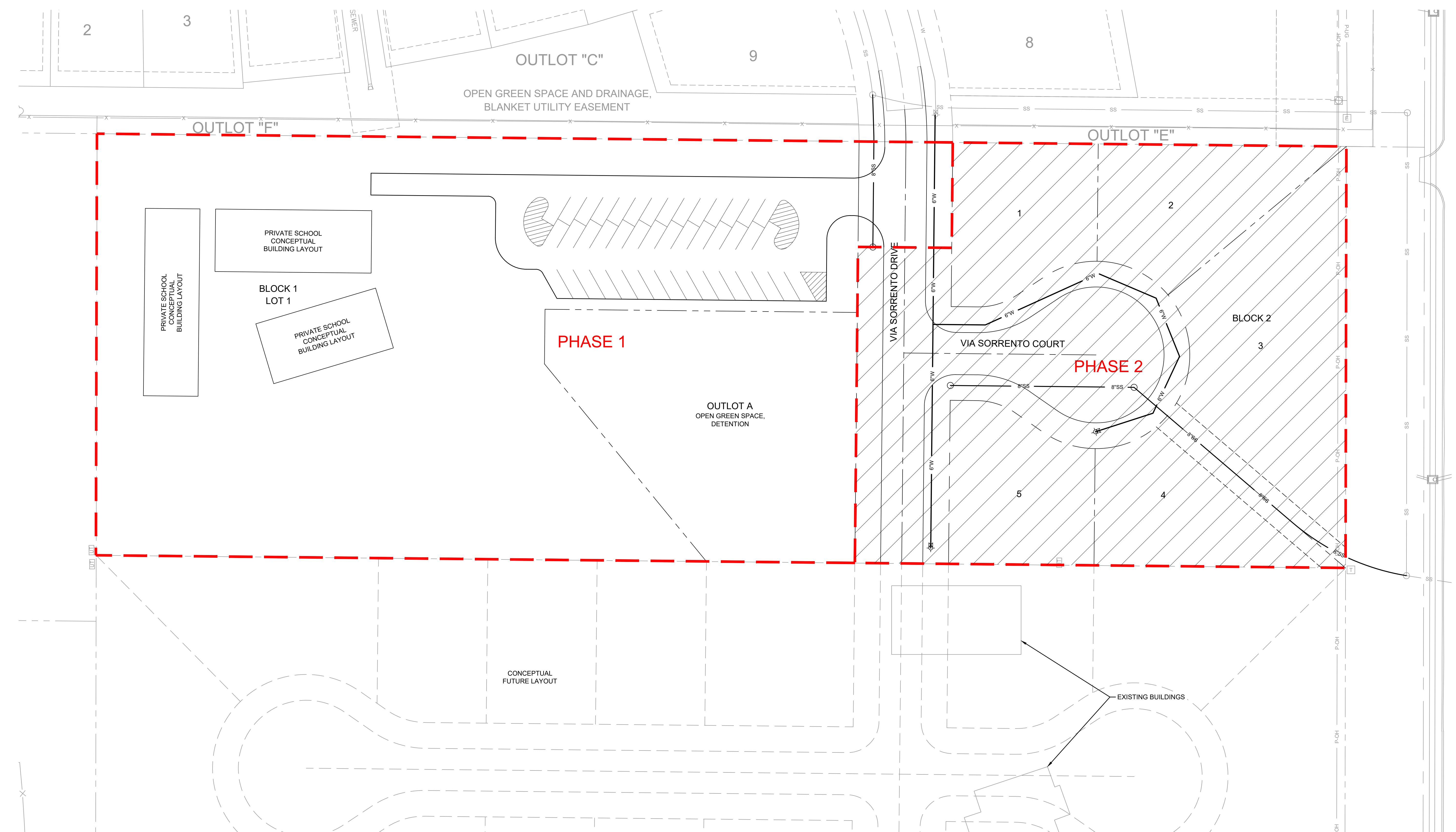
ACTON ACRES PRELIMINARY PLAT PHASING PLAN



LAND USE TABLE			
PHASE	LOT	ZONE	LAND USE
PHASE 1	LOT 1, OUTLOT A	R-3	PRIVATE SCHOOL
PHASE 2	LOTS 1-5, BLOCK 2	R-3	SINGLE FAMILY RESIDENTIAL

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FAX 402.474.5063
Sisson - Engineering
Nebraska COA #CA-0638



ACTON ACRES PRELIMINARY PLAT EXISTING CONDITIONS DRAINAGE PLAN

LEGEND

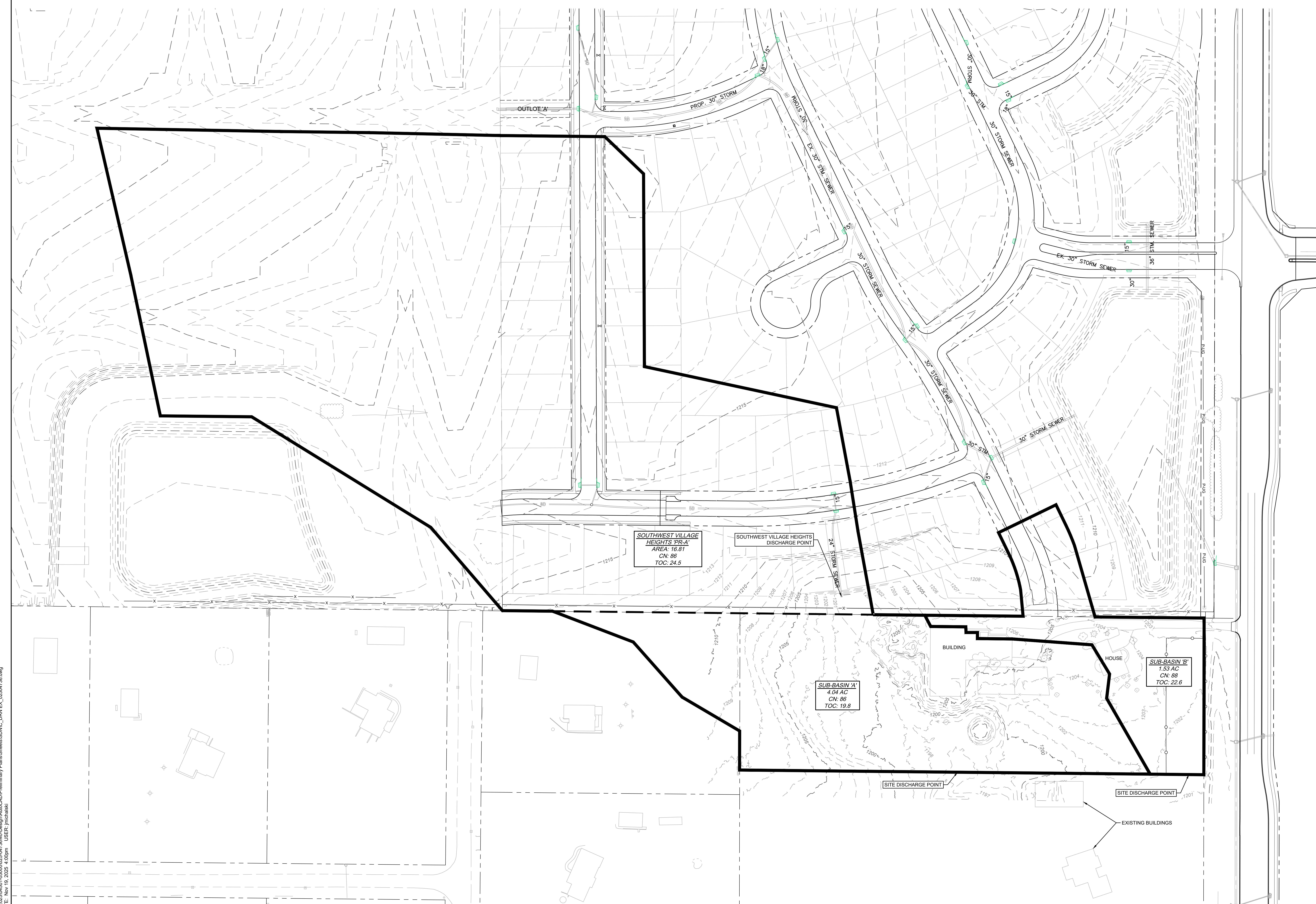


— EXISTING DRAINAGE AREA
— EXISTING MAJOR CONTOUR
— EXISTING MINOR CONTOUR

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ACTION ACRES PRELIMINARY PLAT

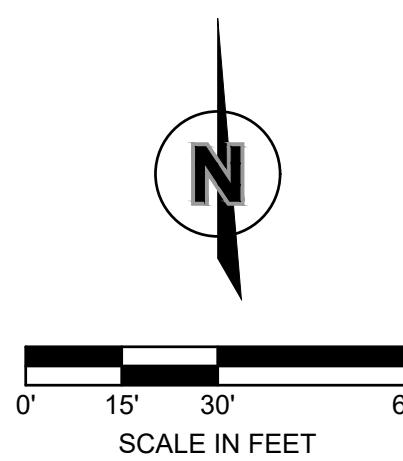


ACTON ACRES
PRELIMINARY PLAT
PROPOSED CONDITIONS DRAINAGE PLAN

ACTON ACRES																								
PRELIMINARY PIPE SIZING CALCULATIONS																								
Minor Storm System Conveyance Analysis																								
Minor Storm Average Return Frequency (yr):																								
Location	Area (acres)	Coefficient C	A x C	Sum A x C	Time of Concentration Tc (minutes)	Return Frequency (yr)	Intensity I (in/hr)	Runoff Qs (cfs)	Pipe Slope Sp (ft/ft)	Pipe Length L (feet)	Pipe Diameter D (inches)	Pipe Capacity Qp (cfs)	Pipe Velocity Vp (ft/min)	Time in Section Tp (minutes)	Intensity I (in/hr)	Freq. Factor Cf	Flow Q (cfs)	Overflow Route Slope Sov (ft/ft)	Street Width W (feet)	Street Capacity Qs (cfs)	Overflow Pipe Capacity Qov (cfs)	Comments		
	1	2	3	4	5	10	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
A1	1.56	0.40	0.62	4	8.00	10	6.64	4.1	0.0100	45	15	6.5	5.3	0.14	9.00	1.25	7.02	0.250	27	310	30	390	708	Major Storm Discharges into A1.2
A2.1	0.41	0.80	0.33	0.33	6.00	10	6.64	2.2	0.0100	35	15	6.5	5.3	0.11	9.00	1.25	3.69	0.250	27	310	30	390	708	Discharges to Detention Cell #1
Column Notes:																	Major Storm System Conveyance Analysis					Major Storm Average Return Frequency (yr):		
2. C values derived from Tables 2-3 and 2-4.																	Major Storm System Conveyance Analysis					Major Storm Average Return Frequency (yr):		
3. Tc values derived from Figures 2-1 and 2-2.																	Major Storm System Conveyance Analysis					Major Storm Average Return Frequency (yr):		
4. Cf derived from Table 2-5.																	Major Storm System Conveyance Analysis					Major Storm Average Return Frequency (yr):		

