

Lincoln City - Lancaster County

PLANNING COMMISSION

AGENDA

PLANNING COMMISSION

Cristy Joy: Chair
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PLANNING & DEVELOPMENT SERVICES STAFF

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Shelli Reid: Administrative Officer
Laura Tinnerstet: Admin. Aide

August 5, 2026

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, August 5, 2026, at 1:00 p.m. in the City Council Chambers on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

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

AGENDA
WEDNESDAY, August 5, 2026

Approval of minutes of the regular meeting held [July 8, 2026](#).

1. CONSENT AGENDA
(Public Hearing and Administrative Action)

CHANGE OF ZONE:

- Page 3 1.1 CHANGE OF ZONE 21057A, an amendment to the existing Wilderness Crossing Planned Unit Development to modify the lot area and lot width requirements for single-family lots within Area 2 of the PUD, generally located at the southwest corner of South 1st Street and West Pioneers Boulevard.

Staff recommendation: Conditional Approval

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

SPECIAL PERMIT:

- Page 14 1.2 SPECIAL PERMIT 26029, for Advantage Trucking LLC to allow a salvage yard use in I-1 zoning with a waiver from the 100-foot setback from a zoning district boundary on property generally located at 4333 W Monroe Court.

Staff recommendation: Conditional Approval

Staff Planner: Ben Callahan, 402-441-6360, bcallahan@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL

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

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION

PRE-EXISTING SPECIAL PERMIT:

- Page 23 4.1 PRE-EXISTING SPECIAL PERMIT 28G, to amend and add 15.37 acres to the existing permit boundary for outdoor recreational fields associated with the Union Adventist University, generally located at 5140 Calvert Street. **FINAL ACTION**

Staff recommendation: Conditional Approval

Staff Planner: Ben Callahan, 402-441-6360, bcallahan@lincoln.ne.gov

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION

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

Adjournment

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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>



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
555 S. 10TH STREET, SUITE 203, LINCOLN, NE 68508

APPLICATION NUMBER	FINAL ACTION?	DEVELOPER/OWNER
Change of Zone #21057A	No	Tuscany Townhomes, LLC
PLANNING COMMISSION HEARING DATE	RELATED APPLICATIONS	PROPERTY ADDRESS/LOCATION
August 5, 2026	None	SW corner of S 1 st ST & W Pioneers Blvd.

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to amend Change of Zone #21057 for the Wilderness Crossing Planned Unit Development (PUD) located at the southwest corner of S 1st Street and W Pioneers Blvd. The amendment will modify the required lot width and lot area within Area 2 of the PUD, only related to single and two-family residential lots and correct an existing error leaving the lots too small for a single family detached dwelling. This amendment does not propose any expansion to the boundary of the PUD, modify allowed uses or change the maximum density that was previously approved.



JUSTIFICATION FOR RECOMMENDATION

The proposed amendment is justified as the two waivers to lot width and area are only for the existing Area 2 within the PUD which allows single and two-family dwellings following the R-3 standards. The waivers are appropriate as it does not increase the allowed density for Area 2 but provides flexibility in lot layout and style of dwelling unit whether it be single family attached or detached.

APPLICATION CONTACT

Civil Design Group, Inc., Mike Eckert,
(402) 434-8494

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The amendment is compatible with the 2050 Comprehensive Plan as this area is shown for future urban residential on the Future Land Use map and is actively developing. The amendment is aligned with goals for complete neighborhoods by providing various types and sizes of dwelling units with new residential neighborhoods.

WAIVERS

1. To reduce the minimum lot width to 40' for a single-family dwelling. (Recommend Approval)
2. To reduce the minimum lot area for single & two-family dwellings to 4,000 SF. (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.

Fundamentals of Growth in Lancaster County

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

The Community in 2050

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

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

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.

Elements Section

E1: Complete Neighborhoods and Housing

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

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

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

1. Encourage a mix of compatible land uses to develop more complete neighborhoods:
 - a. Similar uses on the same block face: residential faces residential.
 - b. Similar housing densities developed near each other: single-family and “missing middle” residential (3-12 units) scattered throughout with higher density residential (more than 12 units) near the neighborhood edge or clustered near commercial centers.
 - c. Non-residential uses, including parking lots, should be screened from residential areas.
 - d. Locate Commercial Centers so as residents can safely access essential goods and services (i.e. not located across arterial streets) and no more than a 15-minute walk from all residences.
2. Require sidewalks on both sides of all streets.
3. Encourage locations within neighborhoods to grow local food.
4. Plan for residences to be located within 1 mile to an existing or planned multi-use trail.
5. Plan for residences to be located within 1/2 mile to an existing or planned neighborhood park.
6. Integrate transit stops into developing neighborhoods and within a 1/2 mile distance from residences.
7. Encourage employment areas to be within a 15-minute walking distance to residences.
8. Plan for elementary or middle schools to be within a 15-minute walking distance to residences.
9. Encourage pedestrian orientation with parking at rear of residential and neighborhood commercial uses.
10. Develop shorter block lengths to provide multiple connections across residential and commercial areas.
11. Provide pedestrian connections when maximum block lengths are exceeded.
12. Encourage shared City and School facilities (aka SPARKS).
13. Provide adequate curb space to allow for on-street parking.
14. Encourage alley access and shared driveways to reduce interruptions to pedestrians, to preserve on street parking capacity, and to reduce automobile conflict points.
15. Support preservation or restoration of natural areas, and limit stream or drainageway crossings.

Developing Neighborhoods

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

Policies Section

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

Action Steps

1. Provide for an adequate supply of land and timely infrastructure improvements that meet the demands of growth.
2. Structure incentives to encourage higher densities to make greater use of the community’s

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

CLIMATE ACTION PLAN SPECIFICATIONS:

- p. 11 Key Initiative – Transition to Low-Carbon Energy.
- Continue incentive-based (residential, commercial, or industrial) programs promoting the installation of renewable energy systems. Incentives may include offering rebates on purchasing equipment, attractive net metering pricing, tax incentives, height allowances, setback, and area-based incentives, expedited permitting, and others.

ANALYSIS

1. This is a request to amend Change of Zone #21057 for the Wilderness Crossing Planned Unit Development (PUD) generally located at the southwest corner of S 1st Street and W Pioneers Boulevard, east of Highway 77. The 76-acre PUD was approved in 2022 allowing up to 575 residential dwellings and 30,000 square feet of commercial space. The applicant is requesting waivers related to the required lot width and lot area specifically related to single family and two-family lots within Area 2 in the PUD. This amendment does not propose an expansion to the existing PUD boundary or increase in the allowed number of residential units and commercial space.
2. The PUD is surrounded by single family dwellings zoned R-3 to the north of W Pioneers Boulevard. To the east the PUD abuts Wilderness Park and one AG residential property. To the south is the Lincoln City Church zoned AG. To the west is Highway 77 and developing Foxtail Meadows PUD with a mix of residential and commercial uses.
3. With the approval of the PUD in 2022 the site was divided into three separate areas, which call out the allowed uses, zoning and density within the PUD boundary. This amendment is only related to Area 2, which is primarily in the middle of the site, which was approved for up to 150 dwelling units and shown as a mix of single and two-family residential units. This area is actively developing with a majority of the residential lots final platted

and public streets constructed within Area 2. Within the Lincoln Municipal Code (LMC), an “attached single family” dwelling is classified as a “two-family dwelling” in relation to the lot and height requirements. Within the development of Area 2 many of the lots are built as attached single family dwellings, meaning each unit is on its own lot, but share a common wall with one neighbor. In R-3 zoning, an attached single-family dwelling has a slight decrease in required lot area and lot width from 6,000 square feet to 5,000 square feet and from 50’ of required width to 40 feet.

4. It was noted during construction and after many of the homes were built that a few of the smaller lots initially intended for attached single family homes were going to be single family lots. With this amendment the applicant is requesting two waivers within Area 2, specifically:

- a. To LMC 27.72.020(a) to reduce the required single family lot width from 50’ to 40 feet.

This waiver is justified as it is specific to Area 2 which consists mainly of single and two-family dwellings. This allowance will bring many of the homes into compliance as two of the existing lots now subject to be single family dwellings are not buildable as the 44’ wide lots were originally designed for a two-family dwelling. A detached single-family dwelling in R-3 requires a 50 wide lot. The waiver is consistent with the mix of both styles of dwelling units within this area as a majority of the lots are platted at 40 feet in width.

- b. To LMC 27.62.020(a) reduce the minimum lot area for both single and two-family dwellings to 4,000 square feet.

This waiver is compatible as it will allow all of the lots in Area 2, whether they are detached or attached single family dwellings, to follow the same minimum lot area requirement. This reduction will provide flexibility in constructing single family dwellings on slightly smaller lots that were initially intended for two-family dwellings. R-3 requires a minimum of 6,000 square feet for single family detached lots and 5,000 square feet for single family attached or two-family lots. This waiver will bring many of the lots into compliance as some of the lots in Area 2 were inadvertently platted at 4,400 square feet, with a majority of them intended for attached single family dwellings.

5. The proposed addition of the two waivers for Area 2 are compatible with the overall R-3 PUD as this area is a mix of both single family attached and detached homes. The proposed change is still consistent with the previously approved Area 2 residential density and will allow two platted lots to construct detached single-family homes. The amendment does not increase the approved number of dwellings or modify existing street locations, so there are no proposed changes to the approved grading and drainage plans serving this development.
6. The amendment is compatible with the 2050 Comprehensive Plan as this area is approved for and shown to continue as urban residential. The modification will provide flexibility in developing the remaining vacant lots with Area 2 with either single family detached or attached residential units, which is a component in providing complete neighborhoods and a variation in housing styles and sizes. As this neighborhood is actively developing, the modification to Area 2 aligns with the overall approved PUD site plan and compatible with the surrounding residential dwellings and lot sizes.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Single Family Residential R-3 PUD

SURROUNDING LAND USE & ZONING

North: Single Family Dwellings	R-3 Residential
South: Lincoln City Church	AG Agriculture
East: Single Family Dwelling / Wilderness Park	AG & P Public
West: Highway 77 / Multifamily Residential	R-4 PUD

APPLICATION HISTORY

Apr 2022	The City Council approved Change of Zone #21057 for the Wilderness Crossing PUD allowing 575 residential dwelling units and up to 30,000 square feet of commercial with associated development waivers.
Mar 2023	Administrative Amendment #22065 was approved as required with CZ #21057 to provide the completed layout, roadway profiles, and the grading and drainage plans for the approved PUD.
Oct 2024	Administrative Amendment #24071 was approved to reduce the rear yard setbacks for Block 1, Lots 2-9 from 20' to 15 feet as the lots are internal to the PUD.
Jan 2025	Administrative Amendment #24082 was approved adjusting the lot layout and widths for single family attached dwellings and modification to single family lots in Area 2 & 3.

APPROXIMATE LAND AREA: 76.49 acres, more or less

LEGAL DESCRIPTION: See Attached

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

Date: July 23, 2026

Applicant/
Contact: Mike Eckert
Civil Design Group, Inc.
(402) 434-8494

Owner: See Attached

https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/CZ/21000/CZ21057A_Wilderness Crossing PUD.bmc.docx

CONDITIONS OF APPROVAL – CHANGE OF ZONE #21057A

This approval permits modifications to Area 2 within the PUD with the following waivers:

- a. To LMC 27.72.020(a) to reduce the single-family minimum lot width from 50' to 40 feet.
- b. To LMC 27.72.020(a) to reduce the minimum lot area for single and two-family residential from 6,000 & 5,000 square feet to 4,000 square feet.

