



ORDINANCE NO. 21540

1 AN ORDINANCE annexing and including the below described land as part of the City of Lincoln,
2 Nebraska and amending the Corporate Limits Map attached to and made a part of Ordinance No. 18208, to
3 reflect the extension of the corporate limits boundary of the City of Lincoln, Nebraska established and
4 shown thereon.

5 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6 Section 1. That the land legally described as follows:

7 A TRACT OF LAND COMPOSED OF A PORTION OF LOT 57 I.T., A PORTION OF LOT 68
8 I.T. AND A PORTION OF SOUTH FOLSOM STREET RIGHT OF WAY, LOCATED IN THE
9 SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 6 EAST OF
10 THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY
11 DESCRIBED AS FOLLOWS:

12
13 COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER
14 SECTION 10, TOWNSHIP 9 NORTH, RANGE 6 EAST; THENCE, SOUTHERLY, ON THE
15 EAST LINE OF SAID SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF
16 S00°14'40"E, A DISTANCE OF 1,171.76' TO THE TRUE POINT OF BEGINNING; THENCE
17 N89°42'01"E, A DISTANCE OF 50.00' TO A POINT; THENCE S00°14'40"E, ON AN EAST
18 RIGHT OF WAY LINE OF SOUTH FOLSOM STREET, A DISTANCE OF 268.26' TO A
19 POINT; THENCE S89°42'01"W, ON THE EXTENSION OF A SOUTH LINE OF LOT 68 I.T.
20 AND ON A SOUTH LINE OF LOT 68 I.T., A DISTANCE OF 338.33' TO A POINT;
21 THENCE S00°17'59"E, ON AN EAST LINE OF SAID LOT 68 I.T., A DISTANCE OF 74.62'
22 TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING
23 A CENTRAL ANGLE OF 74°29'55", A RADIUS OF 200.00', AN ARC LENGTH OF 260.05',
24 ON A SOUTHEAST LINE OF SAID LOT 68 I.T., A CHORD LENGTH OF 242.11', A
25 TANGENT LENGTH OF 152.08', AND A CHORD BEARING OF S36°56'58"W TO A
26 POINT; THENCE S74°11'56"W, ON A SOUTH LINE OF SAID LOT 68
27 I.T. AND ITS EXTENSION, A DISTANCE OF 257.70' TO A POINT; THENCE
28 N22°20'01"W, A DISTANCE OF 199.02' TO A POINT; THENCE N38°21'07"W, A
29 DISTANCE OF 80.98' TO A POINT; THENCE N78°12'56"E, A DISTANCE OF 175.40' TO A
30 POINT; THENCE N75°14'49"E, A DISTANCE OF 60.08' TO A POINT; THENCE
31 N78°22'05"E, A DISTANCE OF 131.95' TO A POINT; THENCE N00°17'59"W, A
32 DISTANCE OF 260.00' TO A POINT; THENCE N89°42'01"E, A DISTANCE OF 129.98' TO
33 A POINT; THENCE N70°56'48"E, A DISTANCE OF
34 63.38' TO A POINT; THENCE N89°42'01"E, A DISTANCE OF 258.59' TO THE POINT OF
35 BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 243,370.20
36 SQUARE FEET OR 5.59 ACRES, MORE OR LESS.

37 be and it hereby is annexed and included within the corporate limits of the City of Lincoln, Nebraska and
38 is hereby made a part of the City of Lincoln, Nebraska for all purposes.

1 Section 2. That the "Corporate Limits Map" attached to and made a part of Ordinance No. 18208,
2 be and it is hereby amended to reflect the above extension of the corporate limits boundary of the City of
3 Lincoln. Said map amendment is shown on Attachment "A" which is attached hereto and made a part
4 hereof by reference.

5 Section 3. That, pursuant to the Lincoln City Charter Article IV, Section 2a; Neb. Rev. Stat. § 15-
6 247 (Reissue 2012); and Neb. Rev. Stat. § 32-553, et seq. (Reissue 2016), the land annexed above shall be
7 assigned to City Council District #3.

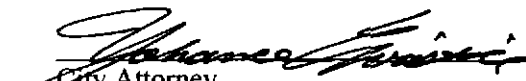
8 Section 4. This ordinance shall be published, within fifteen days after the passage hereof, in one
9 issue of a daily or weekly newspaper of general circulation in the City, or posted on the official bulletin
10 board of the City, located on the wall across from the City Clerk's office at 555 S. 10th Street, in lieu and
11 in place of the foregoing newspaper publication with notice of passage and such posting to be given by
12 publication one time in the official newspaper by the City Clerk. This ordinance shall take effect and be in
13 force from and after its passage and publication or after its posting and notice of such posting given by
14 publication as described herein and in the City Charter provided.

15 Introduced by:

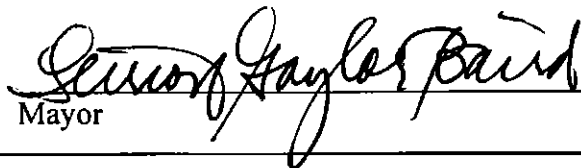


AYES: Beckius, Bowers, Carlson, Duden,
Shobe, Washington, Weber; NAYS: None.

Approved as to Form & Legality:


City Attorney

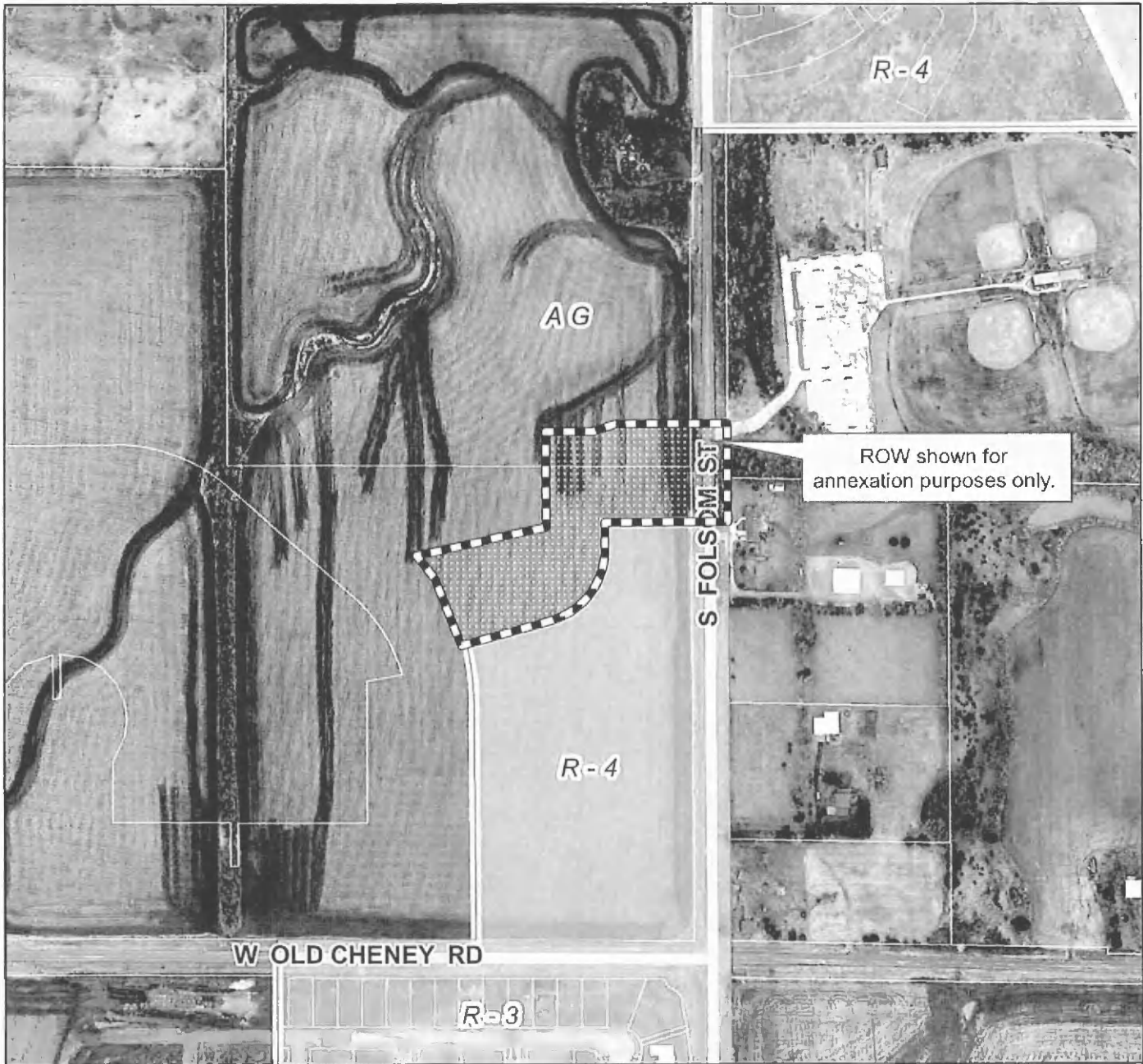
Approved this 18th day of DEC, 2023:


Mayor

PASSED

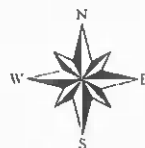
DEC 11 2023

BY CITY COUNCIL



**Annexation #: AN22014 &
Change of Zone #: CZ22037 (AG to R-3)
Southwest Village Heights 2nd Addition
S Folsom St & W Old Cheney Rd**

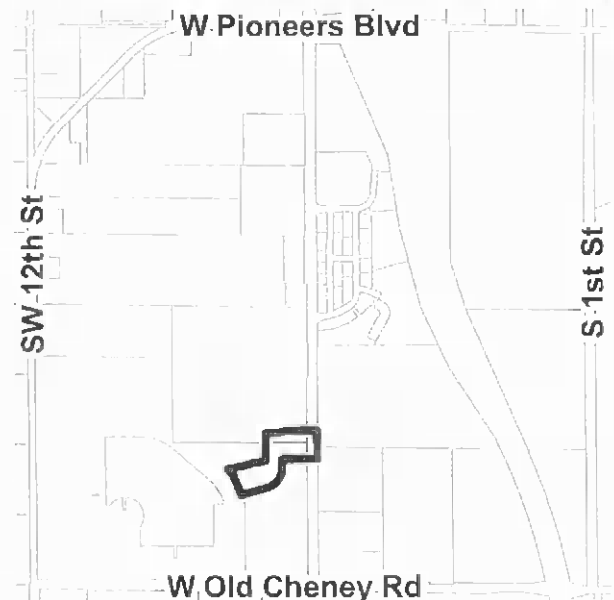
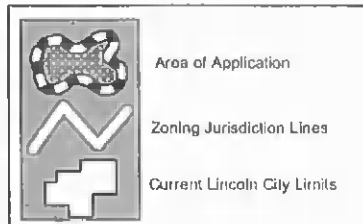
2022 aerial



One Square Mile:
Sec.10 T09N 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



PLANNING DEPARTMENT SUMMARY REPORT

TITLE: Annexation 22014 – to annex approximately 5.59 acres, more or less (South Folsom Street and Old Cheney Road)

PLANNING COMMISSION RECOMMENDATION: Conditional Approval (8-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost voting ‘yes’; Edgerton absent)

APPLICANT: Bob Benes

OPPONENTS: None present at hearing

STAFF RECOMMENDATION: Conditional Approval

REASON FOR LEGISLATION:

This is for two related applications, Annexation #22014 and Change of Zone #22037, associated with the proposed Southwest Village Heights 2nd Addition, generally located between Southwest 12th Street and South Folsom Street, and north of West Old Cheney Road. This combined application is also related to the submitted Preliminary Plat #22004 detailing the layout of the approximately 200-acre development. This annexation includes approximately 5.59 acres, and the change of zone request includes approximately 4.97 acres from AG, Agriculture to R-3, Residential. The annexation is slightly larger than the change of zone as it includes the abutting South Folsom Street right-of-way. This proposal proposes to develop in five phases, as the annexation and change of zone are the initial start of the project and will continue in the future reflecting the preliminary plat layout.

