



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

APPLICATION NUMBER Special Permit #26007	FINAL ACTION? Yes	DEVELOPER/OWNER Sharon Wilkins
PLANNING COMMISSION HEARING DATE March 18, 2026	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 3545 NW 126 th Street

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for an Accessory Dwelling Unit (ADU) under Article 13.050 of the Lancaster County Zoning Regulations. The property is a 27.85-acre parcel generally located about a ¼ mile north of W Adams Street on the west side of NW 126th Street. The zoning is AG Agricultural. The proposed ADU will be located to the southeast of the principal dwelling in an existing accessory building.



JUSTIFICATION FOR RECOMMENDATION

The proposed ADU subject to the conditions of approval meets the requirements of Article 13.050. The Special Permit approval will allow an accessory dwelling unit with one bedroom, incidental to the principal dwelling. The waiver to allow the ADU to be located approximately 100 feet closer to the street right of way than the principal dwelling is justified as the building already exists with only a small part of it intended for the ADU. There should be no negative impact on the neighbors.

APPLICATION CONTACT

Sharon Wilkins, (402) 217-3627

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed ADU meets the goals of the Comprehensive Plan for providing alternative housing choices.

WAIVERS

- Article 13.050 (7) to allow the accessory building to be located approximately 100 feet closer to the street right-of-way than the principal dwelling. (Recommend Approval)

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

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. Housing variety should include townhomes, senior living facilities, low/no maintenance condominiums, **accessory dwelling units**, multi-family development, and even small lot single-family.

Policies Section

P3: Developing Neighborhoods. Action Step #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.

ANALYSIS

1. Accessory Dwelling Units (ADU) were added to the Lancaster County Zoning Regulations in December 2018. An ADU is an additional self-contained housing unit that is secondary to the main residence. An ADU can either be attached to the principal dwelling, be part of the principal dwelling, or be a separate building detached from the principal dwelling. The ADU contains its own kitchen, sleeping area and bathroom. ADU's are subordinate in size to the principal dwelling. ADUs are permitted by Special Permit in the AG Agricultural Zoning District in Lancaster County.
2. BZA25005 was approved by the County Board of Zoning Appeals for this property in September 2025. The Board approved a Variance to reduce the average lot width from the required 550 feet to 450 feet. The home and accessory building were built in 2014. The Variance for the Average Lot Width was needed because while the lot was created in 2014 and the minimum frontage requirement does not apply, the Average Lot Width still applies. The Variance was identified as a necessary step before submitting the Special Permit application, so the lot is considered buildable.
3. It should be noted that the accessory dwelling is already in place without any approval. It comprises 580 square feet of a total of 7,200 square foot accessory building. The rest of the building is used for farm and personal use. The applicant is applying for the necessary permits, including the special permit and building permit.
4. The following conditions are required for an ADU:
 - A. The lot area shall be 20 acres or larger.
The lot area is 27.85 acres.
 - B. The total floor area of the ADU shall not exceed the lesser of 1,000 square feet or 40% of the square footage of the principal dwelling, excluding garages, carports and space used for mechanical equipment, such as heating, utilities and water heater or pumps. Any other unfinished space in a basement is included in the square footage to allow it to be furnished in the future. The calculation for the principal dwelling shall be based on the floor area as of the date the special permit is filed.

The proposed ADU is 580 square feet. The principal dwelling is 2,660 square ft. living area with a total basement area of 2,660 square ft. per the County Assessors web site. The ADU is 11% of the total square footage of the principal dwelling. The ADU is allowed to be the lesser of 1,000 sq. ft. or 40% of the principal dwelling.

- C. No more than 2 bedrooms are allowed in the ADU. Bedroom shall mean any room or space used or intended to be used for sleeping purposes.

The floor plan shows 1 bedroom.

- D. The owner of the lot is required to live on the property in either the principal dwelling or the ADU. The owner of the lot shall file with the Register of Deeds, a deed restriction agreement on the property stating that the accessory dwelling cannot be sold separately from the principal dwelling. The deed restriction agreement must be to the satisfaction of the County Attorney. The deed restriction agreement shall be filed prior to any building permit for the ADU.

The owner of the property will live in the principal dwelling.

- E. The ADU must share the same access point to the public or private street as the principal dwelling.

The site plan shows the ADU sharing the driveway with the principal dwelling.

