

Lincoln City - Lancaster County

PLANNING COMMISSION

AGENDA

PLANNING COMMISSION

Cristy Joy: Chair
Maribel Cruz : Vice Chair
Lorenzo Ball
Dick Campbell
Brett Ebert
Gloria Eddins
Bailey Feit
Richard Rodenburg
Cindy Ryman Yost

**PLANNING & DEVELOPMENT
SERVICES STAFF**

David R. Cary: Director
Shelli Reid: Administrative Officer
Laura Tinnerstet: Admin. Aide

April 1, 2026

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, April 1, 2026, at 1:00 p.m. in the City Council Chambers on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

The Lincoln-Lancaster County Planning Department will meet with Planning Commission members on Wednesday, April 1, 2026, at 12:00 p.m. in the Council Chambers, for a pre-briefing of the Transportation Improvement Plan and the Capital Improvement Program. Public testimony will not be accepted at this briefing.

PLEASE NOTE: The Planning Commission action is final action on any item with a notation of ***FINAL ACTION***. Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission. The Planning Commission action on all other items is a recommendation to the City Council or County Board.

AGENDA
WEDNESDAY, April 1, 2026

Approval of minutes of the regular meeting held [March 18, 2026](#).

1. CONSENT AGENDA
(Public Hearing and Administrative Action)

Please note: minutes will no longer be in the packet. They will be hyperinked to the City of Lincoln website. Select the date in blue text to access the minutes.

SPECIAL PERMITS

Page 4

- 1.1 SPECIAL PERMIT 1179A, to upgrade cellular equipment with a height increase of 3 feet at 2901 A Street. **FINAL ACTION**
Staff recommendation: Conditional Approval
Staff Planner: Jill Dolberg, (402) 441-6373, jdolberg@lincoln.ne.gov

Page 30

- 1.2 SPECIAL PERMIT 1573C, to amend the existing special permit allowing a residential healthcare facility for an addition and to increase the number of allowed residents to 25 on property located at 1740 Superior Street. **FINAL ACTION**
Staff recommendation: Conditional Approval
Staff Planner: Benjamin Callahan, (402) 441-6360, bcallahan@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL

3. ITEMS REMOVED FROM CONSENT AGENDA
(Public Hearing and Administrative Action)

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION

SPECIAL PERMIT

Page 39 4.1 SPECIAL PERMIT 1813B, for Immanuel Addition to The Preserve on Antelope Creek (Community Unit Plan), to add approximately 1.7 acres to the CUP, to increase the number of residents and to approve a Residential Healthcare Facility, with associated waivers on property generally located at Pagoda Ln & Pioneers Blvd. **FINAL ACTION**
Staff Recommendation: Conditional Approval
Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

Page 58 4.2 SPECIAL PERMIT 26010, to allow for the Willowmere Forest Estates Community Unit Plan (CUP) over approximately 6.5 acres for 9 single-family dwelling units, on property located at 6400 Old Cheney Road, with associated waivers. **FINAL ACTION**
Staff Recommendation: Conditional Approval
Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

TEXT AMENDMENT

Page 70 4.3 TEXT AMENDMENT 26004, amending LMC Chapter 14.50 Sidewalk Cafes and LMC Chapter 5.04 Alcoholic Liquor to update regulations for sidewalk cafes in the public right-of-way; and, amending 27.62.110 to remove the requirement that restaurants in O-1 districts be located within a building containing office or residential uses; and, adopting new design standards for sidewalk cafes in B and O-1 zoned districts.
Staff Recommendation: Approval
Staff Planner: Arvind Gopalakrishnan, (402) 441-6361, agopalakrishnan@lincoln.ne.gov

Page 129 4.4 TEXT AMENDMENT 26005, to amend Lincoln Municipal Code Section 27.72.120 to allow accessory buildings in the AGR Agricultural Residential District to be located in the side yard up to 5 feet from the side lot line.
Staff Recommendation: Approval
Staff Planner: George Wesselhoft, (402) 441-6366, gwesselhoft@lincoln.ne.gov

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION

**AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM
NOT ON THE AGENDA, MAY DO SO.**

Adjournment

PENDING LIST: No items

Planning and Development Services Department Staff Contacts:

David Cary, <i>Director</i>	402-441-6364	dcary@lincoln.ne.gov
Steve Dush, <i>Assistant Director</i>	402-441-5662	sdush@lincoln.ne.gov
Steve Henrichsen, <i>Development Review Planning Mgr.</i>	402-441-6374	shenrichsen@lincoln.ne.gov
Paul Barnes, <i>Long Range Planning Manager</i>	402-441-6372	pbarnes@lincoln.ne.gov
Benjamin Callahan, <i>Planner</i>	402-441-6360	bcallahan@lincoln.ne.gov
Collin Christopher, <i>Planner</i>	402-441-6370	cchristopher@lincoln.ne.gov
Rachel Christopher, <i>Transportation Planner</i>	402-441-7603	rchristopher@lincoln.ne.gov
Jill Dolberg, <i>Planner</i>	402-441-6373	jdolberg@lincoln.ne.gov
Arvind Gopalakrishnan, <i>Planner</i>	402-441-6361	agopalakrishnan@lincoln.ne.gov
Mia Haschenburger, <i>Transportation Planner</i>	402-441-6334	mhaschenburger@lincoln.ne.gov
Jacob Schlange, <i>Planner</i>	402-441-6362	jschlange@lincoln.ne.gov
Andrew Thierolf, <i>Planner</i>	402-441-6371	athierolf@lincoln.ne.gov
George Wesselhoft, <i>County Planner</i>	402-441-6366	gwesselhoft@lincoln.ne.gov

* * * * *

The Planning Commission meeting which is broadcast live at 1:00 p.m. every other Wednesday will be available for viewing on LNK City TV at

<https://lnktv.lincoln.ne.gov/CablecastPublicSite/watch/3?channel=1>

The Planning Commission agenda may be accessed on the Internet at

<https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Planning-Commission>

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 Special Permit #1179A	FINAL ACTION? Yes	DEVELOPER/OWNER AT&T (New Cingular Wireless PCS)
PLANNING COMMISSION HEARING DATE April 1, 2026	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 2901 A Street

RECOMMENDATION:

BRIEF SUMMARY OF REQUEST

The A Street Water and Power Building was locally landmarked in 1986, and a special permit granted to construct 39 condos in the surplus building. AT&T has equipment in an existing chimney concealment canister at 2901 A Street. Their upgrades will require the installation of a new replacement canister with three new pairs of antennas stacked inside the new canister.

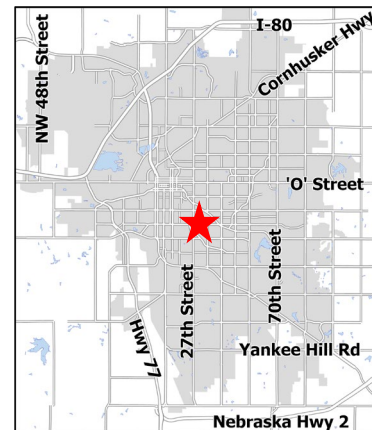
A previous Special Permit allowed a height of eight feet on top of the smokestack for stealth canister to hide equipment. The new canister will be approximately three feet taller than the previous canister, or eleven feet from the top of the smokestack. The antennas will be concealed by the new canister, and it will be painted to match the existing condition. They are requesting a special permit to allow for this increase of three feet in height, which will bring the total height of the smokestack with canister to 90.5 feet.

JUSTIFICATION FOR RECOMMENDATION

A Special Permit in 2014 allowed for the initial increase in height to eight feet above the actual height of the smokestack. The east and west smokestacks both have cellular equipment installed on or in them. The “stealth” canister helps disguise the equipment from the view of the public. An additional three feet will take the height of the smokestack to 90.5 feet in height, an increase of 3%, which doesn’t seem significant enough to diminish the historic nature of the building.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

This proposal is consistent with the Historic Preservation goals of the Comprehensive Plan in that it is imaginative, it is not intrusive on the surrounding neighborhood, and the stealth design protects the character of the local landmark and the surrounding neighborhood.



APPLICATION CONTACT

Sharon Weddle
Amentum Digital Infrastructure, Inc.

STAFF CONTACT

Jill Dolberg, (402) 441-6373 or
jdolberg@lincoln.ne.gov

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Goals Section

G12: History and Culture. The community's history and culture is discussed more in the Introduction section, and is reflected through historic buildings and sites throughout the county. These resources add to the desirable quality of life for current residents and should be protected for future generations. PlanForward encourages the continued use and maintenance of historic and cultural resources, including properties not formally designated as landmarks.

G13: Community Appearance. Lincoln and Lancaster County will have a high-quality physical environment that creates a strong sense of place and community pride. The urban and the rural landscapes of Lancaster County produce a distinctive place, offering a sense of identity to visitors and especially to residents. It is worthwhile to plan for, protect, and strengthen this character as the community grows and matures.

Elements Section

E6: Placemaking

This element describes principles and strategies intended to preserve and enhance the community's unique character — its sense of place — through preservation of cultural and historic resources and focused attention to the quality of public and private development.

All parts of PlanForward contribute to the attainment of this vision, but urban design and one of its components, historic preservation, relate most directly to guarding and enhancing the community's physical image.

The Historic Preservation Commission (HPC) works with neighborhood groups, preservation advocates, property owners, and the History Nebraska to discover, protect, and share the community's heritage. The zoning code provides protection for designated historic property and incentives for creative uses that maintain the vitality of historic places. The Commission has a key role in providing on-going guidance in the revitalization of areas such as Haymarket, residential historic districts, and Havelock Avenue.

Policies Section

P2: Existing Neighborhoods – Continue our commitment to strong, diverse, and complete neighborhoods.

Action Steps

5. Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements.

P37: Historic Preservation - The community's distinctive character and desirable quality of life should be supported by exercising stewardship of historic resources throughout the County.

Action Steps

2. Lincoln and Lancaster County should work in partnership with state and federal historic preservation programs, but local landmark protections are usually the most effective and appropriate.
4. City and county governmental policies should provide for the protection and enhancement of historic resources.
7. Seek incentives and regulatory support to maintain, rehabilitate, and minimize energy utilization of existing buildings to make it more feasible to rehabilitate and continue to use older buildings. Implement a public policy of the careful stewardship of significant, publicly owned historic resources,

including a full and open examination of alternatives when major alterations or demolition are considered.

14. Encourage the continued use and maintenance of historic resources, including properties not formally designated as landmarks.

ANALYSIS

1. This is a request to place wireless telecommunications equipment on the large smokestack of the A Street Water and Power Building (Water Park Condos). Associated electronic equipment would be placed inside the building.
2. The Historic Preservation Commission recommended conditional approval to a Certificate of Appropriateness on March 12, 2026. The recommendation was conditioned on painting the stealth canister to match the blue of the smokestack.
3. Staff and the Planning Commission have encouraged telecommunications providers to utilize “stealth” techniques to reduce the need for free-standing towers and to camouflage antennas to minimize the impact on the surrounding area. This proposal uses such techniques. The antennas are proposed to be mounted on an existing structure concealed within a “stealth” canister and painted to match the structure. Additionally, the building is of an industrial nature, and the antennas are proposed to be mounted on the largest smokestack, which already has a ladder attached to it.
4. The Comprehensive Plan includes several goals and policies that were established by the Community and can be used as a guide in evaluating the placement of wireless telecommunications facilities. They include:
 - a. History and Culture. The community’s history and culture is reflected through historic buildings and sites throughout the county. These resources add to the desirable quality of life and should be protected for future generations.
 - b. Community Appearance. Lincoln and Lancaster County will have a high-quality physical environment that creates a strong sense of place and community identity to visitors and especially to residents. It is worthwhile to plan for, protect, and strengthen this character as the community grows and matures.
 - c. Existing Neighborhoods – Preserve, protect and promote the character and unique features of urban neighborhoods including their historical and architectural elements.
 - d. Historic Preservation – the community’s distinctive character and desirable quality of life should be supported by exercising stewardship of historic resources throughout the county.
 - e. Encourage the continued use and maintenance of historic resources.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: R-4, residential

SURROUNDING LAND USE & ZONING

North: P – Public Use with the Children’s Zoo, water reservoir and park land.

South: R-2, residential neighborhood. P – Public Use with Antelope Park to the southeast.

East: P – Public Use with Antelope Park.

West: R-6, residential neighborhood and parking lot for the Children’s Zoo.

APPLICATION HISTORY: The property was constructed in 1924 as a municipal water and power station. The

building was designated as a Local Landmark and placed on the National Register of Historic Places in 1986. Special Permit #1179 for Historic Preservation was approved at the same time to allow 39 apartments to be constructed within the building. In 1999, SP1805 and SP1805A were approved to allow for locating cellular antennas to be installed on the smokestacks, with various carriers and methods of camouflaging their presence. The most recent installation on this smokestack dates from 2014, and included a “stealth canister” that disguised the antennas presence, and allowed a height increase of eight feet to a total height of 83 feet, and the installation was painted to match the smokestack. This request would add an additional 7.5 feet to the height of the smokestack, or a total of 90.5 feet. The difference in height from what was allowed before to what they would like to have approved is three feet.

APPROXIMATE LAND AREA: 0.95 acres

LEGAL DESCRIPTION: A portion of Lots 1-10, Block 1, Zehrung & Ames Addition and a portion of Lot 3 Perkins Subdivision.

Prepared by Jill Dolberg, Historic Preservation Planner
(402) 441-6373 or jdolberg@lincoln.ne.gov.

Date: March 13, 2026

Applicant: Amentum Digital Infrastructure for AT&T (New Cingular Wireless PCS, LLC)

Contact: Sharon Weddle

CONDITIONS OF APPROVAL – SPECIAL PERMIT #1179A

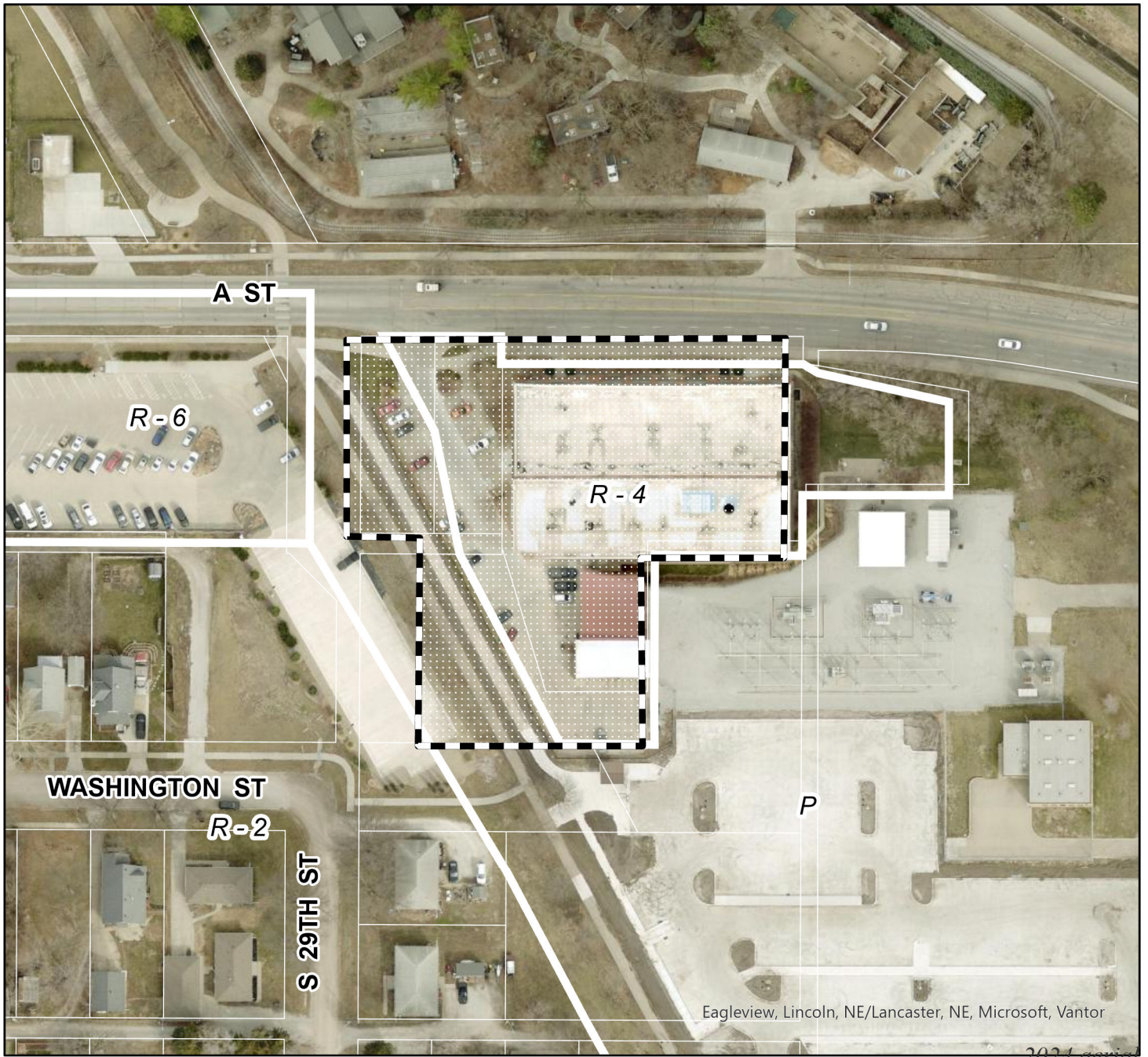
Per Section 27.63.400 this approval permits a Special Permit for Historic Preservation for an increase in height to the cellular antenna installation of an additional 3 feet on the west smokestack on the Water Park building, to a total of 90.5 feet.

Site Specific Conditions:

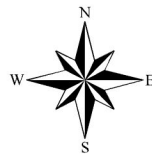
1. This approval permits wireless communications antennas mounted to the large smokestack of the building, up to a height of 90.5 feet, with the condition that the smokestack be painted to match the color of the existing smokestacks.

Standard Conditions:

2. The following conditions are applicable to all requests:
 - a. Before operating this wireless communications facility all development and construction is to comply with approved plans.
 - b. The wireless communications facility shall comply with all applicable regulations of the FCC, FAA, NAA and other state and federal agencies with regulatory oversight. The permittee is required to be licensed by the FCC to provide wireless communications services.
 - c. The permittee shall be required to remove the equipment within 30 days of discontinuance of use.
 - d. This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.



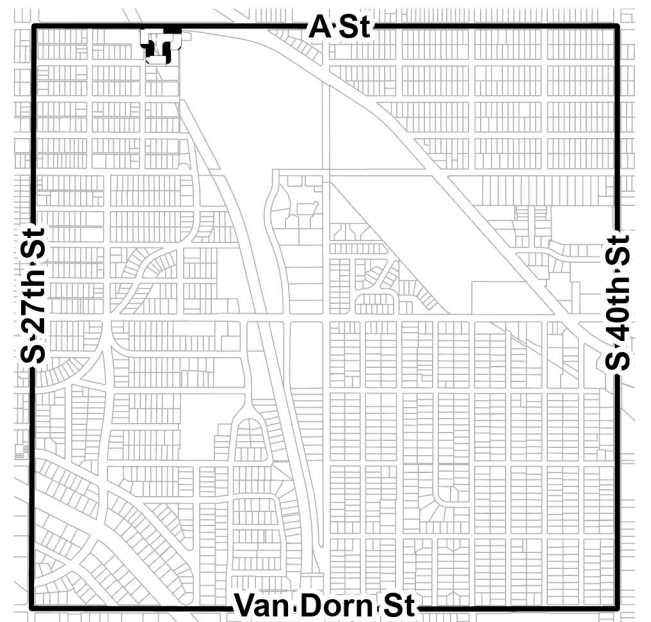
Special Permit #: SP1179A
S 29th St & A St



One Square Mile:
 Sec.31 T10N R07E

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



Excerpt of MEETING RECORD

Advanced public notice of the Historic Preservation Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Wednesday, March 8, 2025.

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, March 12, 2026, 2:00 p.m., County-City Building, Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Nancy Hove-Graul, Jim Johnson, Greg McCown, Jim McKee, Greg Newport, Sonya Türkman, and Dan Worth absent.

OTHERS IN ATTENDANCE: Paul Barnes, Jill Dolberg, and Clara McCully of the Planning Department, Abby Littrell of the Law Department, and other interested parties.

Chair McCown called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

SPECIAL PERMIT 1179A TO UPGRADE CELLULAR EQUIPMENT WITH A HEIGHT INCREASE OF 7.5 FEET AT 2901 A STREET:

Dolberg explained that the request involves increasing the height of the smokestack antenna installation at 2901 O Street. The antenna tip height would increase approximately 6.5 feet, and the overall canister and chimney height would increase approximately 7.5 feet.

The smokestack is approximately 90 feet tall, and the proposed increase represents a relatively small change in overall height.

Commissioners discussed the configuration of the canister and whether the equipment would remain visually consistent with the existing smokestack.

Questions were asked regarding the circumference and whether the equipment would be sheathed. Dolberg explained the canister would be enclosed so it appears similar in width to the smokestack.

Questions were also asked regarding the height of the adjacent tower. Dolberg indicated the towers were originally the same height and the proposed installation would result in a slightly taller structure.

Sharon Wedle, consultant for the project, responded to questions regarding the canister enclosure and confirmed the equipment would remain largely consistent with the appearance of the existing smokestack.

Worth moved to close the public hearing, seconded by Johnson, and carried 7-0; Hove-Graul, Johnson, McCown, McKee, Newport, Türkman, and Worth voting 'yes'.

ACTION

Motion for approval made by McKee, seconded by Johnson, and carried 7-0: Hove-Graul, Johnson, McCown, McKee, Newport, Türkman, and Worth voting 'yes'.

SITE NAME:

WATERPARK CONDOS

USID: 9100

FA NUMBER: 10083524

IWM	PIN
WSUMW0033342	3525A1C770
WSUMW0032668	3525A1C6X1
WSUMW0033376	3525A1C6CK
WSUMW0032734	3525A1C7YL
WSUMW0033456	3525A1C6Z2

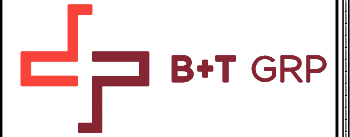
RF DATA SHEET

RFDS ID

RFDS-18073

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA, LICENSE NO.: E-10223, EXPIRATION DATE: 12/31/26.



2 ASH STREET, SUITE #3000
CONSHOHOCKEN, PA 19428

EXISTING 51'-0" BUILDING
LTE 1C RRH SWAP

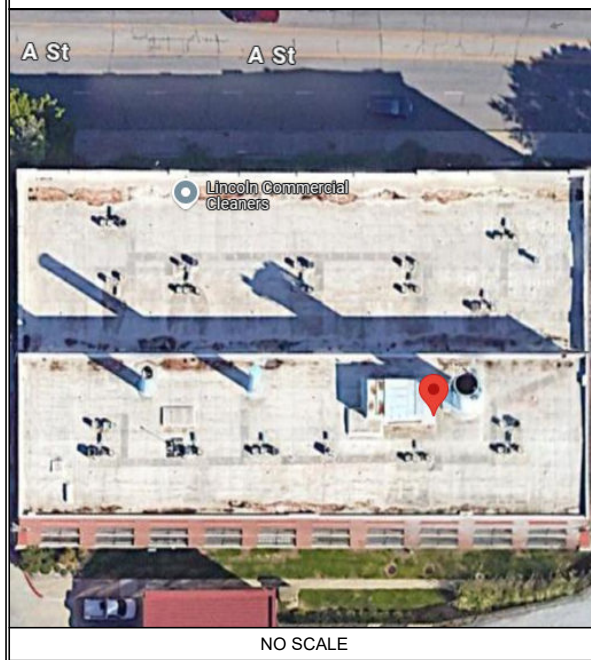
PROJECT SUMMARY

BUILDING OWNER: THE WATERPARK OWNERS ASSOCIATION
ADDRESS: P.O. BOX 6843
LINCOLN, NE 68510
CONTACT: N/A

SITE NUMBER: SINE001977
SITE ADDRESS: 2901 A STREET
LINCOLN, NE 68510
CUSTOMER/APPLICANT: AT&T WIRELESS
7900 XERXES AVE. S
BLOOMINGTON, MN 55431

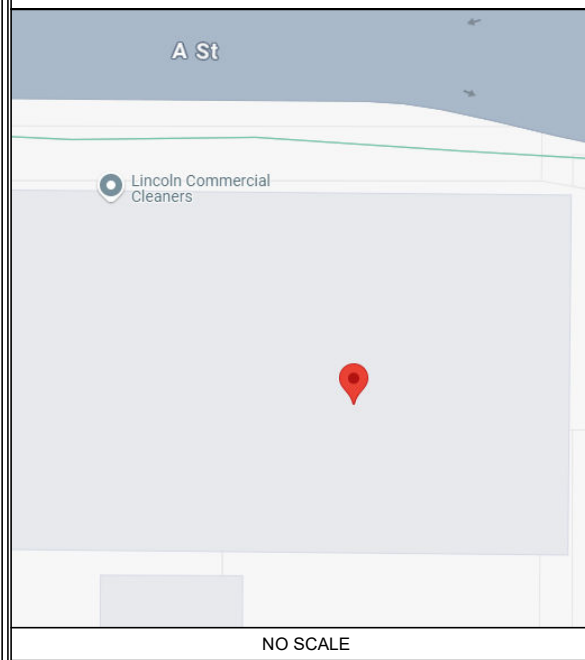
NAD83
LATITUDE: 40.798611' N
LONGITUDE: 96.677898' W
JURISDICTION: CITY OF LINCOLN
COUNTY: LANCASTER
GROUND ELEVATION: 1181' AMSL
OCCUPANCY TYPE: UNMANNED
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
CONSTRUCTION TYPE: II-B
OCCUPANCY GROUP: U

AREA MAP



NO SCALE

LOCATION MAP



NO SCALE

DRAWING INDEX

SHEET #	SHEET DESCRIPTION	REV. #
T-1	TITLE SHEET	1
GN-1	GENERAL NOTES	1
C-1	OVERALL SITE PLAN	1
C-2	EXISTING & FINAL EQUIPMENT PLANS	1
C-3	GROUND EQUIPMENT DETAILS	1
C-3.1	GROUND EQUIPMENT DETAILS	1
C-3.2	GROUND EQUIPMENT DETAILS	1
C-4	BUILDING ELEVATION & ANTENNA MOUNTING DETAILS	1
C-5	EXISTING & FINAL ANTENNA PLANS	1
C-6	ANTENNA & CABLE SCHEDULE	1
C-7	TOWER EQUIPMENT DETAILS	1
C-7.1	TOWER EQUIPMENT DETAILS	1
E-1	POWER LOAD CALCULATIONS	1
G-1	GROUNDING DETAILS	1

PROJECT DESCRIPTION

TOWER SOW:

1. INSTALL VALMONT STEALTHING AND AT-L-FM.
2. REMOVE ALL EXISTING TMAs.
3. INSTALL (3) NNH4-65B-R3-UPM-V2 W/AIR6472 B77G B77D ANTENNAS IN A1,B1,C1.
4. INSTALL (1) DC3-48-60-8-1086F.
5. INSTALL (6) TMABPD7823V612A TMAs.
6. INSTALL (12) SMART BIAS T.
7. INSTALL (1) 6AWG DC TRUNK (IN 2" INNERDUCT).
8. INSTALL (1) 6-PAIR FIBER TRUNK (IN 2" INNERDUCT).
9. INSTALL (1) 2" INNERDUCT.
10. INSTALL (3) 2.5" STD. X 10'-6" ANTENNA MAST PIPES W/ (2) U-BOLTS.

