



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

APPLICATION NUMBER Preliminary Plat #26001	FINAL ACTION? Yes	DEVELOPER/OWNER 1640 LLC
PLANNING COMMISSION HEARING DATE Feb. 10, 2026	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 1701 Folkways Blvd.

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a preliminary plat to develop 63 single-family residential lots and 2 outlots at 1701 Folkways Blvd., generally located at N 18th Street and Folkways Blvd. The applicant has requested waivers to sanitary sewer depth and sanitary sewer flowing opposite of the street grades.



JUSTIFICATION FOR RECOMMENDATION

The proposed layout is consistent with the surrounding uses, neighborhood patterns, and the internal connections match with the existing street layouts. The proposed use will provide housing and make use of a site that has remained empty for more than 20 years. The requested waivers to allow the sanitary sewer to run opposite of the street grade and to allow the sanitary sewer to have a depth greater the 15 feet are justified to provide sanitary services to the development.

STAFF CONTACT

Emma Martin, (402) 441-6369 or emartin@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

This request is compatible with the 2050 Comprehensive Plan as the Future Land Use Map shows this site for future Urban Residential. All types of housing are appropriate under this classification, including single-family dwellings. The proposed residences are shown near a proposed public park, and the request is compatible with the surrounding land uses.

WAIVERS

1. Waiver to allow the sanitary sewer to have a depth exceeding 15 feet. (Recommend Approval)

2. Waiver to allow for sanitary sewer to flow opposite of street grade. (Recommend Approval)

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

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

Land Use Plan – Urban Residential – Residential uses in areas with varying densities ranging from more than fifteen dwelling unit per acres 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.

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.

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.

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

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

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

Elements Section

E1: Complete Neighborhoods and Housing

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

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

Figure E1.b: Strategies for Design, Sustainability and Complete Neighborhoods in Existing Areas

1. Encourage a mix of compatible land uses to develop more complete neighborhoods:
 - a. Similar uses on the same block face: residential faces residential.
 - b. Similar housing densities developed near each other: single-family and “missing middle” residential (3-12 units) scattered throughout with higher density residential (more than 12 units) near the neighborhood edge or clustered near commercial centers.
 - c. Non-residential uses, including parking lots, should be screened from residential areas.
 - d. Locate mixed-use centers so as residents can safely access essential goods and services (i.e. not located across arterial streets) and no more than a 15-minute walk from all residences.
 - e. Support existing Commercial Centers and encourage inclusion of essential goods and services.
 - f. Infill and redevelopment projects should meet or exceed Neighborhood or Commercial Design Standards.
2. Require sidewalks on both sides of all streets or in alternative locations as allowed through design standards or review process.
4. Strive for residences to be located within 1/2 mile to an existing or planned neighborhood park.
8. Infill development should balance expanding housing options and neighborhood character by complementing the character of the existing neighborhood and providing appropriate transitions, scale and context. Encourage pedestrian orientation with parking at rear of residential and neighborhood commercial uses.
13. Maintain existing pattern of streets for connectivity.
14. Maintain arterial streets that are compatible with the existing neighborhood character with two through lanes and a center turn lane where applicable.
15. Utilize streets for commercial and residential parking.
16. Encourage shared parking whenever possible: permit minor incursions of accessory parking for public/ semi-public uses into neighborhoods if properly screened.

ANALYSIS

1. This is a request for a preliminary plat located at 1701 Folkways Blvd, generally located at the northeast corner of N 18th Street and Folkways Blvd. The property is approximately 15.4 acres and is zoned R-3 Residential. The purpose of the preliminary plat is to permit 63 single-family detached lots and two outlots. The existing property is vacant. The property is surrounded by R-3 Residential zoning and single-family residential uses.
2. The proposed layout of the site shows access coming from Folkways Blvd. and Arctic Drive, with circulation through the site provided by three public streets. Utilities are shown as public, and water, sewer, and stormwater access is available to this site.
3. As part of this project, the applicant is requesting two waivers:
 - a. Waiver to Design Standards Title 2, Chapter 2 Sanitary Sewer Design Standards, Section 3.6, to allow the sanitary sewer to have a depth exceeding 15 feet.

