



LINCOLN CITY COUNCIL STAFF REPORT

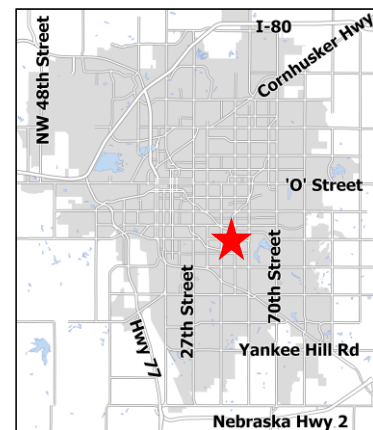
FROM THE LINCOLN/LANCASTER COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER	FINAL ACTION?	DEVELOPER/OWNER
Waiver #25001	Yes	Rexroth Rentals LLC
PLANNING COMMISSION HEARING DATE	RELATED APPLICATIONS	PROPERTY ADDRESS/LOCATION
January 7, 2026	Final Plat #25111	4549 Meredith Street

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a waiver to Lincoln Municipal Code (LMC) 26.23.140 to reduce the minimum lot depth of an R-4 Residential lot below the 90 foot minimum. The property is located at 4549 Meredith Street with an associated final plat to subdivide the 10,782 square foot lot into two new lots. The new lots would meet all other lot and height standards within R-4, with the waiver permitting the new Lot 1 and 2 to have a lot depth of 80 feet and 70 feet.



JUSTIFICATION FOR RECOMMENDATION

The waiver is justified as the larger property is on a corner lot, causing the newly created lot to face east once final platted, turning the old lot width dimension into the lot depth. Both new lots will still meet the required R-4 lot area and building setbacks. The proposed waiver would allow a subdivision that is compatible with the surrounding neighborhood as similar sized lots exist along S 48th Street and higher density multifamily residential to south and southeast.

APPLICATION CONTACT

Kyle Catt, REGA, (402) 484-7342

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The 2050 Comprehensive Plan designated this location as future urban residential on the Future Land Use map. The subdivision will allow for additional dwelling units within the existing neighborhood, following goals within the Comprehensive Plan supporting additional infill and new dwelling units within the existing city limits.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

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

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

The Community in 2050

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

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

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

Benefits of Well-Planned Growth

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

Goals Section

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

Elements Section

E2: Infill and Redevelopment

Infill and Redevelopment Approach

PlanForward identifies the potential for 12,000 new dwelling units to be located within the existing built-out portion of the City, roughly 25 percent of the projected 48,000 new dwelling units to be built citywide by 2050.

Existing Neighborhoods

Infill of housing in existing neighborhoods should respect the existing pattern of development. Infill

redevelopment should include housing for a variety of incomes and households and should complement the character of the existing neighborhood by including appropriate transitions, scale, and context.

Policies Section

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

Action Steps

4. Provide a mechanism for adjustments in older zoning districts to lot area, height, setbacks, and parking standards, similar to the provisions already available for newer districts.
5. Strive for predictability for neighborhoods and developers for residential development and redevelopment.

CLIMATE ACTION PLAN SPECIFICATIONS:

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

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

ANALYSIS

1. This is a request for a waiver to LMC Chapter 26.23.140 for final plat development standards related to the required minimum residential lot depth of 90 feet for R-1 through R-8 zoning districts. The property is located at 4549 Meredith Street, on the southwest corner of S 46th Street and Meredith Street. The existing lot is approximately 10,782 square feet and zoned R-4 Residential with an existing two-family dwelling. The requested waiver is related to a submitted Final Plat #25111 for Sampson's 1st Addition to subdivide the existing lot into two lots.
2. The property is surrounded by single and two family residential zoned R-4 to the north, south and west. To the east is existing multifamily residential zoned R-5 and the developing Block 47 multifamily residential project zoned R-5 within a Community Unit Plan along Pioneers Boulevard.
3. The property currently has the existing two-family dwelling and detached garage. The applicant has submitted the final plat for Sampson's 1st Addition that will create a new Lot 1 for the existing duplex and a new Lot 2 on the south for a new single or two family dwelling. Both lots will meet the required R-4 lot area for a two-family dwelling at 5,000 square feet and lot width minimum of 50 feet. The existing duplex and new dwelling on Lot 2 will continue to meet all R-4 setbacks and minimum parking requirement of 2 spaces per unit on each lot. With the existing lot located on a corner, the subdivision cutting the lot in half will keep Lot 1 facing Meredith Street and the new Lot 2 facing S 46th Street. This will cause the lots to not meet the required 90-foot minimum lot depth of 90 feet, with Lot 1 having a depth of approximately 80 feet and Lot 2 at 70 feet.
4. The waiver should not have an adverse impact on the surrounding neighborhood as similar residential lots exist to the north on S 46th Street. There are also similar lots in the multifamily residential area to the east. As part of the review, a site plan was submitted showing the existing home and detached garage which will be demolished. It has been determined the existing and future dwelling will be able to meet the R-4 setbacks and provide the required parking spaces on site.
5. The waiver is consistent with the 2050 Comprehensive Plan as the property is shown to continue as future

