



21876

26-45
Annexation No. 25006

Introduce: 06-01-26

ORDINANCE NO. **21876**

1 AN ORDINANCE annexing and including the below described land as part of the City of
2 Lincoln, Nebraska and amending the Corporate Limits Map attached to and made a part of
3 Ordinance No. 18208, to reflect the extension of the corporate limits boundary of the City of
4 Lincoln, Nebraska established and 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 LOT 28 I.T., LOCATED IN THE SOUTHEAST QUARTER OF
8 SECTION 13, TOWNSHIP 10 NORTH, RANGE 5 EAST, OF THE
9 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE
10 PARTICULARLY DESCRIBED AS FOLLOWS:

11
12 **BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT
13 28, SAID POINT BEING LOCATED AT THE INTERSECTION
14 OF THE WESTERLY 60.00' RIGHT-OF-WAY LINE OF
15 NORTHWEST 56TH STREET AND THE NORTHERLY 53.00'
16 RIGHT-OF-WAY LINE OF WEST HOLDREGE STREET;
17 THENCE IN A WESTERLY DIRECTION ON THE
18 NORTHERLY 53.00' RIGHT-OF-WAY LINE OF WEST
19 HOLDREGE STREET AND ON THE SOUTH LINE OF SAID
20 LOT 28 AND ON AN ASSUMED BEARING OF N89°30'17"W,
21 FOR A DISTANCE OF 1275.92' TO THE SOUTHWEST
22 CORNER OF SAID LOT 28, SAID POINT BEING LOCATED ON
23 THE WEST LINE OF THE SOUTHEAST QUARTER OF THE
24 SOUTHEAST QUARTER OF SAID SECTION 13; THENCE
25 N00°33'19"E ON THE WEST LINE OF THE SOUTHEAST
26 QUARTER OF THE SOUTHEAST QUARTER OF SAID
27 SECTION 13 AND ON THE WEST LINE OF SAID LOT 28, FOR
28 A DISTANCE OF 1266.07' TO THE NORTHWEST CORNER OF
29 SAID LOT 28, SAID POINT ALSO BEING THE NORTHWEST
30 CORNER OF THE SOUTHEAST QUARTER OF THE
31 SOUTHEAST QUARTER OF SAID SECTION 13; THENCE
32 S89°33'29"E ON THE NORTH LINE OF THE SOUTHEAST
33 QUARTER OF THE SOUTHEAST QUARTER OF SAID
34 SECTION 13 AND ON THE NORTH LINE OF SAID LOT 28,
35 FOR A DISTANCE OF 1273.49' TO THE NORTHEAST

1 CORNER OF SAID LOT 28, SAID POINT BEING LOCATED ON
2 THE WESTERLY 60.00' RIGHT-OF-WAY LINE OF
3 NORTHWEST 56TH STREET; THENCE S00°26'44"W ON THE
4 WESTERLY 60.00' RIGHT-OF-WAY LINE OF NORTHWEST
5 56TH STREET AND ON THE EAST LINE OF SAID LOT 28,
6 FOR A DISTANCE OF 1267.25' TO THE **POINT OF**
7 **BEGINNING** AND CONTAINING A CALCULATED AREA OF
8 37.07 ACRES, MORE OR LESS.

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

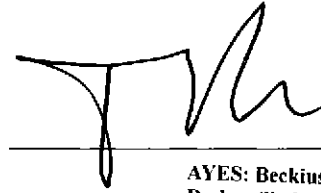
11 Section 2. That the "Corporate Limits Map" attached to and made a part of Ordinance No.
12 18208, be and it is hereby amended to reflect the above extension of the corporate limits boundary
13 of the City of Lincoln. Said map amendment is shown on Attachment "A" which is attached hereto
14 and made a part hereof by reference.

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

18 Section 4. This ordinance shall be published, within fifteen days after the passage hereof,
19 in one issue of a daily or weekly newspaper of general circulation in the City, or posted on the
20 official bulletin board of the City, located on the wall across from the City Clerk's office at 555 S.
21 10th Street, in lieu and in place of the foregoing newspaper publication with notice of passage and
22 such posting to be given by publication one time in the official newspaper by the City Clerk. This
23 ordinance shall take effect and be in force from and after its passage and publication or after its
24 posting and notice of such posting given by publication as described herein and in the City Charter
25 provided.
26

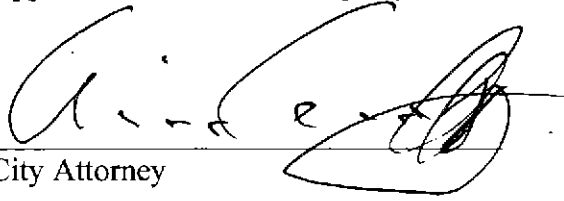
ORDINANCE NO. 21876]

