



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 #19031D	No	Chateau Development LLC
PLANNING COMMISSION HEARING DATE	RELATED APPLICATIONS	PROPERTY ADDRESS/LOCATION
September 16, 2026	None	Northeast corner of S 44 th Street & Yankee Hill Road.

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to amend the Chateau at Yankee Hill Planned Unit Development (PUD) to reduce the required parking spaces for the R-3 PUD Apartment Area. The PUD is located at the northeast corner of South 40th Street and Yankee Hill Road. The PUD was approved in 2019 with a mix of H-4 Commercial, O-3, Office and R-3 zoning for both single and multifamily dwellings. This modification would reduce the required parking from 1.8 spaces per dwelling unit to 1.65 spaces only within the R-3 Apartment Area, which has an actively developing multifamily complex.



JUSTIFICATION FOR RECOMMENDATION

The request for a reduction to the minimum parking standard for multifamily dwellings is justified as the waiver will only be within the multifamily area, all owned by the same entity. The multifamily development, Chateau at Yankee Hill, is being constructed in phases with access to the local streets within the PUD but is providing the associated parking primarily within sublevel parking and shared surface parking lots between the buildings on the larger site.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The amendment is compatible with the 2050 Comprehensive Plan as it will be limited within the multifamily residential area of the PUD. The waiver will provide additional flexibility with the site layout while still remaining under the allowed residential density approved in the PUD.

WAIVERS

1. To reduce the required minimum parking in the R-3 Apartment Area from 1.8 to 1.65 spaces per dwelling unit. (Recommend Approval)

APPLICATION CONTACT

Civil Design Group, Mike Eckert,
(402) 434-8494

STAFF CONTACT

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

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.

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.

The Community in 2050

The following assumptions provide the framework for growth in the 2050 plan.

Lancaster County is projected to add approximately 53,000 households by 2050, with 48,000 of those new households in Lincoln (roughly 1,600 new households per year).

25 percent of all new dwelling units in Lincoln will be infill, meaning they will be located within the existing city. This equates to roughly 12,000 infill units over the next 30 years.

Benefits of Well-Planned Growth

Continued investment within the city ensures that our existing neighborhoods and commercial areas remain vibrant and desirable locations. More "rooftops" near existing commercial areas help to support continued commercial investment.

Goals Section

G2: Complete Neighborhoods. Lincoln and Lancaster County will support complete neighborhoods within both developing and redeveloping areas of Lincoln. A complete neighborhood is one where residents are able to get the goods and services to meet daily needs within 15 minutes of their residence including a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable active transportation options, and civic amenities. Housing variety should include townhomes, senior living facilities, low/no maintenance condominiums, accessory dwelling units, multi-family development, and even small lot single-family.

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.

Policies Section

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

Action Steps

1. Provide for an adequate supply of land and timely infrastructure improvements that meet the demands of growth.
2. Structure incentives to encourage higher densities to make greater use of the community's infrastructure.
3. Encourage new development to achieve densities greater than five dwelling units per gross acre by zoning at least 20% of residentially zoned land in developing areas to allow greater than five dwelling units per acre by right.
4. Develop new design standards or zoning tools that encourage density, optimize infrastructure costs, and help lower the overall cost of property development.
5. Implement elements of Complete Neighborhoods for Developing Areas.
6. Develop and utilize a measurement tool to evaluate neighborhoods in terms of how well they achieve PlanForward's goals for design, sustainability, and Complete Neighborhoods goals.
7. Encourage public and private investment in neighborhood infrastructure and services to support economic diversity that improves the quality of life for all residents.
8. Include housing for a variety of incomes and households throughout the community that is integrated into neighborhoods and provides appropriate transitions, scale, and context.
9. Promote mixed-income neighborhoods.
10. Preserve areas designated for multi-family, and group living housing in approved plans to support a distributed choice in affordable housing.
11. Support addition of higher density development in existing multi-family development.
14. Promote neighborhood and community design that supports healthy and active lifestyles, such as the benefits of street trees.
16. Encourage a variety of housing types including townhomes, senior living facilities, low/no maintenance condominiums, accessory dwelling units, multi-family development, and small lot single-family units.

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

Action Steps

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

CLIMATE ACTION PLAN SPECIFICATIONS:

p. 14 Key Initiative - Build a Decarbonized and Efficient Transportation System.

- Continue to encourage mixed-use development in the Comprehensive Plan.
- Consider Transit Oriented Development policies in the update of the Comp Plan 2050.

ANALYSIS

1. This is a request to amend the existing Chateau at Yankee Hill Planned Unit Development (PUD) located at the northeast corner of South 40th Street and Yankee Hill Road. The proposed amendment includes a wavier to the minimum parking requirement within the R-3 PUD Apartment from 1.8 to 1.65 parking spaces per dwelling unit. This modification would only be related to the multifamily area designated within the PUD. In addition, a note will be added allowing the required parking for the Apartment Area to be within outlots and to allow cross parking in this area, as the parking lots will be shared throughout the site.
2. The Chateau at Yankee Hill PUD was approved in 2019 as a redevelopment of the Yankee Hill Country Club golf course. The PUD includes multiple areas allowing H-4, Commercial and O-3, Office along South 40th Street and Yankee Hill Road. The R-3 PUD Apartments area is designated along the remainder of Yankee Hill Road. Within the north area of the PUD is R-3 zoning allowing attached and detached single family dwellings. This amendment would only affect the R-3 PUD Apartment Area which was approved for up to 860 dwelling units and is currently under development. The amendment does not propose an increase to the number of dwelling units previously allowed.
3. With the approval of the PUD in 2019, the minimum parking was set at 1.8 parking spaces required per unit within the R-3 Apartment Area. This would result in 1,548 parking spaces to be provided if all 860 dwelling units were built. The applicant is requesting a slight reduction to allow 1.65 spaces per unit, or 1,419 spaces for the full build out of the complex. Noted in the application letter, the wavier is being requested as future phases of the multifamily buildings look to provide more studio and one-bedroom units rather than two- or three-bedroom units, decreasing the number of expected parking spaces needed.
4. the Lincoln Municipal Code (LMC), multifamily dwellings within R-1 through R-6 zoning require 1.5 stalls per dwelling unit, making this R-3 Apartment Area still exceeding the minimum parking requirement at the proposed 1.65 spaces per unit.
5. In addition to the waiver, a note related to parking on site will be added to the PUD, specifically to allow cross-parking easements within outlots in the R-3 PUD Apartment Area. This will allow additional flexibility with placing parking spaces within outlots associated with the multifamily development. Currently, unless an outlot is final platted with the specific use of parking, a building permit cannot be issued for a parking lot within that outlot as it would be restricted.
6. The proposed amendment is compatible with the 2050 Comprehensive Plan and approved PUD as this area is developing for a higher density multifamily development. The wavier is consistent with the underlying R-3 Apartment Area as it is primarily designed as one large site that occupies the southeast area of this PUD. The multifamily complex will have varying sizes and styles of units but operate as one larger complex with both underground garage and shared surface lot parking for the residents. It is not expected the reduction in parking will have a negative impact on the surrounding areas as the PUD has no existing connections to the AGR zoned acreage properties to the east and only accessed from within this PUD.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Multifamily Residential, R-3 PUD