GROUND SOW:

1. REMOVE ALL EXISTING RRHS.
2. REMOVE ALL EXISTING DIPLEXERS.
3. INSTALL (9) VERTIV 48-58V DC CONVERTERS IN PROPOSED DC CONVERTER SHELF.
4. INSTALL (1) VERTIV 60028017 60028017 RETROFIT KIT 58V CONVERTER NETSURE 7100.
5. INSTALL (2) VERTIV ESURE +27VDC BULLET CONVERTER KITS P/N: 60147273.
6. INSTALL (1) VERTIV ESURE BULLET CONVERTER MOUNTING KIT P/N: 565459.
7. CONVERT 24V TO BULLET CONVERTERS.
8. INSTALL (3) 4490 B5/B12A RRHS CABLED TO A1,B1,C1.
9. INSTALL (3) 4890 B25/B66A RRHS CABLED TO A1,B1,C1.
10. INSTALL (3) 4494 B14/B29 RRHS CABLED TO A1,B1,C1.
11. INSTALL (3) 4415 B30 RRHS CABLED TO A1,B1,C1.
12. INSTALL (6) CQX6192123T-DS-43 MULTIPLEXERS IN SHELTER FOR NEW E/// RRHS.
13. INSTALL (1) DC12-48-60-RM.
14. INSTALL (1) 23" FIF RACK.
15. INSTALL ERICSSON BBU(s) & CONTROLLER.

DRIVING DIRECTIONS

DEPART 2505 S 72ND ST, OMAHA, NE 68124:
HEAD NORTH TOWARD W CENTER RD. TURN RIGHT ONTO ARBOR ST. TURN RIGHT TOWARD W CENTER RD. TURN RIGHT TOWARD W CENTER RD. TURN RIGHT TOWARD W CENTER ST. TURN RIGHT TO MERGE ONTO 72ND ST TOWARD I-80. TURN RIGHT TO MERGE ONTO I-80 W. MERGE ONTO I-80 W. KEEP LEFT TO STAY ON I-80 W. TAKE EXIT 401 FOR US-34 E/I-180 E TOWARD 9TH ST/DOWNTOWN. MERGE ONTO I-180 S/US-34. CONTINUE ONTO US-34/ N 9TH ST. TURN LEFT ONTO E O ST. TURN ONTO S ANTELOPE VALLEY PKWY. USE THE RIGHT 2 LANES TO TURN LEFT ONTO K ST. CONTINUE STRAIGHT TO STAY ON K ST. CONTINUE ONTO CAPITOL PKWY. STAY RIGHT ONTO A ST. 2901 A ST WILL BE ON THE LEFT.

CONTACT INFORMATION

A&E FIRM: B+T GROUP
1717 S. BOULDER, STE. 300
TULSA, OK 74119
CONTACT: JANNA SIMMONS
EMAIL: JSIMMONS@BTGRP.COM

ELECTRIC PROVIDER: N/A
PHONE:

TELCO PROVIDER: N/A
PHONE:

CONSTRUCTION PM:
CONTACT: DALE VANDEWALKER
EMAIL: DALE.VANDEWALKER@US.AMENTUM.COM

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING/DWELLING	2018 IBC W/AMENDMENTS
STRUCTURAL	2018 IBC W/AMENDMENTS
MECHANICAL	2018 IMC W/AMENDMENTS
ELECTRICAL	2017 NEC W/AMENDMENTS

DO NOT SCALE DRAWINGS

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11x17.
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SEE SHEET GN-12 FOR ADDITIONAL CONSTRUCTION NOTES

USID: 9100
FA: 10083524

WATERPARK CONDOS

2901 A STREET
LINCOLN, NE 68510

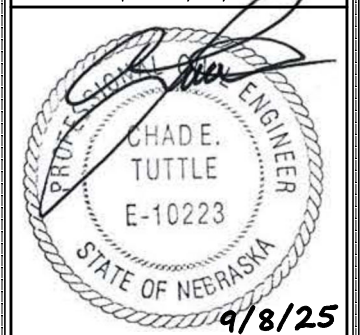
EXISTING BUILDING

PROJECT NO: 173331.001.01
CHECKED BY: TDG

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	7/25/25	RB	PRELIMINARY REVIEW
B	8/1/25	RB	PRELIMINARY REVIEW
0	8/7/25	RB	CONSTRUCTION
1	9/8/25	TDG	CORRECTION

B&T ENGINEERING, INC.
CA 1170
Expires 9/19/25



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: T-1
REVISION: 1



CALL NEBRASKA ONE CALL
(800) 331-5666
CALL 3 WORKING DAYS
BEFORE YOU DIG!



PROJECT COMPLIANCE NOTES:

1. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE AND IS NOT FOR HUMAN HABITAT. (NO HANDICAP ACCESS IS REQUIRED).
2. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
3. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS PROPOSAL, UNLESS DURING EMERGENCY.
4. OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT PROPOSED.
5. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST AT&T SYSTEM GROUNDING STANDARDS. TECHNICAL SPECIFICATION FOR CONSTRUCTION OF LTE SITES AND WILL FOLLOW AT&T GROUNDING AND BONDING REQUIREMENTS FOR NETWORK FACILITIES AT&T DOC ID ATT-TP-76416 AND AT&T POLICY LETTER ATT-CEM-13002.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED DURING CONSTRUCTION OPERATION.
7. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
8. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM DRAWINGS PROVIDED BY THE APPLICANT REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY TURF VENDOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
9. NO ADDITIONAL PARKING IS PROPOSED. EXISTING ACCESS AND PARKING WILL BE USED.
10. NO ADDITIONAL LANDSCAPING IS PROPOSED AT THIS SITE.
11. ALL COAXIAL CABLE/FIBER AND DC CABLE INSTALLATION IS TO FOLLOW MANUFACTURER'S INSTRUCTION.

GREENFIELD GROUNDING NOTES:

ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.

THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.

THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.

METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.

METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.

EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 AWG SOLID TINNED COPPER FOR OUTDOOR BTS.

CONNECTIONS TO THE GROUND BAR SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BAR ARE PERMITTED.

ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.

ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.

USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.

EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.

ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.

COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.

ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.

APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.

ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.

MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.

BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH 1-#2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.

GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

ELECTRICAL INSTALLATION NOTES:

ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.

CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.

WIRING, RACEWAY & SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.

ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.

CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.

EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR APPROVED EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.

ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).

PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.

ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.

POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.

SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.

POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED UNLESS OTHERWISE SPECIFIED.

ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR APPROVED EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (90° C IF AVAILABLE).

RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.

ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.

ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.

GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.

RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.

LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.

CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.

CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.

WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS; SHALL BE PANDUIT TYPE E (OR APPROVED EQUAL); AND RATED NEMA 1 (OR BETTER).

EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND RATED NEMA 1 (OR BETTER) INDOORS OR NEMA 3R (OR BETTER) OUTDOORS.

METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.

NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.

THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.

THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

INSTALL PLASTIC LABEL ON THE METER CENTER TO SHOW "AT&T WIRELESS". 13

PROJECT GENERAL NOTES:










1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 TURF VENDOR-
 CONTRACTOR-
 OWNER-
 OEM-
 GENERAL CONTRACTOR (CONSTRUCTION)
 AT&T
 ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. "KITTING LIST" SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY TURF VENDOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE TURF VENDOR.
9. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
10. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
13. CONSTRUCTION SHALL COMPLY WITH AT&T AND MANUFACTURER SPECIFICATIONS.
14. ALL ITEMS REMOVED FROM SERVICE ON SITES THAT HAVE AN AT&T ASSET TAG MUST BE LOGGED BACK IN WITH AT&T.

ABBREVIATIONS AND SYMBOLS:

ABBREVIATIONS:

- AGL ABOVE GRADE LEVEL
- BTS BASE TRANSCIVER STATION
- (E) EXISTING
- MIN. MINIMUM
- N.T.S. NOT TO SCALE
- REF REFERENCE
- RF RADIO FREQUENCY
- T.B.D. TO BE DETERMINED
- T.B.R. TO BE RESOLVED
- TYP TYPICAL
- REQ REQUIRED
- EGR EQUIPMENT GROUND RING
- AWG AMERICAN WIRE GAUGE
- MGB MASTER GROUND BAR
- EG EQUIPMENT GROUND
- BCW BARE COPPER WIRE
- SIAD SMART INTEGRATED ACCESS DEVICE
- GEN GENERATOR
- IGR INTERIOR GROUND RING (HALO)
- RBS RADIO BASE STATION

SYMBOLS:

-  SOLID GROUND BUS BAR
-  SOLID NEUTRAL BUS BAR
-  SUPPLEMENTAL GROUND CONDUCTOR
-  2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
-  SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
-  CHEMICAL GROUND ROD
-  TEST WELL
-  DISCONNECT SWITCH
-  METER



2 ASH STREET, SUITE #3000
CONSHOHOCKEN, PA 19428

USID: 9100
FA: 10083524

**WATERPARK
CONDOS**
2901 A STREET
LINCOLN, NE 68510
EXISTING BUILDING

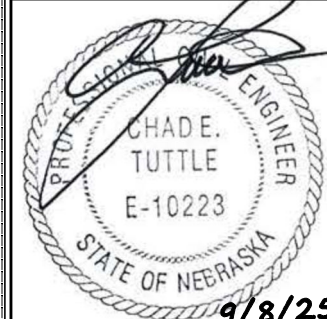
PROJECT NO: 173331.001.01

CHECKED BY: TDG

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	7/25/25	RB	PRELIMINARY REVIEW
B	8/1/25	RB	PRELIMINARY REVIEW
0	8/7/25	RB	CONSTRUCTION
1	9/8/25	TDG	CORRECTION

B&T ENGINEERING, INC.
CA 1170
Expires 9/19/25



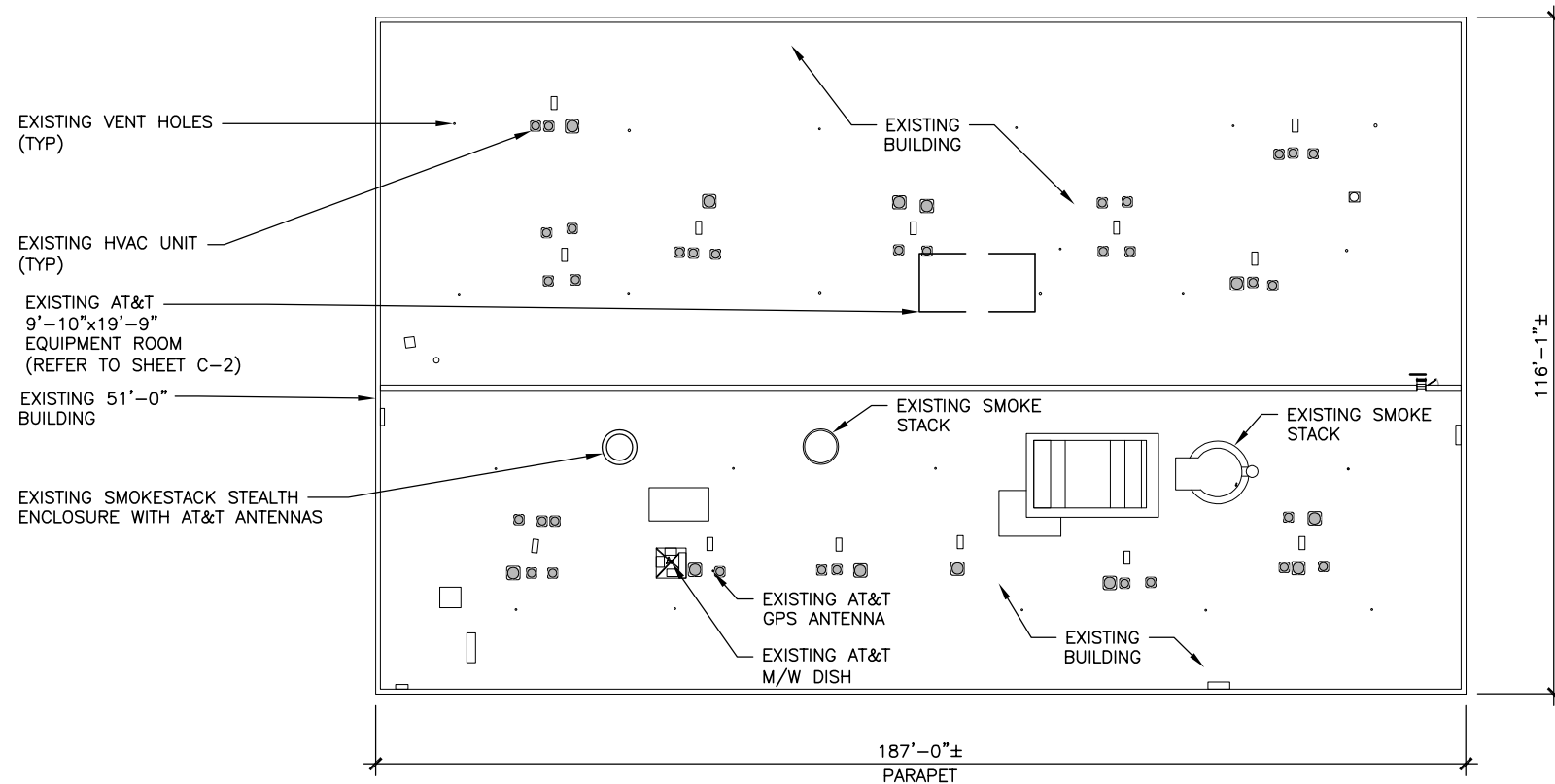
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: GN-1 REVISION: 1

GN-1 1

173331.001.01.0001_10082524_WATERPARK CONDOS.dwg - Sheet:GN-1 - User: itm.grove - Sep 08, 2025 - 4:10pm

1. THE SUBCONTRACTOR SHALL GIVE ALL NOTICES AND REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE SUBCONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID SUBCONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE SUBCONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE AT&T REPRESENTATIVE (B&T ENGINEERING) OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF SUBCONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES, THE SUBCONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIAL AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE SUBCONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE THEMSELVES WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE SUBCONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS INFORMED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE SUBCONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE, UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS, AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE SUBCONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEERING, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
11. THE SUBCONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVEMENTS, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE SUBCONTRACTOR SHALL REPAIR ANY DAMAGE THE MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE SUBCONTRACTOR SHALL MAINTAIN THE GENERAL WORK AREA AS CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
13. THE SUBCONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE SUBCONTRACTOR SHALL NOTIFY THE AT&T REPRESENTATIVE (B&T ENGINEERING) WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE SUBCONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED BY THE AT&T REPRESENTATIVE (B&T ENGINEERING).
15. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOBS.



1 OVERALL SITE PLAN
 SCALE: 0' 16' 32' 64' 96'



2 ASH STREET, SUITE #3000
 CONSHOHOCKEN, PA 19428

USID: 9100
 FA: 10083524

**WATERPARK
 CONDOS**
 2901 A STREET
 LINCOLN, NE 68510
 EXISTING BUILDING

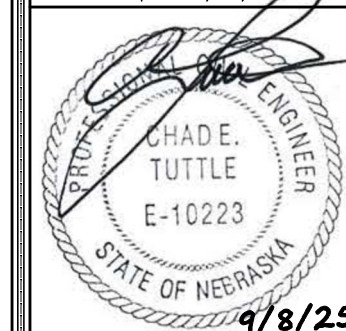
PROJECT NO: 173331.001.01

CHECKED BY: TDG

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	7/25/25	RB	PRELIMINARY REVIEW
B	8/1/25	RB	PRELIMINARY REVIEW
0	8/7/25	RB	CONSTRUCTION
1	9/8/25	TDG	CORRECTION

B&T ENGINEERING, INC.
 CA 1170
 Expires 9/19/25



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: REVISION:

C-1 1

GROUND SCOPE OF WORK

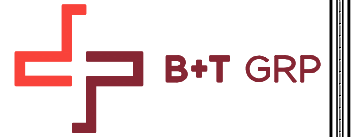
BUILDING, SHELTER

EXISTING ANT AZ - A_0 B_120 C_240
 PROPOSED ANT AZ - A_0 B_120 C_240

CIVIL SOW:

1. REMOVE ALL EXISTING RRHs.
2. REMOVE ALL EXISTING DIPLEXERS.
3. INSTALL (9) VERTIV 48-58V DC CONVERTERS IN PROPOSED DC CONVERTER SHELF.
4. INSTALL (1) VERTIV 60028017 60028017 RETROFIT KIT 58V CONVERTER NETSURE 7100.
5. INSTALL (2) VERTIV ESURE +27VDC BULLET CONVERTER KITS P/N: 60147273.
6. INSTALL (1) VERTIV ESURE BULLET CONVERTER MOUNTING KIT P/N: 565459
7. CONVERT 24V TO BULLET CONVERTERS.
8. INSTALL (3) 4490 B5/B12A RRHs CABLED TO A1,B1,C1.
9. INSTALL (3) 4890 B25/B66A RRHs CABLED TO A1,B1,C1.

10. INSTALL (3) 4494 B14/B29 RRHs CABLED TO A1,B1,C1.
11. INSTALL (3) 4415 B30 RRHs CABLED TO A1,B1,C1.
12. INSTALL (6) CQX6192123T-DS-43 MULTIPLEXERS IN SHELTER FOR NEW E/// RRHs
13. INSTALL (1) DC12-48-60-RM
14. INSTALL (1) 23" FIF RACK.
15. INSTALL ERICSSON BBU(s) & CONTROLLER.



2 ASH STREET, SUITE #3000
 CONSHOHOCKEN, PA 19428

USID: 9100
 FA: 10083524

**WATERPARK
 CONDOS**
 2901 A STREET
 LINCOLN, NE 68510
 EXISTING BUILDING

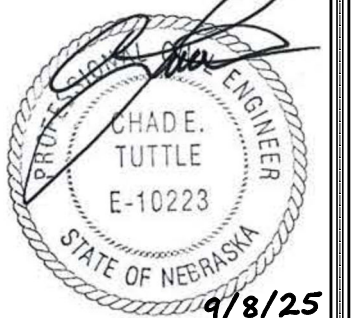
PROJECT NO: 173331.001.01

CHECKED BY: TDG

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	7/25/25	RB	PRELIMINARY REVIEW
B	8/1/25	RB	PRELIMINARY REVIEW
0	8/7/25	RB	CONSTRUCTION
1	9/8/25	TDG	CORRECTION

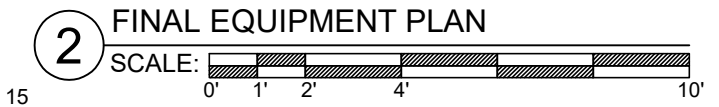
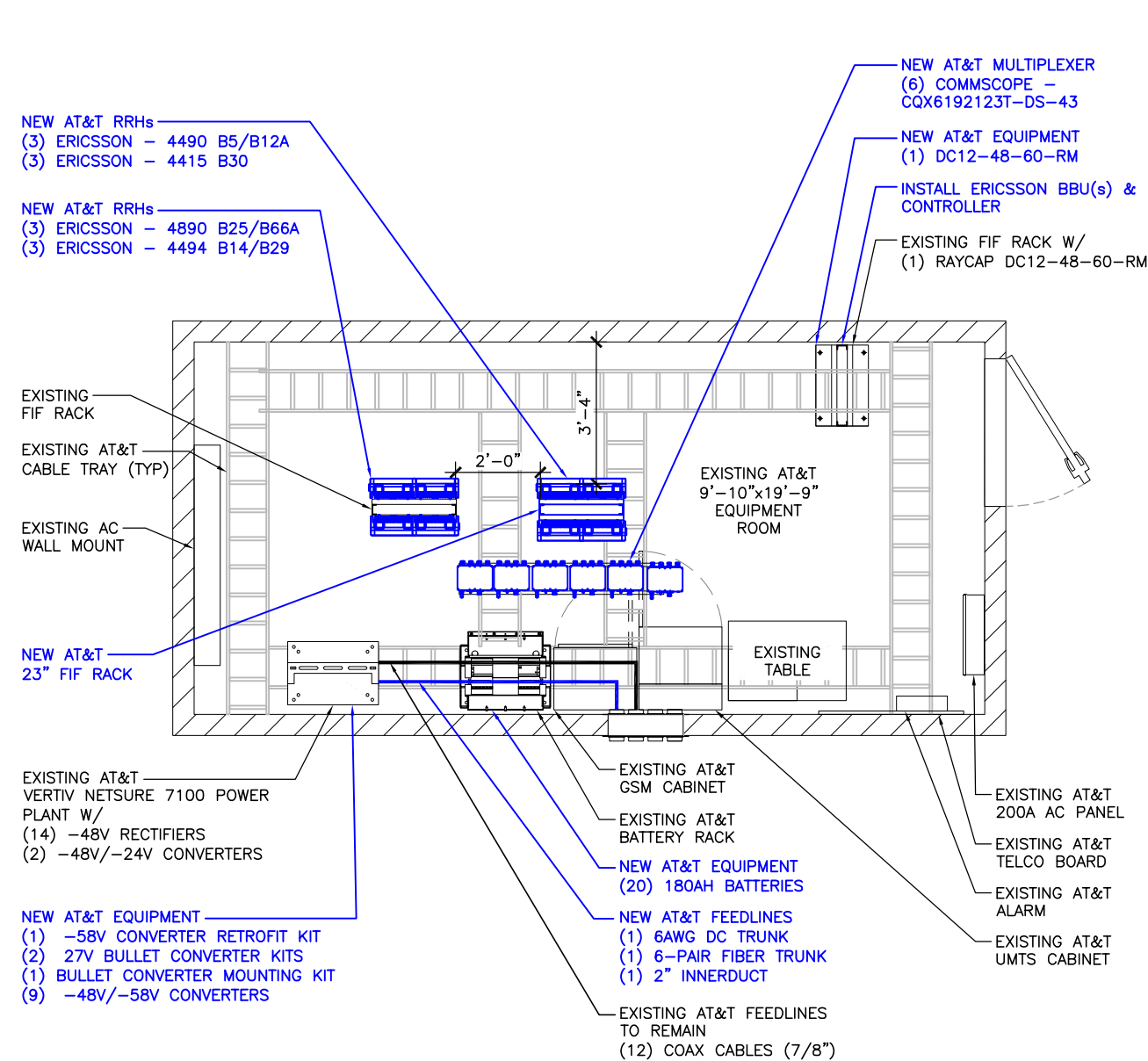
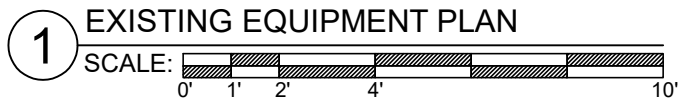
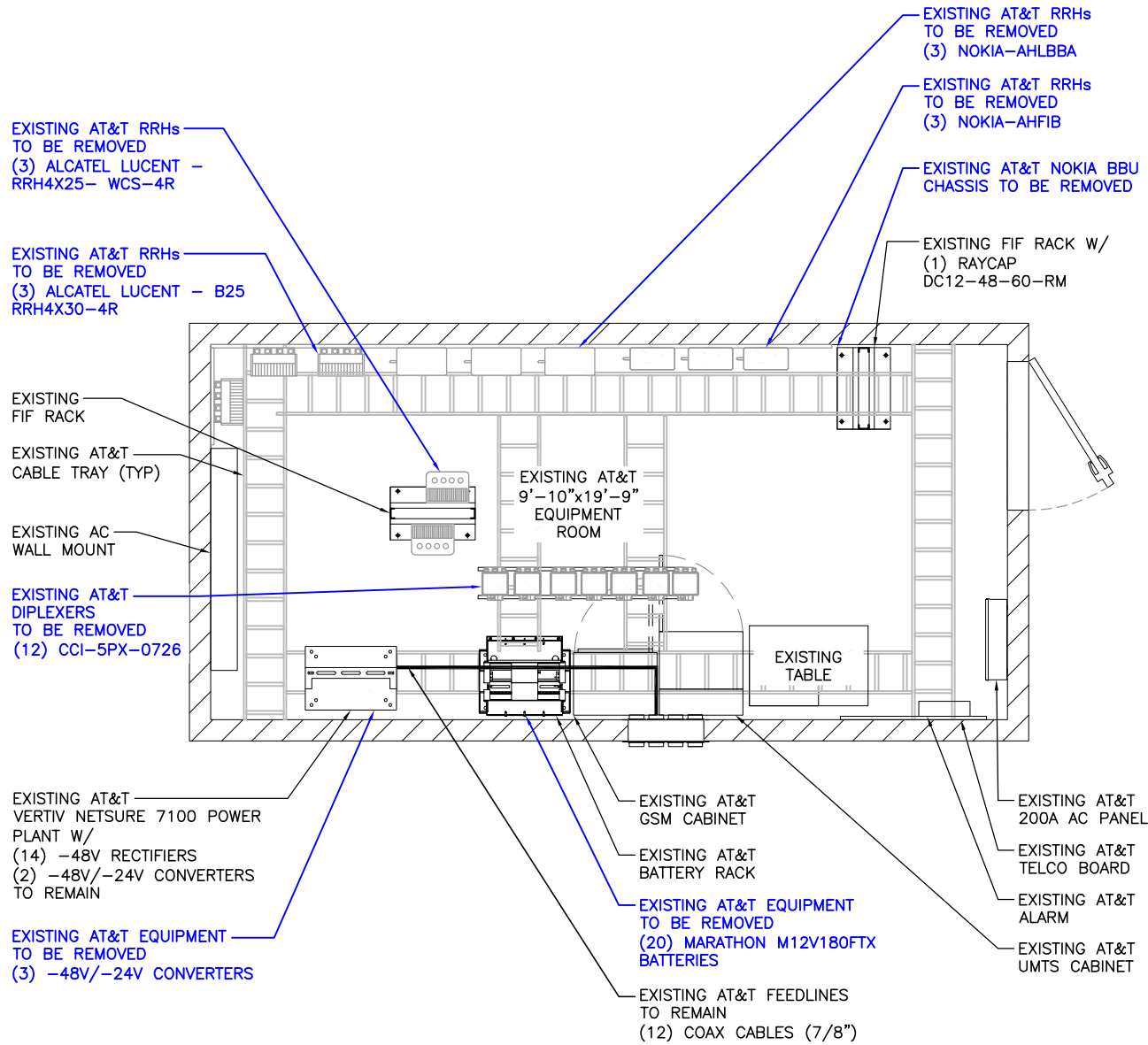
B&T ENGINEERING, INC.
 CA 1170
 Expires 9/19/25



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

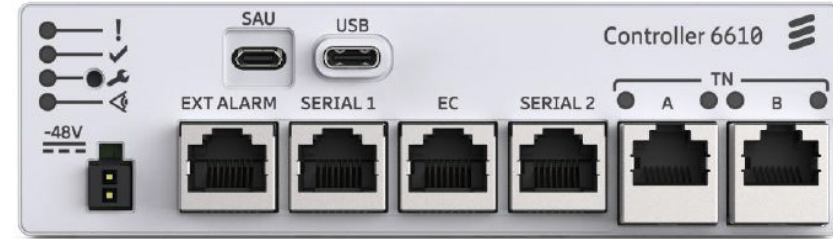
SHEET NUMBER: REVISION:

C-2 **1**



173331.001.01.0001_10082524_WATERPARK CONDOS.dwg - Sheet: C-2 - User: tim.grove - Sep 08, 2025 - 4:10pm

CONTROLLER 6610:
 MANUFACTURER: ERICSSON
 MODEL NO: CONTROLLER 6610
 DIMENSIONS (HxWxD): 1.6"x5.5"x1.26"
 WEIGHT: 0.28LBS



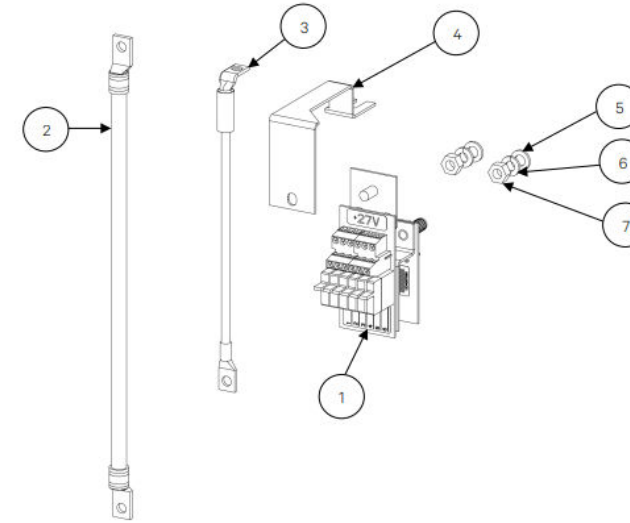
1 6610 SITE CONTROLLER
 SCALE: N.T.S.

