



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 #26029	FINAL ACTION? No	DEVELOPER/OWNER Advantage Trucking LLC/GM Holdings, LLC
PLANNING COMMISSION HEARING DATE August 5, 2026	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 4333 W Monroe Court

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a Special Permit to allow a Salvage Yard for semi-truck parts within the I-1 Industrial zoning district. The property is generally located at 4333 W Monroe Court. A waiver is requested from the 100' setback requirement from the boundary of the I-1 zoning district.



JUSTIFICATION FOR RECOMMENDATION

This request is for a use that is permitted through special permit within the existing I-1 Industrial zoning. The proposed use meets the requirements for a Salvage Yard as noted in Lincoln Municipal Code Chapter 27.63.500 with waiver for setback from the I-1 zoning district boundary. The property is located on an I-1 zoning area that is more than 600 feet from W "O" Street. The proposed use is compatible with the surrounding area. The waiver request to reduce the setback from 100' to 20' from the I-1 district boundary is justified as the future land use map shows commercial to the west and south. There is no nearby residential zoning.

APPLICATION CONTACT

Oleg Stepanyuk, (402) 610-2618

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

This application is compatible with the existing I-1 Industrial zoning district. The area of application is shown as commercial with the surrounding properties identified as either as commercial or industrial on the 2050 Future Land Use Map. The proposed use is compatible with current zoning and permitted uses, as well as future zoning.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

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

Land Use Plan –

Commercial. Areas of retail, office, service and residential mixed uses. Commercial uses may vary widely in their intensity of use and impact. Individual areas designated as commercial in the land use plan may not be appropriate for every commercial zoning district.

Industrial: Areas where railroads, manufacturing, trucking, and transportation facilities are the dominant land use, with some commercial activities.

Policies Section

P12: Economic Growth – Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.

Actions Steps

2. Locate all new commercial and industrial development within Lincoln or within the smaller incorporated communities in Lancaster County. Certain commercial uses that are compatible with agriculture and the rural environment, such as commercial wind and solar energy facilities, are allowed in rural areas of the county.
7. Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.

P14: Commercial Infill – Develop infill commercial areas to be compatible with the character of the area.

P17: Predictability – Strive for predictability for neighborhoods and developers.

ANALYSIS

1. The request is for a special permit for a Salvage Yard for semi-truck parts on 7.22 acres located near SW 44th Street and W “O” Street. This is located south of W “O” Street. There is a general pattern of H-3 commercial zoning along W “O” Street with I-1 industrial zoning set back behind the commercial areas.
2. The applicant indicates that they have an inventory of semi-truck parts that are too large to be stored inside their shop. They are requesting the Special Permit for Salvage Yard in the I-1 zoned parcel of land they own at the southwest corner of the lot to park discontinued trucks, cabs and chassis. Since the trucks will not be operable and in parts, this is considered salvage use.
3. Salvage Yards are allowed by special permit in the I-1 zoning district under the following conditions:
 - a. **Construction and operation shall comply with Chapters 5.41 and 8.26 of the Lincoln Municipal Code and any other applicable codes or requirements;**

Title 5.41 Licenses and Regulations for Salvaging, Recycling and Composting Operations concerns the permitting of salvage yards. Any salvaging, recycling, or composting operations must receive a permit from the Health Director of the Lincoln-Lancaster County Health Department, pay any required fees or taxes, renew their permits annually, and follow all General Operating Requirements.

Title 8.26 Health and Sanitation, Nuisances states that no building or premises in any part of the city shall be used for any trade, industry, or purpose that is noxious or offensive in a way that is detrimental to the public health, safety, or welfare.

Both of these requirements must be met before Advantage Trucking LLC may commence.

- b. Receiving areas for salvage material shall be designed to avoid the depositing of salvage material outside a building or outside screened storage areas;**

The proposed salvage area will be required to be screened per the Chapter 3.50 Design Standards for Screening and Landscaping, 7.7 Screening for Salvage Yards. These standards require the area outside a building used for the storage of salvage material in connection with the operation of a salvage yard shall be screened to cover at least ninety percent (90%) of the surface area of a vertical plane from the ground elevation to a height of six feet (6') above the ground elevation. Concrete and metal fences may be used in the screening of salvage and scrap processing operations. The applicant in this case proposes fencing, which will have to be solid not chain link with or without slats.