LEGEND

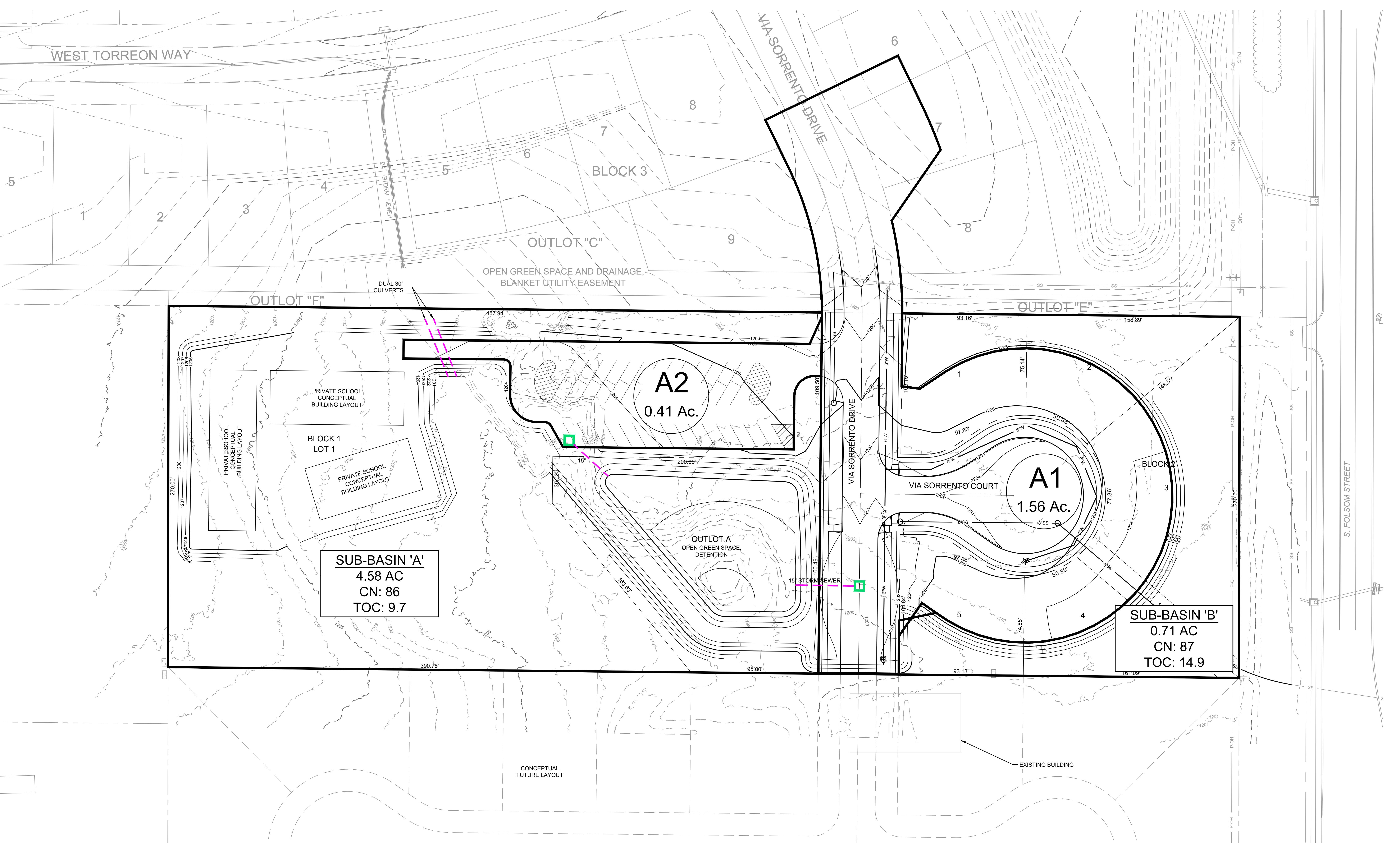
- EXISTING STORM SEWER
- PROPOSED DRAINAGE AREA
- PROPOSED STORM SEWER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM STRUCTURE

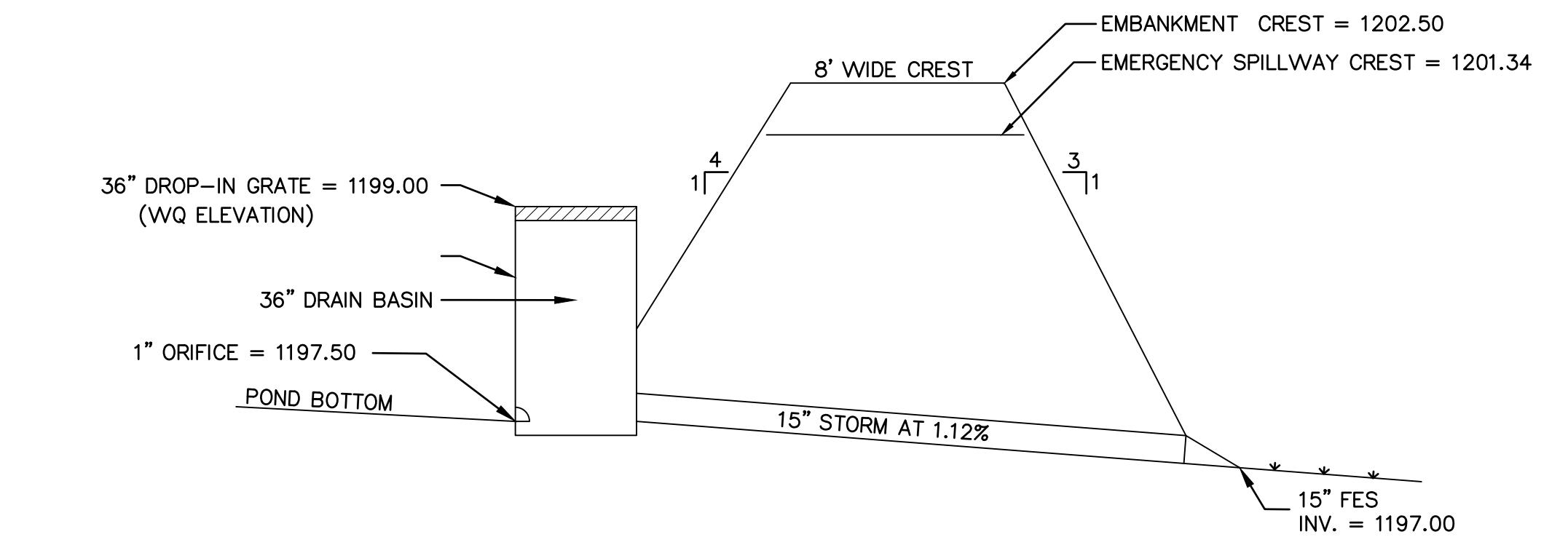
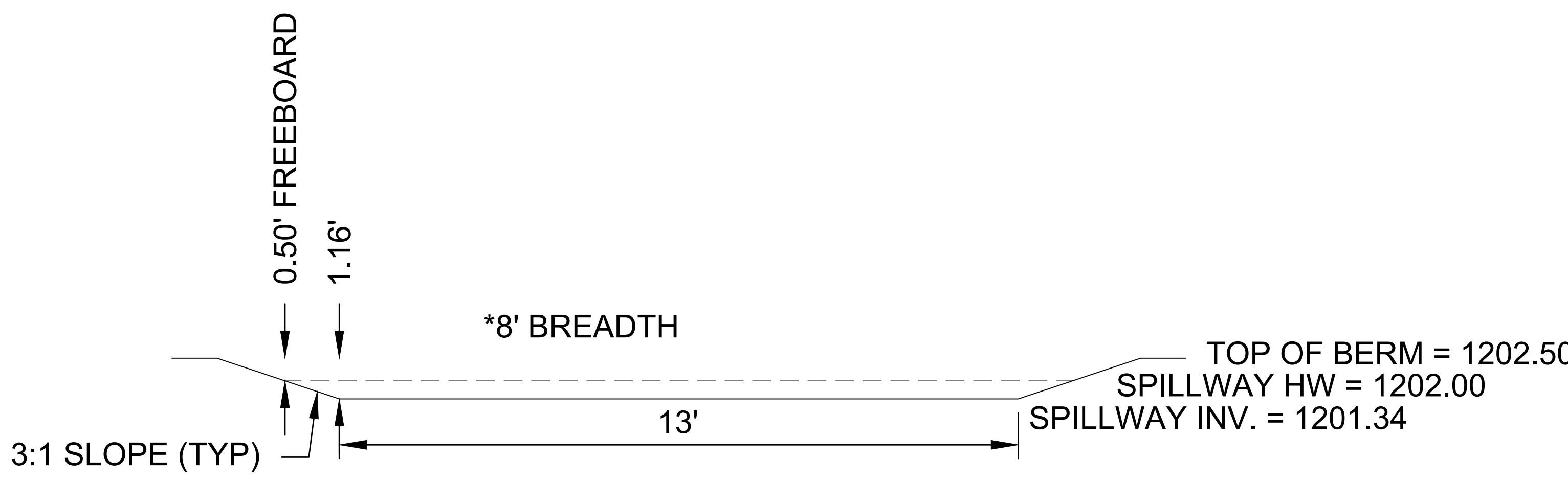


601 P Street, Suite 200
P.O. Box 84608
Lincoln, NE 68508
TEL: 402.474.6311
FAX: 402.474.5063
Olsson, Engineering
Nebraska COA #CA-0638

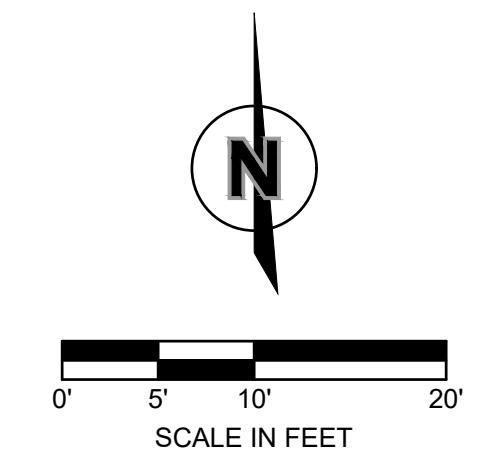
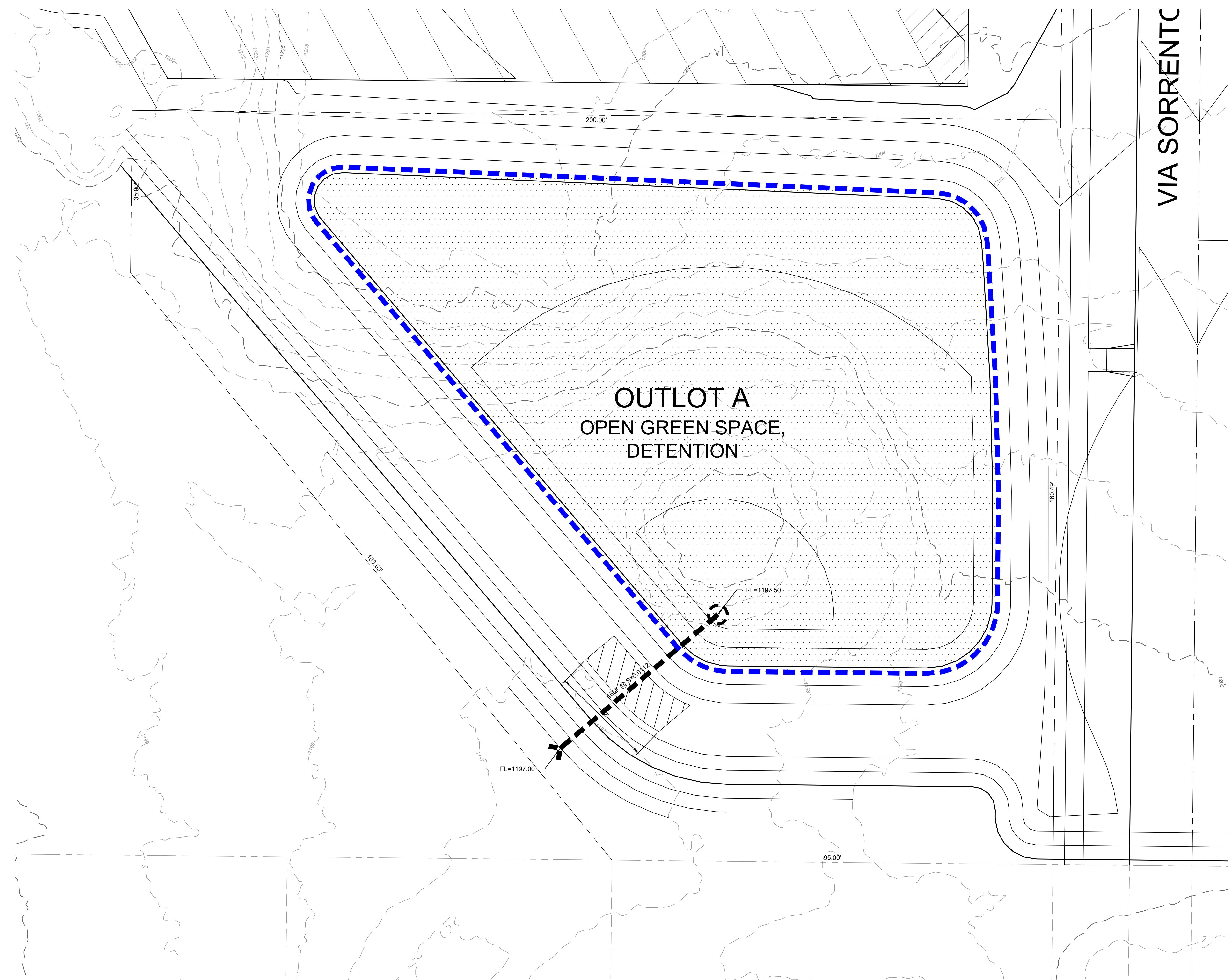
REV. NO.	DATE	DESCRIPTION	REVISIONS
2025			