Site Specific Conditions:

1. Before receiving building permits the developer shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **2** copies upon approval of the planned unit development by the City Council.

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 Before occupying the dwelling units all development and construction shall substantially comply with the approved plans.
 - 2.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 2.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
 - 2.4 The terms, conditions, and requirements of the ordinance shall run with the land and be binding upon the developer, its successors and assigns.
 - 2.5 The site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in full force and effect unless specifically amended by this ordinance. This approval supersede Change of Zone #21057.



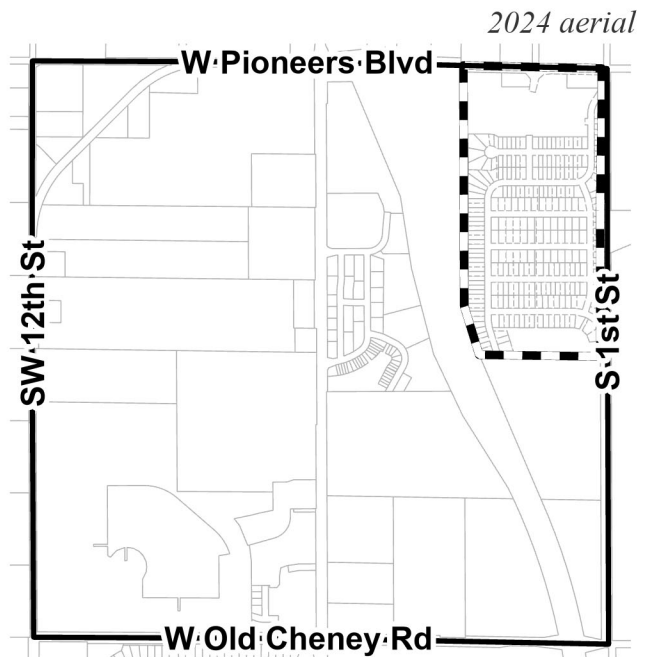
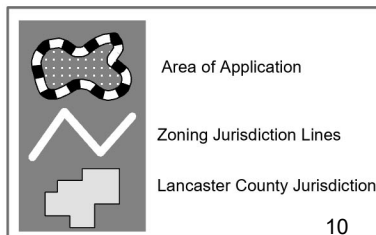
Change of Zone #: CZ21057A
Wilderness Crossing PUD
S 1st St & W Pioneers Blvd



One Square Mile:
 Sec.10 T09N R06E

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



P.U.D. LEGAL DESCRIPTION

WILDERNESS CROSSING ADDITION, BLOCK 1, Lots 1-20
WILDERNESS CROSSING ADDITION, BLOCK 2, Lots 1-12
WILDERNESS CROSSING ADDITION, BLOCK 3, Lots 1-22
WILDERNESS CROSSING ADDITION, BLOCK 4, Lots 1-16
WILDERNESS CROSSING ADDITION, BLOCK 5, Lots 1-14
WILDERNESS CROSSING ADDITION, BLOCK 6, Lots 1-7
WILDERNESS CROSSING ADDITION, BLOCK 8, Lots 8 & 9
WILDERNESS CROSSING ADDITION, OUTLOTS A, B, C, D, E, F & G

WILDERNESS CROSSING 1ST ADDITION, BLOCK 1, Lots 1-12
WILDERNESS CROSSING 1ST ADDITION, BLOCK 2, Lots 1-14
WILDERNESS CROSSING 1ST ADDITION, OUTLOTS D & E

WILDERNESS CROSSING 2ND ADDITION, BLOCK 1, Lots 1-9
WILDERNESS CROSSING 2ND ADDITION, BLOCK 2, Lots 1-18
WILDERNESS CROSSING 2ND ADDITION, BLOCK 3, Lots 1-8
WILDERNESS CROSSING 2ND ADDITION, OUTLOT A
WILDERNESS CROSSING 3RD ADDITION, OUTLOT A

WILDERNESS CROSSING 4TH ADDITION, BLOCK 1, Lots 1-44
WILDERNESS CROSSING 4TH ADDITION, BLOCK 2, Lot 1
WILDERNESS CROSSING 4TH ADDITION, BLOCK 3, Lots 1-16
WILDERNESS CROSSING 4TH ADDITION, BLOCK 4, Lots 1-12
WILDERNESS CROSSING 4TH ADDITION, BLOCK 5, Lots 1-14
WILDERNESS CROSSING 4TH ADDITION, BLOCK 6, Lots 1-16
WILDERNESS CROSSING 4TH ADDITION, BLOCK 7, Lots 1-10
WILDERNESS CROSSING 4TH ADDITION, OUTLOT A, B, C, D & E

WAIVERS

TITLE 26 - SECTION 26.15.020 - TO WAIVE THE INFORMATION ON OR ACCOMPANYING A PRELIMINARY PLAT FOR A PLANNED UNIT DEVELOPMENT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED WITH FUTURE ADMINISTRATIVE AMENDMENTS:

- INCLUDING:
- GRADING AND DRAINAGE
 - PAVING PROFILES/CROSS SECTIONS
 - STORM WATER DETENTION & STORM SEWER CALCULATIONS
 - LOT LAYOUT
 - STREET CURVE DATA

TITLE 27 - SECTION 27.67.030 - TO ALLOW PARKING IN THE REQUIRED SIDE YARD FOR THE AREA 1 EXCEPT WHEN ABUTTING RESIDENTIAL AREAS.

TITLE 27 - SECTION 27.67.030 - TO ALLOW CROSS PARKING BETWEEN LOTS LOCATED IN AREA 1 TO MEET MINIMUM PARKING REQUIREMENTS.

HEIGHT AND AREA TABLE

AREA 1 (MULTI-FAMILY/ NEIGHBORHOOD COMMERCIAL)	20' SETBACK TO ADJACENT RESIDENTIAL USES (B-2 SETBACKS) 0' INTERNAL SETBACKS 55' HEIGHT LIMIT
AREA 2 (MULTI-FAMILY AND SINGLE FAMILY)	- SETBACKS PER R-5 ZONING FOR MULTI-FAMILY - SETBACKS PER R-3 ZONING FOR SINGLE FAMILY EXCEPT: LOTS 2-9, BLOCK 1 SHALL HAVE A REAR YARD OF 15' 55' HEIGHT LIMIT FOR MULTI-FAMILY 35' HEIGHT LIMIT FOR SINGLE FAMILY - SINGLE FAMILY LOTS SHALL HAVE A MIN. LOT WIDTH OF 40' - SINGLE FAMILY/TWO FAMILY DWELLING LOTS SHALL BE A MINIMUM OF 4,000 S.F.
AREA 3 (SINGLE FAMILY)	- SETBACKS PER R-5 ZONING 35' HEIGHT LIMIT

