

Lincoln City - Lancaster County

PLANNING COMMISSION

AGENDA

PLANNING COMMISSION

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

PLANNING STAFF

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

May 28, 2025

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, May 28, 2025, at 1:00 p.m. in the City Council Chambers on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

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

AGENDA
WEDNESDAY, May 28, 2025

Approval of minutes of the regular meeting held [May 14, 2025](#).

1. CONSENT AGENDA
(Public Hearing and Administrative Action)

COMPREHENSIVE PLAN CONFORMANCE

- [Page 18](#) 1.1 COMPREHENSIVE PLAN CONFORMANCE 25003, to review as to conformance with the 2050 Lincoln-Lancaster County Comprehensive Plan, an amendment to the Capital Improvement Program (CIP) to add the "Police Property Storage Remodel at 635 J Street" project.

Staff recommendation: In General Conformance with the Comprehensive Plan

Staff Planner: Andrew Thierolf, (402) 441-6371, athierolf@lincoln.ne.gov

- [Page 22](#) 1.2 COMPREHENSIVE PLAN CONFORMANCE 25004, to review as to conformance with the 2050 Lincoln-Lancaster County Comprehensive Plan, an amendment to the South Folsom redevelopment plan, for continued development as part of the Foxtail Meadows Redevelopment Project and updates to Phase 1 and the addition of Phases 2 and 3, on property generally located at Folsom Street and Pioneers Blvd.

Staff recommendation: In Conformance with the Comprehensive Plan

Staff Planner: Andrew Thierolf, (402) 441-6371, athierolf@lincoln.ne.gov

MISCELLANEOUS

- [Page 39](#) 1.3 MISCELLANEOUS 25006, to correct Resolution A-95057 for Use Permit #17007A Sandhills Publishing Campus on property generally located at NW 1st Street and W Harvest Drive.

Staff recommendation: Approval

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

2. REQUESTS FOR DEFERRAL

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

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

SPECIAL PERMIT

4.1 SPECIAL PERMIT 552D, to amend an existing Special Permit 552C for a Residential Healthcare Facility to allow a parking lot associated with the facility on property generally located at 200 Bruce Drive. FINAL ACTION

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Staff recommendation: Conditional Approval

Staff Planner: Ayden Johnson, (402) 441-6334,
ayden.johnson@lincoln.ne.gov

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION:

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

Adjournment

PENDING LIST: No items

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**The Planning Commission meeting which is broadcast live at 1:00 p.m. every other
Wednesday**

will be available for viewing on LNK City TV at

<https://lnktv.lincoln.ne.gov/CablecastPublicSite/watch/3?channel=1>

The Planning Commission agenda may be accessed on the Internet at

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

MEETING RECORD

Advanced public notice of the Planning Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Tuesday, May 06, 2025.

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME, AND PLACE OF MEETING: Wednesday, May 14, 2025, 1:00 p.m., Hearing Room 112, on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS AND OTHERS IN ATTENDANCE: Lorenzo Ball, Dick Campbell, Maribel Cruz, Brett Ebert, Gloria Eddins, Bailey Feit, Cristy Joy, Rich Rodenburg, and Cindy Ryman Yost; David Cary, Steve Dush, Steve Henrichsen, Ayden Johnson, Shelli Reid, Andrew Thierolf Laura Tinnerstet of the Planning Department, media, and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Hearing

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

Chair Ryman Yost requested a motion approving the minutes for the regular meeting held April 16, 2025.

Motion for approval of the minutes made by Campbell, seconded Joy.

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

Chair Ryman Yost asked the Clerk to call for the Consent Agenda Items.

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

May 14, 2025

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

The Consent Agenda consisted of the following items: Comprehensive Plan Conformance 25002, Annexation 25003, Change of Zone 25010, and Special Permit 25010.

There were no ex parte communications disclosed.

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

Clerk noted that there was a request to move items 1.4a, Miscellaneous, and 1.4b, Miscellaneous, from the Consent Agenda to a separate public hearing.

Campbell made a motion for approval of the Consent Agenda; seconded by Joy.

Consent Agenda approved 9-0: Ball, Campbell, Cruz, Ebert, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting "yes".

Note: This is **Final Action** on the following item **Special Permit 25010 unless** appealed by filing a Notice of Appeal with the **City Council** or the **County Board within 14 days**.

MISCELLANEOUS 25004 TO REVIEW THE PROPOSED DETERMINATION THAT THE LINCOLN CORNHUSKER REDEVELOPMENT AREA BE DECLARED BLIGHTED AND SUBSTANDARD AS DEFINED IN THE NEBRASKA COMMUNITY DEVELOPMENT LAW. THE STUDY AREA IS APPROXIMATELY 2,065 ACRES, GENERALLY LOCATED BETWEEN N 56TH STREET ON THE EAST, COLFAX AVENUE ON THE NORTH, N 27TH STREET ON THE WEST, AND HOLDREGE STREET ON THE SOUTH.

AND

MISCELLANEOUS 25005, TO REVIEW THE PROPOSED DETERMINATION THAT THE LINCOLN CORNHUSKER BLIGHT AREA MEETS THE STATUTORY DEFINITION OF EXTREMELY BLIGHTED AS DEFINED IN THE NEBRASKA COMMUNITY DEVELOPMENT LAW. THE STUDY AREA IS APPROXIMATELY 2,065 ACRES, GENERALLY LOCATED BETWEEN N. 56TH STREET ON THE EAST, COLFAX AVENUE ON THE NORTH, N 27TH STREET ON THE WEST, AND HOLDREGE STREET ON THE SOUTH.

PUBLIC HEARING:

MAY 14, 2025

Staff Recommendation: On hold until further notice

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

An ex parte communication was disclosed.

Eddins stated that during a neighborhood meeting, a resident raised concerns about blighting in a certain area. The same issue was also discussed at the Clinton neighborhood meeting. Initially, it was believed to be related to the current application, but it was later determined that the area discussed was outside the scope of this application. Eddins noted that the topic was discussed in detail during the neighborhood organization meeting.

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

Staff/ Applicant Presentation-

Peter Hind, Director of Urban Development, 555 South Street, Lincoln, NE, appeared before the Commission to request a postponement of these items to the June 11th Planning Commission meeting. He explained that the delay was necessary due to scheduling issues with

their consultant, who is currently dealing with a personal family matter and is unavailable to meet.

Hind noted that the additional time would allow the department to work more effectively with the consultant and address ongoing project concerns.

In addition, Hind addressed public feedback regarding legal notice requirements. He stated, for the record, that after reviewing the matter internally, the department confirmed that all required legal notice periods had been met.

Hind concluded his remarks by offering to answer any questions from the Commission.

Staff Questions

Campbell asked whether any neighborhood outreach or open house meetings were planned in response to community concerns.

Hind stated that outreach would be conducted with the Clinton neighborhood, which had been identified as a key stakeholder. Hind noted that the topic had previously been included in the University Place Subarea Plan process led by the Planning Department and had been presented at several public open houses. However, he acknowledged the need to re-engage the community and stated that while the specific format of the upcoming outreach had not yet been finalized, the team intended to "restart the clock" and begin the process again. Hind added that Planning staff had requested a formal resubmittal, and the project team would proceed accordingly over the next month.

Hind responded by asking Commissioner Feit if she had a question, to which Commissioner Feit replied that her question had already been asked. Hind acknowledged this and proceeded accordingly.

Yost confirmed the request for a deferral until June 11th, which was acknowledged by Hind. Chair Ryman Yost thanked Hind for his time, and Hind expressed his gratitude to the Commission for their consideration.

Proponents:

No one approached in support

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Neutral:

No one approached in a neutral capacity.

Opposition:

No one approached in opposition.

MISCELLANEOUS 25004 AND MISCELLANEOUS 25005 **ACTION BY PLANNING COMMISSION**

May 14, 2025

Campbell made a motion to delay the items until June 11, 2025. The motion was seconded by Eddins.

Motion approved 9-0: Ball, Campbell, Cruz, Ebert, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting "yes".

Joy commented that a lot of the discussion had already taken place during the University Place Sub Area Plan discussions. She noted that it was helpful for those who participated in the sub-area plan but acknowledged the importance of continuing the conversation throughout the community.

Eddins responded that the North 48th Street boundary originally ended at 33rd, but when the blighted area was expanded, it was moved to 27th, which included a significant portion of another neighborhood. Eddins explained that while issues were happening on 48th, they did not directly affect the other neighborhood. This, she noted, contributed to the disconnect in the public meetings, which now made more sense in hindsight.

Joy stated that the explanation made a lot of sense. She mentioned that it was very appropriate and appreciated the staff considering the area to the west of 33rd. She recalled that the staff did a great job of highlighting this area, and she expressed gratitude for the attention given to it.

Chair Ryman Yost asked if there was any further discussion.

CHANGE OF ZONE 25007: DISTRICT 33 PLANNED UNIT DEVELOPMENT, FOR A CHANGE OF ZONE ON APPROXIMATELY 12.27 ACRES FROM B-3 (COMMERCIAL DISTRICT) TO B-3 (COMMERCIAL DISTRICT) PUD (PLANNED UNIT DEVELOPMENT); A CHANGE OF ZONE FROM O-2 (OFFICE DISTRICT) TO B-3 (COMMERCIAL DISTRICT) PUD (PLANNED UNIT DEVELOPMENT); A CHANGE OF ZONE FROM R-2 (RESIDENTIAL DISTRICT) TO B-3 (COMMERCIAL DISTRICT) PUD (PLANNED UNIT DEVELOPMENT); AND A CHANGE OF ZONE FROM R-2 (RESIDENTIAL DISTRICT) TO R-4 (RESIDENTIAL DISTRICT) PUD (PLANNED UNIT DEVELOPMENT); AND A CHANGE OF ZONE FROM R-2 (RESIDENTIAL DISTRICT) TO R-2 (RESIDENTIAL DISTRICT) PUD (PLANNED UNIT DEVELOPMENT) ON PROPERTY GENERALLY LOCATED ALONG S 33RD STREET, NORTH AND SOUTH OF A STREET AND ALONG A STREET FROM NORMAL BLVD TO WEST OF S 35TH STREET.
PUBLIC HEARING: **May 14, 2025**

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

Staff Recommendation: Approval

There were no ex parte communications disclosed.

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

Staff Presentation-

Ayden Johnson, Planning Department, 555 S. 10th Street, Lincoln, NE, came forward and stated that the proposal seeks to rezone approximately 12.78 acres near South 33rd and A Street. He explained that the proposal aims to change the existing B3, R2, and O2 zoning to a Planned Unit Development (PUD) Overlay. This overlay would create new B3 PUD, R2 PUD, and R4 PUD districts, allowing for a more flexible and community-oriented development approach.

Johnson added that the proposed layout includes 44 lots of B3 PUD for a mixed commercial node, 16 lots of R4 PUD for higher-density housing, and two lots for R2 PUD for lower-density housing. The PUD also requested waivers for modified zoning standards, such as reduced parking requirements, increased residential density, alcohol sales, and modified setbacks.

Johnson further stated that the District 33 PUD originated from the efforts of local business owner Terry Lage, who reached out to neighboring business owners like Moran's Liquor and A Street Market, who were facing zoning challenges. Johnson noted that many of these business owners, now referred to as champions of the project, became vocal advocates for a more flexible zoning approach that could support revitalization within the corridor.

In March 2025, Johnson mentioned that a pre-application meeting was held to explore transforming the 33rd and A Street area into a more vibrant commercial center. Shortly after, the City of Lincoln hosted a neighborhood meeting at Randolph Elementary on March 27th, inviting stakeholders within the proposed PUD boundary and property owners within 200 feet. He said that at this meeting, the champions presented a vision for a walkable, community-focused district blending neighborhood-serving commercial uses with additional housing options.

Following feedback from the public, Johnson noted that the proposal was revised to address concerns and find a thoughtful balance between business needs and neighborhood character. He explained that the application includes a zoning change request to establish a PUD that accommodates both commercial and residential development. A key goal of the proposal, Johnson added, is to support missing middle housing like duplexes, triplexes, and small-scale multifamily units, while also establishing a functional and attractive commercial core.

Johnson stated that District 33 is well-suited for this transformation, given its mix of existing buildings and vacant parcels, as well as its location near major roads and pedestrian bike trails, which enhance accessibility and connectivity. He explained that the PUD would activate underutilized land and support growth in both housing and business sectors.

If approved, Johnson added, the proposed change in zoning would include updates and waivers to several sections of the Lincoln Municipal Code to better serve the neighborhood. He explained that these updates would modify land use, parking, signage, setbacks, and building height. Johnson noted that the changes would allow both on-sale and off-sale alcohol sales, expand permitted uses (many of which previously required special or conditional permits), and prohibit less compatible uses like motor vehicle sales and fireworks sales in specific areas to maintain alignment with neighborhood goals. He further explained that the proposal would reduce front yard setbacks, lower residential parking requirements, eliminate non-residential parking minimums, and allow for minor signage changes to be approved administratively.

These updates, Johnson stated, would provide development flexibility while maintaining compatibility with the neighborhood's character and goals. He emphasized that the District 33 PUD strongly supports the City of Lincoln's 2050 Comprehensive Plan and aligns with the city's long-term vision by encouraging walkable, mixed-use neighborhoods and promoting greater housing diversity. Johnson added that the PUD supports the development of complete neighborhoods where housing, retail, services, and amenities are accessible within a 15-minute walk. It also encourages infill and redevelopment in underutilized spaces, promotes a variety of housing types (including missing middle options), and preserves neighborhood character while leveraging existing infrastructure.

Additionally, Johnson stated, the proposal fosters economic opportunity by thoughtfully integrating commercial uses and reinforcing the city's vision for vibrant, inclusive nodes and corridors serving diverse incomes, ages, and lifestyles. He concluded that because of the strong alignment with the city's planning goals, the Planning Department recommends approval for all proposed zoning and code modifications under the District 33 PUD.

In conclusion, Johnson added, District 33 PUD is a community-driven, forward-thinking proposal that addresses long-standing zoning limitations while creating new opportunities for both residential and commercial development. He stated that it promotes walkability, housing diversity, and local economic growth, all while respecting the surrounding neighborhood's characteristics. Backed by strong community support, Johnson noted, the proposal is designed to meet the needs of current and future residents and has the potential to become a model for sustainable and inclusive urban development in Lincoln. He then asked if there were any questions.

Staff Questions

Feit asked how the boundary for the District 33 PUD was determined, noting that the shape of the boundary was interesting and expressing curiosity about the process behind it.

Johnson explained that this was the second version of the boundary. He mentioned that the original proposed boundary had a more clean-cut triangular and rectangular shape, which was presented at the neighborhood meeting on March 27th. Johnson noted that during that meeting, a few neighbors, both within and outside the 200-foot boundary, raised concerns about whether their properties were included or if they were too close to the boundary. Some people also inquired whether the boundary could be extended to include their properties. Johnson stated that, because of these concerns and requests, the boundary was adjusted and took on the current "zigzag" shape to better meet the needs of the neighborhood and address comments or alternative suggestions made by the community in support of the PUD.

Feit asked what concerns some individuals had about being included within the proposed boundary.

Johnson stated that many people were not necessarily concerned about their property being included in the boundary, but rather about the potential for high-rise apartment buildings or multi-level apartments above commercial uses, such as restaurants, coming into the area. He explained that some residents were worried about the possibility of being bought out or the change in land limitations that could result from the rezoning. Johnson added that the primary concern was the fear of increased density, particularly the potential for large apartment complexes or buildings to be constructed in the neighborhood, which some residents were uncomfortable with.

Feit indicated appreciation for the explanation.

Chair Ryman Yost asked if there were any further questions from the Commission.

Applicant-

Terry Lage, 3800 Loveland Drive, Lincoln, NE, appeared before the Commission and described the proposal as an exciting milestone, representing approximately 18 months of engagement with both the community and the city.

Lage shared that the project developed organically through daily interactions with the local neighborhood, particularly at places like Moran's. He and his wife own commercial property along 33rd Street, and through their involvement, they had numerous one-on-one discussions with neighbors. Lage explained that many of the elements included in the PUD proposal were shaped by those conversations and by feedback received at the public open house, as mentioned earlier by Johnson.