Introduced by:



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

Approved as to Form & Legality:

C.A. 
City Attorney

PASSED

JUN 15 2026

BY CITY COUNCIL

Approved this 18th day of June, 2026:


Mayor



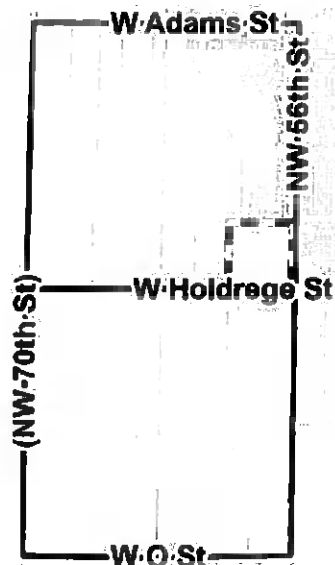
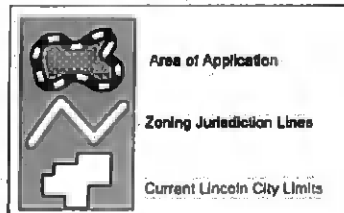
2024 aerial

**Annexation #: AN25006, Preliminary Plat #: PP25001, &
Change of Zone #: CZ25020 (AG to R-3)
West View Ridge
NW 56th St & W Holdrege St**

Zoning:

- | | |
|------------|--|
| R-1 to R-8 | Residential District |
| AG | Agricultural District |
| AGR | Agricultural Residential District |
| O-1 | Office District |
| O-2 | Suburban Office District |
| O-3 | Office Park District |
| R-T | Residential Transition District |
| B-1 | Local Business District |
| B-2 | Planned Neighborhood Business District |
| B-3 | Commercial District |
| B-4 | Lincoln Center Business District |
| B-5 | Planned Regional Business District |
| H-1 | Interstate Commercial District |
| H-2 | Highway Business District |
| H-3 | Highway Commercial District |
| H-4 | General Commercial District |
| I-1 | Industrial District |
| I-2 | Industrial Park District |
| I-3 | Employment Center District |
| P | Public Use District |

**Two Square Miles:
Sec.13 T10N R05E
Sec.24 T10N R05E**



City Council Introduction: June 1, 2026
Public Hearing: June 8, 2026, 3:00 p.m.

Bill No. 26-45

PLANNING DEPARTMENT SUMMARY REPORT

TITLE: Annexation 25006 –to annex approximately 37.07 acres, on property generally located at NW 56th Street and W Holdrege Street

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

APPLICANT CONTACT: Civil Design Group

OPPONENTS: No one testified at the hearing.

STAFF RECOMMENDATION: Conditional Approval

REASON FOR LEGISLATION:

This is a request for annexation associated with a change of zone from AG to R-3 Residential for property generally located at NW 56th Street and W Holdrege Street. The annexation and change of zone include an area of approximately 37 acres for development as R-3 Residential, with the annexation also including the adjacent right-of-way along W Holdrege Street. This application is associated with the application for Preliminary Plat #25001, which proposes the West View Ridge development with 128 single-family lots.

DISCUSSION / FINDINGS OF FACT:

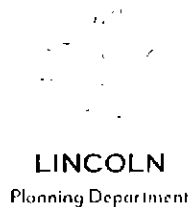
1. On September 17, 2025, the Planning Commission held a public hearing on this proposed Annexation 25006 (Bill #26-45), associated Change of Zone 25020 (Bill #26-46), and associated Preliminary Plat 25001. There is also an associated agreement (Bill #26R-267) with this request.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p. 3, concluding that this is a combined request for annexation and a change of zone, which is compatible with the developing area abutting city limits today. The area proposed for annexation is within the City's Future Service Limits and designated for future urban residential land uses. A full range of municipal services can be provided if annexed. A change of zone from AG to R-3 is consistent with the Future Land Use Map designation and compatible with surrounding development. Both requests comply with the Zoning Ordinance and are consistent with the Comprehensive Plan. The staff presentation can be found on pp.11-12.
3. Testimony on behalf of the applicant can be found on p. 12. There was no testimony in support or opposition of Annexation 25006. Planning Commission discussion with staff is found on p.12.
4. On September 17, 2025, the Planning Commission voted 7-0 (Ball and Ryman Yost absent) to recommend conditional approval of Annexation 25006, as set forth in the conditions of the staff report dated September 4, 2025.
5. On September 17, 2025, the Planning Commission voted 7-0 (Ball and Ryman Yost absent) to recommend conditional approval of associated Change of Zone 25020, as set forth in the conditions of the staff report dated September 4, 2025. The Planning Commission also voted 7-0 (Ball and Ryman Yost absent) to adopt Resolution PC-01954, approving associated Preliminary Plat 25001.