SURROUNDING LAND USE & ZONING

North: Developing Single & Two-Family Dwellings	R-3 PUD
South: Yankee Hill Road / Developing commercial lots	B-3 Commercial
East: Single family dwellings	AGR

West: Car dealership, Commercial & Residential lots H-4 & R-3 PUD

APPLICATION HISTORY

April 2020 – CZ#19031 approved the Chateau Planned Unit Development for up to 860 dwelling units over approximately 54 acres.

Dec 2021 – CZ#19031A approved an expansion of the PUD by 107 acres from AG to R-3, H-4, and O-3 PUD and included 148,000 square feet of commercial space and 221 residential dwelling units.

Oct 2023 – CZ#19031B approved modifications to the allowed signage within the R-3 Apartment Area for wall signs up to 180 square feet in size.

Oct 2023 – CZ#19031C approved a modification to allow “restaurant” as an allowed use in the O-3 PUD zoning.

APPROXIMATE LAND AREA: 50.81 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: Civil Design Group
Mike Eckert
(402) 434-8494

Owner: Chateau Development, LLC

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/CZ/19000/CZ19031D Chateau at Yankee Hill PUD.bmc.docx>

CONDITIONS OF APPROVAL – CHANGE OF ZONE #19031D

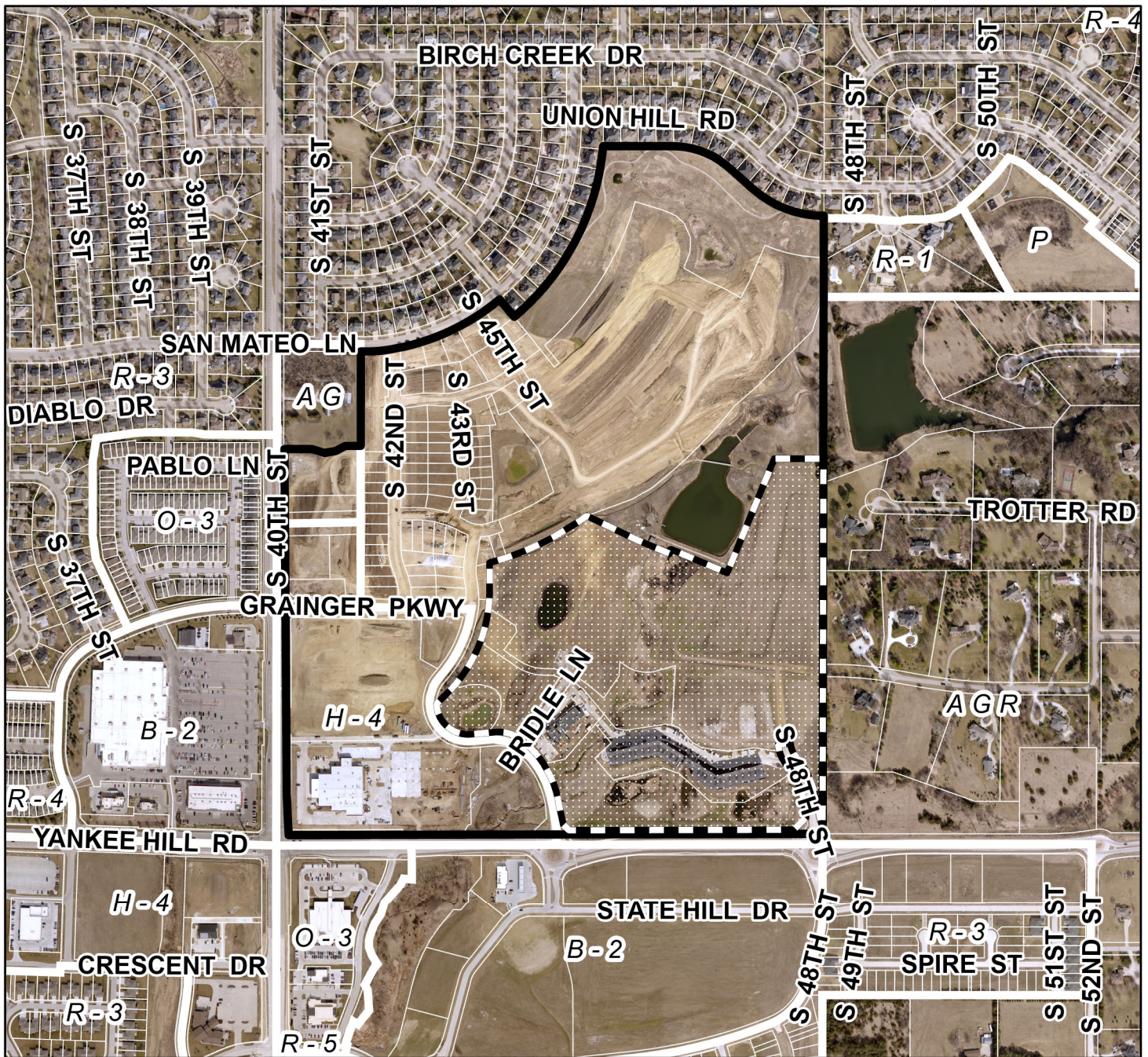
This approval permits reduction in the required parking within the R-3 Apartment Area from 1.8 spaces per dwelling unit to 1.65 spaces per dwelling unit.

