



Lincoln-Lancaster County
**PLANNING AND
DEVELOPMENT**

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

APPLICATION NUMBER	FINAL ACTION?	DEVELOPER/OWNER
Change of Zone #07060F	No	Lincoln Federal Bancorp, Inc.
PLANNING COMMISSION HEARING DATE	RELATED APPLICATIONS	PROPERTY ADDRESS/LOCATION
September 16, 2026	None	Southeast corner of S 40 th Street & Yankee Hill Road.

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for an amendment to Change of Zone #07060E for the Wilderness Heights Planned Unit Development (PUD). to revise a portion of undeveloped residential lots from single family to townhome lots and decrease lot area requirements for single family detached lots. The amendment includes an increase in the allowed PUD density by 64 additional dwelling units for a new total of 385 single family dwelling units, with associated waivers to lot area, lot width, and setbacks associated with providing townhome and smaller detached single-family lots. It is generally located at the southeast corner of S 40th Street and Yankee Hill Road



JUSTIFICATION FOR RECOMMENDATION

The amendment within the PUD is justified as the modification is related to an undeveloped area of the PUD . The associated waivers are consistent with revising lots to serve for additional townhome lots, increasing the density of the overall PUD but still compatible with the surrounding mix of multifamily, townhome, and single family detached lots.

APPLICATION CONTACT

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STAFF CONTACT

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COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The 2050 Comprehensive Plan designates this area as future urban residential on the 2050 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 additional townhome lots are consistent with the R-3 PUD area and developing single family and townhome lots within the PUD.

WAIVERS

1. To reduce the minimum lot area to 5,000 square feet for single family dwellings and to 2,300 square feet for two-family & townhome lots. (Recommend Approval)
2. To reduce the minimum lot width to 23 feet for two-family & townhome lots. (Recommend Approval)

3. To reduce the side yard setback to 0 feet if party wall for two-family & townhome lots. (Recommend Approval)
4. To reduce the rear yard setback to 20 feet for two-family & townhome lots. (Recommend Approval)

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future urban residential 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 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.

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.

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).

New growth areas will have an average gross residential density of 4.0 du/acre.

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.

Elements Section

E1: Complete Neighborhoods and Housing

A complete neighborhood is more than housing – great neighborhoods combine all the elements of parks, education, commercial areas, environmental resources, and housing together in one place.

A complete neighborhood is one where residents have safe and convenient access to goods and services needed for daily life activities.

Figure E1.a: Strategies for Design, Sustainability and Complete Neighborhoods in Developing Areas

1. Encourage a mix of compatible land uses to develop more complete neighborhoods:
 - a. Similar uses on the same block face: residential faces residential.
 - b. Similar housing densities developed near each other: single-family and “missing middle” residential (3-12 units) scattered throughout with higher density residential (more than 12 units) near the neighborhood edge or clustered near commercial centers.
 - c. Non-residential uses, including parking lots, should be screened from residential areas.
 - d. Locate Commercial Centers so as residents can safely access essential goods and services (i.e. not located across arterial streets) and no more than a 15-minute walk from all residences.
2. Require sidewalks on both sides of all streets.
3. Encourage locations within neighborhoods to grow local food.
4. Plan for residences to be located within 1 mile to an existing or planned multi-use trail.
5. Plan for residences to be located within 1/2 mile to an existing or planned neighborhood park.
6. Integrate transit stops into developing neighborhoods and within a ½ mile distance from residences.
7. Encourage employment areas to be within a 15-minute walking distance to residences.
8. Plan for elementary or middle schools to be within a 15-minute walking distance to residences.
9. Encourage pedestrian orientation with parking at rear of residential and neighborhood commercial uses.
10. Develop shorter block lengths to provide multiple connections across residential and commercial areas.
11. Provide pedestrian connections when maximum block lengths are exceeded.
12. Encourage shared City and School facilities (aka SPARKS).
13. Provide adequate curb space to allow for on-street parking.
14. Encourage alley access and shared driveways to reduce interruptions to pedestrians, to preserve on street parking capacity, and to reduce automobile conflict points.
15. Support preservation or restoration of natural areas, and limit stream or drainageway crossings.

Developing Neighborhoods

Developing neighborhoods should have a variety of housing types and sizes, plus commercial and employment opportunities.

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.

CLIMATE ACTION PLAN SPECIFICATIONS:

p. 11 Key Initiative – Transition to Low-Carbon Energy.

- Continue incentive-based (residential, commercial, or industrial) programs promoting the installation of renewable energy systems. Incentives may include offering rebates on purchasing equipment, attractive net metering pricing, tax incentives, height allowances, setback, and area-based incentives, expedited permitting, and others.

ANALYSIS

1. This is a request to amend the Change of Zone #07060E for the Wilderness Heights Planned Unit Development (PUD) to modify areas of undeveloped single-family lots to also include townhome lots. This amendment increases the overall density allowed in the PUD by 64 dwelling units, totaling 385 single family lots. The 152.8-acre Wilderness Heights PUD was approved in 2008 located at the southeast corner of S 40th Street & Yankee Hill Road allowing a mix of B-2 Commercial, O-3 Office along Yankee Hill Road and S 40th Street. The PUD includes a mix of residential dwelling types including R-3 PUD with single family and townhome lots, along with multifamily residential zoned R-5 PUD along S 40th Street.
2. The proposed amendment would modify an existing area which is not yet developed and still within a larger Outlot C but primarily surrounded by the developing residential within this PUD to the north, east and west. To the south is the Southwood Lutheran Church zoned R-4 Residential and not within this PUD boundary.
3. With this amendment, the approved layout for the existing Outlot C, which includes multiple blocks was originally designed for single family lots, now revised for various blocks to include smaller single family

detached and townhome lots. The amendment is specifically related to Blocks 4-7, 13, 15-16 on the approved PUD site plan, but propose waivers will be for all R-3 lots in the PUD. With this, the shown R-3 lots in the PUD would be increased from 279 to 358. The applicant includes an additional 64 units to meet this density and includes 27 additional unassigned lots for the future, totaling 385 R-3 single family lots. This increase brings the total allowed dwelling units within the entire PUD to 1,516 including both single and multifamily dwelling areas. There is no proposed increase in multifamily dwelling units with this amendment.

4. With the amendment for lot revisions the applicant is requesting the following waivers:

- a. To LMC 27.62.020(a) to reduce the minimum lot area from 6,000 to 5,000 SF for single family dwellings and 2,300 SF for two-family & townhome lots.

This waiver is justified as the request is to provide both smaller detached single family and townhome lots which would not be permitted without a decrease in the minimum lot area. Since townhomes are not allowed by right in R-3, a waiver is needed to allow the proposed lot area for townhome dwellings. This waiver is consistent with the surrounding urban residential within the PUD and allows for a variety of housing styles and sizes with the development.

- b. To LMC 27.62.020(a) to reduce the minimum lot width to 23 feet for two-family & townhome lots.