BB6672:
 MANUFACTURER: ERICSSON
 MODEL NO: 6672 STAND-ALONE BASEBAND
 DIMENSIONS (HxWxD): 1.7"x17.4"x9.8"
 WEIGHT: 13.2LBS

- INSTALL INSIDE NEW RACK/CABINET.
- INSTALLATION INTO EXISTING CABINET OR RACK REQUIRES NO SPECIAL INSPECTIONS.



2 BBU DETAIL
 SCALE: N.T.S.

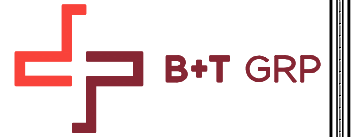


INDEX	PART NO.	DESCRIPTION	QTY
8	10076780	LABEL, +27VDC, GMT RESTRICTIONS*	1
7	228557100	NUT, - HEX -, 1/4-20	2
6	215111100	LW, 1/4, .489 OD, .062 THK,	2
5	214110100	FW, 1/4, .500 OD, .063 THK,	2
4	10062807	BUSBAR, RETURN, +27VDC GMT	1
3	RPM2300023/1	JUMPER, GMT FUSE BRD RTN, 8 AWG, 7.5" LONG	1
2	549018	JUMPER, 8 AWG, 11" LONG, GMT FUSE BRD RTN	1
1	10076456	ASSY, +27VDC, 6 POS GMT BOARDS	1

PARTS/MATERIAL LIST

*Not shown above

3 -48V TO +27 VDC BULLET CONVERTER & GMT FUSE KIT
 SCALE: N.T.S.



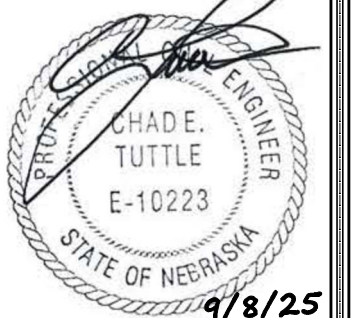
amentum
 2 ASH STREET, SUITE #3000
 CONSHOHOCKEN, PA 19428

USID: 9100
 FA: 10083524
**WATERPARK
 CONDOS**
 2901 A STREET
 LINCOLN, NE 68510
 EXISTING BUILDING

PROJECT NO: 173331.001.01
 CHECKED BY: TDG

ISSUED FOR:			
REV	DATE	DRWN	DESCRIPTION
A	7/25/25	RB	PRELIMINARY REVIEW
B	8/1/25	RB	PRELIMINARY REVIEW
0	8/7/25	RB	CONSTRUCTION
1	9/8/25	TDG	CORRECTION

B&T ENGINEERING, INC.
 CA 1170
 Expires 9/19/25



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-3**
 REVISION: **1**



Technical Specifications

DC Input	C48/27-375B	10003803 8D Position GMT Fuse Board Kit
Voltage	-42 VDC to -58 VDC (48 VDC nominal)	-47 VDC (nominal)
Maximum Current	10 A	275 A
DC Output		+27 VDC
Voltage	±0.5%	700 mV @ 400-1000 mV @ 50°C
Maximum Power	125 W	275 A
Maximum Current	125 A @ -47 VDC	275 A
Peak Efficiency	95.2%	N/A
Control and Monitoring		
Visual Indicators (on front)	A single indicator LED indicates the operating status of the unit. Green = Pinger operation Red = Alarm	Blue LED indicator on GMT Fuse Board
Alarm Contact (on back)	Compatible with Vertiv SubM distribution panel	N/A
Test Points (on front)	Enables output current measurement of the unit	N/A
Environmental		
Operating Temperature	-40°C to +70°C / -40°F to +167°F	
Storage Temperature	-40°C to +70°C / -40°F to +167°F	
Relative Humidity	0 to 95% non-condensing	
Altitude	0 to 10,000 feet	
Standards Compliance		
Safety	UL 60888 Recognized Designed to meet IEEE802.3 Class 2, NIS1 Level II	The +27VDC Bullet Fuse Board Position GMT Fuse Board Kit is constructed of UL Listed or Recognized components. The board is installed in the UL file of the complete UL Listed power system into which it is installed.
EMC	FCC Class B Part 15 Class B (radiated) Naturally EM 1000-10000 kHz	
Mechanics		
Dimensions (H x W x D)	102.2 x 95.1 x 100.7 mm / 4.02 x 3.75 x 4.00 inches	100.8 x 95.1 x 100.7 mm / 3.97 x 3.75 x 4.00 inches
Weight	0.45 kg / 1.0 lbs	0.45 kg / 1.0 lbs

4 BULLET CONVERTER KIT
 SCALE: N.T.S.

5 NOT USED
 SCALE: N.T.S.



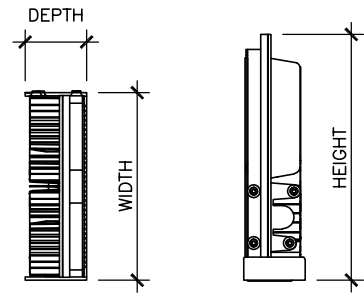
VERTIV - C48/58 - 2000P3 eSURE CONVERTER
 WEIGHT: 2.49 LBS
 SIZE (HxWxD): 1.61x3.33x9.94 IN.

6 CONVERTER DETAIL
 SCALE: N.T.S.



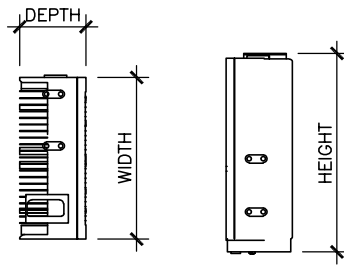
RAYCAP - DC12-48-60-RM
 DIMENSIONS: 3.48"x17.23"x15.40"
 WEIGHT: 27 LBS

7 RACK-MOUNTED DC12 DETAIL
 SCALE: N.T.S.



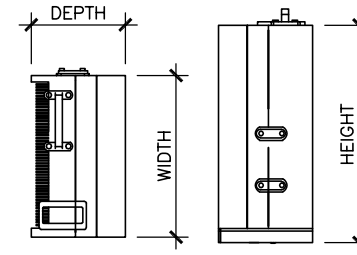
ERICSSON – RADIO 4490
 WEIGHT: 65.0 LBS
 SIZE (HxWxD): 20.6x15.6x7.0 IN.

1 RRH DETAIL
 SCALE: N.T.S.



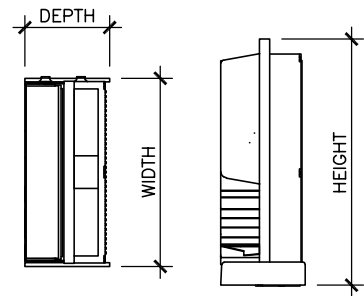
ERICSSON – RADIO 4415
 WEIGHT: 47.0 LBS
 SIZE (HxWxD): 16.5x13.4x4.8 IN.

2 RRH DETAIL
 SCALE: N.T.S.



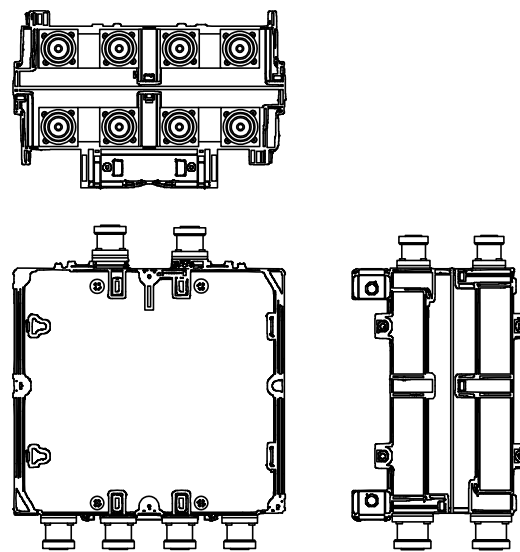
ERICSSON – RADIO 4494 B14/B29
 WEIGHT: 57.33 LBS
 SIZE (HxWxD): 20.55x15.63x5.87 IN.

3 RRH DETAIL
 SCALE: N.T.S.



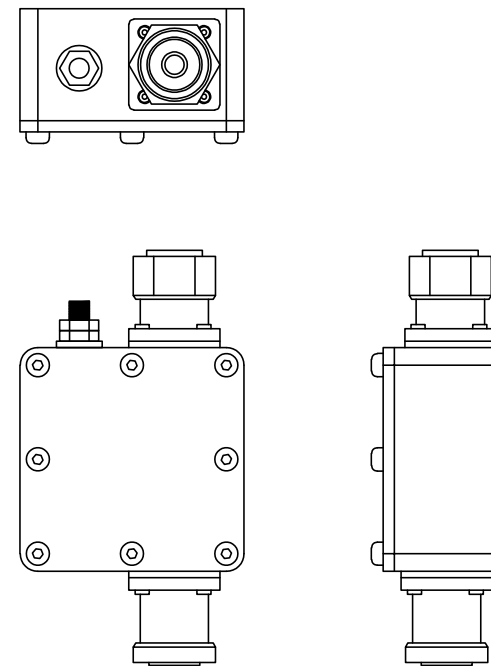
ERICSSON – RADIO 4890
 WEIGHT: 67.24 LBS
 SIZE (HxWxD): 20.6x15.6x7.0 IN.

4 RRH DETAIL
 SCALE: N.T.S.



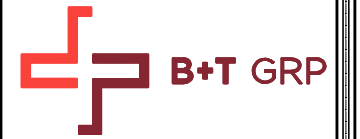
COMMSCOPE – CQX6192123T-DS-43
 WEIGHT (WITHOUT MOUNTING HARDWARE): 15.0 LBS
 SIZE (HxWxD): 7.3x10.04x4.3 IN.

5 MULTIPLEXER DETAIL
 SCALE: N.T.S.



S-BIAST-T
 WEIGHT : 2.86 LBS
 SIZE (HxWxD): 3.1xx3.1x1.7 IN

6 S-BIAST-T
 SCALE: N.T.S.



2 ASH STREET, SUITE #3000
 CONSHOHOCKEN, PA 19428

USID: 9100
 FA: 10083524

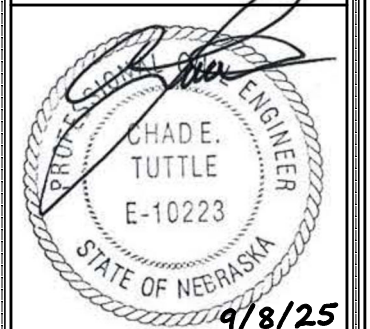
**WATERPARK
 CONDOS**
 2901 A STREET
 LINCOLN, NE 68510
 EXISTING BUILDING

PROJECT NO: 173331.001.01

CHECKED BY: TDG

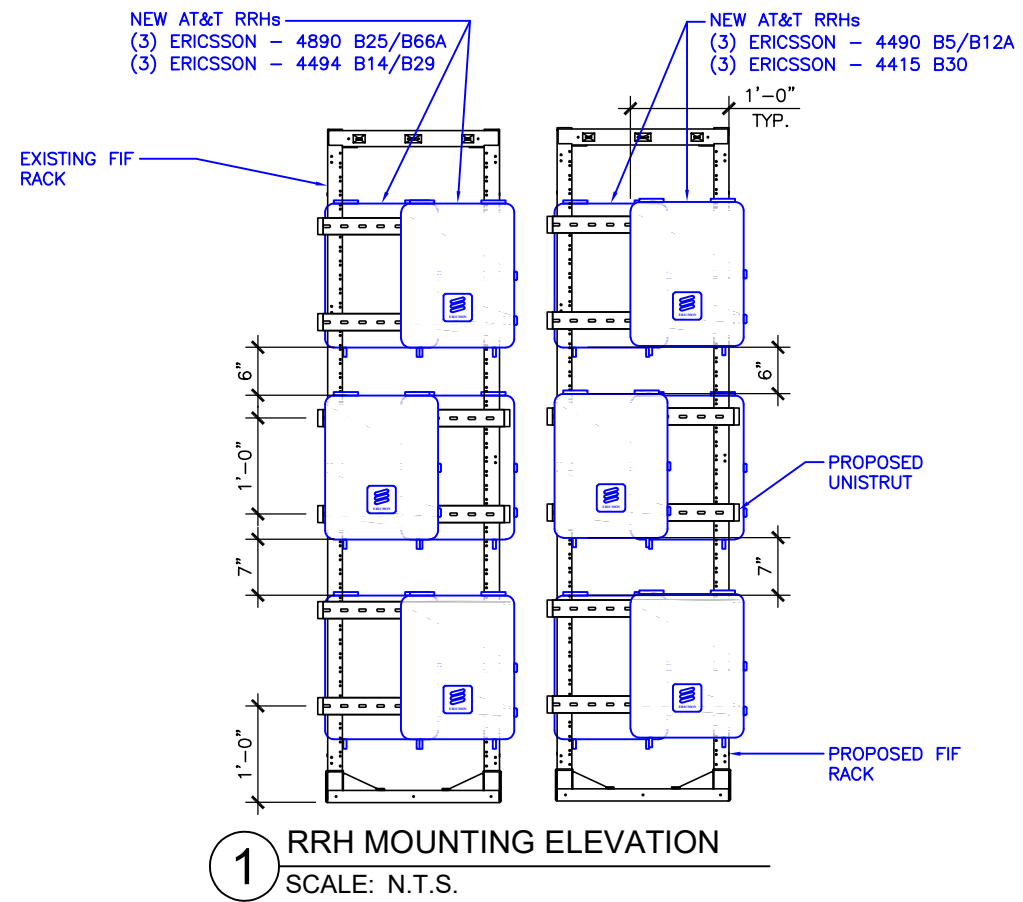
ISSUED FOR:			
REV	DATE	DRWN	DESCRIPTION
A	7/25/25	RB	PRELIMINARY REVIEW
B	8/1/25	RB	PRELIMINARY REVIEW
0	8/7/25	RB	CONSTRUCTION
1	9/8/25	TDG	CORRECTION

B&T ENGINEERING, INC.
 CA 1170
 Expires 9/19/25

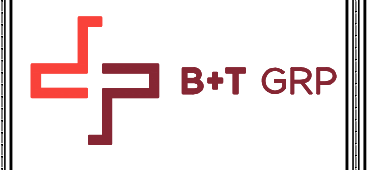
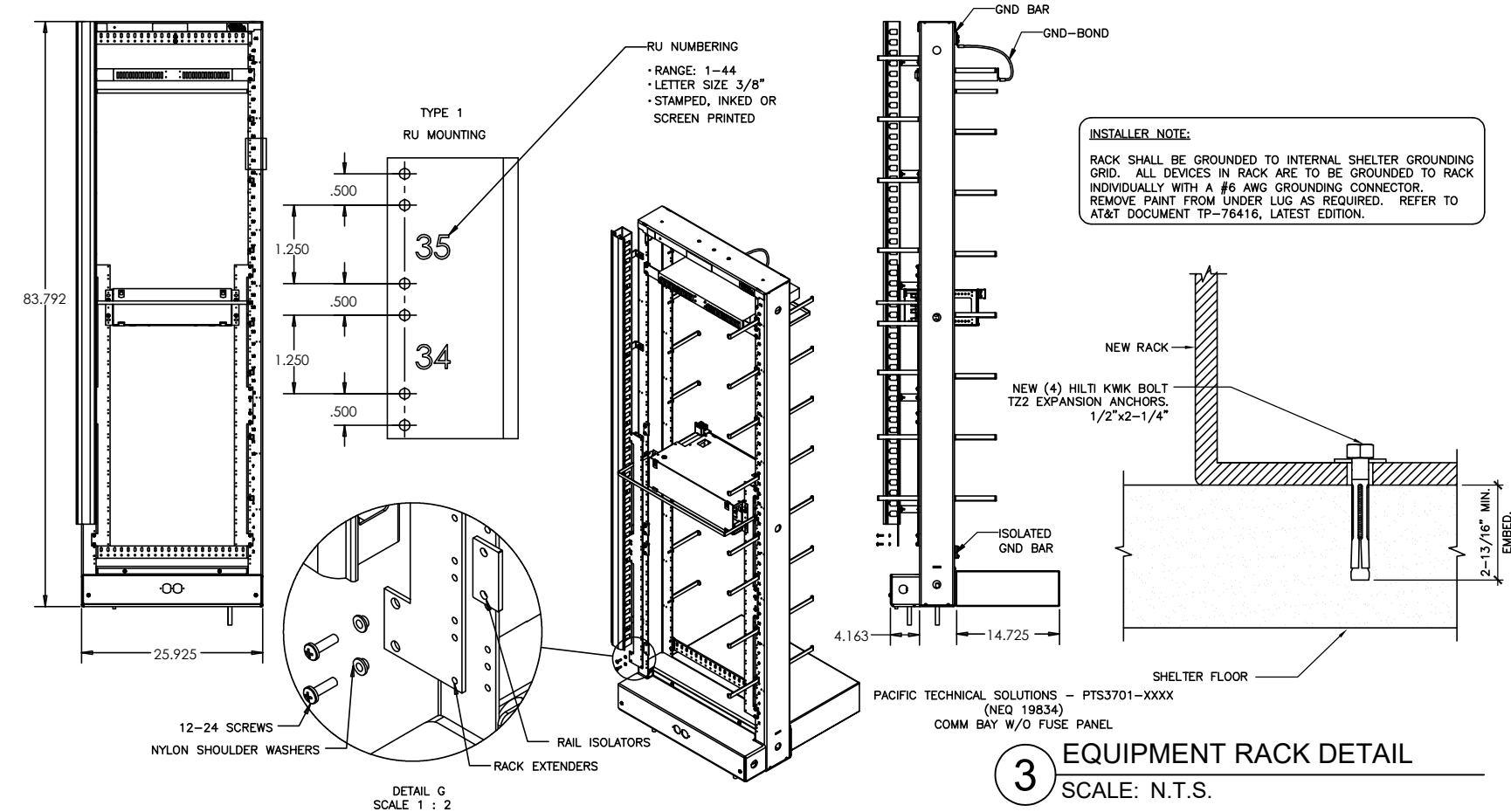
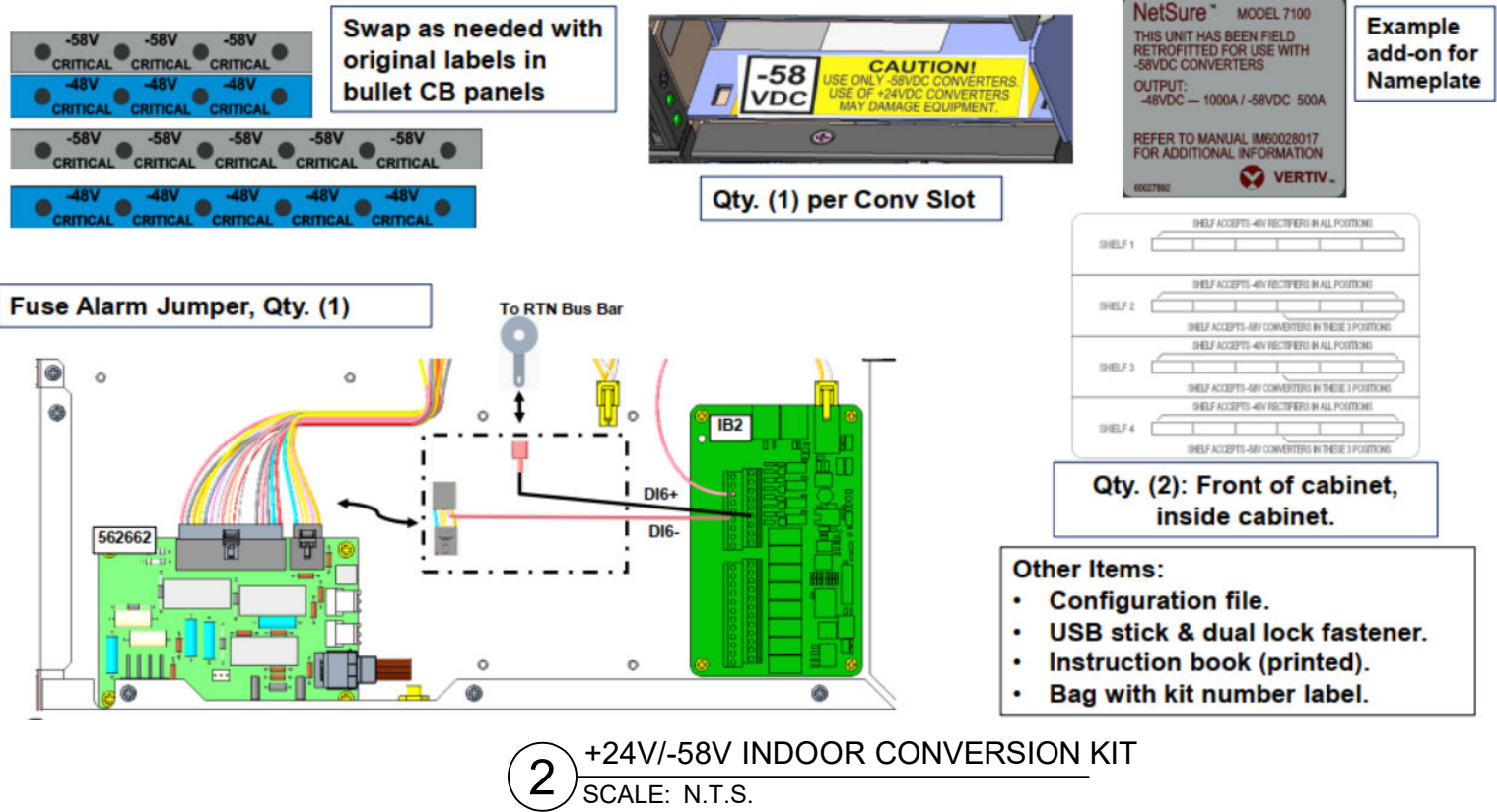


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-3.1** REVISION: **1**



NEQ-53008 - NetSure 7100 Field Retrofit Kit 60028017



USID: 9100
 FA: 10083524

WATERPARK CONDOS

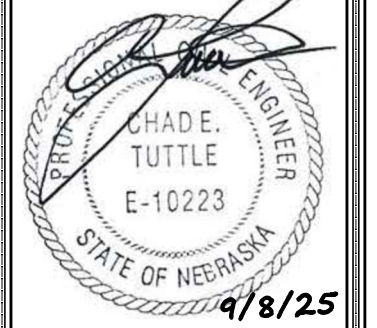
2901 A STREET
 LINCOLN, NE 68510
 EXISTING BUILDING

PROJECT NO: 173331.001.01
 CHECKED BY: TDG

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	7/25/25	RB	PRELIMINARY REVIEW
B	8/1/25	RB	PRELIMINARY REVIEW
0	8/7/25	RB	CONSTRUCTION
1	9/8/25	TDG	CORRECTION

B&T ENGINEERING, INC.
 CA 1170
 Expires 9/19/25

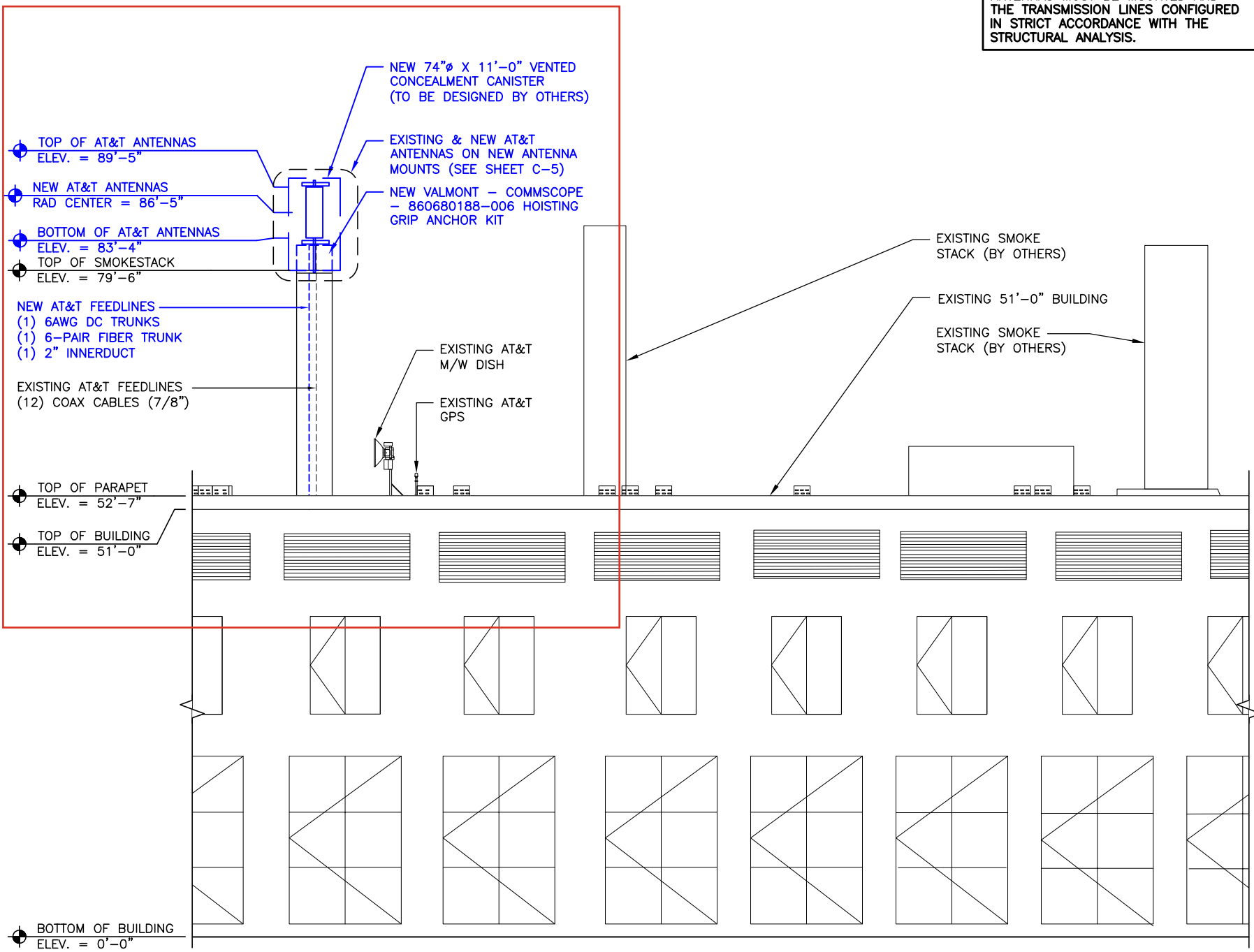


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-3.2**
 REVISION: **1**

EXISTING MOUNT IS SUFFICIENT PER MOUNT ANALYSIS BY B+T GROUP DATED 8/22/25.