DATE	DESIGNER	REVIEWER	APPROVING OFFICER
11/13/2025	JBM/HK	ESB	
	designed by:	checked by:	checked by:
	project no.:	date:	
	025-04736	11/13/2025	



ACTON ACRES
PRELIMINARY PLAT
POND DETAILS

601 P Street, Suite 200
P.O. Box 84608
Lincoln, NE 68508
TEL: 402.474.6311
FAX: 402.474.5063
Olsson, Engineering
Nebraska COA #CA-0638



REV. NO.	DATE	DESCRIPTION	REVISIONS
			2025

POND DETAILS
ACTON ACRES
PRELIMINARY PLAT
LINCOLN, NEBRASKA

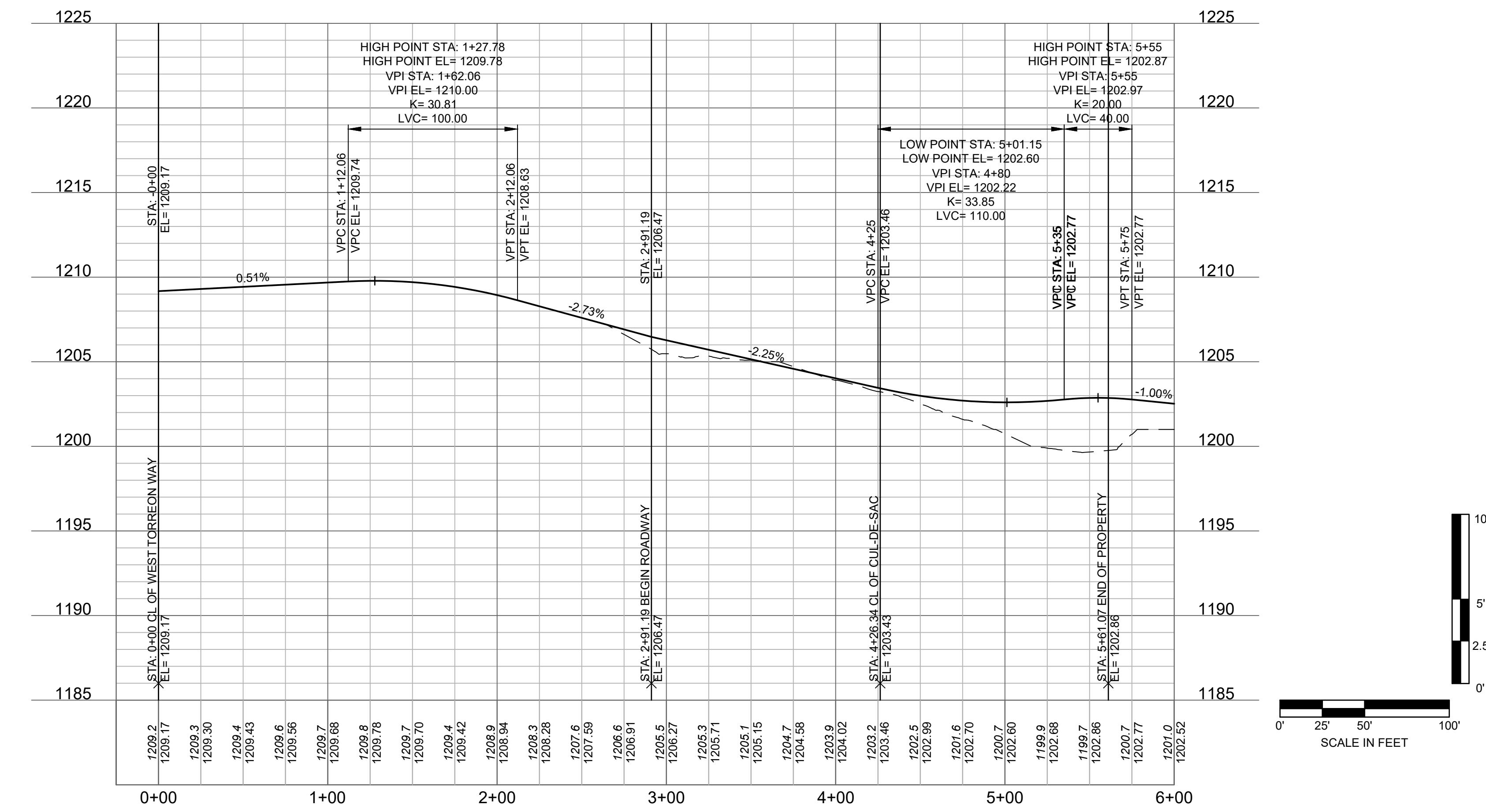
drawn by: JSM/AM
designed by: ESB
project no: 025-0436
date: 11/19/2025

ACTON ACRES
PRELIMINARY PLAT
PRELIMINARY ROADWAY PROFILES

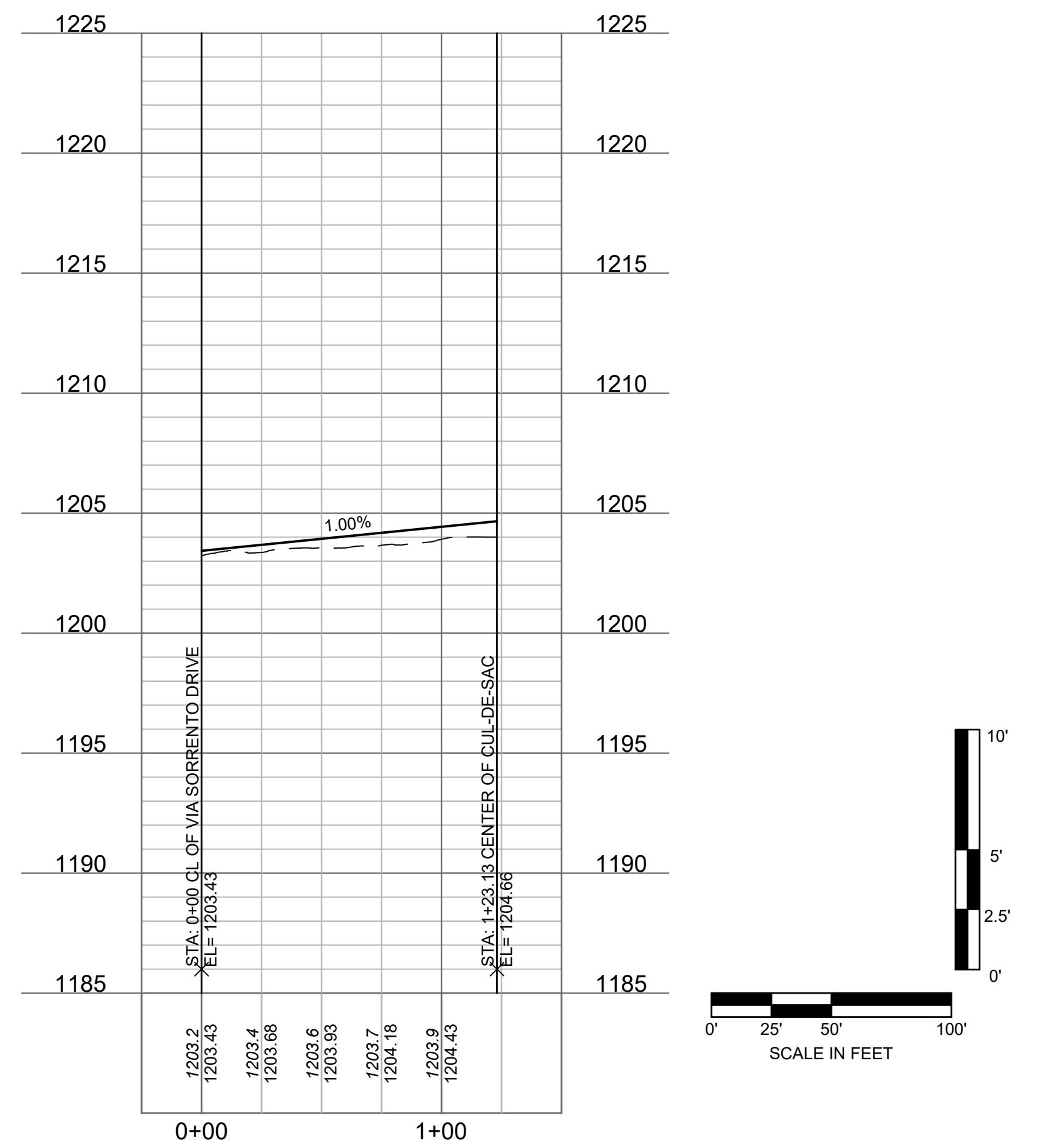
Olsson®

601 P Street, Suite 200
P.O. Box 84608
Lincoln, NE 68508
TEL: 402.474.6311
FAX: 402.474.5063
Olsson, Engineering
Nebraska COA #CA-0638

VIA SORRENTO DRIVE (-0+25 - 6+00)



VIA SORRENTO COURT (-0+25 - 1+50)



PRELIMINARY ROADWAY PROFILES
ACTON ACRES
PRELIMINARY PLAT
LINCOLN, NEBRASKA

SHEET
6 of 6

drawn by: JRM
designed by: ESB
project no.: 025-0436
date: 11/13/2025

REVISIONS

REV. NO.

DATE

DESCRIPTION

BY

2025



November 19, 2025

Benjamin Callahan
City of Lincoln Planning Department
555 South 10th St., Suite 213
Lincoln, NE 68508

RE: Acton Acres Development: Annexation, Preliminary Plat and Change of Zone Application

Ben,

On behalf of property owner, Acton Acres LLC, Olsson is submitting application for: annexation, change of zone and preliminary plat for property located at 6701 S. Folsom Street, Lincoln, NE 68506

The developer is requesting annexation and change of zone of the property to R-3. Under the first phase of development, Acton Acres is proposing construction of a private school, Acton Academy, at the property. The second phase of development would include single family residential lots.

Under the proposed plan, the existing driveway access to Folsom Street would be vacated and access to the site would be through Via Sorrento Drive in the Southwest Village Heights development to the north. There is an existing AGR single family lot located south of the proposed property. Annexation is requested to allow for construction of public paving and utilities to serve the development along Via Sorrento Drive.

Two waivers are requested with this preliminary plat:

1. To allow for a portion of sanitary sewer to flow opposite of street grades on Via Sorrento Drive
2. To waive 26.27.010 to allow for Via Sorrento Drive adjacent to Outlot A, to be constructed with phase 2 of the development. This waiver would allow for Outlot A to be platted and have the detention cell constructed during Phase 1, but waive the installation of the adjacent public street paving until phase 2 is platted and developed.

The application also includes preliminary plat documents showing the site layout for the private school lot, as well as future single family residential. Stormwater detention will be provided within the first phase of development, along with water quality improvements within the detention cell. A drainage report has been prepared with the preliminary drainage calculations for the development.

Olsson, as applicant, is making the following applications and requests:

1. Annexation, Change of Zone, Preliminary Plat:

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

1. City Application Form
2. Application fees in the amount of \$3,342.00
3. Acton Acres Preliminary Plat: Site Plan
 - a. Complete Preliminary Plat including: Grading/Drainage Plans, Roadway Profiles and Drainage Memo to be uploaded to ProjectDox.

Olsson will submit the site plan documentation to ProjectDox upon notification from the Planning Staff.

If you require further information or have any questions, please contact me at 402.458.5608 or ebright@olsson.com.

Thank you,

A handwritten signature in black ink, appearing to read "Erin Bright".

Erin Bright, PE



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

APPLICATION NUMBER	FINAL ACTION?	DEVELOPER/OWNER
Special Permit #1304B	Yes	Clyde Malone Community Center
PLANNING COMMISSION HEARING DATE	RELATED APPLICATIONS	PROPERTY ADDRESS/LOCATION
December 17, 2025	None	2032 U Street

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to amend the existing Special Permit #1304A for the Clyde Malone Community Center located at 2032 U Street to allow two illuminated wall signs. The signs totaling 170 and 210 square feet on the east and west facades of the building, and one nonilluminated sign totaling 60 square feet on the east. The current R-6 zoning restricts wall signs to 36 feet in area with no illumination permitted.



JUSTIFICATION FOR RECOMMENDATION

The request to add two illuminated wall signs on the newly constructed Malone Center is justified as the Center is surrounded primarily by commercial zoning, arterial roadways, and property owned by the applicant. This limits any adverse impact on existing residential dwellings to east. The center also conducts a mix of allowed uses varying from neighborhood support services, daycare, recreational facilities and health services.