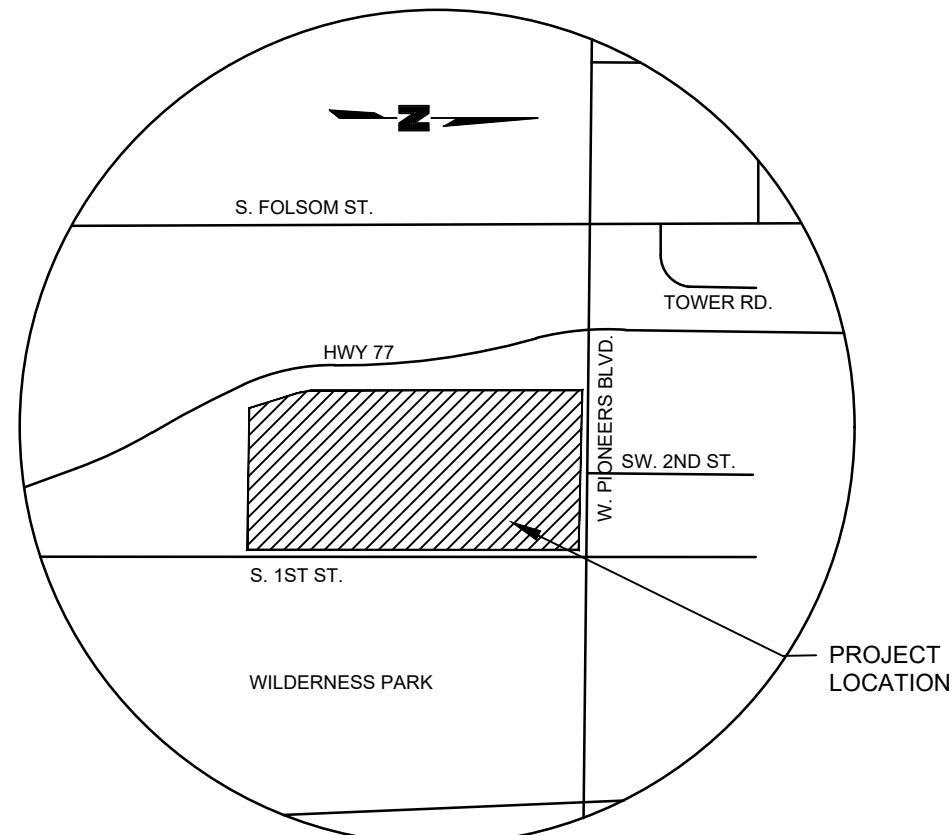
NOTES

- THE EXISTING ZONING IS AG. THE PROPOSED ZONING IS R-3 P.U.D. AREA 1 WILL CONFORM TO THE B-2 ZONING DISTRICT REGULATIONS FOR COMMERCIAL USES AND TO THE R-5 ZONING DISTRICT FOR RESIDENTIAL USES INCLUDING MULTI-FAMILY USES. (FOR MIXED USE BUILDINGS, THE MORE RESTRICTIVE SETBACK SHALL APPLY) AREA 2 WILL CONFORM TO THE R-5 ZONING DISTRICT AND AREA 3 WILL CONFORM TO THE R-3 ZONING DISTRICT, UNLESS OTHERWISE SPECIFIED.
- DIRECT VEHICULAR ACCESS SHALL BE RELINQUISHED FROM HWY 77 AND PIONEER BLVD. EXCEPT AS SHOWN.
- THE DEVELOPMENT SHALL INITIALLY ACCESS W. PIONEERS BLVD. VIA S. 1ST STREET AS AN INTERIM FULL ACCESS INTERSECTION. THE DEVELOPER SHALL CONSTRUCT TEMPORARY NON-REIMBURSABLE 15' EAST-SOUTH AND WEST-SOUTH TURN LANES INTO THE SITE AT THIS LOCATION.
- AFTER THE PERMANENT FULL ACCESS INTERSECTION AT SW 2ND STREET & W. PIONEERS BLVD IS CONSTRUCTED THE CITY MAY RE-CONSTRUCT THE INTERSECTION OF S. 1ST AND W. PIONEERS BLVD TO BE A RIGHT-IN, RIGHT-OUT MOVEMENT IF A FULL ACCESS INTERSECTION IS BUILT AT SW 2ND & W. PIONEERS BLVD.
- BUILDING PERMITS FOR COMMERCIAL USES SHALL NOT BE ALLOWED UNTIL A FULL ACCESS INTERSECTION AT SW. 2ND STREET IS CONSTRUCTED.
- ALL OUTLOT AREAS AND OPEN SPACE SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THAT AN ASSOCIATION IS CREATED.
- BY ADMINISTRATIVE AMENDMENT THE MINIMUM PARKING REQUIREMENT MAY BE REDUCED BY UP TO 25% DUE TO MIXED USE, SHARED PARKING AND/OR NON-CONCURRENT PARKING USE.
- ADMINISTRATIVE AMENDMENTS ARE NOT REQUIRED FOR COMMERCIAL SQUARE FOOTAGE ALLOCATION AMONG VARIOUS LOTS.
- LOTS MAY BE CREATED WITHOUT FRONTAGE TO A PUBLIC STREET IF THEY ABUT A PUBLIC ACCESS EASEMENT.
- EXISTING AND PROPOSED EASEMENTS ARE TO BE IDENTIFIED AND SHOWN AT TIME OF FINAL PLATTING.
- EXACT LOCATIONS OF WATER, SEWER, DRAINAGE AND PAVING WILL BE SUBMITTED WITH INDIVIDUAL SITE PLANS AT THE TIME OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LINCOLN DESIGN STANDARDS.
- FENCES, DUMPSTERS, DECORATIVE STRUCTURES AND ACCESSORY BUILDINGS ARE NOT SHOWN ON THE PLANS BUT ARE ALLOWED IF THEY ARE OUTSIDE OF THE SITE TRIANGLES AND SETBACK AND AREAS IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES AND CODES.
- AREA 1 SIGN REGULATIONS SHALL CONFORM TO THE B-2 ZONING FOR COMMERCIAL USES AND R-4 ZONING FOR MULTI-FAMILY USES. AREA 2 SIGN REGULATIONS SHALL CONFORM TO THE R-5 ZONING. AREA 3 SIGN REGULATIONS SHALL CONFORM TO THE R-3 ZONING. SIGNS NEED NOT BE SHOWN ON THE SITE PLANS. FOR THE PURPOSES OF THIS P.U.D. THE ENTIRE P.U.D. BOUNDARY WILL BE TREATED AS ONE PREMISES. THIS WILL ALLOW SIGNS FOR ANY USE WITHIN THE P.U.D. BOUNDARIES TO BE ON A SIGN WITHOUT BEING CONSIDERED AN OFF PREMISE SIGN.
- AREA BOUNDARIES ARE APPROXIMATE AND MAY BE ADJUSTED BY ADMINISTRATIVE AMENDMENT.
- ALL SIDEWALKS ADJACENT TO STREETS ARE TO BE IN THE PUBLIC R.O.W. EXCEPT AS NOTED, ALL OTHER SIDEWALKS ARE TO BE IN PEDESTRIAN EASEMENTS. PEDESTRIAN EASEMENT TO BE 10' WIDE IN PEDESTRIAN AREAS AND SIDEWALKS ARE TO BE 4' WIDE. EXACT LOCATIONS OF ALL EASEMENTS SHALL BE SHOWN AT THE TIME OF FINAL PLATS.
- EYES, OVERHANGS, WINDOW SWINGS, CANOPIES, AIR CONDITIONER UNITS, ETC. MAY ENCRoACH OVER THE SETBACK LINES. ENCRoACHMENTS ARE NOT ALLOWED OVER PROPERTY LINES AND MUST CONFORM TO THE BUILDING AND LIFE SAFETY CODES.
- MULTI-FAMILY AND SINGLE FAMILY DWELLINGS ARE ALLOWED IN AREA 1, BUT THE TOTAL NUMBER OF MULTIPLE-FAMILY DWELLING UNITS OR COMMERCIAL FLOOR AREA WITHIN THE P.U.D. WILL NOT EXCEED THE PERMITTED DENSITY AS SHOWN.
- DEVELOPER WILL PROVIDE ACCESS TO WILDERNESS PARK AT THREE POINTS: NORTH ENTRY DRIVE TO THE 1ST STREET TRAIL HEAD ON THE SOUTHERN EDGE OF THE DEVELOPMENT, GREENWAYS SHOP DRIVEWAY AT 4800 S. 1ST STREET, AND AT A POINT APPROXIMATELY 325 FEET SOUTH OF THE CENTER LINE OF PIONEER BLVD. TO THE SATISFACTION OF PARKS AND RECREATION.
- 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.
- DEVELOPER WILL GRADE THE LOTS BACKING TO WILDERNESS PARK, THE 10 FEET WIDE OUTLOT AND THE VACATED PORTION OF THE COUNTY RIGHT-OF-WAY TO MAINTAIN THE CURRENT STORM WATER DIRECTIONAL FLOWS TO AVOID DRAINAGE DIRECTLY INTO WILDERNESS PARK.
- DEVELOPER SHALL USE THE 24 HOUR POINT PRECIPITATION VALUES FROM THE NOAA ATLAS 14 DATA IN THE DESIGN OF THE STORMWATER DETENTION/RETENTION FACILITIES.
- ROUNDABOUT RIGHT-OF-WAY TO BE DETERMINED BY LTU.
- DEVELOPER SHALL INSTALL A 6' HIGH OPAQUE FENCE ON THE WEST PROPERTY LINE OF OUTLOT 'B'. NATIVE VEGETATION SHALL BE PLANTED IN OUTLOT 'B'.
- OUTLOT 'A' AND OUTLOT 'W'. PARK ACCESS SHALL BE A ROLLOVER CURB TO ALLOW ACCESS FROM S. 1ST STREET.

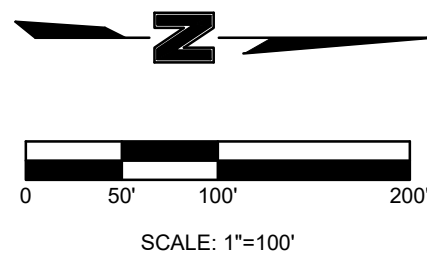
PREVIOUS NOTES 5, 7, 8, 13, 14, 22 AND 26 HAVE BEEN REMOVED.

WILDERNESS CROSSING

PLAN UNIT DEVELOPMENT CZ#21057



VICINITY MAP
NO SCALE



CURVE DATA

CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIST	CH BRG
C1	1000.00'	13°10'22"	115.46'	229.91'	229.40'	N07°00'02"E
C2	1000.00'	13°41'16"	120.02'	238.90'	238.33'	S06°44'35"W
C3	450.00'	39°42'55"	162.52'	311.92'	305.71'	N19°45'25"E
C8	500.00'	22°24'19"	99.03'	195.52'	194.28'	N11°18'12"W
C9	300.00'	17°16'45"	45.58'	90.47'	90.13'	N08°32'20"E
C12	300.00'	90°00'00"	300.00'	471.24'	424.26'	N45°06'03"W
C33	150.00'	90°00'00"	150.00'	235.62'	212.13'	S44°53'58"W
C34	150.00'	90°00'00"	150.00'	235.62'	212.13'	N44°53'58"E
C35	200.00'	39°42'55"	72.23'	138.63'	135.87'	S19°45'25"W
C36	300.00'	17°09'45"	45.27'	89.86'	89.53'	S08°40'55"E

MAXIMUM DENSITY CALCULATIONS

AREA 1 - 16.28 AC X 29.04 (R-5) = 472.77 UNITS
AREA 2 - 20.36 AC X 29.04 (R-5) = 591.25 UNITS
AREA 3 - 43.59 AC X 6.96 (R-3) = 303.38 UNITS
TOTAL DWELLING UNITS ALLOWED - 1,367 DWELLING UNITS

PERMITTED DENSITY

AREA	USE	APPROVED	SHOWN ON PLAN
1	B-2/R-5	30,000 S.F./250 M.F. UNITS	30,000 S.F./250 M.F. UNITS
2	R-5	150 UNITS	124 S.F. ATTACHED
3	R-3	175 UNITS	121 S.F. ATT & 54 S.F. = 175 UNITS
GRAND TOTAL		30,000 S.F./575 M.F. UNITS	30,000 S.F./549 M.F. UNITS

LEGEND

	MULTI-FAMILY & NEIGHBORHOOD COMMERCIAL (AREA 1)
	MULTI-FAMILY AND SINGLE FAMILY (AREA 2)
	SINGLE FAMILY (AREA 3)
	FUTURE VACATION OF 1ST STREET BY DEVELOPER
	FUTURE VACATION OF 1ST STREET BY LOT 29
	P.U.D. BOUNDARY
	AREA BOUNDARY
	PROPOSED STREET CENTERLINE

SHEET INDEX

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DEVELOPER

WILDERNESS CROSSING, LLC
4400 LUCILE DRIVE, SUITE 201
LINCOLN, NE 68516
(402) 483-2302

ENGINEER

CIVIL DESIGN GROUP, INC.
8535 EXECUTIVE WOODS DRIVE
SUITE 200
LINCOLN, NE 68512
(402) 434-8494

SURVEYOR

ALLIED SURVEYING & MAPPING
8535 EXECUTIVE WOODS DRIVE
SUITE 200
LINCOLN, NE 68512
(402) 434-2886

REVISIONS

DATE	DESCRIPTION
09/14/2020	SINGLE FAMILY LOTS TO SINGLE FAMILY ATTACHED BLOCK 10
10/17/2024	REAR YARD SETBACK FOR LOTS 2-9, BLOCK 1
12/17/2024	SINGLE FAMILY LOTS TO SINGLE FAMILY ATTACHED BLOCKS 1, 7, 8, & 11
07/09/2026	REVISE AREA 2 - SINGLE FAMILY MIN. LOT AREA AND LOT WIDTH

COVER

WILDERNESS CROSSING AMENDED P.U.D. CZ#21057A

LINCOLN, NEBRASKA

Wilderness Crossing – Full Amendment to PUD

Legal Descriptions

WILDERNESS CROSSING ADDITION, BLOCK 1, Lots 1-20
WILDERNESS CROSSING ADDITION, BLOCK 2, Lots 1-12
WILDERNESS CROSSING ADDITION, BLOCK 3, Lots 1-22
WILDERNESS CROSSING ADDITION, BLOCK 4, Lots 1-16
WILDERNESS CROSSING ADDITION, BLOCK 5, Lots 1-14
WILDERNESS CROSSING ADDITION, BLOCK 6, Lots 1-7
WILDERNESS CROSSING ADDITION, BLOCK 8, Lots 8 & 9
WILDERNESS CROSSING ADDITION, OUTLOTS A, B, C, D, E, F & G

WILDERNESS CROSSING 1ST ADDITION, BLOCK 1, Lots 1-12
WILDERNESS CROSSING 1ST ADDITION, BLOCK 2, Lots 1-14
WILDERNESS CROSSING 1ST ADDITION, OUTLOTS D & E

WILDERNESS CROSSING 2ND ADDITION, BLOCK 1, Lots 1-9
WILDERNESS CROSSING 2ND ADDITION, BLOCK 2, Lots 1-18
WILDERNESS CROSSING 2ND ADDITION, BLOCK 3, Lots 1-8
WILDERNESS CROSSING 2ND ADDITION, OUTLOT A

WILDERNESS CROSSING 3RD ADDITION, OUTLOT A

WILDERNESS CROSSING 4TH ADDITION, BLOCK 1, Lots 1-44
WILDERNESS CROSSING 4TH ADDITION, BLOCK 2, Lot 1
WILDERNESS CROSSING 4TH ADDITION, BLOCK 3, Lots 1-16
WILDERNESS CROSSING 4TH ADDITION, BLOCK 4, Lots 1-12
WILDERNESS CROSSING 4TH ADDITION, BLOCK 5, Lots 1-14
WILDERNESS CROSSING 4TH ADDITION, BLOCK 6, Lots 1-16
WILDERNESS CROSSING 4TH ADDITION, BLOCK 7, Lots 1-10
WILDERNESS CROSSING 4TH ADDITION, OUTLOT A, B, C, D & E



Civil Design Group, Inc.