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

DATE: May 13, 2026

DATE: May 13, 2026

F:\dev\review\factsheets\CC\2025\September 17, 2025\AN25006



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 #25006
Change of Zone #25020

FINAL ACTION?
No

DEVELOPER/OWNER
Owner: Bartels Family Revocable Trust
Developer: Starostka-Lewis, LLC

PLANNING COMMISSION HEARING DATE
September 17, 2025

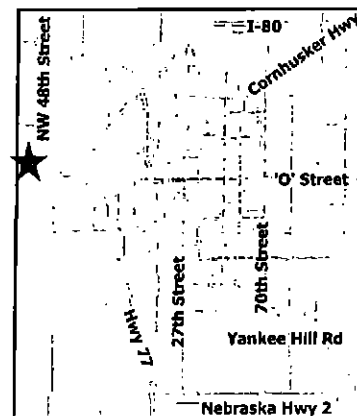
RELATED APPLICATIONS
PP25001

PROPERTY ADDRESS/LOCATION
NW 56th Street and W Holdrege Street

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a combined request for annexation and change of zone from AG to R-3 Residential for property generally located at NW 56th Street and W Holdrege Street. The annexation and change of zone include an area of approximately 37 acres for development as R-3 Residential, with the annexation also including the adjacent right-of-way along W Holdrege Street. This application is associated with the application for Preliminary Plat #25001, which proposes the West View Ridge development with 128 single family lots.



JUSTIFICATION FOR RECOMMENDATION

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

APPLICATION CONTACT

Mike Eckert, Civil Design Group, Inc.

STAFF CONTACT

Jacob Schlange, (402) 441-6362 or
jschlange@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The area proposed for annexation is consistent with the City's policy for annexation. The location is shown as Tier 1, Priority B on the 2050 Growth Tier Map. The property is designated for future urban residential land uses on the Future Land Use Map. The proposed R-3 zoning is compatible with the 2050 Comprehensive Plan. These requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan while providing additional dwelling units for the developing area.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

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

Land Use Plan - Urban Residential. Residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling unit per acre. All types of housing are appropriate here, from detached single family, duplex and missing middle, to higher density multi-family. Undeveloped areas shown as Urban Residential may also include neighborhood-scale commercial and other compatible uses that will be added to the map after approval of development plans.

Figure GF.c - This site is shown in Tier 1, Priority B 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: Public sanitary sewer can be extended to serve this development.
- B. Water: Public water can be extended to serve this development.
- C. Roads: All streets within the development are local streets and will be constructed by the developer as part of the development. NW 56th Street to the east is a minor arterial improved to urban standards. W Holdrege to the south is currently a gravel road, to be paved as a condition of the Annexation Agreement.
- D. Parks and Trails: There are no parks shown for this property in the Comprehensive Plan. A future bicycle/pedestrian trail is shown running south to north along the eastern edge of the property.
- E. Fire Protection: The property is currently in the Malcolm Rural Fire District. 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 4600 W Adams, a distance of 1.52 miles away, with an estimated response time of 2 minutes and 47 seconds, well within the LFR goal of less than 4 minutes of travel time.

ANALYSIS

1. This is a combined request for both an annexation and change of zone for property located northwest of NW 56th Street and W Holdrege Street. The subject property is approximately 37 acres, and the annexation includes the adjacent right-of-way along W Holdrege Street. The proposed change of zone is from AG Agriculture to R-3 Residential. The applications for annexation and change of zone are associated with Preliminary Plat #25001, which proposes a residential development of 128 single family homes.
2. The proposed annexation and rezoning of the area will continue to 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 on the Future Land Use Map, and the proposal is consistent with ongoing residential growth currently developing in this area of the city.
3. The area proposed for annexation is located within Tier 1, Priority B on the 2050 Growth Tier Map. This includes areas designated for development in the first half of the planning period and which are generally contiguous to existing development and should be provided with basic infrastructure as they develop. Existing municipal services, including water and sanitary sewer, are present in adjacent neighborhoods and could be extended to this property. As noted in the PlanForward 2050 Growth Framework section, Priority B areas move to Priority A upon approval of development plans. Following approval of this proposed annexation, the 2050 Priority Growth Area map will be updated to show this area as Priority A.
4. The property is in the Malcolm Rural Fire District. The current City contribution to the Rural Fire District is \$0.00. Lincoln Fire and Rescue indicates that this property can be served by Fire Station 11 with an estimated response time of 2 minutes and 47 seconds.
5. The proposed R-3 zoning for future residential lots is compatible with the adjacent land uses, as there are existing single family residential neighborhoods to the north and east which are also zoned R-3.
6. As part of an annexation agreement with the City, the developer will agree to pave W Holdrege Road from NW 56th Street to the western edge of the property. The details of the improvement have yet to be concluded.