This waiver is consistent with a townhome lot layout and typical for townhome lots found across the city as the lot is often as wide as the dwelling unit with shared party walls. The proposed width is compatible with standard townhome lots and layouts within this PUD and developing neighborhoods.

- c. To LMC 27.62.020(a) to reduce the side yard setback to 0 feet if party wall for two-family & townhome lots.

This waiver is justified as an attached single-family dwelling is classified as a two-family in the LMC or for townhomes which do not provide a side yard setback along the shared common lot line with other units. With the allowed use for a townhome in R-3 zoning, this requires the side yard setback to be 0 feet for the shared property lines.

- d. To LMC 27.62.020(a) to reduce the rear yard setback to 20' for two-family & townhome lots.

The proposed waiver to the rear yard setback is consistent for both two-family and townhome layouts and will match the existing R-3 single family detached rear yard setback, which is 20% of the lot depth or 20 feet, which ever is less. The proposed waiver is compatible with the existing setbacks already developed within this neighborhood for single family and townhome dwellings.

- 5. The requested amendment to the existing PUD is compatible as this area of the PUD is shown for future urban residential on the Future Land Use map and part of a larger PUD which consists of not only commercial space but residential of various lot types and densities. The subject area related to the amendment is primary surrounded by the PUD on three sides. The increase to the number of R-3 dwelling units allowed is appropriate as the existing roadway and block layout will continue to be used as approved, which will fill in the remaining undeveloped portion of this PUD. The requested waivers and revisions to provide additional townhome lots and smaller single family detached lots are compatible with the PUD as it already includes a mix of approved multifamily, townhome and single-family lots today, all considered a compatible mix of residential dwelling types and sizes.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Undeveloped Land & R-3 PUD

SURROUNDING LAND USE & ZONING

North: Single Family Residential	R-3 PUD
South: Southwood Lutheran Church	R-4 Residential
East: Single Family / Townhome Lots	R-3 PUD
West: Single & Multifamily Residential	R-3 & R-5 PUD

APPLICATION HISTORY

Sept. 2006	Use Permit #06005 for Yankee Hill Plaza was approved by the Planning Commission for 216,000 square feet of office and commercial floor area and change of zone to B-2. The applicant requested the project not be forwarded to City Council and rescinded the application in April 2009.
Oct. 2007	Special Permit #07046 was approved to allow soil mining on this site for a period of three years.
Apr. 2008	The City Council approved Annexation #07003 and Change of Zone #07060 from AG to R-3 and B-2 PUD for Wilderness Heights. Preliminary Plat #07004 was approved by the Planning Commission for 309 single family lots and a 225,000 square foot commercial center.
Jul. 2013	The City Council approved Change of Zone #07060A to rezone a small area from B-2 PUD to R-3 and remove the area from the PUD and allow vehicle sales and service as a permitted use.
Nov. 2015	Administrative Amendment #15109 to Change of Zone #07060A approved a change of use from vehicle sales and service to commercial and revised lot layout.
Aug. 2016	Administrative Amendment #16057 to Change of Zone #07060A established architectural design standards for the commercial blocks.
Aug. 2018	CZ#07060B to expand the boundary of the PUD and revise the site plan was approved by the City Council.
Mar. 2021	CZ #07060C was approved to increase to 1,404 dwelling units and up to 214,000 square feet of commercial with associated waivers to block length, pedestrian ways, and maximum building height of 55' for multifamily.
May. 2024	CZ #07060D was approved to revise two areas within the PUD for townhome lots and increase of 46 lots in the R-3 PUD area. This amendment also included an additional 17,000 square feet of commercial space in the B-2 PUD area.
Dec. 2024	CZ #07060E was approved for the .5 acre expansion of the PUD and increase in the allowed single family dwelling units from 270 to 279, for a total of 1,541 dwelling units within the PUD.

APPROXIMATE LAND AREA: 152.87 acres, more or less

LEGAL DESCRIPTION: See Attached

Prepared by Ben Callahan, Planner
(402) 441-6360 or bcallahan@lincoln.ne.gov

Date: September 3, 2026

Applicant/
Contact: Olsson
Lizzy Potter
(402)

Owner: Lincoln Federal Bancorp, Inc.

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/CZ/07000/CZ07060F Wilderness Heights PUD.bmc.docx>

CONDITIONS OF APPROVAL – CHANGE OF ZONE #07060F

This approval permits revisions to add townhome lots with an increase in density from 279 to 385 allowed single family dwellings for a new total of 1,516 dwelling units with the following waivers:

- a. To LMC 27.62.020(a) to reduce the minimum lot area from 6,000 to 5,000 SF for single family dwellings and 2,300 SF for two-family & townhome lots.
- b. To LMC 27.62.020(a) to reduce the minimum lot width to 23 feet for two-family & townhome lots
- c. To LMC 27.62.020(a) to reduce the side yard setback to 0 feet if party wall for two-family & townhome lots.
- d. To LMC 27.62.020(a) to reduce the rear yard setback to 20' for two-family & townhome lots.

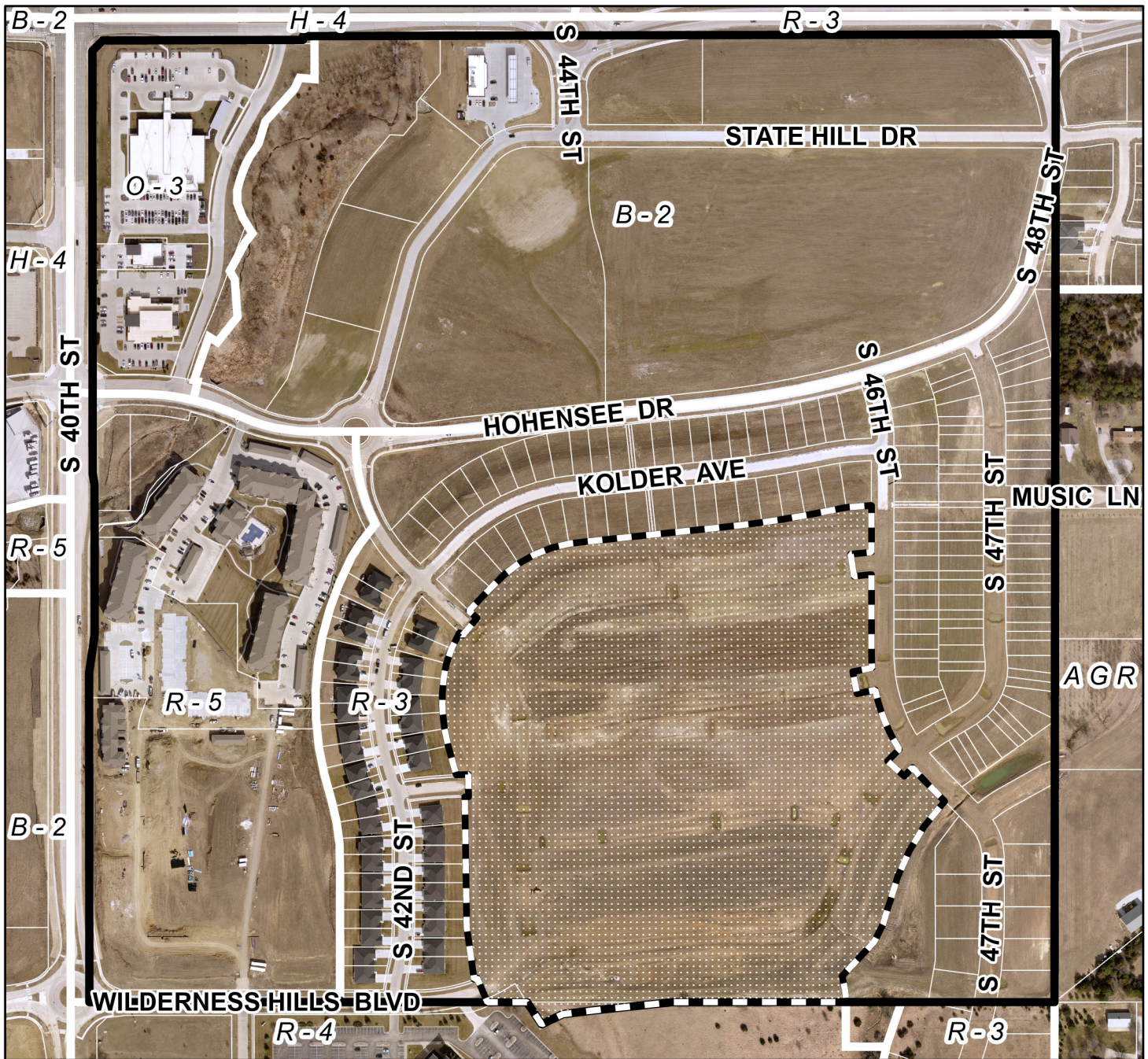
Site Specific Conditions:

- 1. Before a final plat is approved the developer shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **2** copies with all required revisions and documents as listed below upon approval of the planned unit development by the City Council.
 - 1.1 Revise wavier list on Sheet 1 to match waivers listed in the Conditions of Approval above.
 - 1.2 Revise the location of Outlot M on Block 7, moving it between Lots 12 & 13 and 43 & 44 to better align with the existing pedestrian way outlots in Block 6 & 14.
 - 1.3 Prior to the final plat, Lincoln Transportation & Utilities must confirm that Outlot G, M & N conform to ADA standards for sidewalks.
 - 1.4 Relocate the manholes to intersecting sewer mains to the satisfaction of Lincoln Transportation & Utilities.
 - 1.5 Verify sewer main distance meets the required setback from back of curb along Clearwater Road.
 - 1.6 Label “Yankee Hill Road” & “S 40th Street” on the Cover Sheet.

Standard Conditions:

- 2. The following conditions are applicable to all requests:
 - 2.1 Before occupying the dwelling units all development and construction shall substantially comply with the approved plans.
 - 2.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 2.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.

- 2.4 The terms, conditions, and requirements of the ordinance shall run with the land and be binding upon the developer, its successors and assigns.
- 2.5 The site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in full force and effect unless specifically amended by this ordinance. This approval supersedes Change of Zone #07060E.

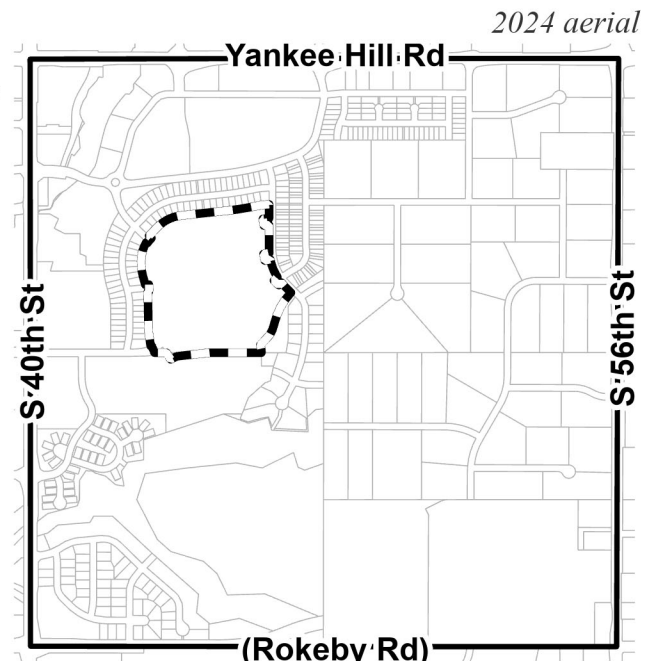
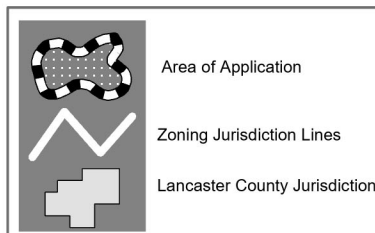
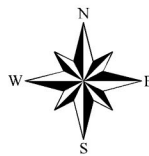


Change of Zone #: CZ07060F
Wilderness Heights PUD
S 46th St & Hohensee Dr

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.29 T09N R07E



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SHEET INDEX

COVER SHEET
USE PLAN
SITE PLAN
GRADING & DRAINAGE PLAN
STREET PROFILES

SHEET 1
SHEET 2
SHEET 3
SHEET 4-10
SHEET 11-14

DEVELOPER/OWNER

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ENGINEER & PREPARER

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WILDERNESS HEIGHTS AMENDMENT TO THE PLANNED UNIT DEVELOPMENT COVER SHEET

