



25-104
Annexation No. 25004

Introduce: 10-20-25

ORDINANCE NO. 21799

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

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

Section 1. That the land legally described as follows:

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 84 I.T., LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 84 I.T., SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF NORTHWEST 50TH STREET, SAID POINT BEING ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, WESTERLY, ON THE SOUTH LINE OF SAID LOT 84 I.T., SAID LINE BEING THE SOUTH LINE OF SAID NORTHWEST QUARTER, ON AN ASSUMED BEARING OF N89°57'53"W, A DISTANCE OF 1,070.93' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 38°20'48", A RADIUS OF 633.00', AN ARC LENGTH OF 423.65', A CHORD LENGTH OF 415.79', A TANGENT LENGTH OF 220.10', AND A CHORD BEARING OF N52°16'47"E TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 06°33'39", A RADIUS OF 567.00', AN ARC LENGTH OF 64.93', A CHORD LENGTH OF 64.89', A TANGENT LENGTH OF 32.50', AND A CHORD BEARING OF N36°23'13"E TO A POINT; THENCE S46°59'46"E, ON A NORTHEAST LINE OF SAID LOT 84 I.T., SAID LINE BEING A SOUTHWEST LINE OF NORTHWEST 52ND STREET RIGHT OF WAY, A DISTANCE OF 47.16' TO A POINT; THENCE N43°00'14"E, ON A NORTHWEST LINE OF SAID LOT 84 I.T., A DISTANCE OF 66.00' TO A POINT; THENCE N46°59'46"W, ON A SOUTHWEST LINE OF SAID LOT 84 I.T., SAID LINE BEING A NORTHEAST LINE OF SAID NORTHWEST 52ND STREET RIGHT OF WAY, A DISTANCE OF 47.16' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 38°29'40", A RADIUS OF 567.00', AN ARC LENGTH OF 380.94' ON A NORTHWEST LINE OF SAID LOT 84 I.T., SAID LINE BEING A SOUTHEAST LINE OF SAID WEST VINE STREET RIGHT OF WAY, A CHORD LENGTH OF 373.82', A TANGENT LENGTH OF 197.97', AND A CHORD BEARING OF N65°35'16"E TO A POINT; THENCE N84°50'06"E, ON A NORTH LINE OF SAID LOT 84 I.T., SAID LINE BEING A SOUTH LINE OF SAID VINE STREET RIGHT OF WAY, A DISTANCE OF 204.45' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 48°10'18", A RADIUS OF 89.50', AN ARC LENGTH OF 75.25' ON A NORTHEAST LINE OF SAID LOT 84 I.T., A CHORD LENGTH OF 73.05', A TANGENT LENGTH OF 40.01', AND A CHORD BEARING OF

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15 THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF
16 372,680.42 SQUARE FEET OR 8.56 ACRES, MORE OR LESS.
17

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

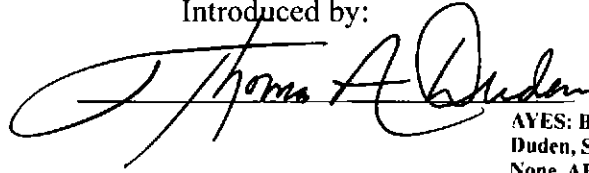
20 Section 2. That the "Corporate Limits Map" attached to and made a part of Ordinance No.
21 18208, be and it is hereby amended to reflect the above extension of the corporate limits boundary
22 of the City of Lincoln. Said map amendment is shown on Attachment "A" which is attached hereto
23 and made a part hereof by reference.

24 Section 3. That, pursuant to the Lincoln City Charter Article IV, Section 2a; Neb. Rev.
25 Stat. § 15-247 (Reissue 2012); and Neb. Rev. Stat. § 32-553, et seq. (Reissue 2016), the land
26 annexed above shall be assigned to City Council District #4.

