



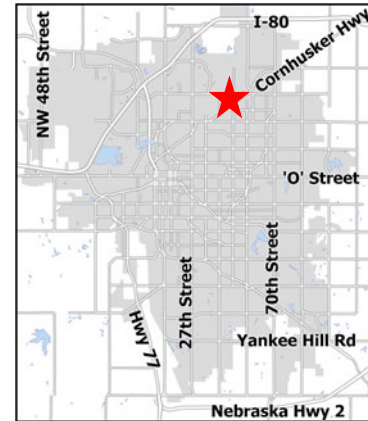
LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT
FROM THE LINCOLN/LANCASTER COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
555 S. 10TH STREET, SUITE 203, LINCOLN, NE 68508

APPLICATION NUMBER Special Permit #26017	FINAL ACTION? Yes	DEVELOPER/OWNER Airgas/Walnut Acres LLC
PLANNING COMMISSION HEARING DATE April 29, 2026	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 4016 Progressive Avenue

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a Special Permit per Lincoln Municipal Code 27.63.290 I-1 District for the storage and distribution of gas stored in cylinders. The property is located near N 48th Street and Cornhusker Highway at 4016 Progressive Avenue. The zoning is I-1 Industrial, which does not permit the commercial storage of gases without a special permit. Although the use has operated on the site since 2011, it was only recently discovered through due diligence review by the applicant that there is no special permit for the property.



JUSTIFICATION FOR RECOMMENDATION

The proposed use is appropriate as the property is part of a larger I-1 industrial zoning area. There should be no negative impact to the surrounding properties. The Health Department has reviewed and recommended approval based on the provided list of products associated with the use.

APPLICATION CONTACT

Diana Puntel, (216) 642-6787 or
diane.puntel@airgas.com

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposal is consistent with the Comprehensive Plan which identifies this property and adjacent properties for industrial uses.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

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

[Land Use Plan](#) – Industrial. Areas where railroads, manufacturing, trucking and transportation facilities are the dominant land use, with some commercial activities.

CLIMATE ACTION PLAN SPECIFICATIONS:

- p. 8 Strategic Vision – Lincoln will reduce net greenhouse gas emissions 80% by 2050 (relative to 2011 levels). This ambitious goal will serve as a guiding target for municipal operations, the Lincoln Electric System, local businesses and institutions, and our entire community in the years to come. Lincoln joins scores of cities across the country who have set a similar “80x50” goal to reduce emissions. A myriad of strategies in the plan speak to achieving this target, from increasing energy efficiency, generating more electricity from renewable energy, switching to electric vehicles and active commuting modes, and employing natural climate solutions.
- p. 11 Key Initiative – Transition to Low-Carbon Energy.
Continue incentive-based (residential, commercial, or industrial) programs promoting the installation of renewable energy systems. Incentives may include offering rebates on purchasing equipment, attractive net metering pricing, tax incentives, height allowances, setback, and area-based incentives, expedited permitting, and others.

ANALYSIS

1. This is a request for a Special Permit per Lincoln Municipal Code 27.63.290 I-1 District for the storage and distribution of gas stored in cylinders. The property is located in the vicinity of N 48th Street and Cornhusker Highway at 4016 Progressive Avenue and includes 1.16 acres.
2. The property is zoned I-1, Industrial District. The use of the site for commercial storage of gases is not permitted. Per Lincoln Municipal Code Chapter 27.06.180 “Manufacturing, Processing, Storage, and Distribution Use Group”, production, manufacture, distribution, or commercial storage of toxic, flammable, or explosive materials, including chemicals and gases, fireworks and explosives, arsenal and magazines is not allowed in the I-1 district without a special permit.
3. The application letter notes that Airgas has operated out of the site since 2011 when the site was constructed for their use as a tenant. The applicant is currently in the due diligence phase of buying the property with a planned purchase date in May 2026. It was during their due diligence and zoning review that it was discovered that the use is operating without the special permit.
4. The building on the site is 11,400 square feet. The primary use of it is a retail/showroom and warehouse where they display and store welding and safety hardgoods and store cylinder gases. They also store cylinder gases outside. The applicant provided a product list of all the stored cylinders (attached).
5. Health Department reviewed and recommended approval based upon the provided list of products/chemicals.