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF OUTLOTS 'A' AND 'B', WILDERNESS HEIGHTS ADDITION; LOT 1, AND OUTLOT 'B', WILDERNESS HEIGHTS 1ST ADDITION; LOT 1 AND THE REMAINING PORTION OF LOT 2, BLOCK 1, AND OUTLOT 'A', WILDERNESS HEIGHTS 2ND ADDITION; LOT 1, WILDERNESS HEIGHTS 3RD ADDITION; LOT 1, WILDERNESS HEIGHTS 4TH ADDITION; LOTS 1 THROUGH 22, BLOCK 1, LOTS 1 THROUGH 8, BLOCK 2, AND LOTS 1 THROUGH 8, BLOCK 3, WILDERNESS HEIGHTS 5TH ADDITION; LOTS 1 THROUGH 24, BLOCK 1, LOTS 1 THROUGH 20, BLOCK 2, LOTS 1 THROUGH 6, BLOCK 3, LOTS 1 AND 2, BLOCK 4, OUTLOTS 'A', 'B', 'C', 'D', 'E', 'F' AND 'H', WILDERNESS HEIGHTS 7TH ADDITION; LOTS 1 AND 2, WILDERNESS HEIGHTS 8TH ADDITION; OUTLOT 'A', WILDERNESS HEIGHTS 9TH ADDITION; LOTS 1, 2, AND 3, WILDERNESS HEIGHTS 10TH ADDITION; A PORTION OF LOTS 4 THROUGH 8, BLOCK 1, WILDERNESS HEIGHTS ADDITION; ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., AND COMPOSED OF A PORTION OF LOT 1 BLOCK 5, GRANDALE ADDITION, LOCATED IN THE SOUTHWEST QUARTER ALL IN SECTION 29, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE, EASTERLY, ON THE NORTH LINE OF SAID NORTHWEST QUARTER, ON AN ASSUMED BEARING OF N89°51'06"E, A DISTANCE OF 87.90' TO A POINT; THENCE S00°08'54"E, A DISTANCE OF 60.00' TO THE NORTHWEST CORNER OF OUTLOT 'A'; WILDERNESS HEIGHTS 1ST ADDITION, SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N89°51'06"E, ON A LINE 60.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 230.62' TO A POINT; THENCE S00°08'54"E, A DISTANCE OF 10.00' TO A POINT; THENCE N89°51'06"E, ON A SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 70.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 336.49' TO A POINT; THENCE N00°08'54"W, A DISTANCE OF 20.00' TO A POINT; THENCE N89°51'06"E, ON A LINE 50.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,985.78' TO A POINT; THENCE S00°04'33"W, ON THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,592.30' TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE S89°59'32"W, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 410.18' TO A POINT; THENCE S18°48'28"W, ON AN EAST LINE OF SAID LOT 1, BLOCK 5, GRANDALE ADDITION, A DISTANCE OF 122.37' TO A POINT; THENCE S12°20'27"W, ON AN EAST LINE OF SAID LOT 1, A DISTANCE OF 3.86' TO A POINT; THENCE S89°51'24"W, A DISTANCE OF 108.77' TO A POINT; THENCE N00°00'54"W, A DISTANCE OF 119.86' TO A POINT; THENCE S89°59'32"W, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 463.60' TO A POINT; THENCE S83°59'24"W, A DISTANCE OF 216.80' TO A POINT; THENCE S83°00'15"W, A DISTANCE OF 79.82' TO A POINT; THENCE S84°24'40"W, A DISTANCE OF 63.13' TO A POINT; THENCE N32°47'19"W, A DISTANCE OF 70.94' TO A POINT; THENCE S89°59'32"W, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,172.37' TO A POINT BEING 50.00' EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N00°02'40"W, ON A LINE BEING 50.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 884.77' TO A POINT; THENCE N08°33'29"E, A DISTANCE OF 100.28' TO A POINT BEING 65.00' EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N00°02'40"W, ON A LINE BEING 65.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 334.05' TO A POINT; THENCE N89°51'19"E, A DISTANCE OF 5.00' TO THE SOUTHWEST CORNER OF SAID OUTLOT 'A'; WILDERNESS HEIGHTS ADDITION; THENCE N00°02'40"W, ON A WEST LINE OF SAID OUTLOT 'A', SAID LINE BEING AN EAST LINE OF SOUTH 40TH STREET RIGHT-OF-WAY, SAID LINE ALSO BEING 70.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 215.37' TO A WEST CORNER OF SAID OUTLOT 'A'; THENCE N52°11'02"E, ON A NORTHWEST LINE OF SAID OUTLOT 'A', A DISTANCE OF 67.00' TO A NORTHWEST CORNER OF SAID OUTLOT 'A'; SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF HONENSEE DRIVE; THENCE N89°57'20"E, ON A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 57.98' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 137°03', AN ARC LENGTH OF 137.03', ON A SOUTH LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 136.74', A TANGENT LENGTH OF 68.83', AND A CHORD BEARING OF S83°26'08"E, TO A POINT; THENCE N13°10'29"E, A DISTANCE OF 108.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 131°30'09", A RADIUS OF 702.00', AN ARC LENGTH OF 161.97', ON A NORTH LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 161.61', A TANGENT LENGTH OF 113.13', AN ARC BEARING OF N83°26'08"E, TO A SOUTH CORNER OF SAID LOT 1, WILDERNESS HEIGHTS 1ST ADDITION; THENCE S89°57'20"W, ON A SOUTH LINE OF SAID LOT 1, WILDERNESS HEIGHTS 1ST ADDITION, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 57.98' TO A SOUTHWEST CORNER OF SAID LOT 1, WILDERNESS HEIGHTS 1ST ADDITION, SAID POINT BEING ON A EAST RIGHT-OF-WAY LINE OF SOUTH 40TH STREET; THENCE N89°52'49"W, ON A SOUTHWEST LINE OF SAID LOT 1, WILDERNESS HEIGHTS 1ST ADDITION, SAID LINE BEING A NORTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 66.58' TO A WEST CORNER OF SAID LOT 1, WILDERNESS HEIGHTS 1ST ADDITION, SAID POINT BEING 66.58' EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N06°53'14"W, ON A WEST LINE OF SAID LOT 1, WILDERNESS HEIGHTS 1ST ADDITION, SAID LINE BEING AN EAST LINE OF SOUTH 40TH STREET RIGHT-OF-WAY, A DISTANCE OF 54.95' TO A WEST CORNER OF SAID LOT 1, WILDERNESS HEIGHTS 1ST ADDITION, SAID POINT BEING 60.00' EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N00°02'40"W, ON A WEST LINE OF SAID LOT 1, WILDERNESS HEIGHTS 1ST ADDITION, SAID LINE ALSO BEING 60.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 477.56' TO A POINT; THENCE N89°57'20"E, ON A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00' TO A POINT; THENCE N00°02'40"W, ON AN EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 70.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 310.02' TO A POINT; THENCE N45°52'22"E, ON A NORTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 25.49' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 6,659,381.11 SQUARE FEET OR 152.87 ACRES, MORE OR LESS.