urban residential on the Future Land Use map. The Comprehensive Plan includes goals encouraging options for additional infill within the existing city limits when appropriate. This will allow for addition dwelling units within an existing neighborhood and use of a larger residential lot, allowing infill located less than a block north of an arterial roadway.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Two Family Dwelling R-4 Residential

SURROUNDING LAND USE & ZONING

North: Single and Two-Family Dwellings	R-4 Residential
South: Single Family Dwelling	R-4 Residential
East: Multifamily Residential	R-5 Residential
West: Single Family Residential	R-4 Residential

APPROXIMATE LAND AREA: .25 acres or 10,782 square feet, more or less

LEGAL DESCRIPTION: Lot 1, Block 2, Sampson’s Addition

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

Applicant/
Contact: Carrie & Chris Erks

Owner: Rexroth Rentals LLC

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/WVR/25000/WVR25001 Sampsons 1st Addition.bmc.docx>

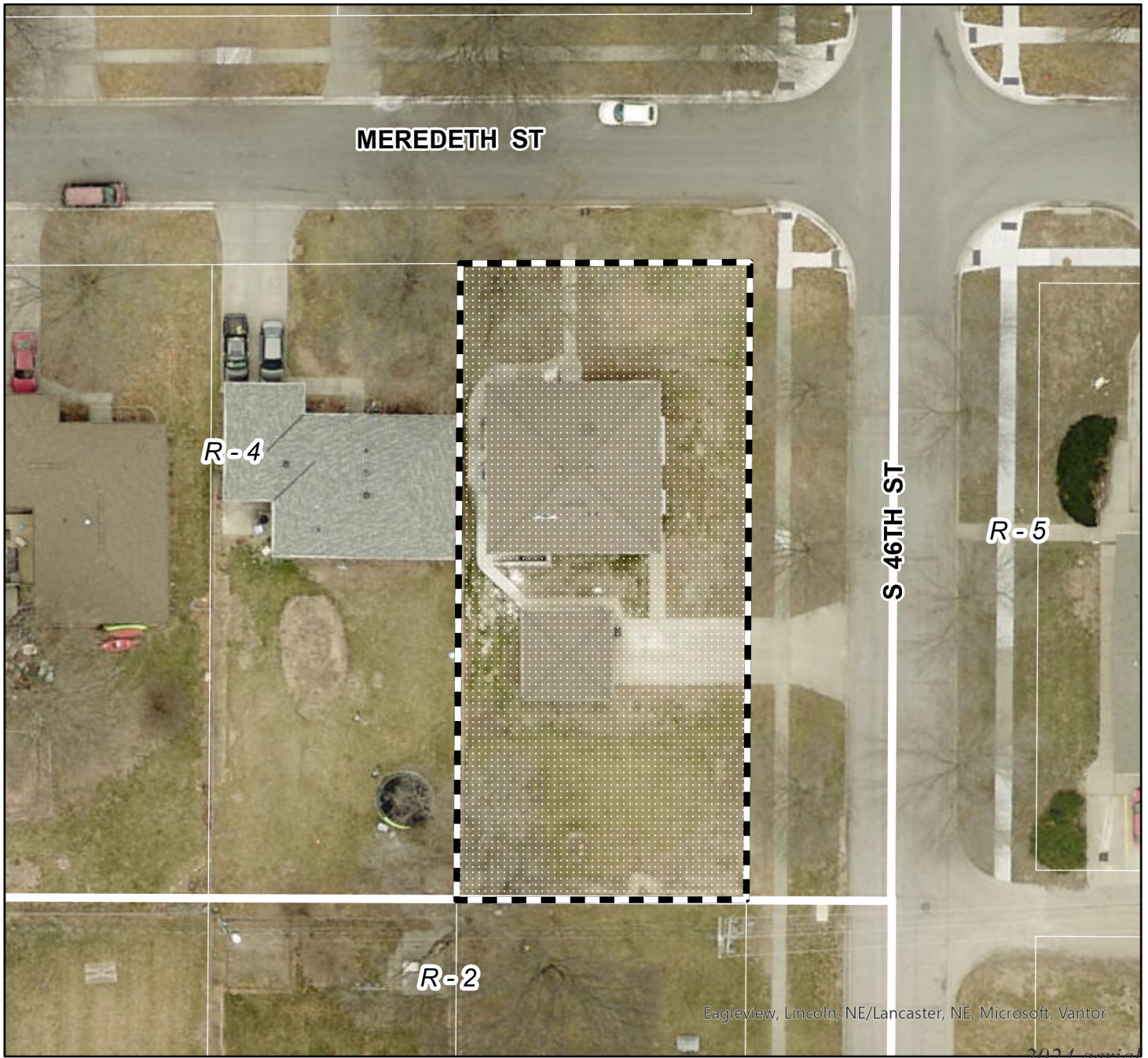
CONDITIONS OF APPROVAL – WAIVER #25001

Site Specific Conditions:

1. This approval waives LMC 26.23.140 for the minimum lot depth associated with the Sampson 1st Addition final plat to allow Lot 1 a depth of 80' and Lot 2, 70.

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 Before use of the property, all development and construction is to substantially comply with the approved plans.
 - 2.2 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 2.3 The clerk shall file a copy of the resolution approving the waiver with the Register of Deeds, filing fees therefore to be paid in advance by the applicant.

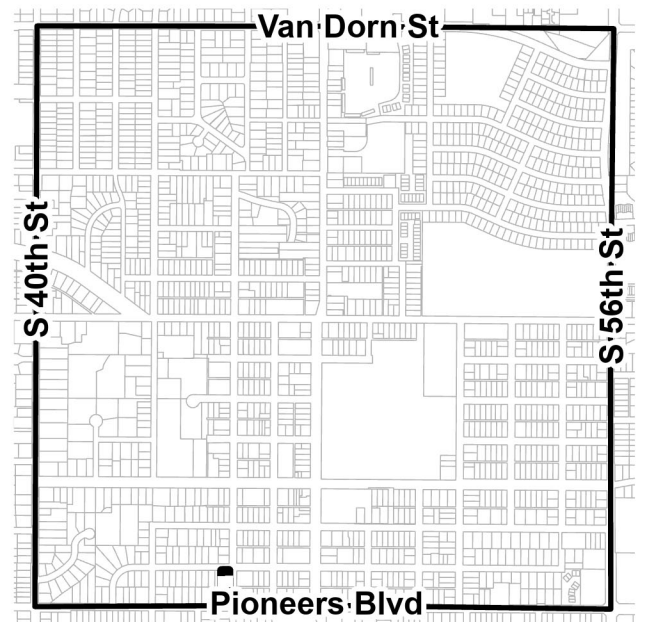
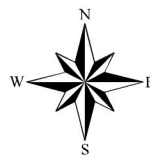
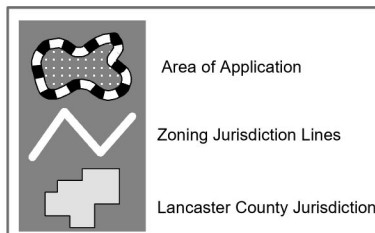