6. The Special Permit is consistent with the Comprehensive Plan and Zoning Regulations and allows a use compatible with the I-1 zoning and surrounding land uses. The surrounding uses include contractor businesses, an auto body shop, an auto parts store and a hardware store. The site is over 300 feet from the nearest residential use to the west. Uses to the north, east and south are primarily commercial or industrial for over 900 feet in those directions.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Industrial I-1 Industrial

SURROUNDING LAND USE & ZONING

North: Industrial	I-1 Industrial
South: Industrial	I-1 Industrial
East: Commercial	I-1 Industrial
West: Industrial	I-1 Industrial

APPROXIMATE LAND AREA: 1.16 acres

LEGAL DESCRIPTION: Lot 1, Pierce Rentfro Industrial Plaza 4th Addition

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

Date: April 16, 2026

Applicant: Airgas USA

Contact: Diane Puntel

Owner: Walnut Acres, LLC

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/SP/26000/SP26017 Airgas USA.gjw.docx>

CONDITIONS OF APPROVAL – SPECIAL PERMIT #26017

Per Section 27.63.290 this approval permits the commercial storage and distribution of gases.

Site Specific Conditions:

1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **2** copies with all required revisions and documents as listed below:
 - 1.1 Add Special Permit 26017 to the title information.
 - 1.2 Add note that buildings shown are conceptual and buildings are allowed without special permit amendment if they are outside of the required setbacks.
 - 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 Planning and Development Services Department prior to installation".
2. Before receiving building permits provide the following documents to the Planning and Development Services Department:
 - 2.1 Submit proof of permission or agreement from Lincoln Transportation and Utilities Department for any encroachment into the 30-foot sanitary sewer easement if there is encroachment.

Standard Conditions:

3. The following conditions are applicable to all requests:
 - 3.1 Before occupying the buildings or starting the operation all development and construction shall substantially comply with the approved plans.
 - 3.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 3.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.



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

2024 aerial

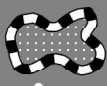


**Special Permit #: SP26017
N 48th St & Cornhusker Hwy**

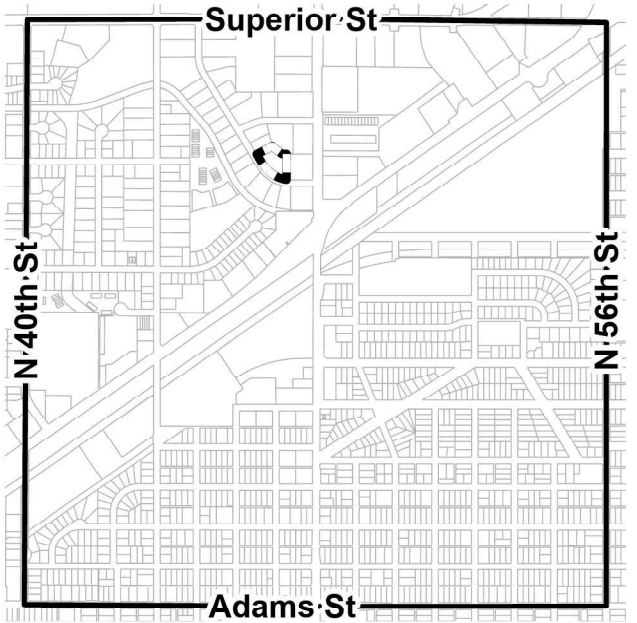


Zoning:

- 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.08 T10N R07E

	Area of Application
	Zoning Jurisdiction Lines
	Lancaster County Jurisdiction



1 TITLE DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LANCASTER, STATE OF NEBRASKA, AND IS DESCRIBED AS FOLLOWS: LOT 1, PIERCE-REINTRO INDUSTRIAL PLAZA 4TH ADDITION TO THE CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NCS-1293791-PHL, COMMITMENT DATE: FEBRUARY 08, 2008 AT 7:30 A.M.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- 11. EASEMENTS AS SET FORTH ON THE PLAT AND CONTAINED IN THE DEDICATION OF ATKINSON'S ADDITION TO UNIVERSITY PLACE FILED AS BOOK 2, PAGE 249 OFFICIAL RECORDS. VACATION OF PLAT FILED OCTOBER 04, 1899 IN BOOK 06, PAGE 280, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. VACATION OF PLAT FILED JULY 28, 1954 IN BOOK 513, PAGE 481, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. (UNABLE TO DETERMINE, ATKINSON'S ADDITION TO UNIVERSITY PLACE NOT PROVIDED)
12. TERMS AND CONDITIONS OF RIGHT-OF-WAY GRANT FILED FEBRUARY 19, 1941, AS BOOK 20, PAGE 633, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. ASSIGNMENT OF POLE LINE DEEDS OF EASEMENT, FILED DECEMBER 15, 1941 IN BOOK 21, PAGE 469, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. (UNABLE TO DETERMINE, ATKINSON'S ADDITION TO UNIVERSITY PLACE NOT PROVIDED)
13. TERMS AND CONDITIONS OF RIGHT-OF-WAY GRANT FILED FEBRUARY 19, 1941, AS BOOK 20, PAGE 634, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. ASSIGNMENT OF POLE LINE DEEDS OF EASEMENT, FILED DECEMBER 15, 1941 IN BOOK 21, PAGE 469, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. (UNABLE TO DETERMINE, ATKINSON'S ADDITION TO UNIVERSITY PLACE NOT PROVIDED)
14. TERMS AND CONDITIONS OF GRANT OF BUILDING BRIDGE FOR ACCESS/WATERSHED CONTAINED IN WARRANTY DEED FILED AUGUST 7, 1959, AS BOOK 599, PAGE 225, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. CORPORATION OBTAIN DEED GRANTED FROM SANITARY DISTRICT NUMBER ONE OF LANCASTER COUNTY, NEBRASKA TO SALT-WAHOO WATERSHED DISTRICT, A CORPORATION, FILED APRIL 16, 1953 IN BOOK 683, PAGE 383, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. (DOES NOT AFFECT, AFFECTS LANDS SOUTH OF THE SUBJECT PROPERTY)
15. TERMS AND CONDITIONS OF EASEMENT FILED OCTOBER 24, 1961, AS BOOK 80, PAGE 276, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. (AFFECTS, PLOTTED AS SHOWN)
16. TERMS AND CONDITIONS OF COVENANT WITH THE CITY OF LINCOLN FILED NOVEMBER 08, 1968, AS BOOK 114, PAGE 225, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. (DOES NOT AFFECT, AFFECTS LANDS SOUTH OF THE SUBJECT PROPERTY)
17. TERMS AND CONDITIONS OF GRANT OF BUILDING BRIDGE FOR ACCESS/WATERSHED CONTAINED IN WARRANTY DEED FILED APRIL 13, 1957, AS BOOK 715, PAGE 548, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. (DOES NOT AFFECT, AFFECTS LANDS SOUTH OF THE SUBJECT PROPERTY)
18. TERMS AND CONDITIONS OF EASEMENT FILED FEBRUARY 13, 1958, AS BOOK 111, PAGE 227, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. (DOES NOT AFFECT, AFFECTS LANDS SOUTHWEST OF THE SUBJECT PROPERTY)
19. TERMS AND CONDITIONS OF APPLICATION FOR SUBDIVISION PERMIT FILED AUGUST 05, 1970, AS INSTRUMENT NO. 70-7259, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. (UNABLE TO DETERMINE, LOT 200 OF IRREGULAR TRACTS NOT PROVIDED)
20. TERMS AND CONDITIONS OF UTILITY EASEMENT FILED OCTOBER 05, 1970, AS INSTRUMENT NO. 70-10200, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. (UNABLE TO DETERMINE, LOT 200 OF IRREGULAR TRACTS NOT PROVIDED)
21. TERMS AND CONDITIONS OF ORDINANCE NO. 10444 FILED MAY 25, 1972, AS INSTRUMENT NO. 72-8754, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
22. EASEMENTS AS SET FORTH ON THE PLAT AND CONTAINED IN THE DEDICATION OF PIERCE-REINTRO INDUSTRIAL PLAZA FILED MAY 25, 1972, AS INSTRUMENT NO. 72-8755 OFFICIAL RECORDS. (AFFECTS, PLOTTED AS SHOWN)
23. TERMS AND CONDITIONS OF PROTECTIVE COVENANTS FILED MAY 30, 1972, AS INSTRUMENT NO. 72-8992, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
24. EASEMENTS AS SET FORTH ON THE PLAT AND CONTAINED IN THE DEDICATION OF PIERCE-REINTRO INDUSTRIAL PLAZA 4TH ADDITION FILED SEPTEMBER 20, 2011, AS INSTRUMENT NO. 2011040509 OFFICIAL RECORDS. (AFFECTS, PLOTTED AS SHOWN)
RATIFICATION, FILED SEPTEMBER 26, 2011 AS INSTRUMENT NO. 2011041605, OFFICIAL RECORDS, LANCASTER COUNTY, NEBRASKA. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

8 ZONING INFORMATION

ZONING INFORMATION (REPORT OR LETTER) TO BE PROVIDED BY CLIENT PURSUANT TO TABLE A ITEM 6(A) AND/OR 6(B).