GENERAL SITE NOTES

1. THE PROPOSED LOT LINES ARE CONCEPTUAL AND MAY VARY IN THE FINAL PLAN.
2. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. ALL PAVING RADII ARE TO BE 20 FEET UNLESS OTHERWISE NOTED.
4. ALL INTERSECTION ANGLES SHALL BE 90° UNLESS OTHERWISE NOTED.
5. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
6. SIGNS NEED NOT BE SHOWN ON THE SITE PLAN, BUT WILL BE SHOWN AT THE TIME OF SIGN PERMIT AND WILL BE PER ZONING ORDINANCE 27.69. SIGNAGE ALLOWED SHALL BE BASED ON THE ZONING DESIGNATION AREAS SHOWN ON SHEET 2 OF 14, "USE PLAN".
7. RIGHT-OF-WAY WIDTHS: REFERENCE TYPICAL STREET CROSS SECTIONS, THIS SHEET.
8. CROSS ACCESS AND PARKING EASEMENTS WILL BE GRANTED IN BLOCKS 1-4, EXCEPT LOT 2 BLOCK 4 (APARTMENT SITE).
9. DIRECT VEHICULAR ACCESS TO PUBLIC STREETS IS RELINQUISHED EXCEPT AS SHOWN. DRIVEWAY LOCATIONS ARE SHOWN AS CONCEPTUAL AND ACTUAL LOCATION MAY VARY.
10. DEVELOPMENT SHALL BE RESTRICTED BY THE CONSERVATION EASEMENT PER THE TERMS AND CONDITIONS OF THE CONSERVATION EASEMENT. DEVELOPMENT SHALL ALSO BE RESTRICTED BY NEW GROWTH AREA STANDARDS PER THE CITY STANDARDS (NOTE THERE IS NO LONGER A FLOOD PRONE AREA ANYMORE AS THIS CORRIDOR HAS BEEN ADOPTED BY FEMA AS A FLOODPLAIN AREA).
11. ALL SITE IMPROVEMENTS SHALL CONFORM TO THE CONDITIONS OF THE APPROVED LOWER PLATTE SOUTH NRD CONSERVATION EASEMENT. THERE WILL BE NO UTILITIES INSTALLED, NOR STRUCTURES, NOR GRADING WITHOUT PRIOR APPROVAL BY THE PUBLIC WORKS AND UTILITIES DIRECTOR AND THE LPSNRD PER THE CONSERVATION EASEMENT.
12. OUTLOTS WILL BE MAINTAINED BY THE DEVELOPER AND/OR FUTURE HOME OWNERS ASSOCIATIONS.
13. INDIVIDUAL LOT AND PARKING LAYOUT, PEDESTRIAN CIRCULATION AND BUILDING ORIENTATION FOR BLOCKS 1-4 IS CONCEPTUAL AND SHALL BE FINALIZED BY ADMINISTRATIVE AMENDMENT. THE PEDESTRIAN WAY EASEMENT THROUGH LOT 1, BLOCK 4 BETWEEN STATE HILL DRIVE AND HONENSEE DRIVE WILL BE COORDINATED AT TIME OF BUILDING PERMIT FOR LOT 1 BLOCK 4.
14. THE DEVELOPER SHALL WORK WITH THE CITY OF LINCOLN ON A LOCATION FOR A TRANSIT STOP IF REQUESTED BY THE CITY.
15. THE OWNER OF LOT 1, BLOCK 1; LOT 1, BLOCK 2; AND LOTS 1-4, BLOCK 3 SHALL NOTIFY PURCHASERS OF LOT ADJACENT TO YANKEE HILL ROAD OF THE APPROXIMATE LOCATION OF THE HIGH PRESSURE GAS PIPELINE UNDER THE EASTBOUND LINES OF YANKEE HILL ROAD.
16. ALL NECESSARY CLOMR (CONDITIONAL LETTER OF MAP REVISION), LOMR (LETTER OF MAP REVISION), LOMA (LETTER OF MAP AMENDMENT) WILL BE OBTAINED FOR MODIFICATIONS TO FLOODPLAIN.
17. A) FOR BUILDING PERMITS IN THE B-2 COMMERCIAL USE AREA ADJACENT TO OUTLOT 'C', AFTER GRADING AND COMPLETION OF THE DRAINAGE STRUCTURES LOCATED WITHIN FLOODPLAIN, AND PRIOR TO BUILDING PERMIT APPROVAL, A LETTER OF MAP REVISION FROM FEMA NEEDS TO BE OBTAINED AND SUBMITTED TO THE CITY REFLECTING FINAL GRADES AND NEW FLOODPLAIN.
B) IN THE R-5 MULTI-FAMILY AREA, BUILDING PERMITS MAY NOT BE APPROVED FOR BUILDING 'A' UNTIL THE LETTER OF MAP REVISION IS APPROVED.
18. NO DWELLING UNITS ARE PERMITTED WITHIN THE PIPELINE PLANNING AREA.
19. PRIOR TO FINAL PLATTING OF S. 48TH STREET, PROVIDE THE ADDITIONAL RIGHT-OF-WAY AND HAVE APPROVED EXECUTIVE ORDERS, OR BY ASSESSMENT DISTRICT IF APPROVED BY THE CITY COUNCIL, FOR CONSTRUCTION OF PAVING FOR S. 48TH STREET AS SHOWN ON THE SITE PLAN.
20. RIGHT-OF-WAY AND EASEMENTS FOR THE ROUNDABOUT AT THE INTERSECTION OF SOUTH 40TH STREET AND WILDERNESS HILLS BLVD SHALL BE DEDICATED AT NO COST WHEN REQUESTED BY THE CITY FOR IMPROVEMENTS TO SAID STREETS.
21. THE DEVELOPER AGREES TO RELINQUISH ACCESS TO HONENSEE DRIVE FOR THE DOUBLE FRONTAGE LOTS SHOWN IN BLOCK 5. THE DEVELOPER ALSO AGREES TO RELINQUISH ACCESS TO HONENSEE DRIVE FOR LOTS 1 & 4, BLOCK 6, AND LOT 1, BLOCK 9.
22. LIGHT TRESPASS OVER INTERNAL LOT LINES IS PERMITTED FOR LOTS IN BLOCKS 1-4 AND LOTS 23A-23C, BLOCK 17.
23. LMC 24.72.150 DOES NOT APPLY TO THESE LOTS.

WAIVERS - (CITY OF LINCOLN SUBDIVISION REGULATIONS AND DESIGN STANDARDS)

- R-3 PUD OVERLAY WAIVERS:
1. ALLOW SANITARY SEWER TO FLOW OPPOSITE STREET GRADES.
 2. ALLOW SANITARY SEWER TO EXCEED MAXIMUM DEPTH.
 3. ALLOW LOT LINES NOT AT RIGHT ANGLES OR RADIAL TO A STREET.
 4. ALLOW BLOCK LENGTH GREATER THAN 1,000 FEET WITHOUT A PEDESTRIAN WAY FOR BLOCK 12, 13, & 16.
 5. ALLOW BLOCKS 6-10 TO EXCEED MAXIMUM BLOCK LENGTH OF 1,320 FEET.
 6. REDUCE THE LOT AREA MINIMUM FOR R-3 OTHER ALLOWED USES TO 2,300 SQUARE FEET ON BLOCKS 6-10 & 14-15.
 7. REDUCE THE MINIMUM LOT WIDTH FOR R-3 OTHER ALLOWED USES TO 23 FEET FOR BLOCKS 6-10 & 14-15.
 8. REDUCE THE SIDE YARD SETBACK FOR R-3 OTHER ALLOWED USES TO 0 FEET IF PARTY WALL FOR BLOCKS 6-10 & 14-15.
 9. REDUCE THE REAR YARD SETBACK FOR R-3 OTHER ALLOWED USES TO 20 FEET ON BLOCKS 6-10 & 14-15.
 10. REDUCE THE LOT AREA MINIMUM FOR R-3 SINGLE FAMILY DWELLINGS TO 5,000 SQUARE FEET ON BLOCKS 13, 14, & 16.
- O-3 PUD OVERLAY WAIVERS:
11. ALLOW INTERSECTIONS LESS THAN 1/4-MILE APART ON YANKEE HILL ROAD.
 12. REDUCE INTERNAL SETBACKS TO 0 FEET.
- B-2 PUD OVERLAY WAIVERS:
13. REDUCE INTERNAL SETBACKS TO 0 FEET.
 14. INCREASE THE BUILDING HEIGHT FROM 40 FEET TO 55 FEET FOR COMMERCIAL AND MULTI-FAMILY USES.
 15. ALLOW THE FOLLOWING PERMITTED USES: MOTORIZED VEHICLE SALES AND SERVICE, AND RESIDENTIAL DWELLINGS ON THE FIRST FLOOR OUTSIDE OF THE PIPELINE PLANNING AREA.
 16. ALLOW BLOCK 4 TO EXCEED MAXIMUM BLOCK LENGTH OF 1,320 FEET.
- R-5 PUD OVERLAY WAIVERS:
17. INCREASE THE BUILDING HEIGHT FROM 35 FEET TO 55 FEET FOR MULTI-FAMILY UNITS.
 18. ALLOW BLOCK LENGTH GREATER THAN 1,000 FEET WITHOUT A PEDESTRIAN WAY FOR BLOCK 17.
 19. ALLOW BLOCK 17 TO EXCEED MAXIMUM BLOCK LENGTH OF 1,320 FEET.