- F. The ADU must meet the same setback requirements as the principal dwelling of the district. The height of the ADU must meet the height limit of the district for a dwelling but be no higher than the principal dwelling.

The ADU meets the required setbacks of the AG district. The height of the ADU will be less than the height of the principal dwelling. The building height for the ADU is 19'6" to the peak compared to the principal dwelling which is 26 feet.

- G. A detached ADU shall be located a distance no greater than 200 feet from the principal dwelling and must not be closer to the street right-of-way than the principal dwelling.

The ADU will be within 200 feet of the principal dwelling, approximately 100 feet away. The ADU will be closer to the street right-of-way than the principal dwelling and a waiver is needed for this setback. The ADU structure is approximately 845 feet from NW 126th Street compared to the setback from the street for the principal dwelling which is approximately 945 feet.

- H. The ADU must share utilities with the principal dwelling unless the owner can demonstrate a practical problem with sharing due to the topography or other unique site considerations.

The ADU will share utilities with the principal dwelling.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Single Family Home, Farm Ground AG Agricultural District

SURROUNDING LAND USE & ZONING

North:	AG-Agricultural	Farm Ground
South:	AG-Agricultural	Farm Ground
East:	AG-Agricultural	Single Family Home, Farm Ground
West:	AG-Agricultural	Farm Ground

APPROXIMATE LAND AREA: 27.85 acres, more or less

LEGAL DESCRIPTION:

Lot 66 Irregular Tract, SE ¼ of Section 7, Township 10, North, Range 5, East, Lancaster County, NE

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

Date: March 5, 2026

Contact: Sharon Wilkins
Applicant/
Owner: Sharon Wilkins

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/SP/26000/SP26007 Sharon Wilkins ADU.gjw.docx>

CONDITIONS OF APPROVAL – SPECIAL PERMIT #26007

Per Article 13.050 this approval permits an Accessory Dwelling Unit (ADU) of up to 600 sq. ft with waiver to allow the ADU to be setback approximately 100 feet closer to the street right of way than the principal dwelling.

Site Specific Conditions:

1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below:
 - 1.1 Add Special Permit 26007 Sharon Wilkins ADU as title to the site plan sheet.
 - 1.2 Add note to the site plan sheet: 600 square foot, 1-bedroom ADU is to be located within the 60' x 120' accessory building.
2. Before receiving building permits provide the following documents to the Planning and Development Services Department:
 - 2.1 Submit information on the existing onsite wastewater treatment system by a certified onsite wastewater treatment system contractor including any necessary alterations to accommodate the additional one bedroom of the ADU to the satisfaction of the Health Department.
 - 2.2 Provide a deed restriction agreement on the property stating that the accessory dwelling cannot be sold separately from the principal dwelling. The deed restriction agreement must be to the satisfaction of the County Attorney. The deed restriction agreement shall be filed prior to any building permit for the ADU.

Standard Conditions:

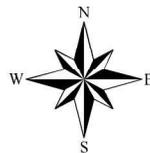
3. The following conditions are applicable to all requests:
 - 3.1 Before occupying the Accessory Dwelling Unit all development and construction shall substantially comply with the approved plans.
 - 3.2 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 3.3 Permittee should obtain a certified copy of this resolution from the County Clerk's Office and file it with the Register of Deeds Office.



Eagleview, Microsoft, Vantor

2024 aerial

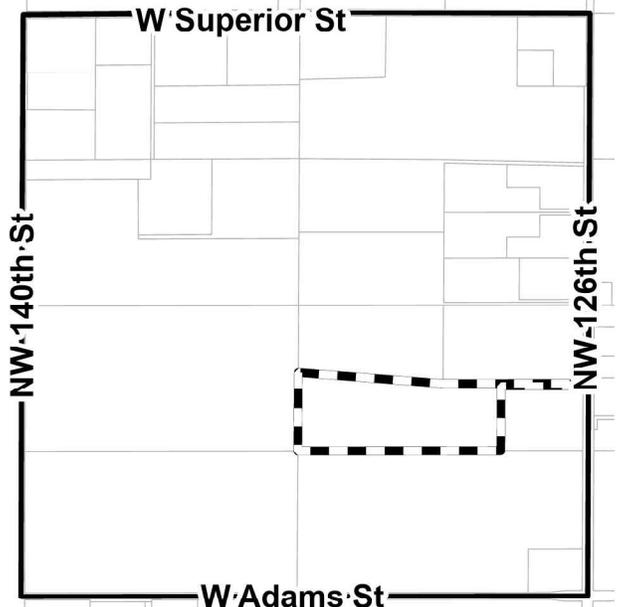
Special Permit #: SP26007
NW 126th St & W Adams St