TO BE ADDED

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NCS-1293791-PHL, COMMITMENT DATE: FEBRUARY 08, 2008 AT 7:30 A.M.

9 LEGEND

- FOUND MONUMENT (AS NOTED)
SET MONUMENT (AS NOTED)
MEASURED/CALCULATED DIMENSION
RECORD DIMENSION
RECORD DIMENSION PER INSTRUMENT NO. 72-8755
NOW OR FORMERLY
MAILING ADDRESS
NATURAL GROUND
B.G. BELOW GRADE
R.W. RIGHT-OF-WAY
C.C. CENTERLINE
A.G. ABOVE GRADE
SQ.FT. SQUARE FEET
P.B. PARKING SPACES
C.C. CONCRETE
B.D. BAY DOOR
B.H. BUILDING HEIGHT LOCATION
P.L. PROPERTY LINE
K.P. KEY PAD
S.H. SIGN
H.C. HANDICAP
BOLLARD
GAS METER
ELECTRIC BOOKSTRUCTURE
TELEPHONE VAULT
DRAIN
GRATED ALIET
TELEPHONE PEDESTAL
MOTORBENCH
IRRIGATION CONTROL VALVE
ELECTRIC VAULT
LIGHT POLE
FIRE HYDRANT
SANITARY RESEWER MANHOLE
CLEANOUT
ELECTRIC TRANSFORMER
DRAIN MANHOLE
NO PARKING AREA
PROPERTY LINE
EASEMENT LINE
OLD LOT LINE/ADJONER
RIGHT-OF-WAY LINE
CENTERLINE
FENCE
HANDRAIL
WALL
LINE NOT TO SCALE

11 SURVEYOR'S NOTES

- 1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
2. IN REGARD TO ALTA TABLE A ITEM 19, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
3. IN REGARD TO ALTA TABLE A ITEM 17, THERE WERE NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO PROGRESSIVE AVENUE, BEING A DEDICATED PUBLIC RIGHT-OF-WAY.
5. ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
6. DISTANCES SHOWN ON PLAT ARE UNITS OF GROUND MEASUREMENT.
7. THE NEAREST INTERSECTION OF STREETS IS THAT OF PROGRESSIVE AVENUE AND NORTH 48TH STREET LOCATED 377' FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
8. THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT MADE BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."
9. IN REGARD TO TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
10. THE ADDITION OF A SEAL AND ORIGINAL SIGNATURE TO THE STANDARD ALTA CERTIFICATION SHALL BE TAKEN TO MEAN: I, J. DENVER WINCHESTER, NEBRASKA REGISTERED LAND SURVEYOR NO. 818, DULY REGISTERED UNDER THE LAND SURVEYORS REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DESCRIBED ON THIS DOCUMENT AND THAT I 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.
11. IN REGARD TO TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (E.G. APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.

5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" ON FLOOD INSURANCE RATE MAP NO. 311002010F, WITH A DATE OF IDENTIFICATION OF 2/18/01, IN SAN BERNARDINO COUNTY, STATE OF CALIFORNIA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

7 SIGNIFICANT OBSERVATIONS

BUILDING APPEARS TO CROSS THE 8.0 UTILITY EASEMENT PER INSTRUMENT NO. 72-8755 BY AN UNKNOWN DISTANCE.

Approved CDS Surveyor

Surveyor's Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com



17 NORTH ARROW / SCALE



14 BUILDING AREA

BUILDING: 11,400 SQ. FEET ±

15 BUILDING HEIGHT

BUILDING: 24.8 ± OR 1-STORY

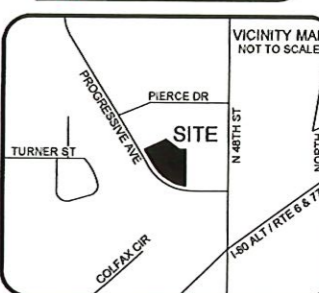
12 PARKING INFORMATION

10 STANDARD SPACES
1 HANDICAP SPACES
11 TOTAL PARKING SPACES

13 LAND AREA

TOTAL AREA: 50,666 SQUARE FEET OR 1.163 ACRES ±

16 VICINITY MAP



10 BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER NEBRASKA STATE PLANE COORDINATE SYSTEM, NAD83-2011, AS MEASURED ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH 48TH STREET WHICH BEARS S02°01'01" E PER GPS COORDINATE OBSERVATIONS.
LATITUDE: 40°51'12.1970"
LONGITUDE: -99°39'18.3268"
CONVERGENCE ANGLE: 2°12'59.9783"