APPLICATION CONTACT

Matt Langston, Olsson

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed signage is compatible with the Comprehensive Plan as it will allow the continued service of the center which is in line for goals of a Complete Neighborhood, by offering community and neighborhood services to the surrounding residents. The center sits in close proximity to residential neighborhoods and serves the local population with recreational and educational programs.

WAIVERS

1. To allow two illuminated wall signs up to 210 square feet and one nonilluminated sign up to 60 square feet. (Recommend Approval)

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

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

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.

Policies Section

P2: Existing Neighborhoods - Continue our commitment to strong, diverse, and complete neighborhoods.

Action Steps

2. Maintain and enhance infrastructure and services, commensurate with needs, in existing neighborhoods.
6. Promote the continued use of residential dwellings and all types of buildings, to maintain the character of neighborhoods and to preserve portions of our past. Building code requirements for the rehabilitation of existing buildings should protect the safety of building occupants, while recognizing the need for flexibility that comes with rehabilitating existing buildings.
11. Encourage public and private investment in neighborhood infrastructure and services to support economic diversity that improves the quality of life for all residents.

Goals Section

G2: Complete Neighborhoods

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.

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.

ANALYSIS

1. This is a request to amend Special Permit #1304A for the Clyde Malone Community Center located at the southeast corner of N Antelope Valley Parkway and Vine Street, at 2032 U Street. The property is zoned R-6 Residential with a special permit which allowed for the reconstruction of a nonstandard building and was approved in June 2023. Since this approval, the new Clyde Malone Community Center has been under construction at this location. Since 1982 the Malone Center has continued to operate with a mix of services including offices, nonresidential healthcare, recreation, neighborhood support services, early childhood care facility with assessor uses supportive to the main use on the property. The proposed amendment is in relation to allowed signage that will be located on the building, allowing larger wall signs than what would be allowed in the underlying R-6 Residential Zoning District.
2. The site is surrounded by Trago Park and the Mopac & Billy Wolff Trail, zoned P Public to the south and west. To the north across Vine Street is undeveloped property zoned B-3. To the east is property owned and operated by the Malone Center zoned R-6 Residential.
3. The proposed amendment would add a waiver to the allowed signage as the property is zoned R-6 Residential, which limits wall signs to 1 per building façade and a maximum size allowed at 32 square feet per wall sign. The R-6 zoning district would also prohibit the wall sign to be illuminated.
4. The applicant, Clyde Malone Community Center is requesting the amendment to the existing special permit to provide larger wall signs along the east and west facades of the newly constructed building. An additional waiver and separate signage detail sheet will be added to the special permit plans, detailing the location of a 210 square foot, illuminated wall sign on the northwest corner of the building, facing N Antelope Valley Parkway. A second illuminated wall sign totaling 170 square feet will then be added on the east building façade near the main entrance. Additionally, a third nonilluminated sign stating the name of the center would be allowed up to 60 square feet and will be located on the east façade.
5. With the existing special permit which allowed for the reconstruction of a nonstandard building, the Lincoln Municipal Code 27.63.280 allows for the Planning Commission to modify and approve signs exceeding the maximum size allowed and illumination if it is determined they will not adversely affect the surrounding area and are found necessary for the expansion of the nonconforming use. It is not expected the addition of the two proposed signs will have an adverse impact on the surrounding area or residential uses. The property sits near the intersection of two busy arterial roadways with no abutting residential dwellings. As a comparison, to the north across Vine Street is the Turbine Flats Planned Unit Development following B-3 zoning standards allowing a wall sign up to 500 square feet in size.
6. The proposed amendment is consistent with the 2050 Comprehensive Plan as the property will still continue to meet the future land use designation by operating as a neighborhood service use for the surrounding area. As the new building does not include any dwelling units, the newly built structure reflects a commercial style building that offers uses that are compatible within residential neighborhoods. The allowed signage will be compatible with the new structure and visibility from the adjacent roadways.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Clyde Malone Community Center

R-6 Residential

SURROUNDING LAND USE & ZONING

North: Vacant	B-3 PUD
South: Trago Park	P-Public
East: Malone Manor	R-6 Residential
West: City trails	P-Public

APPLICATION HISTORY

1982 Clyde Malone Center was constructed and operated under a Non-Profit Educational and Philanthropic Institution in residential zoning.

1988 Special Permit #1304 was approved for a recreation facility including a skate park.

2023 Special Permit #1304A was approved by the Planning Commission to allow the reconstruction of the Clyde Malone Community Center with reduction to the required R-6 Residential setbacks.

APPROXIMATE LAND AREA: 1.86 acres, more or less

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT:

LEGAL DESCRIPTION: Lot 1, Malone Center Addition, Lincoln, Lancaster County, Nebraska.

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

Date: December 4, 2025

Applicant/
Contact: Matt Langston

Owner: Clyde Malone Community Center

CONDITIONS OF APPROVAL – SPECIAL PERMIT #1304B

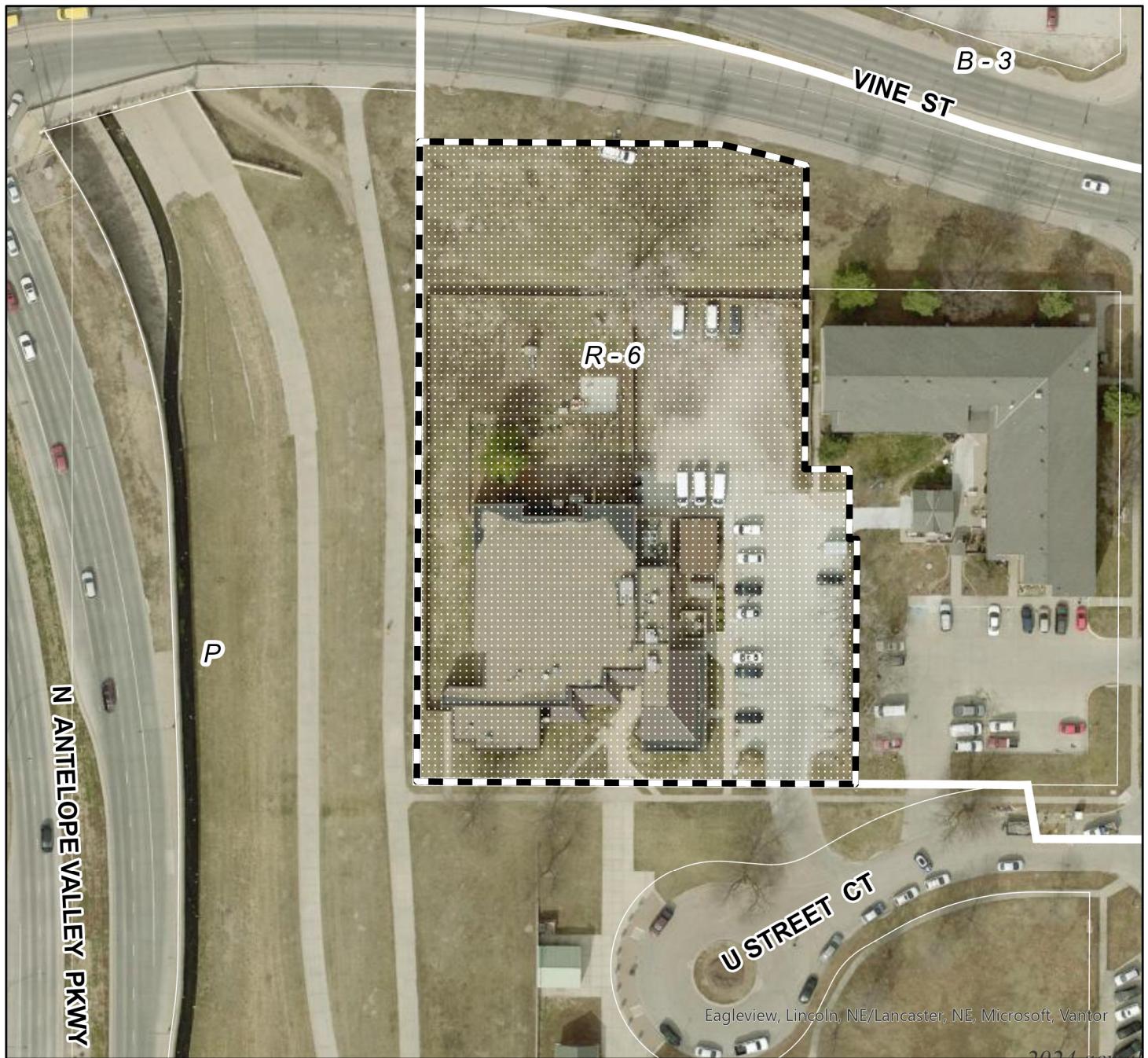
Per Section 27.63.280 this approval permits two illuminated wall signs up to 210 square feet each and one nonilluminated wall sign up to 60 square feet as shown on the associated signage plan sheet.

Site Specific Conditions:

1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **2** copies with all required revisions and documents as listed below:
 - 1.1 Revise sheet numbering. Sheets 2 & 3 should be numbers as 2 of 4 and 4 of 4.
 - 1.2 Revise Waiver 3A to clarify the signs on the north and east are allowed up to 210 square feet, wrapped around both facades.
 - 1.3 Add Note 6 back to the plan stating, "Additional signs need not be shown on this site plan, but need to be in compliance with chapter 27.69 of the Lincoln Zoning Ordinance, and must be approved by Building & Safety Department prior to installation".

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 Before occupying starting the operation all development and construction shall substantially comply with the approved plans.
 - 2.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 2.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 2.4 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. This approval supersedes Special Permit #1304A.



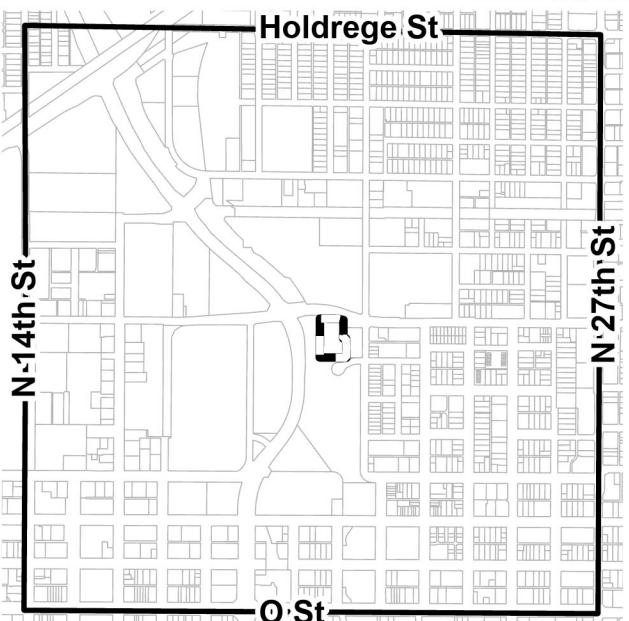
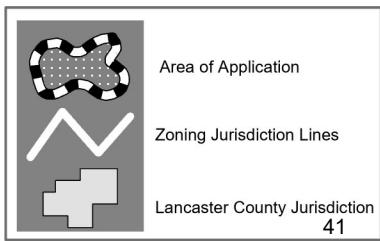
Special Permit #: SP1304B
Malone Community Center
N Antelope Valley Pkwy & Vine St

Zoning:

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



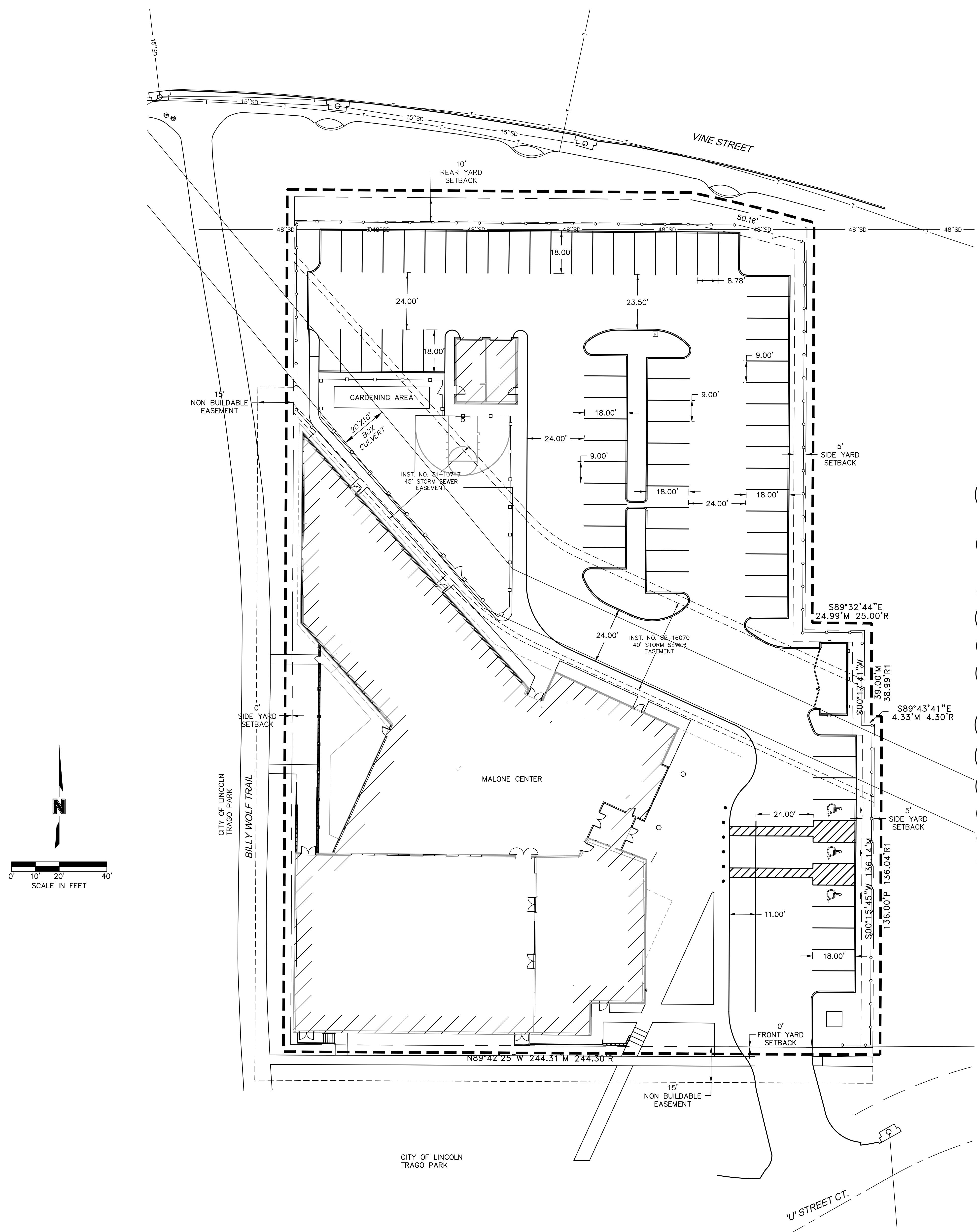
One Square Mile:
Sec.24 T10N R06E



MALONE COMMUNITY CENTER

SITE PLAN

WG: F:\2022\0601-06500\022-06276\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCCV\C_SIT01_02206276.dwg USER: mlangston
ATE: 19,2025 10:57am XREFS: C:\PBASE2_02206276 061305_SR 21028_First Level Floor Plan_2024-01-09-22007_Malone CC-MEP23-rvt-1-FP1_1-8_New
21028_First Level Floor Plan_2024-01-09-22010-Structural Model-2023-rvt-1-FP1_1-8_New



LEGAL DESCRIPTION
LINCOLN DRIVING PARK COMPANYS 1ST SUBDIVISION, BLOCK 2, LOT 7, EX N117'
& LOTS 8 -15 EX N17' & E15' LOTS 16 & 21 & LOTS 22 - 26 & AMERICAN SUB (OF PT
BLOCK 2 LINCOLN DRIVING COMPANYS 1ST SUB) LOTS A - C & VAC ALLEY ADJ

<u>SHEET INDEX</u>	
SITE PLAN	1
GRADING PLAN	2
EXISTING CONDITIONS	3
WALL SIGN PLAN	4

GENERAL NOTES

1. THIS SPECIAL PERMIT CONTAINS 1.86 ACRES MORE OR LESS.
 2. THE CURRENT ZONING IS 'R-6'.
 3. ALL TOPOGRAPHIC CONTOURS ARE SHOWN AS NAVD 88 DATUM.
 4. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
 5. SETBACKS SHALL BE AS SHOWN ON SITE PLAN.

REQUESTED WAIVERS

- REQUESTED WAIVERS

 1. A WAIVER TO THE LINCOLN MUNICIPAL CODE TO INCREASE ALLOWABLE BUILDING HEIGHT IN THE R-6 ZONING DISTRICT FROM 35 FEET TO 65 FEET.
 2. A WAIVER TO THE LINCOLN MUNICIPAL CODE TO REDUCE SETBACKS IN THE R-6 ZONING DISTRICT TO DIMENSIONS AS SHOWN ON SITE PLAN.
 3. A WAIVER TO THE LINCOLN MUNICIPAL CODE TO ALLOW ILLUMINATED WALL SIGNS AS SHOWN ON SHEET 4, WHICH INCLUDES UP TO:
 - a. 210 S.F. OF SIGNAGE ON THE NORTH AND WEST BUILDING FAÇADE.
 - b. 170 S.F. OF SIGNAGE ON THE EAST BUILDING FAÇADE.

PARKING TABLE	
REQUIRED PARKING	44 STALLS

LEGEND

SITE PLAN

**MALONE COMMUNITY CENTER
AMENDMENT TO SPECIAL PERMIT #1304A**

LEGEND

— — — — — — — —	LIMITS OF SPECIAL PERMIT
— — — — — — — —	PROPERTY LINE
— — — — — — — —	UTILITY EASEMENT
— — — — — — — —	SECTION LINE
— — — — — — — —	RIGHT OF WAY LINE
8"SS — — — — —	EXISTING 8" SANITARY SEWER
15"SD — — — — —	EXISTING 15" STORM SEWER
48"SD — — — — —	EXISTING 48" STORM SEWER
SD — — — — —	PROPOSED 15" STORM SEWER
	PROPOSED BUILDING LIMITS

—
—
—

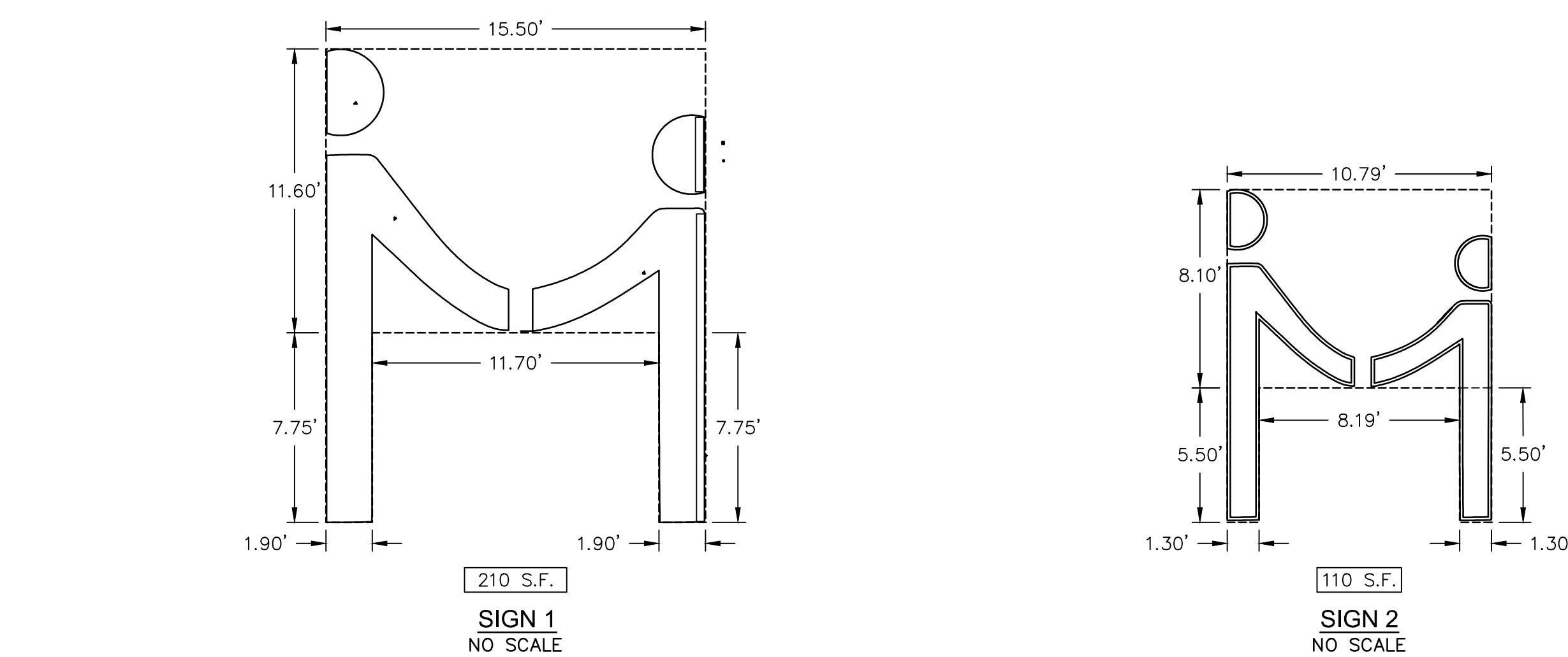
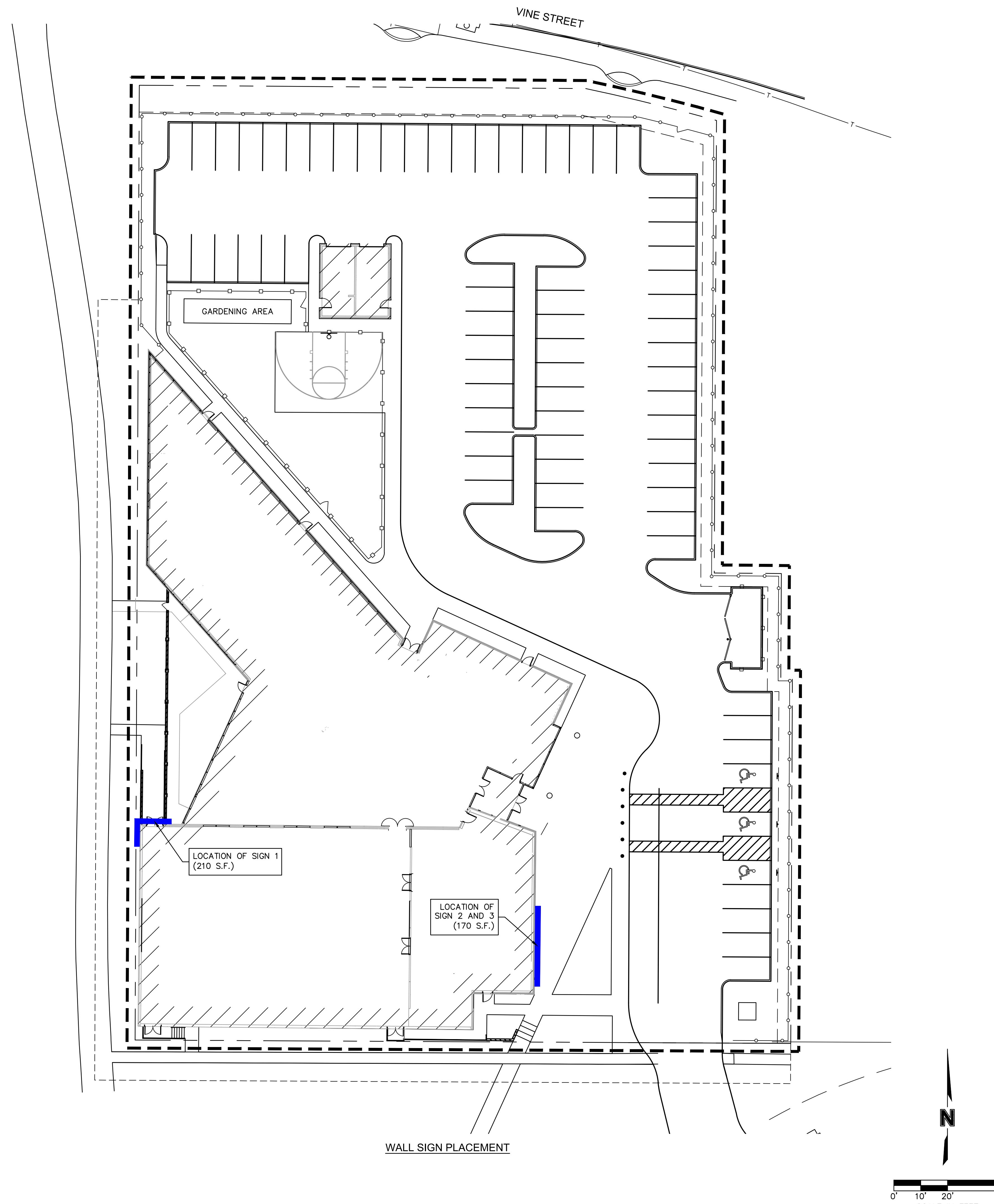
by: _____
checked by: _____
approved by: _____
QC by: _____
part no.: _____
serial no.: _____

SHEET
1 of

MALONE COMMUNITY CENTER

WALL SIGN PLAN

WG: F:\222\0600-0600\022-0627\40-Design\Autocad\PPreliminary Plans\Sheets\GNC\\\C_SIT01_022006276.dwg
AET: Nov 11 2025 21:27pm VERE: C-BASE202206276
Model: 2023-01-09-22007 Malone CC-MEB23-rvt-1-EP1 1-8 New
2024-01-09-22007 Malone CC-MEB23-rvt-1-EP1 1-8 New
21028 First | eval Floor Plan 2024-01-09-22007 Malone CC-MEB23-rvt-1-EP1 1-8 New
21028 First | eval Floor Plan 2024-01-09-22007 Malone CC-MEB23-rvt-1-EP1 1-8 New
USER: mlangston



The diagram illustrates the dimensions of the Clyde Malone Community Center building. The main structure is 17.00' wide and 1.50' high. A smaller rectangular extension or entrance is 13.00' wide and 1.50' high, positioned below the main structure. A third rectangular section, labeled 'CENTER', is 10.00' wide and 1.50' high, located at the bottom right. The entire building is 17.00' wide and 1.50' high.