This waiver is justified as there is one manhole along N 16th Street that will exceed 15 feet in depth due to the vertical relationship between the existing downstream connection and the proposed street grades. To keep the 600 feet spacing between manholes and the to sewer the lots in the southwest corner of the site, the manhole will need to be greater than 15 feet in depth. LTU – Wastewater has approved this waiver.

- b. Waiver to Design Standards Title 2, Chapter 2 Sanitary Sewer Design Standards, Section 3.6, to allow the sanitary sewer to run opposite of the street grade.

This waiver is justified due to the vertical constraints created by the existing downstream sanitary sewer connections and the required storm sewer layout that follows the proposed surface drainage patterns of the site. The site was previously designed for a Lincoln Public School, not for residential uses. It is surrounded on three sides by houses, and it is not possible to run sanitary sewer through private property. This waiver has been approved by LTU – Wastewater.

- 4. The proposed preliminary plat is compatible with the 2050 Comprehensive Plan. City services are available to service the property, and the proposed use is compatible with the existing uses and the future land use. The proposed preliminary plat is near the proposed North Hills Park and within a roughly 30-minute walk to Goodrich Middle School, Lincoln North Star High School, and Campbell Elementary School.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Vacant R-3 Residential

SURROUNDING LAND USE & ZONING

North: Single family R-3 Residential
South: Single family R-3 Residential
East: Single family R-3 Residential
West: Single family R-3 Residential

APPLICATION HISTORY

November 1999 Preliminary Plat #99009 to permit 419 residential lots, 6 outlots, and 1 commercial lot was approved by the Mayor. This approval included the property at 1701 Folkways Blvd., which was shown as a proposed Lincoln Public School site.

APPROXIMATE LAND AREA: 15.4 acres, more or less

LEGAL DESCRIPTION: Lot 1, Block 7, North Hills 1st Addition (EX PT DESC IN INST #2025-16629)

Prepared by Emma Martin, Planner
(402) 441-6369 or emartin@lincoln.ne.gov

Date: February 5, 2026

Applicant/Contact: Lizzy Potter

Olsson
601 P Street, Suite 200
Lincoln, NE 68508

Owner: 1640 LLC

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/PP/26000/PP26001 North Hills 1st Addition.edm.docx>

CONDITIONS OF APPROVAL – PRELIMINARY PLAT #26001

Approval of the following waivers:

- a. Waiver to Design Standards Title 2, Chapter 2 Sanitary Sewer Design Standards, Section 3.6, to allow the sanitary sewer to have a depth exceeding 15 feet.
- b. Waiver to Design Standards Title 2, Chapter 2 Sanitary Sewer Design Standards, Section 3.6, to allow the sanitary sewer to run opposite of the street grade.

Site Specific Conditions:

1. The subdivider shall complete the following instructions and submits the documents and plans and 2 copies to the Planning Department office:
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Show the distance and bearings of the street centerlines on the map (COV1).
 - 1.1.2 Mark the distance and bearings of the boundaries of the SUB ROWs (COV1).
 - 1.1.3 Show sidewalk crossings per PROWAG requirements, to LTU – Engineering’s satisfaction.
 - 1.1.4 Make revisions and corrections to Drainage Plan and Pond Details to the satisfaction of LTU – Watershed.
 - 1.1.5 Make revisions and corrections to the Drainage Memo to the satisfaction of LTU – Watershed.
 - 1.1.6 Rename N 16th Street to the satisfaction of the Planning Director.
2. Final Plats will be approved by the Planning Director after:
 - 2.1 The required improvements are completed or a surety is posted to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs.

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

to complete the street paving of public streets shown on the final plat within two (2) years following the approval of this final plat.

to complete the paving of private roadway shown on the final plat within two (2) years following the approval of this final plat.

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

to construct the sidewalk in the pedestrian way easement in Outlot A and Outlot B at the same time as the adjacent streets are paved and to agree that no building permit shall be issued for

construction on Lots 3 – 4 and Lots 15 – 16, Block 1 until such time as the sidewalk in the pedestrian way easement is constructed.

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

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

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

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

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

to complete the planting of the street trees along streets within this plat within six (6) years following the approval of this final plat.

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

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

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

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

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

to maintain the sidewalks in the pedestrian way easements in Outlot A and Outlot B and all of its elements in a condition as near as practical to the original or as constructed condition in order to provide the user with a safe and convenient facility on a permanent and continuous basis.