Site Specific Conditions:

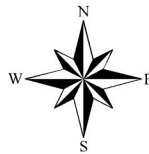
1. Before receiving building permits the developer shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **2** copies with all required revisions and documents as listed below upon approval of the planned unit development by the City Council.

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 #19031C.



Change of Zone #: CZ19031D
Chateau at Yankee Hill PUD
S 40th St & Yankee Hill Rd

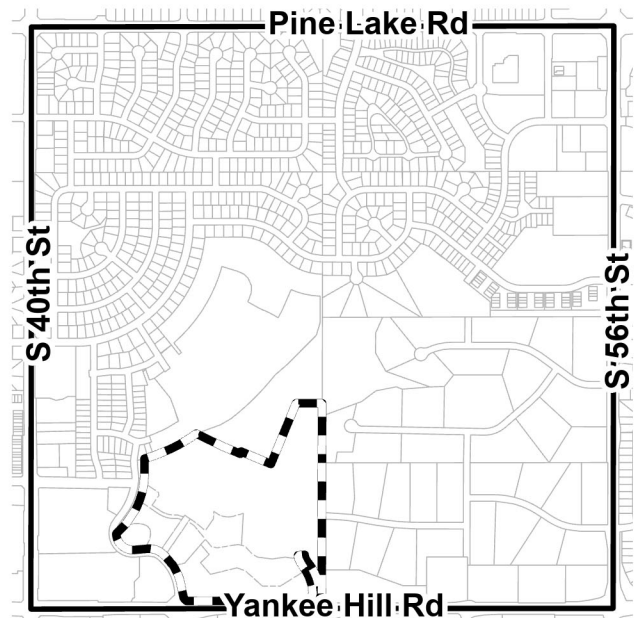
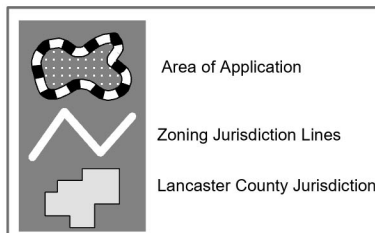


2024 aerial

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.20 T09N R07E



GENERAL SITE NOTES

- SANITARY SEWER AND WATER LINES TO BE 6" PIPE UNLESS OTHERWISE SHOWN. STORM SEWER SHALL BE CONSTRUCTED USING APPROVED PIPE MATERIALS OF THE BUILDING AND SAFETY PLUMBING DEPARTMENT. PUBLIC AND PRIVATE UTILITIES TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
- ALL PAVEMENT RETURN RADI TO BE 20' (MIN) UNLESS OTHERWISE NOTED.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF THE PUBLIC STREETS.
- ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
- DIRECT VEHICULAR ACCESS TO YANKEE HILL ROAD & SOUTH 40TH STREET SHALL BE REINQUISHED EXCEPT AS SHOWN.
- ALL ELEVATIONS ARE TO NAVD 1988.
- ALL OUTLOTS, MEDIANS, LANDSCAPING AND PEDESTRIAN CIRCULATION WITHIN THIS PUD TO BE MAINTAINED BY AN ASSOCIATION OF PROPERTY OWNERS.
- THE PROPOSED LOT LINES, BUILDING LAYOUT AND PARKING LOT LAYOUT ARE CONCEPTUAL AND MAY VARY IN THE FINAL PLAN & BUILDING PERMIT.
- TOTAL OUTLOTS - 16
- ALL EAVES, CANOPIES AND OTHER BUILDING PROJECTIONS MAY EXTEND OVER THE BUILDING SETBACK LINES BUT NOT LOT LINES.
- ALL DRIVES SHALL BE 24' WIDE TYPICAL UNLESS OTHERWISE NOTED. ALL PARKING STALLS SHALL BE 9' WIDE AND 18' DEEP (LESS 2' FOR VEHICLE OVERHANG) UNLESS OTHERWISE NOTED.
- FENCES, DECORATIVE STRUCTURES, AND ACCESSORY BUILDINGS ARE NOT SHOWN ON THE SITE PLAN BUT MAY BE CONSTRUCTED IF THEY ARE 20' X 20' OR SMALLER AND ARE CONSTRUCTED OUTSIDE OF SETBACKS, SIGHT TRIANGLES, EASEMENTS, AND REQUIRED MINIMUM PARKING, AND ARE BUILT ACCORDING TO ZONING ORDINANCE PROVISIONS, AND ARE IN CONFORMANCE WITH ALL OTHER APPLICABLE CODES.
- A COMMON ACCESS EASEMENT SHALL BE GRANTED OVER ALL DRIVES AND PARKING STALLS. CROSS PARKING EASEMENT SHALL BE GRANTED FOR ALL LOTS WITHIN THIS PUD.
- INTERNAL PEDESTRIAN SIDEWALKS TO BE PROVIDED IN COMPLIANCE WITH THE CITY OF LINCOLN DESIGN STANDARDS AT THE TIME OF BUILDING PERMITS.
- FINAL SITE LAYOUT AND INDIVIDUAL LANDSCAPE PLANS FOR BUILDINGS TO BE SUBMITTED AT TIME OF BUILDING PERMIT.
- SIGNS NEED NOT BE SHOWN ON THIS SITE PLAN, BUT NEED TO BE IN COMPLIANCE WITH CHAPTER 27.89 OF THE LINCOLN ZONING ORDINANCE, AND MUST BE APPROVED BY BUILDING AND SAFETY DEPARTMENT PRIOR TO INSTALLATION.
- SETBACKS SHALL BE AS SHOWN ON THE SITE PLAN.
- PROPERTY IS BEING REQUESTED TO BE REZONED FROM AG TO H-4 PUD, O-3 PUD & R-3 PUD.
- DWELLING UNITS, RESIDENTIAL HEALTH CARE FACILITIES, EARLY CHILDHOOD CARE FACILITIES AND PLACES OF ASSEMBLY ARE NOT PERMITTED IN THE PIPELINE PLANNING AREA.
- ADDITIONAL RIGHT-OF-WAY WILL BE REQUIRED TO BE DEDICATED TO ACCOMMODATE A 10' WIDE TRAIL AT LEAST 10 FEET BETWEEN BACK OF CURB AND TRAIL, EDGE AND 2' BETWEEN TRAIL EDGE AND RIGHT-OF-WAY LINE. NO VERTICAL OBSTRUCTION WITHIN 2' OF THE TRAIL EDGE ARE PERMITTED.