TOTAL= 60 S.F.

©
cossor

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Chandler AZ 85226
TE| 480 829 6000
www.glosson.com

www.usenix.org

COMMUNITY CENTER ALL SIGN PLAN

WALL SIGN PLAN

MALONE COMMUNITY CENTER

10 of 10

ate: _____

SHEE

4 of



November 19, 2025

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

RE: Malone Community Center – Special Permit Amendment for Wall Signs

Mr. Callahan:

On behalf of the property owner and applicant, Clyde Malone Community Center (“Malone Center”), Olsson is submitting an application for an Amendment to the Special Permit for allowing exterior wall signs on their newly constructed building located at 2032 “U” Street.

The project area of the Special Permit includes a total of 1.47 acres and is described as the Malone Center Addition, Lot 1. The Special Permit would retain the existing R-6 zoning and approve the following modifications to standard R-6 exterior wall sign regulations:

- Allow up to a total of 210 square footage of illuminated wall signage on the north and west building façade.
- Allow up to 170 square footage of illuminated wall signage on the East building façade.

On behalf of the Malone Center, Olsson has coordinated with City Planning staff on the requested waiver to the Lincoln Municipal Code.

Malone Center is making the following applications and requests:

1. Special Permit. Of the R-6 area, for a total of 1.47 acres.

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

1. City Application Form (Special Permit)
2. Application fees in the amount of \$1,176.00
3. Malone Center Special Permit site plan and wall sign plan.

Olsson will submit the site plan documentation to ProjectDox upon notification from the Planning Staff.

We appreciate your consideration of the above requests and look forward to continuing to work with you on this amendment. If you require further information or have any questions, please do not hesitate to contact me at 402.525.9963 or mlangston@olsson.com

Regards,

Matt Langston
Olsson



Lincoln-Lancaster County
**PLANNING AND
DEVELOPMENT**

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

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

APPLICATION NUMBER	FINAL ACTION?	DEVELOPER/OWNER
Use Permit #125C	No	Exchange Bank
PLANNING COMMISSION HEARING DATE	RELATED APPLICATIONS	PROPERTY ADDRESS/LOCATION
December 17, 2025	None	7655 Pioneers Boulevard

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for an amendment to the existing Use Permit #125B for The Preserve on Antelope Creek. The amendment would add a note to allow a freestanding sign on Block 1, Lot 1 of the use permit within 25 feet of an existing freestanding sign. This amendment is not proposing any changes in allowed usage or increases in sign area or height.



JUSTIFICATION FOR RECOMMENDATION

This amendment allows for the relocation of an existing freestanding sign that has had its visibility limited by a new LES transformer. The new location of the sign has been identified in coordination with LES to avoid any other LES infrastructure, while allowing the business to construct a freestanding sign as permitted by Lincoln Municipal Code Chapter 27.69.

APPLICATION CONTACT

Robert Panzer, Exchange Bank

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The request is consistent with the 2050 Comprehensive Plan as this area is designated for commercial uses on the 2050 Future Land Use Map. The commercial use is consistent with a need for signage within the use permit boundary. Signs within the use permit will still follow the allowed area and height limits within the B-2 zoning district, maintaining compatibility with existing uses nearby.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

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

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

Fundamentals of Growth in Lancaster County

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

Goals Section

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.

E3: Business, Economy, and Workforce

Commercial and Industrial Development

Commercial and Industrial Centers in Lancaster County should be located:

- 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.

Policies Section

P2: Existing Neighborhoods - Continue our commitment to strong, diverse, and complete neighborhoods.

Action Steps

2. Maintain and enhance infrastructure and services, commensurate with needs, in existing neighborhoods.
5. Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements.

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

Action Steps

1. Continue to make updates as needed to zoning and subdivision ordinances, along with design standards, to support economic development, complete neighborhoods, and other PlanForward initiatives.

ANALYSIS

1. This is a request to amend the existing Use Permit #125B, The Preserve on Antelope Creek, to permit a freestanding sign within 25 feet of an existing freestanding sign on Lot 1, Block 1, which is currently occupied by Exchange Bank. The proposed amendment only relates to the location of the sign and does not allow for an increased sign area or height beyond what the Lincoln Municipal Code (LMC) allows in the B-2 zoning district today
2. The Use Permit is approximately 9 acres in total and is zoned for commercial use with a combination of B-2 and O-3 zoning districts. The proposed amendment does not modify the size or boundaries of the use permit. Commercial uses are permitted freestanding signs in commercial districts per the regulations in LMC Chapter 27.669 Signs.
3. The Lincoln Municipal Code (LMC) Chapter 27.69 defines a freestanding sign as any sign supported by structures or supports that are anchored in the ground and that are independent from any building or structure. The B-2 zoning district permits 1 freestanding sign per main building. LMC Chapter 27.69.030 General Provisions (a)(13) states “All freestanding signs must be spaced a minimum of 50 feet apart.”
4. The sign for Exchange Bank lost visibility due to the recent installation of a new Lincoln Electric System (LES) transformer. The applicant considered options to either relocate the sign to a location permitted by the Zoning Code, or to increase the sign’s height in its current location. However, after meeting with LES representatives on site, both options were eliminated due to the presence of new underground power lines.
5. As a result of consultation with LES, the applicant has determined that the best option for constructing a freestanding sign is to relocate their sign to the west of its existing location. However, the proposed location of the sign encroaches on the 50 feet required by LMC between freestanding signs.
6. The applicant is proposing an addition to Note #11 on the use permit cover sheet, which would allow a freestanding sign for Exchange Bank within 25 feet of an existing freestanding sign for The Preserve on Lot 1, Block 1 of the use permit.
7. The Comprehensive Plan continues to designate the future land use in this use permit for commercial uses, reflecting what exists today in this area. The proposed amendment to the allowed signage location within the permit boundary is consistent with the Comprehensive Plan as it will allow more flexibility to locate a sign given the constraints imposed by the LES infrastructure, without adverse impacts on adjacent properties.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Commercial B-2 Planned Neighborhood Business District

SURROUNDING LAND USE & ZONING

North: Commercial R-3 Residential

South: Commercial B-2 Planned Neighborhood Business District

East: Commercial B-2 Planned Neighborhood Business District
West: Commercial O-3 Office Park District

APPLICATION HISTORY

- JUL 2001** Preliminary Plat #99027 for The Preserve on Antelope Creek for 140 lots, and Special Permit #1813 The Preserve CUP for 150 dwelling units and retirement housing for 180 dwelling units (both assisted and independent) and Use Permit #125 for 15,000 square feet of office floor area in O-3 district, and for 66,900 square feet of commercial floor area and 35 dwelling units in B-2 were approved.
- MAR 2010** Use Permit #125A and CZ#09027 to allow a garden center and rezone the subject property from R-3 to B-2 was withdrawn.
- MAY 2013** Administrative Amendment #13024 to UP#125 increased the amount of approved commercial floor area from 81,900 to 87,100 square feet.
- JAN 2024** Use Permit #125B and CZ#23075 to expand The Preserve on Antelope Creek use permit by 0.7 acres and increase total floor area to 91,800 was approved.

APPROXIMATE LAND AREA: Area of application is 1.14 acres, more or less

LEGAL DESCRIPTION: Lot 1, Preserve on Antelope Creek 19th Addition, Lincoln, Lancaster County, Nebraska

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

Date: December 4, 2025

Applicant/ Robert Panzer, Exchange Bank
Contact:

Owner: Exchange Bank

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared%20Documents/DevReview/UP/UP125C%20The%20Preserve%20on%20Antelope%20Creek.jrs.docx>

CONDITIONS OF APPROVAL – USE PERMIT #125C

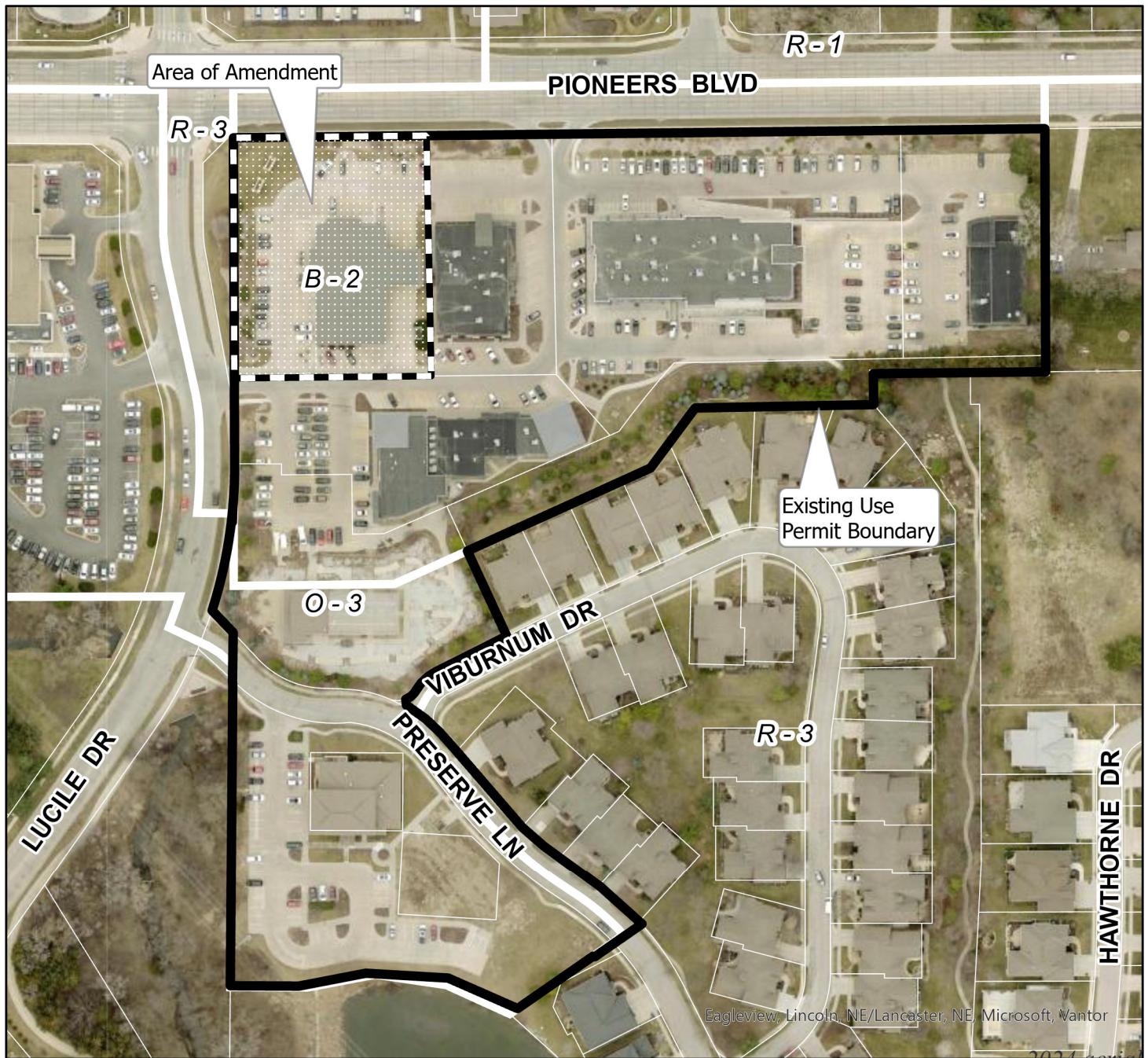
This approval authorizes a freestanding sign within 25 feet of an existing freestanding sign on Lot 1, Block 1 of The Preserve on Antelope Creek Use Permit #125C.