Lage emphasized that the effort stemmed from a genuine interest in benefiting the community through the flexibility offered by the PUD. In addition to their property investment, he noted their ties to the area. His wife grew up in the neighborhood and lived there for 15 years, and he himself lived nearby and frequently shopped at A Street Market. Their deep connection to the area guided their approach, which Lage said was evident through their participation in the public process.

Lage clarified that they were not developers with large private interests, but instead local stakeholders with grassroots involvement. The focus, he stated, was on supporting the small business community and expanding opportunities within the neighborhood. He shared that some businesses had expressed interest in leasing space from them, but ultimately chose not to because of zoning constraints that the PUD seeks to resolve.

Lage stated that the project intends to enhance the walkability and livability of the area by introducing additional services and amenities that residents could access without needing to drive. He added that nearby neighborhoods, including 40th and A Streets and the Woods Boulevard area, could also benefit from the expanded possibilities offered by the PUD.

In closing, Lage said he was eager to hear the perspectives and opinions of the Commission as they worked together to shape the community and realize the opportunities the PUD could provide. He then invited some questions from the Commission.

Proponents:

No one approached in support.

Neutral:

No one approached in a neutral capacity.

Opposition:

Linda Barna, 3336 Washington Street, Lincoln, NE, came forward and stated that she has lived in her home for 24 years, having purchased it on April 1, 2001. Barna explained that she chose her home specifically because it is in a walkable neighborhood and expressed appreciation for that concept being a part of the proposal.

Barna voiced strong support for local businesses in the area, including Moran's, the new ownership at Lincoln Pharmacy, and A Street Market. However, she raised two main concerns: traffic safety and neighborhood inclusion.

First, Barna highlighted existing traffic issues at 33rd and Normal, stating that accidents occur frequently at that intersection. She pointed out that while there is a nearby park, there is no safe or direct pathway for pedestrians to travel from the park to the proposed walkable commercial area. Barna expressed concern for citizen safety, especially considering the proximity of the zoo and Antelope Park, both of which attract significant traffic volumes. She emphasized that the 33rd and Normal intersection already presents problems and needs to be addressed regardless of the new development.

Her second concern was related to congestion near 33rd and A Streets and 33rd and Normal during business hours. Barna stated that these intersections are already heavily congested and limited to one lane in each direction. She noted that she has witnessed reckless driving and frequent accidents in the area as drivers attempt to navigate the congestion.

Barna expressed worry about the traffic situation, particularly if the neighborhood is intended to become more walkable. She emphasized that for it to be truly walkable, safety must be a top priority.

Lastly, Barna mentioned seeing several different boundary maps, not just two, and noted that the map presented in the meeting did not include her property.

Campbell asked Barna to point out her house on the map.

Barna explained that she had lived at her home for 21 years and had cultivated an organic garden up to her back fence. She found her house on the map and noted that there was no alley behind her house, and the zoning map did not show any changes to that area. Barna raised concerns about the possibility of parking being allowed near her fence, worrying about runoff, oil, and potential damage from vehicles. She shared that years ago, a neighbor had tried to run a temporary employment agency without proper permits, causing parking issues, which had led to support from local businesses such as A Street Market and Moran's.

Barna expressed concerns about the proposed reduction in parking and whether it would be effective. She also questioned whether businesses, like those at A Street Market, would ensure their parking lots were used only by their customers, as parking overflow was already an issue. While expressing her support for walkable cities, Barna emphasized that there was more to consider, particularly regarding existing congestion and whether new developments would offer affordable housing options. She pointed out that despite the construction of new apartments around the city, many people in her neighborhood could not afford to live in them. Barna concluded by requesting a 15- to 20-foot buffer if a business were built near her backyard and emphasized that the safety of people crossing Normal Street needed to be considered in any future development.

Seth Witfoth, 3336 Washington Street, Lincoln, NE, came forward and stated that he has grown up in the neighborhood. Witfoth mentioned the existing businesses in the area, including Fast Mart, a credit union, a pharmacy, yoga and workout facilities, a barber, and Moran's. He expressed concerns about the potential impact of a proposed four-story apartment complex, particularly regarding parking. Witfoth noted that traffic at the intersection of 33rd and A is problematic, with cars frequently blocking the intersection due to long light cycles. He is worried that this development could exacerbate parking issues, with people parking in the neighborhood without being residents. Witfoth also expressed privacy concerns, as the taller buildings could overlook people's backyards, and a potential for increased noise and activity in the area. Witfoth concluded by stating his concern about how the development might affect the peaceful living environment he has enjoyed in the neighborhood.

Staff Questions:

Campbell asked what the setback requirements for B3 zoning would be if the development were to expand in the future to run behind Barna's property.

Johnson clarified that the setback requirements being discussed pertain to the existing zoning, not the proposed PUD. He mentioned that the PUD only changes the front yard setback and does not affect the setbacks in the B3 PUD. Johnson added that Steve Henrichsen might be able to provide more details on this matter.

Steve Henrichsen, Planning Department, 555 S 10th Street, Lincoln, NE, came forward and clarified that the rear yard setback for B3 zoning adjacent to residential zoning is 30 feet. Henrichsen also provided additional context, noting that the previous proposal from 2008 for 3333 A Street had been defeated and is not included in the current PUD. Therefore, the property behind Barna's house is not part of the PUD and is not subject to any changes currently.

Campbell asked if someone were to build a large apartment building, would they be required to show adequate space for parking? Henrichsen stated that it was correct.

Eddins asked if traffic flow is considered within a PUD and whether it could help improve traffic in the area. She mentioned that she often drives through the area, noting that at non-busy times, it's the best way to head south, but during peak times, particularly when people are either coming downtown or leaving, it becomes tricky to get out onto Normal. Eddins expressed concern about crossing five lanes of traffic to reach the park and wanted to know how traffic flow is addressed in a PUD.

Johnson responded that the PUD itself is specifically focused on zoning, not necessarily on circulation or traffic. While traffic is something that should be considered, it is more of a city issue and is unrelated to the PUD. If traffic becomes a concern, it will need to be addressed separately from the PUD.

Feit asked, as a follow-up, if the approval of the PUD could initiate conversations with other city departments to study the area further, specifically regarding walkability, the potential for improved trail connections, and safer ways to cross Normal Boulevard. She asked whether such conversations could potentially take place because of PUD's approval.

Johnson confirmed that once the PUD is in place, it must still go through the standard review process involving other city departments. He stated that in this case, the proposal went through one review, and every department—including LTU, Engineering Services, Watershed Management, and Health—recommended approval. He added that these departments had been involved early in the process, including during the pre-application meeting, to identify and address any concerns.

Cruz asked whether the traffic density in the area is sufficient to trigger a traffic study.

Johnson responded that the question regarding traffic density might be better addressed by Henrichsen and deferred to him for further clarification.

Henrichsen explained that at any time, Lincoln Transportation and Utilities (LTU) may determine that traffic conditions warrant further study, particularly in cases involving a certain number of car accidents or pedestrian concerns, which are assessed using federal criteria. He acknowledged the challenge of encouraging business growth while managing the increase in traffic that comes with it. Henrichsen noted that local businesses want to avoid lane expansion due to space limitations, so alternatives must be considered.

Henrichsen emphasized that while current repairs are ongoing along Normal Boulevard, the city has long recognized the intersection at 40th and Normal as an area needing a long-term solution due to its complex layout involving multiple streets. The city has evaluated options for this intersection in the past and continues to do so.

Henrichsen acknowledged that traffic in the area can be difficult at certain times of day but maintained that revitalization efforts are important. He pointed out that many local businesses have already invested in the area and expressed hope that the proposed changes would encourage further investment. He concluded by highlighting that this initiative is being led by local business owners rather than national chains, reflecting strong grassroots support for the project.

Cruz inquired about the potential location of a proposed four-level building, asking whether a specific site for the structure had been determined. Cruz expressed a need for clarification regarding its placement within the overall project layout.

Johnson explained that the site has been divided into several planning areas, as illustrated in the project map. Johnson noted that one of the waivers was modified specifically for Planning Area 4 within the PUD, which is identified as the main commercial hub. Planning Area 4 is the only area where an increased building height of up to 45 feet has been permitted.

Johnson stated that earlier versions of the plan had allowed greater height and density in other planning areas, including areas currently designated for residential use. In response to concerns raised during the initial round of reviews and a neighborhood meeting, those allowances were reduced. Johnson clarified that areas previously proposed as R5 or R6 were adjusted to R4 zoning, with density now limited to allow for development types such as triplexes. Johnson emphasized that Planning Area 4 remains the sole location where the increased height is authorized.

Cruz sought clarification regarding the surrounding context of the proposed building site, noting that at least one of the existing buildings in the area is now used as a community space—potentially a city hall or similar facility—but does not appear to be used frequently. Cruz also observed that the opposite side of the street consists of commercial businesses. Based on that context, Cruz expressed that concerns about a potential high-rise overlooking nearby

residential properties may be mitigated, as the area in question is currently commercial and may not directly impact nearby homes.

Henrichsen noted that just outside the boundary of the PUD, on the west side of 33rd Street, is the Latvian Church's social hall and, to the northeast of it, the Latvian Church itself. He clarified that both properties are outside the PUD, meaning any redevelopment or change in use for those properties would be independent of the PUD. Henrichsen further explained that a key topic discussed during the meeting was the potential for apartment development along Normal Boulevard, which would still be on a relatively small scale. This area contains a stretch of houses located between the four lanes of Normal Boulevard and the nearby commercial properties. However, at that time, there was limited support for rezoning this area to allow for higher-density development. The area is currently zoned R4, which would allow for duplexes. Henrichsen noted that if anyone were to propose apartments along this stretch, such a proposal would have to go through the formal review process.

Applicant Rebuttal-

Lage expressed appreciation for the input provided and acknowledged the importance of the concerns raised. He emphasized the desire to create a connection between the park and the surrounding business area, which would enhance walkability — a key goal of the project. Lage stated that while this type of connection would be ideal, it is not part of the current project's scope.

Lage reassured the commission that the project is being developed responsibly and with careful consideration of the public's opinions. Regarding concerns about traffic, Lage recognized that traffic perceptions often arise when changes to an area are proposed. However, he noted that perceptions of increased traffic are not always reflective of the actual impact, and the reality of traffic conditions may differ from public concerns. Lage concluded by noting that the potential effects of the PUD should be assessed based on factual outcomes rather than perceptions.

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

CHANGE OF ZONE 25007

ACTION BY PLANNING COMMISSION:

May 14, 2025

Campbell moved to approve Change of Zone 25007; seconded by Joy. Motion carried 9-0: Ball, Campbell, Cruz, Ebert, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting 'yes'.

Campbell shared his connection to the area, noting that he grew up in the neighborhood and is familiar with it. He mentioned that the grocery store in the area has been a longstanding establishment. Campbell acknowledged that the area does need revitalization and expressed support for the proposed project, believing it would be beneficial for the neighborhood. He also stated that, in his view, the proposed development would not disturb the more distant residential areas.

Eddins expressed support for the proposed development, acknowledging that there are traffic concerns in the area. She shared her personal experience of using 33rd Street to avoid traffic on 40th Street, citing the congestion there. Eddins suggested that the revitalization of the area could draw more attention to the traffic issues and potentially lead to future traffic studies. She further noted that if people from outside the neighborhood begin to voice concerns about the traffic, it could serve as a catalyst to address the issue and push for improvements.

Feit expressed her support for the proposed development, emphasizing the importance of continued community engagement. She encouraged all the neighbors to stay involved, noting that this project is just the first step in revitalizing the area. Feit suggested that the community engage with LTU (Lincoln Transportation and Utilities) about traffic concerns and with Lincoln Parks and Recreation regarding potential trail development. She also shared an idea about growing and selling vegetables from the backyard, referencing the new food plan, and suggested the possibility of starting a small market. Feit highlighted the exciting opportunities for further engagement and development, making a comparison to the ongoing revitalization of University Place. Feit concluded by encouraging continued communication among community members to help make the area as beautiful as possible.

Joy agreed with her fellow commissioners and stated that she would also be supporting the proposed development.

Rodenburg shared that his first home after returning to Lincoln from Wisconsin was on Chautauqua Avenue, adjacent to the proposed rezoning area. He noted that four houses along 33rd Street were already zoned for business at the time, and he purchased two to operate Bike Pedalers for 25 years before selling the business to two employees, who renamed it Blue Sky.

Rodenburg recalled a developer who once purchased the homes between Culligan and Dental Design on the west side of 33rd Street, intending to build a strip mall, but the 2007 recession halted those plans. Businesses like Little Mountain T-Shirt Shop still operate from those homes today.

Rodenburg described the city's requirements to convert his property into a business, including installing a 30-foot turning radius, explosion-proof windows, and other upgrades. While acknowledging that future small businesses may face similar hurdles, he believes they serve the public good.

Rodenburg also recounted that the widening of 33rd Street led to the loss of street parking in front of his property. Though the city offered to reinstall it, he had to cover the cost and was assessed for two spaces.

Rodenburg stated that traffic within the PUD area is not currently a major concern, though improvements may be needed along Normal Boulevard. He expressed full support for the proposal and enthusiasm about the area's continued transformation into a thriving community business district.

Chair Ryman Yost joined her fellow commissioners in expressing support for the proposal. She acknowledged that, outside of the designation of the PUD, anyone who has driven through the neighborhood is aware of the traffic challenges in the area. Ryman Yost expressed hope that the development would help bring attention to these issues and improve safety by making the area more walkable and bikeable.

Ryman Yost also addressed concerns raised about the affordability of rent for potential apartments, duplexes, and townhouses, recognizing that affordability is a significant issue in the community. She noted that this is a focus for the city, and the proposed development could offer an incredible opportunity for young adults and new professionals to find affordable housing close to businesses and public transportation, with easy access to walkable amenities. Ryman Yost concluded by expressing her intention to vote in favor of the proposal and echoing the call for continued neighborhood involvement as the development progresses. Ryman Yost also thanked the community members who have come together to shape the project, calling it a great opportunity for the city to grow from the ground up.

Campbell moved to adjourn the Planning Commission meeting of May 14, 2025; seconded Joy.

Motion carried 9-0: Ball, Campbell, Cruz, Ebert, Eddins, Feit, Joy, Rodenburg and Ryman Yost voted "yes"

There being no further business, the meeting was adjourned at 1:50 pm.



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

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

APPLICATION NUMBER
Comprehensive Plan Conformance 25003
*CIP Amendment - Police Property Storage
Remodel*

FINAL ACTION?
No

PLANNING COMMISSION HEARING DATE
May 28, 2025

RELATED APPLICATIONS
None

RECOMMENDATION: IN GENERAL CONFORMANCE WITH THE COMPREHENSIVE PLAN

BRIEF SUMMARY OF REQUEST

This is a request to create a new project within the Police section of the 2024/25 - 2029/30 Capital Improvement Program (CIP). The project includes funding to renovate a portion of the City-owned 635 J Street building to provide a new storage space for Police property. Comprehensive Plan conformity review by the Planning Commission is needed to add this project to the CIP.



JUSTIFICATION FOR RECOMMENDATION

The current storage space utilized by the Police Department is at the K Street Records Warehouse at 9th & K Streets. Moving their storage to 635 J Street will provide better storage space and help to facilitate the potential sale and redevelopment of the current K Street building.

APPLICATION CONTACT

Michele Selvage, Police Department
(402) 441-7216 or
lpd1405@cjis.lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The project in this proposed amendment “generally conforms” with the Comprehensive Plan. It is not specifically mentioned in the Comprehensive Plan, but it aligns with the overall concept found in Policy 42 of supporting the evolving needs of law enforcement agencies in the county. This project could also help facilitate infill redevelopment at the K Street Records Warehouse, and infill redevelopment is one of the fundamentals of growth in the Comprehensive Plan. The 2018 Downtown Master Plan and South Haymarket Neighborhood Plan both identify the K Street Records Warehouse as a redevelopment/rehabilitation opportunity and catalyst project for the neighborhood.

COMPREHENSIVE PLAN SPECIFICATIONS:

Introduction Section: Growth Framework

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.

Policies Section

P42: Law Enforcement - Provide efficient delivery of public safety services to the community.

Action Steps:

2. The Lincoln Police Department will experience a need for additional full-service assembly stations and other facilities located within the community. The Capital Improvement Program will be used to plan and finance projects needed to meet this growing need.
6. Respond to changing needs of the growing community in order to provide public safety services.