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

- (1) Subdivider shall not be relieved of Subdivider's maintenance obligation for each specific private improvement until a registered professional engineer or nurseryman who supervised

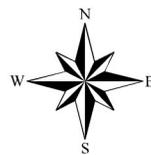
the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.

- (2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to inform all prospective purchasers and users of land located within the Airport Environs Noise District that the land is located within the Airport Environs Noise District, that the land is subject to an avigation and noise easement granted to Lincoln Airport Authority, and that the land is potentially subject to aircraft noise levels which may affect users of the property and interfere with its use.



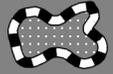
Preliminary Plat #: PP26001
North Hills 1st Addition
Rockford Dr & Folkways Blvd

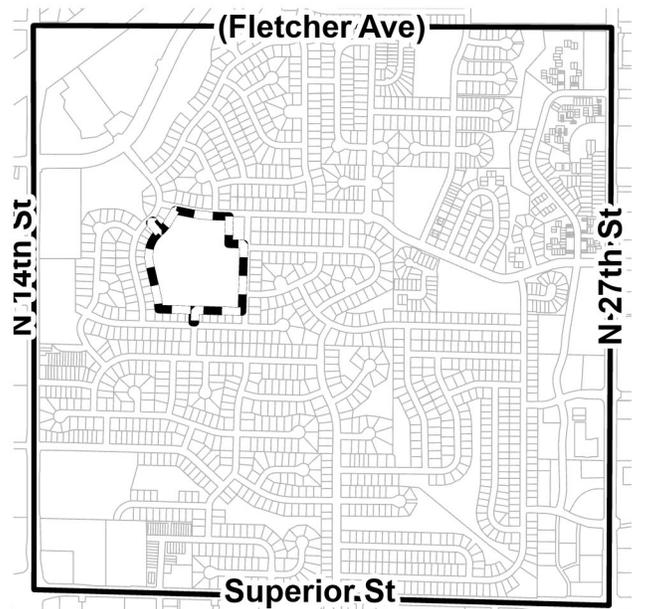


One Square Mile:
 Sec.01 T10N R06E

Zoning:

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

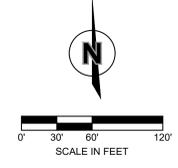
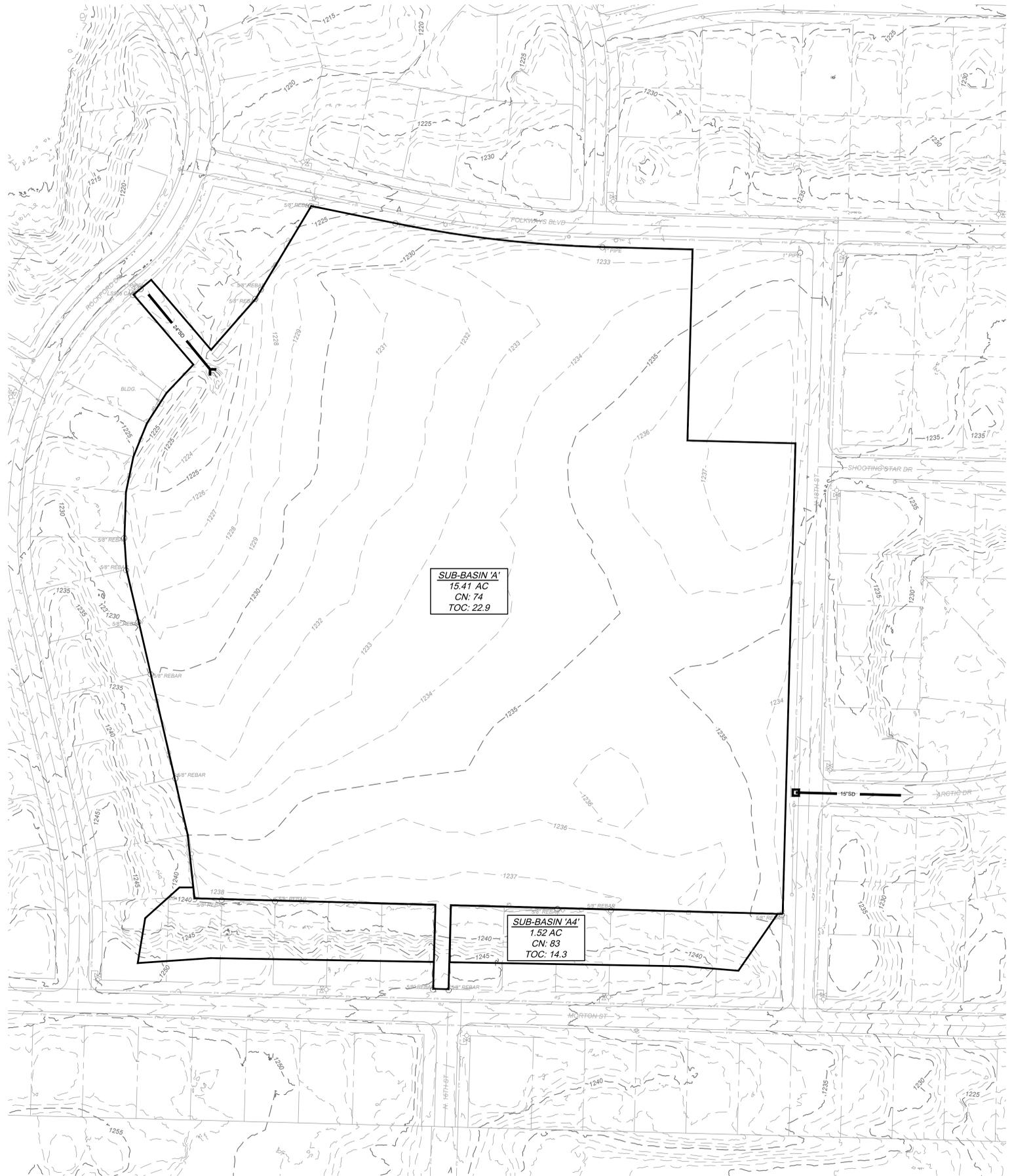
	Area of Application
	Zoning Jurisdiction Lines
	Lancaster County Jurisdiction



NORTH HILLS 1ST ADDITION

PRELIMINARY PLAT

PRE-DEVELOPED DRAINAGE PLAN



EXISTING LEGEND

---	RIGHT-OF-WAY
---	SECTION LINE
WET	WETLANDS
~ ~ ~	TREE MASS
SD	STORM SEWER
TEL	COMMUNICATION UNDERGROUND
P-OH	POWER OVERHEAD
P-UG	POWER UNDERGROUND
G	GAS UNDERGROUND
W	WATER MAIN
SS	SANITARY SEWER
□	IRON FENCE
X	WIRE FENCE
←←←	POWER POLE/GUY WIRE

GRADING LEGEND

---	EXISTING DRAINAGE AREA
- - -	EXISTING MAJOR CONTOUR
- - -	EXISTING MINOR CONTOUR
---	EXISTING STORM
□	EXISTING STORM STRUCTURE