R-3 PUD (APARTMENTS) SITE NOTES

- RESIDENTIAL DWELLING UNITS SHALL NOT EXCEED 800 UNITS.
- THE USE ON THE EAST SIDE IS LIMITED TO A 9-PLEX OR FEWER UNITS PER BUILDING (LOT 1, BLOCK 1 & LOT 1, BLOCK 2).
- BUILDINGS ALONG THE EASTERN BOUNDARY OF THE R-3 PUD (APARTMENTS) ARE LIMITED TO A MAXIMUM OF 2-STORIES IN HEIGHT (LOT 1, BLOCK 1 & LOT 1, BLOCK 2).
- INTERNAL SETBACKS ADJUSTED TO 0'.
- WALL SIGNS NOT EXCEEDING A TOTAL OF 216 SQ. FT. ARE PERMITTED ON THE EAST, SOUTH, AND WEST MULTIFAMILY BUILDING ELEVATIONS. ILLUMINATED WALL SIGNS ARE NOT PERMITTED ON THE EAST BUILDING ELEVATIONS OF THE MULTIFAMILY BUILDINGS. NO MORE THAN TWO FACADES ARE PERMITTED TO HAVE WALL SIGNS ON EACH MULTIFAMILY BUILDING. UP TO SEVEN WALL SIGNS, EACH NO LARGER THAN 45 SQ. FT., ARE PERMITTED ON THE CLUBHOUSE. WALL SIGNS ON THE CLUBHOUSE ARE PERMITTED ON ANY ELEVATION.
- REQUIRED PARKING IS ALLOWED IN OUTLOTS. CROSS PARKING EASEMENTS ARE ALLOWED INCLUDING PARKING LOCATED IN OUTLOTS.

H-4 PUD SITE NOTES

- THE H-4 PUD AREA SOUTH OF GRANGER PARKWAY IS SUBJECT TO THE REQUIREMENTS OF THE H-4 ZONING DISTRICT EXCEPT AS OTHERWISE NOTED.
- THE H-4 PUD AREA NORTH OF GRANGER PARKWAY IS SUBJECT TO THE REQUIREMENTS OF THE B-2 ZONING DISTRICT EXCEPT AS OTHERWISE NOTED.
- INTERNAL SETBACKS ADJUSTED TO 0'.

O-3 PUD SITE NOTES

- THE O-3 PUD AREA IS SUBJECT TO THE REQUIREMENTS OF THE O-3 ZONING DISTRICT EXCEPT AS OTHERWISE NOTED.
- INTERNAL SETBACKS ADJUSTED TO 0'.
- RESTAURANTS ARE AN ALLOWED USE BY RIGHT IN THE O-3 PUD.

R-3 PUD SITE NOTES

- THE R-3 PUD AREA EXCLUDING THE APARTMENT AREA IS SUBJECT TO THE REQUIREMENTS OF THE R-3 ZONING DISTRICT EXCEPT AS OTHERWISE NOTED.
- OUTLOT I TO BE OWNED BY CHATEAU PROPERTIES NORTH LLC
- OUTLOT K TO BE OWNED BY HIMARK LAND INVESTMENTS LLC

SHEET INDEX

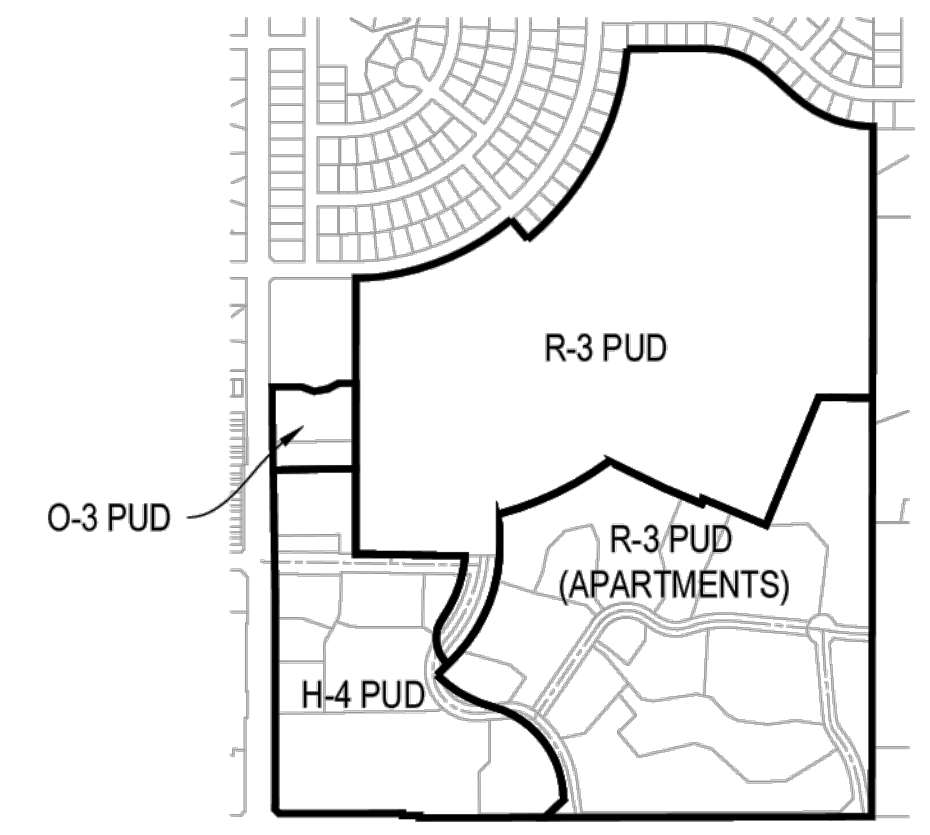
SHEET	1
SITE PLAN	SHEET 1
EXISTING GRADING AND DRAINAGE PLAN	SHEET 2
PROPOSED GRADING AND DRAINAGE PLAN	SHEET 3
NORTH PROPOSED GRADING AND DRAINAGE PLAN	SHEET 4
SOUTH PROPOSED GRADING AND DRAINAGE PLAN	SHEET 5
R-3 PUD APARTMENTS GRADING & DRAINAGE CALCULATIONS	SHEET 6
H-4 PUD COMMERCIAL GRADING & DRAINAGE CALCULATIONS	SHEET 7
O-3, O-3, AND H-4 PUD GRADING & DRAINAGE CALCULATIONS	SHEET 8
STREET PROFILES	SHEETS 9-11