DOWNTOWN MASTER PLAN SPECIFICATIONS:

p.4.5.5 Mid-Term Strategies and Action Items

3. As proposed in the 2005 Downtown Plan and the South Haymarket Neighborhood Plan, continue to work with the Public Building Commission to relocate records storage and rehabilitate the K Street Power Station into a residential building.

SOUTH HAYMARKET NEIGHBORHOOD PLAN SPECIFICATIONS:

p.2.57 K Street Records Warehouse

The K Street Records Warehouse located at 9th & K Streets was previously used as a power plant, and the Public Building Commission purchased the building from LES and converted the building into storage in 1993. The building continues to hold records for City, County and State agencies. The majority of storage, roughly two-thirds of the building, is occupied by the State. This building is a prominent brick structure in South Haymarket, and this plan continues to support the reuse of the building for a higher and better use as identified in the 2005 Downtown Master Plan. If developed as high density residential or another active use, the K Street Complex would be a catalyst project for additional residential development in South Haymarket and would contribute significantly to our tax base.

When City/County staff are received to potentially redevelop this facility and transition it to a different use, the financial acceptability of any such transaction will need to account for maximizing the value of the publicly held asset and provide for replacement costs of the public activity so that the value of the property is retained to the benefit of the taxpayers.

Document storage is a necessary government function, and the K Street Complex has served the purpose well. Over the past 20 years records storage and retention methods have changed, including electronic document storage and the common practice of emailing files. A new County/City storage facility should be explored to provide enough space to accommodate current and future storage needs. Possible considerations for storage locations include the Municipal Services Center, a private facility or possibly other public facilities that may be built in the South Haymarket Neighborhood.

ANALYSIS

1. This is a request to add a new project to the Police section of the 2024/25 - 2029/30 Capital Improvement Program (CIP). The project includes funding to renovate a portion of the 635 J Street building to provide a new storage space for Police property. The Police property storage to be relocated is currently at the K Street Records Warehouse at 9th & K Street.
2. The City owns both 635 J Street and the K Street Records Warehouse. 635 J Street was formerly the Police Department maintenance facility.
3. Relocating Police property storage to 635 J Street would serve two primary purposes:
 - a. Provide improved property storage for the Police Department in a newly-renovated and modern facility.
 - b. The K Street Records Warehouse is currently used for storage by the Police Department along with other agencies and departments. Relocation of Police property storage is part of a long-term plan to allow for the K Street Records Warehouse to potentially be sold for redevelopment.
4. Per the 2015 South Haymarket Neighborhood Plan:

This building (K Street Records Warehouse) is a prominent brick structure in South Haymarket, and this plan continues to support the reuse of the building for a higher and better use... If developed as high density residential or another active use, the K Street Complex would be a catalyst project for additional residential development in South Haymarket and would contribute significantly to our community's tax base.
5. Per the 2018 Downtown Master Plan:

As proposed in the 2005 Downtown Plan and the South Haymarket Neighborhood Plan, continue to work with the Public Building Commission to relocate records storage and rehabilitate the K Street Power Station (Records Warehouse) into a residential building.
6. Funding associated with this CIP project will require a budget amendment with City Council following Planning Commission action.

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

May 20, 2025

Applicant: Lincoln Police Department
555 S 10th Street, Suite 205
Lincoln, NE 68508

Contact: Michele Selvage
(402) 441-7216 or
lpd1405@cjis.lincoln.ne.gov

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/CPC/25000/CPC25003 CIP Amendment Police Property Storage.adt.docx>

PROPOSED TEXT

Police Property Storage Remodel at 635 "J" Street

Overview

Request Owner	Police CIP, Police
Est. Start Date	06/01/2025
Est. Completion Date	12/31/2026
Department	04- Police
Form Type	Capital Improvement
Request Type	FY 2024/25 - 2029/30

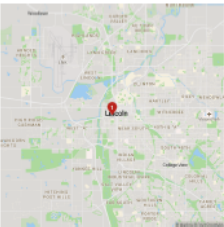
Description

The current property storage space used by the Police Department at 440 S 8th Street does not allow for needed updates and expansion. This project renovates a section of the building currently owned by the City at 635 J Street to provide the needed property storage. Part of the building was previously remodeled in 2023 for civil protective custody. The project proposes to rehab approximately 50% of the remaining building. This will also include an expanded drying room area to dry property before putting it in long term storage. Beyond supporting a better storage space, the move to a better facility at 635 J Street will help facilitate the potential sale and redevelopment of the current building at 440 S 8th Street.

Details

Status	New
Budget Outcome	Safe and Healthy City
Recommendation	Generally Conforms to the Plan

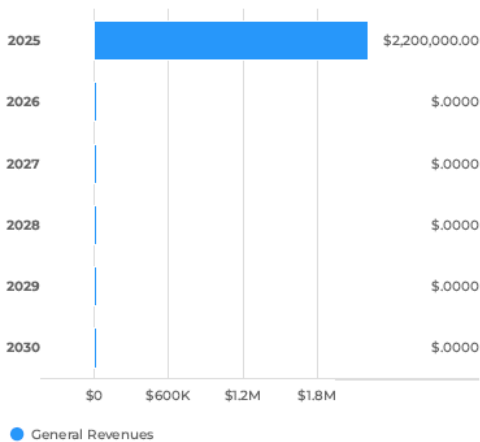
Location



Funding Sources

FY2025 Budget	Total Budget (all years)	Project Total
\$2,200,000	\$2.2M	\$2.2M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	Total
General Revenues	\$2,200,000	\$0	\$0	\$0	\$0	\$0	\$2,200,000
Total	\$2,200,000	\$0	\$0	\$0	\$0	\$0	\$2,200,000



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

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

APPLICATION NUMBER
Comprehensive Plan Conformance 25004
*Second Amendment to South Folsom
Redevelopment Plan*

FINAL ACTION?
No

PLANNING COMMISSION HEARING DATE
May 28, 2025

RELATED APPLICATIONS
None

PROPERTY LOCATION
S Folsom & W Pioneers

RECOMMENDATION: IN CONFORMANCE WITH THE COMPREHENSIVE PLAN

BRIEF SUMMARY OF REQUEST

Review as to conformance with the 2050 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to South Folsom Redevelopment Plan to update and modify the development phases of the plan. Redevelopment activities in the Plan are focused on developing the site with affordable housing options along with some commercial space. The Redevelopment Plan is associated with the Foxtail Meadows Planned Unit Development (PUD) that was approved in 2022.

The Redevelopment Plan is on file with the Urban Development Department and the Planning Department. The project documents can also be found online on the Planning Application Tracking System (PATS): [CPC25004](#).



JUSTIFICATION FOR RECOMMENDATION

The Redevelopment Plan will increase the supply of affordable housing in the community, which is consistent with the Comprehensive Plan and Affordable Housing Coordinated Action Plan. The project includes a proposed 650 housing units, of which 647 units are targeted for households making less than the area median income (AMI).

APPLICATION/STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Affordable housing is supported throughout the Comprehensive Plan and the area is shown as Urban Residential on the Future Land Use map.

COMPREHENSIVE PLAN SPECIFICATIONS:

Introduction Section: Growth Framework

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

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.

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

Goals Section

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

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

G3: High-Quality Workforce. Lincoln and Lancaster County will strive to remove barriers to economic stability and mobility in the community by supporting a skilled and educated workforce that is able to adapt to economic, technological, and cultural changes. A high-quality workforce benefits the entire community because it attracts quality employers and entrepreneurs, which helps to grow our population and tax base and facilitates quality of life investments across a variety of sectors, and it ensures that Lincoln and Lancaster County are well-positioned to compete in tomorrow's economy.

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

Policies Section

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

Action Steps

1. Implement the housing and neighborhood strategies as embodied in the Affordable Housing Coordinated Action Plan, City of Lincoln Consolidated and Annual Action Plans and subsequent housing and neighborhood plans. These plans provide the core for affordable housing and neighborhood preservation actions for public and private agencies.
6. Preserve the existing affordable housing stock, increase the supply of affordable owner and renter units, and add more variety in housing types.

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

Action Steps

1. Provide for an adequate supply of land and timely infrastructure improvements that meet the demands of growth.
2. Structure incentives to encourage higher densities to make greater use of the community's infrastructure.
3. Encourage new development to achieve densities greater than five dwelling units per gross acre by zoning at least 20% of residentially zoned land in developing areas to allow greater than five dwelling units per acre by right.
5. Implement elements of Complete Neighborhoods for Developing Areas.
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.
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.

AFFORDABLE HOUSING COORDINATED ACTION PLAN SPECIFICATIONS:

- p. 8 Over the next decade, Lincoln will need an additional 17,000 units to support projected population growth.
- p. 9 Of the 17,000 additional units, 5,000 of those units will need to rent below \$1,000 a month and almost 4,000 ownership options will need to be priced below \$200,000.
- p. 64 Land costs and changes in the tax law, along with the ability to quickly and easily make profits on market-rate products, has made the participation in Low Income Housing Tax Credit (LIHTC) projects less appealing. Lincoln will need to find ways to increase the appeal of these types of projects, which are an essential source of housing for those making less than 80% AMI.

ANALYSIS

1. This is the second amendment to the South Folsom Redevelopment Plan. The Redevelopment Plan was originally approved in 2022 with [CPC22012](#) and amended with [CPC22021](#). The overall Project is being developed as part of the Foxtail Meadows PUD and includes approximately 650 housing units and 15,000 square feet of commercial space. The Redevelopment Plan currently includes four sub-phases: 1A - 1D. This proposed amendment modifies sub-phases 1C and 1D, and adds new Phases 2 and 3. This staff report will focus on the newly-proposed changes.
2. Sub-Phase 1C (pages 1-2 of the Redevelopment Plan amendment). This phase is being restructured to include 30 small lot single family detached units for ownership (up from 21 in the existing approved plan). The 30 units include 27 affordable homes and 3 market rate homes. The affordable units will be developed for sale at prices affordable to families at 60% and 80% Area Median Income (AMI). The increase in number of units also increases the amount of Tax Increment Financing (TIF) that will be generated by development of Sub-Phase 1C. Expected TIF generation for Sub-Phase 1C is approximately \$1.8 million. The lots associated with this phase have been platted and are ready for development.

3. Sub-Phase 1D (pages 3-4). This phase is being rearranged with some of the development being moved to Phase 2. The phase will include a lower target Area Median Income (AMI) in order to increase affordability. Housing units in this phase will be targeted for affordability at 80% and 90% AMI instead of 120% as shown in the existing approved plan. The phase will include 42 rental units that are a mix of single family attached and detached. Expected TIF generation for Sub-Phase 1D is approximately \$1.5 million. Development is expected to begin Summer 2025.
4. Phase 2 (pages 4-6). This future phase is proposed to include 240 multi-family rental units targeted for affordability at 80% and 90% AMI. Expected TIF generation for Phase 2 is approximately \$1.5 million.
5. Phase 3 (pages 6-8). This future phase includes approximately 15,000 square feet of commercial space and 172 multi-family rental units targeted for affordability at 60%, 80%, and 90% AMI. Details of the commercial usage and layout will be determined at a future date. Expected TIF generation for Phase 3 is approximately \$5 million.
6. Affordability for all phases of the Redevelopment Plan, including phases not impacted by this amendment, are summarized in the table below and further discussed on page 9 of the Redevelopment Plan amendment.

Phase	Units	Affordability Criteria			
		60% AMI ¹	80% AMI	90% AMI	Market Sales
1A	131	131	0	0	0
1B	35	35	0	0	0
1C	30	27	0	0	3
1D	42	0	22	20	0
2 & 3	412	132	141	139	0
Total	650	325	163	159	3
Percentage	100%	50.00%	25.08%	24.46%	0.46%

¹ Or 80% AMI for sales.

7. The modifications and additional phases set forth in this amendment have a particularly positive effect on increasing the availability of affordable housing units and achieving the City's affordable housing goals. Specifically, this second amendment will enable the following results:
 - a. 14 homes for sale targeted for affordability to buyers at 80% AMI and 13 homes for sale targeted for affordability to buyers at 60% AMI, for a total of 27 affordable units for sale instead of only 14 homes for sale targeted to 80% AMI in the previously designed Sub-Phase 1C.
 - b. 22 rental units targeted to be affordable to renters at 80% AMI and 20 rental units targeted to be affordable to renters at 90% AMI in Sub-Phase 1D, instead of 53 units targeted to be affordable to renters at 120% AMI as previously intended for this portion of the project area.
 - c. Up to an additional 412 affordable rental units in Phases 2 and 3. Out of these 412 units in Phases 2 and 3, at least 132 units will be targeted for affordability to renters at 60% AMI, at least 141 units will be targeted for affordability to renters at 80% AMI, and the remainder of the units will be targeted for affordability to renters at 90% AMI.
8. TIF will be used for public improvements related to the redevelopment. Uses will be negotiated and identified in the redevelopment agreement for each phase, subject to approval by the Mayor and the City Council.
9. The Redevelopment Plan revisions are scheduled for Urban Design Committee review on June 3.

EXISTING ZONING: R-4 (Foxtail Meadows PUD)

EXISTING LAND USES: Developing Neighborhood

SURROUNDING LAND USE AND ZONING:

North: Residential	R-3 Residential
South: Agriculture	AG Agriculture
East: Highway 77	AG
West: Agriculture	AG