- c. Salvage yards shall contain a minimum of two acres, except that the site may be as small as 20,000 square feet where the site abuts one or more existing salvage yards that exceed two acres in total, or where the site is located no closer than 100 feet to the boundary of the I-1 zoning district except where said boundaries are common with H-3 zoning district.**

The site for the proposed salvage yard is approximately 7.22 acres, meeting the minimum acreage requirement.

- d. Salvage and/or recycling material kept outside a building or buildings shall not be located closer than 500 feet from any of the following entrance corridors, except where existing land forms completely obstruct the view by the traveling public of the salvage material:**
- i. Interstate 80 and 180;**
 - ii. Rosa Parks Way and “K” and “L” Streets extension west of S. 9th Street;**
 - iii. U.S. 77 north of Morton Street;**
 - iv. U.S. 77 and Nebraska Highway 2 south of High Street;**
 - v. Nebraska Highway 2 east of South 14th Street;**
 - vi. U.S. 6 east of 56th Street;**
 - vii. U.S. 6 (Sun Valley Blvd.) from N. 10th Street to West O Street;**
 - viii. Cornhusker Highway west of Interstate 180;**
 - ix. North 27th Street north of Leighton Street;**
 - x. West “O” Street and “O” Street west of 9th Street.**

There will be no outside salvage within 500 feet of W “O” Street. The north property line of the lot in question is over 600 feet away with the salvage use area located further away at approximately 1000 feet from W “O” Street.

- e. Salvage/recyclable material kept outside a building or buildings shall not be located in the required front yard;**

The proposed salvage operation will not be in the required 15' front yard. It will be setback at least 20 feet from the front property line.

- f. **Salvage/recyclable material kept outside a building or buildings shall be located at least 100 feet from the boundaries of the I-1 or I-2 zoning district except where said boundaries are common with the H-3 zoning district and shall be at least 500 feet from any residential zoning district;**

The proposed salvage use will be 20 feet from the boundary of the I-1 district; a waiver is requested per (h) below. There is no adjacent residential zoning district.

- g. **Salvage/recyclable materials may be stored in enclosed semi-trailers provided that the semi-trailers are properly licensed and are operable to be drawn by a motor vehicle upon the streets and highways of the City of Lincoln and the State of Nebraska and the semi-trailer shall not be located in the required front yard. Where the side yard or rear yard of the salvage yard abuts a residential district, the semi-trailers shall be located at least twenty feet from the respective side lot line or rear lot line and the openings to the trailer shall not face the residential district.**

The proposed salvage use does not include semi-trailers for storage. The site is not next to a residential zoning district. There is one existing home in the AG zoning to the west but it is near the northwest corner of the site whereas the salvage use will be in the southwest corner of the site.

- h. **The City Council may decrease the setback requirements in (c) and (f) above upon finding that there is sufficient justification for such modification and that there will be no significant adverse effect on the adjacent property.**

The applicant is requesting a setback reduction in (f) above from 100 feet to 20 feet. This is justified in that while the current zoning to the west and south is AG Agriculture, the future land use identifies these adjacent areas for commercial use.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Truck garage, truck wash, office, storage I-1 Industrial

SURROUNDING LAND USE & ZONING

North: Truck parking, single family home	H-4 Commercial, AG Agriculture
South: Agriculture	AG Agriculture
East: Truck parking	I-1 Industrial
West: Single family home	AG Agriculture

APPROXIMATE LAND AREA: 7.22 acres

LEGAL DESCRIPTION: Lot 1, Advantage Trucking Addition

Prepared by George Wesselhoft, Planner
(402) 441- 6366 or gwesselhoft@lincoln.ne.gov
Date: July 23, 2026

Applicant: Advantage Trucking LLC

Contact: Oleg Stepanyuk

Owner: GM Holdings, LLC

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/SP/26000/SP26029 Advantage Trucking LLC Parts Salvage Yard.gjw.docx>

CONDITIONS OF APPROVAL – SPECIAL PERMIT #26029

Per Section 27.63.500 this approval permits a Salvage Yard.