DISCUSSION / FINDINGS OF FACT:

1. On April 5, 2023, the Planning Commission held a joint public hearing on this annexation request along with associated Change of Zone 22037(Bill #23-142) and Preliminary Plat 22004. There is also an annexation agreement associated with this project.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on pp. 4-5, concluding that the subject property is abutting the city limits to the south and east, and a full range of municipal services can be provided if annexed. It is within the City's Future Service Limits and designated for future urban residential land uses. A change of zone from AG to R-3 is consistent with the Future Land Use Map designation, and compatible with surrounding residential development. Both requests comply with the Zoning Ordinance and are consistent with the Comprehensive Plan.
3. Staff presentation can be found on pp. 15-16. Testimony on behalf of the applicant can be found on p. 16. There was no testimony in support or opposition of this of this annexation request. Discussion with staff and the Planning Commission can be found on pp. 16-17.
4. On April 5, 2023, the Planning Commission voted 8-0 (Edgerton absent) to recommend conditional approval of this Annexation 22014 (Bill #23-141) request and voted 8-0 (Edgerton absent) to recommend conditional approval of associated Change of Zone 22037 (Bill #23-142), as set forth in the staff report, dated March 23, 2023. The Planning Commission voted 8-0 (Edgerton absent) to adopt Resolution PC-01858, approving associated Preliminary Plat 22004, as set forth in the staff report, dated March 23, 2023. The Planning Commission action was final on the Preliminary Plat, and it was not appealed.

SUMMARY REPORT PREPARED BY: Shelli Reid, Administrative Officer
REVIEWED BY: David R. Cary, Director of Planning

DATE: November 3, 2023
DATE: November 3, 2023



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

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

APPLICATION NUMBER
Annexation #22014
Change of Zone #22037

FINAL ACTION?
No

DEVELOPER/OWNER
Southwest Folsom Development, LLC

PLANNING COMMISSION HEARING DATE
April 5, 2023

RELATED APPLICATIONS
Preliminary Plat #22004

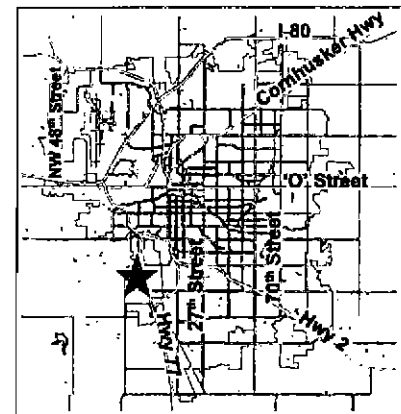
PROPERTY ADDRESS/LOCATION
Northeast corner of W Old Cheney Road
and Southwest 12th Street

**RECOMMENDATION: ANNEXATION #22014
CHANGE OF ZONE #22037**

**CONDITIONAL APPROVAL
CONDITIONAL APPROVAL**

BRIEF SUMMARY OF REQUEST

This is a combined staff report for two related applications, Annexation #22014 and Change of Zone #22037, associated with the proposed Southwest Village Heights 2nd Addition, generally located between Southwest 12th Street and South Folsom Street, and north of West Old Cheney Road. This combined application is also related to the submitted Preliminary Plat #22004 detailing the layout of the approximately 200-acre development. This annexation includes approximately 5.59 acres, and the change of zone request includes approximately 4.97 acres from AG, Agriculture to R-3, Residential. The annexation is slightly larger than the change of zone as it includes the abutting South Folsom Street right-of-way. This proposal proposes to develop in five phases, as the annexation and change of zone are the initial start of the project and will continue in the future reflecting the preliminary plat layout.



JUSTIFICATION FOR RECOMMENDATION

The subject property is abutting the city limits to south and east, and a full range of municipal services can be provided if annexed. It is within the City's Future Service Limits and designated for future urban residential land uses. A change of zone from AG to R-3 is consistent with the Future Land Use Map designation, and compatible with surrounding residential development. Both requests comply with the Zoning Ordinance and are consistent with the Comprehensive Plan.

APPLICATION CONTACT

Mark Palmer, Olsson Associates
(402) 458-5632 or
mpalmer@olsson.com

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The subject property is designated for future urban residential land uses on the Future Land Use Map. This designation allows for residential uses with varying densities, and it is appropriate to have more than fifteen dwellings per acre. The location is shown as Tier I, Priority A on the 2050 Growth Tier Map. These requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan. An annexation agreement will accompany the request which will also address the required street and intersection improvements and financial responsibility for both the City and developer.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

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

Land Use Plan - The 2050 Comprehensive Plan designates this location as future urban residential.

Figure GF.c - This site is shown in Tier I on the 2050 Priority Growth Area Map.

Fundamentals of Growth in Lancaster County

The City of Lincoln's present infrastructure investment should be maximized by planning for well-designed and appropriately-placed residential and commercial development in existing areas of the city with available capacity. This can be accomplished by redeveloping underutilized commercial centers into areas that include a mix of uses, and encouraging higher-density residential redevelopment in appropriate locations, including missing middle housing. New infrastructure investments to serve growth areas can be maximized by encouraging a higher density of both residential and commercial uses in these areas.

Natural and environmentally sensitive areas should be preserved within and between neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods. The natural topography and features of the land should be preserved by new development to maintain the natural drainageways and minimize land disturbance.

Multi-directional contiguous growth. Lincoln's future urban growth should generally occur in multiple directions around the existing city. Lincoln will continue to have managed and contiguous growth, including strengthening our Downtown core. Lincoln's sense of community has been based on incremental, compact growth built on the foundations of established neighborhoods. Future growth will continue this traditional pattern and be linked to both the level of demand in the market and to the orderly extension of public improvements and services. Gravity flow wastewater. The City of Lincoln's wastewater collection system, in general, will continue to be a gravity flow system that is designed to use gravity as the main energy source to convey wastewater from the community to the water resource recovery facilities. This means that drainage basin boundaries are a primary guiding factor when determining availability of urban wastewater services and other infrastructure. This provides for contiguous growth, efficient long range planning, and cost-effective construction and management of the system.

Urban infrastructure availability. The City of Lincoln will provide water and wastewater service only to properties located within the corporate limits of the city.

Natural resource preservation. Natural and environmentally sensitive areas should be preserved within and between neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods. The natural topography and features of the land should be preserved by new development to maintain the natural drainageways and minimize land disturbance.

One public school district. Lincoln Public Schools is the only public school district within the City of Lincoln, and the Lincoln Public School boundary will continue to expand as the city limits of Lincoln expand.

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

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.

G4: Economic Opportunity. Lincoln and Lancaster County will have high-quality jobs in an economic environment that supports business creation, innovation, and expansion. Quality-of-life attributes, such as diverse and accessible housing, good shopping, restaurants and entertainment, quality schools and healthcare, a sense of safety, and amenities such as parks and trails are important to ensuring that skilled individuals want to remain or relocate to our community.

Policies Section

P3: Developing Neighborhoods - Accommodate and encourage growth that aligns with PlanForward’s growth scenario and provides a mix of housing options with convenient access to parks, schools, shopping, jobs, and other community resources.

Action Steps

1. Provide for an adequate supply of land and timely infrastructure improvements that meet the demands of growth.
2. Structure incentives to encourage higher densities to make greater use of the community’s infrastructure.
3. Encourage new development to achieve densities greater than five dwelling units per gross acre by zoning at least 20% of residentially zoned land in developing areas to allow greater than five dwelling units per acre by right.
4. Develop new design standards or zoning tools that encourage density, optimize infrastructure costs, and help lower the overall cost of property development.
5. Implement elements of Complete Neighborhoods for Developing Areas.
6. Develop and utilize a measurement tool to evaluate neighborhoods in terms of how well they achieve PlanForward’s goals for design, sustainability, and Complete Neighborhoods goals.
7. Encourage public and private investment in neighborhood infrastructure and services to support economic diversity that improves the quality of life for all residents.
8. Include housing for a variety of incomes and households throughout the community that is integrated into neighborhoods and provides appropriate transitions, scale, and context.
9. Promote mixed-income neighborhoods.
10. Preserve areas designated for multi-family, and group living housing in approved plans to support a distributed choice in affordable housing.
11. Support addition of higher density development in existing multi-family development.
14. Promote neighborhood and community design that supports healthy and active lifestyles, such as the benefits of street trees.
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.

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

Action Steps

1. Continue to make updates as needed to zoning and subdivision ordinances, along with design standards, to support economic development, complete neighborhoods, and other PlanForward initiatives.
2. Support timely and efficient implementation of the growth tiers framework through the Capitol Improvement Program and other coordinated infrastructure enhancements.

P80: Annexation - Annexation should be utilized to provide municipal services in a fair and efficient manner.

The City of Lincoln requires that properties receiving municipal services be located within city limits. City annexation should occur before any property is provided with water, sanitary sewer, or other potential City services. In most cases this also means that annexation must occur prior to a property receiving an urban zoning designation. The City routinely annexes land at the request of a developer or landowner as part of the regular development process. This allows properties to be supplied with City services when they are needed, and the City benefits from the property taxes, utilities, and other fees that City residents pay. Some properties along the City's edge may not be interested in further development and thus will not request annexation. In some cases it is necessary for the City to initiate annexation of adjacent properties that are already developed and require a minimal public investment to serve.

Action Steps

1. Regularly evaluate for potential annexation all property along the city's edge for which basic infrastructure is generally available or planned for in the near term. The City should annex land in Tier 1 Priorities A and B that is contiguous to city limits and generally urban in character. All land that is engulfed by the City should be annexed.
2. Provide advance notice to properties that may be subject to city-initiated annexation.
3. Properties within the Tier 1 Priority A growth area should be annexed upon approval of final plat.
4. Coordinate the provision of services for areas considered for annexation with the Capital Improvement Program.

UTILITIES & SERVICES:

- A. Sanitary Sewer: Public sanitary sewer currently exists at the intersection of South Folsom Street and West Old Cheney Road. The current construction for the extension of a sanitary sewer line that will extend along the north side of the Optimist Athletic Fields to access South Folsom Street will also serve this site.
- B. Water: Public water is also available and can be extended from South Folsom Street.
- C. Roads: The adjacent South Folsom Street is classified as an arterial street and currently serves as a paved, two lane county road. This annexation will include a small portion of South Folsom Street which will be improved for a future roundabout at location. The future buildout of the development and associated annexation agreement addresses the need and responsibility for intersection improvements on S. Folsom Street, W. Old Cheney Road, and SW 12th Street.
- E. Parks and Trails: This area does include a future bike and pedestrian trail that will run along the west side of South Folsom Street and require additional right-of-way to be included.
- D. Fire/Police Protection: After annexation, fire protection will be provided by Lincoln Fire Rescue (LFR) and police protection by the Lincoln Police Department. LFR has reviewed the request and was in support of the annexation and proposed development with the understanding that currently this site is located 6 minutes from the nearest fire station at South 27th Street and Old Cheney Road and the city-wide goal is 4 minutes for fire response.