LEGEND

—W—W—W—W—W—W—	WATER MAIN
—SS—SS—SS—SS—SS—SS—	SANITARY SEWER
—FO—FO—FO—FO—FO—FO—	FIBER OPTICS LINE
—OE—OE—OE—OE—OE—OE—	OVERHEAD ELECTRIC LINE
○	SANITARY SEWER MANHOLE
⊕	FIRE HYDRANT
⊕	WATER VALVE
—S—S—S—S—S—S—S—S—	EXISTING STORM SEWER
—S—S—S—S—S—S—S—S—	PROPOSED RIGHT OF WAY
⊕	LIGHT POLE
⊕	UTILITY POLE
⊕	GUY WIRE
⊕	FENCE
⊕	ADDITIONAL DEDICATION OF MINIMUM FLOOD CORRIDOR
⊕	ALTERNATE STORMWATER QUALITY AREA TO BE PLANTED TO NATIVE GRASS OR DRAINAGE WAY PLANTINGS
⊕	DAM BREACH INUNDATION AREA

R-3 PUD (APARTMENTS) PHASING

- UP TO 288 UNITS MAY BE BUILT WITH ONLY ONE ACCESS, WHICH MAY BE FROM EITHER S. 44TH OR S. 48TH STREET. THE DETAILS REGARDING A SECONDARY EMERGENCY ACCESS TO BE WORKED OUT WITH THE PLANNING DEPARTMENT AND LINCOLN FIRE AND RESCUE.
- CONSTRUCTION ACCESS TO YANKEE HILL ROAD AT S. 48TH STREET IS ALLOWED IN THE FIRST PHASE.
- CONSTRUCTION OF ADJACENT STREETS WILL BE REQUIRED AS PART OF A FINAL PLAN FOR ANY LOT. HOWEVER, THE FIRST PHASE MAY POSTPONE THE FINAL PLATTING OF THE ADJACENT S. 44TH STREET OR S. 48TH STREET (WHICH EVER IS NOT BEING USED FOR PERMANENT ACCESS) UNTIL A NEXT PHASE.



ZONING MAP
NO SCALE

WAIVERS

- PARKING RATIO SHALL BE REDUCED TO 1.65 PARKING STALL/UNIT.
- ALLOW TANDEM PARKING TO COUNT TOWARDS PARKING COUNT.
- WAIVE HEIGHT OF RESIDENTIAL BUILDINGS TO 65' FOR THE BUILDINGS IN EXCESS OF 275' FROM EAST PROPERTY LINE.
- SETBACKS AS SHOWN ON THE SITE PLAN.
- BLOCK LENGTH REQUIREMENTS ARE WAIVED IN THE H-4 PUD ZONING DISTRICT.
- LIGHT TRESPASS ACROSS INTERNAL LOT LINES FOR THE O-3, H-4, AND R-3 (APARTMENTS) PUD ZONING AREAS. LIGHT TRESPASS ALLOWED UP TO 1 FOOT CANDLE VERTICALLY AND 2 FOOT CANDLE HORIZONTALLY. LIGHT TRESPASS ALLOWED UP TO 4.7 FOOT CANDLE VERTICALLY AND 4.0 FOOT CANDLE HORIZONTALLY ACROSS THE INTERNAL LOT LINES BETWEEN LOTS 1, 2, & 6 OF BLOCK 4.
- AN AVERAGE MAINTAINED ILLUMINANCE OF 75 FOOT CANDLE AT THE TIME OF 100% OCCUPANCY DETECTION FOR AN OUTDOOR AREA UNDER A LIGHTED CANOPY ON LOT 1, BLOCK 4, PROVIDED THERE ARE OVER 100 MOTION SENSORS, SO IT IS UNLIKELY THAT ALL LIGHTS WILL BE ON SIMULTANEOUSLY.



OWNERSHIP MAP
NO SCALE

LAND USE TABLE

ZONING	COMMERCIAL AREA	DWELLING UNITS
H-4 PUD (SOUTH OF GRANGER)	135,000 SF	0
H-4 PUD (NORTH OF GRANGER)	12,500 SF	0
O-3 PUD	22,500 SF	0
R-3 PUD (APARTMENTS)	0 SF	860
R-3 PUD	0 SF	218
TOTAL	170,000 SF	1078

- CHATEAU PROPERTIES NORTH LLC
- MBH LANDHOLDINGS LLC
- A W GRANGER LLC
- HIMARK LAND INVESTMENTS LLC

R-3 PUD APARTMENT PARKING

TOTAL UNITS: 860 DWELLING UNITS
TOTAL PARKING: 1,419 PARKING STALLS

ENGINEER & PREPARER
CLARK & ENERSEN
1010 LINCOLN MALL, SUITE 200
LINCOLN, NE 68508
CONTACT: TIM GERGEN
PHONE: 402-477-9291