4 SURVEYOR CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; FA COMMERCIAL DUE DILIGENCE SERVICES CO., AND AIGRIS USA, LLC;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2008 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 13, 14, 15, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 3/02/2008.
DATE OF PLAT OR MAP: 3/02/2008

PRELIMINARY

J. DENVER WINCHESTER
PROFESSIONAL LAND SURVEYOR NO. 818
STATE OF NEBRASKA

Key to CDS ALTA Survey

- 1 TITLE DESCRIPTION
2 TITLE INFORMATION
3 SCHEDULE 'B' ITEMS
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 SIGNIFICANT OBSERVATIONS
8 ZONING INFORMATION
9 LEGEND
10 BASIS OF BEARING
11 SURVEYOR'S NOTES
12 PARKING INFORMATION
13 LAND AREA
14 BUILDING AREA
15 BUILDING HEIGHT
16 VICINITY MAP
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2001 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey" Effective February 23, 2001.
This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamdc.com
Toll Free: 888.322.7371

Table with columns for Drawn By, Surveyed Ref No, Approved By, Field Date, Scale, Date, and Revision. Includes names like HAN and TS.

Prepared For: AMANDA HAYNES
Client Ref. No:

20 PROJECT ADDRESS
4016 PROGRESSIVE AVE, LINCOLN, NE 68504
Project Name: LINCOLN, NEBRASKA
CDS Project Number: 26-02-0005



an Air Liquide company

March 25, 2026

George Wesselhoft
Lincoln-Lancaster County
Planning and Development Services Department
555 S 10th Street, Suite 203
Lincoln, NE 68508

Airgas USA, LLC

Global Cash Application
6055 Rockside Woods Blvd
Independence, OH 44131
216-642-1500
Airgas.com

RE: Airgas USA LLC (Airgas) submittal for Special Use Permit for 4016 Progressive Drive, Lincoln, NE

Dear Mr. Wesselhoft,

Airgas is submitting this special permit application for the above-mentioned site. The property is zoned I-1. Airgas has operated out of the site since we became the initial tenant in 2011 when the site was constructed for our use. It seems that at the time of construction a special use permit was not obtained.

Airgas is currently in the due diligence phase of buying the property with a planned purchase date in May 2026. It was during our due diligence and zoning review that this missed special permit was uncovered.

Airgas would like to apply for the special permit so that we are permitted to operate as we have been operating since 2011. We are not planning to make changes in use from today's current operations, nor are we planning any additional improvements to the property.

The site is 1.16 acres with a 11,400 sq ft building. The primary use of the site is a retail/showroom and warehouse where we display and store welding and safety hardgoods and store cylinder gases. We also store cylinder gases outdoors. The site has an aboveground 6,000 gallon liquid oxygen tank for the filling of liquid oxygen containers. We store, receive and deliver the cylinder gases and welding and safety goods to our Lincoln area customers. Enclosed in this letter is the list of stored cylinders.

Included in this letter is the ALTA survey that was completed during the due diligence period.

Included in this letter is the special permit application fee for properties > 1 acre. \$1,176.00.

We request to be put onto the April 29, 2026 Planning Committee agenda and Airgas will have representatives in attendance.

Please contact Diane Puntel, North Division Director Real Estate at 216-642-6787 or by email @ diane.puntel@airgas.com with any questions and to confirm the Planning Committee schedule.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Honecker", written in a cursive style.

Christopher J. Honecker
CFO North Division

Product Name	Storage Container
Acetylene	Cylinders
Air, Compressed	Cylinders
Argon, Compressed	Cylinders
Argon, Refrigerated Liquid	Cylinders
Carbon Dioxide	Cylinders
Carbon Dioxide, Refrigerated Liquid	Cylinders
Carbon Monoxide	Cylinders
Helium, Compressed	Cylinders
Hydrogen	Cylinders
Inert Gas Mixtures for Welding (a blend of Argon and Carbon Dioxide)	Cylinders
Nitrogen, Compressed	Cylinders
Nitrogen, Refrigerated Liquid	Cylinders
Nitrous Oxide	Cylinders
Oxygen, Compressed	Cylinders
Oxygen, Refrigerated Liquid	Cylinders
Oxygen, Refrigerated Liquid	Bulk Tank
Propane	Cylinders
Propylene	Cylinders