Site Specific Conditions:

1. The permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 2 copies before receiving building permits.

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
 - 2.2 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 2.3 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions/ordinances approving previous permits remain in force unless specifically amended by this resolution.



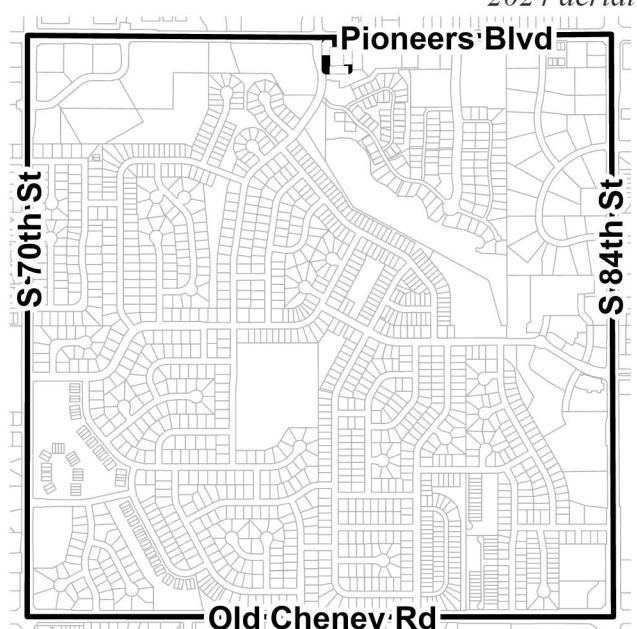
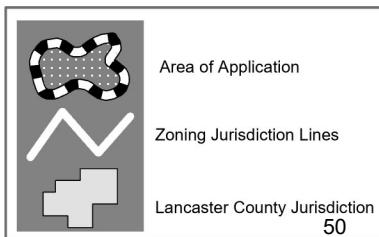
Use Permit #: UP125C
The Preserve on Antelope Creek
Lucille Dr & Pioneers Blvd



Zoning:

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

One Square Mile:
Sec.10 T09N R07E





Omaha Neon Sign Company

1120 N 18th Street | Omaha 68102 | 402.341.6077 | 402.341.7654 fax

To: Lincoln Planning Department
From: Omaha Neon
Re: Amendment to Use Permit
Date: 11-3-2025

Mr. Cary,

Attached are our drawings showing the proposed new sign and the sign location.

The bank has lost visibility of their sign due to LES installing a new transformer. Our first option was to relocate the sign or raise the sign in its current location. After meeting with a LES representative on site both of these options were deleted due to their new underground power lines.

The only option was to move the sign to the west which will encroach on the 50' spacing requirement by current code. We are requesting an amendment to the current mixed-use agreement to allow the bank to install their sign within the 50' radius of the current Preserve sign.

Thank You,

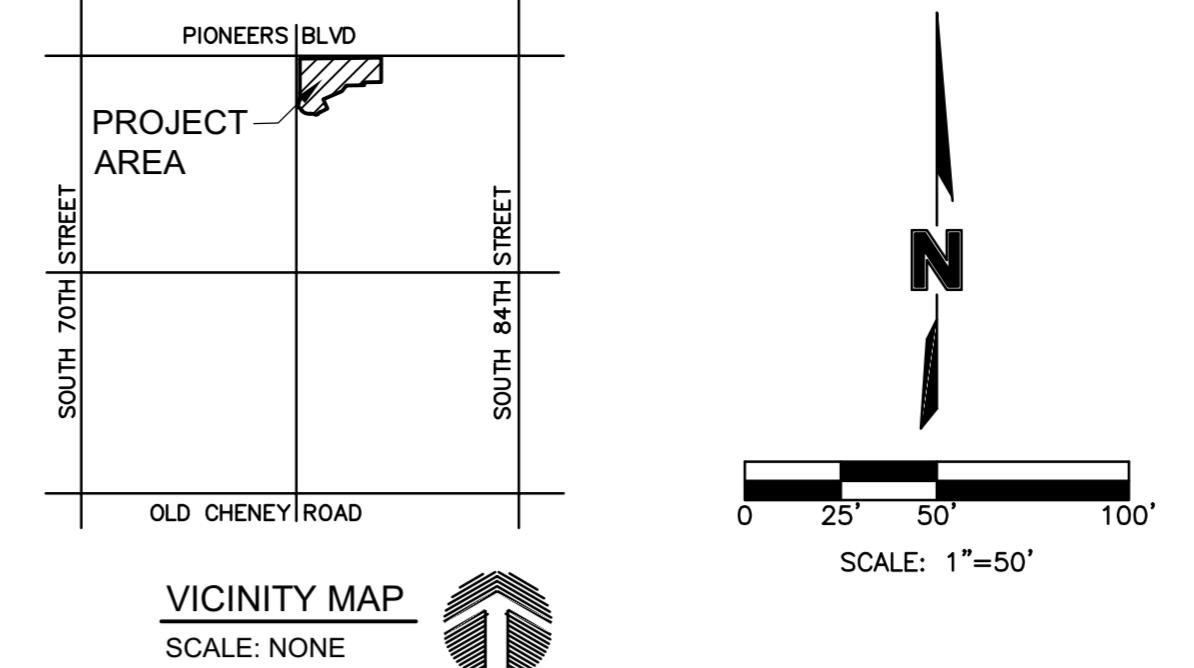
Kyle Conry V.P. Operations
Cc: Robert Panzer V.P. Exchange Bank

USE PERMIT 125C - LEGAL DESCRIPTION

DESCRIPTION OF TRACT OF LAND COMPOSED OF THE FOLLOWING PARCELS:

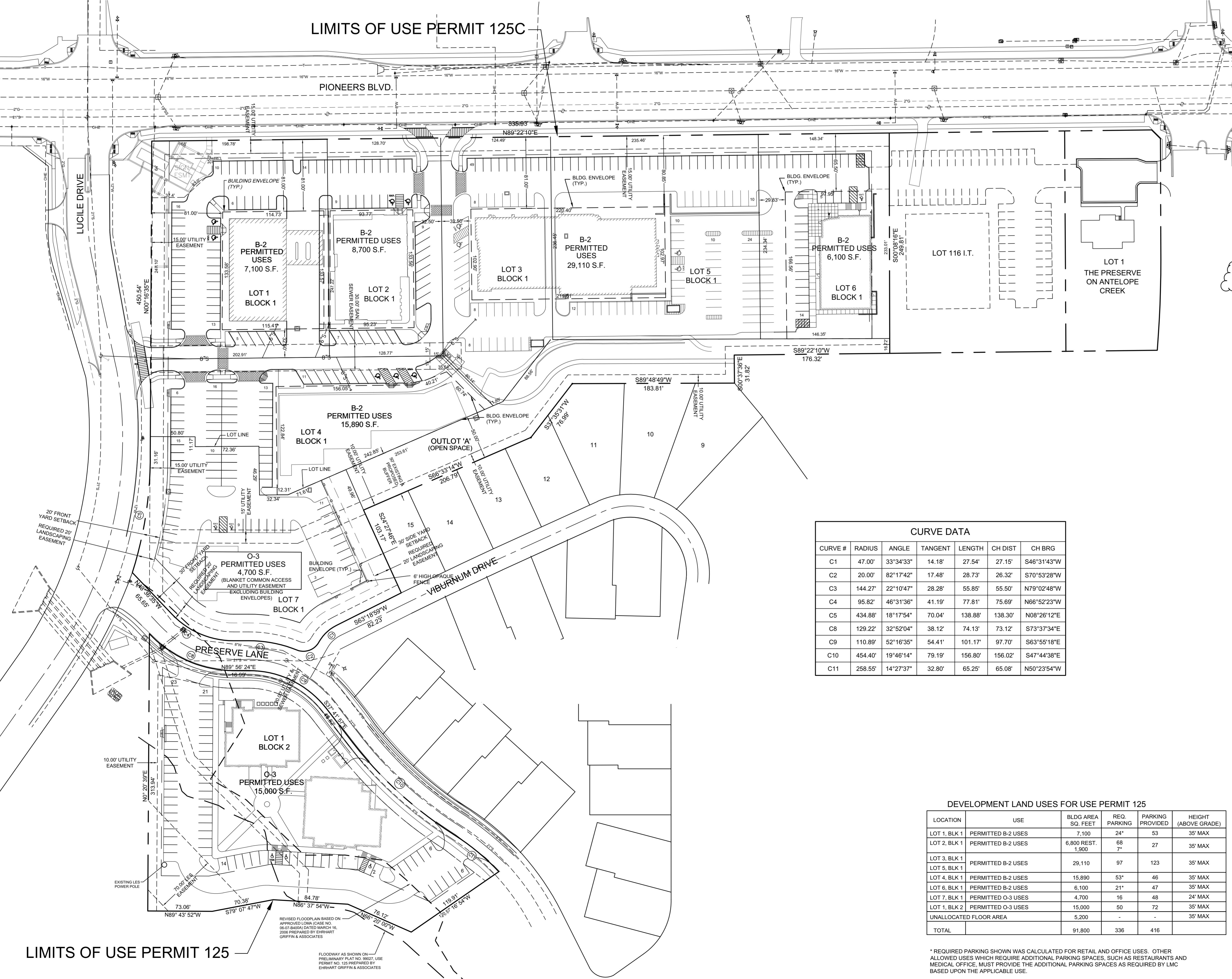
- THE PRESERVE ON ANTELOPE CREEK 12TH ADDITION, LOT 1
- THE PRESERVE ON ANTELOPE CREEK 13TH ADDITION, LOT 3
- THE PRESERVE ON ANTELOPE CREEK 14TH ADDITION, LOTS 1 & 2
- THE PRESERVE ON ANTELOPE CREEK 15TH ADDITION, LOTS 1, 2 AND OUTLOT "A".
- THE PRESERVE ON ANTELOPE CREEK 19TH ADDITION, REMAINING PORTION LOTS 1 & 2.