CONDITIONS OF APPROVAL: Before these requests are scheduled for City Council consideration, the owner(s) will enter into an annexation agreement with the City of Lincoln.

EXISTING LAND USE & ZONING: Pasture/Grassland AG Agricultural Zoning

SURROUNDING LAND USE & ZONING

North: Single family residential and open space	R-3 Residential
South: Pasture/Grassland; Agricultural Production	AG Agricultural
East: Single family residential	R-3 Residential
West: Pasture/Grassland	AG Agricultural

APPROXIMATE LAND AREA: 37.07 acres more or less

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #4

LEGAL DESCRIPTION: Lot 28 I.T. and adjacent right-of-way, located in the southeast quarter of Section 13, Township 10 North, Range 5 East, of the 6th P.M., Lancaster County, Nebraska.

Prepared by Jacob Schlange, Planner
(402) 441-6362 or jschlange@lincoln.ne.gov

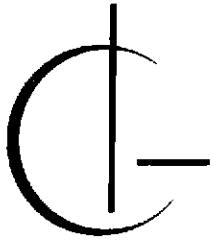
Date: September 4, 2025

Applicant: Starostka-Lewis, LLC

Contact: Mike Eckert, Civil Design Group, Inc.

Owner: Bartels Family Revocable Trust

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/AN/25000/AN25006, CZ25020 West View Ridge.jrs.docx>



Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

August 20, 2025

Mr. David Cary, Director of Planning
City of Lincoln /Lancaster County
555 South 10th Street, Room 213
Lincoln, NE 68508

Re: Application for a R-3 Preliminary Plat, Change of Zone from AG to R-3 and Annexation for 37.07 acres of land located on the NW corner of NW 56th St and W. Holdrege, to be know as West View Ridge. CDG Project #2025-0056.

Dear Mr. Cary:

On behalf of Lewis-Starostka, LLC we submit the enclosed application for a preliminary plat, change of zone and annexation on 37.07 acres on NW corner of NW 56th Street & W. Holdrege. This project proposes 128 single family lots.

We propose extending an 8" sanitary sewer main, at the developer costs, from its termination point at NW 52nd St & W. Holdrege St the site was shown via W. Holdrege St and NW 56th St ROW as shown on the attached Exhibit 1. We also propose, at the developers cost, the creation of a redundant internal water service system for the site via the connections to three existing mains adjacent to the site at NW 57th St, NW 58th St & W. Lonesome Dove Ln as shown on the attached Exhibit 1. We are committing to making the three water main connections with the initial phase of the project.

With this preliminary plat we are requesting the following waivers:

1. To Title 26, Section 26.15.020 to waive the information on or accompanying a preliminary plat. The following information shall be submitted with future amendments: Stormwater Detention and Water Quality calculations, Grading and Drainage plans. We are continuing work with Watershed Management on the preliminary design of these items completed.
2. To Design Standards, Chapter 2.00, Section 3.3.6 to allow sanitary sewer to run opposite to the street grades. This waiver is needed due the topography this site that had a large crest in the center of the property. The paving profiles show the area where sewer has to run opposite the street grades to provide gravity sewer service to the entire site. Maximum grading cuts on the site to obtain the gravity sewer system do not exceed 14'.

With this application we submit the following items:

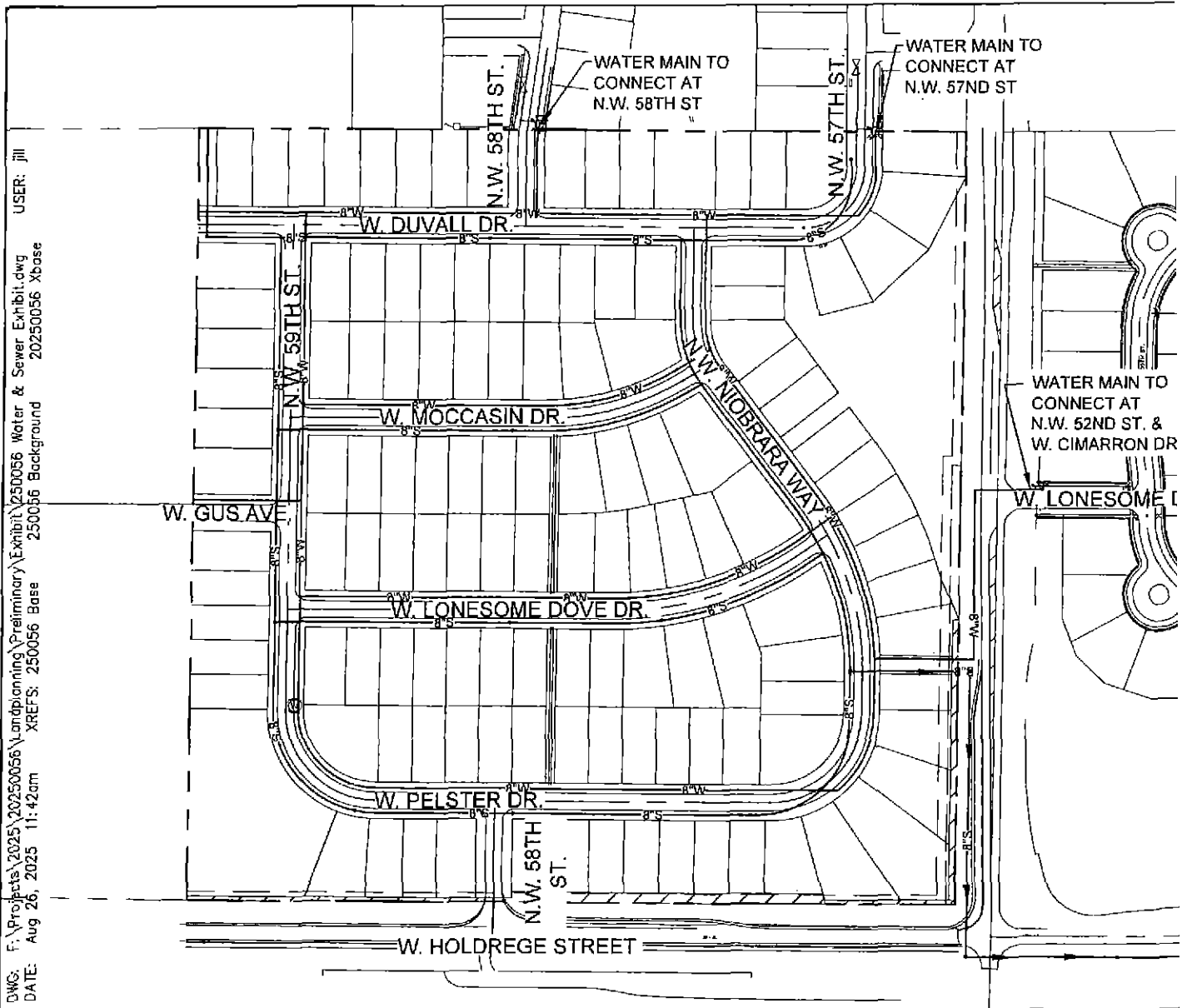
Application for a Preliminary Plat, Change of Zone & Annexation
Community Unit Fee Fee of \$5,254.00
Change of Zone fee of \$1,142.00
All plan sheets, uploaded via Project Dox

I hope that this letter, exhibits and plans set assists you in reviewing this application. Please feel free to call me at (402) 434-8494 with any questions you may have.