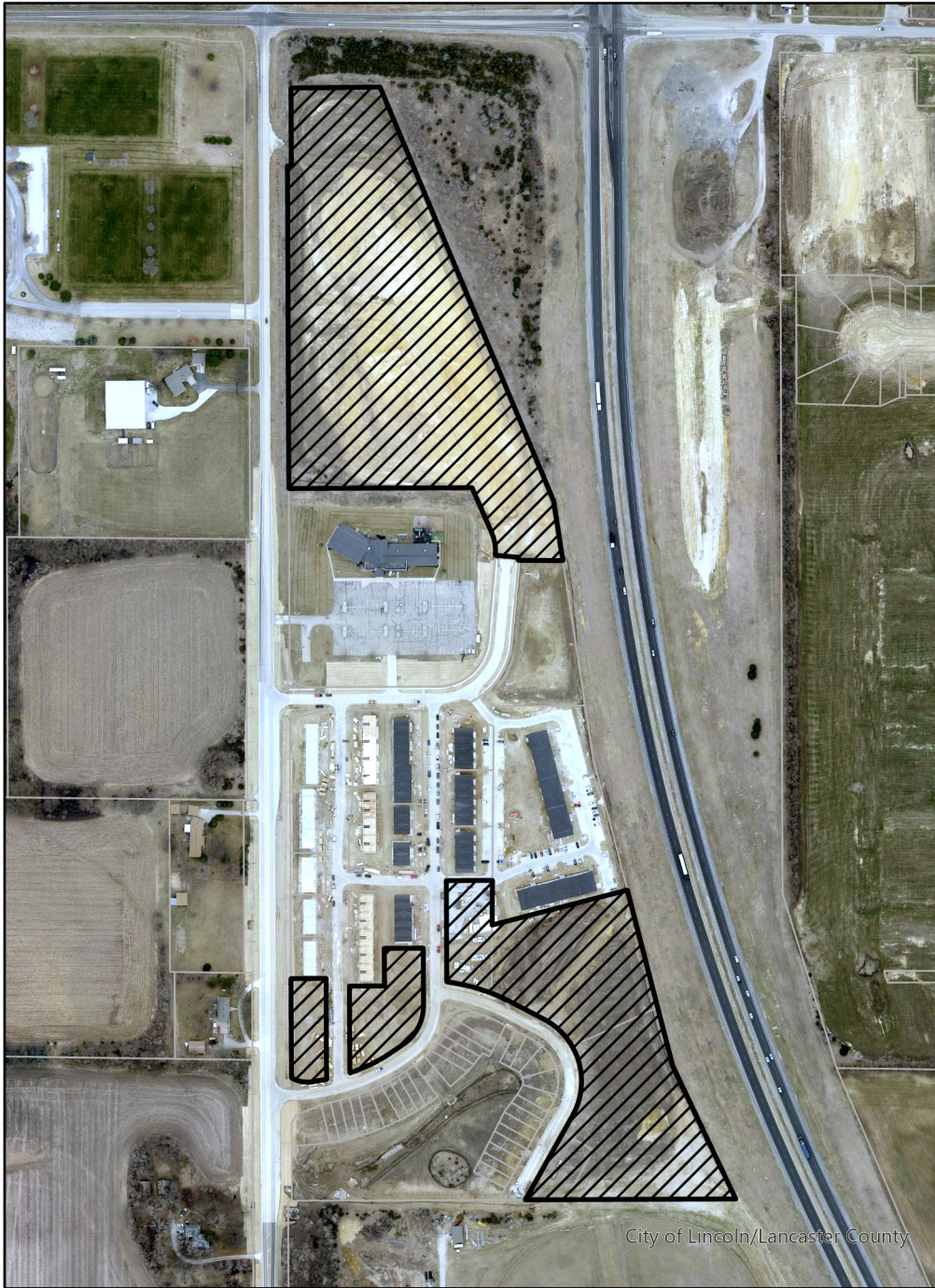
APPROXIMATE LAND AREA: 41 acres

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

May 20, 2025

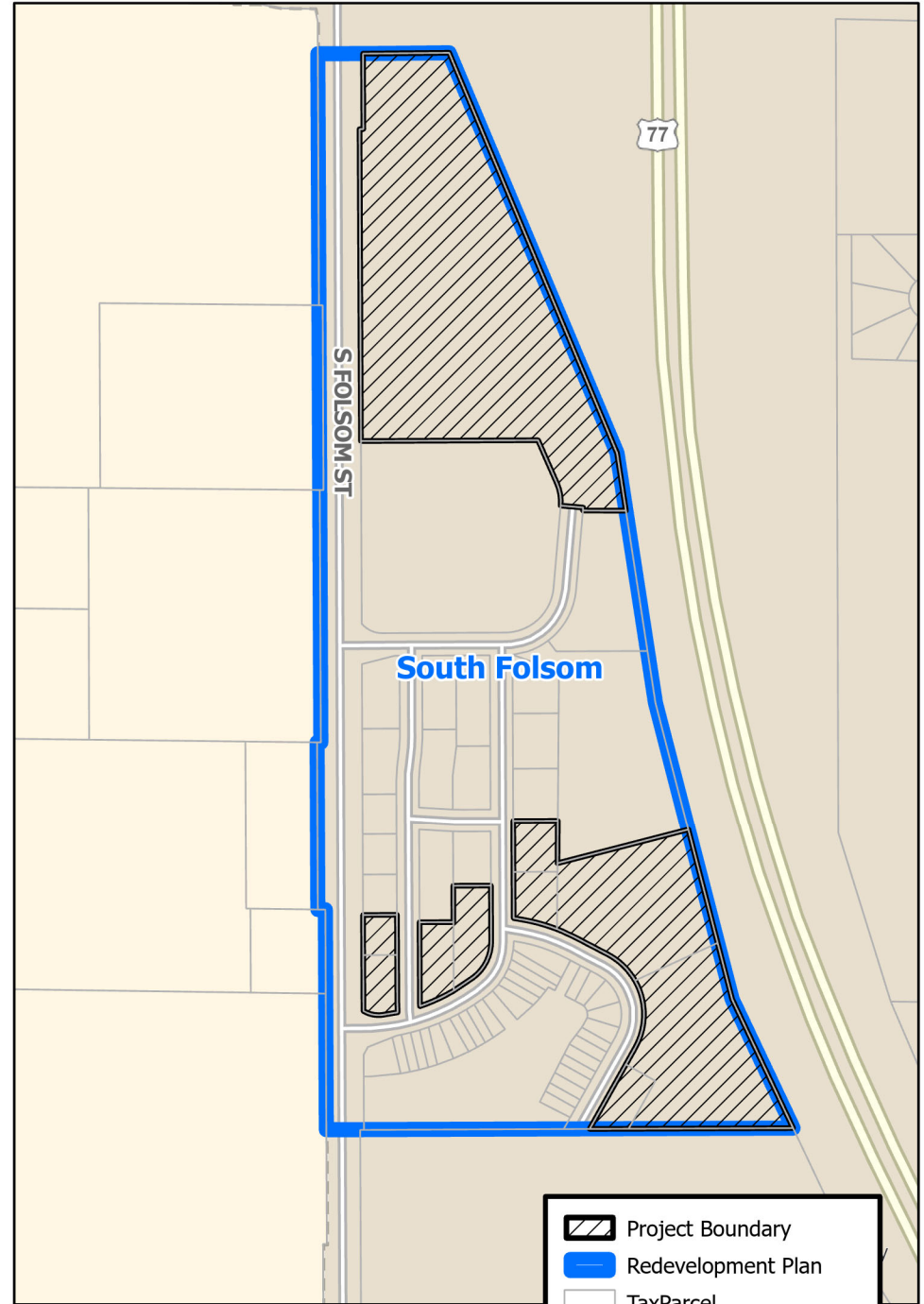
Applicant: Urban Development Department, City of Lincoln
555 S. 10th Street, Suite 205
Lincoln, NE 68508

Contact: Ernie Castillo, Urban Development Department
(402) 441-7855 or ecastillo@lincoln.ne.gov



2024 aerial

City of Lincoln/Lancaster County



Comprehensive Plan Conformance #: CPC25004

South Folsom Redevelopment Plan Amendment

SECOND AMENDMENT TO SOUTH FOLSOM REDEVELOPMENT PLAN

A. INTRODUCTION.

This Second Amendment to South Folsom Redevelopment Plan ("Second Amendment") is presented to update and modify the South Folsom Redevelopment Plan approved by the City Council of the City of Lincoln, Nebraska on August 8, 2022 via Resolution No. A-93473, as subsequently amended by the First Amendment to the South Folsom Redevelopment Plan approved by the City Council on December 19, 2022 via Resolution No. A-93739 (collectively, the "Redevelopment Plan"). The Redevelopment Plan includes the plan for the Foxtail Meadows Redevelopment Projects (the "Project") within the Redevelopment Area located on the east side of South Folsom Street, south of West Pioneers Boulevard in Lincoln, Nebraska. The Redevelopment Area contains approximately 41 acres comprised of Lots 48 and 65, Irregular Tracts, in the east half of Section 10, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska. The Redevelopment Plan states that the Project shall be undertaken in phases; the Plan identified Phase 1 (consisting of Sub-Phases 1A, 1B, 1C, and 1D). The Redevelopment Plan contemplated that additional phases for the remainder of the Foxtail Meadows Redevelopment Area would be subsequently added to the Redevelopment Plan.

Sub-Phases 1A through 1C are currently underway. This Second Amendment specifically (1) updates and modifies Sub-Phase 1C and Sub-Phase 1D of the Project and (2) adds Phase 2 and Phase 3 of the Project to the Redevelopment Plan. All aspects of the Redevelopment Plan that are not specifically amended herein shall remain in effect as previously approved.

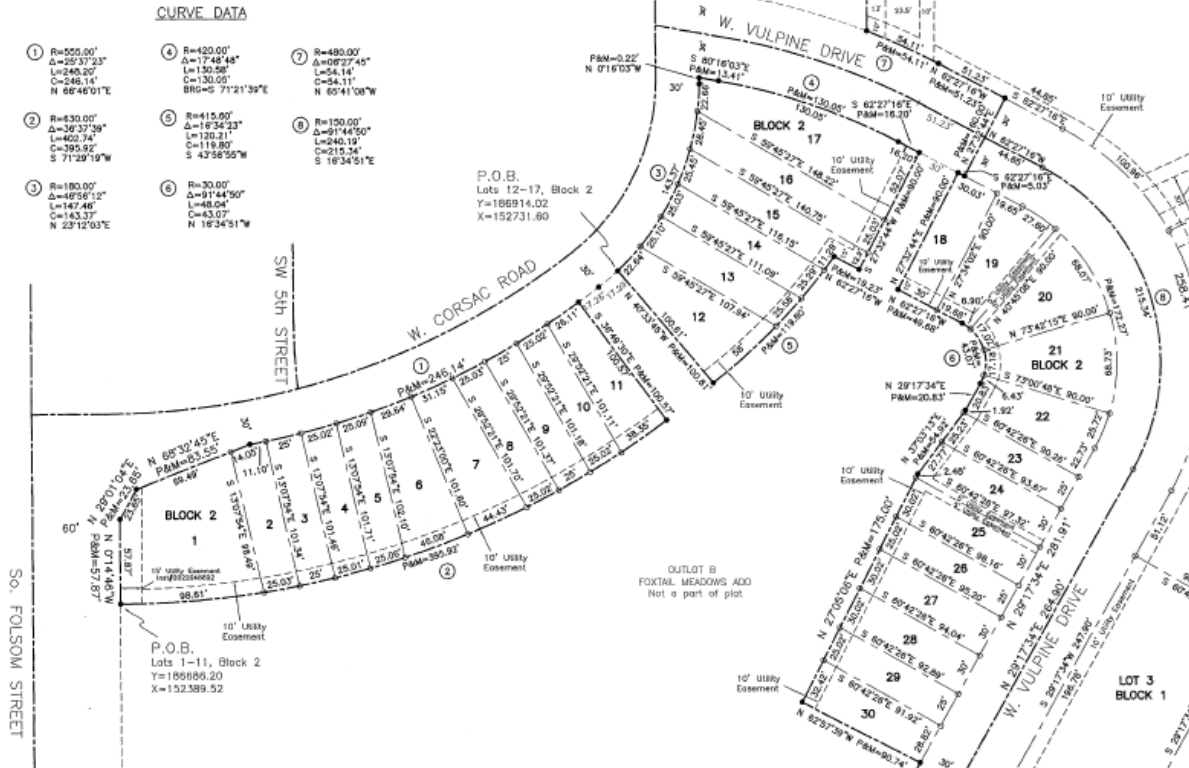
B. SUB-PHASE 1C.

Sub-Phase 1C was initially projected to include up to twenty-one (21) workforce housing units for homeownership, including approximately 14 of the units targeted to be affordable to households earning no more than 80% of Area Median Income of the City of Lincoln ("AMI"). The Sub-Phase 1C area has been replatted to allow more units, and the Sub-Phase is being implemented to include a higher number of units restricted for affordability.

Sub-Phase 1C is being restructured to consist of up to thirty (30) small lot single family dwelling units. Fourteen (14) of the units are intended to be developed for sale at prices affordable to families at 80% AMI. Thirteen (13) of the units are targeted to be developed for sale at prices affordable to families at 60% AMI. Three (3) of the units are intended to be developed for sale with no affordability targeting.

Sub-Phase 1C shall consist of Lots 1-30, Block 2, Foxtail Meadows 1st Addition, Lincoln, Lancaster County, Nebraska, as set forth on the Final Plat recorded with the Lancaster County Register of Deeds on November 28, 2023 as Instrument # 2023035245 and shown below:

FOXTAIL MEADOWS 1st ADDITION
FINAL PLAT
 (THIS PLAT BASED UPON FOXTAIL MEADOWS CHANGE
 OF ZONE #21055)



The increase in the number of residential dwelling units for Sub-Phase 1C will increase the amount of tax increment financing that will be generated by Sub-Phase 1C. The amount of tax increment financing authorized for Sub-Phase 1C shall be increased to the sum of One Million Seven Hundred Sixty-Six Thousand Eighty and No/100 Dollars (\$1,766,080.00). This TIF amount is based on the current lot valuations for the base value and an assumed valuation of \$325,000 per unit once construction is complete. The projected TIF calculation for the restructured Sub-Phase 1C is as follows:

Sub-Phase 1C		Amount
(a)	Base Value:	\$739,600
(b)	Estimated New Assessed Value:	\$9,750,000
(c)	Incremental Value:	\$9,010,400
(d)	Annual TIF Generated (Estimated):	\$180,208
Total TIF Available = Present Value at 6% interest:		\$1,766,080

Development of Sub-Phase 1C is currently underway and will be implemented over several years.

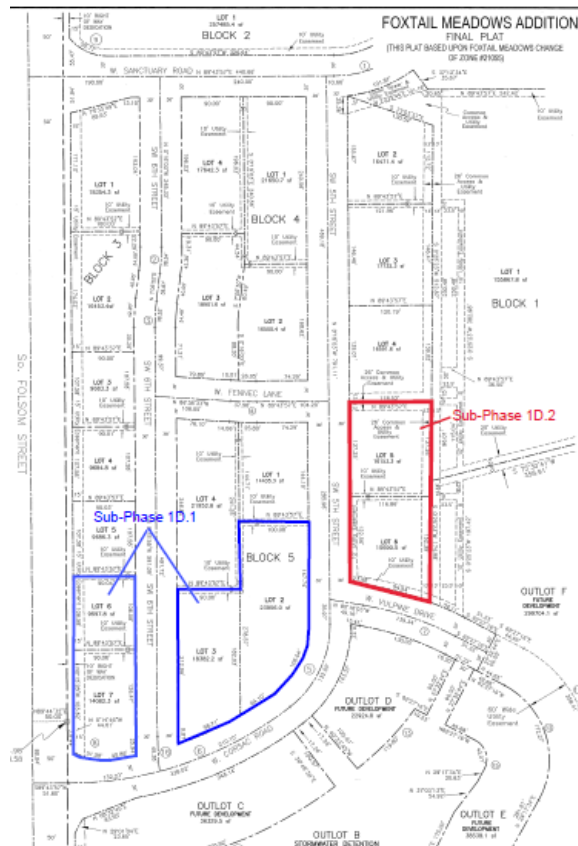
C. SUB-PHASE 1D.

Sub-Phase 1D was initially projected to include up to fifty-three (53) rental housing units targeted to be affordable to tenants earning no more than 120% AMI. Due to the timing of development and the identified need for an increased number of affordable housing units, the area described in the Redevelopment Plan for Sub-Phase 1D is being reconfigured, with some of the lots becoming part of Phase 2 (described below). Additionally, the Sub-Phase 1D project is being implemented to include a lower target AMI for affordability purposes (units targeted at 80% and 90% AMI instead of 120% AMI), to better serve the need for affordable housing in the City.

The Sub-Phase 1D project area shall consist of the following property:

- **Sub-Phase 1D.1:** Lots 2 and 3, Block 5, Lots 6 and 7, Block 3, Foxtail Meadows Addition, Lincoln, Lancaster County, Nebraska.
- **Sub-Phase 1D.2:** Lots 5 and 6, Block 1, Foxtail Meadows Addition, Lincoln, Lancaster County, Nebraska.

The lots in the Sub-Phase 1D project area are depicted below:



Sub-Phase 1D shall consist of a total of approximately forty-two (42) single family attached and detached dwelling units, which will be constructed in two separate phases. Sub-Phase 1D.1 shall consist of twenty-six (26) 3- and 4-bedroom attached units. Construction of Sub-Phase 1D.1

is anticipated to commence in the Summer of 2025. Sub-Phase 1D.2 shall consist of sixteen (16) 2-bedroom units. Anticipated construction commencement of Sub-Phase 1D.2 is still to be determined. All of the Sub-Phase 1D units are targeted to be rented at rent levels affordable to tenants at 80% to 90% AMI, instead of 120% AMI as initially set forth in the Redevelopment Plan.

The amount of tax increment financing authorized for Sub-Phase 1D shall be decreased to the sum of One Million Five Hundred Thirty-Five Thousand Three Hundred Sixty and No/100 Dollars (\$1,535,360.00). This TIF amount is based on the current lot valuations for the base value and an assumed valuation of \$190,000 per unit once construction is complete. The projected TIF calculation for Sub-Phase 1D is as follows:

Sub-Phase 1D.1		Amount
(a)	Base Value:	\$99,000
(b)	Estimated New Assessed Value:	\$4,940,000
(c)	Incremental Value:	\$4,841,000
(d)	Annual TIF Generated (Estimated):	\$96,820
Total TIF Available = Present Value at 6% interest:		\$948,860

Sub-Phase 1D.2		Amount
(a)	Base Value:	\$47,700
(b)	Estimated New Assessed Value:	\$3,040,000
(c)	Incremental Value:	\$2,992,300
(d)	Annual TIF Generated (Estimated):	\$59,846
Total TIF Available = Present Value at 6% interest:		\$586,500

D. PHASE 2.

Sub-Phase 2 consists of a portion of the lots previously identified as part of Sub-Phase 1D and additional property identified as part of the Redevelopment Area in the Redevelopment Plan. The redeveloper intends to develop the Phase 2 lots into higher density affordable multi-family units. Each lot in the Phase 2 project area shall be developed into approximately one hundred twenty (120) multi-family units that will be rented at rates affordable to tenants at 80% and 90% AMI.¹ The Phase 2 project area shall consist of the following property:

¹ As discussed in Section F, below, a portion of the units in Phases 2 and 3 will be rented at rent levels affordable to tenants at 60% AMI, a portion of the units in Phases 2 and 3 will be rented at rent levels affordable to tenants at 80% AMI, and a portion of the units in Phases 2 and 3 will be rented at rent levels affordable to tenants at 90% AMI. The exact allocation of units in any phase or subphase is still to be determined, but all of the units in phases 2 and 3 will be targeted for affordability at levels below the Area Median Income, and overall, (1) the number of units targeted to be affordable at 60% AMI will equal at least 50% of the overall units in the Foxtail development, (2) the number of units targeted to be affordable at 80% AMI will equal 25% of the overall units in the Foxtail development, and (3) the number of units targeted to be affordable at 90% AMI will equal 25% of the overall units in the Foxtail development. For the purposes of the TIF projections in this document, it is assumed that all of the Phase 2 units will be targeted for affordability at 80% and 90% AMI and the 60% AMI units will be developed as part of Phase 3.