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

July 7, 2026

Mr. David Cary, Director of Planning & Development Services
City of Lincoln /Lancaster County
555 South 10th Street, Room 203
Lincoln, NE 68508

**Re: Wilderness Crossing – Amendment to Planned Unit Development (PUD) #CZ21057
S. 1st St & Pioneers Blvd., CDG Project No. 2026-0100.**

Dear Mr. Cary:

On behalf of Tuscany Townhomes, LLC we submit the enclosed application for an amendment to the PUD for waivers to the lot regulations in Area 2 of the PUD. The amendment and associated waivers are requested for a couple of lots in Area 2 that will be converted from have a two-family dwelling on them to having a single family dwelling on them. The proposed single family lots are surrounded by two-family lots at this time that are under construction.

Therefore, we are requesting two waivers to LMC 27.72.020(a): 1) to reduce the minimum lot area to 4,000 sq. feet for SF/Two Family dwellings and 2) to reduce the average lot width to 40' for SF dwellings, both in Area 2 of the PUD.

With this application we submit the following items:

- Application for PUD Amendment
- Application Fee \$1,176.00
- Revised PUD plans to be uploaded to Project Dox

I hope that this letter in conjunction with the PUD Amendment plans assists you in reviewing this request. Please feel free to call me at (402) 434-8494 so that I can address any questions you may have.

Sincerely,

Mike Eckert
gds

Mike Eckert, AICP

cc: Tuscany Townhomes, LLC



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 Special Permit #26029	FINAL ACTION? No	DEVELOPER/OWNER Advantage Trucking LLC/GM Holdings, LLC
PLANNING COMMISSION HEARING DATE August 5, 2026	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 4333 W Monroe Court

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a Special Permit to allow a Salvage Yard for semi-truck parts within the I-1 Industrial zoning district. The property is generally located at 4333 W Monroe Court. A waiver is requested from the 100' setback requirement from the boundary of the I-1 zoning district.



JUSTIFICATION FOR RECOMMENDATION

This request is for a use that is permitted through special permit within the existing I-1 Industrial zoning. The proposed use meets the requirements for a Salvage Yard as noted in Lincoln Municipal Code Chapter 27.63.500 with waiver for setback from the I-1 zoning district boundary. The property is located on an I-1 zoning area that is more than 600 feet from W "O" Street. The proposed use is compatible with the surrounding area. The waiver request to reduce the setback from 100' to 20' from the I-1 district boundary is justified as the future land use map shows commercial to the west and south. There is no nearby residential zoning.

APPLICATION CONTACT

Oleg Stepanyuk, (402) 610-2618

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

This application is compatible with the existing I-1 Industrial zoning district. The area of application is shown as commercial with the surrounding properties identified as either as commercial or industrial on the 2050 Future Land Use Map. The proposed use is compatible with current zoning and permitted uses, as well as future zoning.

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.

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

Policies Section

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

Actions Steps

2. Locate all new commercial and industrial development within Lincoln or within the smaller incorporated communities in Lancaster County. Certain commercial uses that are compatible with agriculture and the rural environment, such as commercial wind and solar energy facilities, are allowed in rural areas of the county.
7. Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.

P14: Commercial Infill – Develop infill commercial areas to be compatible with the character of the area.

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

ANALYSIS

1. The request is for a special permit for a Salvage Yard for semi-truck parts on 7.22 acres located near SW 44th Street and W “O” Street. This is located south of W “O” Street. There is a general pattern of H-3 commercial zoning along W “O” Street with I-1 industrial zoning set back behind the commercial areas.
2. The applicant indicates that they have an inventory of semi-truck parts that are too large to be stored inside their shop. They are requesting the Special Permit for Salvage Yard in the I-1 zoned parcel of land they own at the southwest corner of the lot to park discontinued trucks, cabs and chassis. Since the trucks will not be operable and in parts, this is considered salvage use.
3. Salvage Yards are allowed by special permit in the I-1 zoning district under the following conditions:
 - a. **Construction and operation shall comply with Chapters 5.41 and 8.26 of the Lincoln Municipal Code and any other applicable codes or requirements;**

Title 5.41 Licenses and Regulations for Salvaging, Recycling and Composting Operations concerns the permitting of salvage yards. Any salvaging, recycling, or composting operations must receive a permit from the Health Director of the Lincoln-Lancaster County Health Department, pay any required fees or taxes, renew their permits annually, and follow all General Operating Requirements.

Title 8.26 Health and Sanitation, Nuisances states that no building or premises in any part of the city shall be used for any trade, industry, or purpose that is noxious or offensive in a way that is detrimental to the public health, safety, or welfare.

Both of these requirements must be met before Advantage Trucking LLC may commence.

- b. Receiving areas for salvage material shall be designed to avoid the depositing of salvage material outside a building or outside screened storage areas;**

The proposed salvage area will be required to be screened per the Chapter 3.50 Design Standards for Screening and Landscaping, 7.7 Screening for Salvage Yards. These standards require the area outside a building used for the storage of salvage material in connection with the operation of a salvage yard shall be screened to cover at least ninety percent (90%) of the surface area of a vertical plane from the ground elevation to a height of six feet (6') above the ground elevation. Concrete and metal fences may be used in the screening of salvage and scrap processing operations. The applicant in this case proposes fencing, which will have to be solid not chain link with or without slats.

- c. Salvage yards shall contain a minimum of two acres, except that the site may be as small as 20,000 square feet where the site abuts one or more existing salvage yards that exceed two acres in total, or where the site is located no closer than 100 feet to the boundary of the I-1 zoning district except where said boundaries are common with H-3 zoning district.**

The site for the proposed salvage yard is approximately 7.22 acres, meeting the minimum acreage requirement.

- d. Salvage and/or recycling material kept outside a building or buildings shall not be located closer than 500 feet from any of the following entrance corridors, except where existing land forms completely obstruct the view by the traveling public of the salvage material:**
- i. Interstate 80 and 180;**
 - ii. Rosa Parks Way and “K” and “L” Streets extension west of S. 9th Street;**
 - iii. U.S. 77 north of Morton Street;**
 - iv. U.S. 77 and Nebraska Highway 2 south of High Street;**
 - v. Nebraska Highway 2 east of South 14th Street;**
 - vi. U.S. 6 east of 56th Street;**
 - vii. U.S. 6 (Sun Valley Blvd.) from N. 10th Street to West O Street;**
 - viii. Cornhusker Highway west of Interstate 180;**
 - ix. North 27th Street north of Leighton Street;**
 - x. West “O” Street and “O” Street west of 9th Street.**

There will be no outside salvage within 500 feet of W “O” Street. The north property line of the lot in question is over 600 feet away with the salvage use area located further away at approximately 1000 feet from W “O” Street.

- e. Salvage/recyclable material kept outside a building or buildings shall not be located in the required front yard;**

The proposed salvage operation will not be in the required 15' front yard. It will be setback at least 20 feet from the front property line.

- f. **Salvage/recyclable material kept outside a building or buildings shall be located at least 100 feet from the boundaries of the I-1 or I-2 zoning district except where said boundaries are common with the H-3 zoning district and shall be at least 500 feet from any residential zoning district;**

The proposed salvage use will be 20 feet from the boundary of the I-1 district; a waiver is requested per (h) below. There is no adjacent residential zoning district.

- g. **Salvage/recyclable materials may be stored in enclosed semi-trailers provided that the semi-trailers are properly licensed and are operable to be drawn by a motor vehicle upon the streets and highways of the City of Lincoln and the State of Nebraska and the semi-trailer shall not be located in the required front yard. Where the side yard or rear yard of the salvage yard abuts a residential district, the semi-trailers shall be located at least twenty feet from the respective side lot line or rear lot line and the openings to the trailer shall not face the residential district.**

The proposed salvage use does not include semi-trailers for storage. The site is not next to a residential zoning district. There is one existing home in the AG zoning to the west but it is near the northwest corner of the site whereas the salvage use will be in the southwest corner of the site.

- h. **The City Council may decrease the setback requirements in (c) and (f) above upon finding that there is sufficient justification for such modification and that there will be no significant adverse effect on the adjacent property.**

The applicant is requesting a setback reduction in (f) above from 100 feet to 20 feet. This is justified in that while the current zoning to the west and south is AG Agriculture, the future land use identifies these adjacent areas for commercial use.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Truck garage, truck wash, office, storage I-1 Industrial

SURROUNDING LAND USE & ZONING

North: Truck parking, single family home	H-4 Commercial, AG Agriculture
South: Agriculture	AG Agriculture
East: Truck parking	I-1 Industrial
West: Single family home	AG Agriculture

APPROXIMATE LAND AREA: 7.22 acres

LEGAL DESCRIPTION: Lot 1, Advantage Trucking Addition

Prepared by George Wesselhoft, Planner
(402) 441- 6366 or gwesselhoft@lincoln.ne.gov
Date: July 23, 2026

Applicant: Advantage Trucking LLC

Contact: Oleg Stepanyuk

Owner: GM Holdings, LLC

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/SP/26000/SP26029 Advantage Trucking LLC Parts Salvage Yard.gjw.docx>

CONDITIONS OF APPROVAL – SPECIAL PERMIT #26029

Per Section 27.63.500 this approval permits a Salvage Yard.

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 Add Special Permit number to the site plan.
 - 1.2 Label the salvage area lines with dimensions.
 - 1.3 Add note, "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 Planning and Development Services Department prior to installation".

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 Before occupying the buildings or starting the operation all development and construction shall substantially comply with the approved plans.
 - 2.2 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 operation and use is to comply with Chapter 5.41 (Salvaging, Recycling and Composting Operations) and Chapter 8.26 (Nuisances) for nuisance of the Lincoln Municipal Code, as amended.
 - 2.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.

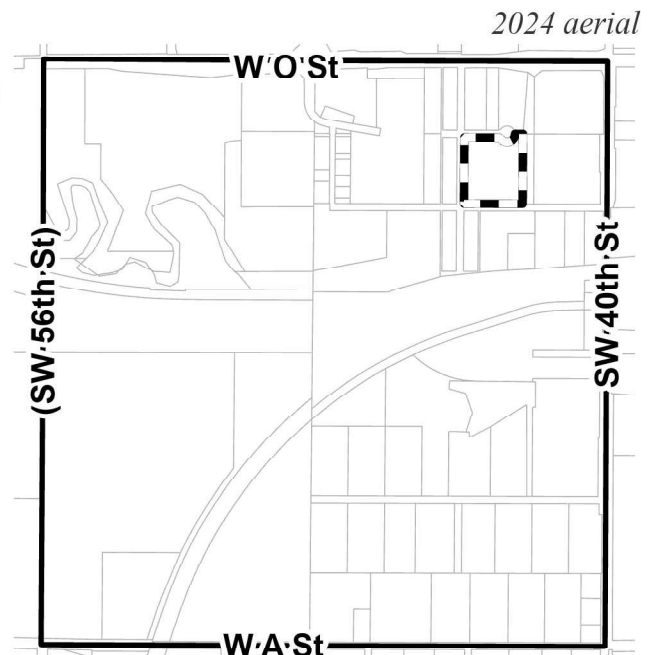
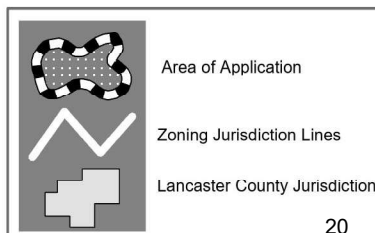
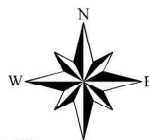