ANALYSIS

1. This a combined report for two associated requests including an annexation for approximately 5.59 acres and a change of zone including approximately 4.97 acres. The annexation will include a small section of right of way

along South Folsom Street. This proposal will be the first area of development within the related Preliminary Plat #22004 which totals approximately 200.62 acres of land between Southwest 12th Street and South Folsom Street, and north of West Old Cheney Road. The preliminary plat proposes approximately 497 single family residential lots zoned R-3, with an area shown for future R-5 multifamily in the northeast corner along South Folsom Street. The remaining portion of the 195-acre area will be developed in phases with annexation and change of zone request for each phase.

2. The development can be served by the full range of city services. Water and Sanitary Sewer will be available from South Folsom Street along the east side of this development.
3. The small area of annexation and change of zone will serve as a portion of Phase 1 for this development, including approximately 15 of the proposed 89 residential lots and a street connection abutting the northern property line for the Lincoln Housing Authority site. This annexation will include a portion of the abutting South Folsom Street at the location of a future roundabout that will be installed to serve both this development and the Lincoln Housing Authority. This will be one of five intersection improvements that will continue with the development through future phases of the proposed preliminary plat. Lincoln Transportation and Utilities (LTU) continues to work with both the Lincoln Housing Authority and applicant on the future placement of the future right-of-way and shared roundabout construction.
4. This proposed development will sit in close proximity to existing and ongoing development. Recently annexed areas, including the Southwest Village Heights 1st Addition on the south side of West Old Cheney Road, was rezoned to R-3 and R-4 in 2018 and has since been developing in phases. The Lincoln Housing Authority Community Unit Plan zoned R-4 was approved in 2021 will be on the southeast corner of this site. The Foxtail Meadows R-4 Planned Unit Development approved in 2022 is underway to the east, across South Folsom Street.
5. The subject property is located within the Southwest Rural Fire District. Under State law, the District can petition for compensation from the annexing municipality for lost revenue based upon the amount of service area annexed. For voluntary annexations such as this one, any costs due to the district are to be borne by the developer. In this case, staff has conducted the financial analysis and there will be a required payment to the Southwest Rural Fire Department.
6. The proposed annexation and re-zoning of the area is compatible with the 2050 Comprehensive Plan and Future Land Use Map as it will facilitate new residential development at urban densities contiguous to the existing City limits of Lincoln with all public utilities. The site is designated for future urban density residential land uses and these requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan. This proposal is consistent and compatible with the ongoing residential growth currently developing in the southwest area of the city. The future roadway and intersection improvements, including five future intersections to serve this area and access to the development will be addressed and agreed upon between the City and applicant within the annexation agreement regarding the timing, design, funding, and location of each improvement.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: vacant/agricultural land; AG

SURROUNDING LAND USE & ZONING

North: AG Agriculture	Vacant/Farm ground / YMCA Wright Athletic Fields
South: R-3 & R-4 Residential / AG Agriculture	Single & Multifamily-family residential & Vacant/Farm ground
East: R-4 Residential / AG Agriculture	Multifamily residential / Optimist Athletic Complex
West: AG Agriculture	Acreage lots / Farm ground

APPROXIMATE LAND AREA: Annexation 5.59 acres, more or less
Change of Zone 4.97 acres, more or less

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #3

LEGAL DESCRIPTION: See Attached

Prepared by

Ben Callahan, Planner

Date: March 23, 2023

Applicant: Bob Benes
1640 Normandy Court, Suite A
Lincoln, NE 68512

Contact: Mark Palmer
Olsson
601 P Street, Suite 200
Lincoln, NE 68508

Owner: Southwest Folsom Development, LLC
2001 Pine Lake Road, Suite 100
Lincoln, NE 68512

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/AN/22000/AN22014 CZ22037 SW Village Heights 2nd Addition.bmc .docx>

CONDITIONS OF APPROVAL - ANNEXATION #22014

Before the City Council approves the annexation:

The applicant signs an annexation and zoning agreement.

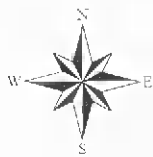
CONDITIONS OF APPROVAL - CHANGE OF ZONE #22037

The Developer signs an annexation and zoning agreement before the City Council approves the change of zone.



2022 aerial




**Annexation #: AN22014 &
Change of Zone #: CZ22037 (AG to R-3)
Southwest Village Heights 2nd Addition
S Folsom St & W Old Cheney Rd**

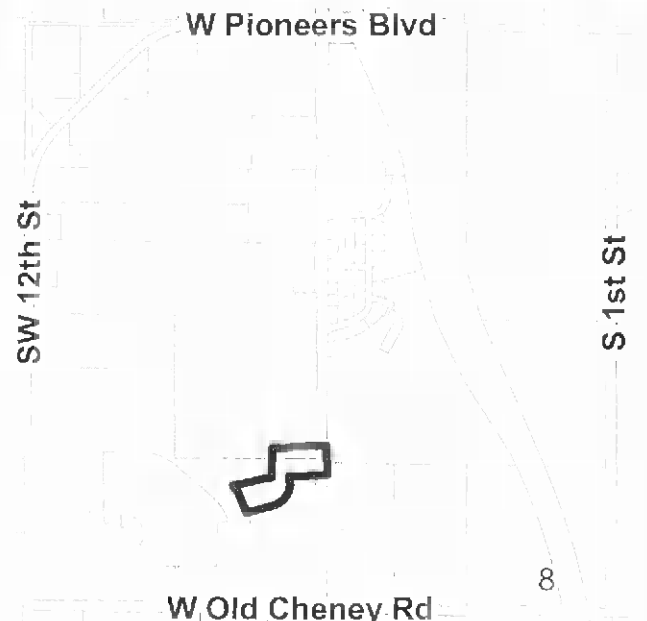


One Square Mile:
Sec.10 T09N R06E

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
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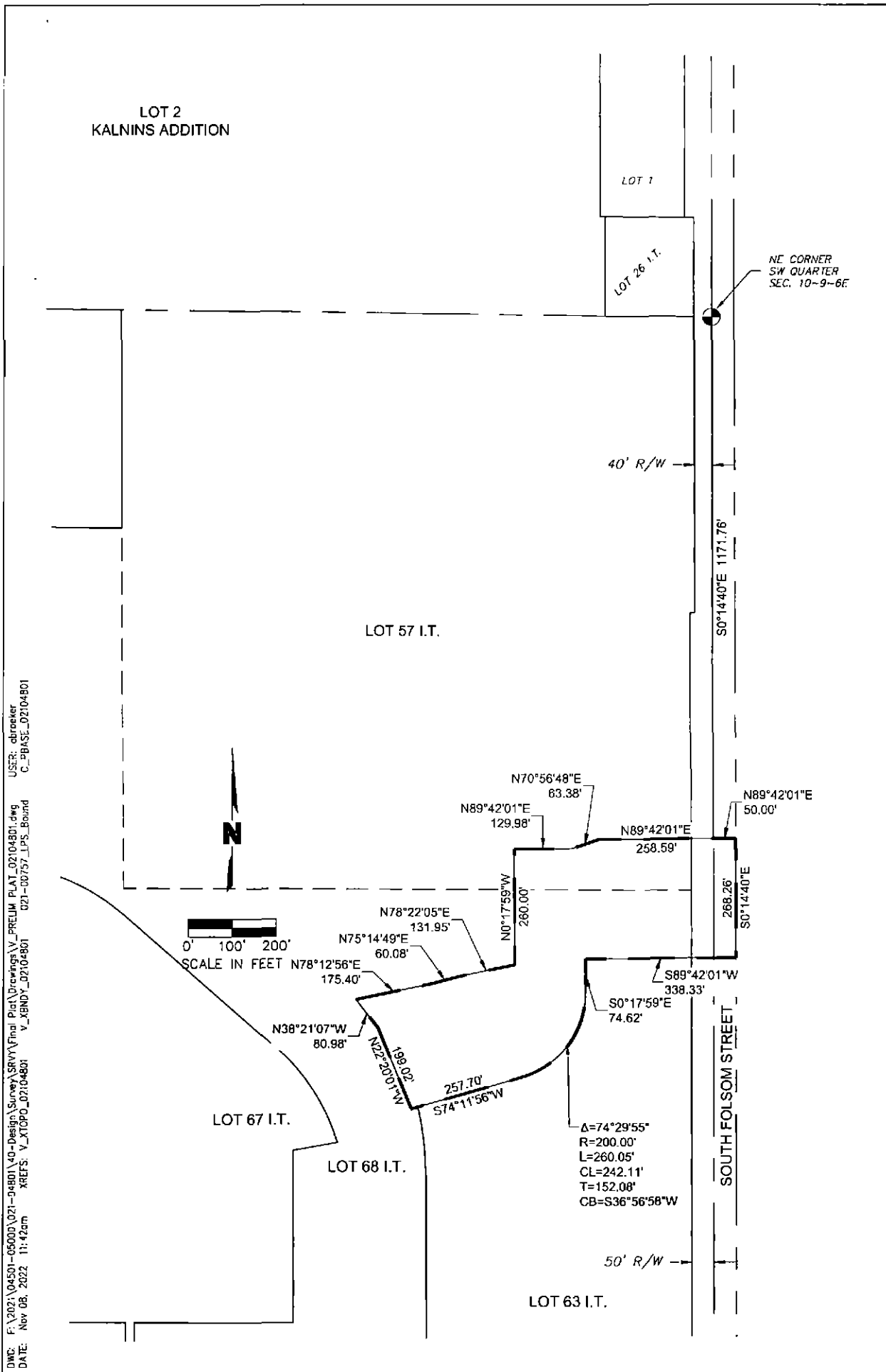
	Area of Application
	Zoning Jurisdiction Lines
	Current Lincoln City Limits



LEGAL DESCRIPTION
ANNEXATION

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 57 I.T., A PORTION OF LOT 68 I.T. AND A PORTION OF SOUTH FOLSOM STREET RIGHT OF WAY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 6 EAST AND A PORTION OF SOUTH FOLSOM STREET RIGHT OF WAY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER SECTION 10, TOWNSHIP 9 NORTH, RANGE 6 EAST; THENCE, SOUTHERLY, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF S00°14'40"E, A DISTANCE OF 1,171.76' TO THE TRUE POINT OF BEGINNING; THENCE N89°42'01"E, A DISTANCE OF 50.00' TO A POINT; THENCE S00°14'40"E, ON AN EAST RIGHT OF WAY LINE OF SOUTH FOLSOM STREET, A DISTANCE OF 268.26' TO A POINT; THENCE S89°42'01"W, ON THE EXTENSION OF A SOUTH LINE OF LOT 68 I.T. AND ON A SOUTH LINE OF LOT 68 I.T., A DISTANCE OF 338.33' TO A POINT; THENCE S00°17'59"E, ON AN EAST LINE OF SAID LOT 68 I.T., A DISTANCE OF 74.62' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 74°29'55", A RADIUS OF 200.00', AN ARC LENGTH OF 260.05', ON A SOUTHEAST LINE OF SAID LOT 68 I.T., A CHORD LENGTH OF 242.11', A TANGENT LENGTH OF 152.08', AND A CHORD BEARING OF S36°56'58"W TO A POINT; THENCE S74°11'56"W, ON A SOUTH LINE OF SAID LOT 68 I.T. AND ITS EXTENSION, A DISTANCE OF 257.70' TO A POINT; THENCE N22°20'01"W, A DISTANCE OF 199.02' TO A POINT; THENCE N38°21'07"W, A DISTANCE OF 80.98' TO A POINT; THENCE N78°12'56"E, A DISTANCE OF 175.40' TO A POINT; THENCE N75°14'49"E, A DISTANCE OF 60.08' TO A POINT; THENCE N78°22'05"E, A DISTANCE OF 131.95' TO A POINT; THENCE N00°17'59"W, A DISTANCE OF 260.00' TO A POINT; THENCE N89°42'01"E, A DISTANCE OF 129.98' TO A POINT; THENCE N70°56'48"E, A DISTANCE OF 63.38' TO A POINT; THENCE N89°42'01"E, A DISTANCE OF 258.59' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 243,370.20 SQUARE FEET OR 5.59 ACRES, MORE OR LESS.