Sincerely,

Mike Eckert, AICP

cc: Lewis-Starostka, LLC

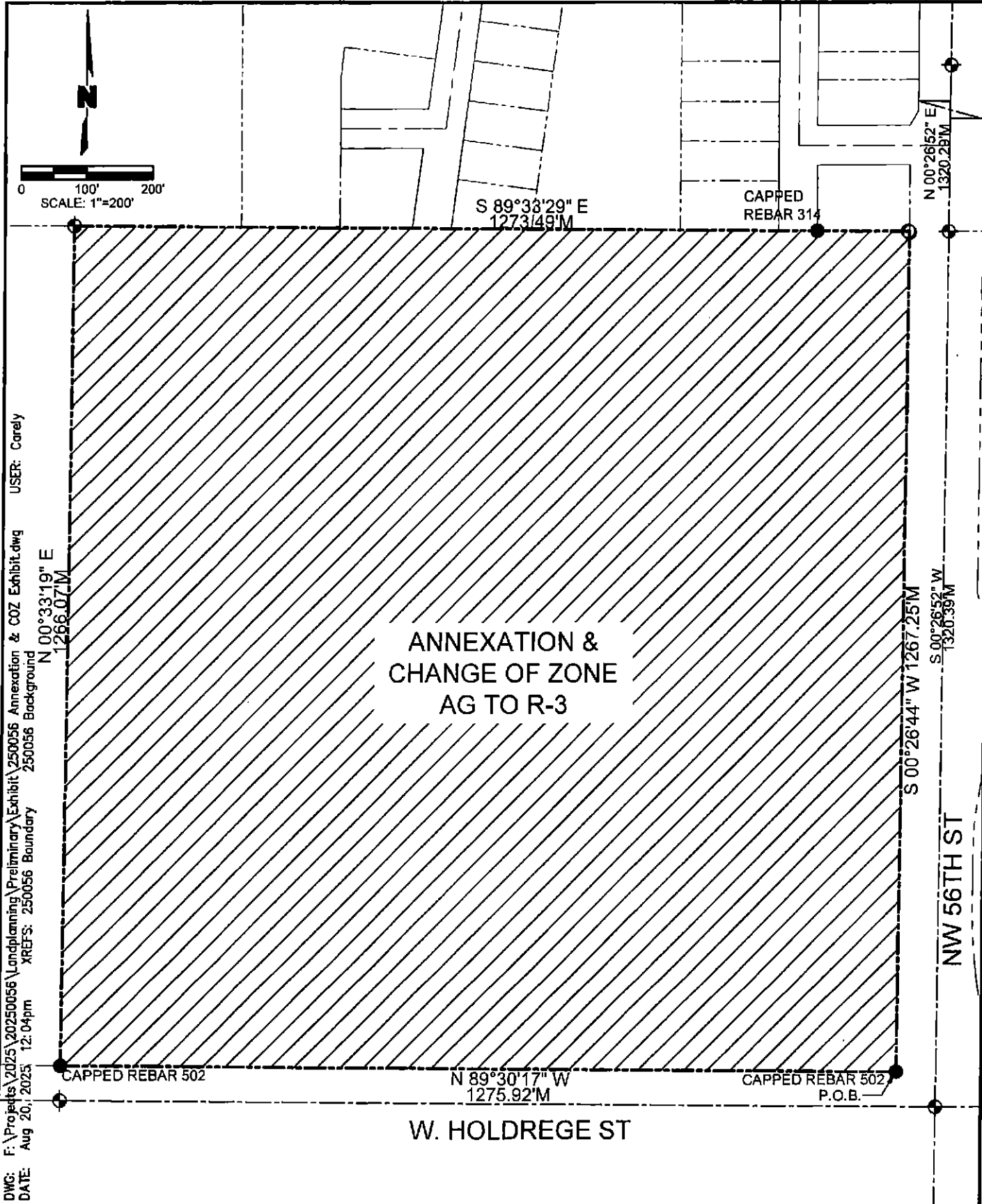


DWG: F:\Projects\2025\20250056\Landplanning\Preliminary\Exhibit\250056 Water & Sewer Exhibit.dwg
 DATE: Aug 26, 2025 11:42am XREFS: 250056 Base 250056 Background 20250056 Xbase
 USER: jll

drawn by: JDS
 checked by: -
 project no.: 2025-0056
 date: 08/26/2025

SANITARY SEWER & WATER MAIN CONNECTION EXHIBIT WEST VIEW RIDGE LINCOLN, NEBRASKA





DWG: F:\Projects\2025\20250056\Landplanning\Preliminary\Exhibit\250056 Annexation & COZ Exhibit.dwg
 DATE: Aug 20, 2025 12:04pm
 USER: Carely
 XREFS: 250056 Boundary

drawn by: CAO
 checked by: -
 project no.: 2025-0056
 date: 08/19/2025

**ANNEXATION &
 CHANGE OF ZONE
 WEST VIEW RIDGE
 LINCOLN, NEBRASKA**



Civil Design Group, Inc.
 8535 EXECUTIVE WOODS, DR., SUITE 200
 Lincoln, Nebraska 68512
 Ph. 402-434-8484 Fax 866-215-8747
 www.civilg.com

CONSULTING ENGINEERS • LAND USE PLANNERS
 CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

EXHIBIT
 1
 OF
 2

LEGAL DESCRIPTION:

Metes and bounds description of Lot 28 of Irregular Tracts, located in the Southeast Quarter of the Southeast Quarter of Section 13, Township 10 North, Range 5 East, of the 6th P.M., Lancaster County, Nebraska, and more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 28, said point being located at the intersection of the Westerly 60.00' Right-of-Way line of Northwest 56th Street and the Northerly 53.00' Right-of-Way line of West Holdrege Street; thence in a Westerly direction on the Northerly 53.00' Right-of-Way line of West Holdrege Street and on the South line of said Lot 28 and on an assumed bearing of N89°30'17"W, for a distance of 1275.92' to the Southwest corner of said Lot 28, said point being located on the West line of the Southeast Quarter of the Southeast Quarter of said Section 13; thence N00°33'19"E on the West line of the Southeast Quarter of the Southeast Quarter of said Section 13 and on the West line of said Lot 28, for a distance of 1266.07' to the Northwest corner of said Lot 28, said point also being the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 13; thence S89°33'29"E on the North line of the Southeast Quarter of the Southeast Quarter of said Section 13 and on the North line of said Lot 28, for a distance of 1273.49' to the Northeast corner of said Lot 28, said point being located on the Westerly 60.00' Right-of-Way line of Northwest 56th Street; thence S00°26'44"W on the Westerly 60.00' Right-of-Way line of Northwest 56th Street and on the East line of said Lot 28, for a distance of 1267.25' to the **POINT OF BEGINNING** and containing a calculated area of 37.07 acres, more or less.

Subject to any and all easements, reservations, restrictions and conveyances of record.

DWG: F:\Projects\2025\20250056\Landplanning\Exhibit\250056 Annexation & COZ Exhibit.dwg
DATE: Aug 20, 2025 12:15pm XREFS: 250056 Boundary 250056 Background USER: Carey

drawn by: CAO
checked by: -
project no.: 2025-0056
date: 08/19/2025

**ANNEXATION &
CHANGE OF ZONE
WEST VIEW RIDGE
LINCOLN, NEBRASKA**



Civil Design Group, Inc.
8535 EXECUTIVE WOODS, DR., SUITE 200
Lincoln, Nebraska 68512
Ph. 402-434-8494 Fax 866-215-8747
www.civildg.com

CONSULTING ENGINEERS • LAND USE PLANNERS
CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

EXHIBIT

2
OF
2

ANNEXATION 25006 AND CHANGE OF ZONE 25020

ANNEXATION 25006 - TO ANNEX APPROXIMATELY 37.07 ACRES ON PROPERTY GENERALLY LOCATED AT NW 56TH STREET AND W HOLDREGE STREET.

AND

CHANGE OF ZONE 25020- TO CHANGE THE ZONE FROM AG (AGRICULTURAL) TO R-3 (RESIDENTIAL) FOR APPROXIMATELY 37.07 ACRES, ON PROPERTY GENERALLY LOCATED AT NW 56TH STREET AND W HOLDREGE STREET.

AND

PRELIMINARY PLAT 25001- TO PLAT 128 SINGLE FAMILY LOTS AS PART OF WEST VIEW RIDGE, A PROPOSED RESIDENTIAL SUBDIVISION, ON PROPERTY GENERALLY LOCATED AT NW 56TH STREET AND W HOLDREGE STREET

PUBLIC HEARING AND ACTION:

SEPTEMBER 17, 2025

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

Staff Recommendation:

Conditional Approval for Annexation 25006

Approval for Change of Zone 25020

Conditional approval for Preliminary Plat 25001

There were no ex-parte communications disclosed.

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

Staff Presentation-

Jacob Schlange, Planning Department, 555 S. 10th Street, Suite 213, Lincoln, NE, came forward and presented information regarding a request for annexation and change of zone for approximately 37 acres located northwest of West Holdridge and Northwest 56th Street, including adjacent right-of-way along West Holdridge Street. The proposed change of zone is from AG (Agricultural) to R3 (Residential), facilitating new single-family residential development at urban densities contiguous with existing city limits. Schlange noted that the site has access to public utilities, and municipal services, including water and sanitary sewer, could be extended from adjacent neighborhoods. He added that the proposed R3 zoning is compatible with surrounding neighborhoods and would accommodate single-family homes.

Schlange explained that as part of the annexation agreement, the developer will pave West Holdridge Road from Northwest 56th Street to the western edge of the property, with details still under discussion. He then provided an overview of the preliminary plat, which proposes 128 single-family homes under R3 zoning. Although initially submitted as a Community Unit Plan (CUP), the applicant revised the request to a preliminary plat, as all proposed dwellings are single-family residences, and the CUP was deemed unnecessary. Condition references in the plan were updated to reflect the change from CUP to preliminary plat.