(a)	Base Value:	\$400,000
(b)	Estimated New Assessed Value:	\$22,800,000
(c)	Incremental Value:	\$22,400,000
(d)	Annual TIF Generated (Estimated):	\$448,000
Total TIF Available = Present Value at 6% interest:		\$4,390,500

Sub-Phase 2B		Amount
(a)	Base Value:	\$400,000
(b)	Estimated New Assessed Value:	\$22,800,000
(c)	Incremental Value:	\$22,400,000
(d)	Annual TIF Generated (Estimated):	\$448,000
Total TIF Available = Present Value at 6% interest:		\$4,390,500

Phase 2 shall be constructed in two Sub-phases, with Sub-Phase 2A occurring first, followed by Sub-Phase 2B. The exact timing of the construction of each sub-phase is still to be determined.

E. PHASE 3.

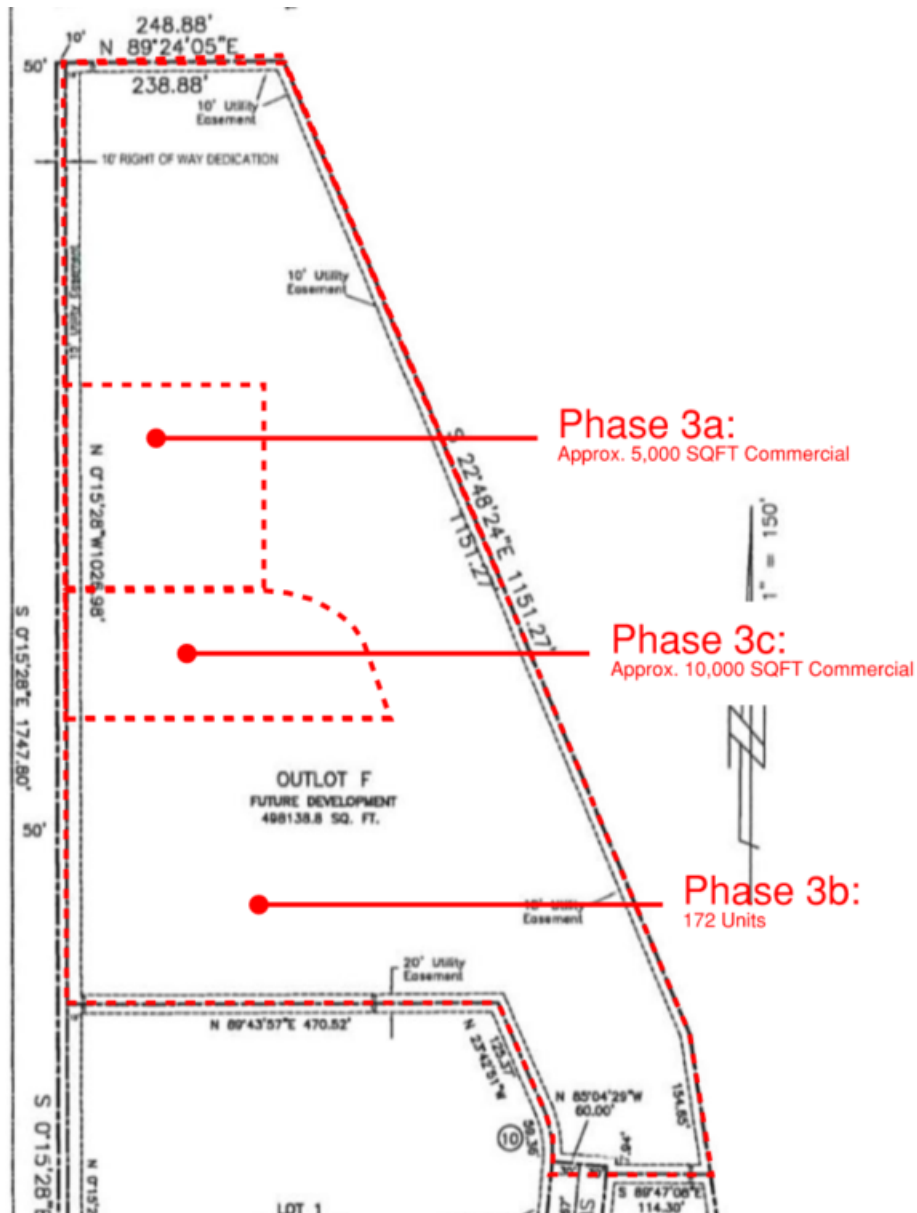
Phase 3 of the Project shall consist of the redevelopment of the following portion of the Redevelopment Area:

- Outlot G, Foxtail Meadows Addition, Lincoln, Lancaster County, Nebraska.

The Phase 3 project area is the northern portion of the Redevelopment Area, which was included in the plan, but no specific uses were previously identified. Phase 3 shall consist of three (3) sub-phases summarized as follows:

1. Sub-Phase 3A. Construction of approximately 5,000 square feet of commercial use. The specific commercial use is still to be determined but will be a use that is permitted in the applicable zoning district and consistent with the Redevelopment Plan goal of a central commercial area integrated into the Project area.
2. Sub-Phase 3B. Construction of approximately 172 multi-family units. 134 multi-family units targeted for rental at rent levels affordable to tenants at 60% AMI and 38 multi-family units targeted for rental at levels affordable to tenants at 80% and 90% AMI.
3. Sub-Phase 3C. Construction of approximately 10,000 square feet of commercial use. The specific commercial use is still to be determined but will be a use that is permitted in the applicable zoning district and consistent with the Redevelopment Plan goal of a central commercial area integrated into the Project area. This Sub-Phase may be integrated with Sub-Phase 3B to create a mixed-use area integrating residential and commercial uses.

The Phase 3 area will need to be replatted prior to development. A preliminary site plan showing the current general phasing plan for Phase 3 is set forth below:



The phasing plan for Phase 3 is preliminary and subject to change.

The total development cost for Phase 3 is estimated to be approximately \$50,000,000. The costs for each sub-phase shall be finalized as construction costs are determined.

The amount of tax increment financing authorized for Phase 3 shall be the sum of Four Million Two Hundred Seventy-Four Thousand Eight Hundred Forty-Five and No/100 Dollars (\$4,274,845.00). This TIF amount is based on the current lot valuations for the base value and an assumed valuation of \$190,000 per residential unit once construction is complete. The TIF Calculations for Phase 3 are as follows:

Phase 3 (Overall)		Amount
(a)	Base Value:	\$716,000

(b)	Estimated New Assessed Value:	\$28,440,000
(c)	Incremental Value:	\$27,724,000
(d)	Annual TIF Generated (Estimated):	\$517,419
Total TIF Available = Present Value at 6% interest:		\$5,043,425

The TIF Calculations for the projected subphases of Phase 3 are as follows:

Phase 3A		Amount
(a)	Base Value:	\$100,000
(b)	Estimated New Assessed Value:	\$3,500,000
(c)	Incremental Value:	\$3,400,000
(d)	Annual TIF Generated (Estimated):	\$68,000
Total TIF Available = Present Value at 6% interest:		\$666,415

Phase 3B		Amount
(a)	Base Value:	\$516,000
(b)	Estimated New Assessed Value:	\$17,940,000
(c)	Incremental Value:	\$17,424,000
(d)	Annual TIF Generated (Estimated):	\$311,419
Total TIF Available = Present Value at 6% interest:		\$3,024,580

Phase 3C		Amount
(a)	Base Value:	\$100,000
(b)	Estimated New Assessed Value:	\$7,000,000
(c)	Incremental Value:	\$6,900,000
(d)	Annual TIF Generated (Estimated):	\$138,000
Total TIF Available = Present Value at 6% interest:		\$1,352,430

F. REALLOCATION OF AFFORDABLE UNITS AND TIF IN THE REDEVELOPMENT PROJECT PHASES

The unit breakdown and therefore the TIF allocation between the subphases of Phases 2 and 3 of the Project are preliminary and subject to change. The intent is to allow flexibility in the affordability level and unit count as long as the overall affordability requirements are achieved at the end of Phase Three. In order to meet the required affordability levels for this Project, at least 50% of the residential units must be targeted to be affordable for rent to tenants at 60% AMI or for sale to purchasers at 80% AMI, at least 25% of the residential units must be targeted to be affordable for rent to tenants at 80% AMI, and the remainder of the units (except for the three market rate units in subphase 1C) must be targeted to be affordable for rent to tenants at 90% AMI. In order to meet these affordability requirements, at least 132 of the 412 residential units in Phases 2 and 3 must be targeted to be affordable for rent to tenants at 60% AMI, at least 141 of the 412 residential units in Phases 2 and 3 must be targeted to be affordable for rent to tenants at 80% AMI, and the remaining 139 units must be targeted to be affordable for rent to tenants at 90% AMI, which would result in the following affordability breakdown:

	Affordability Criteria
--	------------------------

Phase	Units	60% AMI ²	80% AMI	90% AMI	Market Sales
1A	131	131	0	0	0
1B	35	35	0	0	0
1C	30	27 ³	0	0	3
1D	42	0	22	20	0
2 & 3	412	132	141	139	0
Total	650	325	163	159	3
Percentage	100%	50.00%	25.08%	24.46%	0.46%

The unit mix and the TIF allocation shall be set forth in the Redevelopment Agreement for each subsequent phase. No further amendment of the Redevelopment Plan shall be required for an adjustment of the unit mix in phases 2 and 3 as long as the overall result is that at least 132 units in Phases 2 and 3 are targeted to be affordable for rent to tenants at 60% AMI, at least 141 units in Phases 2 and 3 are targeted to be affordable for rent to tenants at 80% AMI, and the remaining units in Phases 2 and 3 are all targeted to be affordable for rent to tenants at 90% AMI, thus ensuring that overall in the Project Area: (1) at least 50% of the units are targeted to be affordable for rent to tenants at 60% AMI or for sales to buyers at 80% AMI, (2) at least 25% of the units are targeted to be affordable for rent to tenants at 80% AMI, and (3) the remainder of the units (except for three market rate units in Subphase 1C) are targeted to be affordable for rent to tenants at 90% AMI. Similarly, the overall TIF amount for each sub-phase in Phases 2 and 3 may be adjusted as long as the total TIF Indebtedness amount for Phases 2 and 3 does not exceed \$13,055,845. Additional details on each sub-phase will be set forth in the applicable redevelopment agreement(s).

G. COST-BENEFIT ANALYSIS SUPPLEMENTAL INFORMATION

The Cost-Benefit Analysis set forth in the Redevelopment Plan for Foxtail Meadows shall remain as originally proposed except that the amount of tax increment financing authorized for each sub phase shall be the amounts set forth above. The other impacts which are required to be analyzed pursuant to the Nebraska Community Development Law under the Foxtail Meadows Redevelopment Plan remain applicable to the Plan as modified by this Second Amendment

The modifications and additional phases set forth in this Second Amendment have a particularly positive effect on increasing the availability of affordable housing units and achieving the City's affordable housing goals. Specifically, this Second Amendment will enable the following results:

1. 14 homes for sale targeted for affordability to buyers at 80% AMI and 13 homes for sale targeted for affordability to buyers at 60% AMI, for a total of 27 affordable units for sale instead of only 14 homes for sale targeted to 80% AMI in the previously designed Sub-Phase 1C.
2. 22 rental units targeted to be affordable to renters at 80% AMI and 20 rental units targeted to be affordable to renters at 90% AMI in Sub-Phase 1D, instead of 53 units targeted to

² Or 80% AMI for sales.

³ Thirteen of the units in Phase 1C exceed the Outer Area TIF Policy affordability requirements (these are units for sale targeted to be affordable to purchasers at 60% AMI).

be affordable to renters at 120% AMI as previously intended for this portion of the project area.

3. Up to an additional 412 affordable rental units in Phases 2 and 3. Out of these 412 units in Phases 2 and 3, at least 132 units will be targeted for affordability to renters at 60% AMI, at least 141 units will be targeted for affordability to renters at 80% AMI, and the remainder of the units will be targeted for affordability to renters at 90% AMI.

Overall, the Foxtail Central Redevelopment Project will provide a substantial increase in affordable units for workforce and low-income housing in the City, with 99.54% of the units including some level of affordability restrictions, as shown in the table in Section F, above.

The general rule in the City of Lincoln's TIF Policy states that: "Outer Area TIF projects should not include existing or newly developing residential areas within their boundaries unless a minimum of 75 percent of the units are at prices affordable for rent at 60% or below Area Median Income for the life of the tax increment period or for sale at 80% or below Area Median Income." However, the policy continues to provide that: "[n]othing in this policy limits the power of the City to exercise its redevelopment authority in furtherance of appropriate and desirable growth." Rather than limit only 75% of the units to affordability at or below 60% AMI for rentals and 80% AMI for sales with the remaining 25% of the units unrestricted, this plan provides for 99.54% of the units targeted for affordability at either 60% AMI, 80% AMI, or 90% AMI. Additionally, 13 units are being targeted for sales affordable at 60% AMI, which exceeds the general TIF policy and creates home ownership opportunities at an even lower affordability point.

The Urban Development Department believes that the private and public improvements proposed in this Plan, as modified by this Second Amendment would not occur "but for" the utilization of tax increment financing in the Plan area. It would not be economically feasible for the Redeveloper to construct the Projects without tax increment financing because the existing site conditions are a burden to development that cannot be remedied without the use of tax increment financing, and the rents are below market rents which do not support the development. Housing at price points intended for workforce and low-income occupants cannot be built without community collaboration, cooperation, and participation.

The other impacts which are required to be analyzed pursuant to the Nebraska Community Development Law for the Foxtail Meadows Redevelopment Project within the South Folsom Redevelopment Plan remain applicable to the Plan as modified by this Second Amendment.



LINCOLN
Urban Development

April 21, 2025

Andrew Thierolf
City of Lincoln-Lancaster County Planning Department
555 S. 10th St.
Lincoln, NE 68508

Dear Andrew:

Enclosed is the second amendment to the South Folsom Redevelopment Plan, which was approved by City Council on August 8, 2022. This second amendment updates and modifies Sub-Phases 1c 1D. This amendment also includes two new phases: Phase 2 and Phase 3.

Please forward this plan amendment to the Planning Commission for their earliest consideration for Comprehensive Plan compliance. My understanding is that this amendment should be on the May 28, 2025 meeting agenda.

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

Sincerely,

Ernie Castillo

Cc: *Mia Haschenburger, Urban Development Department*
Hallie Salem, Urban Development Department
Paul Barnes, Planning Department
Steve Henrichsen, Planning Department
Abigail Littrell, City Law Department
Peter Hind, Urban Development Department



MEMO

Date: May 13, 2025
To: Lincoln-Lancaster County Planning Commission
From: Emma Martin, Planner
Subject: Miscellaneous 25006 Sandhills Global

This application is to correct Resolution PC-95057 for Use Permit #17007A, approved by Planning Commission on March 5, 2025. The signed resolution inadvertently approved an incorrect legal description. Thus, it is necessary for the Planning Commission to approve the revised resolution, this time with the correct legal.