Waiver #: WVR25001
S 46th St & Meredith St

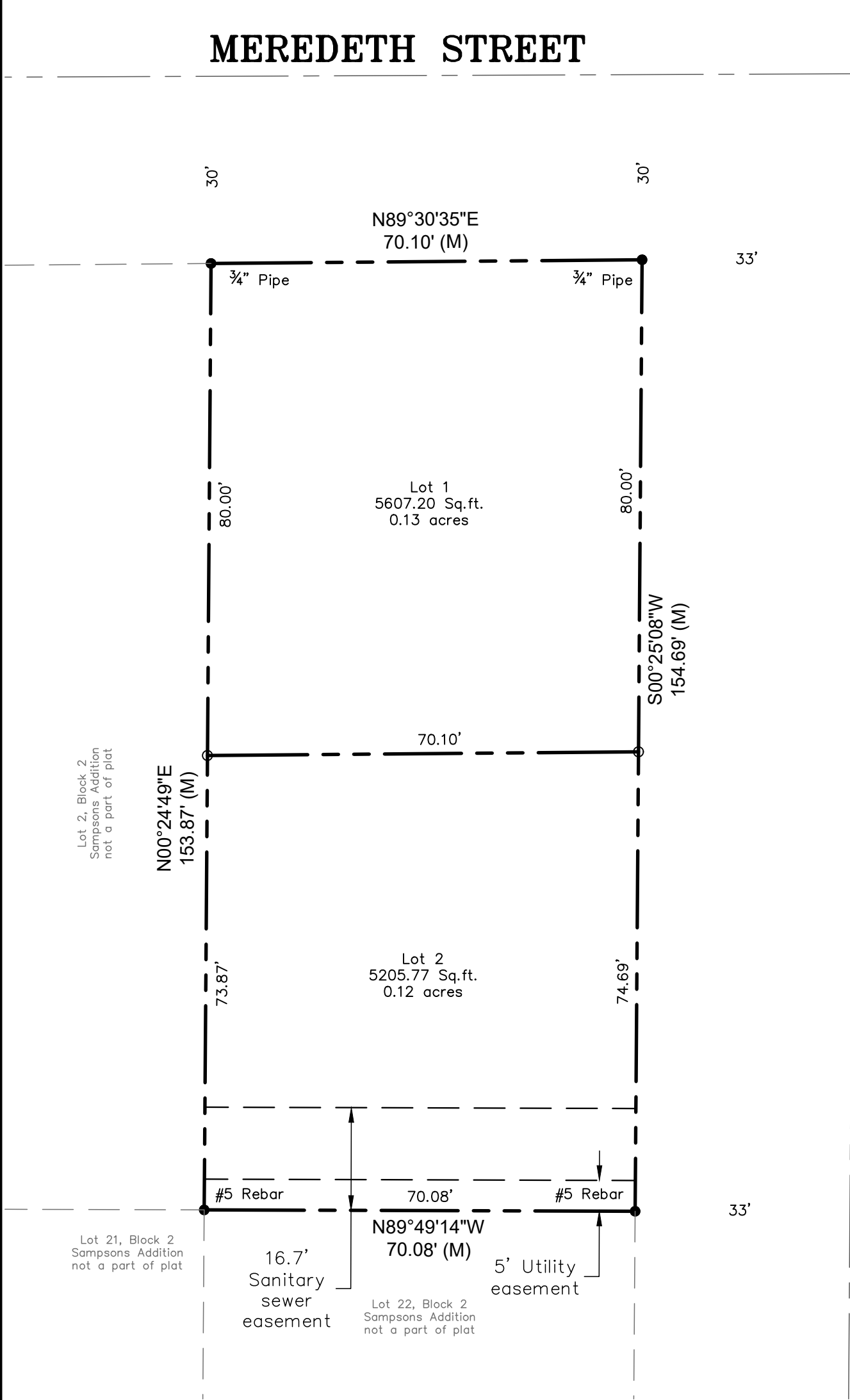
Zoning:

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

One Square Mile:
Sec.05 T09N R07E



SAMPSONS 1ST ADDITION
FINAL PLAT



SURVEYOR’S CERTIFICATE

I hereby certify that I have accurately surveyed the subdivision as required in Section 26.19.041 of the Land Subdivision Ordinance to be known as "SAMPSONS 1ST ADDITION", a subdivision of Lot 1, Block 22, Sampsons Addition, located in the Southwest Quarter of Section 05, Township 09, Range 07 of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Beginning at the northeast corner of said Lot 1, thence on the east line of said lot S00°25’08"W a distance of 154.69’ to the southeast corner of said lot; Thence on the south line of said lot N89°49’14"W a distance of 70.08 feet to the southwest corner of said lot; Thence on the west line of said lot N00°24’49"E a distance of 153.87 feet to the northwest corner of said lot; Thence on the north line of said lot N89°30’35"E a distance of 70.10 feet to the point of beginning.

Described tract contains 10,812.97 square feet or 0.25 acres, more or less.

Permanent monuments have been placed at all lot corners, street intersections, points of curvature, centerline points of tangency, and at all other points required by the City of Lincoln, Land Subdivision Ordinance, Title 26 of the Lincoln Municipal Code.