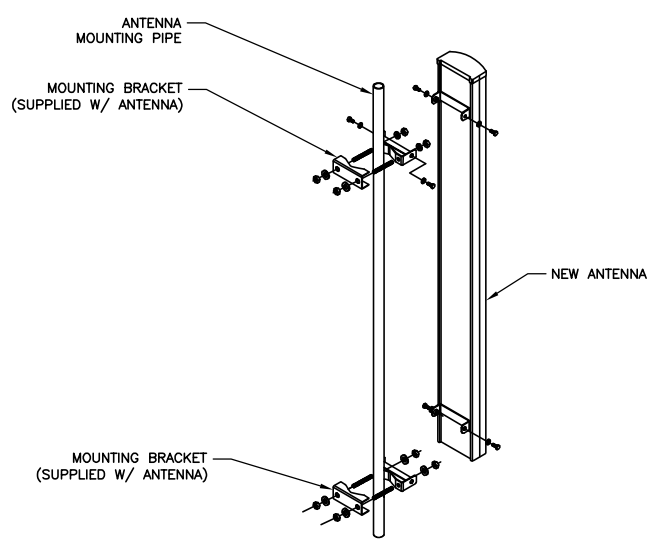
NOTE:
THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS.



1 BUILDING ELEVATION
SCALE: 0' 8' 16' 32' 48'

2 NOT USED
SCALE: N.T.S.

INSTALLER NOTE:
ALL PIPES, BRACKETS, AND MISCELLANEOUS HARDWARE TO BE GALVANIZED UNLESS NOTED OTHERWISE.



3 ANTENNA MOUNTING DETAIL
SCALE: N.T.S.



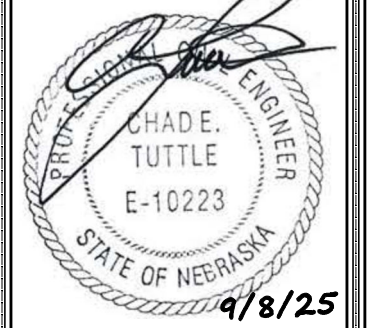
USID: 9100
FA: 10083524
WATERPARK CONDOS
2901 A STREET
LINCOLN, NE 68510
EXISTING BUILDING

PROJECT NO: 173331.001.01
CHECKED BY: TDG

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	7/25/25	RB	PRELIMINARY REVIEW
B	8/1/25	RB	PRELIMINARY REVIEW
0	8/7/25	RB	CONSTRUCTION
1	9/8/25	TDG	CORRECTION

B&T ENGINEERING, INC.
CA 1170
Expires 9/19/25



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-4**
REVISION: **1**

173331.001.01.0001_10082524_WATERPARK CONDOS.dwg - Sheet:C-4 - User: tim.grove - Sep 08, 2025 - 4:10pm

TOWER SCOPE OF WORK

BUILDING, SHELTER

EXISTING ANT AZ - A 0 B 120 C 240
 PROPOSED ANT AZ - A 0 B 120 C 240

TOWER TOP SOW:

1. INSTALL VALMONT STEALTHING AND AT-L-FM
2. REMOVE ALL EXISTING TMAs.
3. INSTALL (3) NNH4-65B-R3-UPM-V2 W/AIR6472 B77G B77D ANTENNAS IN A1,B1,C1.
4. INSTALL (1) DC3-48-60-8-1086F.
5. INSTALL (6) TMABPD7823VG12A TMAs.
6. INSTALL (12) SMART BIAS T.
7. INSTALL (1) 6AWG DC TRUNK (IN 2" INNERDUCT).
8. INSTALL (1) 6-PAIR FIBER TRUNK (IN 2" INNERDUCT).

9. INSTALL (1) 2" INNERDUCT
10. INSTALL (3) 2.5" STD. X 10'-6" ANTENNA MAST PIPES W/ (6) U-BOLTS.



2 ASH STREET, SUITE #3000
 CONSHOHOCKEN, PA 19428

USID: 9100
 FA: 10083524

**WATERPARK
 CONDOS**
 2901 A STREET
 LINCOLN, NE 68510
 EXISTING BUILDING

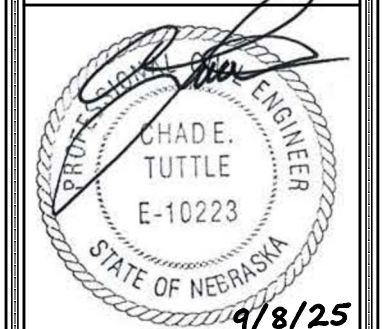
PROJECT NO: 173331.001.01

CHECKED BY: TDG

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	7/25/25	RB	PRELIMINARY REVIEW
B	8/1/25	RB	PRELIMINARY REVIEW
0	8/7/25	RB	CONSTRUCTION
1	9/8/25	TDG	CORRECTION

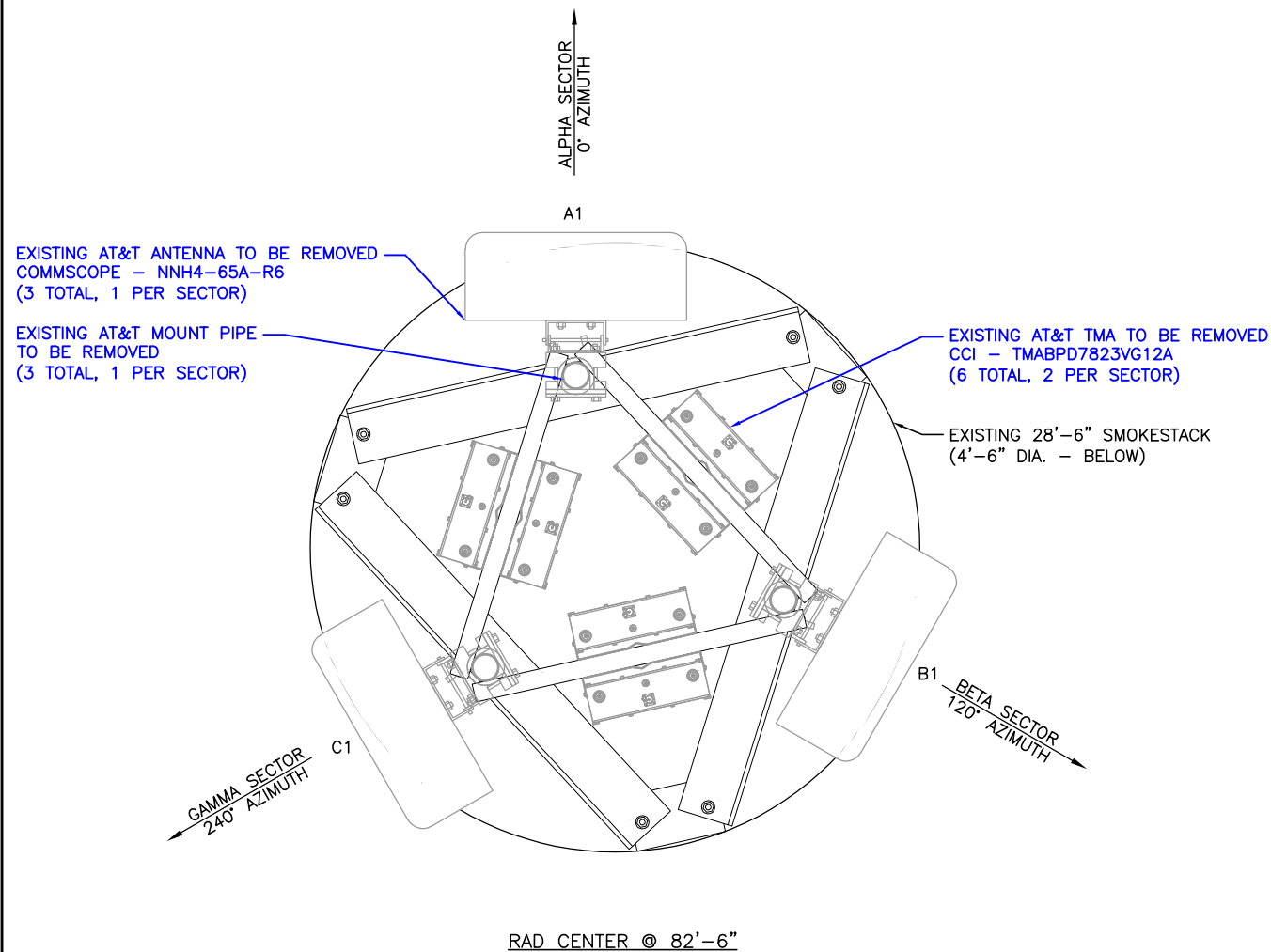
B&T ENGINEERING, INC.
 CA 1170
 Expires 9/19/25



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

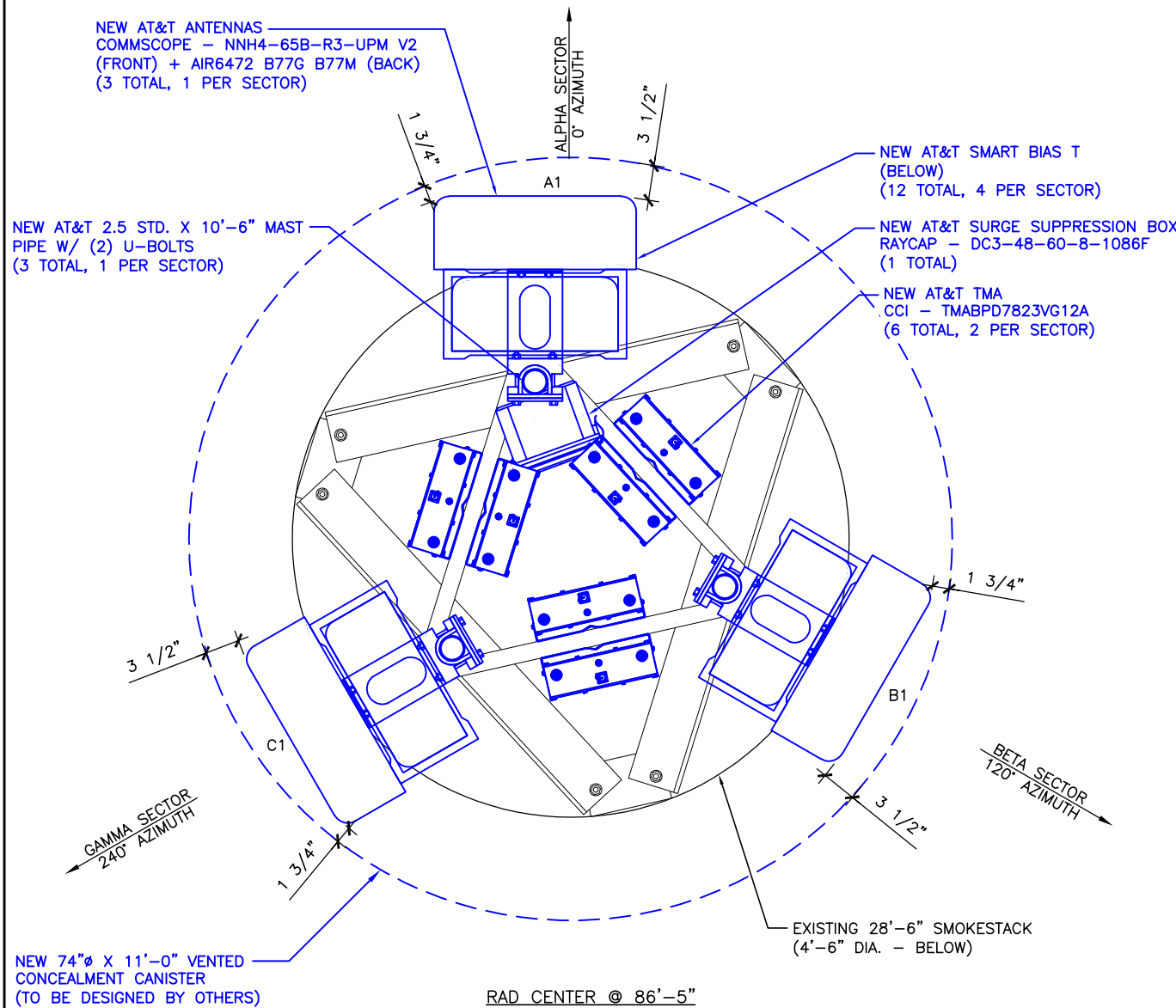
SHEET NUMBER: REVISION:

C-5 **1**



1 EXISTING ANTENNA PLAN

SCALE: 0' 1' 2' 4' 10'

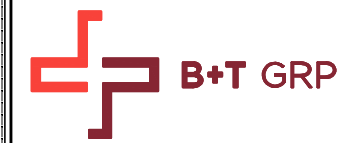


2 FINAL ANTENNA PLAN

SCALE: 0' 1' 2' 4' 10'



173331.001.01.0001_10082524_WATERPARK CONDOS.dwg - Sheet: C-5 - User: tim.grove - Sep 08, 2025 - 4:10pm



2 ASH STREET, SUITE #3000
CONSHOHOCKEN, PA 19428

USID: 9100
FA: 10083524

**WATERPARK
CONDOS**
2901 A STREET
LINCOLN, NE 68510
EXISTING BUILDING

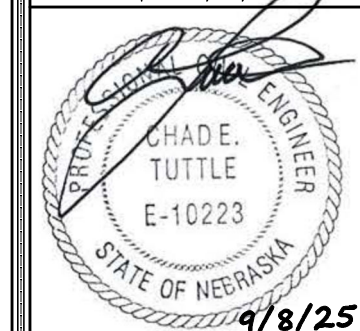
PROJECT NO: 173331.001.01

CHECKED BY: TDG

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	7/25/25	RB	PRELIMINARY REVIEW
B	8/1/25	RB	PRELIMINARY REVIEW
0	8/7/25	RB	CONSTRUCTION
1	9/8/25	TDG	CORRECTION

B&T ENGINEERING, INC.
CA 1170
Expires 9/19/25



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: REVISION:

C-6 **1**

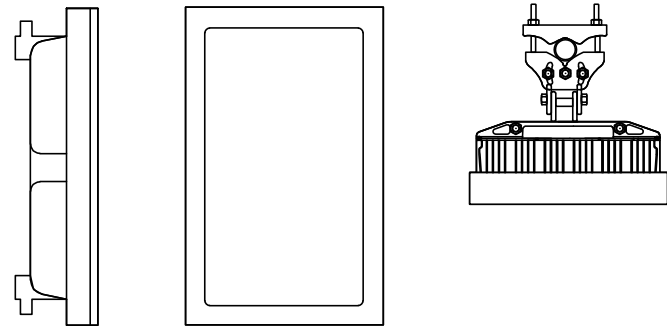
SECTOR	ANTENNA POSITION	TECHNOLOGY	ANTENNA VENDOR	ANTENNA MODEL	AZIMUTH	RAD CENTER	RRH (QTY) MODEL	SURGE PROTECTION W/ (QTY) FIBER (QTY) DC	FEEDER LENGTH
ALPHA	A1	LTE 700/850/PCS/ AWS/WCS CBAND	COMMSCOPE ERICSSON	NNH4-65B-R3-UPM-V2 (72"x19.6"x7.1") ERICSSON - AIR6472 B77G B77D (36.42"x16.14"x7.48")	0°	86'-5"	(1) 4490 B5/B12A (20.6"x15.6"x7") (1) 4890 B25/B66A (20.6"x15.6"x7") (1) 4494 B14/B29 (20.55"x15.63"x5.87") (1) 4415 B30 (16.5"x13.4"x4.8") + INTEGRATED WITHIN	(1) DC3-48-60-8-1086F (1) 6-PAIR FIBER (1) 6AWG DC	130'-0"
BETA	B1	LTE 700/850/PCS/ AWS/WCS CBAND	COMMSCOPE ERICSSON	NNH4-65B-R3-UPM-V2 (72"x19.6"x7.1") ERICSSON - AIR6472 B77G B77D (36.42"x16.14"x7.48")	120°	86'-5"	(1) 4490 B5/B12A (20.6"x15.6"x7") (1) 4890 B25/B66A (20.6"x15.6"x7") (1) 4494 B14/B29 (20.55"x15.63"x5.87") (1) 4415 B30 (16.5"x13.4"x4.8") + INTEGRATED WITHIN	SHARED	130'-0"
GAMMA	C1	LTE 700/850/PCS/ AWS/WCS CBAND	COMMSCOPE ERICSSON	NNH4-65B-R3-UPM-V2 (72"x19.6"x7.1") ERICSSON - AIR6472 B77G B77D (36.42"x16.14"x7.48")	240°	86'-5"	(1) 4490 B5/B12A (20.6"x15.6"x7") (1) 4890 B25/B66A (20.6"x15.6"x7") (1) 4494 B14/B29 (20.55"x15.63"x5.87") (1) 4415 B30 (16.5"x13.4"x4.8") + INTEGRATED WITHIN	SHARED	130'-0"

NOTES:

1. VERIFY ANTENNA DIMENSIONS WITH MANUFACTURER.
2. VERIFY FINAL ANTENNA MODEL WITH CURRENT VERSION OF THE AT&T RFDS.
3. ALL FEEDLINE LENGTHS SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION.
4. BLUE DENOTES NEW EQUIPMENT.

UNUSED FEEDLINES		
(QTY) TYPE	SIZE	LENGTH
(12) COAX	7/8"	130'-0"

1 ANTENNA & CABLE SCHEDULE
SCALE: N.T.S.



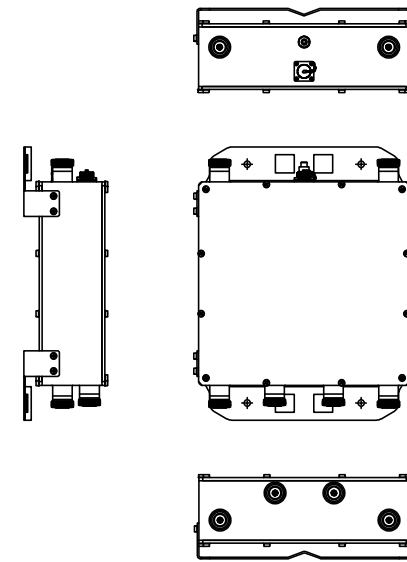
ERICSSON – AIR6472 B77G B77M
 WEIGHT: 92.59 LBS
 SIZE (HxWxD): 36.42x16.14x7.48 IN.

1 ANTENNA DETAIL
 SCALE: N.T.S.



ANTENNA DIMENSIONS (INCHES)					
MANUFACTURER	MODEL	HEIGHT	WIDTH	DEPTH	WEIGHT
COMMSCOPE	NNH4-65B-R3-UPM-V2	72.0"	19.6"	7.1"	73.9 LBS

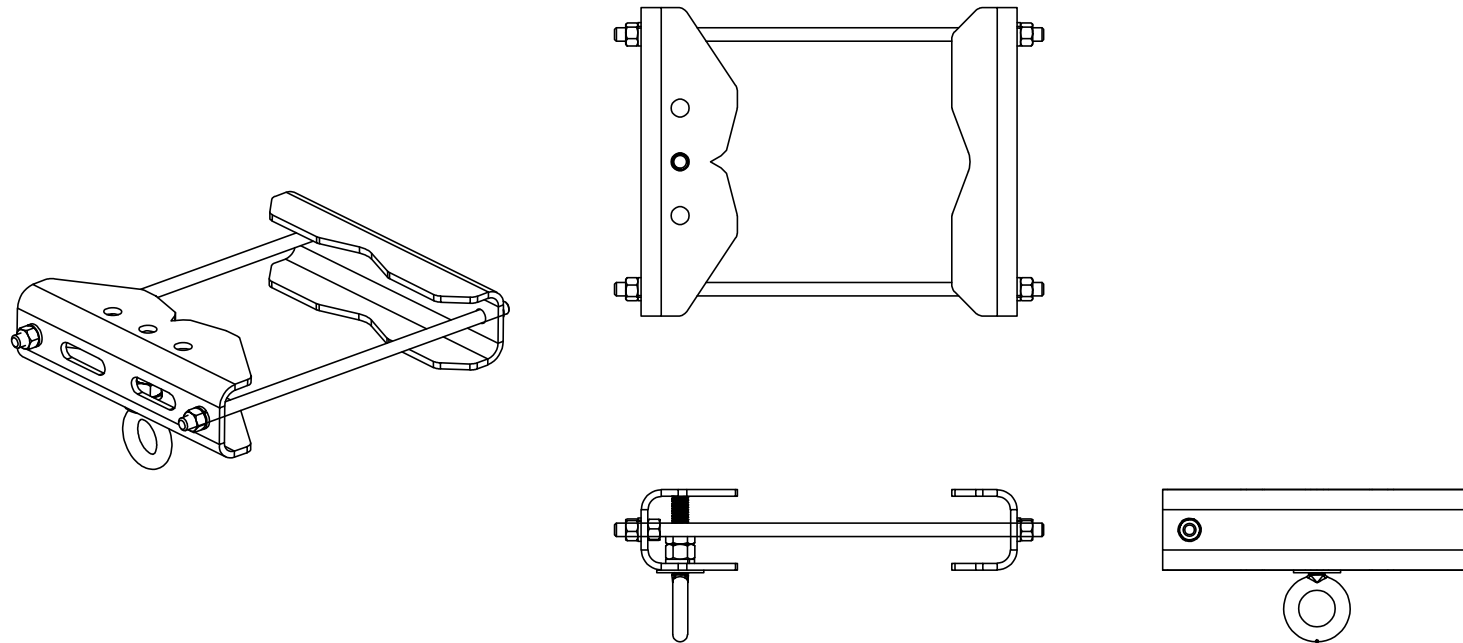
2 ANTENNA DETAIL
 SCALE: N.T.S.



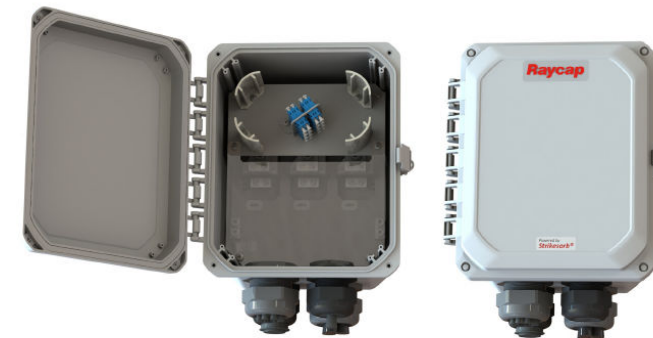
CCI ANTENNAS – TMABPDB7823VG12A
 WEIGHT (WITHOUT MOUNTING HARDWARE): 22.0 LBS
 SIZE (HxWxD): 10.63x11.02x3.72 IN.

3 TMA DETAILS
 SCALE: N.T.S.

NOTE: – REFERENCE MANUFACTURER DRAWINGS FOR FULL SPECIFICATIONS

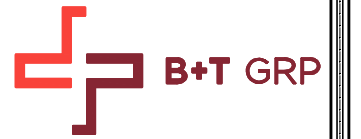


4 COMMSCOPE - 860680188-006
 SCALE: N.T.S.



RAYCAP – DC3-48-60-1086F
 WEIGHT (WITHOUT MOUNTING HARDWARE): 15.15 LBS
 SIZE (LxWxH): 10.30x7.22x13.01 IN.

5 RAYCAP DETAIL
 SCALE: N.T.S.



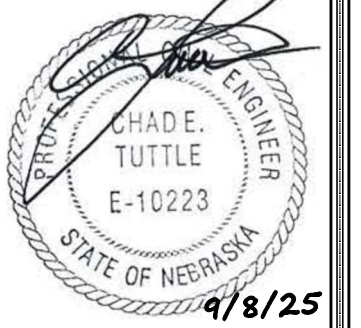
amentum
 2 ASH STREET, SUITE #3000
 CONSHOHOCKEN, PA 19428

USID: 9100
 FA: 10083524
**WATERPARK
 CONDOS**
 2901 A STREET
 LINCOLN, NE 68510
 EXISTING BUILDING

PROJECT NO: 173331.001.01
 CHECKED BY: TDG

ISSUED FOR:			
REV	DATE	DRWN	DESCRIPTION
A	7/25/25	RB	PRELIMINARY REVIEW
B	8/1/25	RB	PRELIMINARY REVIEW
0	8/7/25	RB	CONSTRUCTION
1	9/8/25	TDG	CORRECTION

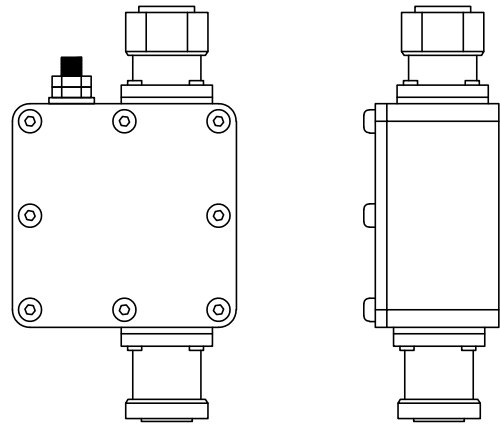
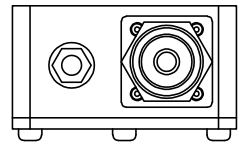
B&T ENGINEERING, INC.
 CA 1170
 Expires 9/19/25



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-7** REVISION: **1**

173331.001.01.0001_10082524_WATERPARK CONDOS.dwg - Sheet:C-7 - User: tim.grove - Sep 08, 2025 - 4:10pm

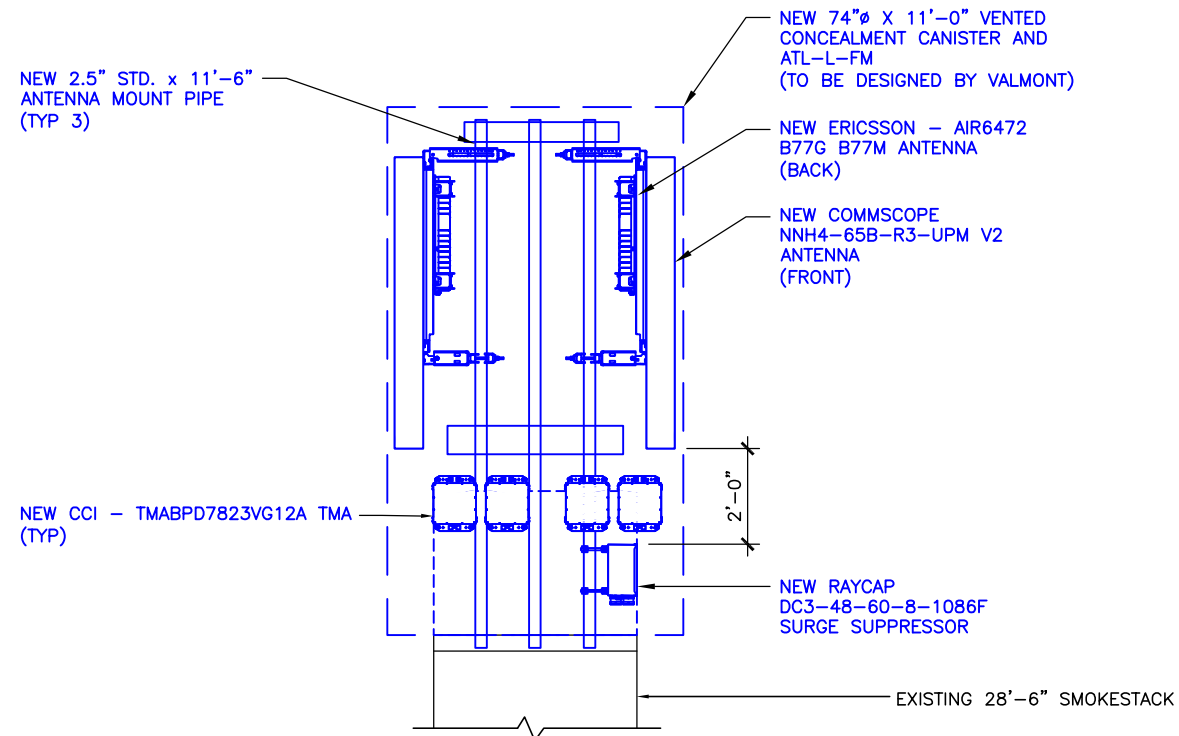


S-BIAST-T
WEIGHT : 2.86 LBS
SIZE (HxWxD): 3.1x3.1x1.7 IN

1 S-BIAST-T
SCALE: N.T.S.

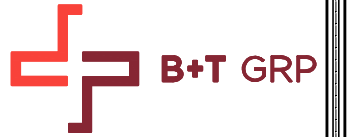
2 NOT USED
SCALE: N.T.S.