Thank you,

Emma Martin, Planner

Lots 1-3, Block 1 and Lots 1-4, Block 2, Highland Office Park; Outlot A, Highlands Coalition 1st Addition; Lot 1, Highlands Coalition 3rd Addition; Lots 4, and 20, Located in the NE $\frac{1}{4}$ of Section 3, Township 10, Range 6 East of the 6th PM; The remaining portion of Lot 1, Block 1, Highland North; and a portion of Chadderton Circles, Located in the East half of Section 3, Township 10, Range 6 East of the 6th PM, and West half of section 2, Township 10, Range 6 East of the 6th PM, and Lot 57 Irregular Tract, located in the NW $\frac{1}{4}$ of Section 2, Township 10, Range 6, all located in Lincoln, Lancaster County, Nebraska



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

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

APPLICATION NUMBER
Special Permit #552D

FINAL ACTION?
Yes

DEVELOPER/OWNER
Christian Retirement Home, Inc.

PLANNING COMMISSION HEARING DATE
May 28th, 2025

RELATED APPLICATIONS
None

PROPERTY ADDRESS/LOCATION
200 Bruce Drive, Lincoln NE, 68510

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to amend a Special Permit for a Residential Health Care Facility located at 200 Bruce Drive to delay the development of green space for a period of three years and instead allow a parking lot for employees and guests. The temporary lot will serve the Eastmont Retirement Center during ongoing construction. Previously used for construction storage, the lot is planned to be converted into a park upon project completion, as outlined in the facility's final plans.



JUSTIFICATION FOR RECOMMENDATION

The most recently approved final plan designates this lot for future use as a recreational park for Eastmont residents and the surrounding neighborhood. The proposed amendment would delay that use for three years to allow parking during ongoing renovation. This request is appropriate under the condition that access to the lot is removed from Bruce Drive and instead provided through the existing Eastmont Tower parking lot. The relocated access will reduce impacts on the residential streets and provide additional parking to the retirement center during ongoing renovations.

APPLICATION CONTACT

Tom Scharfen, (402)-484-4776,

STAFF CONTACT

Ayden Johnson, (402) 441-6334 or
Ayden.johnson@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

This request aligns with the Lincoln 2050 Comprehensive Plan by supporting a Complete Neighborhood through continued residential healthcare services. The Plan encourages aging in place and expending services for older adults, and this parking supports the ongoing renovation of the Eastmont Retirement Center to better serve its residents.

WAIVERS

- Design Standards 3.45.3.5 To waive parking lot surfacing requirements to allow for an alternative surfacing on a parking lot for three years. (Recommend Approval)

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

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

Land Use Plan:

Residential - a gross density of generally three to five dwelling units per acre, the district permits single- and two-family dwellings and such supportive community facilities as parks, playgrounds, schools, libraries, and places of religious assembly. It is intended that this district be limited to previously platted portions of the city already undergoing substantial development, thereby preserving existing low-density residential development.

ANALYSIS

1. The property was originally developed as a single-family home before being acquired by Eastmont Tower Retirement Center. The initial intent was to utilize the home as a temporary construction office during Eastmont's major new construction efforts. Following acquisition, the structure was demolished, and the lot was repurposed for construction material and equipment storage.
2. Under the final approved plans, the site was designated to become a small park intended to serve both the retirement community and the surrounding neighborhood. This use was seen as a long-term community benefit, providing recreational and green space within a residential setting and contributing to the goals of a complete neighborhood. It also mitigated the impact of demolishing the single family home and extending the multi-family use further onto the block.
3. Eastmont is now seeking to amend the special permit to allow parking on the lot for up to three years while interior renovation phases are completed. The parking will function as an overflow space to support visitors, residents, and staff during construction-related activity in the main parking areas. The amendment reflects a practical need during phased construction, while still committing to the long-term park conversion outlined in the original plan.
4. In recognition of the site's proximity to residential properties, Eastmont has proactively agreed to install a privacy fence along the southern property line to buffer the neighboring home. The measure is intended to reduce visual and noise impacts from temporary parking activity.
5. Eastmont has committed to complying with all applicable city standards for lot screening and buffering. This includes landscaping, fencing, and any other required elements that ensure compatibility with the surrounding residential character, preserving the intent of the original site plan while accommodating temporary needs.

EXISTING LAND USE & ZONING: Single Family Detached R-1 Residential

SURROUNDING LAND USE & ZONING

North:	R-6 Residential
South:	R-1 Residential
East:	R-6 Residential
West:	R-1 Residential

APPROXIMATE LAND AREA: .36 acres

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT:

LEGAL DESCRIPTION: Lot 4, Block 1, Eastmont 2nd Addition, located in the NW 1/4 Section 28-10-07, Lincoln, Lancaster County, Nebraska, generally located at 200 Bruce Drive.

Prepared by Ayden Johnson, Planner

(402) 441-6334 or ayden.johnosn@lincoln.ne.gov

Date: May 15th, 2025

Applicant/

Owner: Christian Retirement Inc.

Contact: Tom Scharfen
Eagle Nurseries

Owner:

APPLICATION HISTORY - Special Permit 552D

April 1965	Special Permit 311 for a nursing home and philanthropic institutional use was approved by the City Council.
August 1966	Special Permit 311 was amended to include an 8-foot setback along the south property line and the 8-foot area is to be landscaped and the buildings may be located 8 feet closer to the north property line by the City Council.
December 1968	Special Permit 449 amended Special Permit 311 to permit the construction of a 24-stall garage.
February 1969	Special Permit 453 for a penthouse on top of Tower I and the construction of Towers II & III including an 18-stall garage was approved by the City Council. This included 145 retirement units, 50 infirmity units, and 87 nursing units.
June 1971	Special Permit 552 was approved to increase the height of tower III from 2 stories to 6 stories with 87 apartments.
June 1980	Special Permit 453A to increase the number of nursing beds from 50 to 70 was approved by the City Council.
March 1999	Special Permit 552A was withdrawn.
June 1999	Special Permit 552B was approved which granted authority to expand in five phases, and to adjust the height of the assisted living building (Tower IV) and elderly housing building (Tower III) from 35 feet to 45 feet.
December 2004	Administrative Amendment 04102 to Special Permit 552B was approved authorizing the addition of 2 8-stall garages.
November 2005	Administrative Amendment 05146 to Special Permit 552B was approved for a kitchen addition.
March 2009	Administrative Amendment AA09007 to Special Permit 552B was approved allowing for the construction of an accessory building for automobile parking near the east property line.
October 2019	Special Permit 552C was approved which granted authority to expand up to 352 residents along with height waiver up to 74 feet. It permitted a new six-story building as part of the facilities modernization and expansion.

CONDITIONS OF APPROVAL - SPECIAL PERMIT #552D

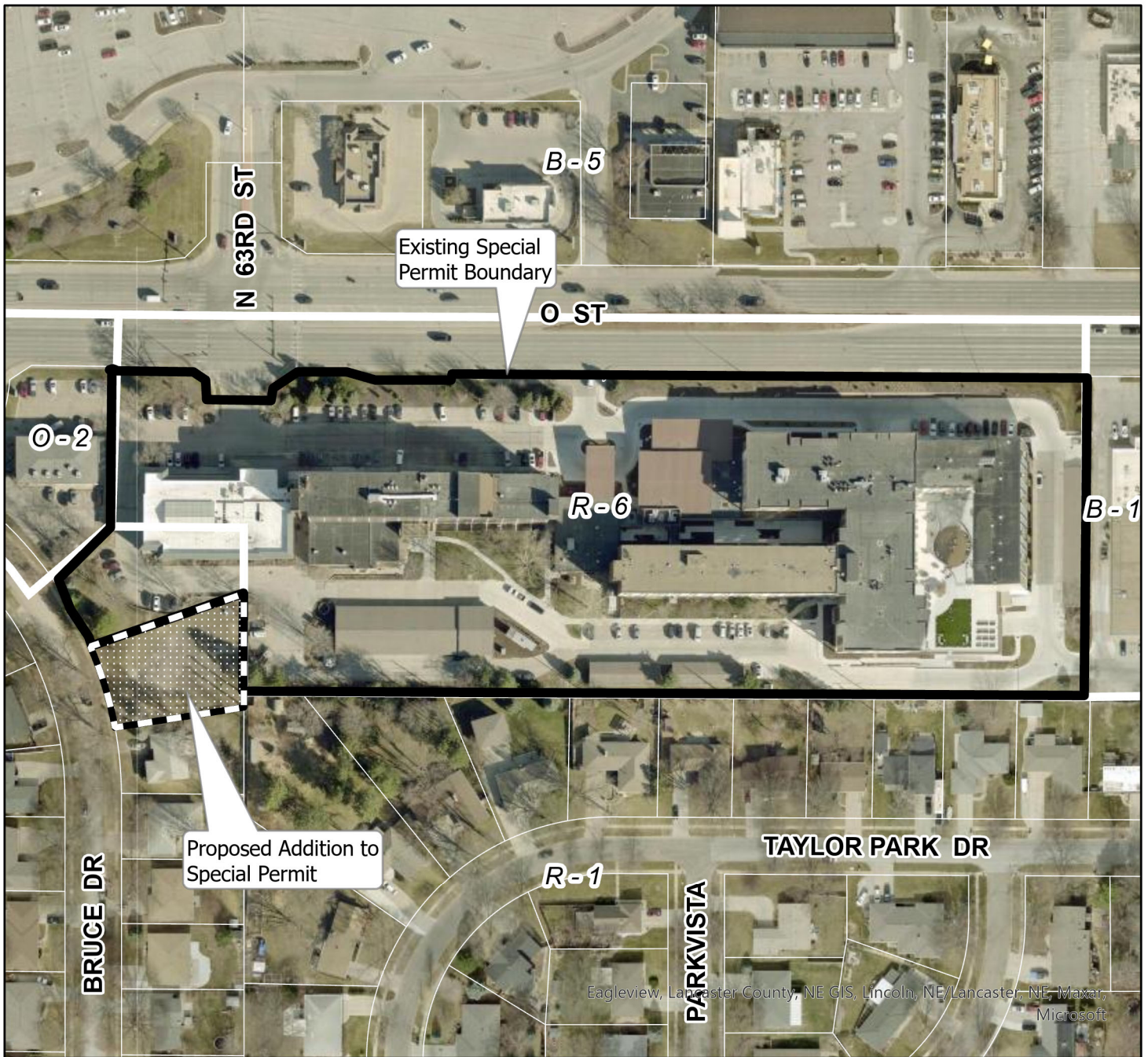
Per Section 27.63.560 this approval permits a Residential Healthcare Facility additional parking for three years, revising parking lot design standards to allow for alternative surfacing (Design Standards 2.45.3.5).

Site Specific Conditions:

1. Before receiving building permits, the permittee shall cause you to be prepared for and submit to the Planning Department a revised and reproducible final plot plan including 2 copies with all the required revisions and documents as listed below:
 - 1.1 Revise the plan to provide access from Eastmont's current parking lot and show the driveway on Bruce Drive as removed. Add a note that the curb cut must be removed as part of the building permit for the parking lot.
 - 1.2 Revise plan to show new landscaping and screening in the front yard.
 - 1.3 Add to the General Notes, "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 the Building & Safety Department prior to installation".

Standard Conditions:

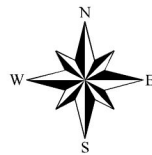
2. The following conditions are applicable to all requests:
 - 2.1 Before starting the operation, all development and construction shall substantially comply with the approved plans.
 - 2.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.
 - 2.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 2.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 2.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.
 - 2.6 The site plan as approved with this 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



Eagleview, Lancaster County, NE GIS, Lincoln, NE/Lancaster, NE, Maxar, Microsoft

2024 aerial

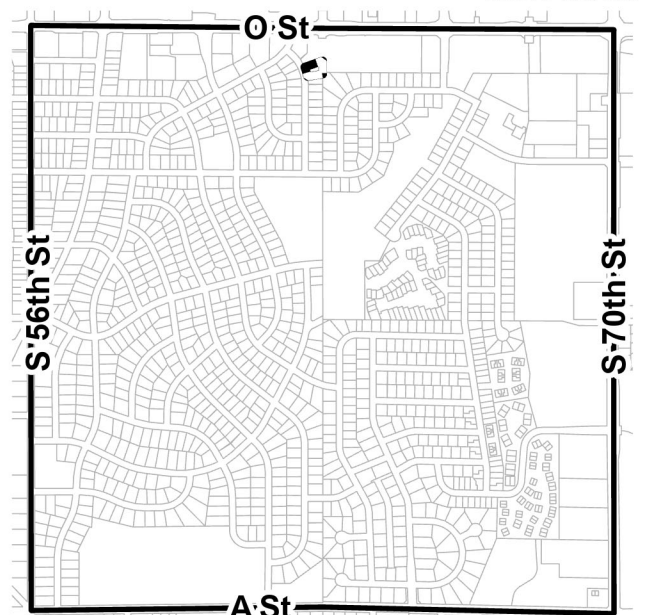
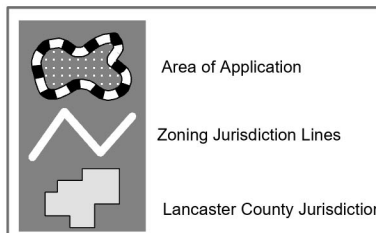
Special Permit #: SP552D Bruce Dr & Eastridge Dr

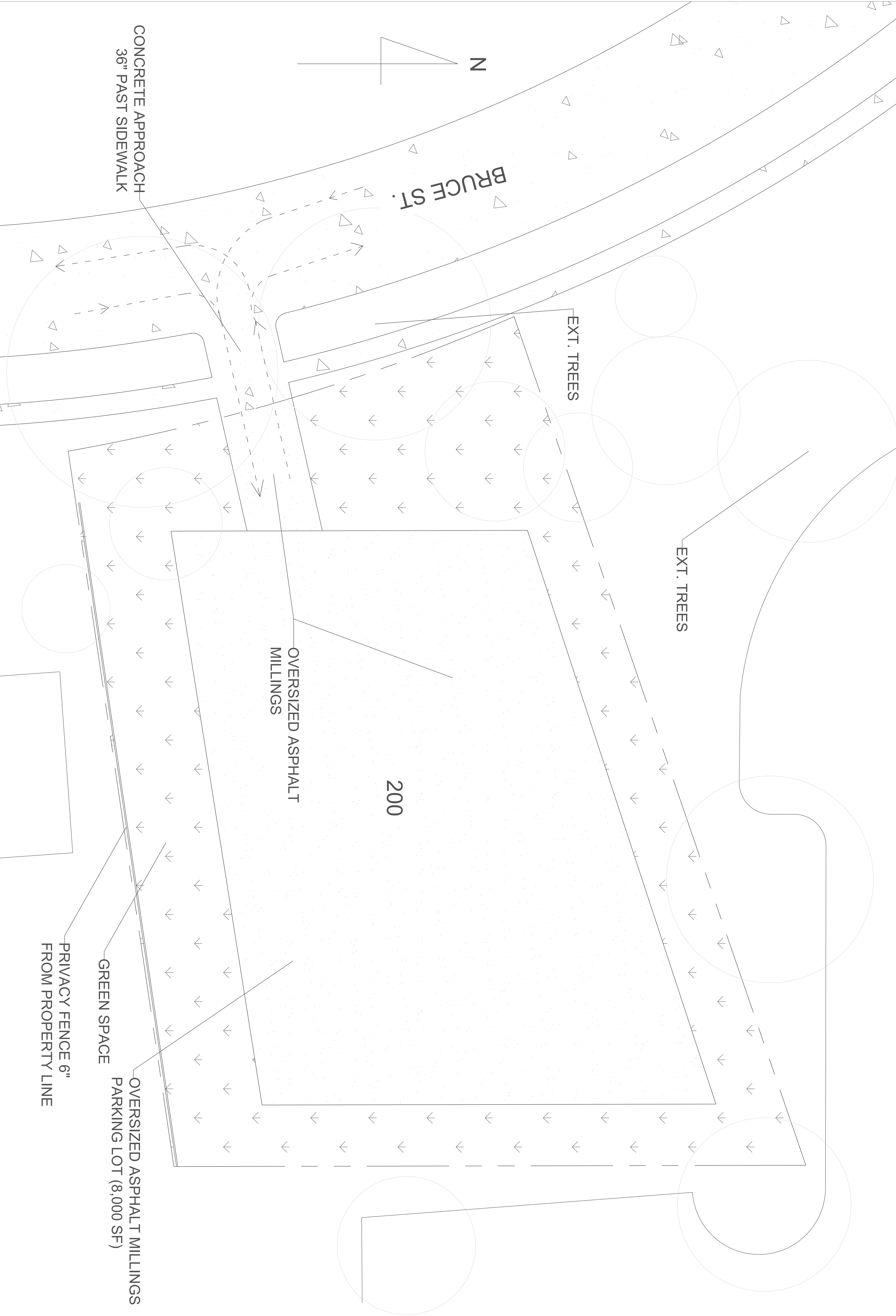


Zoning:

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

One Square Mile:
Sec.28 T10N R07E





PARKING LOT FOR EASTMONT

200 BRUCE ST.

SCALE: 1/8"=1'-0"	DRAWN BY: WJW
DATE: 4/28/25	



910 South 214th Street, Eagle, NE 68347 | 402-781-9337 | tom@eaglenurseries.com

4/29/25

Planning Department
555 South 10th Street, Suite 213
Lincoln, NE 68508

On behalf of Christian Retirement Homes, Inc., dba Eastmont Retirement Community, we would like to propose the installation of a temporary parking lot at 200 Bruce Drive, Lincoln, NE 68510. This parking lot will provide temporary parking for personnel as they finish construction on Eastmont Towers.