27 Section 4. This ordinance shall be published, within fifteen days after the passage hereof,
28 in one issue of a daily or weekly newspaper of general circulation in the City, or posted on the
29 official bulletin board of the City, located on the wall across from the City Clerk's office at 555 S.
30 10th Street, in lieu and in place of the foregoing newspaper publication with notice of passage and
31 such posting to be given by publication one time in the official newspaper by the City Clerk. This
32 ordinance shall take effect and be in force from and after its passage and publication or after its

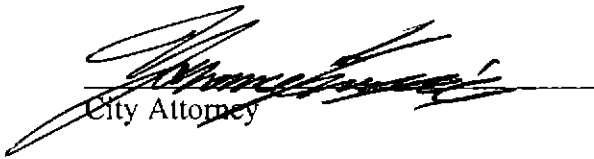
1 posting and notice of such posting given by publication as described herein and in the City Charter
2 provided.

Introduced by:



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

Approved as to Form & Legality:


City Attorney

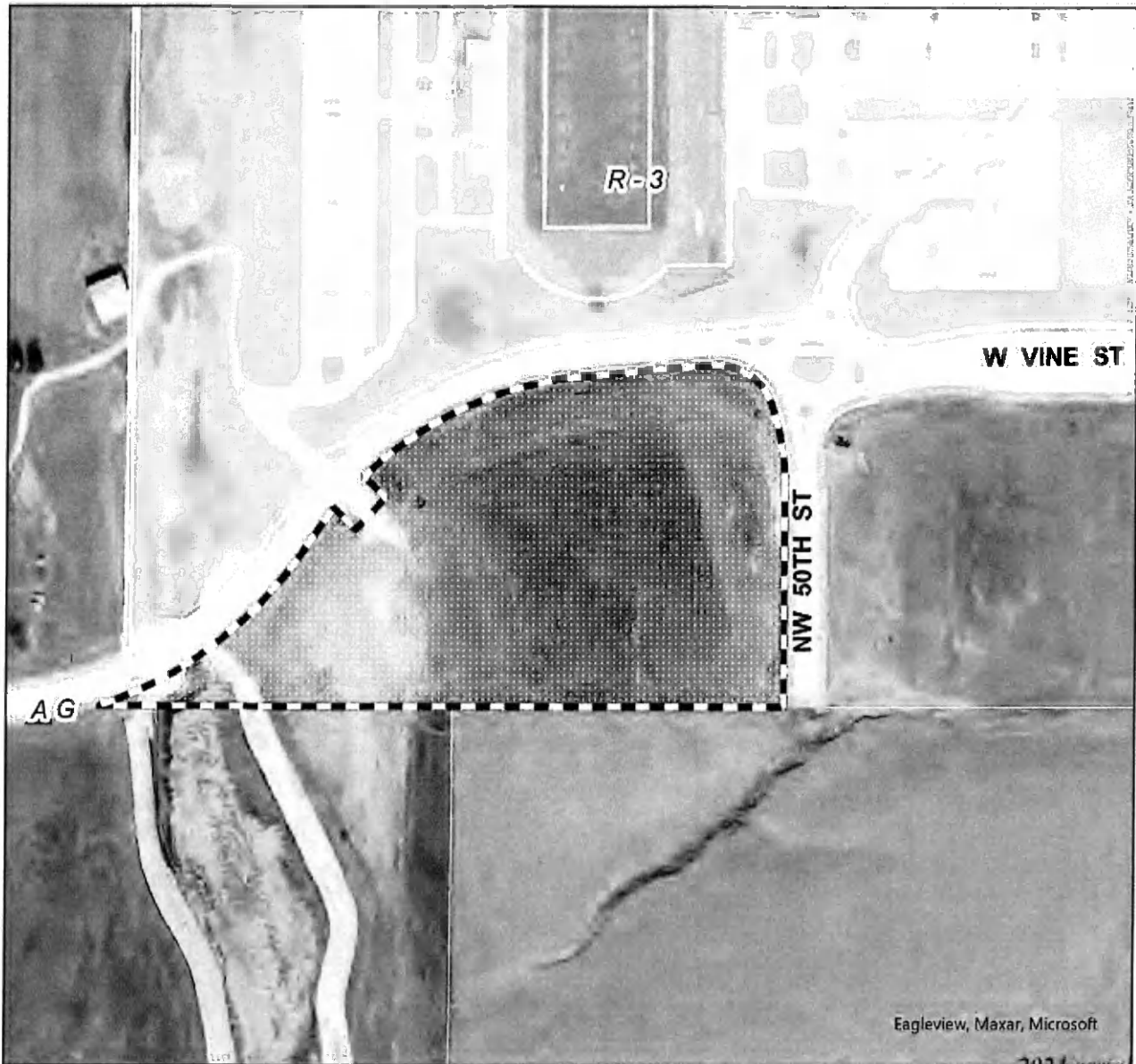
Approved this 7th day of Nov, 2025:


Mayor

PASSED

NOV 03 2025

BY CITY COUNCIL

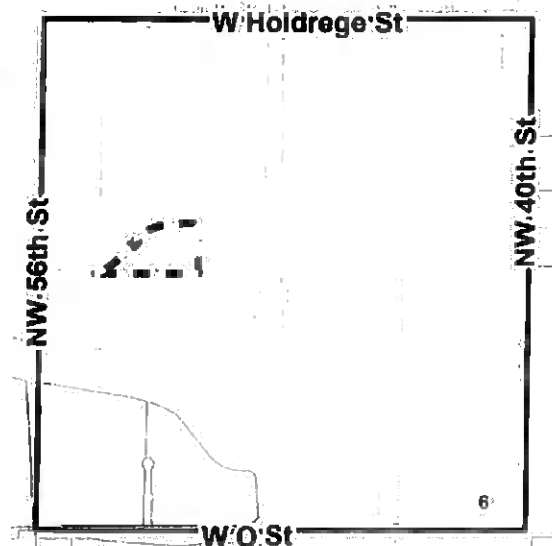
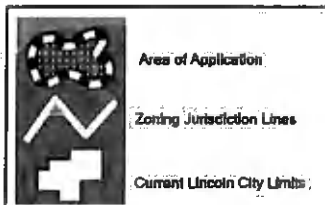


Annexation #: AN25004
NW 50th St & W Vine St

Zoning:

- R-1 to R-3 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-6 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. 19 T10N R06E



City Council Introduction: October 20, 2025
Public Hearing: October 27, 2025, 5:30 p.m.

Bill No. 25-104

PLANNING DEPARTMENT SUMMARY REPORT

TITLE: Annexation 25004 – to annex approximately 8.56 acres at NW 48th Street and W Vine Street.

PLANNING COMMISSION RECOMMENDATION:
Conditional Approval: (7-0: Ball, Cruz, Eddins, Feit, Joy, Rodenburg and Ryman Yost voting 'yes'; Campbell and Ebert absent)

APPLICANT CONTACT: DaNay Kalkowski

OPPONENTS: None present at the hearing

STAFF RECOMMENDATION: Conditional Approval

REASON FOR LEGISLATION:

This is a request for an annexation of approximately 8.56 acres, generally located west of the intersection at NW 48th Street & W Vine Street. A portion of the proposed area of annexation will be purchased by Lincoln Public Schools.

DISCUSSION / FINDINGS OF FACT:

1. The proposed Annexation 25004 (Bill #25-104) was heard before the Planning Commission on August 20, 2025, as part of the Consent Agenda, and, therefore, no one testified at the hearing. There is an associated annexation agreement that will be submitted by Law with this annexation application.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on pp. 3-4, concluding that the proposed annexation is compatible with the surrounding and developing area. The property is adjacent to the existing city limits to the north, east, and west, and is noted as Growth Tier 1, Priority A by the 2050 Comprehensive Plan. It complies with the Comprehensive Plan.
3. On August 20, 2025, the Planning Commission voted 7-0 (Campbell and Ebert absent) to recommend conditional approval of Annexation 25004, as set forth in the conditions of the staff report dated August 6, 2025.