3 NOT USED
SCALE: N.T.S.



4 VERTICAL EQUIPMENT PLACEMENT DETAIL
SCALE: N.T.S.

5 NOT USED
SCALE: N.T.S.



2 ASH STREET, SUITE #3000
CONSHOHOCKEN, PA 19428

USID: 9100
FA: 10083524

**WATERPARK
CONDOS**

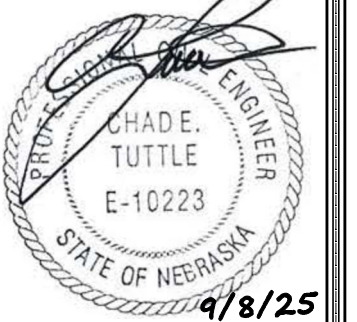
2901 A STREET
LINCOLN, NE 68510

EXISTING BUILDING

PROJECT NO: 173331.001.01
CHECKED BY: TDG

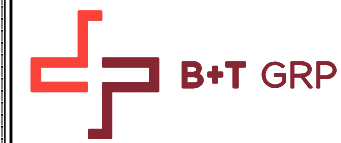
ISSUED FOR:			
REV	DATE	DRWN	DESCRIPTION
A	7/25/25	RB	PRELIMINARY REVIEW
B	8/1/25	RB	PRELIMINARY REVIEW
0	8/7/25	RB	CONSTRUCTION
1	9/8/25	TDG	CORRECTION

B&T ENGINEERING, INC.
CA 1170
Expires 9/19/25



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-7.1** REVISION: **1**



2 ASH STREET, SUITE #3000
CONSHOHOCKEN, PA 19428

USID: 9100
FA: 10083524

WATERPARK CONDOS

2901 A STREET
LINCOLN, NE 68510
EXISTING BUILDING

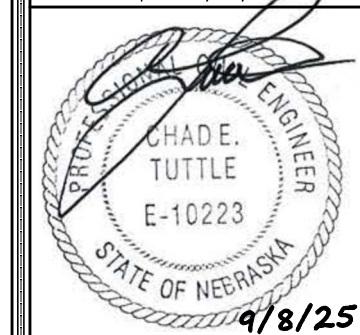
PROJECT NO: 173331.001.01

CHECKED BY: TDG

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	7/25/25	RB	PRELIMINARY REVIEW
B	8/1/25	RB	PRELIMINARY REVIEW
0	8/7/25	RB	CONSTRUCTION
1	9/8/25	TDG	CORRECTION

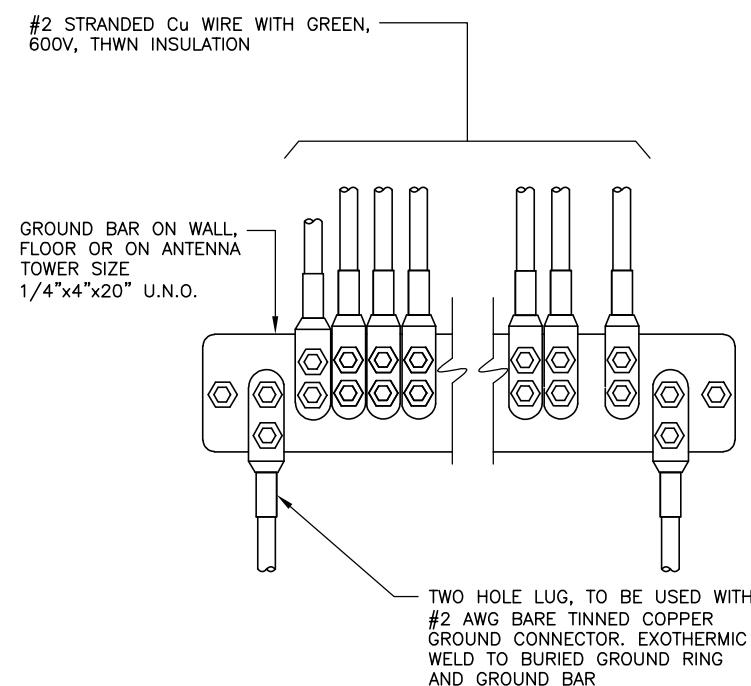
B&T ENGINEERING, INC.
CA 1170
Expires 9/19/25



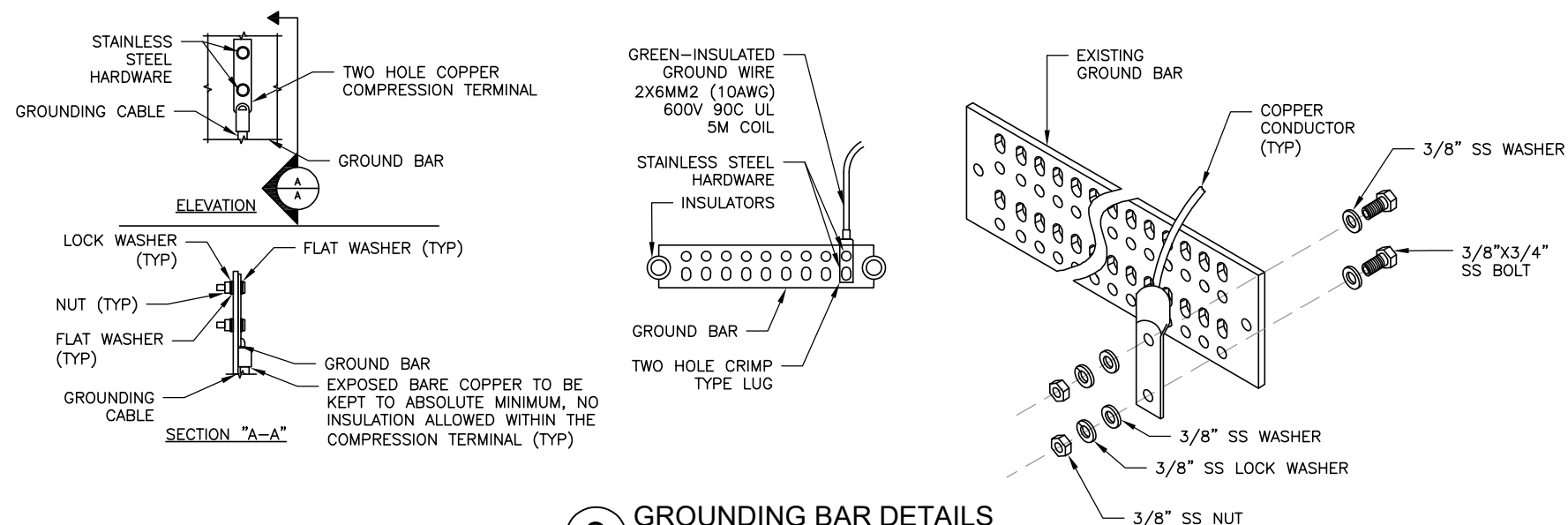
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: REVISION:

G-1 1



2 INSTALLATION OF GROUND WIRE TO GROUND BAR SCALE: N.T.S.



3 GROUNDING BAR DETAILS SCALE: N.T.S.

1 NOT USED SCALE: N.T.S.



AT&T FA NUMBER: 10083524

SITE NAME: WATER PARK CONDOS

PROJECT: CHIMNEY REPLACEMENT

2901 A STREET, LINCOLN, NE, 68510
LATITUDE: N 40.798611° LONGITUDE: W 96.677898°

SHEET INDEX	
GSN	PRODUCT INFORMATION & NOTES
S1.0	PLAN, ELEVATIONS AND DETAILS
S2.0	SECTIONS & DETAILS
S3.0	FRP DETAILS

MARK	DESCRIPTION
1	(E) Ø4'-6" x 3/2" POLE
2	Ø6.625" OD CENTER PIPE (P6 STD)
3	3/8" PLATE CAP PLATE
4	1 1/4" PLATE BASE FLANGE
5	3/8" PLATE TAB
6	Ø5/8" A325 BOLT
7	NOT USED
8	Ø3/8" GRADE B BOLT
9	HSS 2X2X1/4" STAND-OFF
10	3/8" STAND-OFF CONNX PL-1
11	3/8" STAND-OFF CONNX PL-2
12	1/4" CONNX PL-3
13	3/8" PLATE OUTER RING SEGMENT
14	1/4" X 2 1/2" ROLLED RING
15	1/4" X 3" ROLLED RING
16	FRP PANEL ASSEMBLY
17	FINISH TO MATCH EXISTING
18	3/8" X 1/2" SLOTTED HOLE
19	1/4" FRP TONGUE
20	1/4" FRP GROOVE TAB
21	Ø3/8" GRADE B BOLT
22	Ø5/16" BOLT IN TAPPED HOLE
23	Ø5/16" BOLT w/ WASHER
24	3/8" PLATE GUSSET (8 EACH TOP AND BOTTOM OF MAST)
25	Ø11" VENT/ CABLE HOLE
26	Ø1 1/16" HOLE
27	1/4" PLATE
28	3/8" PLATE
29	1/4" FRP PANEL




A **valmont** COMPANY
1501 South Euclid Avenue Tucson, AZ 85731
(520) 294-3900
www.larsoncamo.com

LARSON JOB #: 639532



ISE Incorporated
Structural Engineers

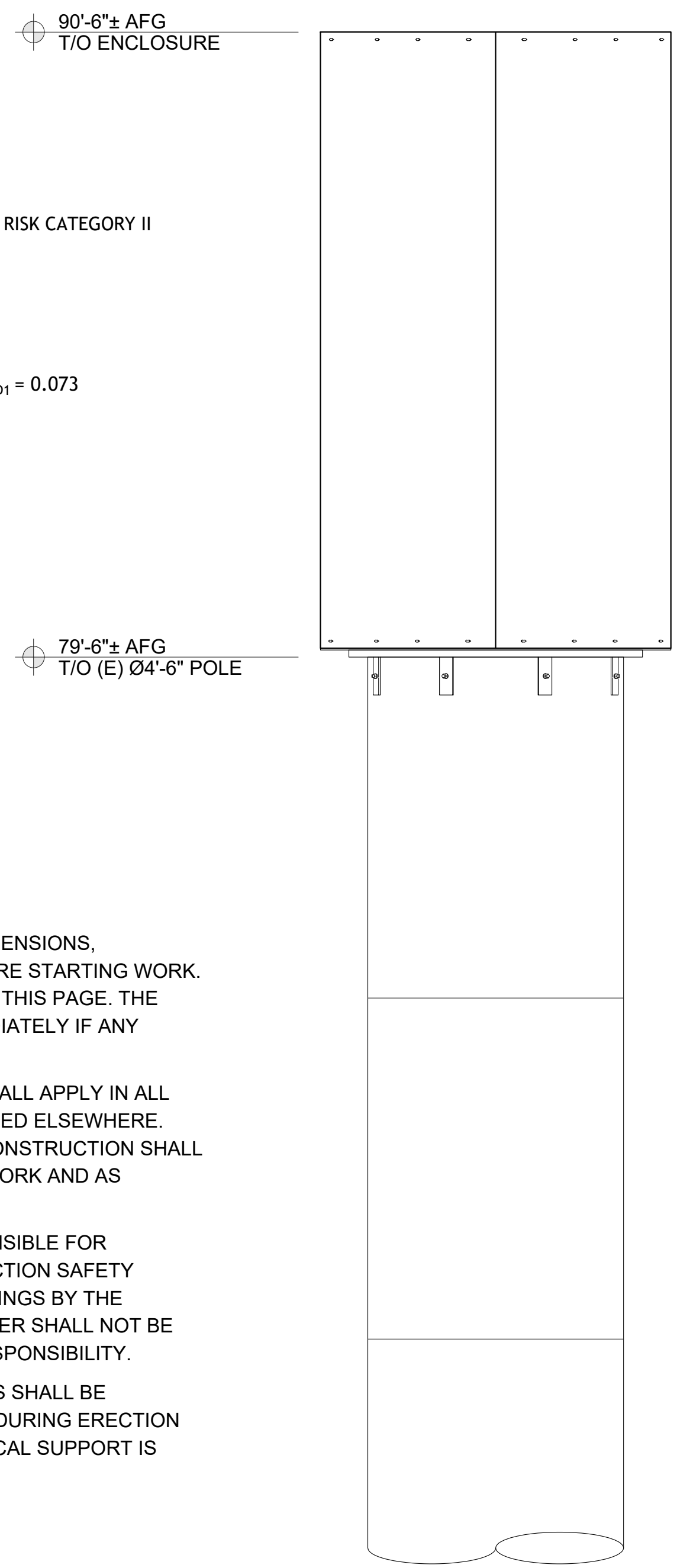
P.O. BOX 50039
Phoenix, Arizona 85076
PHONE: 602-403-8614
www.ise-inc.biz

ISE JOB #: 20074

EXISTING POLE AND CANISTER FLANGE GEOMETRY PER VALMONT DESIGN DOCUMENTS. VERIFY ALL DIMENSIONS AND NEW FRP PLACEMENT AND EXTENTS PRIOR TO CONSTRUCTION OR FABRICATION. ATTACHMENT OF NEW EXPANSION HARDWARE TO EXISTING PER VALMONT DOCUMENT GEOMETRY. FIELD INSTALL WILL REQUIRE FIELD FITMENT INCLUDING DRILLING NEW HOLES IN EXISTING CHIMNEY PIPE OR SLOTTING HOLES IN FIXTURES. ANY CUT SURFACES SHALL BE COATED WITH ZINC RICH PAINT.

CODE COMPLIANCE:

2018 IBC , TIA-222-H
111 MPH Wind Speed
Exposure C, Topographic Category 1, RISK CATEGORY II
Ground Elevation 1185' AMSL
GROUND SNOW LOAD 44 PSF
LATITUDE: N 40.798611°
LONGITUDE: W 96.677898°
S_z = 0.091, S_r = 0.05, S_{DS} = 0.081, S_{D1} = 0.073



CONSTRUCTION NOTES:

- IF EXISTING CONDITIONS ARE NOT AS INDICATED ON DRAWINGS, THE CONTRACTOR SHALL CONTACT THE STRUCTURAL ENGINEER (GLEN HUNT) AT ISE INCORPORATED, FOR IN FIELD ADJUSTMENT(S), PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.
- CONTRACTOR TO FIELD VERIFY AND/OR FIELD LOCATE ALL ITEMS LABELED AS FIELD VERIFY OR FIELD LOCATE.

FIBERGLASS PANEL NOTES:

- FABRICATE PANELS TO FIT PER DIMENSIONS SHOWN IN PLAN. PANELS TO BE MINIMUM 1/4" THICKNESS.
- PANELS ARE TO BE FABRICATED IN A PER PLANS USING FR TRANSPARENT MATERIALS.
 - ARCHITECT SHALL SPECIFY ANY REQUIRED FINISHES OR TREATMENTS TO ACHIEVE DESIRED APPEARANCE.
 - FABRICATOR SHALL USE A GLASS-RESIN RATIO OF 35% + 3%: REINFORCEMENT BY WEIGHT.
 - EACH SKIN SHALL BE FABRICATED WITH GENERAL PURPOSE RESIN OR POLYESTER VINYL RESIN WHERE REQUIRED FOR FIRE TREATMENT, CHOPPED STRAND MAT.
 - CORNER FLANGES MAY BE FASTENED WITH 5/8"Ø NON-METALLIC THREADED ROD AND NUTS: STRONGWELL FIBREBOLT STUDS AND NUTS OR EQUIVALENT. A TORQUE WRENCH MUST BE USED TO TIGHTEN FASTENERS TO A MAXIMUM 16 FT-LBS.
 - FRP PANELS AND SHAPES SHALL BE COATED WITH A FLAT GEL-COAT FINISH TO PROVIDE ULTRAVIOLET PROTECTION.
 - ALL CUT AND DRILLED EDGES SHALL BE COATED WITH RESIN.
 - FABRICATOR AND INSTALLER SHALL TEST FIT ALL PANELS PRIOR TO FINAL ASSEMBLY/INSTALLATION TO ASSURE SQUARENESS AND CORNER FITS.

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY DIMENSIONS, CONDITIONS, AND ELEVATIONS BEFORE STARTING WORK. SEE SPECIAL CONSTRUCTION NOTES THIS PAGE. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- THE TYPICAL NOTES AND DETAILS SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY DETAILED ELSEWHERE. WHERE NO DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE AS SHOWN FOR OTHER SIMILAR WORK AND AS REQUIRED BY THE BUILDING CODE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH LOCAL CONSTRUCTION SAFETY ORDERS. APPROVAL OF SHOP DRAWINGS BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT BE CONSTRUED AS ACCEPTING THIS RESPONSIBILITY.
- ALL STRUCTURAL FRAMING MEMBERS SHALL BE ADEQUATELY SHORED AND BRACED DURING ERECTION AND UNTIL FULL LATERAL AND VERTICAL SUPPORT IS PROVIDED BY ADJOINING MEMBERS.

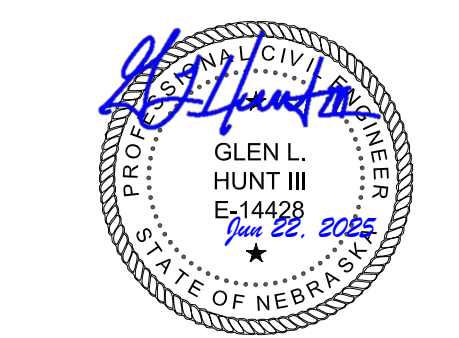
STRUCTURAL STEEL:

- ALL STRUCTURAL STEEL CODE CHECKS BASED ON THE AISC, 15TH EDITION PER THE ASCE 7 STANDARD.
- VERIFY ALL STEEL MATERIAL GRADES WITH STRUCTURAL DESIGN REPORT.
- WIDE FLANGE BEAMS (W BEAM) A992 (50 KSI).
- ALL STEEL PIPE TO BE PER ASTM A53 GR B (35 KSI), U.N.O.
- ALL STEEL ROUND TUBES (HSS) TO BE PER ASTM A500 GR. B (42 KSI), U.N.O.
- ALL OTHER STRUCTURAL STEEL SHAPES & PLATES SHALL BE PER ASTM A36 (36 KSI), U.N.O.
- ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL BE ASTM A325, U.N.O.
- ALL BOLTED CONNECTIONS SHALL BE TIGHTENED TO "SNUG TIGHT" CONDITION AS DEFINED BY AISC.
- ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1
- ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE WITH THE ASTM A123 AND ASTM A153 STANDARDS, U.N.O.

AT&T FA NUMBER: 10083524
SITE NAME: WATER PARK CONDOS
PROJECT: CHIMNEY REPLACEMENT

PRODUCT INFORMATION & NOTES

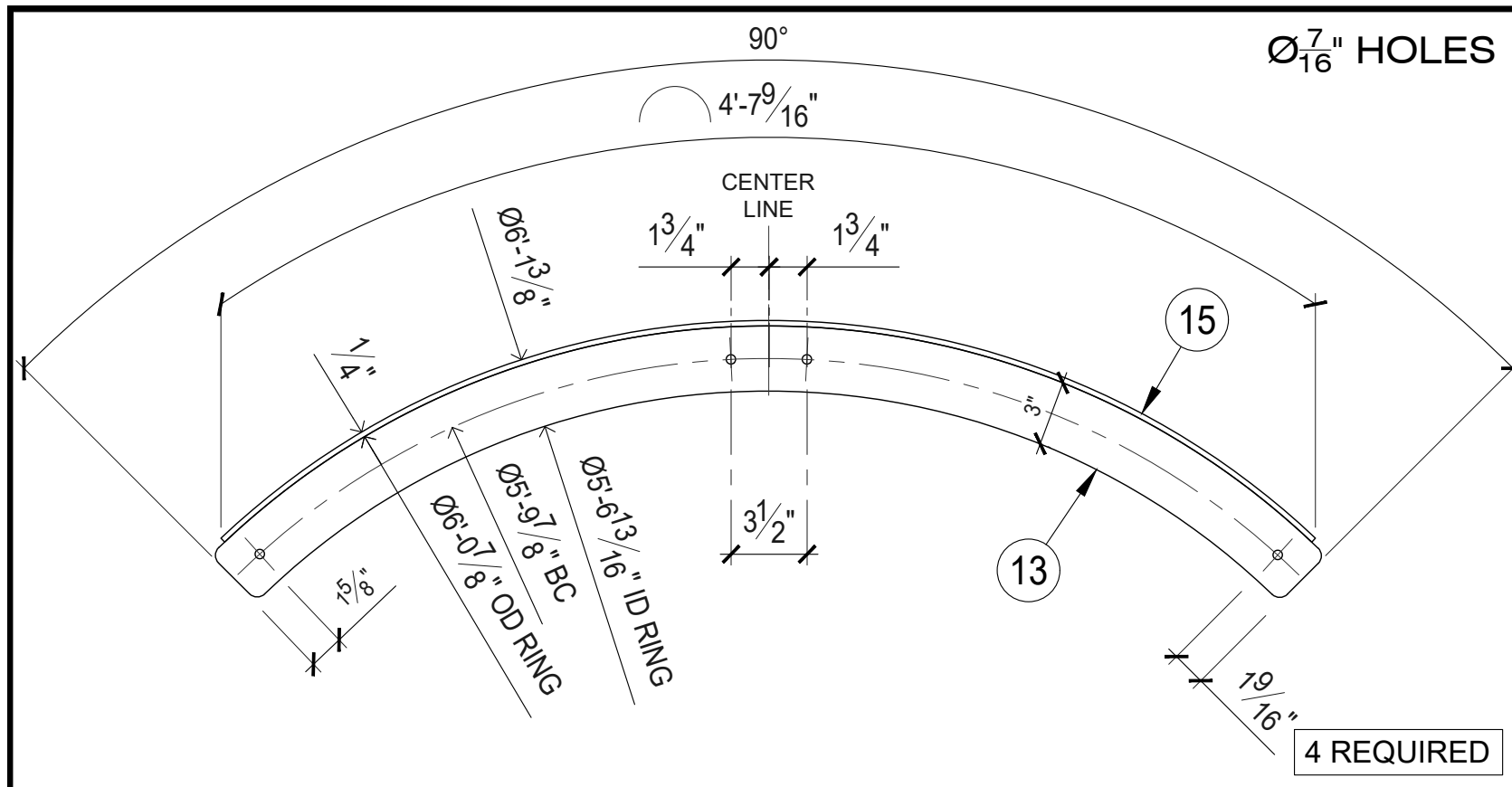
2901 A STREET, LINCOLN, NE, 68510
LATITUDE: N 40.798611° LONGITUDE: W 96.677898°



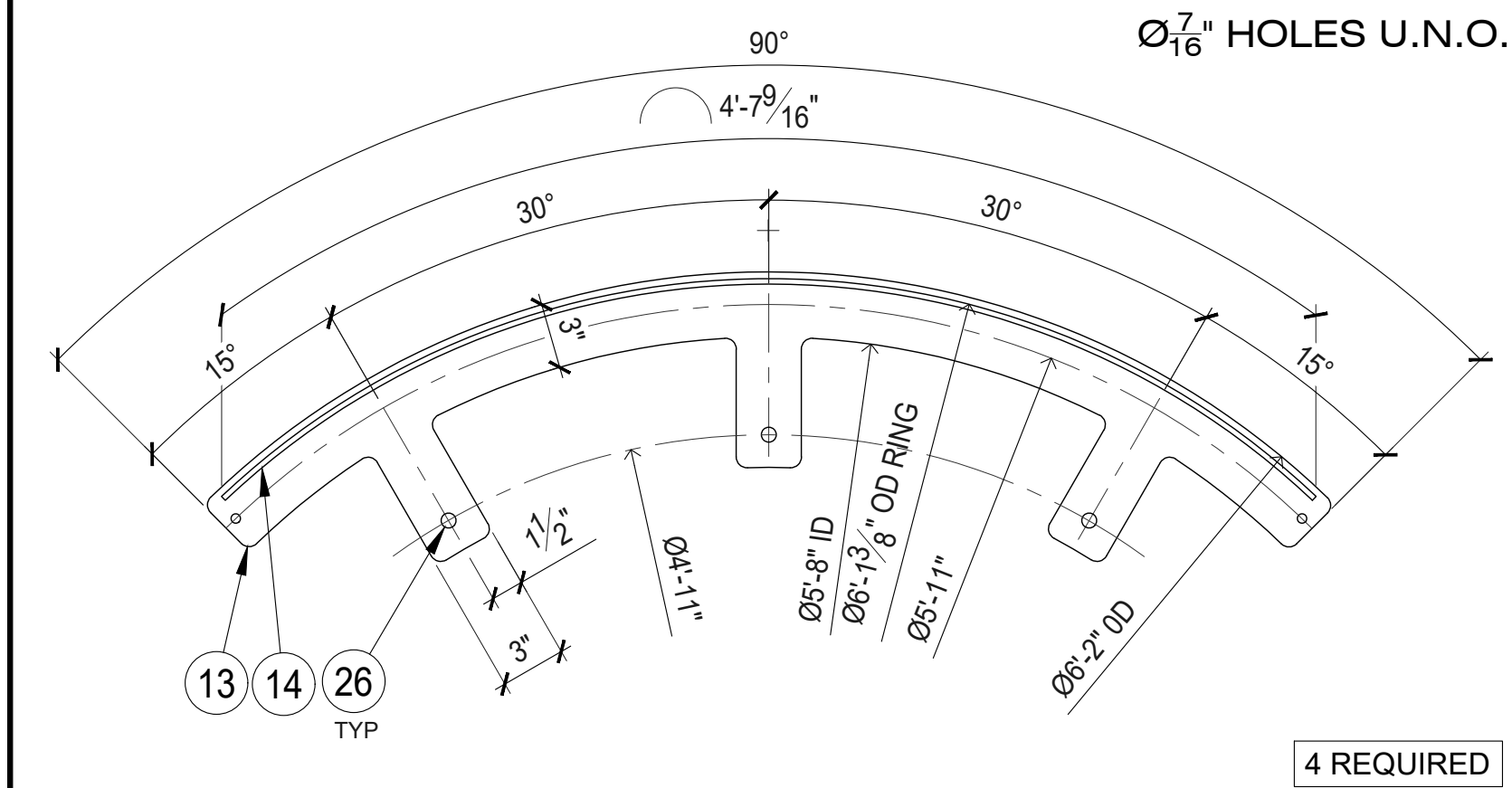
PROGRESS LOG	
0	06/10/25 ISSUED TO CLIENT CK