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PROJECT NO:	021-04801
DRAWN BY:	ALB
DATE:	10/4/2022

ANNEXATION

60 P Street, Suite 200
 P.O. Box 84608
 Lincoln, NE 68508
 TEL 402.474.8311

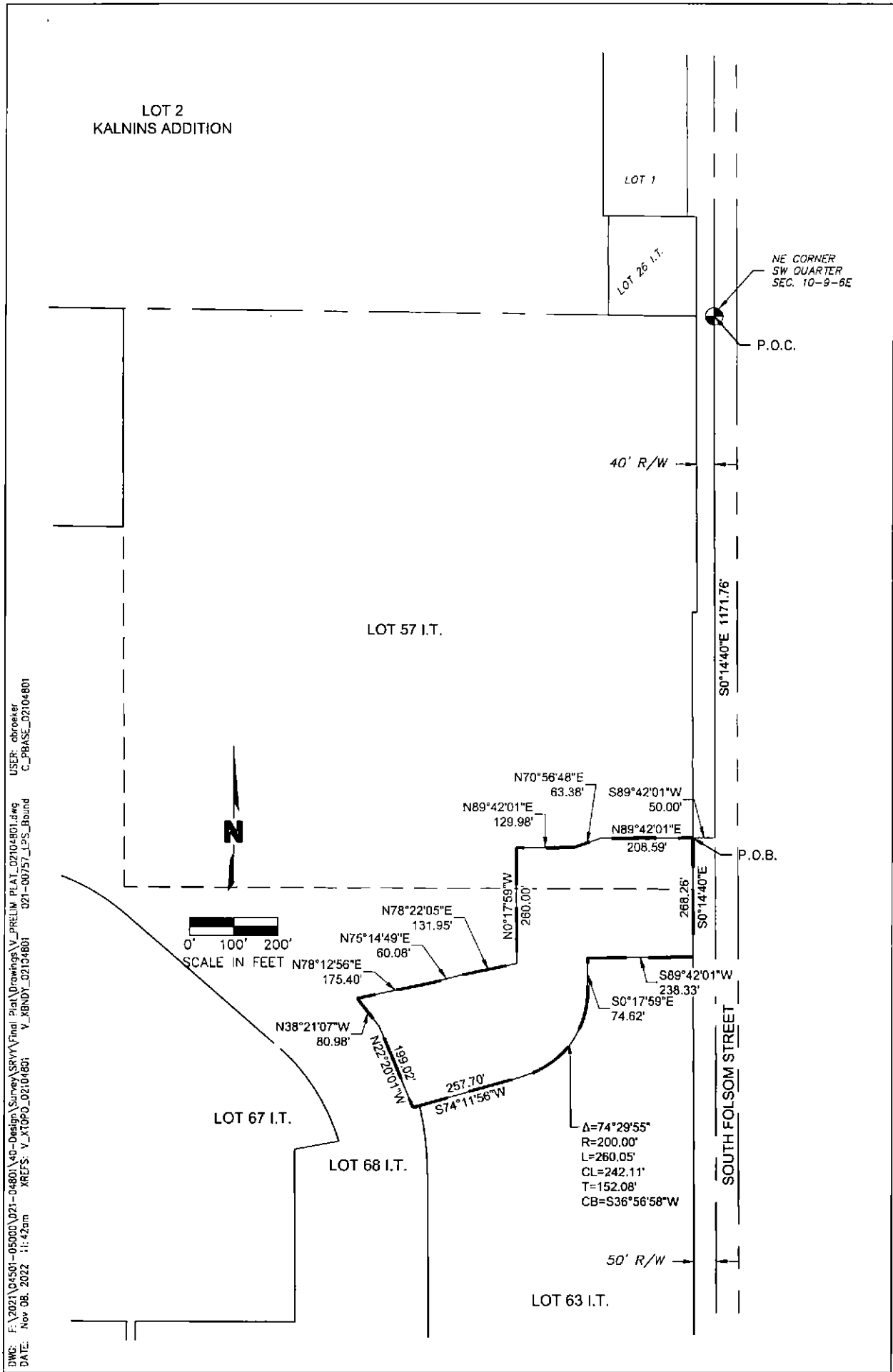
EXHIBIT	1
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LEGAL DESCRIPTION
CHANGE OF ZONE AG TO R3

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 57 I.T. AND A PORTION OF LOT 68 I.T., LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER SECTION 10, TOWNSHIP 9 NORTH, RANGE 6 EAST; THENCE, SOUTHERLY, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF S00°14'40"E, A DISTANCE OF 1,171.76' TO A POINT; THENCE S89°42'01"W, A DISTANCE OF 50.00' TO THE TRUE POINT OF BEGINNING; THENCE S00°14'40"E, ON AN EAST LINE OF SAID LOT 57 I.T. AND AN EAST LINE OF SAID LOT 68 I.T., SAID LINE BEING THE WEST RIGHT OF WAY LINE OF SOUTH FOLSOM STREET, A DISTANCE OF 268.26' TO A POINT; THENCE S89°42'01"W, ON A NORTH LINE OF SAID LOT 68 I.T., A DISTANCE OF 238.33' TO A POINT; THENCE S00°17'59"E, ON AN EAST LINE OF SAID LOT 68 I.T., A DISTANCE OF 74.62' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 74°29'55", A RADIUS OF 200.00', AN ARC LENGTH OF 260.05', ON A SOUTHEAST LINE OF SAID LOT 68 I.T., A CHORD LENGTH OF 242.11', A TANGENT LENGTH OF 152.08', AND A CHORD BEARING OF S36°56'58"W TO A POINT; THENCE S74°11'56"W, ON A SOUTH LINE OF SAID LOT 68 I.T. AND ITS EXTENSION, A DISTANCE OF 257.70' TO A POINT; THENCE N22°20'01"W, A DISTANCE OF 199.02' TO A POINT; THENCE N38°21'07"W, A DISTANCE OF 80.98' TO A POINT; THENCE N78°12'56"E, A DISTANCE OF 175.40' TO A POINT; THENCE N75°14'49"E, A DISTANCE OF 60.08' TO A POINT; THENCE N78°22'05"E, A DISTANCE OF 131.95' TO A POINT; THENCE N00°17'59"W, A DISTANCE OF 260.00' TO A POINT; THENCE N89°42'01"E, A DISTANCE OF 129.98' TO A POINT; THENCE N70°56'48"E, A DISTANCE OF 63.38' TO A POINT; THENCE N89°42'01"E, A DISTANCE OF 208.59' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 216,543.89 SQUARE FEET OR 4.97 ACRES, MORE OR LESS.

11/8/2022
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PROJECT NO:	021-04801
DRAWN BY:	ALB
DATE:	10/4/2022

CHANGE OF ZONE


 501 P Street, Suite 200
 P.O. Box 84908
 Lincoln, NE 68508
 TEL 402.474.8311

EXHIBIT	1
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SEACREST & KALKOWSKI, PC, LLO
KENT@SK-LAW.COM | DANAY@SK-LAW.COM

February 28, 2023

HAND DELIVERY

David Cary, Director
Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: Resubmittal of Preliminary Plat, Change of Zone and Annexation

Dear David:

Our office represents Southwest Folsom Development, LLC, White Holdings, LLC and 1640 LLC (“Developers”), owners of Lot 2, Kalnins Addition, and Lots 57 and 68, Irregular Tracts located in the Southwest Quarter and Lots 55, 61 and 62, Irregular Tracts located in the Northwest Quarter of Section 10, Township 9 North, Range 6 East of the 6th P.M. Lancaster County, Nebraska, consisting of approximately 180 acres (“Property”). The Property is located north of Old Cheney Road between SW 12th Street and S. Folsom Street. Lincoln Public Schools is the owner of an 18.78 site that is surrounded by the Property (“LPS Property”). Lincoln Housing Authority is the owner of a 13.59 acres site at the northwest corner of Old Cheney Road and S. Folsom Street (“LHA Property”).

Developers are requesting an Annexation Agreement for the Property and LPS Property that masterplans the development of the entire Property and LPS Property, but allows it to occur in phases. We have had multiple meetings with the City and will continue to meet to discuss the infrastructure required for the phased zoning and annexation of the Property.

Developers are also requesting a Preliminary Plat (“PP”) for the Property and LPS Property. Proposed uses within the PP include single family residential, multifamily and a school. The following waivers are being requested as part of the PP:

- a. Sanitary sewer running opposite street grade.
- b. Block length for following Blocks:
 - i. Block 1: abutting arterial roadways;
 - ii. Block 3: LPS Property;
 - iii. Block 8: abutting arterial roadway and the LHA Property;
 - iv. Block 11: drainage;

- v. Block 12 connecting to S. Folsom Street. This section of S. Folsom Street abutting Block 12 is not to final grade and any temporary improvements (turn lanes) are not impact fee reimbursable. The road is planned to be raised approximately 5.0 feet at the lowest point. There are numerous roadway connections planned for S. Folsom Street and SW 12th Street to meet the access requirements for this ½ mile section of property;
 - vi. Block 19: abutting arterial roadway and the property to the north;
 - vii. Block 26: to accommodate the future R-5 multifamily area.
- c. Sanitary sewer manholes exceeding 15' of depth. The connection of the 18" sanitary sewer line in SW 8th Street will exceed 15' of depth.

Developers are also requesting annexation and rezoning from AG to R-3 for approximately 5.59 acres abutting the north boundary of the LHA Property for the first phase of development.

Enclosed please find the following:

- a. City of Lincoln Zoning Applications for Annexation, Change of Zone and Preliminary Plat; and
- b. PP Site plan for illustration purposes.

Application fees of \$4,857 for the PP and \$1,056 for the Change of Zone were submitted with the initial submittal in November, 2022.

We look forward to working with you on this project and appreciate the input we have received from the City team to date. If you have any questions regarding the enclosed or need any additional information, please feel free to contact me or Mark Palmer at Olsson.

Very truly yours,


DANAY KALKOWSKI
For the Firm

Enclosures

ANNEXATION 22014, CHANGE OF ZONE 22037 AND PRELIMINARY PLAT 22004

ANNEXATION 22014

TO ANNEX APPROXIMATELY 5.59 ACRES, MORE OR LESS, ON PROPERTY GENERALLY LOCATED AT SOUTH FOLSOM STREET AND OLD CHENEY ROAD.