Schlange identified two waivers associated with the preliminary plat. The first allows the sanitary sewer to run opposite the street grades, necessary due to a central crest in the property's topography and recommended for approval by LTU Wastewater. The second waiver reduces the centerline radius of a C1 curve to 100 feet (rather than the required 150 feet) to minimize tree removal and maximize green space and detention capacity

in Outlot C. He noted that LTU approval will be required at the time of final plan submission, as the grading and drainage plan has not yet been submitted.

Finally, Schlange noted a change to Condition 2.1.13 regarding an eastbound left-turn lane at West Holdridge and Northwest 56th Street. The applicant was not in agreement as of that morning, and discussions with LTU are ongoing. The updated resolution allows for an eastbound left-turn lane unless an alternate design is approved by the City of Lincoln. Schlange concluded by stating he could answer any questions from the Commission.

Applicant Presentation-

Mike Eckert, Civil Design Group, 8535 Executive Woods Drive, Suite 200, Lincoln, NE, came forward and addressed the Commission in follow-up to Schlange's presentation. Eckert noted that the project is straightforward and confirmed agreement with Schlange's explanation. Eckert stated that the application was revised back to a preliminary plat because all proposed lots meet minimum lot size requirements, and the development will include either single-family or attached townhome lots. Eckert noted that this is one of the first preliminary plats submitted in 2025.

Eckert addressed the two minor waivers, indicating that discussions with LTU are ongoing. Eckert also noted continued coordination regarding the design of Holdridge Street, particularly concerning the left-turn lane from the west, due to the adjacent land being in a different drainage basin and unlikely to develop for decades. He concluded by stating he would be happy to answer any questions from the Commission.

Staff Questions-

Campbell asked for clarification regarding the existing buildings on the site.

Eckert responded that, according to the preliminary plat layout, all existing buildings are scheduled to be removed. He noted that the client is expected to close on the property toward the end of the month and will proceed with obtaining demolition permits to remove the structures, including the existing house, from the site.

Proponents:

No one approached in support.

Neutral:

No one approached in a neutral capacity.

Opposition:

No one approached in opposition.

ANNEXATION 25006, CHANGE OF ZONE 25020, AND PRELIMINARY PLAT 25001

ACTION BY PLANNING COMMISSION:

SEPTEMBER 17, 2025

Campbell moved to close the public hearing; seconded by Eddins. Motion carried 7-0: Campbell, Cruz, Ebert, Eddins, Feit, Joy, Rodenburg voting "yes"; Ball and Ryman Yost absent.

Campbell moved to approve Annexation 25006; seconded by Eddins. Motion carried 7-0: Campbell, Cruz, Ebert, Eddins, Feit, Joy, Rodenburg voting "yes"; Ball and Ryman Yost absent.

Campbell moved to approve Change of Zone 25020; seconded by Eddins. Motion carried 7-0: Campbell, Cruz, Ebert, Eddins, Feit, Joy, Rodenburg, voting "yes"; Ball and Ryman Yost absent.

Campbell moved to approve Preliminary Plat 25001; seconded by Eddins. Motion carried 7-0: Campbell, Cruz, Ebert, Eddins, Feit, Joy, Rodenburg voting "yes"; Ball and Ryman Yost absent.

Chair Joy asked if there was any further discussion, noting that the matter appears to be straightforward and well-defined.

Eddins noted her appreciation that the proposal included relatively few waivers, indicating that the project largely aligns with standard requirements and regulations.

Chair Joy agreed, commenting that it is encouraging to see a project of this nature with minimal waivers and expressing her approval of the presentation.

Motion for approval of Annexation 25006, Change of Zone 25020, and Preliminary Plat 25001 carried 7-0: Campbell, Cruz, Eddins, Ebert, Feit, Joy, Rodenburg, voting 'yes'. Ball and Ryman Yost absent.

ORDINANCE NO. 21876

AN ORDINANCE Annexation 25006 - Application of Lewis-Starostka, Inc., to annex approximately 37.07 acres on property generally located at NW 56th Street and W. Holdrege Street.

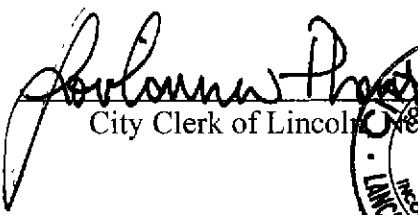
Read First Time	<u>June 1, 2026</u>
Read Second Time	<u>June 8, 2026</u>
Read Third Time	<u>June 15, 2026</u>
Passed	<u>June 15, 2026</u>
Published in	<u>Lincoln Journal Star</u>
on	<u>June 26, 2026</u>

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. **21876** 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 17th day of June, 2026.


City Clerk of Lincoln, Nebraska