SHEET NUMBER	PROGRESS
GSN	0
DRAWING DATE	
June 22, 2025	

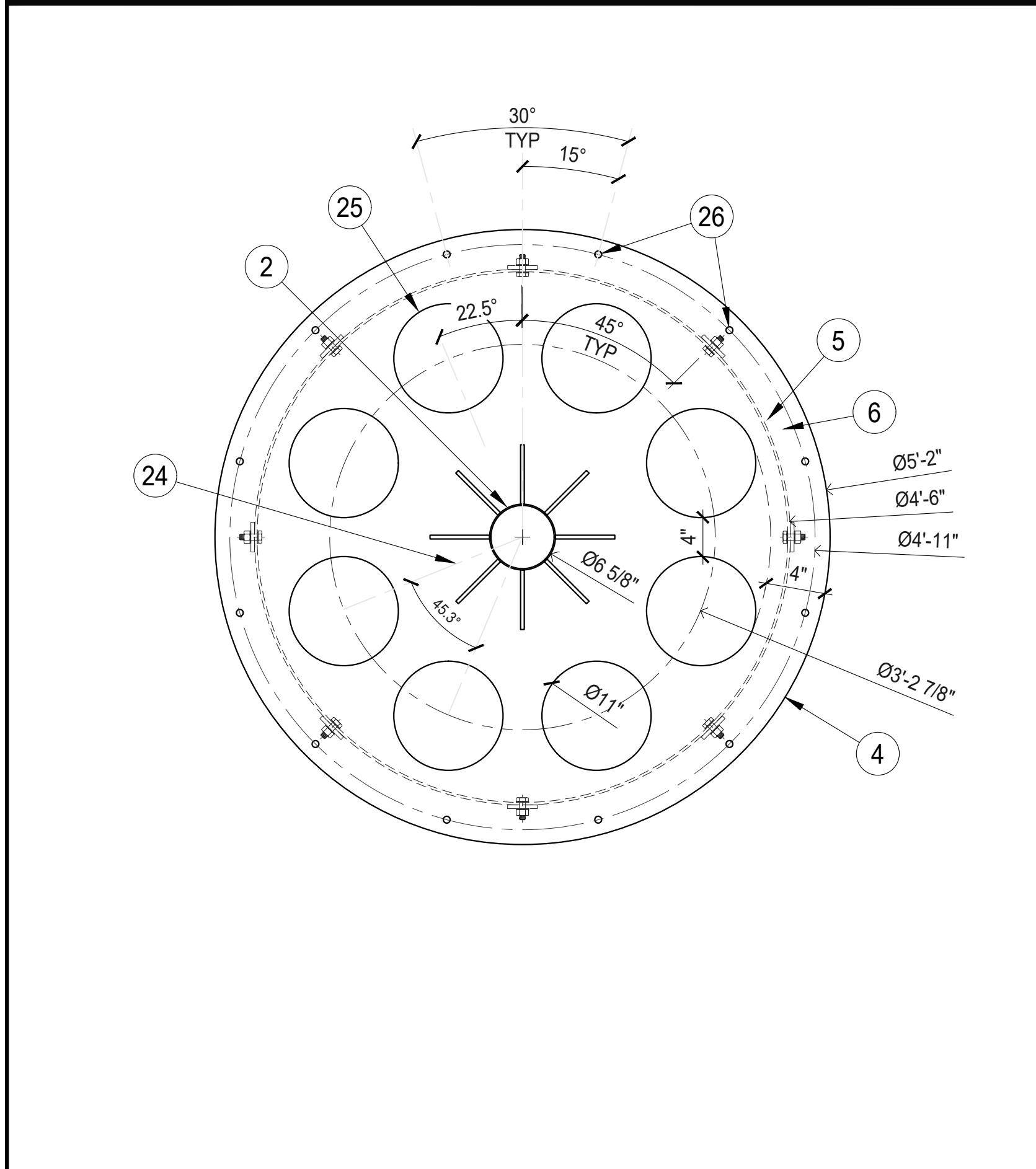
1 ENCLOSURE ELEVATION SCALE: 3/4" = 1'-0"



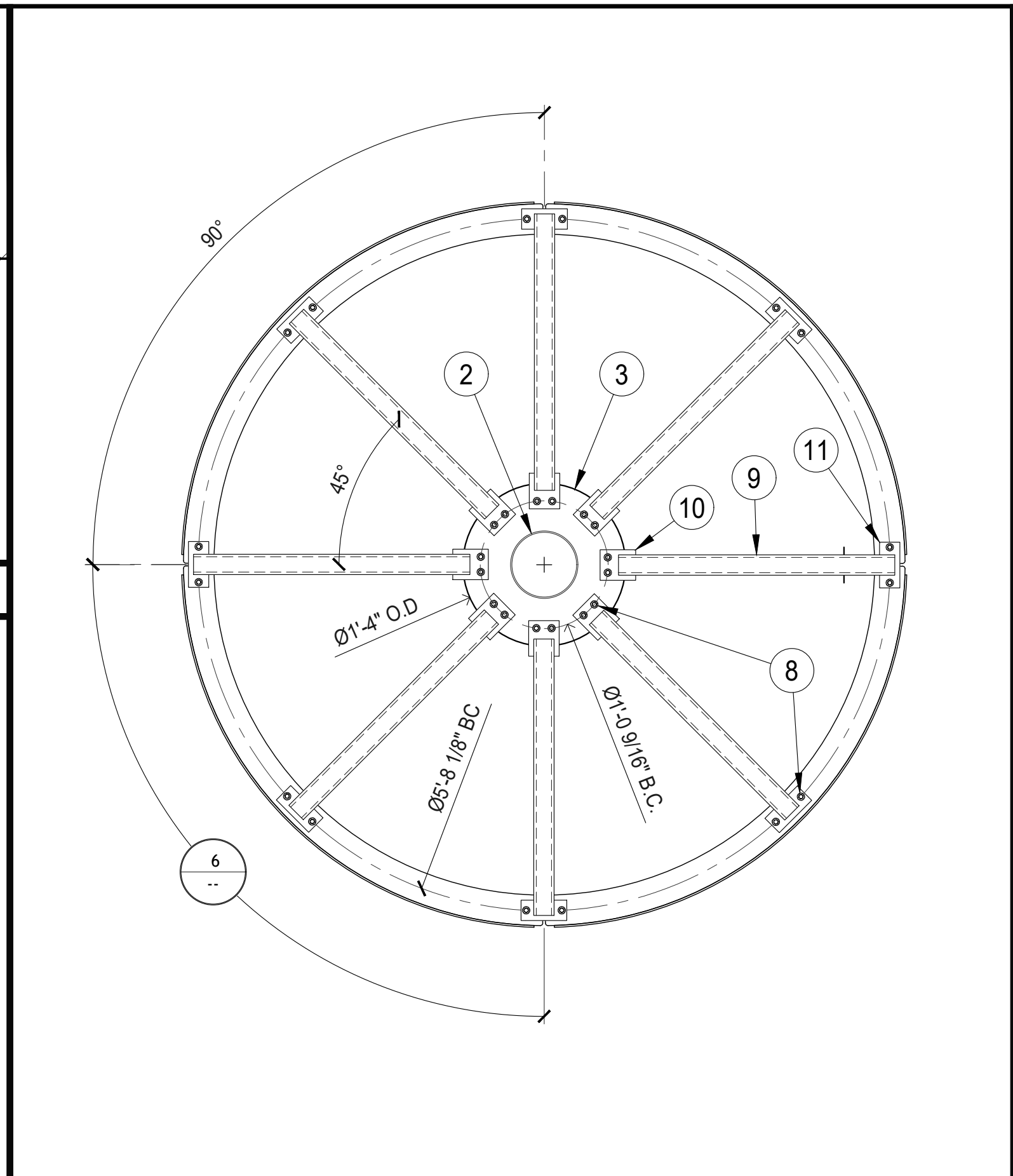
6 UPPER FRP RING SEGMENT SCALE: 1 1/2" = 1'-0"



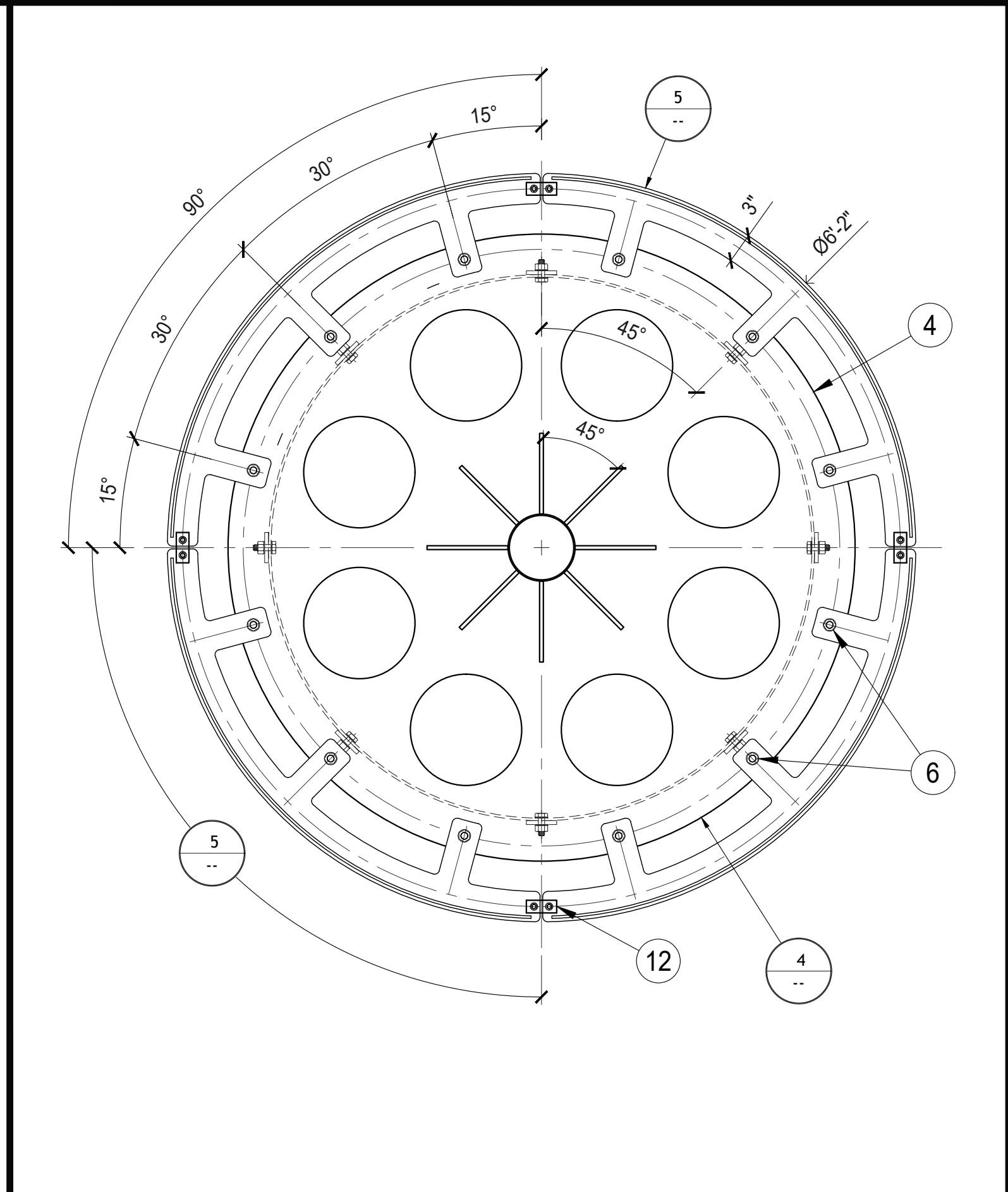
5 LOWER FRP RING SEGMENT SCALE: 1 1/2" = 1'-0"



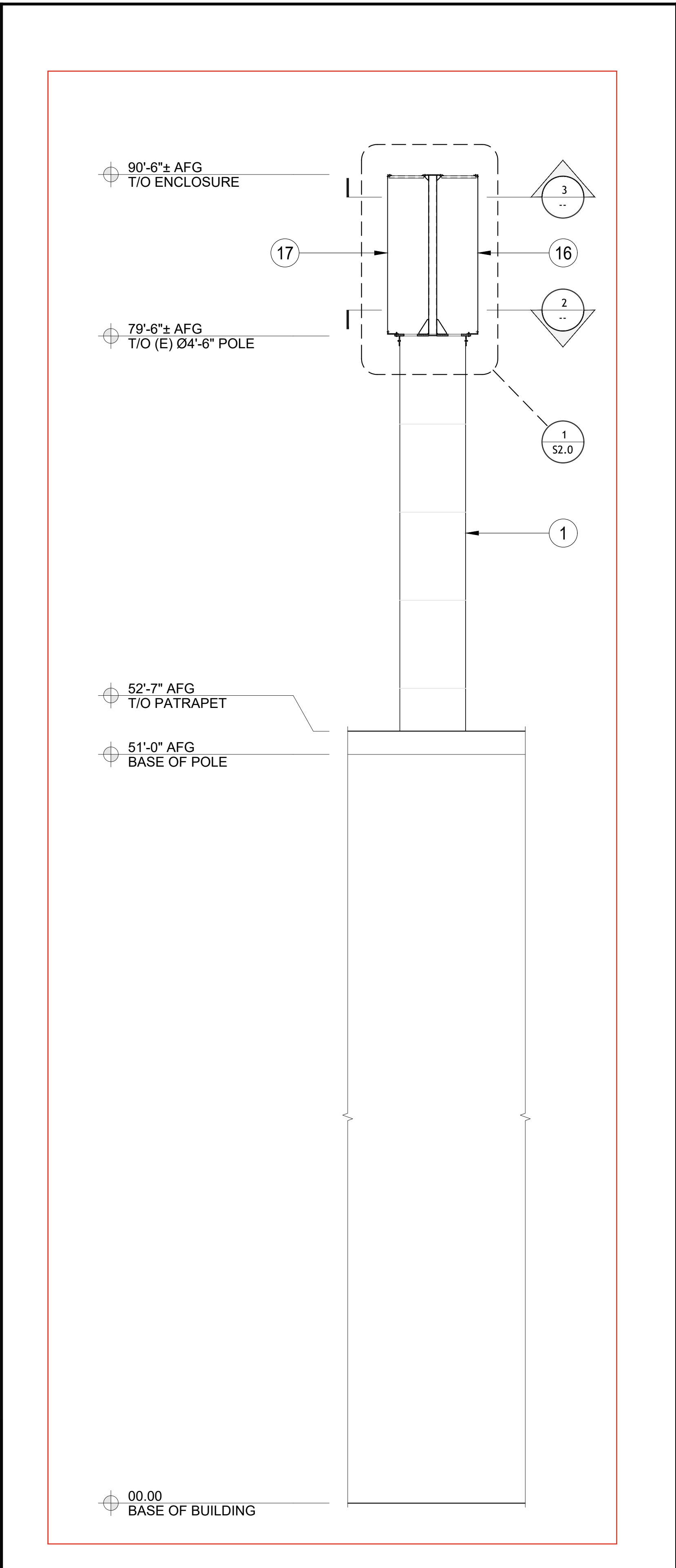
4 BASE WELDMENT, TOP VIEW SCALE: 1" = 1'-0"



3 SECTION AT TOP RING SCALE: 1" = 1'-0"



2 SECTION AT BOTTOM RING SCALE: 1" = 1'-0"



1 ELEVATION / SECTION SCALE: 3/16" = 1'-0"

KEY NOTES	
MARK	DESCRIPTION
1	(E) Ø4'-6" x 3/2" POLE
2	Ø6.625" OD CENTER PIPE (P6 STD)
3	3/8" PLATE CAP PLATE
4	1 1/4" PLATE BASE FLANGE
5	3/8" PLATE TAB
6	Ø5/8" A325 BOLT
7	NOT USED
8	Ø3/8" GRADE B BOLT
9	HSS 2X2X1/4" STAND-OFF
10	3/8" STAND-OFF CONNX PL-1
11	3/8" STAND-OFF CONNX PL-2
12	1/4" CONNX PL-3
13	3/8" PLATE OUTER RING SEGMENT
14	1/4" X 2 1/2" ROLLED RING
15	1/4" X 3" ROLLED RING
16	FRP PANEL ASSEMBLY
17	FINISH TO MATCH EXISTING
18	3/8" X 1/2" SLOTTED HOLE
19	1/4" FRP TONGUE
20	1/4" FRP GROOVE TAB
21	Ø3/8" GRADE B BOLT
22	Ø5/16" BOLT IN TAPPED HOLE
23	Ø5/16" BOLT w/ WASHER
24	3/8" PLATE GUSSET (8 EACH TOP AND BOTTOM OF MAST)
25	Ø11" VENT/ CABLE HOLE
26	Ø1 1/16" HOLE
27	1/4" PLATE
28	3/8" PLATE
29	1/4" FRP PANEL

AT&T

LARSON
A valmont COMPANY
1501 South Euclid Avenue Tucson, AZ 85731
(520) 294-3900
www.larsoncamo.com

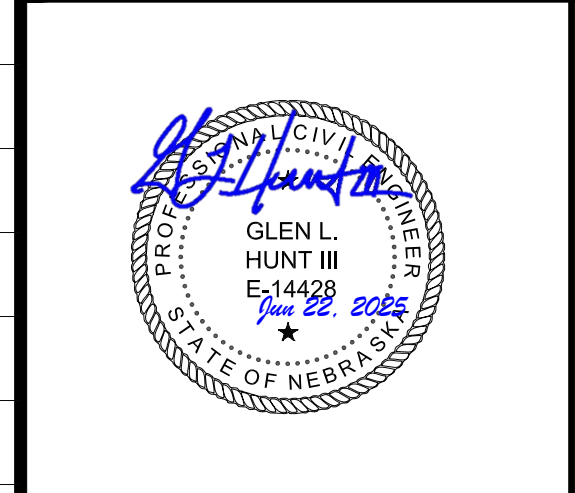
LARSON JOB #: 639532

ISE Incorporated
Structural Engineers
P.O. BOX 50039
Phoenix, Arizona 85076
PHONE: 602-403-8814
www.ise-inc.biz

ISE JOB #: 20074

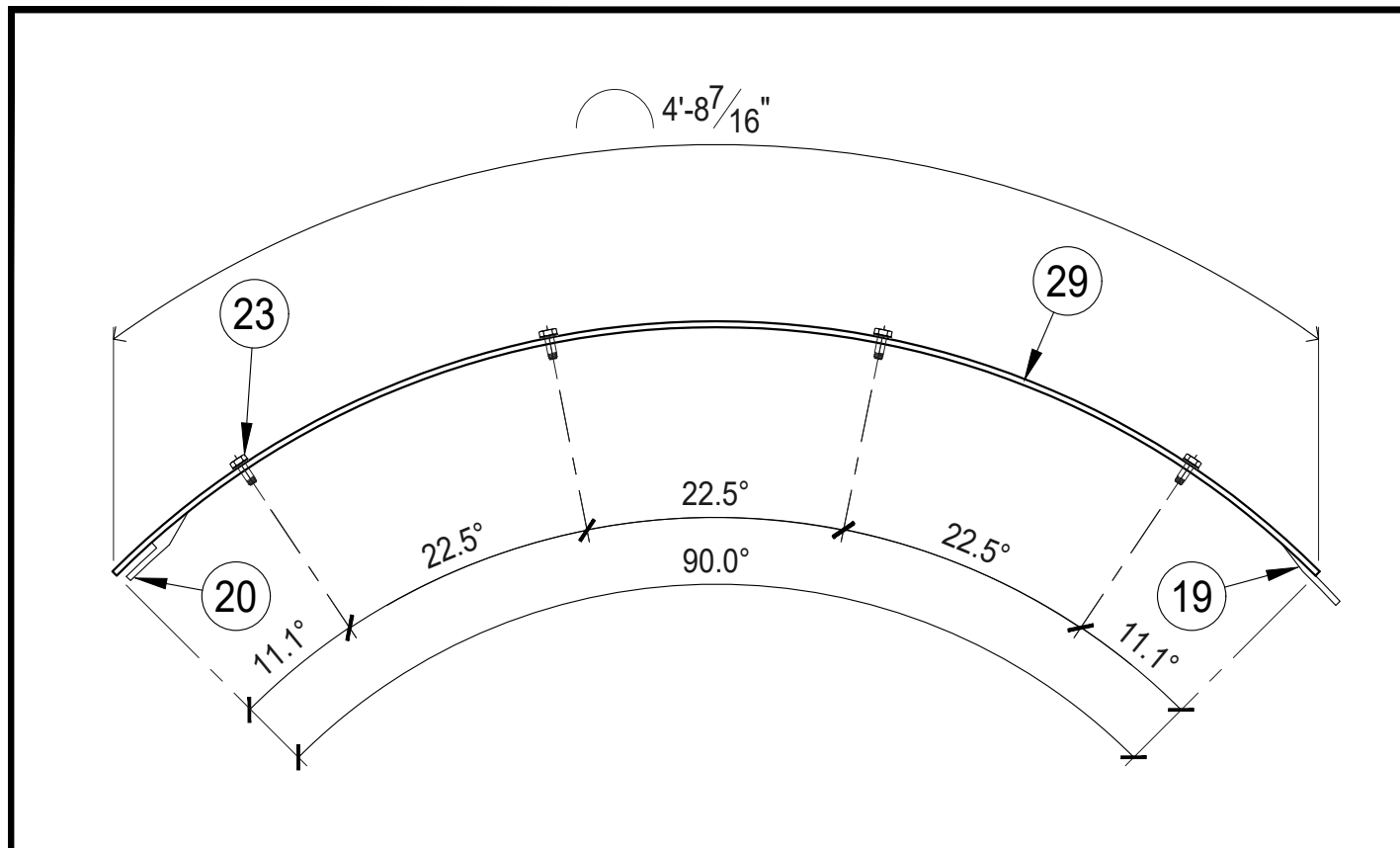
AT&T FA NUMBER: 10083524
SITE NAME: WATER PARK CONDOS
PROJECT: CHIMNEY REPLACEMENT
PLAN, ELEVATIONS AND DETAILS

2901 A STREET, LINCOLN, NE, 68510
LATITUDE: N 40.798611° LONGITUDE: W 96.677898°

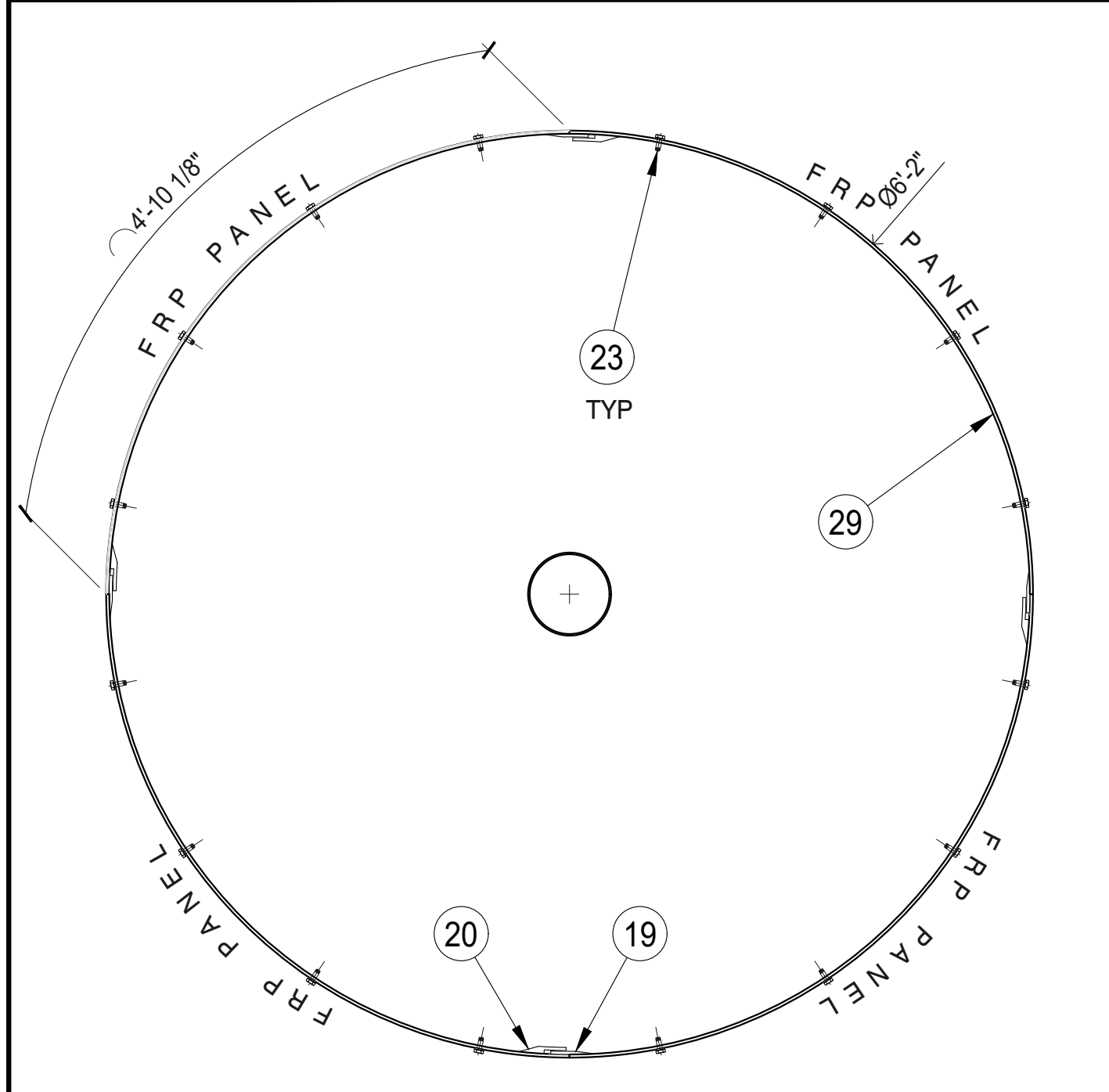


PROGRESS LOG	
0	06/10/25 ISSUED TO CLIENT CK

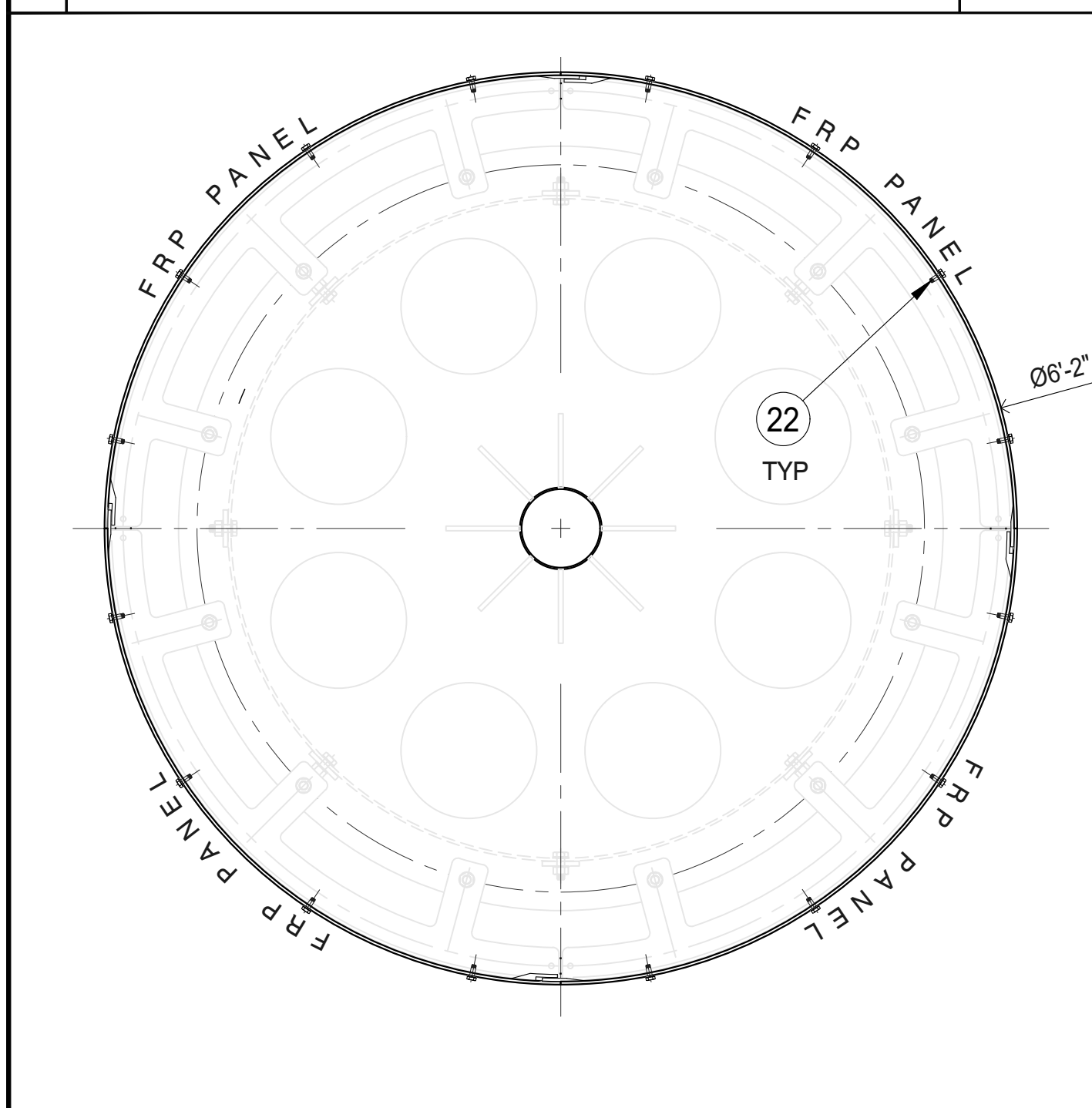
SHEET NUMBER	PROGRESS
S1.0	0
DRAWING DATE	
June 22, 2025	