AND

CHANGE OF ZONE 22037

FROM AG (AGRICULTURAL DISTRICT) TO R-3 (RESIDENTIAL DISTRICT), TOTALING APPROXIMATELY 4.97 ACRES, MORE OR LESS, ON PROPERTY GENERALLY LOCATED AT SOUTH FOLSOM STREET AND OLD CHENEY ROAD.

AND

PRELIMINARY PLAT 22004

FOR A NEW PRELIMINARY PLAT, INCLUDING APPROXIMATELY 200.62 ACRES, MORE OR LESS, AND ASSOCIATED WAIVERS, ON PROPERTY GENERALLY LOCATED AT SOUTH FOLSOM STREET AND OLD CHENEY ROAD.

PUBLIC HEARING:

April 5, 2023

Members present: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost; Edgerton absent.

<u>Staff Recommendation:</u>	Annexation 22014	Conditional Approval
	Change of Zone 22037	Conditional Approval
	Preliminary Plat 22004	Conditional Approval

There were no ex-parte communications disclosed.

There were no ex-parte communications disclosed relating to site visits.

Staff Presentation:

Ben Callahan, Planning Department, 555 South 10th Street, Suite 213, Lincoln, NE approached to discuss all three items together. Callahan stated that the area is roughly 200 acres. Within the preliminary plat, this is proposed to be developed into 5 phases. There will also be 5 access points into the neighborhood. This will also have a future lot to build a new Lincoln Public School. There is a total of 497 residential lots and 23 outlots for drainage and greenspace in the neighborhood. With the associated annexation, it is recommending a change of zone for the site of phase one. Part of the Annexation Agreement with the intersection improvements is to work with Lincoln Housing and LTU on the location and construction of the access point. There is also a possible future access point for the YMCA.

Campbell asked what the area to the north hatched area is. Callahan stated it is future multifamily and single-family use. Campbell asked where the baseball field is located on the map. Callahan stated that it is on the edge of the YMCA field.

Callahan stated that on the Comprehensive Plan it is compatible with the uses of the surrounding area.

Corr asked if the waiver for the walk lanes on Block 26 will be longer to provide separation between the ball fields or is a break needed there. Callahan stated that the walk lanes will be dividing the multifamily area and felt it was better to be longer.

Applicant:

DaNay Kalkowski, appearing on behalf of Southwest Folsom Development, LLC, approached and stated that this is the same developer for the same amount of property to the south of this property and progressing nicely. Kalkowski stated that this is a preliminary plat for single family with the opportunity of multifamily to the north of the site. Kalkowski stated this allows the plan to be locked in and in place similar to what is being done by the developer on the south side. Kalkowski stated that a lot of work is being done coordinating the access points to the property to the east and to the south. Kalkowski stated that all the conditions on the staff report are acceptable except one change. Kalkowski distributed a Motion to Amend, (Exhibit 1) with the possibility to reduce the additional width and would like the opportunity to work with Public Works and LTU to approve.

Kalkowski stated that they have sold part of the site to Lincoln Public Schools and with Lincoln Housing for more affordable priced housing. This is an area with opportunity for growth and have worked on this for years to provide additional opportunities.

Proponents:

No one came forward for support.

Neutral:

No one came forward in neutral testimony.

Opposition:

No one came forward in opposition.

Corr wanted to know how LTU Staff feels about the motion to amend and how it is worded. Simmering stated that they are in support of this motion and that they have been very understanding of the needs.

Campbell moved to close the public hearing, seconded Joy and carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost, voting "yes"; Edgerton absent.

ANNEXATION 22014

ACTION BY PLANNING COMMISSION:

April 5, 2023

Campbell moved for approval of Annexation 22014, seconded Joy.

Campbell stated that this is a natural extension of what is already started and primary for real estate development. Campbell thinks that this makes great sense.

Rodenburg agreed that housing is needed.

Corr stated that it is nice when the developer comes in and asks for it as a big chunk in phases and some standards have been set.

Ryman Yost stated that this looking at the school and affordable housing all coming together and appreciates everyone working together.

Eddins stated that this is great with working with the developments near and around.

Motion carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost, voting "yes"; Edgerton absent.

CHANGE OF ZONE 22037

ACTION BY PLANNING COMMISSION:

April 5, 2023

Campbell moved for approval of Change of Zone 22037, seconded Joy.

Motion carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost, voting "yes"; Edgerton absent.

PRELIMINARY PLAT 22004

ACTION BY PLANNING COMMISSION:

April 5, 2023

Campbell moved for approval of Preliminary Plat 22004 with the motion to amend presented by applicant, seconded Joy.

Motion carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost, voting "yes"; Edgerton absent.

PLANNING DEPARTMENT SUMMARY REPORT

TITLE: Annexation 22014 – to annex approximately 5.59 acres, more or less (South Folsom Street and Old Cheney Road)

PLANNING COMMISSION RECOMMENDATION: Conditional Approval (8-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost voting 'yes'; Edgerton absent)

APPLICANT: Bob Benes

OPPONENTS: None present at hearing

STAFF RECOMMENDATION: Conditional Approval

REASON FOR LEGISLATION:

This is for two related applications, Annexation #22014 and Change of Zone #22037, associated with the proposed Southwest Village Heights 2nd Addition, generally located between Southwest 12th Street and South Folsom Street, and north of West Old Cheney Road. This combined application is also related to the submitted Preliminary Plat #22004 detailing the layout of the approximately 200-acre development. This annexation includes approximately 5.59 acres, and the change of zone request includes approximately 4.97 acres from AG, Agriculture to R-3, Residential. The annexation is slightly larger than the change of zone as it includes the abutting South Folsom Street right-of-way. This proposal proposes to develop in five phases, as the annexation and change of zone are the initial start of the project and will continue in the future reflecting the preliminary plat layout.

DISCUSSION / FINDINGS OF FACT:

1. On April 5, 2023, the Planning Commission held a joint public hearing on this annexation request along with associated Change of Zone 22037(Bill #23-142) and Preliminary Plat 22004. There is also an annexation agreement associated with this project.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on pp. 4-5, concluding that the subject property is abutting the city limits to the south and east, and a full range of municipal services can be provided if annexed. It is within the City's Future Service Limits and designated for future urban residential land uses. A change of zone from AG to R-3 is consistent with the Future Land Use Map designation, and compatible with surrounding residential development. Both requests comply with the Zoning Ordinance and are consistent with the Comprehensive Plan.
3. Staff presentation can be found on pp. 15-16. Testimony on behalf of the applicant can be found on p. 16. There was no testimony in support or opposition of this of this annexation request. Discussion with staff and the Planning Commission can be found on pp. 16-17.
4. On April 5, 2023, the Planning Commission voted 8-0 (Edgerton absent) to recommend conditional approval of this Annexation 22014 (Bill #23-141) request and voted 8-0 (Edgerton absent) to recommend conditional approval of associated Change of Zone 22037 (Bill #23-142), as set forth in the staff report, dated March 23, 2023. The Planning Commission voted 8-0 (Edgerton absent) to adopt Resolution PC-01858, approving associated Preliminary Plat 22004, as set forth in the staff report, dated March 23, 2023. The Planning Commission action was final on the Preliminary Plat, and it was not appealed.

SUMMARY REPORT PREPARED BY: Shelli Reid, Administrative Officer

DATE: November 3, 2023

REVIEWED BY: David R. Cary, Director of Planning

DATE: November 3, 2023



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

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

APPLICATION NUMBER
Annexation #22014
Change of Zone #22037

FINAL ACTION?
No

DEVELOPER/OWNER
Southwest Folsom Development, LLC

PLANNING COMMISSION HEARING DATE
April 5, 2023

RELATED APPLICATIONS
Preliminary Plat #22004

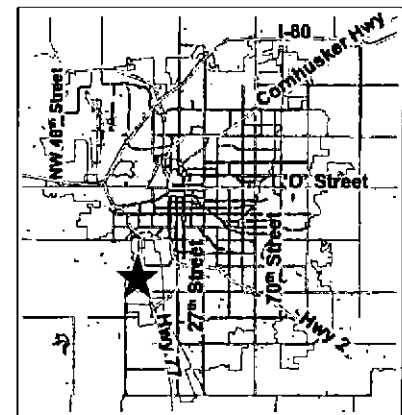
PROPERTY ADDRESS/LOCATION
Northeast corner of W Old Cheney Road
and Southwest 12th Street

**RECOMMENDATION: ANNEXATION #22014
CHANGE OF ZONE #22037**

**CONDITIONAL APPROVAL
CONDITIONAL APPROVAL**

BRIEF SUMMARY OF REQUEST

This is a combined staff report for two related applications, Annexation #22014 and Change of Zone #22037, associated with the proposed Southwest Village Heights 2nd Addition, generally located between Southwest 12th Street and South Folsom Street, and north of West Old Cheney Road. This combined application is also related to the submitted Preliminary Plat #22004 detailing the layout of the approximately 200-acre development. This annexation includes approximately 5.59 acres, and the change of zone request includes approximately 4.97 acres from AG, Agriculture to R-3, Residential. The annexation is slightly larger than the change of zone as it includes the abutting South Folsom Street right-of-way. This proposal proposes to develop in five phases, as the annexation and change of zone are the initial start of the project and will continue in the future reflecting the preliminary plat layout.



JUSTIFICATION FOR RECOMMENDATION

The subject property is abutting the city limits to south and east, and a full range of municipal services can be provided if annexed. It is within the City's Future Service Limits and designated for future urban residential land uses. A change of zone from AG to R-3 is consistent with the Future Land Use Map designation, and compatible with surrounding residential development. Both requests comply with the Zoning Ordinance and are consistent with the Comprehensive Plan.

APPLICATION CONTACT

Mark Palmer, Olsson Associates
(402) 458-5632 or
mpalmer@olsson.com

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The subject property is designated for future urban residential land uses on the Future Land Use Map. This designation allows for residential uses with varying densities, and it is appropriate to have more than fifteen dwellings per acre. The location is shown as Tier I, Priority A on the 2050 Growth Tier Map. These requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan. An annexation agreement will accompany the request which will also address the required street and intersection improvements and financial responsibility for both the City and developer.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

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

Land Use Plan - The 2050 Comprehensive Plan designates this location as future urban residential.

Figure GF.c - This site is shown in Tier I on the 2050 Priority Growth Area Map.

Fundamentals of Growth in Lancaster County

The City of Lincoln's present infrastructure investment should be maximized by planning for well-designed and appropriately-placed residential and commercial development in existing areas of the city with available capacity. This can be accomplished by redeveloping underutilized commercial centers into areas that include a mix of uses, and encouraging higher-density residential redevelopment in appropriate locations, including missing middle housing. New infrastructure investments to serve growth areas can be maximized by encouraging a higher density of both residential and commercial uses in these areas.

Natural and environmentally sensitive areas should be preserved within and between neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods. The natural topography and features of the land should be preserved by new development to maintain the natural drainageways and minimize land disturbance.

Multi-directional contiguous growth. Lincoln's future urban growth should generally occur in multiple directions around the existing city. Lincoln will continue to have managed and contiguous growth, including strengthening our Downtown core. Lincoln's sense of community has been based on incremental, compact growth built on the foundations of established neighborhoods. Future growth will continue this traditional pattern and be linked to both the level of demand in the market and to the orderly extension of public improvements and services. Gravity flow wastewater. The City of Lincoln's wastewater collection system, in general, will continue to be a gravity flow system that is designed to use gravity as the main energy source to convey wastewater from the community to the water resource recovery facilities. This means that drainage basin boundaries are a primary guiding factor when determining availability of urban wastewater services and other infrastructure. This provides for contiguous growth, efficient long range planning, and cost-effective construction and management of the system.