Special Permit #: SP26029
SW 44th St & W O St

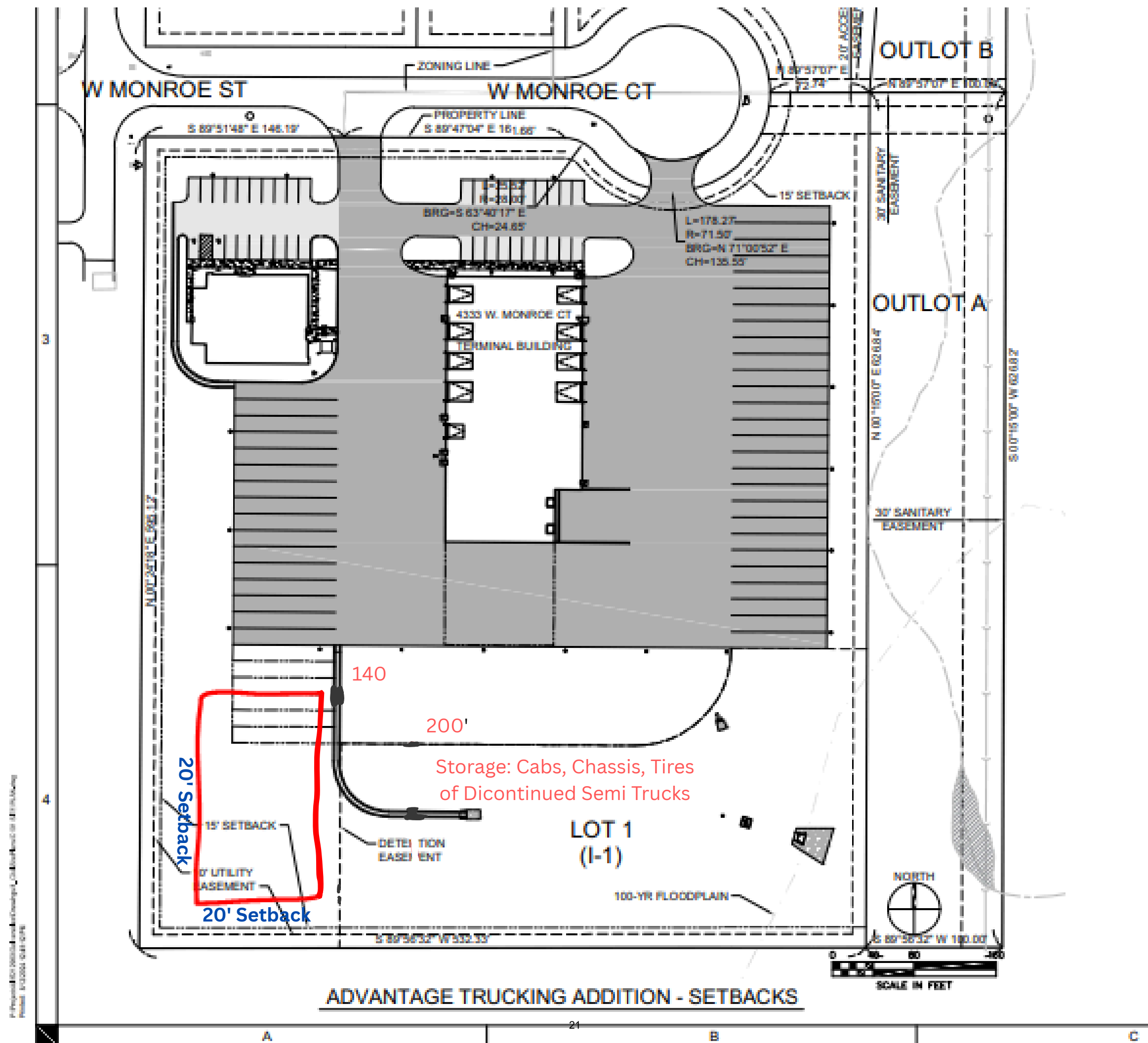
Zoning:

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.30 T10N R06E



Special Permit Site Plan



Advantage Trucking LLC
140 S 27th St., Suite E
Lincoln, NE 68510



Phone: (402) 488-7825
Fax: (402) 488-7826
E-mail: info@advtrucking.com

Date: July 6, 2026

Re: Special Permit for Salvage Yard in I-1 Zoning
4333 West Monroe Ct.
Lincoln, NE 68523

To: Whom it may concern

Dear city planner,

One of the essential components of our business operation is inventory of semitrucks' parts that are too large to be stored inside the shop. We would like to file for Special Permit for Salvage Yard in I-1 zoned parcel of land that we own. We would like to fence approx. 200ft by 200ft area at the southwest corner of the lot to park some discontinued trucks, Cabs and chassis. We believe this site would conform to all other essential requirements listed on the city website. I am attaching site plan with proposed area marked in red. Please note that 6 parking spots on the southwest corner of the parking lot were never constructed.

Thank you in advance for your consideration!

Respectfully,

A handwritten signature in blue ink, appearing to read 'Oleg Stepanyuk', is written over a light blue horizontal line.

Oleg Stepanyuk, *Operations Manager*

Advantage Trucking | 140 S. 27th St. Suite E | Lincoln, NE 68510
[402-488-7825](tel:402-488-7825) (W) | [402-610-2618](tel:402-610-2618) (M) | [402-488-7826](tel:402-488-7826) (F)



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
555 S. 10TH STREET, SUITE 203, LINCOLN, NE 68508

APPLICATION NUMBER	FINAL ACTION?	DEVELOPER/OWNER
Pre Existing Special Permit #28G	No	Union College
PLANNING COMMISSION HEARING DATE	RELATED APPLICATIONS	PROPERTY ADDRESS/LOCATION
August 5, 2026	None	5140 Calvert Street

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to amend Pre-Existing Special Permit #28F for a private college, specifically Union Adventist University to expand the permit boundary to include relocated outdoor recreational fields. The amendment will add approximately 15.37 acres on property north of Calvert Street. The property is zoned both R-2 & R-4 Residential and is the current location of both College View Academy K-12 private school and existing outdoor athletic fields. With this approval, the athletic fields would be reconstructed on the west side of the lot with a new College View Academy private school constructed to the east, not associated with this special permit. The applicant is requesting waivers related to the site including a reduce side yard setback, light pole height and light trespass.



JUSTIFICATION FOR RECOMMENDATION

The proposed amendment is justified as the proposed recreational fields will be relocated near where they exist and operate today. With the relocation of the College View Academy, the athletic uses will then be reconstructed on the west side of the property. Adding the outdoor recreational facility within the special permit is compatible as it will be owned and used by Union Adventist University. The proposed waivers are justified as the reduced side yard and allowed light trespass are related to the neighboring lot for College View Academy.

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

The amendment is compatible with the 2050 Comprehensive Plan as the site is shown for Public & Semi-Public uses on the Future Land Use map. The site will continue to serve for educational purposes as the athletic fields will be associated with the private college campus.

WAIVERS

1. To reduce the side yard setback on the east property from 5' to 0 feet. (Recommend Approval)
2. To allow the athletic field light poles to extend up to 80 feet. (Recommend Approval)
3. To allow light trespass up to 2.5 footcandles horizontally and 5.0 footcandles vertically across the east lot line. (Recommend Approval)

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future public & semi-public uses on the 2050 Future Land Use Plan.

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

Policies Section

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

Action Steps

6. Explore additional opportunities for streamlining the zoning and building permitting processes.

P8: Infill and Redevelopment – Encourage infill and redevelopment in appropriate locations throughout the community in order to meet the assumption for 25% of all new dwelling units being infill.

Action Steps

4. Provide a mechanism for adjustments in older zoning districts to lot area, height, setbacks, and parking standards, similar to the provisions already available for newer districts.

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 to amend Pre-Existing Special Permit #28G for Union Adventist University, specifically to expand the permit boundary by approximately 15.37 acres to include associate outdoor athletic fields for the private university. The additional property being added is located at 5140 Calvert Street, which is zoned both R-2 & R-4 Residential. The subject area is the current location of the College View Academy K-12 private school on the west half and existing outdoor athletic fields on the east half associated with Union Adventist University and under Special Permit #1469. With the special permit expansion, the two uses will exchange locations with the athletic fields occupying the west half of the site with a new College View Academy constructed on the east half, along S 56th Street but not included in the special permit boundary.
2. The property is surrounded by single family dwellings zoned R-2 & R-4 to the north and west. To the east will be the future site of the College View Academy, zoned R-2 along with single family residential to the east of S 56th Street. To the south is the Union Adventist University zoned R-2, R-4 & R-6 Residential and within the existing pre-existing special permit.
3. Pre-Existing Special Permit 28 was established for Union College as a private college campus and includes site plans for the campus and 7th Day Adventist Church along S 48th Street. With this amendment the permit boundary will be expanded to the north to include the approximately 15.37 acres area proposed for new outdoor athletic fields and associate maintenance building. Within the LMC, Outdoor Recreational Uses are allowed by special permit in the AG, AGR, and R-1 through R-8 Districts. The existing outdoor recreational fields on this site were approved under Special Permit #1469 in 1993. Rather than a new or separate special permit, this site is being included within the existing Union College permit boundary as it will be associated with the operation of the private university. With this approval the applicant is requesting Special Permit #1469 for the existing recreational fields and Special Permit #1933 for a removed telecommunication tower to be rescinded as they are no longer needed.
4. With this modification, the existing College View Academy operating as a K-12 private school will move to the east half of this larger site where the existing fields are today along S 56th Street. The school site will not be included in the special permit boundary as a private school is allowed by right within R-2 Residential, so no additional approval for zoning is required. Since the school will still operate on this site until a new school is constructed, this special permit will not be effective until demolition permits are started for College View Academy in the future.
5. With this amendment the applicant submitted a new site plan sheet for this location, specifically showing the proposed layout for the outdoor recreational fields, parking, and location for a future maintenance building in the northwest corner. The plan shows a conceptual layout including soccer, baseball, and pickleball courts with 75 parking spaces on site. The plan calls out the required setbacks within R-2 zoning including a 25' front yard setback along Calvert Street and a 30' rear yard setback along the north. As a condition of approval, a 20' side yard setback will be required along the west property line in an effort to match the existing rear yard setbacks of the abutting R-2 single family homes and minimize the impact of the proposed outdoor use and parking areas. With this permit the applicant has requested three waivers:
 - a. To LMC 27.72.020(a) to reduce the side yard setback along the east from 5' to 0 feet.

This waiver is justified as the larger lot will be subdivided into two lots. The west lot will be within this special permit boundary and serve the outdoor recreational use, owned by the university. To the east, a separate lot will be created for the future College View Academy. The reduced side yard setback will allow flexibility for shared parking and access to be developed along the lot line for the two properties and not require a setback or break in the parking area.
 - b. To LMC 27.72.020(a) to allow the recreational field light poles to exceed 35' to a maximum of 80 feet.

This request is justified as outdoor recreational facilities do not set a maximum height for lighting but follow the underlying zoning districts height requirement. With this site, the zoning is both R-2 & R-4 Residential which allows a maximum height of 35 feet. With outdoor recreation facilities, taller light poles are often installed to provide adequate lighting on the larger fields. The lighting will still be subject to limits of light trespass within the Design Standards in relation to the surrounding property lines and single family homes.

- c. To Chapter 3.100 of the Design Standards to allow light trespass up to 2.5 footcandles horizontally and 5.0 footcandles vertically across the east property line.

This waiver is justified as the property to the east will be owned and operated by College View Academy. Similar to the reduced side yard setback, the two properties intend to share an access point on Calvert Street and a shared parking area along the property line. Following the Design Standards light trespass would not be allowed across the property line. This waiver is common when two or more lots share access and parking lots as lighting would be crossing the lot line. This waiver does not include the remaining three property lines to the north and west abutting the single-family dwellings or to the south along Calvert Street. It is not expected this waiver to light trespass will have a negative impact in respect to the joint development of this property.