ALL LOCATED IN THE NORTH ONE-HALF OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA



NOTES:

- THE DEVELOPER AGREES TO COMPLY WITH PROVISIONS OF THE LAND SUBDIVISION ORDINANCE REGARDING LAND PREPARATION INCLUDING EROSION AND SEDIMENT CONTROL.
- TOTAL LAND USAGE:
B-2 COMMERCIAL: 72,100 PERMITTED SQUARE FEET
O-3 OFFICE: 19,700 PERMITTED SQUARE FEET
- DIRECT VEHICULAR ACCESS TO LUCILE DRIVE AND PIONEERS BLVD. IS RELINQUISHED EXCEPT AS SHOWN.
- THE YARD SETBACKS REGULATE STRUCTURAL WALLS ONLY AND DOES NOT RESTRICT OVERHANGS, PATIOS, DOOR SWINGS AND WINDOW SWINGS FROM ENCROACHING INTO THE SETBACKS, BUT NOT ACROSS LOT LINES.
- THE DEVELOPER WILL PROVIDE A 3-FOOT HIGH BERM WITH A LANDSCAPE SCREEN IN FRONT OF THE PARKING LOT ALONG PIONEERS BOULEVARD AND ALONG LUCILE DRIVE ON LOT 1, BLOCK 1.
- ALL LOTS ADJACENT TO OR WITHIN THE 100-YEAR FLOODPLAIN WILL HAVE MINIMUM BUILDING OPENINGS ONE FOOT ABOVE THE FLOOD PLAIN ELEVATION SET BY FEMA.
- SHARED PARKING WITH A PUBLIC ACCESS EASEMENT IS GRANTED OVER LOTS 1, 2, 3, 4, 5, 6 AND 7, BLOCK 1 AND TO LOTS 116 I.T. AND LOT 1, THE PRESERVE ON ANTELOPE CREEK. IN THE EVENT SAID LOTS ARE REZONED AND ADDED TO THIS USE PERMIT, ALL PARKING TO BE PROVIDED IN COMPLIANCE WITH THE ZONING ORDINANCE AT THE TIME OF BUILDING PERMITS.
- DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY AT THE TIME OF BUILDING PERMITS IN COMPLIANCE WITH THE REQUIREMENTS OF THE B-2 DISTRICT, EXCEPT THE 50' SETBACK BETWEEN THE B-2 AND R-3 SHALL NOT BE REDUCED.
- ANY USER OF LOT 6, BLOCK 1 OR ANY PORTION THEREOF SHALL:
 - NOT BE ALLOWED TO OPERATE A BUSINESS, ORGANIZATION, OR OTHERWISE BETWEEN THE HOURS OF 12:00 A.M. (MIDNIGHT) AND 5:00 A.M.; AS A DIRECT RESULT OF THESE RESTRICTIONS, NO USER SHALL OPERATE CONTINUOUSLY FOR TWENTY-FOUR (24) HOURS IN ANY SINGLE TWENTY-FOUR (24) HOUR PERIOD;
 - NOT DERIVE MORE THAN FIFTY PERCENT (50%) OF ITS GROSS REVENUE FROM THE SALE OF ALCOHOL FOR CONSUMPTION ON THE PREMISES; THE SALE OF ALCOHOL MUST BE IN CONJUNCTION WITH THE OPERATION OF A RESTAURANT WHICH SERVES "FULL COURSE MEALS" AS DEFINED IN NEB. REV. STAT. 53-123.04, 53-123.14 AND 53-123.15 AS ARE CURRENT AND AS MAY BE AMENDED AND AS THOSE STATUTES RELATED TO "CRAFT BREWERS", "FARM WINERIES" AND OTHER EXCEPTIONS CONTAINED THEREIN. THIS PARAGRAPH SHALL NOT APPLY TO WINE STORE AS DEFINED IN PARAGRAPH 2 ABOVE.
 - NOT SELL ALCOHOL FOR CONSUMPTION OFF THE PREMISES, SPECIFICALLY IN PACKAGE FORM. NO USER MAY APPLY FOR, OBTAIN, OR HOLD A RETAIL LIQUOR LICENSE FOR USE ON THE PARCEL EXCEPT AS REQUIRED, ALLOWED AND IN COMPLIANCE WITH NEB REV. STAT. 53-123.04, 53-123.14 AS ARE CURRENT AND AS MAY BE AMENDED AND AS THOSE STATUTES RELATED TO "CRAFT BREWERS", "FARM WINERIES" AND OTHER EXCEPTIONS CONTAINED THEREIN. THIS PARAGRAPH SHALL NOT APPLY TO WINE STORE AS DEFINED IN PARAGRAPH 2 ABOVE.
 - NOT ALLOW ANY SEATING AREA, GARDEN, OR EXTERIOR PORTION OF ANY USER'S COMMERCIAL PROPERTY TO BE OCCUPIED BY ANYONE, CONSUMERS, CLIENTELE, EMPLOYEES, OR OTHERS PAST THE HOUR OF 11:00 P.M.
- THE FOLLOWING USE PERMIT REQUIREMENTS WILL APPLY TO LOT 7, BLOCK 1:
 - LOT 7 SHALL RELINQUISH VEHICULAR ACCESS TO PRESERVE LANE AND VIBURNUM DRIVE.
 - AN OPAQUE FENCE SHALL SCREEN PARKING ON THE EAST AND SOUTH SIDE OF THE EASTERN PARKING MAGAZINE.
 - A 20'-WIDE LANDSCAPE EASEMENT SHALL BE ON LOT 7 AS SHOWN. A MINIMUM 60% 10'-TALL, ALL SEASON LANDSCAPE SCREEN SHALL BE PERMANENTLY MAINTAINED BY THE OWNER WITHIN THIS LANDSCAPE EASEMENT.
 - SETBACKS ARE AS REQUIRED BY UNDERLYING ZONING DISTRICT, EXCEPT WHERE LARGER SETBACKS ARE SPECIALLY SHOWN ON THE SITE PLAN OR WHERE WAIVERS HAVE BEEN GRANTED.
 - SETBACKS SHALL BE AS SHOWN.
- SIGNS NEED NOT BE SHOWN ON THIS PLAN BUT WILL BE REVIEWED AT THE TIME OF SIGN PERMITS IN COMPLIANCE WITH LMC. A FREESTANDING SIGN MAY BE PERMITTED WITHIN 25 FEET OF AN EXISTING FREESTANDING SIGN ON LOT 1, BLOCK 1.
- SIDEWALKS NEED TO BE PROVIDED IN COMPLIANCE WITH CITY OF LINCOLN DESIGN STANDARDS FOR PEDESTRIAN CIRCULATION IN COMMERCIAL AND INDUSTRIAL AREAS.
- THE FLOOR AREA ALLOCATED AMONG LOTS IN THE LAND USE TABLE MAY BE ADJUSTED AT THE TIME BUILDING PERMITS ARE ISSUED, PROVIDED THAT THE AGGREGATE COMMERCIAL FLOOR AREA FOR THE USE PERMIT DOES NOT EXCEED 91,800 SQUARE FEET SUBJECT TO ANY INCREASE SUBSEQUENTLY APPROVED BY ADMINISTRATIVE AMENDMENT.



CURVE DATA						
CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIST	CH BRG
C1	47.00'	33°34'33"	14.18'	27.54'	27.15'	S46°31'43"W
C2	20.00'	82°17'42"	17.48'	28.73'	26.32'	S70°53'28"W
C3	144.27'	22°10'47"	28.28'	55.85'	55.50'	N79°02'48"W
C4	95.82'	46°31'36"	41.19'	77.81'	75.69'	N66°52'23"W
C5	434.88'	18°17'54"	70.04'	138.88'	138.30'	N08°26'12"E
C8	129.22'	32°52'04"	38.12'	74.13'	73.12'	S73°37'34"E
C9	110.89'	52°16'35"	54.41'	101.17'	97.70'	S63°55'18"E
C10	454.40'	19°46'14"	79.19'	156.80'	156.02'	S47°44'38"E
C11	258.55'	14°27'37"	32.80'	65.25'	65.08'	N50°23'54"W

DEVELOPMENT LAND USES FOR USE PERMIT 125						
LOCATION	USE	BLDG AREA SQ. FEET	REQ. PARKING	PARKING PROVIDED	HEIGHT (ABOVE GRADE)	
LOT 1, BLK 1	PERMITTED B-2 USES	7,100	24*	53	35' MAX	
LOT 2, BLK 1	PERMITTED B-2 USES	6,800 REST. 1,900	68 7*	27	35' MAX	
LOT 3, BLK 1	PERMITTED B-2 USES	29,110	97	123	35' MAX	
LOT 4, BLK 1	PERMITTED B-2 USES	15,890	53*	46	35' MAX	
LOT 6, BLK 1	PERMITTED B-2 USES	6,100	21*	47	35' MAX	
LOT 7, BLK 1	PERMITTED O-3 USES	4,700	16	48	24' MAX	
LOT 1, BLK 2	PERMITTED O-3 USES	15,000	50	72	35' MAX	
UNALLOCATED FLOOR AREA		5,200	-	-	35' MAX	
TOTAL		91,800	336	416		

* REQUIRED PARKING SHOWN WAS CALCULATED FOR RETAIL AND OFFICE USES. OTHER ALLOWED USES WHICH REQUIRE ADDITIONAL PARKING SPACES, SUCH AS RESTAURANTS AND MEDICAL OFFICE, MUST PROVIDE THE ADDITIONAL PARKING SPACES AS REQUIRED BY LMC BASED UPON THE APPLICABLE USE.

DEVELOPER:
MANZITTO, INC.
4400 LUCILE DR. SUITE 201
LINCOLN, NE 68516

OWNER:
MANZITTO, INC.
4400 LUCILE DR. SUITE 201
LINCOLN, NE 68516

THE PRESERVE OWNERS ASSOCIATION
11606 NICHOLAS ST.
OMAHA, NE 68154

ENGINEER:
MBBS, INC.
4400 LUCILE DR. SUITE 201
LINCOLN, NE 68516

SURVEYOR:
ALLIED SURVEYING & MAPPING
8535 EXECUTIVE WOODS DR., SUITE 200
LINCOLN, NE 68512 (402)434-2686

EXCHANGE BANK
1204 ALLEN DR.
GRAND ISLAND, NE 68803

MOMO REAL ESTATE, LLC
4400 LUCILE DR. SUITE 201
LINCOLN, NE 68516

REVISIONS

DATE
07/02/2024

SITE PLAN

DATE
2023

DESCRIPTION
AMEND THE LOT 7, BLOCK 1

Scale: 1/4" = 1'

Remove & Dispose



1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 fax
This design and all material appearing herein constitute the
original unpublished work of Omaha Neon Sign Co., Inc.
and may not be duplicated, used or disclosed without written
consent.

DRAWING#:

137104-C-1

SALES PERSON:

Kyle Conry

Date:

10/24/02

Rev:

10/21/02

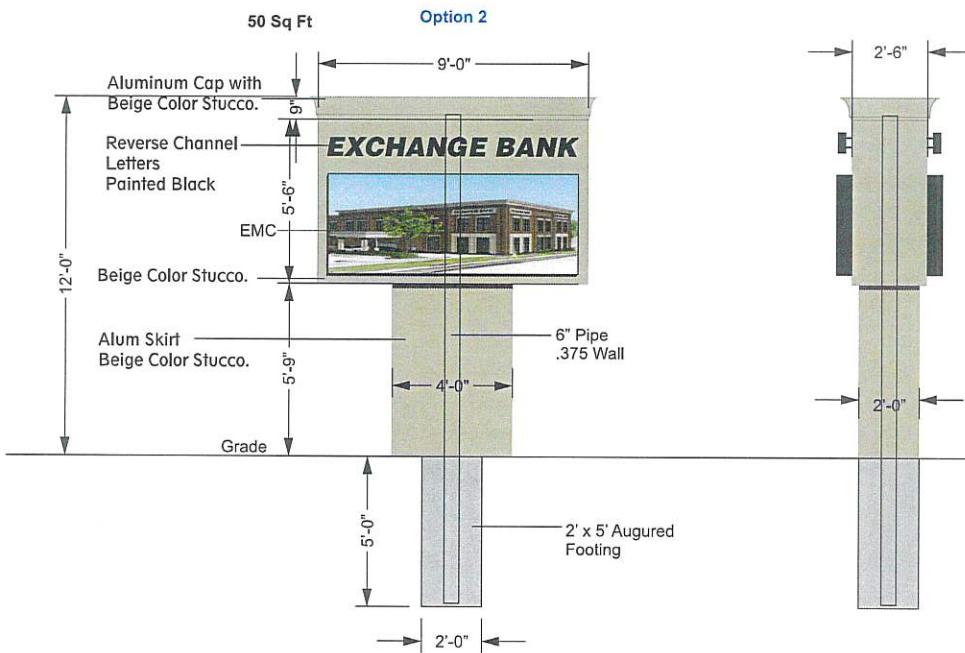
Rev:

11/11/02

Rev:

Scale: $1/4'' = 1'$

Fabricate and install (1) D/F Illuminated Monument w/ EMC's



 Omaha Neon Sign Company <small>1120 N 18th Street • Omaha 68102 402.341.6077 • fax 341.7654</small> <small>This design and all material representations constitute the original understanding with of Omaha Neon Sign Co., Inc. and may not be copied, used or disclosed without written consent.</small>	DRAWING#: 137104-C-2	SALES PERSON: Kyle Conry	Date: 10/24/25	INSPECTED BY:	Exchange Bank 7655 Pioneers Lincoln NE	NOTICE: All design and construction are subject to APPROVAL BY AUTHORIZED CLIENT AS OF DATE OF INSPECTION. THIS DRAWING PROMPTLY FOR APPROVAL AND PRODUCTION OMAHA NEON SIGN COMPANY, INC. HOLDS ALL RISKS OF LOSS OR DAMAGE DURING THIS PERIOD.	<small>Signed _____ Date _____</small> <small>Sales Rep. _____ Date _____</small>	<small>This sign is intended to be installed in accordance with the requirements of Article 690 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding.</small>
	PROJECT#: NA	DRAWN BY: Sheri Chimmel	Rev: 10/31/25	Rev: 11/11/25	Rev: _____	Rev: _____	Rev: _____	Rev: _____