One Square Mile:
 Sec.07 T10N R05E

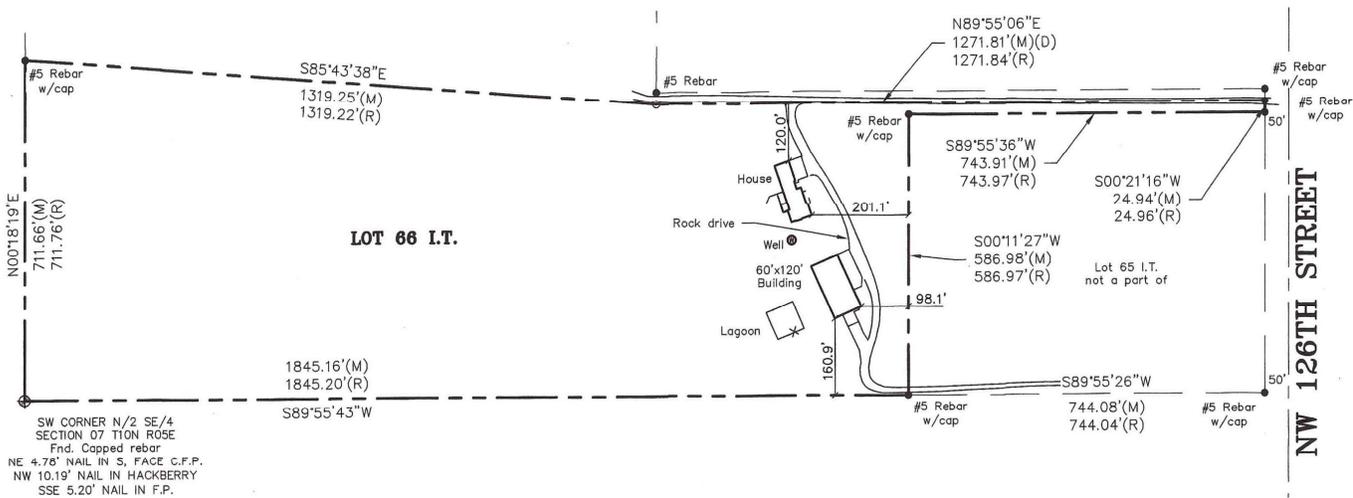
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Regional Business 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



Official Survey Record

LOT 66 IRREGULAR TRACTS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 10 NORTH, RANGE 05 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA



SCALE: 1"=200'

SURVEYORS CERTIFICATE
 I, KYLE E. CATT, NEBRASKA REGISTERED LAND SURVEYOR NO. 609, DULY REGISTERED UNDER THE LAND SURVEYORS REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT, THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION, THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.



Kyle E. Catt 2/5/2026
 KYLE E. CATT DATE

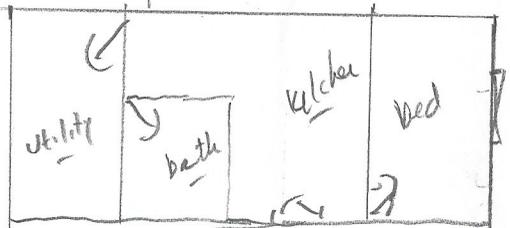
LEGEND

- P PLATTED DISTANCE
- M MEASURED DISTANCE
- CORNER FND. (AS NOTED)
- CORNER SET (5/8"X24" REBAR)
- △ COMPUTED POINT

REGA ENGINEERING 601 OLD CHENEY RD., SUITE A
 LINCOLN, NEBRASKA 68512
 (402) 484.7342
 CA*1678 JOB: 261014

60'