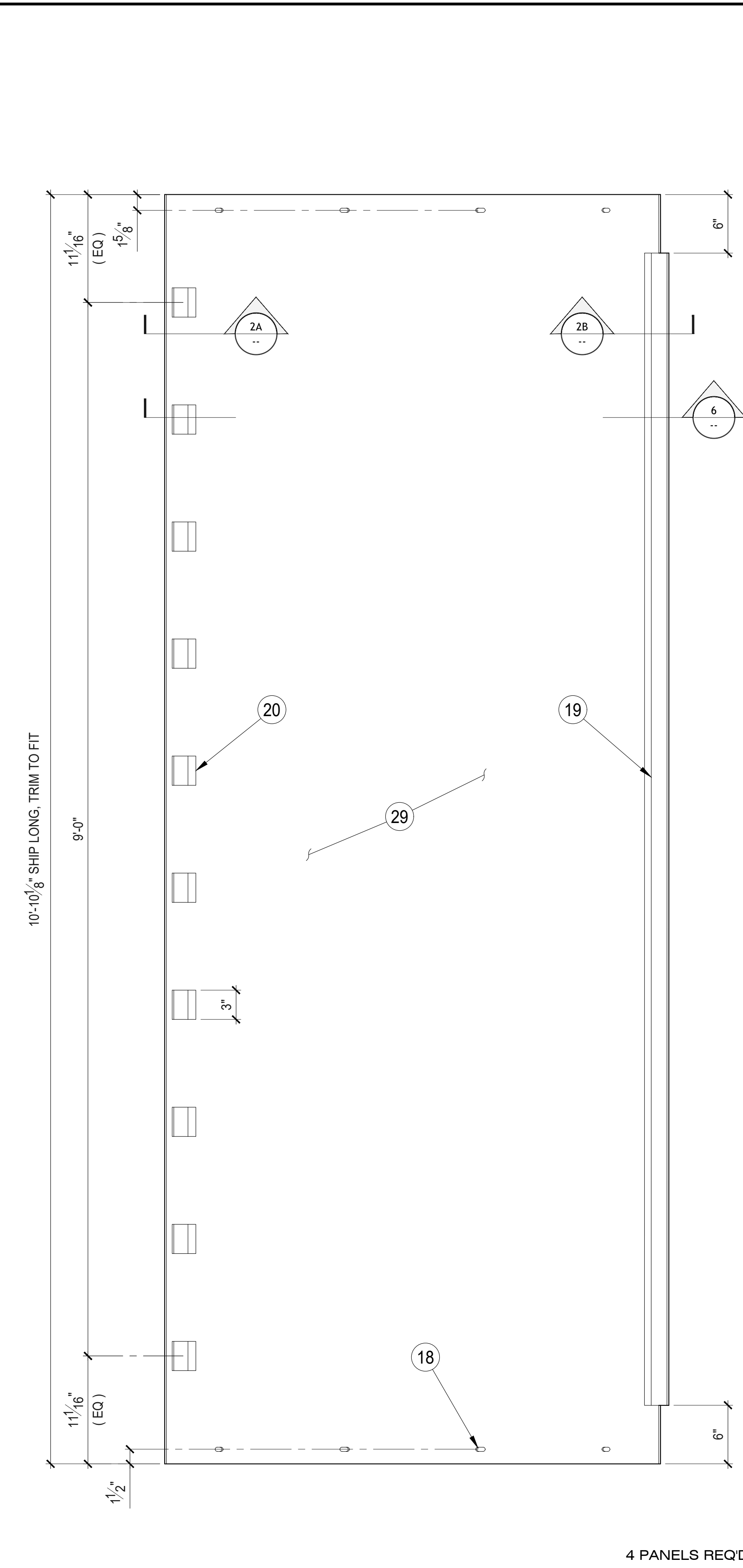
6 PANEL SECTION SCALE: 1"=1'-0"



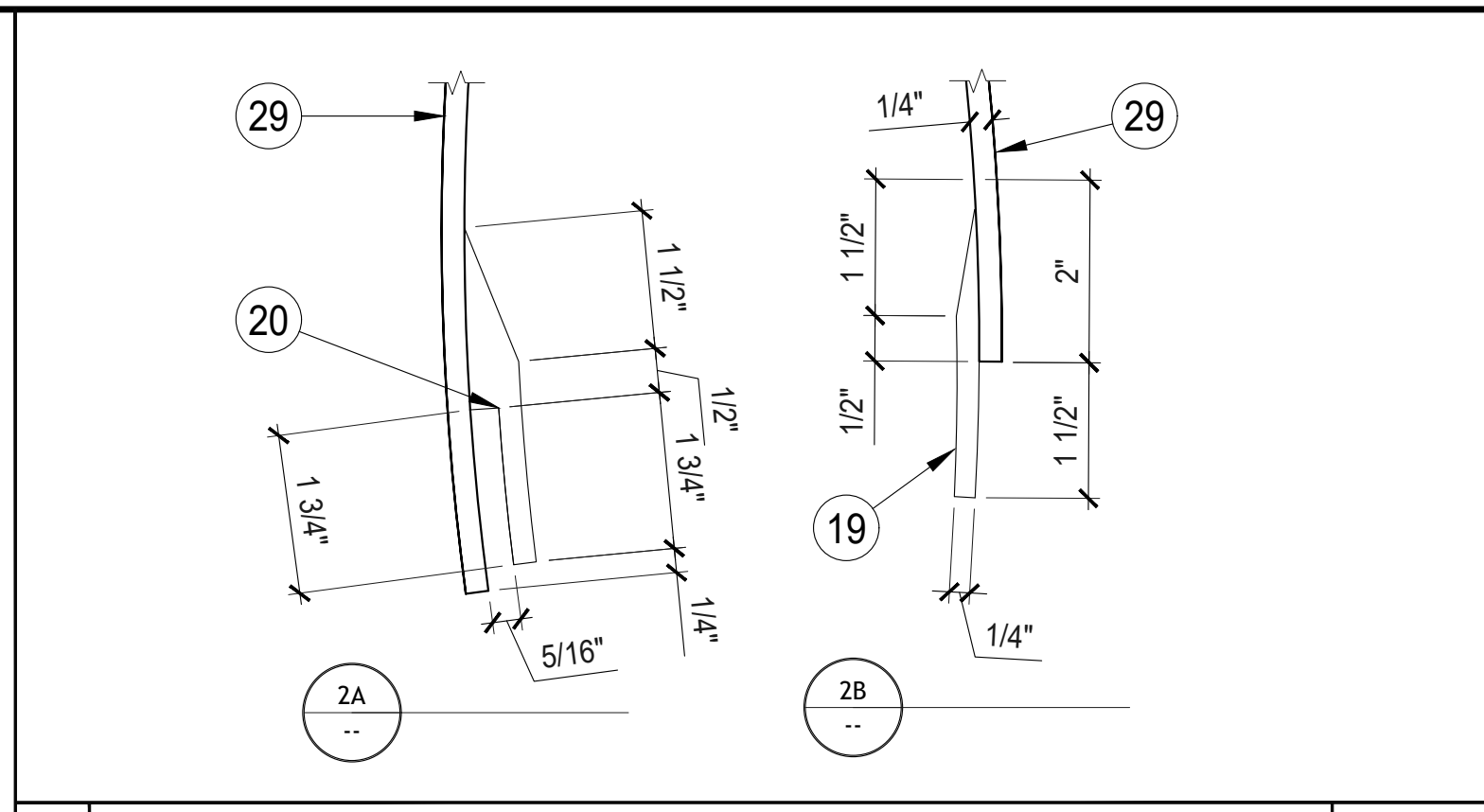
5 SECTION THROUGH FRP SCALE: 1"=1'-0"



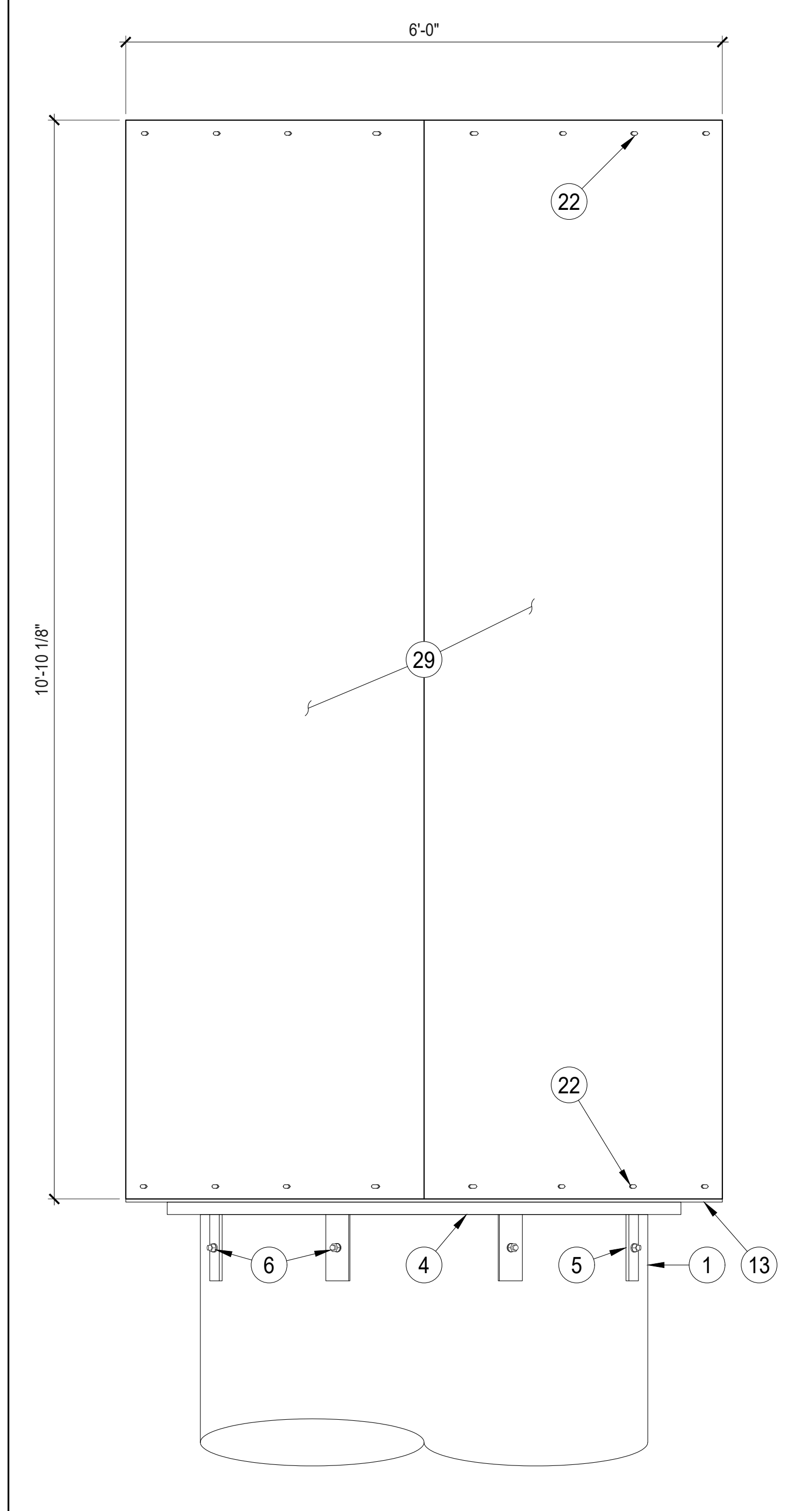
4 FRP SCREEN IN PLACE ON FRAMING SCALE: 1"=1'-0"



3 PANEL P-1 (PANEL INSIDE ELEVATION) SCALE: 1 1/2"=1'-0"



2 TYPICAL TONGUE AND GROOVE CONNECTION DETAIL SCALE: 1"=1'-0"



1 PARTIAL TOWER ELEVATION SCALE: 1"=1'-0"

KEY NOTES	
MARK	DESCRIPTION
1	(E) Ø4'-6" x 3/2" POLE
2	Ø6.625" OD CENTER PIPE (P6 STD)
3	3/8" PLATE CAP PLATE
4	1 1/4" PLATE BASE FLANGE
5	3/8" PLATE TAB
6	Ø5/8" A325 BOLT
7	NOT USED
8	Ø3/8" GRADE B BOLT
9	HSS 2X2X1/4" STAND-OFF
10	3/8" STAND-OFF CONNX PL-1
11	3/8" STAND-OFF CONNX PL-2
12	1/4" CONNX PL-3
13	3/8" PLATE OUTER RING SEGMENT
14	1/4" X 2 1/2" ROLLED RING
15	1/4" X 3" ROLLED RING
16	FRP PANEL ASSEMBLY
17	FINISH TO MATCH EXISTING
18	3/8" X 1/2" SLOTTED HOLE
19	1/4" FRP TONGUE
20	1/4" FRP GROOVE TAB
21	Ø3/8" GRADE B BOLT
22	Ø5/8" BOLT IN TAPPED HOLE
23	Ø5/8" BOLT w/ WASHER
24	3/8" PLATE GUSSET (8 EACH TOP AND BOTTOM OF MAST)
25	Ø11" VENT/ CABLE HOLE
26	Ø1 1/16" HOLE
27	1/4" PLATE
28	3/8" PLATE
29	1/4" FRP PANEL

A valmont COMPANY
1501 South Euclid Avenue Tucson, AZ 85711
(520) 294-3900
www.larsoncamo.com

LARSON JOB #: 639532

ISE Incorporated
Structural Engineers

P.O. BOX 50039
Phoenix, Arizona 85076
PHONE: 602-403-8814
www.ise-inc.biz

ISE JOB #: 20074

AT&T FA NUMBER: 10083524
SITE NAME: WATER PARK CONDOS
 PROJECT: CHIMNEY REPLACEMENT
FRP DETAILS

2901 A STREET, LINCOLN, NE, 68510
 LATITUDE: N 40.798611° LONGITUDE: W 96.677898°



PROGRESS LOG	
06/10/25	ISSUED TO CLIENT CK

SHEET NUMBER	PROGRESS
S3.0	0
DRAWING DATE	
June 22, 2025	



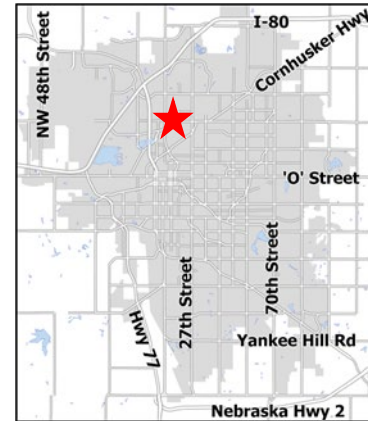
LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT
 FROM THE LINCOLN/LANCASTER COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
 555 S. 10TH STREET, SUITE 203, LINCOLN, NE 68508

APPLICATION NUMBER Special Permit #1573C	FINAL ACTION? No	DEVELOPER/OWNER 51 st Street Properties LLC
PLANNING COMMISSION HEARING DATE April 1, 2026	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 1740 Superior Street

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to amend Special Permit #1573B for an existing residential healthcare facility, The Grace Space, located at 1740 Superior Street. The amendment will modify the maximum number of allowed residents from 16 to 25 and permit a new addition to the facility. The property is approximately 1.17-acre property and zoned R-3, located at the northeast corner of Superior Street and Bel-Ridge Drive. The applicant is not requesting any waivers with this amendment.



JUSTIFICATION FOR RECOMMENDATION

The request to increase the maximum number of residents to 25 is justified as a residential healthcare facility in R-3 allows one resident for every 2,000 square feet of lot area. This site is approximately 51,088 square feet, allowing up to 25 residents. A 4,500 square foot expansion will be added to the building for additional space, meeting the required R-3 setbacks. The site will require a minimum of 13 parking spaces with 19 shown on the submitted site plan which exceeds the parking minimum requirement.

APPLICATION CONTACT

REGA Engineering, Nate Burnett, (402) 413-1041

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The request is compatible with the 2050 Comprehensive Plan and is shown as future urban residential on the Future Land Use map. The project will support the continued use of an existing facility and meet goals related to Complete Neighborhoods to provide safe and decent affordable and special needs housing, and additional health services within the community.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is designated for future Residential – Urban Density land uses on the 2050 Future Land Use Plan.

Land Use Plan – Urban Residential is defined as 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.

Goals Section

G1: Safe, Affordable, and Accessible Housing. Lincoln and Lancaster County will support the development of safe, affordable, and accessible quality housing that meets the diverse needs of the community. PlanForward understands the ongoing need for affordable housing and supports development of 5,000 affordable units by the year 2030.

G2: Complete Neighborhoods

Housing variety, both in housing type and lot size, provides for interesting neighborhoods and accommodates changing household preferences, but, more importantly, provides affordable housing options. 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

During the planning period, there will continue to be a need to accommodate group living which generally includes, but is not limited to: senior housing, assisted living facilities, group homes, domestic shelters, and children’s homes.

Existing Neighborhoods

The City’s primary strategy for residential infill and redevelopment outside of the Greater Downtown is to encourage the redevelopment and reuse of sites and buildings in commercial areas in order to create new mixed use centers that are compatible and complementary to adjacent neighborhoods.

Modest opportunities for redevelopment may also be appropriate along “neighborhood edges.”

Neighborhood edges include arterial streets and transition zones between lower density residential and commercial areas.

E2: Infill and Redevelopment

Infill and Redevelopment Approach

PlanForward identifies the potential for 12,000 new dwelling units to be located within the existing built-out portion of the City, roughly 25 percent of the projected 48,000 new dwelling units to be built citywide by 2050.

Policies Section

P2: Existing Neighborhoods: Continue our commitment to strong, diverse, and complete neighborhoods.

Action Step 1: Promote the preservation, maintenance, and renovation of existing housing and supporting neighborhood uses throughout the City, with special emphasis on low and moderate income

neighborhoods.

Action Step 2: Encourage well-designed and appropriately placed density, including within existing apartment and group living complexes and in redeveloping commercial or industrial centers, where there is land available for additional buildings or expansions. Provide flexibility to the marketplace in siting future residential development locations. This includes appropriately placed infill in prioritized Nodes and Corridors, neighborhood edges, and underutilized commercial or industrial sites.

Action Step 21: 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.

Appendix E: 2050 Demographic Projections

While those age 20 to 24 remain the largest Lancaster County population segment out to 2050, aging represents a central element of future population change. Growth occurs across all age groups, but the projections show the highest percentage gains happen as “baby boomers” born from 1946 to 1964 age into older age categories. Specific examples of aging include:

- Those age 65 and older doubling from 31,000 in 2010 to 61,000 in 2030 and rising to 75,000 by 2050
- Those age 75 and older exceeding children under age 5 by 2025, likely for the first time in history
- Households headed by a person age 85 or older, of which 70% currently live alone and often with a disability or special needs, tripling from 3,500 in 2010 to nearly 11,500 in 2050

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,

- p. 19 Key Initiative – Improve Protections for and with Lincoln Residents
 - Continue to encourage installation of green infrastructure strategies where appropriate, to include grants and incentives. Examples of green infrastructure strategies include rain gardens, bioswales, and permeable pavement to reduce stormwater runoff.

ANALYSIS

1. This is a request to amend Special Permit #1573C for a residential healthcare facility located at 1740 Superior Street for The Grace Space. The property is zoned R-3 Residential with an existing special permit allowing a residential healthcare facility for up to 16 residents. The amendment would modify the maximum number of residents allowed at the facility from 16 to 25 with a proposed 4,500 expansion to the existing building.
2. The property is surrounded by a mix of single family and townhome dwelling units zoned R-3 to the north, east and west. Near the property to the west is the Loren C Eisely Branch Library zoned P Public. To the south is Superior Street and R-2 Residential including a mix of single family and multifamily residential.
3. The original Special Permit #1573 was approved in September 1995 for a Domiciliary Care Facility for up to 15 elderly residents. The term for Domiciliary Care was later updated within the Lincoln Municipal Code (LMC) in 2004. The special permit was then amended and approved by the Planning Commission in 2022 updated the

allowed use on the site as a Residential Healthcare Facility for 16 residents.

4. According to Section 27.02.090 of the Zoning Ordinance, the definition of a Residential Healthcare Facility is “a building or structure that is to be used in a residential nature, licensed or approved by the state or an appropriate agency, if required. Residential health care facility could include but would not be limited to the following types of facilities: Assisted Living, Nursing Care, Memory Care, Convalescent Home, Hospice Home, Group home for 16 or more people and Intermediate Care, and may include independent living units.”
5. The site is currently occupied by The Grace Space, which specializes in end-of-life care. With the current special permit approval, the site is limited to a maximum of 16 residents. With the proposed building expansion, the facility will have additional space for residents with the requested increase to 25. The LMC allows a residential healthcare facility in R-3 zoning to have one resident for every 2,000 square feet of lot area. This site is approximately 51,088 square feet, allowing a maximum of 25 residents.
6. The LMC requires a minimum parking ratio for a residential healthcare use at one space for every four residents and two spaces for every three employees on the largest shift. The site plan details a maximum of 25 residents and 8 staff on site at the largest shift, 13 parking spaces will be required. The site shows 19 total stalls being provided, exceeding the minimum by six spaces. Noted in the applicant’s letter, working with Lincoln Fire & Rescue the site plan shows an added emergency vehicle turnaround in the southeast corner to assist with the entry and exit of fire apparatus and EMS vehicles within the existing site layout.
7. Shown on the submitted site plan as a proposed addition, the building will be expanded by 4,500 square feet within the northeast corner of the site. Following the R-3 setbacks, the building will continue to meet the required 5-foot side yard setback along the east and 30-foot rear yard setback on the north. The existing access to the site will remain on Bel-Ridge Drive, with a small portion of the existing drive remaining in the front yard setback as this is a preexisting condition for this site. The LMC does not allow parking within the 20-foot front yard setback, which the site plan shows to be in conformance.
8. The amendment to increase the resident capacity and propose expansion is compatible with the existing healthcare facility use and site. With the amendment the number of residents will be increased to 25, still meeting the allowed density for the R-3 zoning district. The expansion of the building and existing site layout will meet the minimum required parking and R-3 setbacks in relation to the surrounding residential properties. The neighborhood has a mix of surrounding residential uses ranging from single family, townhomes, multifamily residential and local library nearby. A residential healthcare facility is considered a compatible residential use with individuals living on site while receiving specified care.
9. The request is compatible with the 2050 Comprehensive Plan as the site is shown for future urban residential on the Future Land Use map. The permit would support goals including the continued use of the building and elements of a Complete Neighborhood by providing additional medical and health services within an existing neighborhood. A Complete Neighborhood encourages not only a variety of housing styles but also a variety of neighborhood services for residents. The property has sufficient vehicle and pedestrian access as it is located along an arterial roadway and near the intersection of Superior Street and N 14th Street.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Residential Healthcare Facility R-3 Residential

SURROUNDING LAND USE & ZONING

North: Townhomes & Single Family Residential	R-3 Residential
South: Superior Street / Single Family Dwellings / Residential Healthcare	R-2 Residential
East: Single Family Residential	R-3 Residential
West: Single Family Dwellings / Loren C Eisely Branch Library	R-3 Residential / P Public

APPLICATION HISTORY

- Sep 1995 Special Permit #1573 was approved by the Planning Commission to allow a domiciliary care facility for 15 residents, 60 years old or older, suffering from the early stages of dementia, with conditions.
- Apr 2000 Special Permit #1573A was approved by the Planning Commission to increase the number of residents in the domiciliary care facility from 15 residents to 16 residents.
- Nov 2022 Special Permit #1573B was approved by the Planning Commission for the location to be reclassified from a domiciliary care facility to residential healthcare facility for 16 residents.

APPROXIMATE LAND AREA: 1.17 acres, more or less

LEGAL DESCRIPTION: Lots 1-2, Block 1, Cedar Crest 1st Addition, Lincoln, Lancaster County, Nebraska.