All curvilinear dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this ____ day of _____, 20____.

Kyle E. Catt, P.L.S. 609
REGA Engineering Group Inc.
601 Old Cheney Road, Suite 'A'
Lincoln, NE 68512
402-484-7342 CA*1678

DEDICATION

The foregoing plat, known as "SAMPSON 1ST ADDITION", as described in the surveyor’s certificate is made with the free consent and in accordance with the desires of the undersigned, the sole owner(s), and the easements shown thereon are hereby granted in perpetuity to the CITY OF LINCOLN, NEBRASKA, a municipal corporation, their successors, assigns and permittees, to allow entry for the purpose of construction, reconstruction, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes, and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon, or under the easements as shown on the foregoing plat.

The construction or location of any building or structure, excluding fences, over, upon, or under any easement shown thereon shall be prohibited.

The City of Lincoln, Nebraska, its successors, assigns and permittees are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon, or under any easement shown thereon.

WITNESS OUR HANDS

(Company Name)

By: _____, as Managing Member

ACKNOWLEDGMENT

STATE OF NEBRASKA
LANCASTER COUNTY

On this ____ day of _____, 20____, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came (name, position, company), to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

NOTARY PUBLIC

My commission expires the ____ day of _____, 20____.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plat known as "SAMPSONS 1ST ADDITION" (hereinafter "Plat), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. XXXXXXXXXXXX(hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements of streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Trustee & Beneficiary
By: _____
Signature

Print Title
Print Name of individual

ACKNOWLEDGMENT

STATE OF NEBRASKA
LANCASTER COUNTY

The foregoing instrument was acknowledged before me this ____ day of

_____, 20____, by _____,

Print Name on behalf of said (Bank name)

Print Title

NOTARY PUBLIC

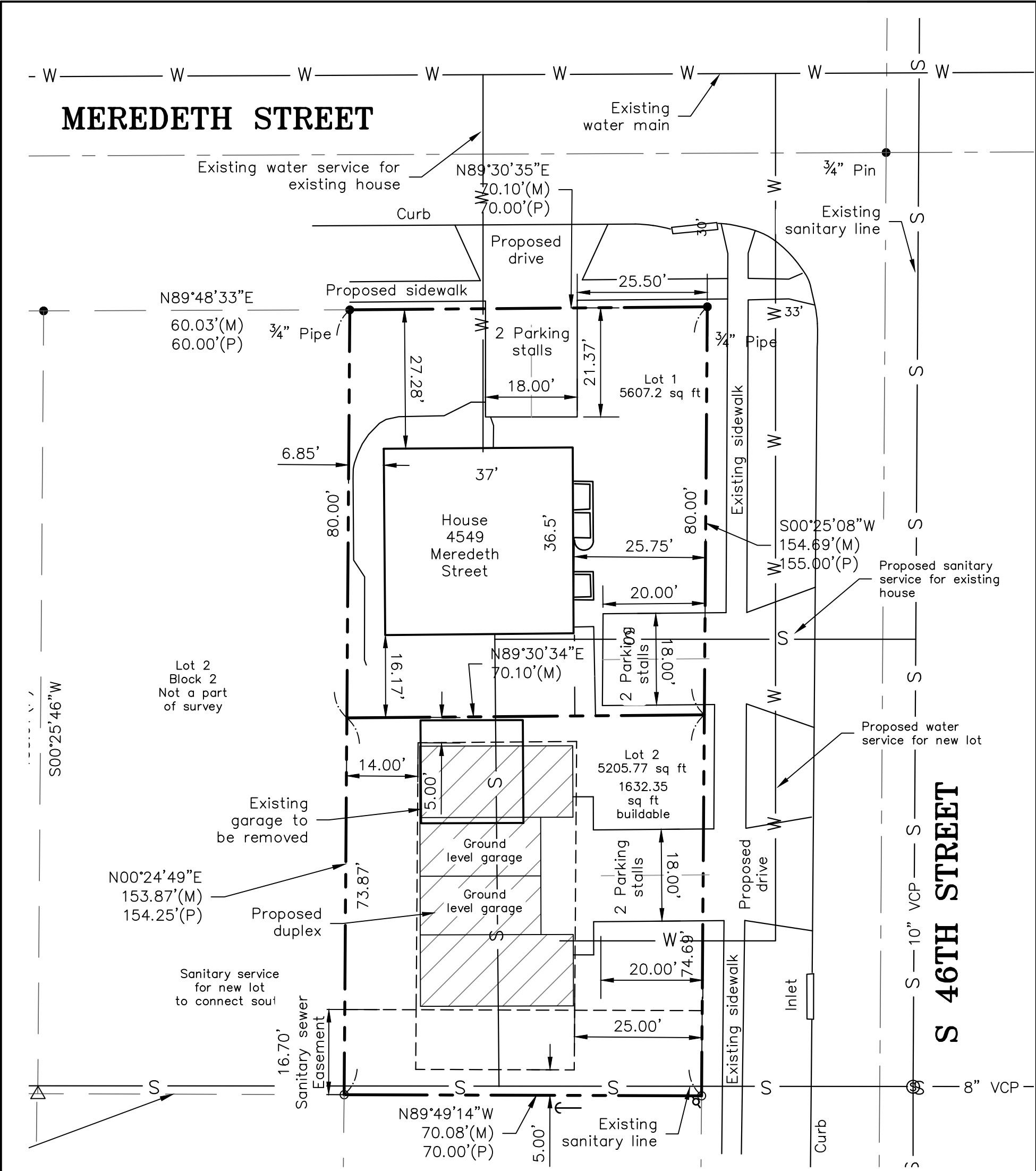
My commission expires the ____ day of _____, 20____.