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

REV. NO.	DATE	DESCRIPTION	BY

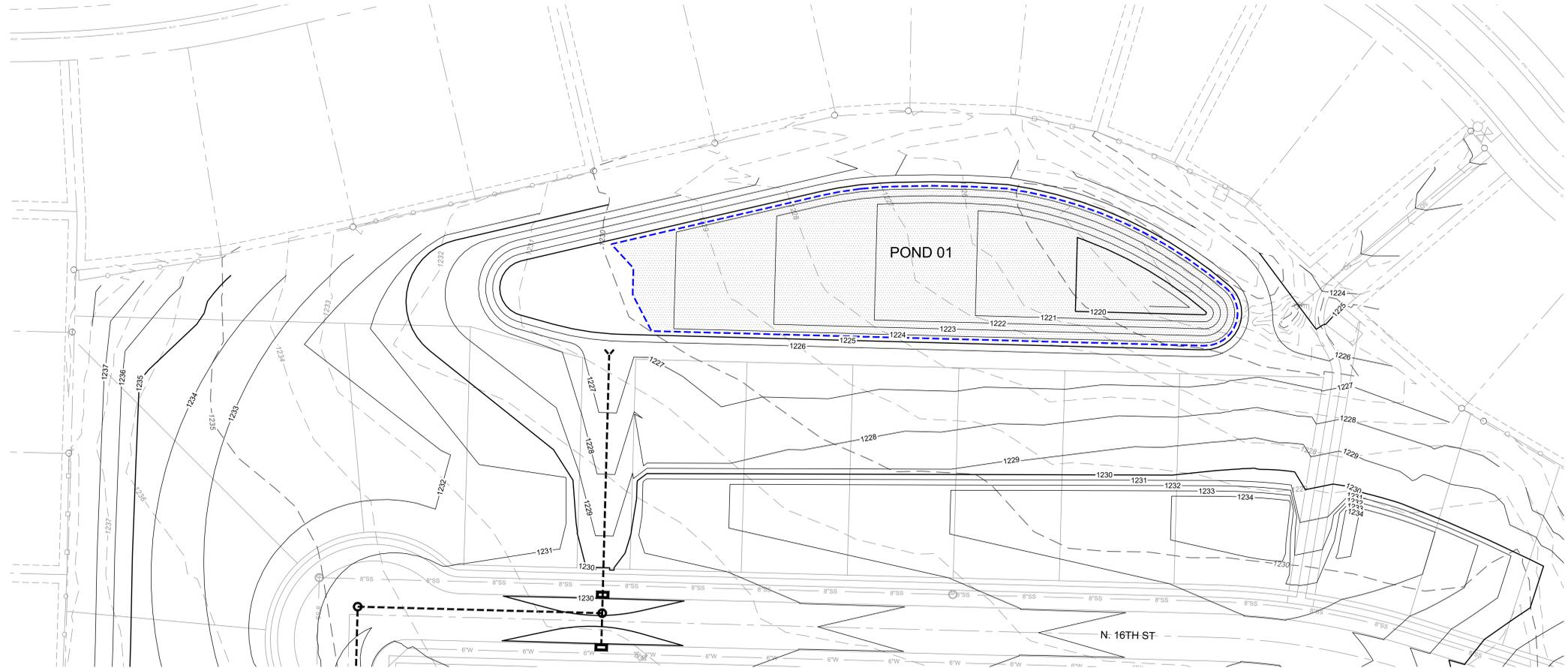
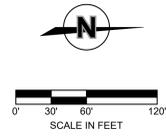
PRE-DEVELOPED DRAINAGE PLAN	NORTH HILLS PRELIMINARY PLAT	2025
LINCOLN, NEBRASKA		

drawn by: GKE
designed by: EAC
project no.: 025-0451
date: 01/21/2025

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NORTH HILLS 1ST ADDITION

PRELIMINARY PLAT POND DETAILS

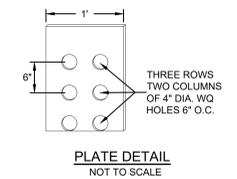
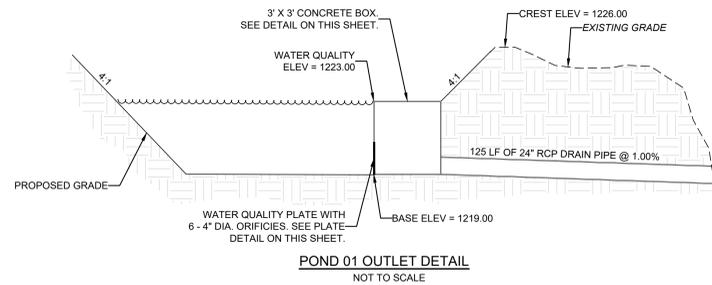
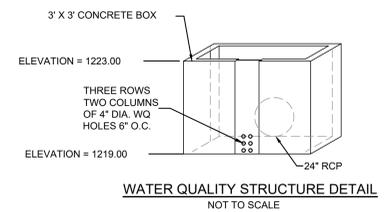


GRADING LEGEND

- PROPOSED STORM SEWER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED 100-YEAR WSE LIMITS

PROPOSED WATER QUALITY POND 01

RETURN PERIOD (YEAR)	PEAK FLOW IN (CFS)	PEAK FLOW OUT (CFS)	VOLUME (AC-FT)	STAGE (FEET)	POOL ELEVATION (FEET)
2	20.05	5.21	0.566	4.08	1223.08
10	35.67	21.52	0.802	4.66	1223.66
100	67.45	33.02	1.474	6.00	1225.00