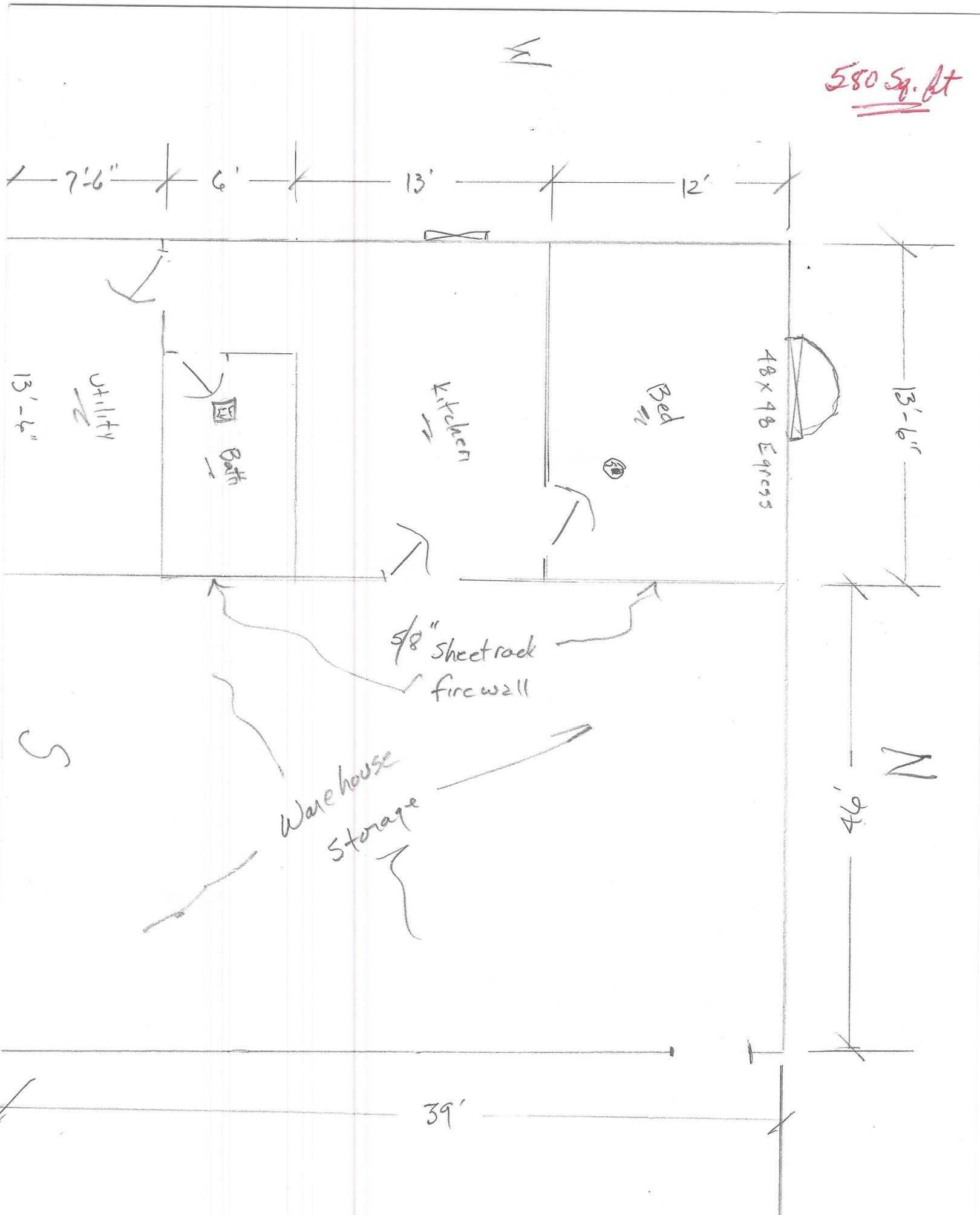
Storage



299m

120'

580 Sq. Ft



- 1. ○ _____
- 2. ○ _____ MAHER CUSTOM HOMES
- 3. ○ _____
- 4. ○ _____ This application is filed for a
- 5. ○ _____
- 6. ○ _____ waiver to allow the ADU to be
- 7. ○ _____
- 8. ○ _____ closer to the street by approximately
- 9. ○ _____
- 10. ○ _____ 100 feet than the principal dwelling.
- 11. ○ _____
- 12. ○ _____ ADU is approx. 845 feet from NW 126th
- 13. ○ _____
- 14. ○ _____ principal dwelling is approx. 945 feet
- 15. ○ _____
- 16. ○ _____ Thanks
- 17. ○ _____ Jerry Maher
- 18. ○ _____
- 19. ○ _____
- 20. ○ _____
- 21. ○ _____
- 22. ○ _____
- 23. ○ _____
- 24. ○ _____

ACTION PLAN