drawn by: JSM
designed by: JSM
project no.: 02604933
date: 08.19.2026

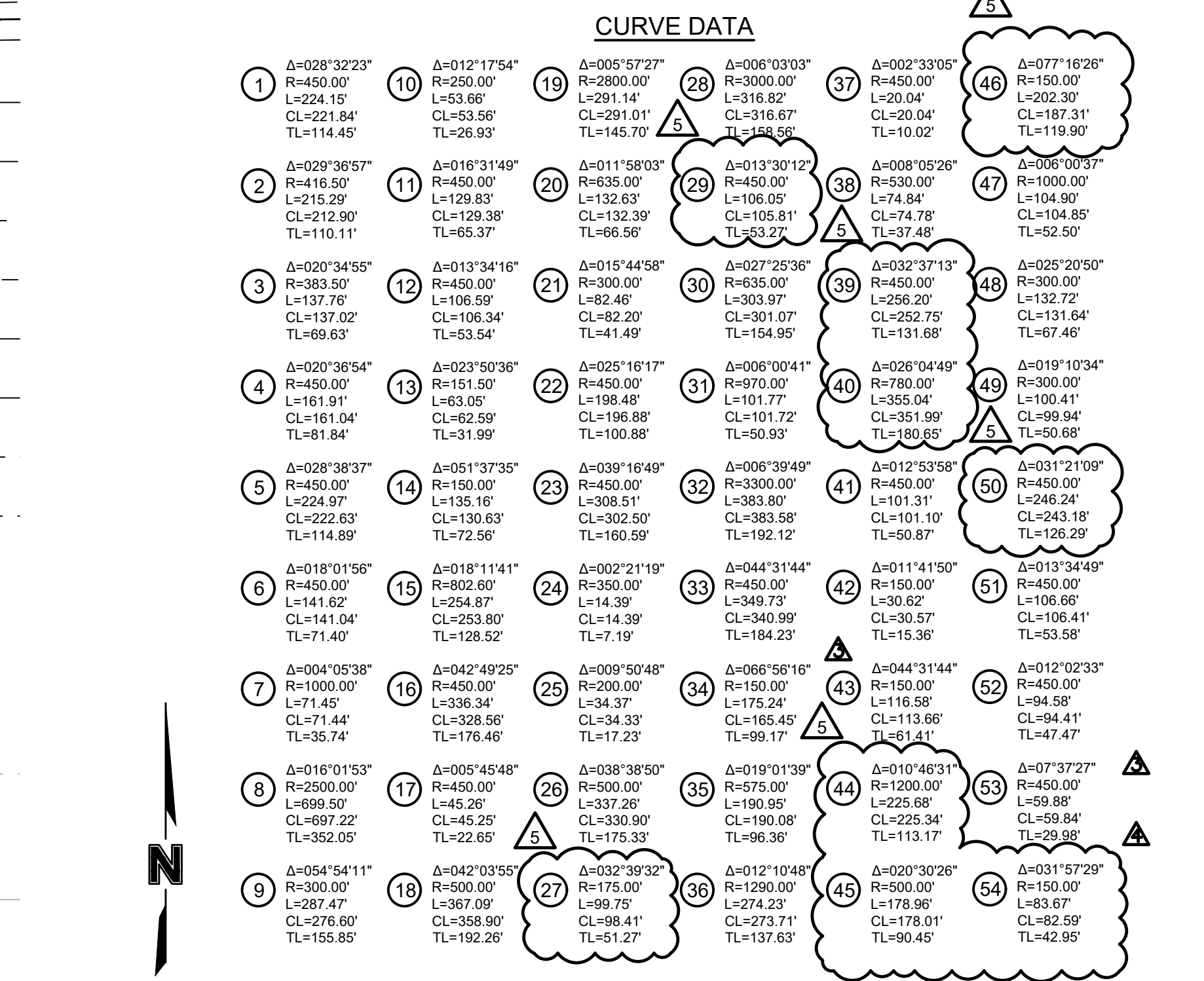
SHEET
1 of 14

COVER SHEET
WILDERNESS HEIGHTS
AMENDMENT TO THE PLANNED UNIT DEVELOPMENT
LINCOLN, NEBRASKA

REV.	DATE	DESCRIPTION
1	8/13/27	MULTI-FAMILY REVISION
2	8/13/27	LOT LAYOUT ON BLOCKS 6, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 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623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 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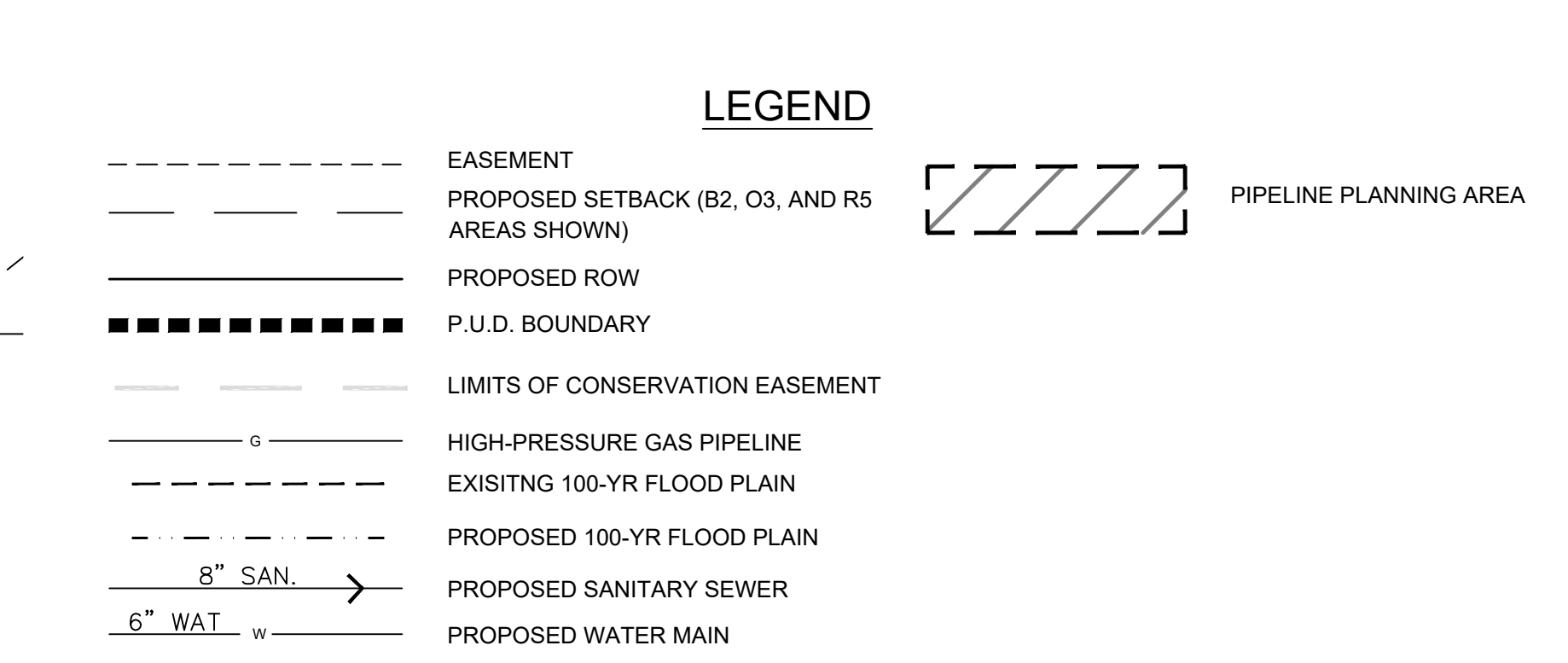
WILDERNESS HEIGHTS AMENDMENT TO THE PLANNED UNIT DEVELOPMENT SITE PLAN



COMMERCIAL LAND USE TABLE- O-3 & B-2 USE AREA			
LOT/BLOCK	ZONING (USE)	LOT AREA (ACRE)	BUILDING AREA (SQ FT) OPTION 1 PEDESTRIAN ORIENTATION
LOT 1/ BLOCK 1	COMMERCIAL	4.50	45,000
LOT 2/ BLOCK 1	COMMERCIAL	0.53	5,000
LOT 3/ BLOCK 1	COMMERCIAL	1.85	13,000
LOT 1/ BLOCK 2	COMMERCIAL	1.70	6,500
LOT 2/ BLOCK 2	COMMERCIAL	1.43	17,500
LOT 3/ BLOCK 2	COMMERCIAL	1.47	13,000
LOT 4/ BLOCK 2	COMMERCIAL	1.20	10,000
LOT 1/ BLOCK 3	COMMERCIAL	1.42	14,000
LOT 2/ BLOCK 3	COMMERCIAL	1.66	5,000
LOT 3/ BLOCK 3	COMMERCIAL	1.48	10,000
LOT 4/ BLOCK 3	COMMERCIAL	1.74	5,000
LOT 1/ BLOCK 4	COMMERCIAL	7.51	87,000
TOTAL O-3 & B-2 LOTS		26.29	231,000

P.U.D. RESIDENTIAL DENSITY ALLOWED		
RESIDENTIAL ACRES	72.45 SINGLE FAM (R3)	38.96 MULTI FAM (R5 & B2)
MAX. DENSITY UNITS/ACRE	6.96	29.04
MAXIMUM RESIDENTIAL UNITS	504	1131
P.U.D. RESIDENTIAL DENSITY UTILIZATION AS SHOWN ON PLAN	358	960
SUBTOTAL	358	960
UNASSIGNED	27	171
APPROVED RESIDENTIAL UNITS	385	1131

* 171 UNASSIGNED MULTI-FAMILY UNITS MAY BE BUILT IN THE B-2 AREA OUTSIDE OF THE PIPELINE PLANNING AREA.



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REV.	DATE	DESCRIPTION
1	8/13/21	MULTI-FAMILY REVISION
2	8/13/21	LOT LAYOUT ON BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

drawn by: JRM
designed by: JRM
project no.: 026-04933
date: 08.19.2026

SHEET
3 of 14

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF OUTLOTS 'A' AND 'B', WILDERNESS HEIGHTS ADDITION; LOT 1, AND OUTLOT 'B', WILDERNESS HEIGHTS 1ST ADDITION; LOT 1 AND THE REMAINING PORTION OF LOT 2, BLOCK 1, AND OUTLOT 'A', WILDERNESS HEIGHTS 2ND ADDITION; OUTLOT 'A', WILDERNESS HEIGHTS 3RD ADDITION; LOT 1, WILDERNESS HEIGHTS 4TH ADDITION; LOTS 1 THROUGH 22, BLOCK 1, LOTS 1 THROUGH 8, BLOCK 2, AND LOTS 1 THROUGH 