- 6. The property exists today as a large Lot 179 Irregular Tract totaling 27.91 acres. With approval the site will then be split into two separate lots, with the west lot matching the area of this permit. As part of the conditions of approval, a grading and drainage plan will be required to be submitted for review by Lincoln Transportation & Utilities which will then be included within this amendment.
- 7. With the two existing uses switching locations on this site, the single family homes along the western half will no longer abut the private school as it will be the outdoor recreational facility. This area will be more active in the warmer months, as there are no indoor facilities on this site. The recreational fields will likely have athletic events at night, utilizing the overhead lights. The taller overhead lights will still need to meet City Design Standards as the waiver to light trespass is only on the east property line abutting the future school site. Similar to the location of the school parking lot today, the parking area will be located along Calvert Street, creating a large distance from the parking lot to the single family homes which will minimize any new impacts of vehicle noise or headlight glare at night.
- 8. The proposed amendment to expand the pre-existing special permit is compatible as the proposed outdoor recreational facility will be associated with Union Adventist University and become part of the larger and unified campus site plan. The site is designated and shown to continue as public and semi-public land uses, which is consistent with educational facilities and associated uses. The future land use for this site will still be compatible with how it exists and operates today, with the school and recreational fields exchanging places on the larger property. The amendment is compatible in relation to the existing private college as outdoor recreational facilities are commonly found in association with both larger private and public educational institutions.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Private School R-2 & R-4 Residential

SURROUNDING LAND USE & ZONING

North: Single Family Dwellings	R-2 Residential
South: Union Adventist University	R-2 & R-4 Residential

East:	Existing UAU Recreation Fields	R-2 Residential
West:	Single Family Dwellings	R-2 Residential

APPLICATION HISTORY

Pre-1978	Various street and alley rights-of-way within the Union College campus were vacated.
May 1978	Special Permit #814 approved a health education facility (the Health Science Complex) on the Union College campus.
May 1979	The zoning update changed the zoning on the Union College campus from B Two-Family and D Multiple-Family to R-4 Residential and R-6 Residential.
April 1991	Board of Zoning Appeals #1887 approved a reduction of the front yard setback from 25' to 0' on Lots 11 through 16, Block 31, College View (along a portion of the south property line of the College View Seventh-day Adventist Church).
May 2002	Administrative Amendment #02036 to Pre-Existing Special Permit #28 approved a revised parking lot and two new building envelope boundaries.
Aug 2002	Administrative Amendment #02058 to Pre-Existing Special Permit #28 approved the revision of a building envelope boundary.
Jul 2004	Waiver #04008 approved a waiver to the surfacing requirements for a newly added parking lot.
Aug 2004	Administrative Amendment #04036 to Pre-Existing Special Permit #28 approved the addition of a parking lot.
May 2005	Pre-Existing Special Permit #28A was approved allowing an expansion of the permit boundary by adding approximately 1.23 acres near South 52nd and Stockwell Streets to add a building and parking.
Oct 2011	Pre-Existing Special Permit #28B was approved allowing an expansion of the permit boundary by adding approximately 2.6 acres near South 52nd and Bancroft Streets to add a building and parking. 28 Pre-Existing Special Permit #28D Page 3
May 2012	Pre-Existing Special Permit #28C was approved allowing an expansion of the permit boundary to add approximately 1.7 acres to accommodate a new building and associated parking areas.
Mar 2015	Administrative Amendment #15010 to Pre-Existing Special Permit #28C approved nine new signs as part of an overall sign package/plan.
July 2016	Administrative Amendment #16043 for Pre-Existing Special Permit #28C approved a new sign for Union College and a sign to be removed on the northeast corner of South 48th Street and Prescott Avenue.
Aug 2016	Pre-Existing Special Permit #28D was approved to expand the special permit boundary to include the College View Seventh-day Adventist Church and amend campus signing.
July 2022	Administrative Amendment #22045 to Pre-Existing Special Permit #28D approved the site location

and parking for a new structure on the northeast corner of the campus.

- Nov 2022 Pre-Existing Special Permit #28E was approved allowing a height waiver to increase the maximum height allowed to 80 feet within the special permit boundary of the Union College property.
- Sep 2024 Pre-Existing Special Permit #28F was approved to amend the existing campus sign plan to modify sign locations and waiver to sign height and area.

APPROXIMATE LAND AREA: 15.37 acres, more or less

LEGAL DESCRIPTION: See Attached

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

Date: July 23, 2026

Applicant/
Contact: Erin Bright
 Olsson
 (402) 458-5608

Owner: Union College

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/PESP/PESP28G Union College.bmc.docx>

CONDITIONS OF APPROVAL – PRE EXISTING SPECIAL PERMIT #28G

Per Section 27.63.075 this approval permits an amendment to Pre-Existing Special Permit #28G to add approximately 15.37 acres, more or less, for an outdoor recreational facility area associated with the private university with the following waivers:

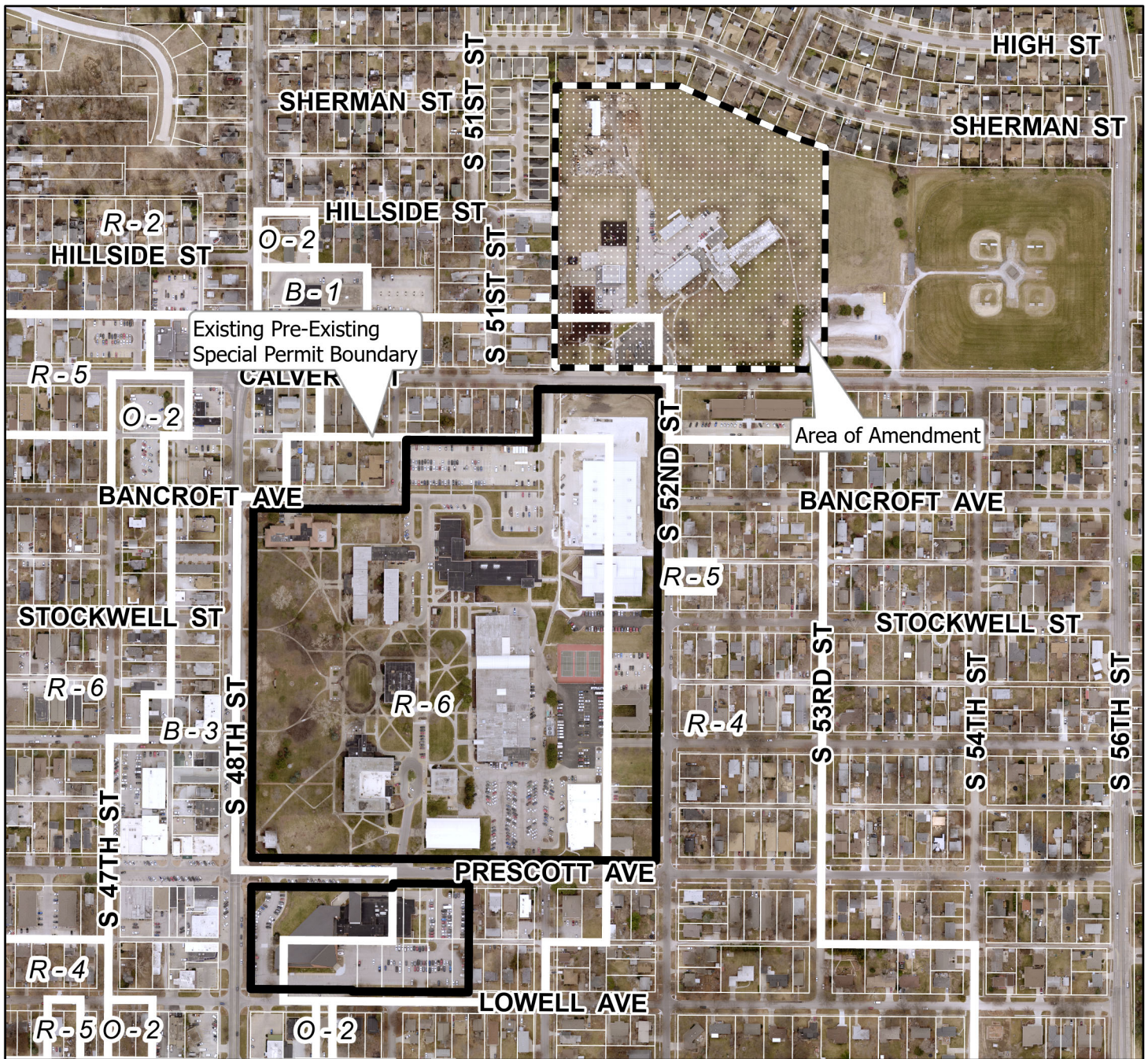
- a. To LMC 27.72.020(a) to reduce the side yard setback along the east property line to 0 feet.
- b. To LMC 27.020(a) to allow the athletic field light poles up to a maximum height of 80 feet.
- c. To Chapter 3.1 Design Standards to allow light trespass up to 2.5 footcandles horizontally and 5.0 footcandles vertically across the east property line of Lot 1.

Site Specific Conditions:

1. Before receiving building permits or before a final plat is approved the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **2** copies with all required revisions and documents as listed below:
 - 1.1 Revise to show a 20' side yard setback on the west property line.
 - 1.2 Submit a grading and drainage plan to the satisfaction of LTU-Watershed Management.
 - 1.3 Revise Wavier #1 to state, "Side yard setback along the east property line reduced to 0 feet."
 - 1.4 Revise Wavier #2 to state the maximum footcandles of trespass at 2.5 vertical & 5.0 horizontal allowed across the east property line of Lot 1.
 - 1.5 Revise Waiver #3 to state "Light poles for outdoor lighting shall not exceed 80 feet in height."
 - 1.6 Add Note #5 to state "Pre-Existing Special Permit #28G with associated site plan for Lot 1 is not in effect until a demolition permit is submitted for the removal of the existing private school facilities on site. At that time, Special Permit #1469 is then rescinded."

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 Before occupying the buildings or starting the operation all development and construction shall substantially comply with the approved plans.
 - 2.2 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 Pre Existing Special Permit #28F and rescinds Special Permit #1469 & #1933 as requested by the applicant, when the new private school is granted a building permit.