Urban infrastructure availability. The City of Lincoln will provide water and wastewater service only to properties located within the corporate limits of the city.

Natural resource preservation. Natural and environmentally sensitive areas should be preserved within and between neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods. The natural topography and features of the land should be preserved by new development to maintain the natural drainageways and minimize land disturbance.

One public school district. Lincoln Public Schools is the only public school district within the City of Lincoln, and the Lincoln Public School boundary will continue to expand as the city limits of Lincoln expand.

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

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.

G4: Economic Opportunity. Lincoln and Lancaster County will have high-quality jobs in an economic environment that supports business creation, innovation, and expansion. Quality-of-life attributes, such as diverse and accessible housing, good shopping, restaurants and entertainment, quality schools and healthcare, a sense of safety, and amenities such as parks and trails are important to ensuring that skilled individuals want to remain or relocate to our community.

Policies Section

P3: Developing Neighborhoods - Accommodate and encourage growth that aligns with PlanForward’s growth scenario and provides a mix of housing options with convenient access to parks, schools, shopping, jobs, and other community resources.

Action Steps

1. Provide for an adequate supply of land and timely infrastructure improvements that meet the demands of growth.
2. Structure incentives to encourage higher densities to make greater use of the community’s infrastructure.
3. Encourage new development to achieve densities greater than five dwelling units per gross acre by zoning at least 20% of residentially zoned land in developing areas to allow greater than five dwelling units per acre by right.
4. Develop new design standards or zoning tools that encourage density, optimize infrastructure costs, and help lower the overall cost of property development.
5. Implement elements of Complete Neighborhoods for Developing Areas.
6. Develop and utilize a measurement tool to evaluate neighborhoods in terms of how well they achieve PlanForward’s goals for design, sustainability, and Complete Neighborhoods goals.
7. Encourage public and private investment in neighborhood infrastructure and services to support economic diversity that improves the quality of life for all residents.
8. Include housing for a variety of incomes and households throughout the community that is integrated into neighborhoods and provides appropriate transitions, scale, and context.
9. Promote mixed-income neighborhoods.
10. Preserve areas designated for multi-family, and group living housing in approved plans to support a distributed choice in affordable housing.
11. Support addition of higher density development in existing multi-family development.
14. Promote neighborhood and community design that supports healthy and active lifestyles, such as the benefits of street trees.
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.

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

Action Steps

1. Continue to make updates as needed to zoning and subdivision ordinances, along with design standards, to support economic development, complete neighborhoods, and other PlanForward initiatives.
2. Support timely and efficient implementation of the growth tiers framework through the Capitol Improvement Program and other coordinated infrastructure enhancements.

P80: Annexation - Annexation should be utilized to provide municipal services in a fair and efficient manner.

The City of Lincoln requires that properties receiving municipal services be located within city limits. City annexation should occur before any property is provided with water, sanitary sewer, or other potential City services. In most cases this also means that annexation must occur prior to a property receiving an urban zoning designation. The City routinely annexes land at the request of a developer or landowner as part of the regular development process. This allows properties to be supplied with City services when they are needed, and the City benefits from the property taxes, utilities, and other fees that City residents pay. Some properties along the City's edge may not be interested in further development and thus will not request annexation. In some cases it is necessary for the City to initiate annexation of adjacent properties that are already developed and require a minimal public investment to serve.

Action Steps

1. Regularly evaluate for potential annexation all property along the city's edge for which basic infrastructure is generally available or planned for in the near term. The City should annex land in Tier 1 Priorities A and B that is contiguous to city limits and generally urban in character. All land that is engulfed by the City should be annexed.
2. Provide advance notice to properties that may be subject to city-initiated annexation.
3. Properties within the Tier 1 Priority A growth area should be annexed upon approval of final plat.
4. Coordinate the provision of services for areas considered for annexation with the Capital Improvement Program.

UTILITIES & SERVICES:

- A. Sanitary Sewer: Public sanitary sewer currently exists at the intersection of South Folsom Street and West Old Cheney Road. The current construction for the extension of a sanitary sewer line that will extend along the north side of the Optimist Athletic Fields to access South Folsom Street will also serve this site.
- B. Water: Public water is also available and can be extended from South Folsom Street.
- C. Roads: The adjacent South Folsom Street is classified as an arterial street and currently serves as a paved, two lane county road. This annexation will include a small portion of South Folsom Street which will be improved for a future roundabout at location. The future buildout of the development and associated annexation agreement addresses the need and responsibility for intersection improvements on S. Folsom Street, W. Old Cheney Road, and SW 12th Street.
- E. Parks and Trails: This area does include a future bike and pedestrian trail that will run along the west side of South Folsom Street and require additional right-of-way to be included.
- D. Fire/Police Protection: After annexation, fire protection will be provided by Lincoln Fire Rescue (LFR) and police protection by the Lincoln Police Department. LFR has reviewed the request and was in support of the annexation and proposed development with the understanding that currently this site is located 6 minutes from the nearest fire station at South 27th Street and Old Cheney Road and the city-wide goal is 4 minutes for fire response.

ANALYSIS

1. This a combined report for two associated requests including an annexation for approximately 5.59 acres and a change of zone including approximately 4.97 acres. The annexation will include a small section of right of way

along South Folsom Street. This proposal will be the first area of development within the related Preliminary Plat #22004 which totals approximately 200.62 acres of land between Southwest 12th Street and South Folsom Street, and north of West Old Cheney Road. The preliminary plat proposes approximately 497 single family residential lots zoned R-3, with an area shown for future R-5 multifamily in the northeast corner along South Folsom Street. The remaining portion of the 195-acre area will be developed in phases with annexation and change of zone request for each phase.

2. The development can be served by the full range of city services. Water and Sanitary Sewer will be available from South Folsom Street along the east side of this development.
3. The small area of annexation and change of zone will serve as a portion of Phase 1 for this development, including approximately 15 of the proposed 89 residential lots and a street connection abutting the northern property line for the Lincoln Housing Authority site. This annexation will include a portion of the abutting South Folsom Street at the location of a future roundabout that will be installed to serve both this development and the Lincoln Housing Authority. This will be one of five intersection improvements that will continue with the development through future phases of the proposed preliminary plat. Lincoln Transportation and Utilities (LTU) continues to work with both the Lincoln Housing Authority and applicant on the future placement of the future right-of-way and shared roundabout construction.
4. This proposed development will sit in close proximity to existing and ongoing development. Recently annexed areas, including the Southwest Village Heights 1st Addition on the south side of West Old Cheney Road, was rezoned to R-3 and R-4 in 2018 and has since been developing in phases. The Lincoln Housing Authority Community Unit Plan zoned R-4 was approved in 2021 will be on the southeast corner of this site. The Foxtail Meadows R-4 Planned Unit Development approved in 2022 is underway to the east, across South Folsom Street.
5. The subject property is located within the Southwest Rural Fire District. Under State law, the District can petition for compensation from the annexing municipality for lost revenue based upon the amount of service area annexed. For voluntary annexations such as this one, any costs due to the district are to be borne by the developer. In this case, staff has conducted the financial analysis and there will be a required payment to the Southwest Rural Fire Department.
6. The proposed annexation and re-zoning of the area is compatible with the 2050 Comprehensive Plan and Future Land Use Map as it will facilitate new residential development at urban densities contiguous to the existing City limits of Lincoln with all public utilities. The site is designated for future urban density residential land uses and these requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan. This proposal is consistent and compatible with the ongoing residential growth currently developing in the southwest area of the city. The future roadway and intersection improvements, including five future intersections to serve this area and access to the development will be addressed and agreed upon between the City and applicant within the annexation agreement regarding the timing, design, funding, and location of each improvement.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: vacant/agricultural land; AG

SURROUNDING LAND USE & ZONING

North:	AG Agriculture	Vacant/Farm ground / YMCA Wright Athletic Fields
South:	R-3 & R-4 Residential / AG Agriculture	Single & Multifamily-family residential & Vacant/Farm ground
East:	R-4 Residential / AG Agriculture	Multifamily residential / Optimist Athletic Complex
West:	AG Agriculture	Acreage lots / Farm ground

APPROXIMATE LAND AREA: Annexation 5.59 acres, more or less
Change of Zone 4.97 acres, more or less

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #3

LEGAL DESCRIPTION: See Attached

Prepared by

Ben Callahan, Planner

Date: March 23, 2023

Applicant: Bob Benes
1640 Normandy Court, Suite A
Lincoln, NE 68512

Contact: Mark Palmer
Olsson
601 P Street, Suite 200
Lincoln, NE 68508

Owner: Southwest Folsom Development, LLC
2001 Pine Lake Road, Suite 100
Lincoln, NE 68512

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/AN/22000/AN22014 CZ22037 SW Village Heights 2nd Addition.bmc .docx>

CONDITIONS OF APPROVAL - ANNEXATION #22014

Before the City Council approves the annexation:

The applicant signs an annexation and zoning agreement.

CONDITIONS OF APPROVAL - CHANGE OF ZONE #22037

The Developer signs an annexation and zoning agreement before the City Council approves the change of zone.



2022 aerial




**Annexation #: AN22014 &
Change of Zone #: CZ22037 (AG to R-3)
Southwest Village Heights 2nd Addition
S Folsom St & W Old Cheney Rd**