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

12/22/2022
DATE
TIM GERGEN E-10344



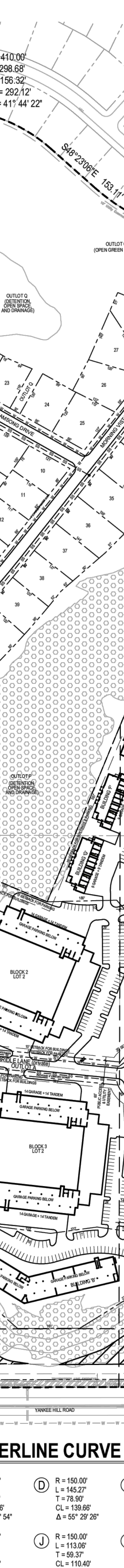
CHATEAU AT YANKEE HILL

AMENDMENT TO THE
PLANNED UNIT DEVELOPMENT

ENGINEER & PREPARER
CLARK & ENERSEN
1010 LINCOLN MALL, SUITE 200
LINCOLN, NE 68508
CONTACT: TIM GERGEN
PHONE: 402-477-9291

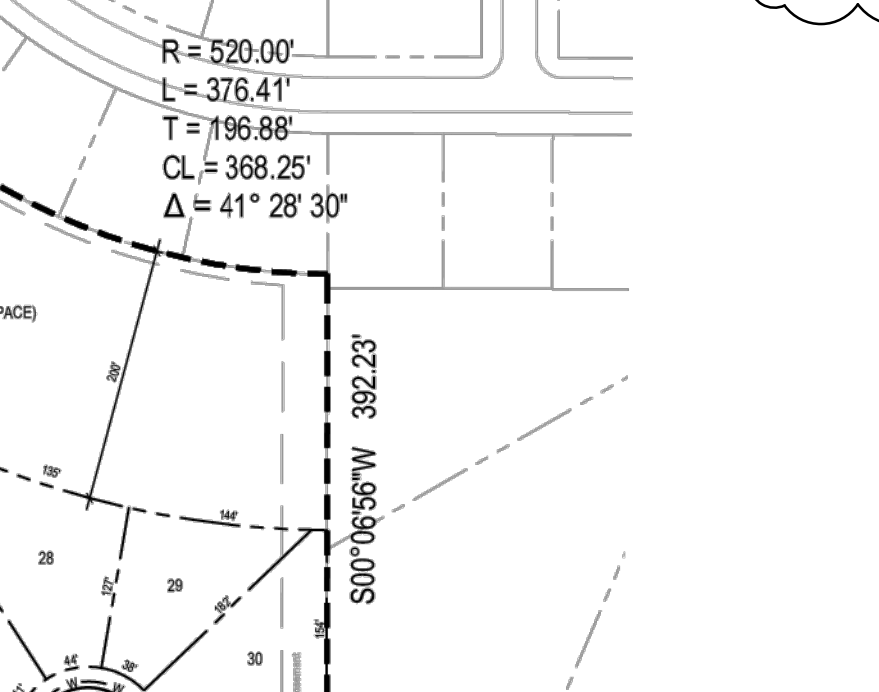
ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

12/22/2022
DATE
TIM GERGEN E-10344



PUD BOUNDARY LEGAL DESCRIPTION

LOT 1 & 2, OUTLOT A, B & C, CHATEAU YANKEE HILL ADDITION
LOT 1, BLOCK 1 & OUTLOT 'A' & OUTLOT 'F', CHATEAU YANKEE HILL 1ST ADDITION
LOTS 1 & 2, BLOCK 1, LOT 1, BLOCK 2, OUTLOT 'A' AND OUTLOT 'C', CHATEAU YANKEE HILL 2ND ADDITION
LOT 1, CHATEAU YANKEE HILL 3RD ADDITION
LOT 1 AND OUTLOT 'A', CHATEAU YANKEE HILL 4TH ADDITION
OUTLOT 'A' & 'B', CHATEAU YANKEE HILL 5TH ADDITION
LOTS 1 & 2, CHATEAU YANKEE HILL 6TH ADDITION
LOTS 1-14, BLOCK 1; LOTS 1-14, BLOCK 2; LOTS 1-14, BLOCK 3; LOTS 1-7, BLOCK 4; LOTS 1-2, BLOCK 5 AND OUTLOTS 'A' AND 'C', YANKEE HILL ESTATES ADDITION
LOTS 1-4, BLOCK 1; LOTS 1-9, BLOCK 2; LOT 1-3, BLOCK 3; LOTS 1-4, BLOCK 4; OUTLOTS 'A', 'B' & 'C', YANKEE HILL ESTATES 1ST ADDITION



LEGAL DESCRIPTION CHANGE OF ZONE AG TO H-4 PUD

THAT PART OF LOT 2, SPEIDEL 1st ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 9th PRINCIPAL MERIDIAN, LINCOLN, LANCASTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERNMOST CORNER OF OUTLOT D, CHATEAU YANKEE HILL ADDITION, A POINT ON THE NORTH 33' RIGHT OF WAY OF 44TH STREET; THENCE S44°41'22"W 66.00', TO A POINT ON THE SOUTH 33' RIGHT OF WAY OF 44TH STREET; SAID POINT BEING A POINT ON A CIRCULAR CURVE ON SAID SOUTH RIGHT OF WAY LINE TURNING IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 533.00', A CENTRAL ANGLE OF 29°40'14" AND AN ARC LENGTH OF 276.01'; THENCE ON SAID CURVE, HAVING A CHORD OF 5' 80°08'45"E 27.84', TO A POINT ON A CIRCULAR CURVE ON SAID RIGHT OF WAY LINE TURNING IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 417.00', A CENTRAL ANGLE OF 78°08'47" AND AN ARC LENGTH OF 546.67'; THENCE ON SAID CURVE, HAVING A CHORD OF 5' 37°25'29"E 568.35'; THENCE S46°11'00"W 109.70' TO A POINT ON THE NORTH 50' RIGHT OF WAY OF YANKEE HILL ROAD; THENCE WESTERLY ON SAID RIGHT OF WAY LINE, S89°51'08"W 542.53'; THENCE NORTHERLY ON THE SAID NORTH RIGHT OF WAY LINE, N 00°08'52"W 10.00'; THENCE WESTERLY ON THE SAID NORTH RIGHT OF WAY LINE, S89°51'08"W 73.32'; THENCE NORTHERLY ON THE SAID NORTH RIGHT OF WAY LINE, N00°09'50"W 10.00'; THENCE WESTERLY ON THE SAID NORTH RIGHT OF WAY LINE, S89°51'08"W 532.47'; THENCE NORTHWESTERLY ON THE NORTH RIGHT OF WAY LINE FOR YANKEE HILL ROAD AND THE EAST RIGHT OF WAY LINE FOR NORTHERN 40TH STREET, S44°51'07"W 25.45'; THENCE NORTHERLY ON THE SAID EAST RIGHT OF WAY LINE, N00°05'52"E 861.65'; THENCE NORTHERLY ON THE SAID EAST RIGHT OF WAY LINE, N00°51'21"W 585.35'; THENCE N 89°02'48"E 356.45'; THENCE S 0°01'28"W 368.80'; THENCE S89°58'14"E 408.80'; THENCE N 89°59'56"E 62.14'; THENCE S 0°00'04"E 11.78'; TO A POINT ON A CIRCULAR CURVE TURNING IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 586.00', A CENTRAL ANGLE OF 28°59'10" AND AN ARC LENGTH OF 282.29'; THENCE ON SAID CURVE, HAVING A CHORD OF 5' 20°28'10"W 279.29', TO A POINT ON A CIRCULAR CURVE TURNING IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 703.61', A CENTRAL ANGLE OF 47°27'59" AND AN ARC LENGTH OF 201.32'; THENCE ON SAID CURVE, HAVING A CHORD OF 5' 14°15'15"E 185.95', TO A POINT ON A CIRCULAR CURVE TURNING IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 467.00', A CENTRAL ANGLE OF 146°24' AND AN ARC LENGTH OF 14.45'; THENCE ON SAID CURVE, HAVING A CHORD OF 5' 54°25'28"E 14.45', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 1,180,616.60 SQUARE FEET OR 27.09 ACRES, MORE OR LESS.