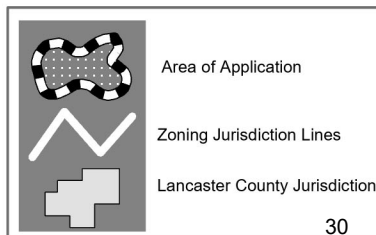


Special Permit #: PESP28G S 48th St & Calvert St

Zoning:

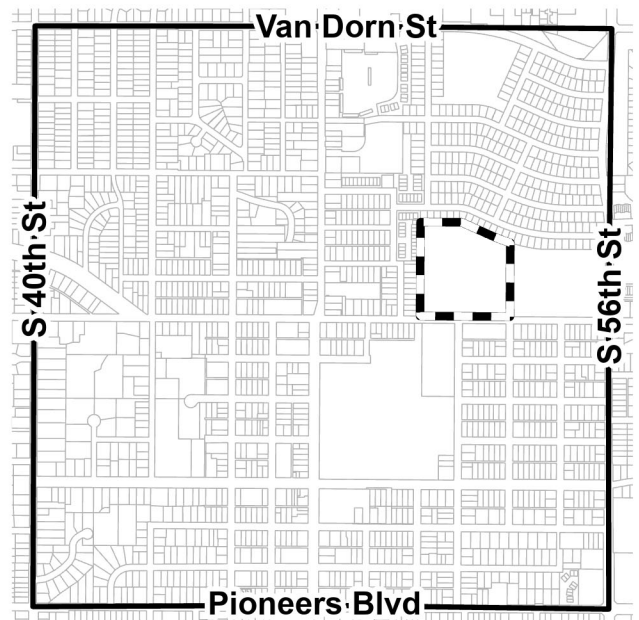
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	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.05 T09N R07E



30

2024 aerial



AMENDMENT TO SPECIAL PERMIT # _____
COVER SHEET

SHEET INDEX	
	COVER SHEET
1	SITE PLAN
2	SITE PLAN
2A	SITE PLAN
3	EXTERIOR SIGN LOCATIONS FOR PERMITTING
4	SITE LANDSCAPE PLAN

LEGAL DESCRIPTION

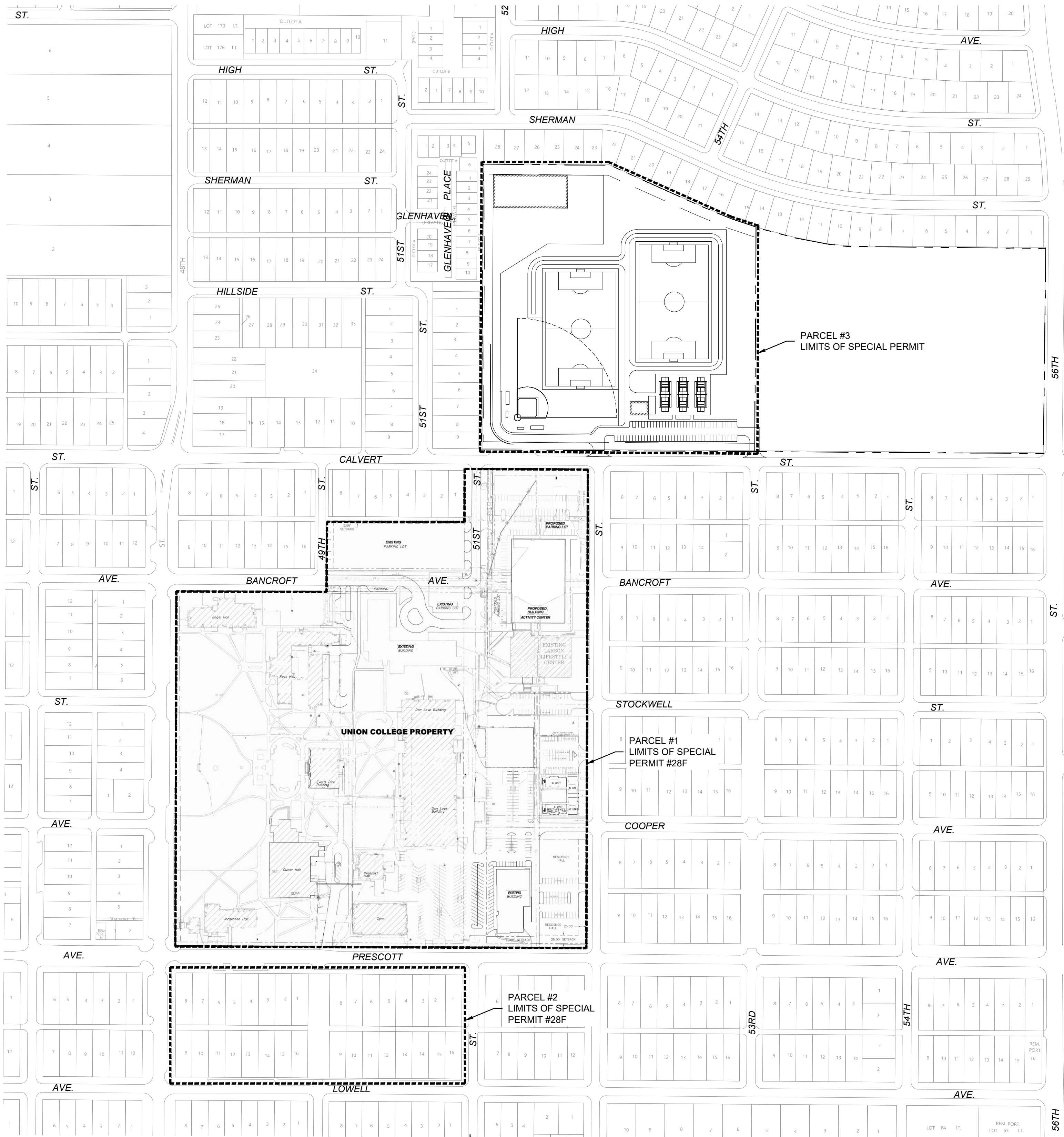
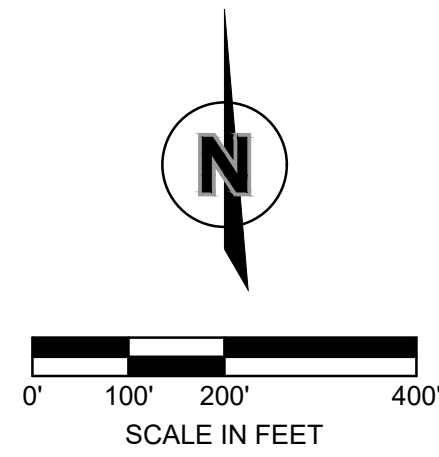
PARCEL 1
A TRACT LAND COMPOSED OF IRREGULAR TRACT UNION COLLEGE CAMPUS, COLLEGE VIEW; LOTS 1 THROUGH 12, BLOCK 15, COLLEGE VIEW; THE VACATED NORTH/SOUTH ALLEY, BLOCK 15, COLLEGE VIEW; LOTS 1 THROUGH 6, BLOCK 28, COLLEGE VIEW; LOT 1, COLLEGE VIEW 6TH ADDITION; LOT 1, COLLEGE VIEW 7TH ADDITION; LOT 1, COLLEGE VIEW 8TH ADDITION; THE VACATED STOCKWELL STREET RIGHT-OF-WAY FROM THE EAST RIGHT-OF-WAY LINE OF SOUTH 51ST STREET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 52ND; THE VACATED COOPER AVENUE RIGHT-OF-WAY FROM THE EAST RIGHT-OF-WAY LINE OF SOUTH 51ST STREET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 52ND STREET; THE VACATED SOUTH 51ST STREET RIGHT-OF-WAY FROM THE SOUTH RIGHT-OF-WAY LINE OF BANCROFT STREET TO THE NORTH RIGHT-OF-WAY LINE OF PRESCOTT AVENUE; THE VACATED SOUTH 51ST STREET RIGHT-OF-WAY FROM THE SOUTH RIGHT-OF-WAY LINE OF CALVERT STREET TO THE NORTH RIGHT-OF-WAY LINE OF BANCROFT STREET; THE VACATED BANCROFT STREET RIGHT-OF-WAY FROM THE EAST RIGHT-OF-WAY LINE OF SOUTH 49TH STREET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 51ST STREET; THE NORTH 12' OF VACATED PRESCOTT AVENUE RIGHT-OF-WAY FROM THE EAST RIGHT-OF-WAY LINE OF SOUTH 48TH STREET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 52ND STREET; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA.

AND

PARCEL 2
A TRACT OF LAND COMPOSED OF LOTS 5 THROUGH 12, BLOCK 30, COLLEGE VIEW; THE VACATED EAST/WEST ALLEY, BLOCK 30, ADJACENT TO LOTS 5 THROUGH 12, BLOCK 30, COLLEGE VIEW; LOTS 1 THROUGH 16, BLOCK 31, COLLEGE VIEW; THE VACATED EAST/WEST ALLEY, BLOCK 31, COLLEGE VIEW.
THE VACATED SOUTH 49TH STREET RIGHT-OF-WAY FROM THE SOUTH RIGHT-OF-WAY LINE OF PRESCOTT AVENUE TO THE NORTH RIGHT-OF-WAY LINE OF LOWELL AVENUE; THE SOUTH 13' OF VACATED PRESCOTT AVENUE RIGHT-OF-WAY FROM THE CENTER LINE OF VACATED SOUTH 49TH STREET RIGHT-OF-WAY TO THE EAST LINE OF LOT 5, BLOCK 30, COLLEGE VIEW; THE NORTH 12' OF VACATED LOWELL AVENUE RIGHT-OF-WAY FROM A POINT 90' WEST OF THE WEST RIGHT-OF-WAY LINE OF VACATED SOUTH 49TH STREET TO THE EAST LINE OF LOT 12, BLOCK 30, COLLEGE VIEW; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA.

AND

PARCEL 3
A PORTION OF IRREGULAR TRACT 179 NE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 179, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF CALVERT STREET AND 150' EAST OF THE EAST RIGHT OF WAY LINE OF SOUTH 51ST STREET; THENCE, NORTH, ON A WEST LINE OF SAID LOT 179 ON AN ASSUMED BEARING OF N00°23'33"E, A DISTANCE OF 863.47' TO THE NORTHWEST CORNER OF SAID LOT 179; THENCE S89°28'17"E ON A NORTH LINE OF LOT 179, A DISTANCE OF 382.75' TO A NORTH CORNER OF SAID LOT 179; THENCE S65°44'09"E ON A NORTH LINE OF LOT 179, A DISTANCE OF 299.16' TO A NORTH CORNER OF SAID LOT 179; THENCE S67°34'03"E ON A NORTH LINE OF LOT 179, A DISTANCE OF 100.00' TO A NORTH CORNER OF SAID LOT 179; THENCE S71°19'41"E ON A NORTH LINE OF LOT 179, A DISTANCE OF 80.32' TO A POINT; THENCE S00°21'45"W, A DISTANCE OF 678.34' TO A POINT ON A SOUTH LINE OF SAID LOT 179, SAID LINE BEING A NORTH RIGHT OF WAY LINE OF PRESCOTT AVENUE; THENCE N89°38'15"W, ON A SOUTH LINE OF SAID LOT 179, SAID LINE BEING A NORTH RIGHT OF WAY LINE OF PRESCOTT AVENUE, A DISTANCE OF 825.63' TO THE POINT OF BEGINNING; SAID TRACT CONTAINS A CALCULATED AREA OF 669,388.71 SQUARE FEET OR 15.37 ACRES, MORE OR LESS.



olsson

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P.O. Box 84608
Lincoln, NE 68508
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FAX 402.474.5063
Olsson - Engineering
Nebraska COA #CA-0638

DESCRIPTION

DATE

REV. NO.