The parking lot will be constructed of aggregate. We will be providing a privacy fence to the neighbor on the south along with a green space buffering the entire parking area. A concrete approach will be poured from Bruce Drive 3 feet past the sidewalk leading into the parking lot. In 3 years, once construction is complete, we will be turning this property into a park which has been previously approved. No waivers are requested. Thank you for your consideration.

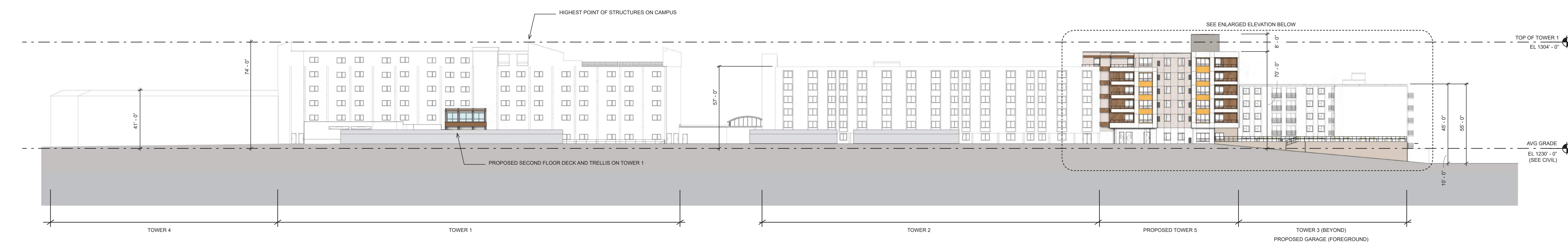
Thank you,

Thomas Scharfen
Eagle Nursery, LLC

SEA

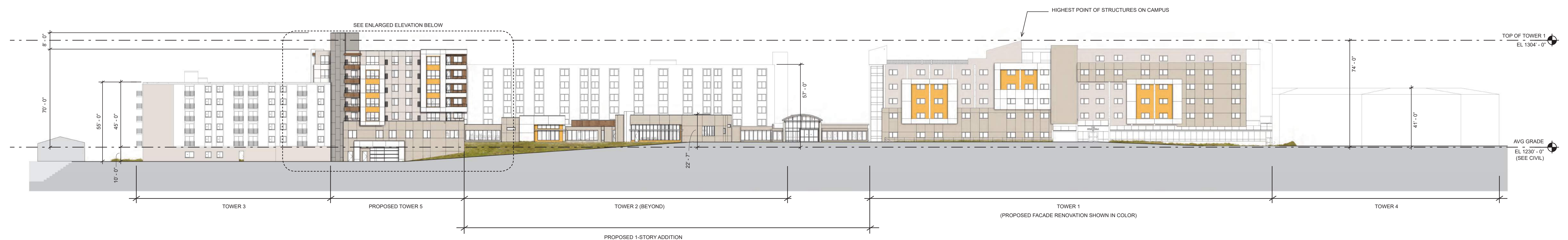
Owner:
Christian Retirement Homes
Lincoln, NE

Civil / Landscape:
Olsson
Lincoln, NE



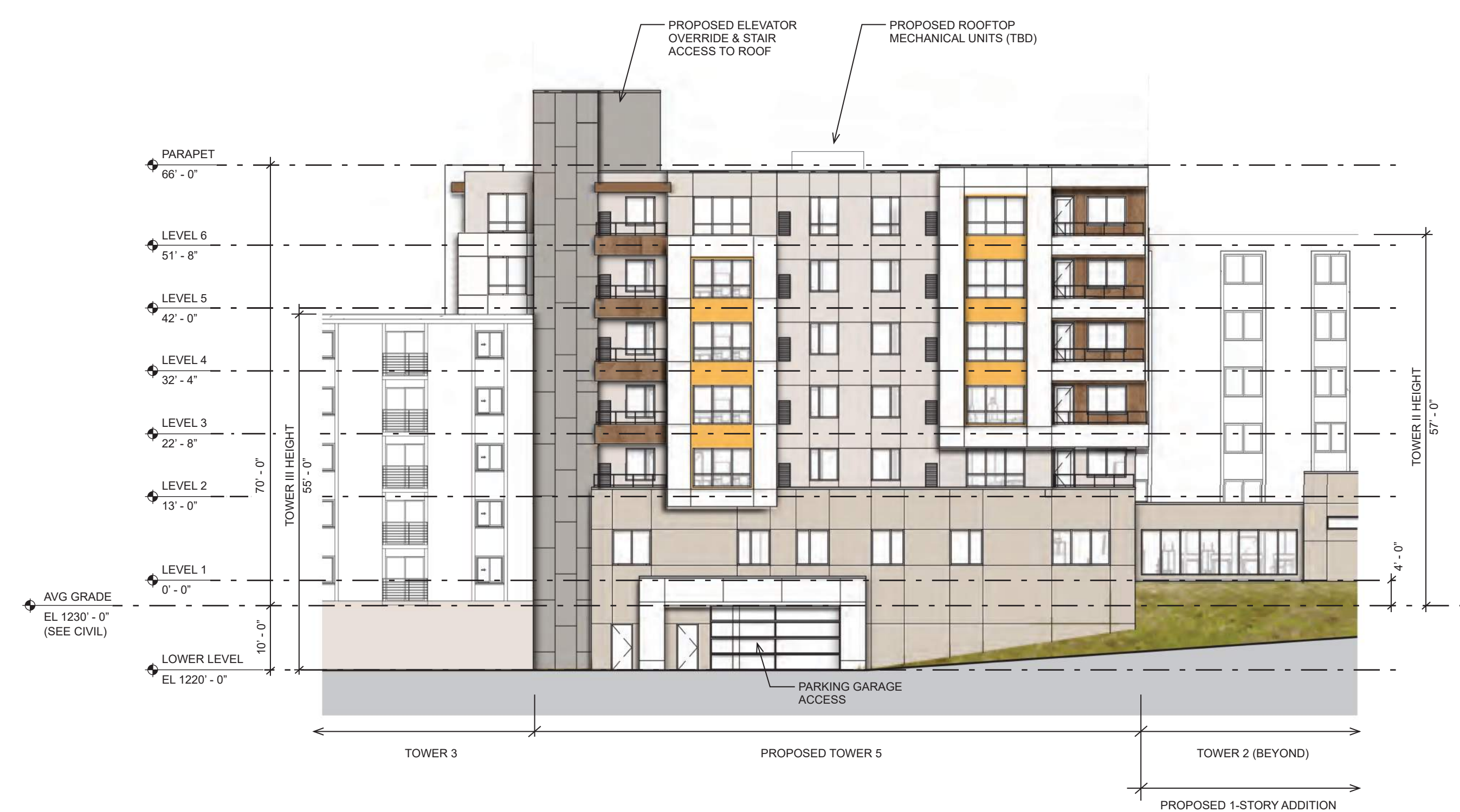
 **South Elevation**

4 $1/32'' = 1'-0''$



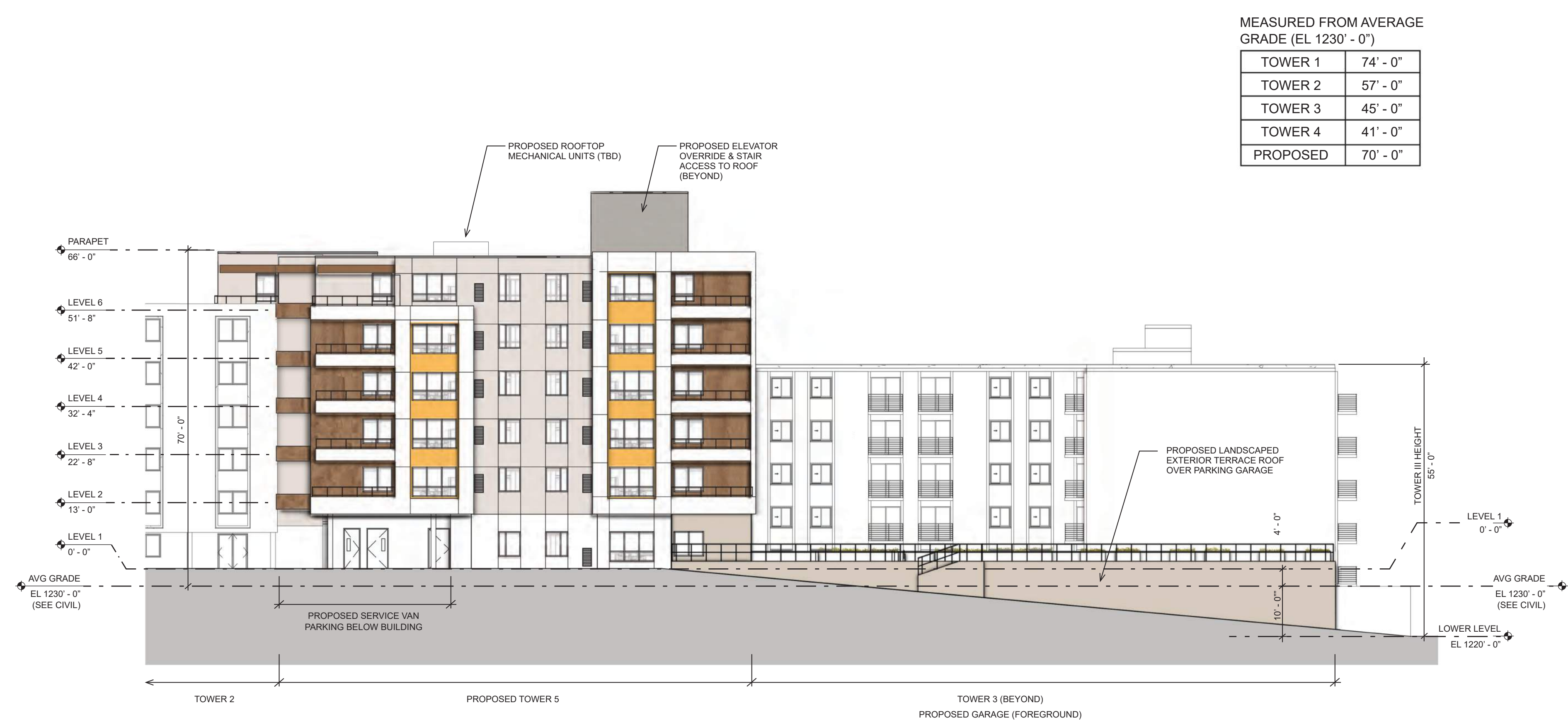
 North Elevation

3 $1/32'' = 1'-0''$



 **Enlarged North Elevation**

2 $1/16'' = 1'-0''$



 **Enlarged South Elevation**

1/16" = 1'-0"

MEASURED FROM AVERAGE GRADE (EL 1230' - 0")	
TOWER 1	74' - 0"
TOWER 2	57' - 0"
TOWER 3	45' - 0"
TOWER 4	41' - 0"
PROPOSED	70' - 0"

PROJECT TITLE:

EASTMONT TOWERS
SPECIAL PERMIT

6315 O STREET, LINCOLN, NE 68510

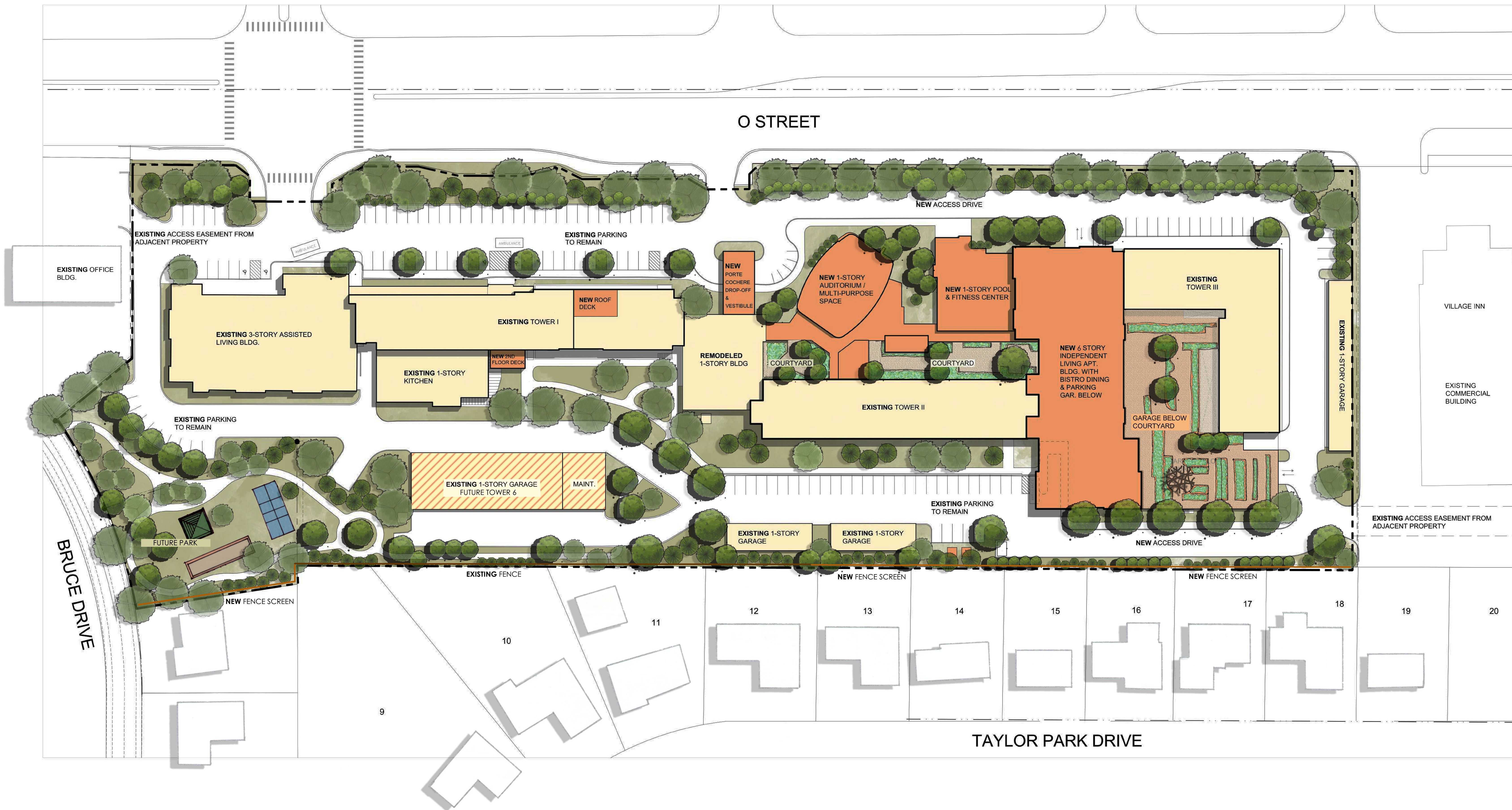
PROJECT No: 72252

DRAWING TITLE:
**PROPOSED
BUILDING
ELEVATIONS**

SCALE: As indicated

SP-200

8/13/2019

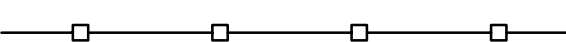
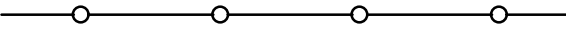
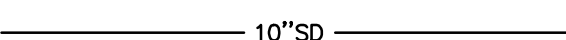
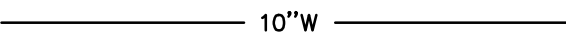
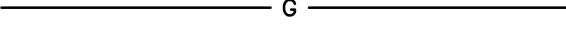
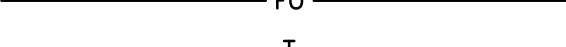