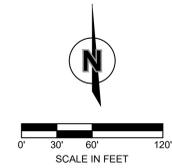
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POND DETAILS
NORTH HILLS
PRELIMINARY PLAT

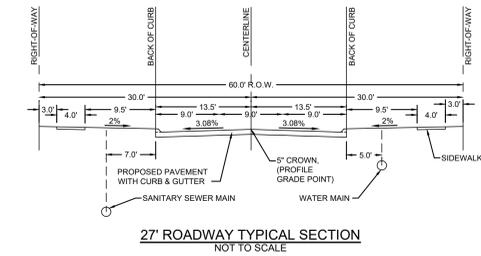
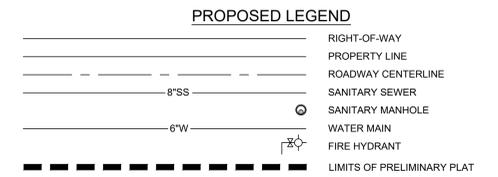
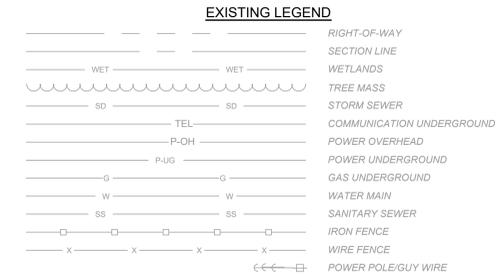
2025
LINCOLN, NEBRASKA

NORTH HILLS 1ST ADDITION

PRELIMINARY PLAT SITE PLAN



CURVE TABLE						
ID	RADIUS	DELTA	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	400.00'	016°03'00"	112.08'	56.40'	111.70'	S09°33'57.82"W



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

BY

REV. NO.	DATE	DESCRIPTION

REVISIONS

REV. NO.	DATE	DESCRIPTION

SITE PLAN

**NORTH HILLS
PRELIMINARY PLAT**

LINCOLN, NEBRASKA

2025

drawn by: GKE
 designed by: EAC
 project no.: 025-0451
 date: 01/21/2025

SHEET
2 of 7



SEACREST & KALKOWSKI, PC, LLO

KENT@SK-LAW.COM | DANAY@SK-LAW.COM

January 21, 2026

HAND DELIVERY

David R. Cary, Director
Planning and Development Services
555 South 10th Street
Lincoln, NE 68508

RE: North Hills 1st Addition Preliminary Plat

Dear David:

Our office represents Robert L. Benes, Trustee of the Robert L. Benes Revocable Trust dated May 21, 2003, and Michelle S. Benes, Trustee of the Michelle S. Benes Revocable Trust dated May 21, 2003 (collective "Benes"). Benes has a contract interest in approximately 15.4 acres of property located within the North Hills residential development (the "Property"). Benes is closing on the purchase of the Property from Lincoln Public Schools on January 23. The Property is already annexed and zoned R-3. Benes is proposing to Preliminary Plat the Property into 75 single family residential lots in keeping with the character of the existing North Hills neighborhood.

The Preliminary Plat includes waivers for (i) sanitary sewer depth exceeding 15' depth, and (ii) sanitary sewer running opposite of street grade. These waivers are typical and necessary to provide sanitary sewer service to the entire Property.

Enclosed please find the following:

- a. City of Lincoln Zoning Application for the Preliminary Plat;
- b. Legal Description and Site Plan for the Preliminary Plat; and
- c. Application fee of \$4,225.20 (Base \$1176 + \$3049.20 for 15.4 acres).

Benes representatives met with North Hills neighbors at the North Hills Owners Association meeting on November 13, 2025. The Preliminary Plat layout was discussed and neighbors had an opportunity to ask questions. Per the Association request, the final platted lots from the Property will have similar covenants and be included within the North Hills Owners Association making them truly part of the neighborhood.

We look forward to working with the City on this project. If you have any questions regarding the enclosed or need any additional information, please feel free to contact me or Elizabeth Potter at Olsson.

Very truly yours,



DANAY KALKOWSKI
For the Firm

Enclosures