LEGAL DESCRIPTION CHANGE OF ZONE R-3 TO R-3 PUD

LOT 1, SPEIDEL 1st ADDITION, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 9th PRINCIPAL MERIDIAN, LINCOLN, LANCASTER COUNTY, NEBRASKA, SAID TRACT CONTAINING AN AREA OF 206,575.51 SQUARE FEET OR 4.72 ACRES, MORE OR LESS.

LEGAL DESCRIPTION CHANGE OF ZONE AG TO R-3 PUD

THAT PART OF LOT 2, SPEIDEL 1st ADDITION AND LOT 1, SPEIDEL ADDITION, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER AND IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 9th PRINCIPAL MERIDIAN, LINCOLN, LANCASTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9, RANGE 7 EAST, THENCE S0°07'42"W 779.90', THENCE N 89°51'23"W 236.93'; THENCE S 22°27'29"W 596.77'; THENCE N67°13'51"W 284.95'; THENCE S 15°36'18"W 22.17'; THENCE N 67°13'51"W 176.02'; THENCE N64°18'59"W 284.95'; TO A POINT ON A CIRCULAR CURVE TURNING IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 149.00', A CENTRAL ANGLE OF 21°15'12" AND AN ARC LENGTH OF 524.90'; THENCE ON SAID CURVE, HAVING A CHORD OF 5' 64°15'08"W 521.95'; THENCE S 0°00'04"E 133.84'; TO A POINT ON A CIRCULAR CURVE TURNING IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 703.61', A CENTRAL ANGLE OF 47°27'59" AND AN ARC LENGTH OF 579.19'; THENCE ON SAID CURVE, HAVING A CHORD OF 5' 52°33'32"W 562.98'; TO A POINT ON A CIRCULAR CURVE TURNING IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 467.00', A CENTRAL ANGLE OF 146°24' AND AN ARC LENGTH OF 14.45'; THENCE ON SAID CURVE, HAVING A CHORD OF 5' 54°25'28"W 14.45', TO A POINT ON A CIRCULAR CURVE TURNING IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 147.00', A CENTRAL ANGLE OF 78°27'59" AND AN ARC LENGTH OF 201.32'; THENCE ON SAID CURVE, HAVING A CHORD OF 5' 04°18'15"W 185.95', TO A POINT ON A CIRCULAR CURVE TURNING IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 586.00', A CENTRAL ANGLE OF 28°59'10" AND AN ARC LENGTH OF 282.29'; THENCE ON SAID CURVE, HAVING A CHORD OF 5' 20°28'10"W 279.29'; THENCE N 0°00'04"E 11.78'; THENCE S 89°59'56"W 62.14'; THENCE N 89°58'14"E 408.80'; THENCE N 0°01'28"E 1193.98' TO A POINT ON THE SOUTH 50' RIGHT OF WAY LINE OF SAN MATEO LANE; THENCE EASTERLY ON SAID SOUTH RIGHT OF WAY LINE, S 89°59'29"E 35.21'; TO A POINT ON A CIRCULAR CURVE FOR SAID SOUTH RIGHT OF WAY LINE TURNING IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 680.00', A CENTRAL ANGLE OF 8°01'41" AND AN ARC LENGTH OF 84.07'; THENCE ON SAID CURVE, HAVING A CHORD OF N89°59'41"E 84.07', TO A POINT ON A CIRCULAR CURVE ON SAID SOUTH RIGHT OF WAY LINE TURNING IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1102.00', A CENTRAL ANGLE OF 0°01'11" AND AN ARC LENGTH OF 175.41'; THENCE ON SAID CURVE, HAVING A CHORD OF N72°29'15"E 175.22'; THENCE S 0°00'12"W 491.18'; THENCE S89°58'34"E 104.35'; THENCE N 45°08'29"E 490.01'; THENCE N 00°01'28"E 287.93'; TO A POINT ON A CIRCULAR CURVE TURNING IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1512.00', A CENTRAL ANGLE OF 47°00'00" AND AN ARC LENGTH OF 553.85'; THENCE ON SAID CURVE, HAVING A CHORD OF N 27°33'35"E 929.27'; THENCE N 89°52'35"E 335.04'; TO A POINT ON A CIRCULAR CURVE TURNING IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 410.00', A CENTRAL ANGLE OF 41°14'22" AND AN ARC LENGTH OF 268.89'; THENCE ON SAID CURVE, HAVING A CHORD OF S 69°15'15"E 292.12'; THENCE S48°23'03"E 153.11', TO A POINT ON A CIRCULAR CURVE TURNING IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 520.00', A CENTRAL ANGLE OF 41°28'30" AND AN ARC LENGTH OF 39.41'; THENCE ON SAID CURVE, HAVING A CHORD OF S89°03'57"E 388.25'; THENCE S00°08'56"W 382.23' TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 3,170,532.50 SQUARE FEET OR 72.79 ACRES, MORE OR LESS.