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

DATE: October 10, 2025
DATE: October 10, 2025

F:\devreview\factsheets\CC\2025\August 20, 2025\AN25004



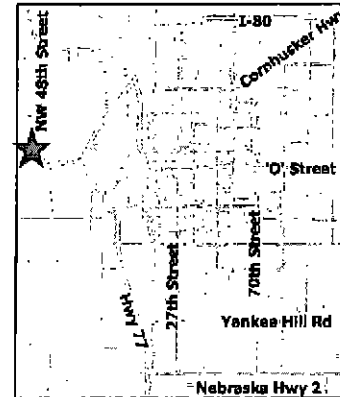
LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT
 FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Annexation 25004	FINAL ACTION? No	DEVELOPER/OWNER Ringneck Development, LLC
PLANNING COMMISSION HEARING DATE August 20, 2025	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION NW 48 th Street & W Vine Street

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for an annexation of approximately 8.56 acres, generally located west of the intersection at NW 48th Street & W Vine Street. The proposed area of annexation will become part of the Lincoln Public School's property.



JUSTIFICATION FOR RECOMMENDATION

The proposed annexation is compatible with the surrounding and developing area. The property is adjacent to the existing city limits to the north, east, and west, and is noted as Growth Tier 1, Priority A by the 2050 Comprehensive Plan. It complies with the Comprehensive Plan.

APPLICATION CONTACT

DaNay Kalkowski, (402) 435-6000 or danay@sk-law.com

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The 2050 Comprehensive Plan shows this property as Growth Tier 1, Priority A, which area areas that will have immediate access to infrastructure and are contiguous to City Limits. There are no current plans to rezone the property, which is zoned AG Agricultural. Any future change in zone will comply with the Future Land Use Map, Comprehensive Plan, and Lincoln Municipal Code.

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.

Figure GF.c - This site is shown in Tier 1, Priority A on the 2050 Priority Growth Area Map.

Fundamentals of Growth in Lancaster County

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.

Concurrency

The key to a successful community is the concurrent development of infrastructure proportionate to the development and need of the community — a balance between the need for infrastructure and the need to conserve resources.

Policies Section

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: There are existing sanitary sewer lines in W Vine Street and NW 52nd Street.
- B. Water: There are existing water lines in W Vine Street and the stub of NW 52nd Street.
- C. Roads: There is access via W Vine Street, and NW 52nd Street will eventually be extended through the site.
- D. Parks and Trails: There is an existing Pedestrian/Bicycle trail along the eastern side of NW 48th Street.
- E. Fire Protection: After annexation, fire protection will be provided by Lincoln Fire and Rescue (LFR) and police protection by the Lincoln Police Department. This development would be served by Fire Station 11 at NW 48th Street and W Adams Street, a distance of 1.79 miles away with an estimated response time of 2 minutes and 45 seconds, which meets the LFR goal of less than 4 minutes travel time.

ANALYSIS

1. This is a request for the annexation of approximately 8.56 acres of property located west of NW 50th Street & W Vine Street. The property is currently zoned AG Agricultural and is shown for future Commercial uses on the 2050 Future Land Use Map. It is contiguous to Lincoln city limits to the north and east (NW 50th Street).
2. The site is within Growth Tier 1, Priority A in the 2050 Comprehensive Plan. Tier 1 reflects the "Future Service Limit" of the City of Lincoln. Priority A includes areas outside city limits that will have immediate infrastructure access upon annexation and are appropriate for immediate annexation. In this case, the site will have access to water, sewer, roads, and emergency services upon annexation.
3. This request has been made in part to allow the Lincoln Public School (LPS) system to make use of the land. Lincoln Northwest High School is just north of W Vine Street, and LPS plans to purchase and use the subject property as part of their operations.
4. 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 should be no funds due to the district.
5. This request is consistent and compatible with the 2050 Comprehensive Plan. It is within Tier 1, Priority A of the growth tiers, will have access to City infrastructure, and is contiguous with the City of Lincoln limits.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Vacant/Undeveloped land AG Agricultural

SURROUNDING LAND USE & ZONING

North: Educational institution	R-3 Residential
South: Agricultural	AG Agricultural
East: Vacant/Undeveloped land	AG Agricultural
West: Agricultural	AG Agricultural

APPROXIMATE LAND AREA: 8.56 acres, more or less

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: City Council District 4

LEGAL DESCRIPTION: To annex approximately 8.56 acres on property legally described as Lot 84 I.T., located in the NW 1/4 of Section 19-10-6 East of the Principal Meridian, Lancaster County, Nebraska, generally located at NW 48th Street and W Vine Street.