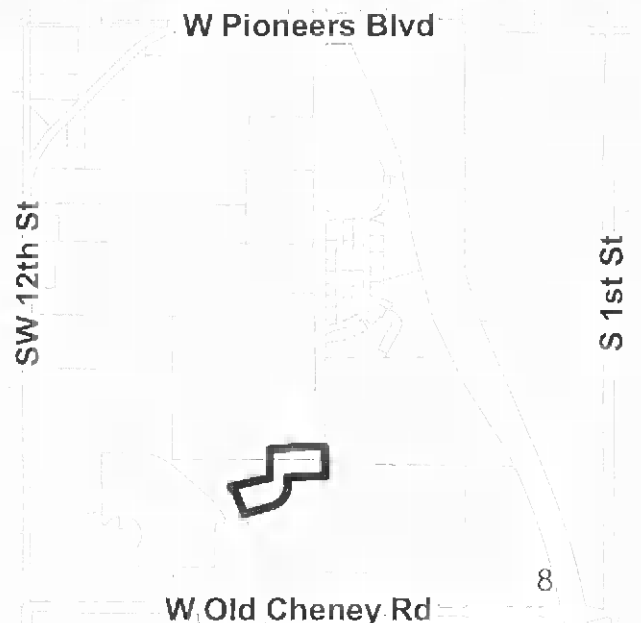


One Square Mile:
Sec. 10 T09N R06E

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

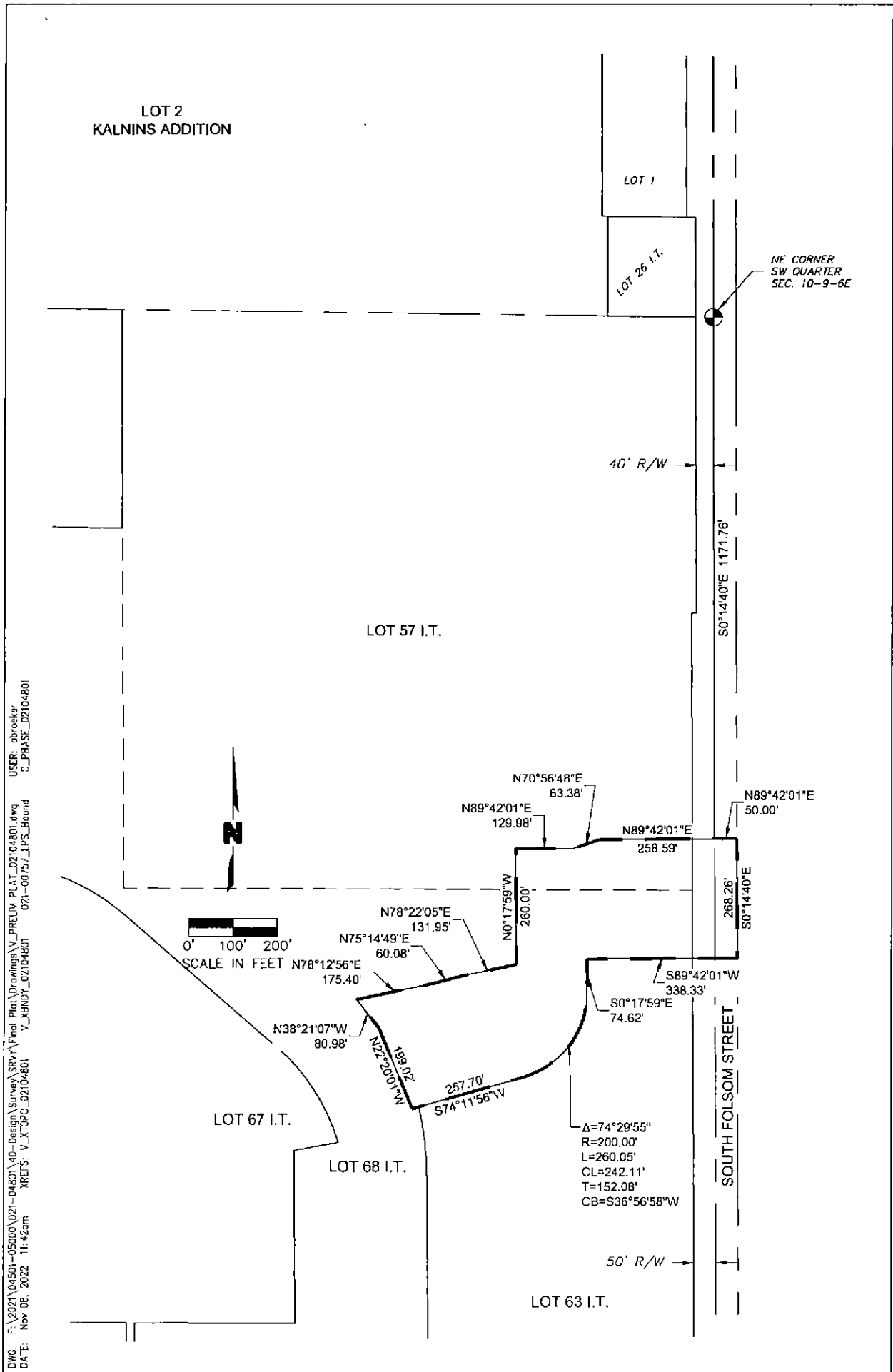
	Area of Application
	Zoning Jurisdiction Lines
	Current Lincoln City Limits



LEGAL DESCRIPTION
ANNEXATION

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 57 I.T., A PORTION OF LOT 68 I.T. AND A PORTION OF SOUTH FOLSOM STREET RIGHT OF WAY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 6 EAST AND A PORTION OF SOUTH FOLSOM STREET RIGHT OF WAY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER SECTION 10, TOWNSHIP 9 NORTH, RANGE 6 EAST; THENCE, SOUTHERLY, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF $S00^{\circ}14'40''E$, A DISTANCE OF 1,171.76' TO THE TRUE POINT OF BEGINNING; THENCE $N89^{\circ}42'01''E$, A DISTANCE OF 50.00' TO A POINT; THENCE $S00^{\circ}14'40''E$, ON AN EAST RIGHT OF WAY LINE OF SOUTH FOLSOM STREET, A DISTANCE OF 268.26' TO A POINT; THENCE $S89^{\circ}42'01''W$, ON THE EXTENSION OF A SOUTH LINE OF LOT 68 I.T. AND ON A SOUTH LINE OF LOT 68 I.T., A DISTANCE OF 338.33' TO A POINT; THENCE $S00^{\circ}17'59''E$, ON AN EAST LINE OF SAID LOT 68 I.T., A DISTANCE OF 74.62' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $74^{\circ}29'55''$, A RADIUS OF 200.00', AN ARC LENGTH OF 260.05', ON A SOUTHEAST LINE OF SAID LOT 68 I.T., A CHORD LENGTH OF 242.11', A TANGENT LENGTH OF 152.08', AND A CHORD BEARING OF $S36^{\circ}56'58''W$ TO A POINT; THENCE $S74^{\circ}11'56''W$, ON A SOUTH LINE OF SAID LOT 68 I.T. AND ITS EXTENSION, A DISTANCE OF 257.70' TO A POINT; THENCE $N22^{\circ}20'01''W$, A DISTANCE OF 199.02' TO A POINT; THENCE $N38^{\circ}21'07''W$, A DISTANCE OF 80.98' TO A POINT; THENCE $N78^{\circ}12'56''E$, A DISTANCE OF 175.40' TO A POINT; THENCE $N75^{\circ}14'49''E$, A DISTANCE OF 60.08' TO A POINT; THENCE $N78^{\circ}22'05''E$, A DISTANCE OF 131.95' TO A POINT; THENCE $N00^{\circ}17'59''W$, A DISTANCE OF 260.00' TO A POINT; THENCE $N89^{\circ}42'01''E$, A DISTANCE OF 129.98' TO A POINT; THENCE $N70^{\circ}56'48''E$, A DISTANCE OF 63.38' TO A POINT; THENCE $N89^{\circ}42'01''E$, A DISTANCE OF 258.59' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 243,370.20 SQUARE FEET OR 5.59 ACRES, MORE OR LESS.



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 DATE: Nov 08, 2022 11:42am

PROJECT NO:	021-04801
DRAWN BY:	ALB
DATE:	10/4/2022

ANNEXATION



601 P Street, Suite 200
P.O. Box 64608
Lincoln, NE 68508
TF) 402.474.6311

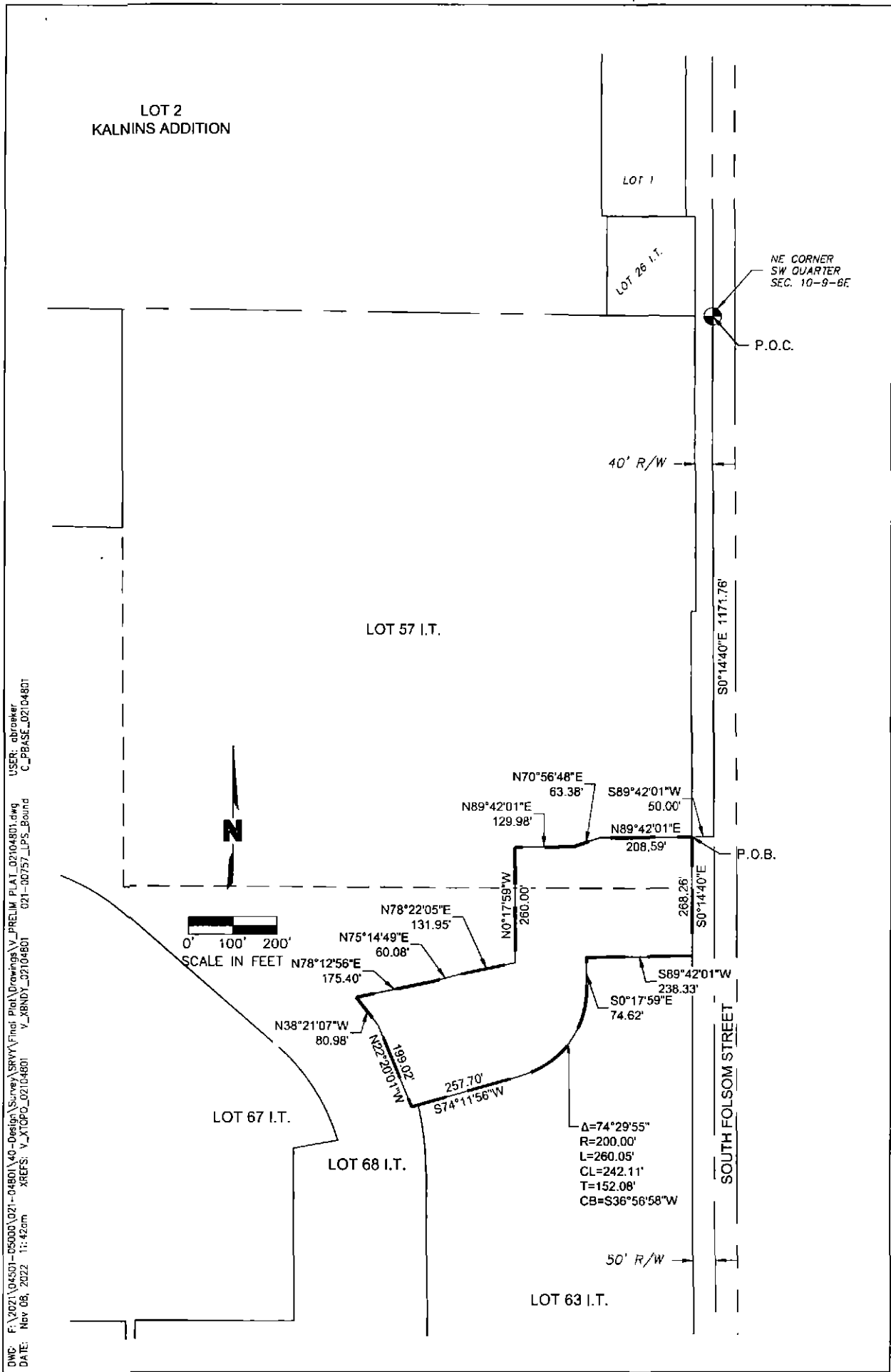
EXHIBIT	1
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LEGAL DESCRIPTION
CHANGE OF ZONE AG TO R3

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 57 I.T. AND A PORTION OF LOT 68 I.T., LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER SECTION 10, TOWNSHIP 9 NORTH, RANGE 6 EAST; THENCE, SOUTHERLY, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF S00°14'40"E, A DISTANCE OF 1,171.76' TO A POINT; THENCE S89°42'01"W, A DISTANCE OF 50.00' TO THE TRUE POINT OF BEGINNING; THENCE S00°14'40"E, ON AN EAST LINE OF SAID LOT 57 I.T. AND AN EAST LINE OF SAID LOT 68 I.T., SAID LINE BEING THE WEST RIGHT OF WAY LINE OF SOUTH FOLSOM STREET, A DISTANCE OF 268.26' TO A POINT; THENCE S89°42'01"W, ON A NORTH LINE OF SAID LOT 68 I.T., A DISTANCE OF 238.33' TO A POINT; THENCE S00°17'59"E, ON AN EAST LINE OF SAID LOT 68 I.T., A DISTANCE OF 74.62' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 74°29'55", A RADIUS OF 200.00', AN ARC LENGTH OF 260.05', ON A SOUTHEAST LINE OF SAID LOT 68 I.T., A CHORD LENGTH OF 242.11', A TANGENT LENGTH OF 152.08', AND A CHORD BEARING OF S36°56'58"W TO A POINT; THENCE S74°11'56"W, ON A SOUTH LINE OF SAID LOT 68 I.T. AND ITS EXTENSION, A DISTANCE OF 257.70' TO A POINT; THENCE N22°20'01"W, A DISTANCE OF 199.02' TO A POINT; THENCE N38°21'07"W, A DISTANCE OF 80.98' TO A POINT; THENCE N78°12'56"E, A DISTANCE OF 175.40' TO A POINT; THENCE N75°14'49"E, A DISTANCE OF 60.08' TO A POINT; THENCE N78°22'05"E, A DISTANCE OF 131.95' TO A POINT; THENCE N00°17'59"W, A DISTANCE OF 260.00' TO A POINT; THENCE N89°42'01"E, A DISTANCE OF 129.98' TO A POINT; THENCE N70°56'48"E, A DISTANCE OF 63.38' TO A POINT; THENCE N89°42'01"E, A DISTANCE OF 208.59' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 216,543.89 SQUARE FEET OR 4.97 ACRES, MORE OR LESS.