LEGAL DESCRIPTION CHANGE OF ZONE AG TO O-3 PUD

THAT PART OF LOT 2, SPEIDEL 1st ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 9th PRINCIPAL MERIDIAN, LINCOLN, LANCASTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, SPEIDEL ADDITION, THENCE S89°58'34" E 12.28' TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST 33' RIGHT OF WAY LINE FOR SOUTH 40TH STREET; THENCE S89°58'34" E 23.80'; THENCE S01°07'16"E 59.48'; THENCE N 89°29'57"E 60.00'; THENCE N65°15'42"E 53.35'; THENCE S89°58'34" E 73.32'; THENCE S 0°01'28"W 368.80'; THENCE S89°02'50"W 356.48' TO A POINT ON THE EAST 33' RIGHT OF WAY LINE FOR SOUTH 40TH STREET; THENCE NORTHERLY ON THE SAID EAST RIGHT OF WAY LINE, N09°57'12"W 198.48'; THENCE NORTHERLY ON THE SAID EAST RIGHT OF WAY LINE, N09°57'12"W 160.90'; TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 127,789.97 SQUARE FEET OR 2.93 ACRES, MORE OR LESS.

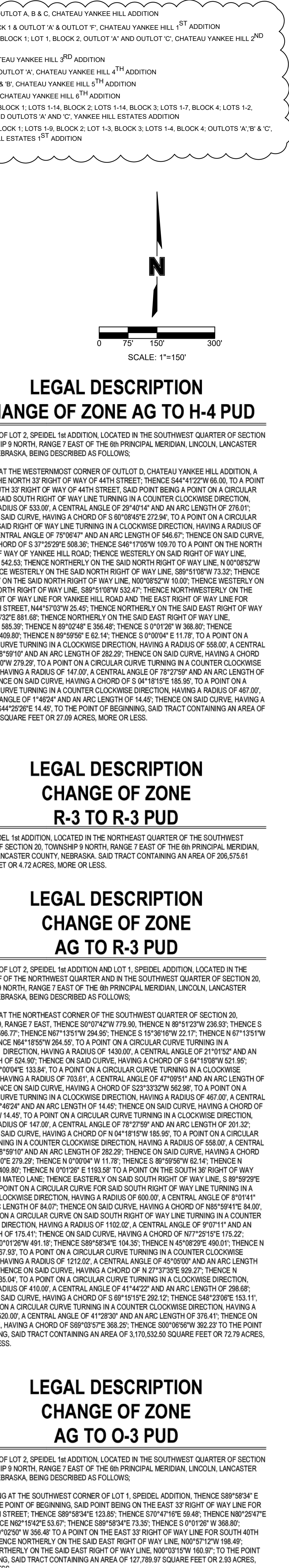
CHATEAU AT YANKEE HILL

AMENDMENT TO THE
PLANNED UNIT DEVELOPMENT

ENGINEER & PREPARER
CLARK & ENERSEN
1010 LINCOLN MALL, SUITE 200
LINCOLN, NE 68508
CONTACT: TIM GERGEN
PHONE: 402-477-9291

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

12/22/2022
DATE
TIM GERGEN E-10344



 Civil Design Group, Inc. 8935 EXECUTIVE WOODS DR., SUITE 200 LINCOLN, NEBRASKA 68512 P: 402.426.4444 F: 402.426.4444 NE Certificate of Authorization: CA-1648					

Chateau at Yankee Hill

Legal Description

Lot 1 & 2, Outlot A, B & C, Chateau Yankee Hill Addition

Lot 1, Block 1 & Outlot 'A' & Outlot 'F', Chateau Yankee Hill 1st Addition

Lots 1 & 2, Block 1; Lot 1, Block 2, Outlot 'A' and Outlot 'C', Chateau Yankee Hill 2nd Addition

Lot 1, Chateau Yankee Hill 3rd Addition

Lot 1 and Outlot 'A', Chateau Yankee Hill 4th Addition

Outlot 'A' & 'B', Chateau Yankee Hill 5th Addition

Lots 1 & 2, Chateau Yankee Hill 6th Addition

Lots 1-14, Block 1; Lots 1-14, Block 2; Lots 1-14, Block 3; Lots 1-7, Block 4; Lots 1-2, Block 5 and Outlots 'A' and 'C', Yankee Hill Estates Addition

Lots 1-4, Block 1; Lots 1-9, Block 2; Lot 1-3, Block 3; Lots 1-4, Block 4; Outlots 'A', 'B' & 'C', Yankee Hill Estates 1st Addition



Civil Design Group, Inc.

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

August 19, 2026

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

Re: Amendment to the Chateau at Yankee Hill PUD, CZ19031C
CDG Project # 2026-0002

Dear Mr. Cary:

On behalf of Chateau Development, LLC we submit the enclosed application for an amendment to PUD CZ19031C. We are requesting a waiver to reduce the parking ratio for the R-3 PUD Apartment area from 1.8 stalls per unit to 1.65 stalls per unit. This change is due to the evolving changes in the unit mix for recent and proposed phases that are predominately comprised of studio and one-bedroom units with no three-bedroom units. We feel this waiver is appropriate given the unit mix and the self-contained area of the PUD that contains the apartment units.

There are also minor changes to the site plan notes regarding cross-parking easements and the ability to put parking in platted outlots of the R-3 PUD Apartment area.

In conjunction with this submittal we submit the following information:

Application for a PUD Amendment
PUD Application fee of \$1,176.00
Site Plans will be uploaded via Project Dox.

I hope that this letter in conjunction with the plans assists you in reviewing this application. Please feel free to call me at (402) 434-8494 so that I can address any questions you may have.

Sincerely,

Mike Eckert, AICP

cc: Chateau Development, LLC