9, BLOCK 3, WILDERNESS HEIGHTS 6TH ADDITION; LOTS 1 THROUGH 24, BLOCK 1, LOTS 1 THROUGH 20, BLOCK 2, LOTS 1 THROUGH 6, BLOCK 3, LOTS 1 AND 2, BLOCK 4, OUTLOTS 'A', 'B', 'C', 'F' AND 'H', WILDERNESS HEIGHTS 7TH ADDITION; OUTLOT 'A', WILDERNESS HEIGHTS 9TH ADDITION; LOTS 1, 2, AND 3, WILDERNESS HEIGHTS 10TH ADDITION; OUTLOTS 'A', 'B', 'D' AND 'F', A PORTION OF OUTLOTS 'C' AND 'E', WILDERNESS HEIGHTS 11TH ADDITION; LOTS 1 AND 2, WILDERNESS HEIGHTS 12TH ADDITION; LOT 1 AND OUTLOT 'A', WILDERNESS HEIGHTS 13TH ADDITION; LOTS 1 THROUGH 41 BLOCK 1, LOTS 1 THROUGH 12, BLOCK 2, LOTS 1 THROUGH 24, BLOCK 3, WILDERNESS HEIGHTS 14TH ADDITION; A PORTION OF LOTS 4 THROUGH 8, BLOCK 1, TOWER HEIGHTS ADDITION; ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., AND COMPOSED A PORTION OF OUTLOTS 'C' AND 'E', WILDERNESS HEIGHTS 11TH ADDITION, LOCATED IN THE SOUTHWEST QUARTER ALL IN SECTION 29, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE, EASTERLY, ON THE NORTH LINE OF SAID NORTHWEST QUARTER, ON AN ASSUMED BEARING OF N89°51'06"E, A DISTANCE OF 87.90' TO A POINT; THENCE S00°08'54"E, A DISTANCE OF 60.00' TO THE NORTHWEST CORNER OF OUTLOT 'A', WILDERNESS HEIGHTS 1ST ADDITION, SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE N89°51'06"E, ON A LINE 60.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 230.62' TO A POINT; THENCE S00°08'54"E, A DISTANCE OF 10.00' TO A POINT; THENCE N89°51'06"E, ON A SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 70.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 336.49' TO A POINT, THENCE N00°08'54"W, A DISTANCE OF 20.00' TO A POINT; THENCE N89°51'06"E, ON A LINE 50.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,985.76' TO A POINT; THENCE S00°04'33"W, ON THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,592.30' TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE S89°59'32"W, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 410.18' TO A POINT; THENCE S18°48'28"W, A DISTANCE OF 122.37' TO A POINT; THENCE S12°20'27"W, A DISTANCE OF 3.86' TO A POINT; THENCE S89°51'24"W, A DISTANCE OF 108.77' TO A POINT; THENCE N00°00'54"W, A DISTANCE OF 119.86' TO A POINT; THENCE S89°59'32"W, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 463.60' TO A POINT; THENCE S83°59'24"W, A DISTANCE OF 216.80' TO A POINT; THENCE S83°00'15"W, A DISTANCE OF 79.82' TO A POINT; THENCE S64°24'40"W, A