COVER SHEET

AMENDMENT TO
PRE-EXISTING SPECIAL PERMIT # _____

LINCOLN, NEBRASKA

drawn by: _____ J.E.
designed by: _____ J.E.
project no.: 028-00703
date: 07-08-2026

SHEET
COVER SHEET

olsson®

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FAX 402.474.5063
Olsson - Engineering
Nebraska COA #CA-0638

[illegible]

SITE PLAN PARCEL #3
AMENDMENT TO PRE-EXISTING SPECIAL PERMIT # _____

drawn by: _____
designed by: _____
project no.: _____ 026-00
date: _____ 07-08-2

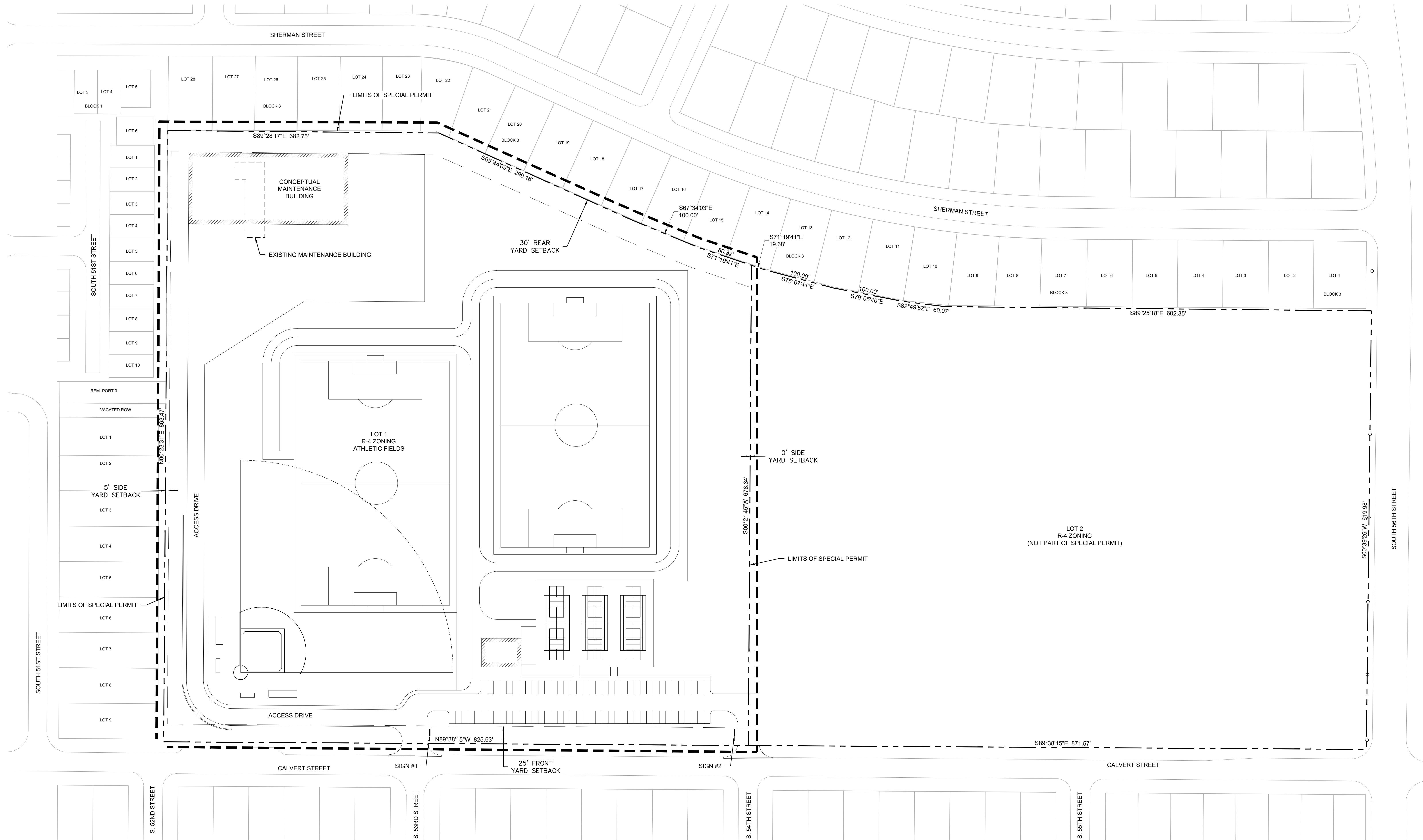
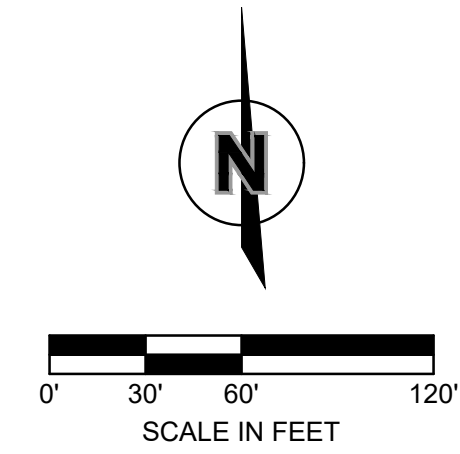
SHEET
2A of 4

SITE INFORMATION	
EXISTING PARCEL:	LOT 179 NE
ZONING:	R-4 AND R-2
PROPOSED USE:	ATHLETIC FIELDS AND ACCESSORY USES

1. ATHLETIC FIELDS AND ACCESSORY BUILDINGS SHALL BE AS PERMITTED USE.
2. PARKING SHALL PROVIDE A MINIMUM OF 50 PARKING STALLS FOR THE ATHLETIC FIELD USES ON THE LOT.
3. ATHLETIC FIELD LIGHTING SHALL BE IN ACCORDANCE WITH CHAPTER 3.100 'DESIGN STANDARDS FOR OUTDOOR LIGHTING'.
4. DIRECTIONAL SIGNAGE IS INTENDED TO MATCH EXISTING CAMPUS SIGNAGE AND AS PERMITTED ON 'EXTERIOR SIGNAGE PLANS FOR PERMITTING, SHEET 3'. DIRECTIONAL SIGNS 1-2 SHALL BE PERMITTED TO BE 7' IN HEIGHT AND 19 SF IN AREA.

1. PARKING SHALL BE ALLOWED IN 0' SIDE YARD SETBACK.
2. LIGHT TRESPASS FROM OUTDOOR LIGHTING OR PARKING LOT LIGHTING SHALL BE PERMITTED TO CROSS PROPERTY LINE FROM LOT 1 TO LOT 2.
3. LIGHT POLES FOR OUTDOOR LIGHTING SHALL BE PERMITTED TO EXCEED 35' HEIGHT.

PARCEL 3
A PORTION OF IRREGULAR TRACT 179 NE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 179, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF CALVERT STREET AND 150' EAST OF THE EAST RIGHT OF WAY LINE OF SOUTH 51ST STREET; THENCE ALONG THE WEST SIDE OF CALVERT STREET ON AN ASSUMED BEARING OF N00°23'33"E, A DISTANCE OF 863.47' TO THE NORTHWEST CORNER OF SAID LOT 179; THENCE S89°28'17"E TO A NORTH LINE OF LOT 179, A DISTANCE OF 382.75' TO A NORTH CORNER OF SAID LOT 179; THENCE S65°44'09"E ON A NORTH LINE OF LOT 179, A DISTANCE OF 299.16' TO A NORTH CORNER OF SAID LOT 179; THENCE S67°34'03"E ON A NORTH LINE OF LOT 179, A DISTANCE OF 100.00' TO A NORTH CORNER OF SAID LOT 179; THENCE S57°19'41"E ON A NORTH LINE OF LOT 179, A DISTANCE OF 80.32' TO A POINT; THENCE S00°21'45"W, A DISTANCE OF 678.34' TO A POINT ON THE SOUTH LINE OF SAID LOT 179, SAID LINE BEING A NORTH RIGHT OF WAY LINE OF PRESCOTT AVENUE, THENCE N89°38'15"W, ON THE SOUTH LINE OF SAID LOT 179, SAID LINE BEING A NORTH RIGHT OF WAY LINE OF PRESCOTT AVENUE, A DISTANCE OF 825.63' TO THE POINT OF BEGINNING; SAID TRACT CONTAINS A CALCULATED AREA OF 669,388.71 SQUARE FEET OR 15.37 ACRES, MORE OR LESS.



PRE EXISTING SPECIAL PERMIT #28G LEGAL DESCRIPTION

PARCEL 1

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AND

PARCEL 2

A TRACT OF LAND COMPOSED OF LOTS 5 THROUGH 12, BLOCK 30, COLLEGE VIEW; THE VACATED EAST/WEST ALLEY, BLOCK 30, ADJACENT TO LOTS 5 THROUGH 12, BLOCK 30, COLLEGE VIEW; LOTS 1 THROUGH 16, BLOCK 31, COLLEGE VIEW; THE VACATED EAST/WEST ALLEY, BLOCK 31, COLLEGE VIEW;

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July 7, 2026

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

RE: Pre-Existing Special Permit (PESP28F) Amendment
Request to Rescind SP1469 and SP1933

Mr. Callahan:

On behalf of the property owner and applicant, Union Adventist University (formerly Union College), Olsson is submitting an application to amend Pre-Existing Special Permit (PESP28F) for the property located at 5140 Calvert Street. The existing property is comprised of College View Academy, a K-12 private school, and the Union College Athletic Fields. The purpose of this proposed amendment is to allow athletic fields on the western end of this property and to include the special permit athletic field area within the existing boundary of the Pre-Existing Special Permit that encompasses the Union College campus. Union College is now known as Union Adventist University; however, for consistency with the previously approved special permits, we have retained the Union College naming on the site plans. The proposed relocation of the athletic fields included in this special permit will support the long-term growth and development of the Union Adventist University campus.

Associated with this special permit amendment, this application also requests to rescind the previously approved Special Permits SP1469 and SP1933. SP1469 was previously approved to allow athletic recreation fields at their current location on the eastern end of this property. SP1933 was previously approved to allow a telecommunications broadcast tower on the property, which is no longer in use.

The applicant team, including Olsson and the Owner's representatives, submitted a preliminary site plan and participated in a pre-application meeting with City staff members on February 17, 2026. The special permit site plans have been prepared in coordination with the applicant and Planning Department staff discussions. The site plan for the special permit athletic field area is shown on Sheet 2A and includes the conceptual layout of athletic fields and pickleball courts, parking lot layout and street access points, and conceptual building footprint of a future maintenance building. The existing R-2 and R-4 zoning will be retained over the property. The site plan proposes a 0' side yard setback on the eastern boundary of the special permit area. Campus directional signage is proposed within the front yard setback along Calvert Street, as shown on the site plan.

To incorporate the new special permit area into the existing PESP28F site plans, the following sheet revisions were made:

- COVER: New cover sheet added to the special permit set showing all three parcel areas of the special permit boundary.
- SHEET 1: No changes have been made to this previously approved site plan for PESP28F. The revisions on this sheet include updated legal descriptions for the parcel boundary and an updated title block.
- SHEET 2: No changes have been made to this previously approved site plan for PESP28F. The revisions on this sheet include updated legal descriptions for the parcel boundary and an updated title block.
- SHEET 2A: New sheet that includes the new area of the Special Permit Amendment for the athletic fields.

- SHEET 3: No changes have been made to this previously approved plan for exterior sign locations for permitting.
- SHEET 4: No changes have been made to this previously approved site landscape plan.

The applicant is making the following applications and requests:

1. SPECIAL PERMIT AMENDMENT: To allow athletic recreation fields on the R-2/R-4 zoned property, for a total of 15.3 acres.
2. WAIVERS: The following waivers are requested for the special permit area:
 - a. To allow parking in the 0' side yard setback;
 - b. To allow light trespass from outdoor lighting or parking lot lighting to cross the eastern boundary of the special permit area between Lot 1 and Lot 2; and
 - c. To allow light poles for outdoor athletic field lighting to exceed 35' in height.
3. RESCIND: To rescind previously approved Special Permits SP1469 and SP1933.

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

1. City Application Form (Special Permit Amendment)
2. Application fees in the amount of \$1,176.00
3. Legal descriptions for the expanded special permit boundary
4. Special Permit site plans (cover + Sheets 1-4)

Olsson will submit the site plan documentation to ProjectDox upon notification from 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 402.458.5608 or ebright@olsson.com.

Regards,



Erin Bright, PE
Olsson

cc: Robert Decker, Union Adventist University, robert.decker@uau.edu