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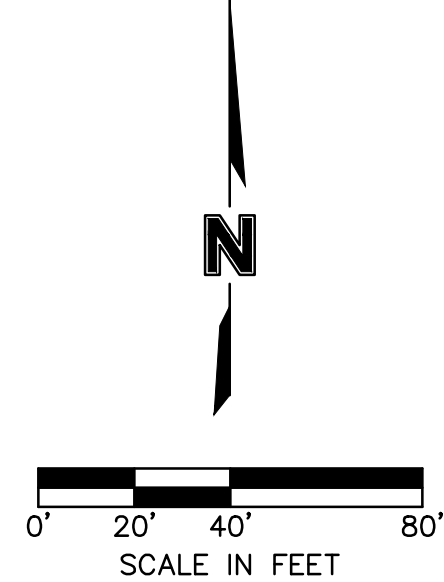
VICINITY MAP
NOT TO SCALE

SITE INFORMATION	
EASTMONT 2ND ADDITION, BLOCK 1, LOT 1, LOT 3, LOT 4 & TAYLOR PARK ADD OUTLOT A	
ZONING:	"R-6" ; "R-1"
ADDRESS:	6315 'O' STREET, LINCOLN, NE

LEGEND	
	CENTER LINE
	PROPERTY LINE
	SECTION LINE
	EASEMENT LINE
	WOOD FENCE
	CHAIN LINK FENCE
	SPLIT RAIL FENCE
	10"SS SANITARY SEWER LINE
	10"SD STORM SEWER LINE
	10"W WATER LINE
	G UNDERGROUND GAS MAIN
	P-OH OVERHEAD POWER
	P-UG UNDERGROUND POWER
	TEL UNDERGROUND TELEPHONE LINE
	CATV UNDERGROUND CABLE TELEVISION LINE
	FO UNDERGROUND FIBER OPTIC LINE
	T UNDERGROUND TRAFFIC LINE
	ST STEAM TUNNEL
	TREE MASS
	BUSHES

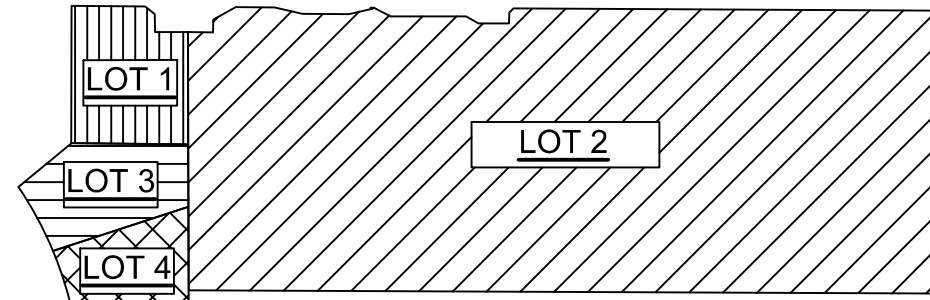
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(402) 474-5645



EASTMONT TOWERS SPECIAL PERMIT HEALTHCARE FACILITIES, RESIDENTIAL SITE PLAN

PROPERTY AREA	
TOTAL PROPERTY AREA	357,266 SF (8.20 AC)



PREVIOUS DENSITY CALCULATION		
LOT	ZONED	PREVIOUSLY APPROVED UNITS ALLOWED
LOT 1	R-6	35.9
LOT 2	R-6	436.75
LOT 3	R-1	1.99
LOT 4	R-1	N/A
TOTAL ALLOWABLE UNITS		= 474.64

PROPOSED DENSITY CALCULATION		
LOT	ZONED	PROPOSED UNITS ALLOWED
LOT 1	R-6	21,831 SF 29.1 (750/SF)
LOT 2	R-6	301,615 SF 402.15 (750/SF)
LOT 3	R-1	17,897 SF 6.00 (3000/SF)
LOT 4	R-1	15,905 SF 5.30 (3000/SF)
TOTAL ALLOWABLE UNITS		= 442.55

GENERAL NOTES

- ALL UTILITY WORK SHALL BE TO CITY OF LINCOLN REQUIREMENTS. ANY RELOCATION OF EXISTING ELECTRICAL, TELEPHONE, AND CABLE VISION FACILITIES WILL BE AT THE OWNER'S EXPENSE AS APPROVED BY LES.
- BUILDING SEWER AND WATER SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
- ALL PAVING RADII SHALL BE AS NOTED OR SCALED AS SHOWN.
- ALL SIDEWALK, DRIVE AND PARKING PAVEMENTS TO BE BUILT TO CITY OF LINCOLN STANDARDS.
- ALL SIDEWALKS TO BE BUILT 4" MIN. WIDTH.
- ALL DISABLED PARKING STALLS SHALL BE IN COMPLIANCE WITH THE APPLICABLE FEDERAL AND LOCAL REQUIREMENTS.
- ALL YARD SETBACKS SHALL BE AS SHOWN ON PLAN.
- ALL EAVES, CANOPIES, DOOR AND WINDOW SWINGS, AND OTHER BUILDING PROJECTIONS MAY EXTEND OVER THE BUILDING ENVELOPE LINES, BUT NOT LOT LINES.
- THE DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN.
- THE BUILDING ENVELOPES SHOWN ARE FOR ILLUSTRATING THE PERMITTED USES AND THEIR APPROXIMATE LOCATIONS.
- DURING CONSTRUCTION OF NEW BUILDING (TOWER 5), THE EXISTING 246 UNITS AND 80 EMPLOYEES WILL REQUIRE 116 STALLS THROUGH THE SITE PHASING 116 STALLS WILL BE PROVIDED (34 GARAGE; 80 SURFACE).
- PARKING LOT LIGHTING WILL MEET CITY OF LINCOLN DESIGN STANDARDS.
- LANDSCAPE SCREENING REQUIREMENTS WILL MEET CITY OF LINCOLN DESIGN STANDARDS.
- ALCOHOLIC BEVERAGES MAY ALSO BE SOLD FOR CONSUMPTION ON THE PREMISES AS AN ACCESSORY USE TO AS A PART OF THE SPECIAL PERMIT.
- ALCOHOLIC BEVERAGES MAY ALSO BE SOLD FOR CONSUMPTION OFF THE PREMISES AS AN ACCESSORY USE TO AS A PART OF THE SPECIAL PERMIT.
- WATER QUALITY REQUIREMENTS SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT.

WAIVERS

- HEIGHT: MATCH EXISTING TOWER 2
 - AVERAGE GRADE AROUND BUILDING (EXISTING BUILDING AND NEW ADDITION) = 1230.0
 - EXISTING HEIGHT OF TOWER 2 ABOVE PROPOSED AVERAGE GRADE = 57'±
 - EXISTING HEIGHT OF TOWER 1 ABOVE PROPOSED AVERAGE GRADE = 74'±
 - ALLOWED HEIGHTS PER ZONING = 35'
 - PROPOSED HEIGHT REQUEST ABOVE AVERAGE GRADE = 74'
 - HEIGHT DOES NOT LIMIT MECHANICAL EQUIPMENT AND ELEVATOR TOWER
- ALL INTERNAL LOT LINES SHALL HAVE A 0' LOT LINE SETBACK.

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOT 3, BLOCK 1, EASTMONT 2ND ADDITION, AND THE REMAINING PORTION OF LOT 1, BLOCK 1, EASTMONT 2ND ADDITION, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., AND THE REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A', TAYLOR PARK ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., ALL LOCATED IN THE CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE REMAINING PORTION OF LOT 1, BLOCK 1, EASTMONT 2ND ADDITION, SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF 'O' STREET, SAID POINT ALSO BEING 60.00' SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE EASTERLY ON A NORTH LINE OF SAID REMAINING PORTION OF LOT 1, SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, ON AN ASSUMED BEARING OF S89°25'50"E, A DISTANCE OF 87.99' TO A NORTH CORNER OF SAID REMAINING PORTION OF LOT 1; THENCE S52°07'50"E, ON A NORTHEAST LINE OF SAID REMAINING PORTION OF LOT 1, SAID LINE BEING A SOUTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 15.11' TO A NORTH CORNER OF SAID REMAINING PORTION OF LOT 1; THENCE S00°07'15"W, ON A EAST LINE OF SAID REMAINING PORTION OF LOT 1, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 21.34' TO A NORTH CORNER OF SAID REMAINING PORTION OF LOT 1; THENCE S89°43'55"E, ON A NORTH LINE OF SAID REMAINING PORTION OF LOT 1, AND ON A NORTH LINE OF THE REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A', TAYLOR PARK ADDITION, SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 70.00' TO A NORTH CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE N00°31'22"E, ON A WEST LINE SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 15.17' TO A NORTH CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE N60°37'32"E, ON A NORTH LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 30.57' TO A NORTH CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE S89°43'55"E, ON A NORTH LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 46.91' TO A NORTH CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE S52°07'50"E, ON A NORTH LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 34.20' TO A NORTH CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE S89°44'00"E, ON A NORTH LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 55.66' TO A NORTH CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE N77°32'34"E, ON A NORTH LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 29.76' TO A NORTH CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE N70°31'11"W, ON A SOUTH LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 2.94' TO A NORTH CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE S89°43'55"E, ON A NORTH LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 3.75' TO A NORTH CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE S63°13'00"E, ON A NORTH LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 22.35' TO A NORTH CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE N89°54'05"E, ON A NORTH LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 90.77' TO A NORTH CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE S59°28'55"E, ON A NORTHEAST LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID LINE BEING A SOUTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 17.49' TO A NORTH CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE N89°53'05"E, ON A NORTH LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 36.64' TO A NORTH CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE N00°00'55"W, ON A WEST LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 12.73' TO A NORTH CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE N45°18'26"E, ON A NORTHWEST LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID LINE BEING A SOUTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 7.15' TO A NORTH CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE S89°43'55"E, ON A NORTH LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 60.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 507.94' TO THE NORTHEAST CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE S00°04'18"E, ON THE EAST LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; A DISTANCE OF 339.73' TO THE SOUTHEAST CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; THENCE N89°44'59"W, ON THE SOUTH LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; A DISTANCE OF 898.24' TO THE SOUTHWEST CORNER OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID POINT BEING ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE N00°01'57"W, ON THE WEST LINE OF SAID REMAINING PORTION OF THE WEST 898' OF OUTLOT 'A'; SAID LINE BEING THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 105.41' TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, EASTMONT 2ND ADDITION; THENCE S71°04'33"W, ON A SOUTH LINE OF SAID LOT 3, A DISTANCE OF 172.53' TO THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT BEING ON A EAST RIGHT-OF-WAY LINE OF BRUCE DRIVE, SAID POINT ALSO BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 12°05'03", A RADIUS OF 403.67', AN ARC LENGTH OF 85.14' ON A WEST LINE OF SAID LOT 3, SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 84.98', A TANGENT LENGTH OF 42.73', AN ARC BEARING OF N28°55'32"W TO A WEST CORNER OF SAID LOT 3; THENCE N50°35'29"E, ON A NORTHWEST LINE OF SAID LOT 3, A DISTANCE OF 82.75' TO THE NORTHWEST CORNER OF SAID LOT 3, SAID POINT BEING THE SOUTHWEST CORNER OF THE REMAINING PORTION OF LOT 1, BLOCK 1, EASTMONT 2ND ADDITION; THENCE N00°04'48"E, ON THE WEST LINE OF SAID REMAINING PORTION OF LOT 1, A DISTANCE OF 165.03' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 341,392.89 SQUARE FEET OR 7.84 ACRES, MORE OR LESS.

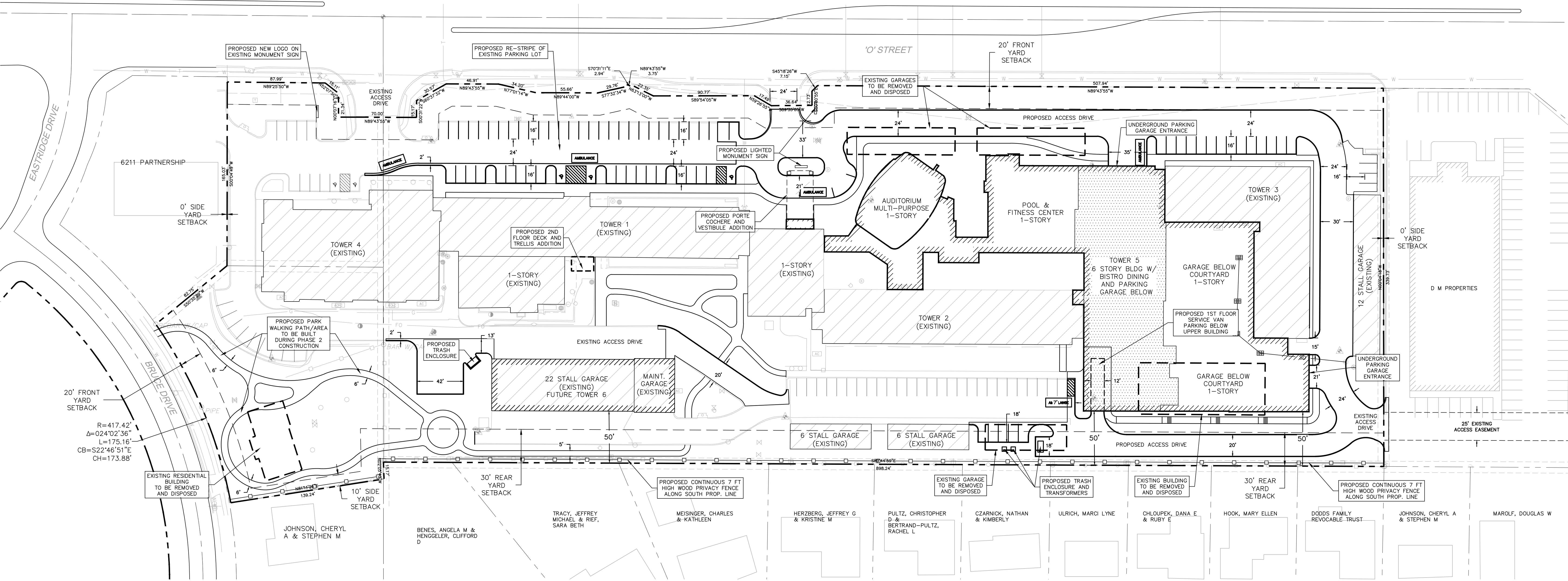
PARKING TABLE

EXISTING	
TOTAL EXIST. STALLS REQUIRED	* 116 PARKING STALLS
TOTAL EXIST. STALLS PROVIDED	254 PARKING STALLS
PROPOSED	
TOTAL PROP. STALLS REQUIRED	* 118 PARKING STALLS
256 BEDS = 64 PARKING STALLS 80 EMPLOYEES = 54 PARKING STALLS 118 PARKING STALLS REQUIRED	
TOTAL PROP. STALLS PROVIDED	259 PARKING STALLS
PARKING DURING CONSTRUCTION	
OPEN SITE STALLS	116 PARKING STALLS (SEE GENERAL NOTE #11)

UNIT DISTRIBUTION

	TOTAL UNITS/BEDS	TOTAL STALLS
	343 UNITS AND BEDS	293 STALLS (PER USE PERMIT)
PREVIOUSLY APPROVED		
CURRENT	246 UNITS AND BIDS	254 STALLS (EXISTING ON SITE)
PROPOSED	256 UNITS AND BEDS	* 259 STALLS (GARAGES & SURFACE)

* PARKING REQUIREMENT: 1 SPACE/4 RESIDENTS; 2 SPACES/3 EMPLOYEES ON THE LARGEST SHIFT.



REVISIONS DESCRIPTION

REV. NO.

SITE PLAN

EASTMONT TOWERS SPECIAL PERMIT
HEALTHCARE FACILITIES, RESIDENTIAL

LINCOLN, NEBRASKA

drawn by: JET
checked by: NKB
approved by: NKB
date: 09/04/2019

SHEET
1 OF 1