11/8/2022
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 DATE: Nov 08, 2022 11:42am

PROJECT NO:	021-04801
DRAWN BY:	ALB
DATE:	10/4/2022

CHANGE OF ZONE

olsson

801 P Street, Suite 200
 P.O. Box 84606
 Lincoln, NE 68508
 TEL 402 474 8311

EXHIBIT	1
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SEACREST & KALKOWSKI, PC, LLO

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

February 28, 2023

HAND DELIVERY

David Cary, Director
Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: Resubmittal of Preliminary Plat, Change of Zone and Annexation

Dear David:

Our office represents Southwest Folsom Development, LLC, White Holdings, LLC and 1640 LLC (“Developers”), owners of Lot 2, Kalnins Addition, and Lots 57 and 68, Irregular Tracts located in the Southwest Quarter and Lots 55, 61 and 62, Irregular Tracts located in the Northwest Quarter of Section 10, Township 9 North, Range 6 East of the 6th P.M. Lancaster County, Nebraska, consisting of approximately 180 acres (“Property”). The Property is located north of Old Cheney Road between SW 12th Street and S. Folsom Street. Lincoln Public Schools is the owner of an 18.78 site that is surrounded by the Property (“LPS Property”). Lincoln Housing Authority is the owner of a 13.59 acres site at the northwest corner of Old Cheney Road and S. Folsom Street (“LHA Property”).

Developers are requesting an Annexation Agreement for the Property and LPS Property that masterplans the development of the entire Property and LPS Property, but allows it to occur in phases. We have had multiple meetings with the City and will continue to meet to discuss the infrastructure required for the phased zoning and annexation of the Property.

Developers are also requesting a Preliminary Plat (“PP”) for the Property and LPS Property. Proposed uses within the PP include single family residential, multifamily and a school. The following waivers are being requested as part of the PP:

- a. Sanitary sewer running opposite street grade.
- b. Block length for following Blocks:
 - i. Block 1: abutting arterial roadways;
 - ii. Block 3: LPS Property;
 - iii. Block 8: abutting arterial roadway and the LHA Property;
 - iv. Block 11: drainage;

- v. Block 12 connecting to S. Folsom Street. This section of S. Folsom Street abutting Block 12 is not to final grade and any temporary improvements (turn lanes) are not impact fee reimbursable. The road is planned to be raised approximately 5.0 feet at the lowest point. There are numerous roadway connections planned for S. Folsom Street and SW 12th Street to meet the access requirements for this ½ mile section of property;
 - vi. Block 19: abutting arterial roadway and the property to the north;
 - vii. Block 26: to accommodate the future R-5 multifamily area.
- c. Sanitary sewer manholes exceeding 15' of depth. The connection of the 18" sanitary sewer line in SW 8th Street will exceed 15' of depth.

Developers are also requesting annexation and rezoning from AG to R-3 for approximately 5.59 acres abutting the north boundary of the LHA Property for the first phase of development.

Enclosed please find the following:

- a. City of Lincoln Zoning Applications for Annexation, Change of Zone and Preliminary Plat; and
- b. PP Site plan for illustration purposes.

Application fees of \$4,857 for the PP and \$1,056 for the Change of Zone were submitted with the initial submittal in November, 2022.

We look forward to working with you on this project and appreciate the input we have received from the City team to date. If you have any questions regarding the enclosed or need any additional information, please feel free to contact me or Mark Palmer at Olsson.

Very truly yours,


DANAY KALKOWSKI
For the Firm

Enclosures

ANNEXATION 22014, CHANGE OF ZONE 22037 AND PRELIMINARY PLAT 22004

ANNEXATION 22014

TO ANNEX APPROXIMATELY 5.59 ACRES, MORE OR LESS, ON PROPERTY GENERALLY LOCATED AT SOUTH FOLSOM STREET AND OLD CHENEY ROAD.

AND

CHANGE OF ZONE 22037

FROM AG (AGRICULTURAL DISTRICT) TO R-3 (RESIDENTIAL DISTRICT), TOTALING APPROXIMATELY 4.97 ACRES, MORE OR LESS, ON PROPERTY GENERALLY LOCATED AT SOUTH FOLSOM STREET AND OLD CHENEY ROAD.

AND

PRELIMINARY PLAT 22004

FOR A NEW PRELIMINARY PLAT, INCLUDING APPROXIMATELY 200.62 ACRES, MORE OR LESS, AND ASSOCIATED WAIVERS, ON PROPERTY GENERALLY LOCATED AT SOUTH FOLSOM STREET AND OLD CHENEY ROAD.

PUBLIC HEARING:

April 5, 2023

Members present: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost; Edgerton absent.

<u>Staff Recommendation:</u>	Annexation 22014	Conditional Approval
	Change of Zone 22037	Conditional Approval
	Preliminary Plat 22004	Conditional Approval

There were no ex-parte communications disclosed.

There were no ex-parte communications disclosed relating to site visits.

Staff Presentation:

Ben Callahan, Planning Department, 555 South 10th Street, Suite 213, Lincoln, NE approached to discuss all three items together. Callahan stated that the area is roughly 200 acres. Within the preliminary plat, this is proposed to be developed into 5 phases. There will also be 5 access points into the neighborhood. This will also have a future lot to build a new Lincoln Public School. There is a total of 497 residential lots and 23 outlots for drainage and greenspace in the neighborhood. With the associated annexation, it is recommending a change of zone for the site of phase one. Part of the Annexation Agreement with the intersection improvements is to work with Lincoln Housing and LTU on the location and construction of the access point. There is also a possible future access point for the YMCA.

Campbell asked what the area to the north hatched area is. Callahan stated it is future multifamily and single-family use. Campbell asked where the baseball field is located on the map. Callahan stated that it is on the edge of the YMCA field.

Callahan stated that on the Comprehensive Plan it is compatible with the uses of the surrounding area.

Corr asked if the waiver for the walk lanes on Block 26 will be longer to provide separation between the ball fields or is a break needed there. Callahan stated that the walk lanes will be dividing the multifamily area and felt it was better to be longer.

Applicant:

DaNay Kalkowski, appearing on behalf of Southwest Folsom Development, LLC, approached and stated that this is the same developer for the same amount of property to the south of this property and progressing nicely. Kalkowski stated that this is a preliminary plat for single family with the opportunity of multifamily to the north of the site. Kalkowski stated this allows the plan to be locked in and in place similar to what is being done by the developer on the south side. Kalkowski stated that a lot of work is being done coordinating the access points to the property to the east and to the south. Kalkowski stated that all the conditions on the staff report are acceptable except one change. Kalkowski distributed a Motion to Amend, (Exhibit 1) with the possibility to reduce the additional width and would like the opportunity to work with Public Works and LTU to approve.

Kalkowski stated that they have sold part of the site to Lincoln Public Schools and with Lincoln Housing for more affordable priced housing. This is an area with opportunity for growth and have worked on this for years to provide additional opportunities.

Proponents:

No one came forward for support.

Neutral:

No one came forward in neutral testimony.

Opposition:

No one came forward in opposition.

Corr wanted to know how LTU Staff feels about the motion to amend and how it is worded. Simmering stated that they are in support of this motion and that they have been very understanding of the needs.

Campbell moved to close the public hearing, seconded Joy and carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost, voting "yes"; Edgerton absent.

ANNEXATION 22014

ACTION BY PLANNING COMMISSION:

April 5, 2023

Campbell moved for approval of Annexation 22014, seconded Joy.

Campbell stated that this is a natural extension of what is already started and primary for real estate development. Campbell thinks that this makes great sense.

Rodenburg agreed that housing is needed.

Corr stated that it is nice when the developer comes in and asks for it as a big chunk in phases and some standards have been set.

Ryman Yost stated that this looking at the school and affordable housing all coming together and appreciates everyone working together.

Eddins stated that this is great with working with the developments near and around.

Motion carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost, voting "yes"; Edgerton absent.

CHANGE OF ZONE 22037

ACTION BY PLANNING COMMISSION:

April 5, 2023

Campbell moved for approval of Change of Zone 22037, seconded Joy.

Motion carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost, voting "yes"; Edgerton absent.

PRELIMINARY PLAT 22004

ACTION BY PLANNING COMMISSION:

April 5, 2023

Campbell moved for approval of Preliminary Plat 22004 with the motion to amend presented by applicant, seconded Joy.

Motion carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, and Ryman Yost, voting "yes"; Edgerton absent.

ORDINANCE NO. 21540

AN ORDINANCE Annexation 22014 - Application of Southwest Folsom Development, LLC to annex approximately 5.59 acres, more or less, on property legally described as a portion of Lots 57 and 68, I.T., and portion of the adjacent South Folsom Street right-of-way, located in the SW 1/4 of Section 10-9-6, Lincoln, Lancaster County, Nebraska, generally located at South Folsom Street and West Old Cheney Road. (Related Items: 23-141, 23R-597, 23-142)

Read First Time November 20, 2023

Read Second Time December 4, 2023

Read Third Time December 11, 2023

Passed December 11, 2023

Published in Lincoln Journal Star

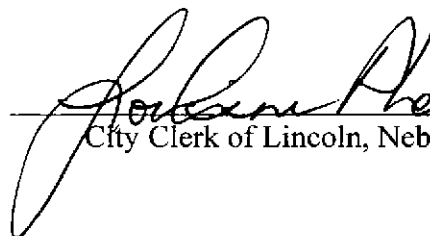
on December 22, 2023

CERTIFICATE

State of Nebraska)
) ss
County of Lancaster)

I, the undersigned, City Clerk of the City of Lincoln, Nebraska, do hereby certify that the within ordinance is the original Ordinance No. 21540 as passed by the City Council of said City, as indicated above, and as approved by the Mayor of said City and as the same appears of record in my office and is now in my charge remaining as City Clerk aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City of Lincoln, Nebraska this 13th day of December, 2023.



City Clerk of Lincoln, Nebraska