PLANNING DIRECTOR’S APPROVAL

The Planning Director, pursuant to Section 26.11.060 of the LMC, hereby approves this Final Plat.

Planning Director

Date

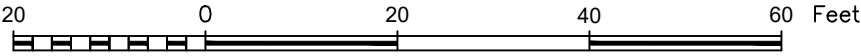
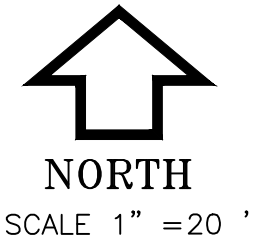


Proposed Lot 1, two family dwelling
Zoning= R4 – R4 Residential District
Lot area per Family (sq. ft.) 2,500 Req. 5,607.2
Proposed
Avg. Lot Width per Family 25’ Min. 35.00’ Proposed
Front yard 25’ Min. 27.3’ Existing
Corner front yard 10’ Min. 25.7’ Existing
Side yard 5’ Min. 6.8’ Existing
Rear yard Smaller of 20’ or 20% of lot depth:16’

Request waiver to City of Lincoln Code LMC 26.23.140
for lot depth from 90’ to 80’.

Proposed Lot 2 two family dwelling
Zoning= R4 – R4 Residential District
Lot area per Family (sq. ft.) 2,500 Req. 5,205.77
Proposed
Avg. Lot Width per Family 25’ Min. 74.28’ Proposed
Front yard 25’ Min.
Side yard 5’ Min.
Rear yard Smaller of 20’ or 20% of lot depth:14.02’

Request waiver to City of Lincoln Code LMC 26.23.140
for lot depth from 90’ to 70.08’.





File No. 251135
September 25, 2025

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

RE: 4549 MEREDETH STREET LOT DEPTH WAIVER

Dear David,

On behalf of Rexroth Rentals LLC, the owner, we are submitting an application for 4549 Meredeth Street lot depth waiver.

We would like to subdivide the subject property, currently Lot 1, Block 2, Sampson's Addition, into two lots for the purpose of keeping the current existing 2 family dwelling on one lot while adding an additional 2 family dwelling on the second lot we wish to create by subdivision. The existing garage will be removed to facilitate this layout.

Zoning would be R-4. The lots meet the minimum square footage of 5,000 sq ft. and the minimum lot width of 50'.

The following waiver is being requested as follows:

1. **Deviation Request for minimum lot depth (Table 27.72.020(a))**

We are requesting that each lot are allowed to have a minimum depth less than the 90' for the R-4 district to allow the subdivision to occur while adhering to all other regulation in the R-4 district. We have worked with Brion Perry at LTU to create our initial concept layout, which is attached.

We look forward to meeting with the Planning Department and other City Departments on this application. Please do not hesitate to contact me if you have any questions, comments, or concerns.

Sincerely,

Kyle E. Catt PLS

Cc: Chris Erks

Enclosed: Application Form
Application Fee – \$240.00
Concept plan