DISTANCE OF 63.13' TO A POINT; THENCE N32°47'19"W, A DISTANCE OF 70.94' TO A POINT; THENCE S89°59'32"W, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,172.37' TO A POINT BEING 50.00' EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N00°02'40"W, ON A LINE BEING 50.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 884.77' TO A POINT; THENCE N08°33'29"E, A DISTANCE OF 100.28' TO A POINT BEING 65.00' EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N00°02'40"W, ON A LINE BEING 65.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 334.05' TO A POINT; THENCE N89°55'19"E, A DISTANCE OF 5.00' TO THE SOUTHWEST CORNER OF SAID OUTLOT 'A', WILDERNESS HEIGHTS ADDITION; THENCE N00°02'40"W, ON A WEST LINE OF SAID OUTLOT 'A', SAID LINE BEING AN EAST LINE OF SOUTH 40TH STREET RIGHT-OF-WAY, SAID LINE ALSO BEING 70.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 215.37' TO A WEST CORNER OF SAID OUTLOT 'A'; THENCE N52°11'02"E, ON A NORTHWEST LINE OF SAID OUTLOT 'A', A DISTANCE OF 67.00' TO A NORTHWEST CORNER OF SAID OUTLOT 'A', SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF HOHENSEE DRIVE; THENCE N89°57'20"E, ON A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 57.98' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 13°13'09", A RADIUS OF 594.00', AN ARC LENGTH OF 137.05' ON A SOUTH LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 136.74', A TANGENT LENGTH OF 68.83', AND A CHORD BEARING OF S83°26'06"E, TO A POINT; THENCE N13°10'29"E, A DISTANCE OF 108.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 13°13'09", A RADIUS OF 702.00', AN ARC LENGTH OF 161.97', ON A NORTH LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 161.61', A TANGENT LENGTH OF 81.34', AND A CHORD BEARING OF N83°26'06"W TO A SOUTH CORNER OF SAID LOT 1, WILDERNESS HEIGHTS 1ST ADDITION ; THENCE S89°57'20"W, ON A SOUTH LINE OF SAID LOT 1, WILDERNESS HEIGHTS 1ST ADDITION, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 57.98' TO A SOUTHWEST CORNER OF SAID LOT 1, WILDERNESS HEIGHTS 1ST ADDITION, SAID POINT BEING ON A EAST RIGHT-OF-WAY LINE OF SOUTH 40TH STREET; THENCE N59°23'49"W, ON A SOUTHWEST LINE OF SAID LOT 1, WILDERNESS HEIGHTS 1ST ADDITION, SAID LINE BEING A NORTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 65.58' TO A WEST CORNER OF SAID LOT 1, WILDERNESS HEIGHTS 1ST ADDITION , SAID POINT BEING 66.55' EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N06°53'14"W, ON A WEST LINE OF SAID LOT 1, WILDERNESS HEIGHTS 1ST ADDITION , SAID LINE BEING AN EAST LINE OF SOUTH 40TH STREET RIGHT-OF-WAY, A DISTANCE OF 54.95' TO A WEST CORNER OF SAID LOT 1, WILDERNESS HEIGHTS 1ST ADDITION, SAID POINT BEING 60.00' EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N00°02'40"W, ON A WEST LINE OF SAID LOT 1, AND ON AN EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 60.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 477.56' TO A POINT; THENCE N89°57'20"E, ON A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00' TO A POINT; THENCE N00°02'40"W, ON AN EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 70.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A

DISTANCE OF 310.02' TO A POINT; THENCE N44°53'23"E, ON A SOUTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 25.49' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 6,659,381.11 SQUARE FEET OR 152.87 ACRES, MORE OR LESS.

F:\2024\00001-00500\024-00050\40-Design\Survey\SRVY\Description\25-10-3 Wilderness Heighs PUD update.doc



August 19, 2026

Mr. David Cary
Planning Department, City of Lincoln
555 South 10th Street
Lincoln, Nebraska 68508

Re: Wilderness Heights 18th Addition
Amendment to the Wilderness Heights PUD
Olsson project no. 026-04933

Dear Mr. Cary:

On behalf of Lincoln Federal Bancorp, Inc., we are requesting an Amendment to the Wilderness Heights PUD CZ07060E located in the Northwest Quarter of Section 29 Township 09, Range 07 East of the 6th P.M., Lancaster County, Nebraska.

We are requesting a change to the lot configurations of blocks 6, 7, 15, and lots 19-44 in block 4 from single-family detached to townhome lots, and in blocks 13, 16, and lots 1-18 in block 4 to higher density single-family detached lots. With the increase in density, the total lot count increases from 279 to 358, exceeding the total unassigned units. With this amendment, we're requesting 64 additional units to bring the total unassigned units up to 27, which is an increase of 20% of the previously approved units.

We're also requesting the associated waivers in the townhome blocks that have been previously approved for the selected floorplan that will be used by the builder. The numbering below follows the numbering of the current final approved plan and updated with the townhome blocks. We'll also be requesting a reduction in lot square footage for the R-3 single-family detached to accommodate the proposed lot configuration and site layout.

6. Reduce the lot area minimum for R-3 other allowed uses to 2,300 square feet on blocks 6-10 & 14-15.
7. Reduce the minimum lot width for R-3 other allowed uses to 23 feet for blocks 6-10 & 14-15.
8. Reduce the side yard setback for R-3 other allowed uses to 0 feet if party wall for blocks 6-10 & 14-15.
9. Reduce the rear yard setback for R-3 other allowed uses to 20 feet on blocks 6-10 & 14-15.
10. Reduce the lot area minimum for R-3 single-family dwellings to 5,000 square feet on blocks 13, 14, & 16. (NEW)

Attached please find the following:

1. Application
2. Application fee in the amount of \$1,176.00

The revised plans will be uploaded when the ProjectDox folder has been created. Please contact me if you have any questions or require additional information.

Sincerely,



Elizabeth Potter, P.E.
(531) 365 – 4608
epotter@olsson.com

Encls. / Attachments

cc: File

August 19, 2026

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