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

Date: August 6, 2025

Applicant/Contact: DaMay Kalkowski

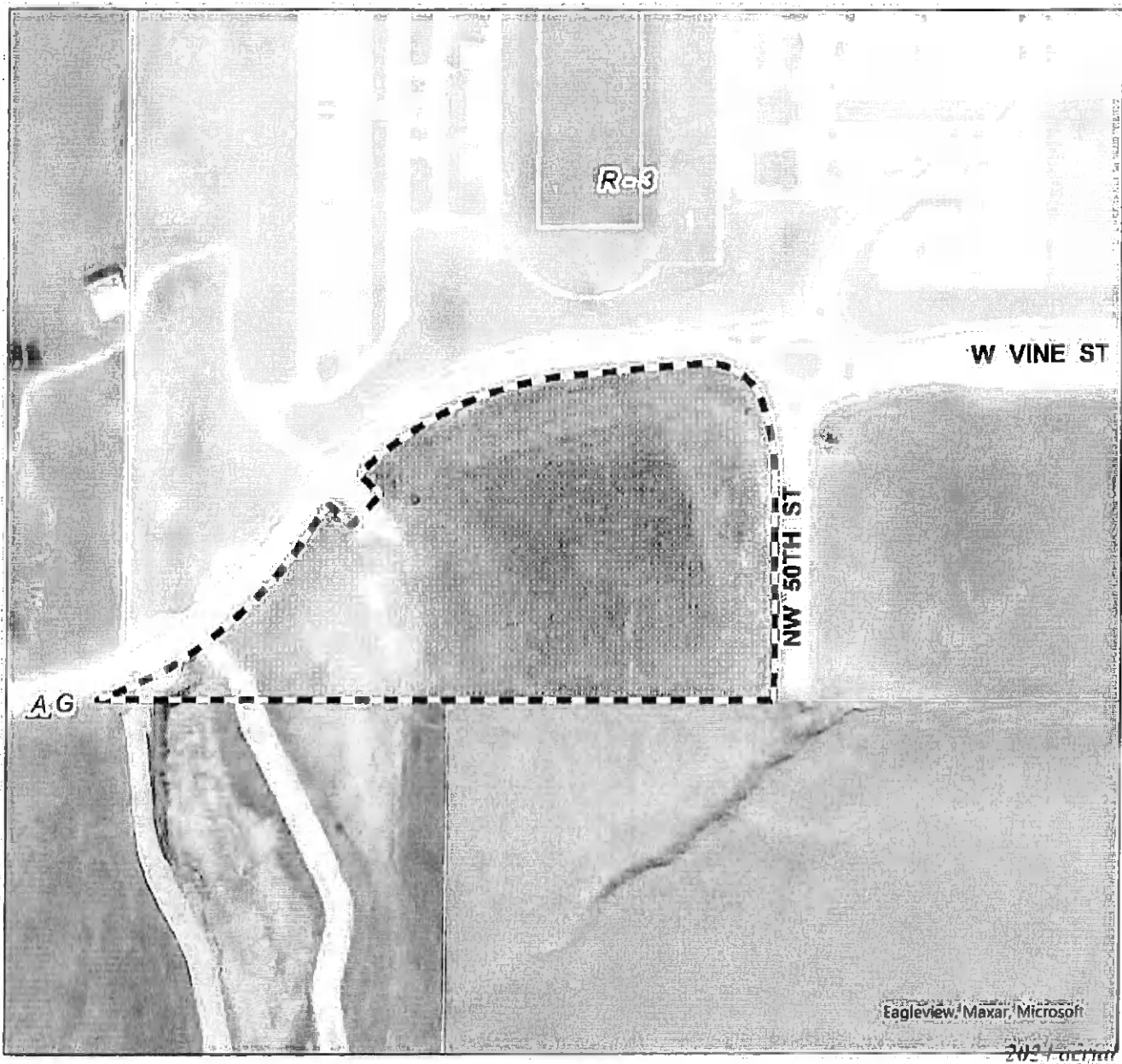
Owner: Ringneck Development, LLC

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/AN/25000/AN25004 I-80 West Lincoln Business Center Annexation.edm.docx>

CONDITIONS OF APPROVAL - ANNEXATION #25004

Before the City Council approves the annexation:

The applicant signs the amended annexation agreement



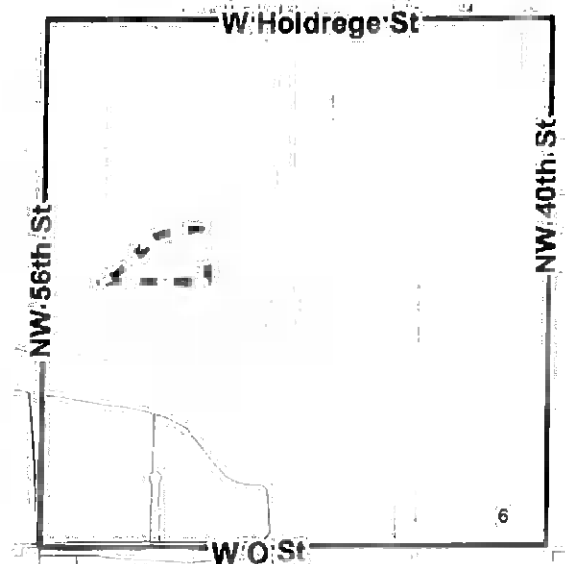
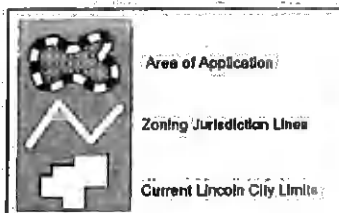
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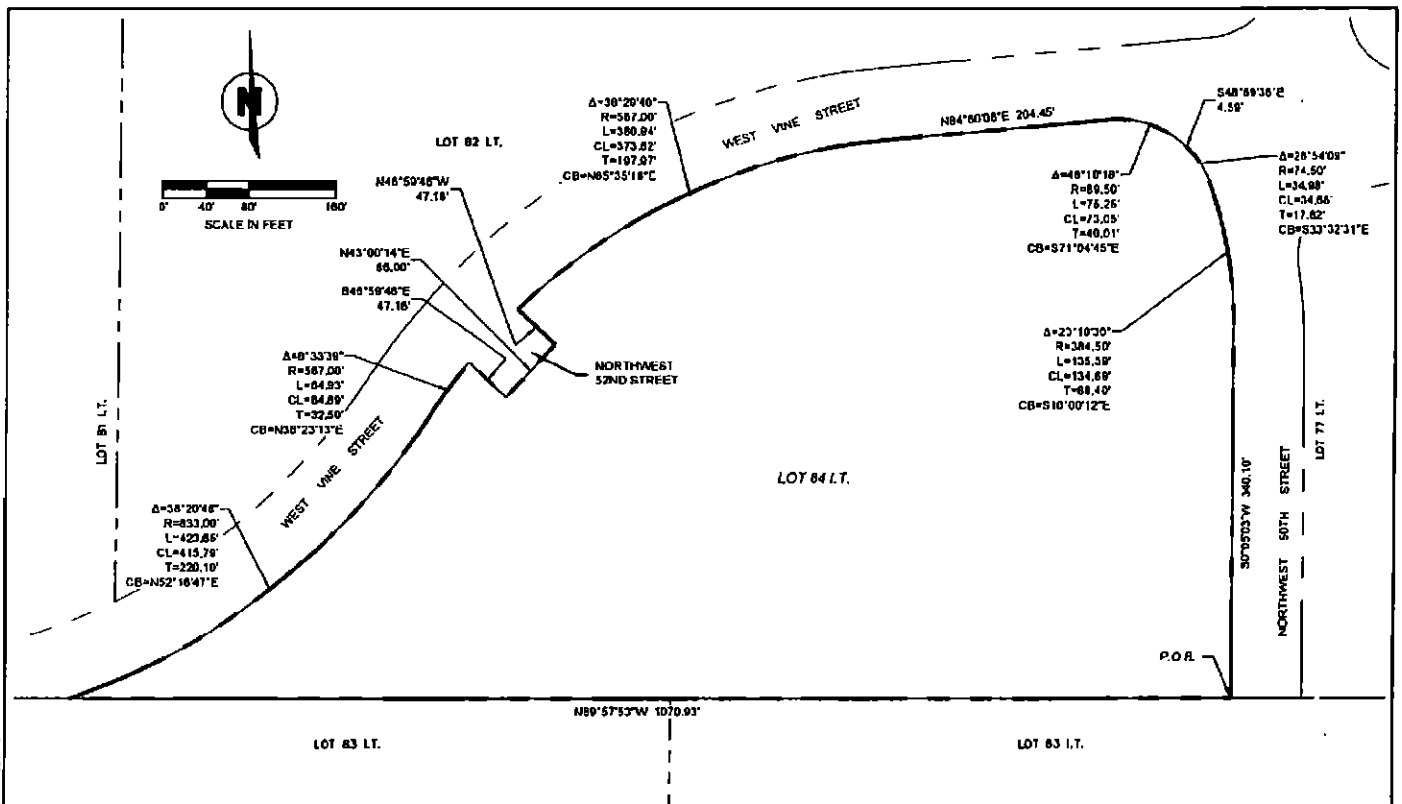