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 number to the site plan.
 - 1.2 Label the salvage area lines with dimensions.
 - 1.3 Add note, "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".

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 Before occupying the buildings or starting the operation all development and construction shall substantially comply with the approved plans.
 - 2.2 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.
 - 2.3 The operation and use is to comply with Chapter 5.41 (Salvaging, Recycling and Composting Operations) and Chapter 8.26 (Nuisances) for nuisance of the Lincoln Municipal Code, as amended.
 - 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.

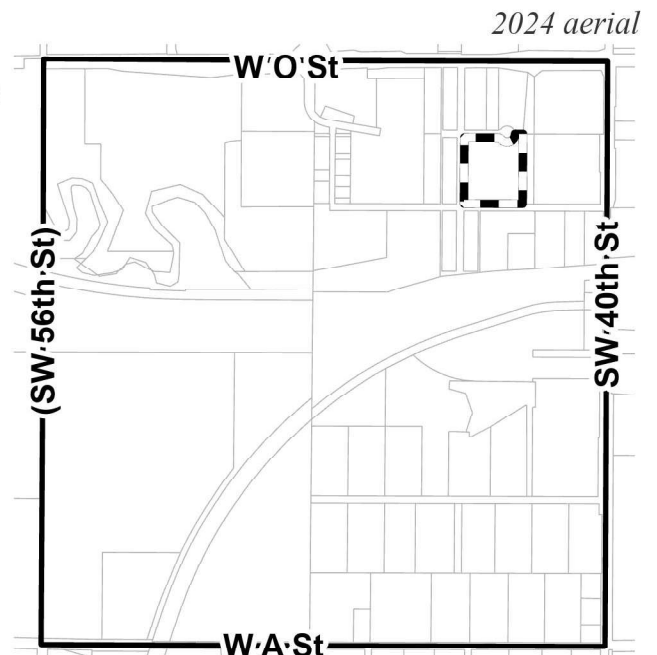
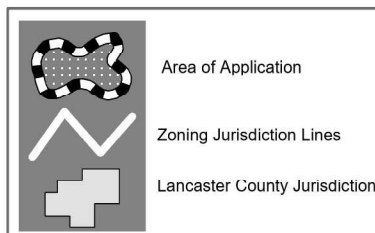
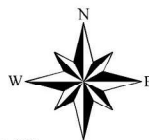


Special Permit #: SP26029
SW 44th St & W O St

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.30 T10N R06E



P. Piquero is Assistant and Interim Deputy, Chief Executive Officer at IHS, Inc., a
 100,000 sq ft facility.



Advantage Trucking LLC
140 S 27th St., Suite E
Lincoln, NE 68510



Phone: (402) 488-7825
Fax: (402) 488-7826
E-mail: info@advtrucking.com

Date: July 6, 2026

Re: Special Permit for Salvage Yard in I-1 Zoning
4333 West Monroe Ct.
Lincoln, NE 68523

To: Whom it may concern

Dear city planner,

One of the essential components of our business operation is inventory of semitrucks' parts that are too large to be stored inside the shop. We would like to file for Special Permit for Salvage Yard in I-1 zoned parcel of land that we own. We would like to fence approx. 200ft by 200ft area at the southwest corner of the lot to park some discontinued trucks, Cabs and chassis. We believe this site would conform to all other essential requirements listed on the city website. I am attaching site plan with proposed area marked in red. Please note that 6 parking spots on the southwest corner of the parking lot were never constructed.

Thank you in advance for your consideration!

Respectfully,

A handwritten signature in blue ink, appearing to read 'Oleg Stepanyuk', is written over a light blue horizontal line.

Oleg Stepanyuk, *Operations Manager*

Advantage Trucking | 140 S. 27th St. Suite E | Lincoln, NE 68510
[402-488-7825](tel:402-488-7825) (W) | [402-610-2618](tel:402-610-2618) (M) | [402-488-7826](tel:402-488-7826) (F)