Zoning:

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. 19 T10N R06E





PROJECT NO: 025-03130
 DRAWN BY: ALB
 DATE: 7-22-2025

ANNEXATION LOT 84 LT., SEC 10, T10N, R6E

olsson
 201 P Street, Suite 200
 P.O. Box 5000
 Lincoln, NE 68501
 (402) 441-1000
 TEL: (402) 441-1001

1

LEGAL DESCRIPTION

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SEACREST & KALKOWSKI, PC, LLO

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

July 23, 2025

HAND DELIVERY

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

RE: I-80 West Lincoln Business Park Annexation

Dear David:

Our office represents Ringneck Development, LLC ("Owner"), owner of Lot 84 I.T., located in the Northwest Quarter of Section 19, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska (the "Property"), which includes approximately 8.56 acres. The Property is located south of W. Vine Street between NW 48th and NW 56th Streets. Owner is requesting annexation of the Property in order to facilitate a final plat that will subdivide the Property. The Property is contiguous to the City limits on the north.

Enclosed please find the following:

- a. Legal Description and Exhibit for the Annexation; and
- b. City of Lincoln Zoning Application.

We will be submitting separately a draft Amendment No. 2 to I-80 West Lincoln Business Center Conditional Annexation and Zoning Agreement. If you have any questions regarding the enclosed or need any additional information, please feel free to contact me or Brad Marshall at Olsson.

Very truly yours,

DANAY KALKOWSKI
For the Firm

Enclosures

ANNEXATION 25004

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

August 20, 2025

Members present: Ball, Cruz, Eddins, Feit, Joy, Rodenburg, and Ryman Yost. Campbell and Ebert absent.

The Consent Agenda consisted of the following items: Comprehensive Plan Amendment 25003, Change of Zone 25017, Annexation 25004, Special Permit 25019A and Use Permit 25005.

There were no ex parte communications disclosed.

There were no ex parte communications disclosed relating to site visit.

Eddins moved for approval of the Consent Agenda; seconded by Rodenburg

Consent Agenda approved 7-0: Ball, Cruz, Eddins, Ebert, Feit, Rodenburg, and Ryman Yost, voting "yes". Campbell and Ebert absent.

ORDINANCE NO. 21799

AN ORDINANCE Annexation 25004 - Application of Olsson to annex approximately 8.56 acres on property generally located at NW 48th Street and W Vine Street. **(Related Items: 25104, 25R-444)**

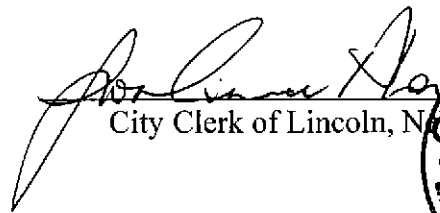
Read First Time	<u>October 20, 2025</u>
Read Second Time	<u>October 27, 2025</u>
Read Third Time	<u>November 3, 2025</u>
Passed	<u>November 3, 2025</u>
Published in	<u>Lincoln Journal Star</u>
on	<u>November 14, 2025</u>

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. 21799 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 5th day of November, 2025.


City Clerk of Lincoln, Nebraska