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

Date: March 19, 2026

Applicant/
Contact: REGA Engineering
Nate Burnett
(402) 413-1041

Owner: 51st Street Properties LLC

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/SP/1500/SP1573C 1740 Superior Grace Space Res Healthcare.bmc.docx>

CONDITIONS OF APPROVAL – SPECIAL PERMIT #1573C

Per Section 27.63.530 this approval permits an increase from 16 to 25 allowed residents and expansion to the existing residential healthcare facility.

Site Specific Conditions:

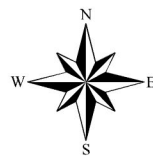
1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **2** copies with all required revisions and documents as listed below:
 - 1.1 Remove various lines shown on the parking lot.
 - 1.2 Change “backyard” to “rear yard”
 - 1.3 Remove overlapping text shown near the northwest corner, near the existing sidewalk on site.

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 Before occupying the building or starting the operation all development and construction shall substantially comply with the approved plans.
 - 2.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 2.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 2.4 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all prior resolutions approving this permit remain in full force and effect as specifically amended by this resolution. This approval supersedes Special Permit #1573B.



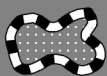


Special Permit #: SP1573C
The Grace Space
N 14th St & Superior St

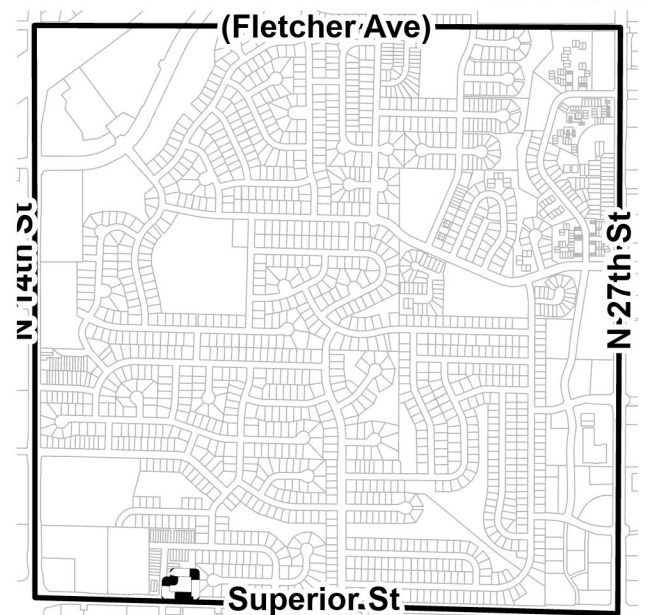


One Square Mile:
 Sec.01 T10N R06E

Zoning:

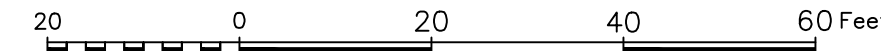
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial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

	Area of Application
	Zoning Jurisdiction Lines
	Lancaster County Jurisdiction
	36

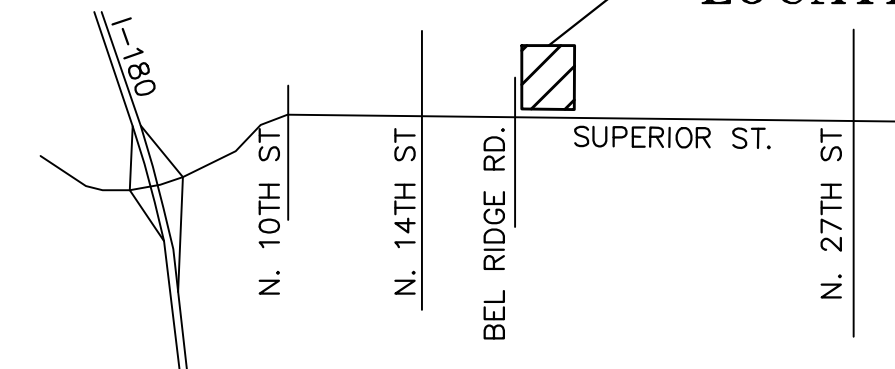




NORTH
SCALE 1" = 20'



PROJECT LOCATION

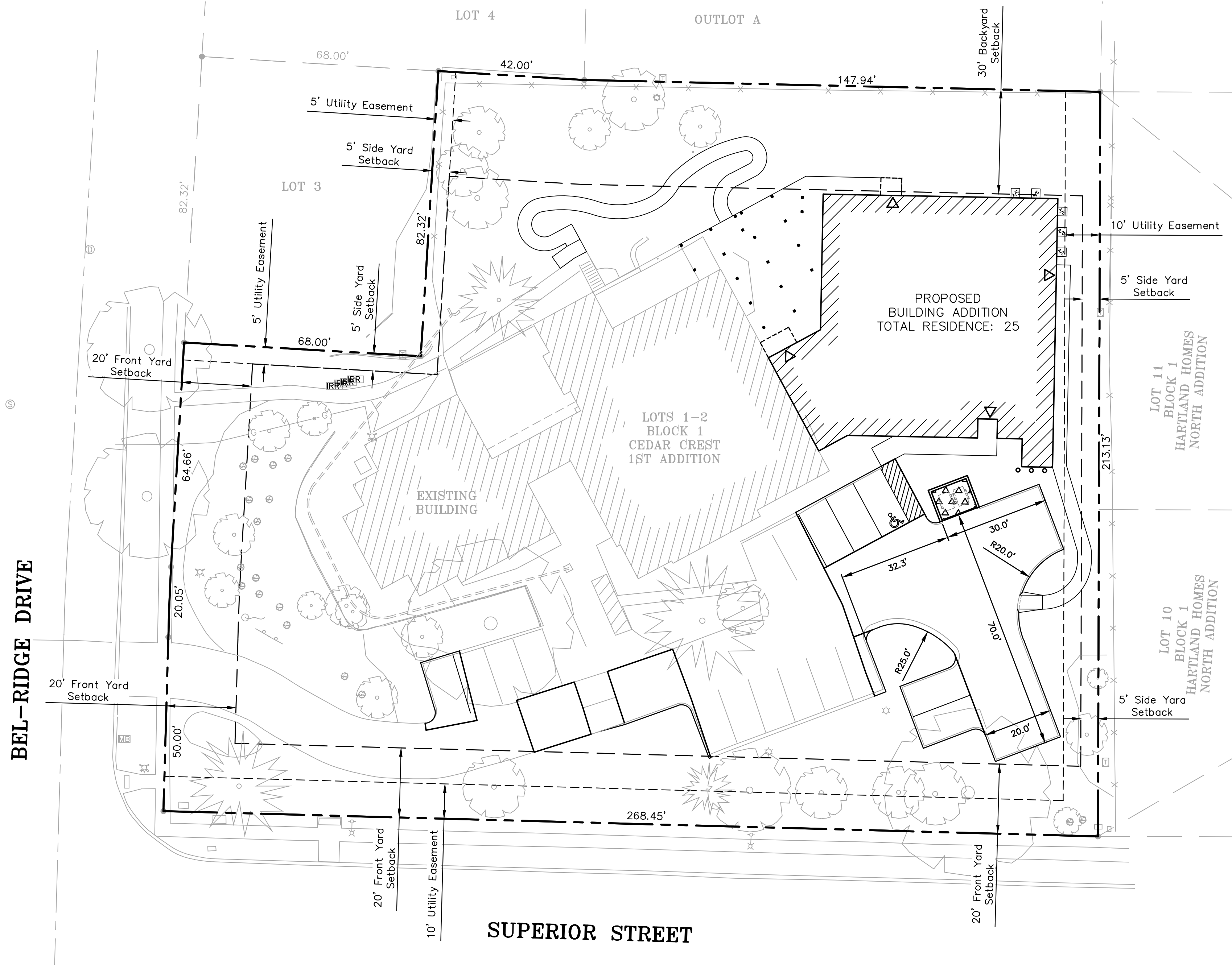


SITE ADDRESS:
1740 SUPERIOR STREET

LEGAL DESCRIPTION:
LOT 1 & LOT 2, BLOCK 1, CEDAR CREST
1ST ADDITION, LINCOLN, LANCASTER
COUNTY, NEBRASKA
ZONING: R-3

GENERAL NOTES:

1. TREES SHOWN ARE EXISTING, AND WILL REMAIN.
2. DETAILS OF ALL SIGNS, INCLUDING TYPE, LOCATION, HEIGHT AND SIZE WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH BUILDING AND SIGN PERMITS. ALL SIGNS ARE TO BE LOCATED OUTSIDE OF ALL APPLICABLE CRITICAL SIGHT TRIANGLES.
3. SIGNAGE TO BE ALLOWED IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS AND STANDARDS OF CHAPTER 27.69 OF THE LINCOLN MUNICIPAL CODE. IDENTIFICATION SIGNS TO BE LOCATED WITHIN SIGN ENVELOPES SHOWN.
4. ANY LANDSCAPING REMOVED AS PART OF SIGN INSTALLATION TO BE REPLACED WITH LIKE KIND.
5. LOWER LEVEL OF EXISTING BUILDING WILL NOT BE USED FOR RESIDENTIAL PURPOSE.
6. THERE WILL BE A MAXIMUM OF 25 RESIDENTS ALLOWED WITHIN THE FACILITY. THERE WILL BE 8 STAFF ON THE LARGEST SHIFT. MINIMUM PARKING REQUIRED IS 13 STALLS, 19 STALLS PROVIDED.
7. EXISTING DRIVE AISLE ENCRoACHING INTO 20' FRONT YARD SETBACK ALLOWED TO REMAIN AS SHOWN.



PROJECT
251140

REGA ENGINEERING

601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342

- ENGINEERING
 - PLANNING
 - LANDSCAPE ARCHITECTURE
 - LAND SURVEYING
 - IRRIGATION
- REGA CA*1678

ISSUED FOR	DATE
CITY SUBMITTAL	03/04/26

THE GRACE SPACE
INDEPENDENCE HOUSE
SPECIAL PERMIT #1573C
LINCOLN, NEBRASKA

SHEET NO.

1 of 1



March 4, 2026

David Cary
City of Lincoln Planning and Development Services Department
555 South 10th Street, Suite 213
Lincoln, NE 68508

Reference: The Grace Space Special Permit
REGA Engineering File: 251140

Dear Mr. Cary,

On behalf of The Grace Space, we are submitting this pre-application letter to request an amendment to the existing Special Permit SP1537B for the property at 1740 Superior Street, Lincoln, Nebraska.

The current Special Permit authorizes a maximum of 16 residents. The proposed amendment would increase the maximum to 25 residents. This is calculated in accordance with the applicable density standard of 1 resident per 2,000 square feet of lot area. The expansion would add approximately 4,500 square feet to support this increase while complying with density requirements.

We have fully coordinated with the City of Lincoln Fire and Safety Department to confirm emergency access compliance. REGA worked with Curt Faust and Megan Talbot to design an acceptable fire access turnaround. This design incorporates a minor modification from the standard configuration but fully meets requirements for safe entry and exit by both fire apparatus and EMS vehicles in emergencies. The approved turnaround is shown on the attached site plan.

No waivers or exceptions are requested for any site-specific design standards or other requirements.

Thank you for your review and consideration of this proposed amendment.

Sincerely,

A handwritten signature in black ink that reads 'Noah Chesnut'.

Noah Chesnut
Land Development Planner

Cc: Sam Swartz
Kelly Sparr

Enclosures: City Application
Application Fee of \$1,176.00



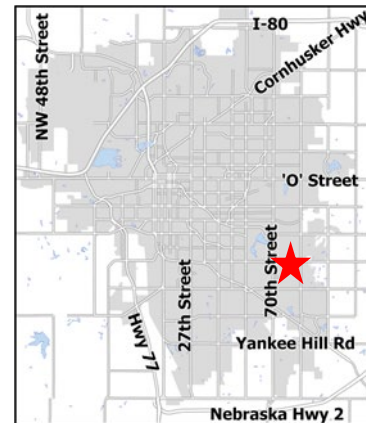
LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT
FROM THE LINCOLN/LANCASTER COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
555 S. 10TH STREET, SUITE 203, LINCOLN, NE 68508

APPLICATION NUMBER Special Permit #SP1813B	FINAL ACTION? Yes	DEVELOPER/OWNER Immanuel/Elevate Church
PLANNING COMMISSION HEARING DATE April 1, 2026	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 8251 Pioneers Boulevard

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to amend Special Permit #1813, The Preserve on Antelope Creek Community Unit Plan (CUP), to expand the boundaries of the CUP by adding one lot, located at 8251 Pioneers Boulevard, and to approve a Residential Healthcare Facility. The applicant, Immanuel, currently operates a senior living community, the Grand Lodge at the Preserve, immediately adjacent to the subject property. Immanuel intends to purchase the subject property from Elevate Church and to eventually expand the Grand Lodge to the east, adding a maximum of 60 independent living units. The applicant requested a waiver to allow the future addition to the Immanuel facility to exceed 35', matching the height of the existing building, and a waiver to reduce the required parking.



JUSTIFICATION FOR RECOMMENDATION

The proposed amendment would allow the existing senior living facility to expand in a manner that is compatible with the current site conditions and the surrounding neighborhood. The proposed amendment aligns with the Comprehensive Plan's recommendations to provide a variety of housing options, including senior living facilities and assisted living facilities. The requested waivers are not necessary, as the proposed plan meets the provisions of the Lincoln Municipal Code.

APPLICATION CONTACT

Patricia Kearns, (402) 650-9811 or
pkearns@immanuel.com

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan identifies the subject property with a future land use designation of Urban Density Residential. The Comprehensive Plan supports neighborhoods that provide a variety of housing, including senior living and assisted living facilities, to better accommodate Lincoln's aging population.

WAIVERS

1. Lincoln Municipal Code 27.72.020 – to increase the height from 35 to 55 feet in the R-3 zoning district for a senior living facility.
(Not necessary)
2. Lincoln Municipal Code 27.67.040 – to reduce required parking for the future expansion of the senior living facility on the subject property.
(Not necessary)

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is designated for future Residential – Urban Density land uses on the 2050 Future Land Use Plan.

Land Use Plan – Urban Residential is defined as 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.

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.

The population age 65 and above is projected to increase from 45,600 (14.2 percent of total) in 2020 to 74,900 (17 percent of total) in 2050.

Goals Section

G2: Complete Neighborhoods

Housing variety, both in housing type and lot size, provides for interesting neighborhoods and accommodates changing household preferences, but, more importantly, provides affordable housing options. 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

During the planning period, there will continue to be a need to accommodate group living which generally includes, but is not limited to: senior housing, assisted living facilities, group homes, domestic shelters, and children's homes.

Policies Section

P2: Existing Neighborhoods - Continue our commitment to strong, diverse, and complete neighborhoods.

Action Steps

21. 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.

Appendix E: 2050 Demographic Projections

While those age 20 to 24 remain the largest Lancaster County population segment out to 2050, aging represents a central element of future population change. Growth occurs across all age groups, but the projections show the highest percentage gains happen as “baby boomers” born from 1946 to 1964 age into older age categories. Specific examples of aging include:

- Those age 65 and older doubling from 31,000 in 2010 to 61,000 in 2030 and rising to 75,000 by 2050
- Those age 75 and older exceeding children under age 5 by 2025, likely for the first time in history
- Households headed by a person age 85 or older, of which 70% currently live alone and often with a disability or special needs, tripling from 3,500 in 2010 to nearly 11,500 in 2050

ANALYSIS

1. This is a request to amend Special Permit #1813, The Preserve on Antelope Creek Community Unit Plan (CUP), to expand the boundaries of the CUP by adding one lot of approximately 1.7 acres in area, located at 8251 Pioneers Boulevard, and to approve a Residential Healthcare Facility.
2. The applicant, Immanuel, currently operates a senior living community, the Grand Lodge at the Preserve, immediately adjacent to the subject property. Immanuel intends to purchase the subject property, currently owned by Elevate Church. After the church’s eventual relocation, which is already planned, Immanuel intends to expand the Grand Lodge to the east, adding a maximum of 60 independent living units. The applicant states that by integrating the parcel into the existing Immanuel campus, the new development can leverage existing infrastructure, utilities, and shared amenities.
3. Special Permit #1813 for a CUP was approved in July 2001, alongside a Preliminary Plat and Use Permit. The CUP approved 150 dwelling units and the development of retirement housing for 180 dwelling units (120 independent living units and 60 assisted living units). The lot where the Grand Lodge is located is permitted by the CUP to have 8 interim assisted living units, to be converted to independent living units upon completion of an Assisted Living Facility on the currently vacant lot at 4401 S 80th Street, across the street from the Grand Lodge. At this time the applicant has not stated immediate plans to construct a facility at 4401 S 80th Street.
4. The Density Calculation shown needs to be updated, as a different method of calculating density is used today than has been used in the past. Today, the current CUP, which is approximately 57 acres, should have a maximum number of allowable units of 396. With the addition of the 1.7-acre subject property, the updated maximum density of 408 allowable units. As the CUP currently shows 324 dwelling units, the applicant’s proposal to eventually add another 60 units to the senior living facility will still be within the allowable density for the CUP.
5. As stated above, when the senior living facility was approved on Block 1, Lot 1, temporary approval was also granted for interim assisted living units at this location, until such time as assisted living is constructed west of S 80th Street. Assisted living is classified in the Lincoln Municipal Code as a Residential Healthcare Facility, which is allowed by Special Permit in the R-3 zoning district. This

application would approve Residential Healthcare Facility as a permitted use on Lot 1, Block 1, and Lot 1, Block 4, which are both currently owned by Immanuel.

6. Lincoln Electric System (LES) has existing overhead power lines currently running between the Immanuel Grand Lodge and Elevate Church. These power lines could be relocated underground along the eastern edge of the subject property to skirt the edge of the Immanuel campus if the expansion of the Grand Lodge goes forward. This relocation would be at the cost of the developer.
7. At the time the proposed expansion of the senior living facility occurs, if the property to the south remains a single-family home, the project would be subject to the City's Design Standards for Screening and Landscaping. Specifically, Chapter 3.50, Section 7.3, which states the landscaping and screen requirements when a multi-family dwelling is permitted above the zoning district height adjacent to an existing or planned single or two family dwelling.
8. The site plan shows a driveway on Pagoda lane. This provides access for underground parking and a driveway on the south side of the proposed building. This would be primarily for residents and emergency access. The primary entrance will remain on S 80th Street. As a senior living facility, the trip generation will be less per dwelling unit. The trips would also be more spread throughout the day, versus numerous trips at the morning and evening peak hour.
9. As part of this CUP, two waivers have been requested. However, because the proposed project meets the conditions of the Lincoln Municipal Code, neither of these waivers are necessary. Full explanations are provided for each requested waiver below:
 - a. To Lincoln Municipal Code Chapter 27.72.020 to increase the maximum height in R-3 zoning from 35' to 55' for the senior living facility. This waiver is not necessary, as Lincoln Municipal Code Chapter 27.65.020(b)5 states that the maximum height of multi-family dwellings shall not exceed a height of 55' in R-1 through R-4 districts where Neighborhood Design Standards do not govern. As such, a building height of 55' is permitted, allowing the future expansion of the building to match the height of the existing building, which is appropriate and would allow an addition that is compatible with Immanuel's existing campus. Given an increased setback to the house to the south and landscaping, there should not be a negative impact on the property to the south.
 - b. To Lincoln Municipal Code Chapter 27.67.040, to reduce the number of required parking spaces to be provided upon construction of the future addition to the Grand Lodge. The Lincoln Municipal Code requires one stall per dwelling unit in elderly or retirement housing facility. With the proposed 60 independent living units, 60 parking stalls would be required. The applicant states that additional parking is going to be provided through a combination of underground structured parking and surface parking stalls, but that due to reduced parking demand among their residents in independent living units, and proximity to shared campus amenities, fewer stalls will be needed. However, the existing Grand Lodge property has a current parking surplus of 69 stalls, due to providing more stalls than required by the Zoning Code. Because the expansion of the facility in the future would still be part of the same premises, these surplus stalls can count toward the number of required stalls, meaning this waiver is not necessary.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Elevate Church

R-3 Residential

SURROUNDING LAND USE & ZONING

North: Single-family detached residential	R-1 Residential
South: Single-family detached residential	R-3 Residential
East: Single-family attached and single-family detached residential	R-3 Residential
West: Elderly or Retirement Housing	R-3 Residential

APPLICATION HISTORY

- July 2001** Preliminary Plat #99027 for The Preserve on Antelope Creek for 140 lots, Special Permit #1813 for 150 dwelling units and for developing retirement housing for 180 dwelling units (both assisted and independent), and Use Permit #125 for 15,000 square feet of office floor area in O-3 district and for 66,900 square feet of commercial floor area and 35 dwelling units in B-2 were approved.
- Nov. 2004** Special Permit #1813A was approved to amend the CUP for The Preserve on Antelope Creek to waive the rear setback for Lots 20-42, Block 1, adjacent to Antelope Creek.

APPROXIMATE LAND AREA: 1.7 acres, more or less

LEGAL DESCRIPTION: See attached

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

Date: March 19, 2026

Applicant/
 Contact: Patricia Kearns, Immanuel
 (402) 650-9811
pkearns@immanuel.com

Owner: Elevate Church

CONDITIONS OF APPROVAL – SPECIAL PERMIT #SP1813B

Per Section 27.65 this approval expands the boundary of The Preserve at Antelope Creek Community Unit Plan (CUP) to add an approximately 1.7-acre lot, to increase the overall allowed dwelling units to 400 and to approve a Residential Healthcare Facility on Lot 1, Block 1 and Lot 1, Block 4 of the Community Unit Plan. The building height is 55' height as allowed by the CUP regulations.

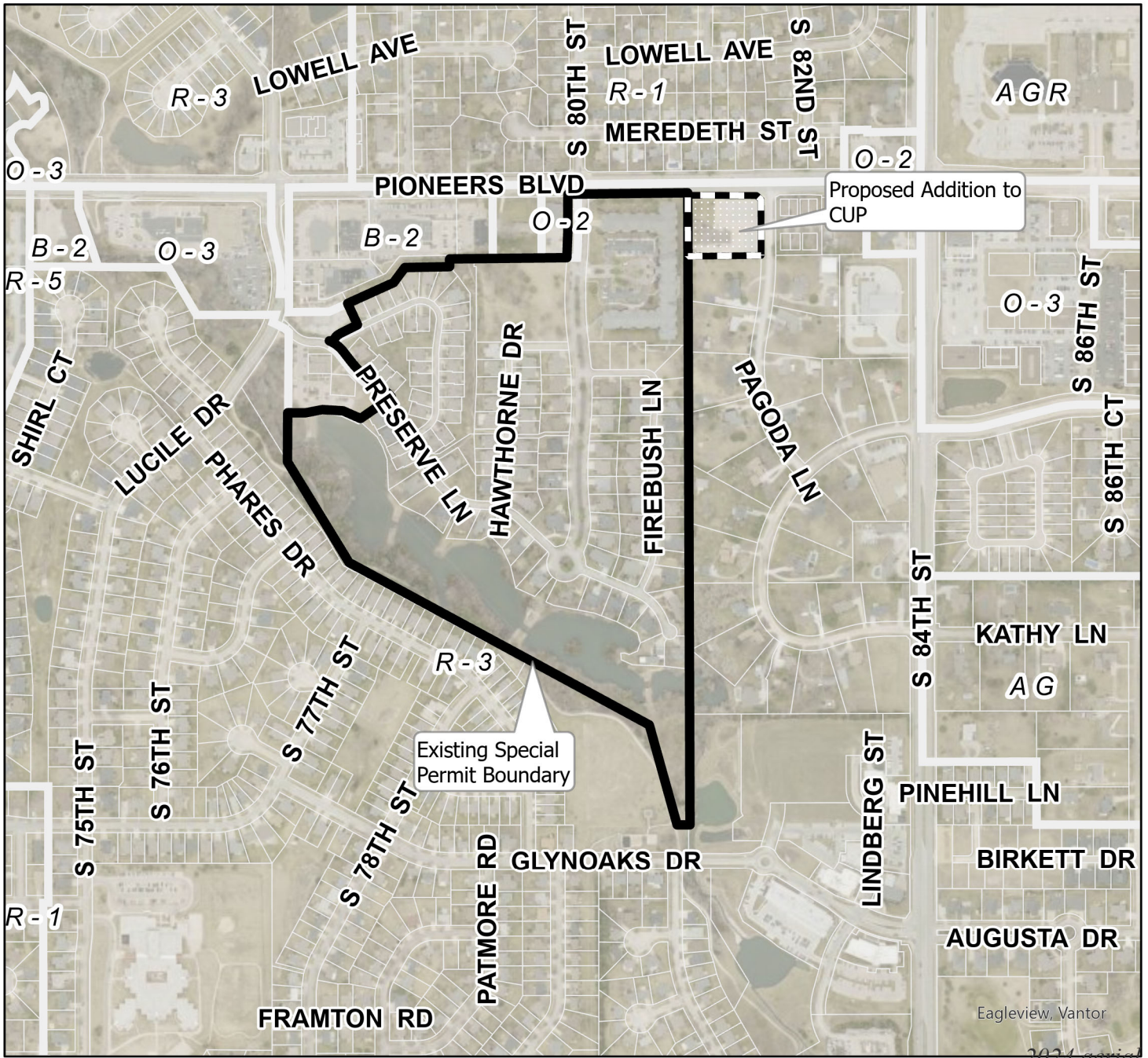
Site Specific Conditions:

1. Before the final plat is approved the permittee 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:
 - 1.1 Delete the legal descriptions on the CUP and update CUP site plan with a legal description that includes all existing lots.
 - 1.2 Clearly identify the boundary of the CUP on the site plan.
 - 1.3 Update the density calculation. The CUP will only include land within the CUP, zoned R-3.
 - 1.4 Update Note 5 to delete all commercial uses and update dwelling units. Note 5 should be the only place the total allowed units and dwelling unit types is addressed.
 - 1.4.1 Note the location for Assisted Senior Living as Lot 1, Block 4. Add that “Any Independent Senior Living unit may also be used at any time for assisted living.”
 - 1.4.2 Update to reflect that there are only 6 units in two three-plex buildings, not 16 multi-family units.
 - 1.5 Delete notes 18-22, 24, and 25, which do not apply to the CUP.
 - 1.6 Add a note designating the Senior Living/Residential Healthcare Facility is allowed a building height of up to 55 feet.
 - 1.7 Add a note on the site plan that Lots 1-6, Block 1 may be used for open space for Independent Senior Living or may be used for single-family detached dwelling units.
 - 1.8 Delete the note on the site plan regarding parking. Parking will be addressed at time of building permit.
 - 1.9 Update the title block to remove the previous approval block and references to the preliminary plat and use permit. This should be an amendment to the Special Permit 1813 for a Community Unit Plan, as well as a Special Permit to allow a Residential Healthcare Facility.
 - 1.10 Designate a minimum of 15' setback dedicated for green space on the southern portion of proposed CUP addition to allow for appropriate screening from any single-family or two-family residential use on the lot to the south, per the conditions of Lincoln’s Design Standards, Chapter 3.5, Section 7.3.
 - 1.11 Submit a drainage plan addressing the new lot subject to approval by Watershed Management.

Standard Conditions:

The following conditions are applicable to all requests:

2. Before occupying the dwelling units all development and construction shall substantially comply with the approved plans.
 - 2.1 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 2.2 The Permittee is to annually certify that all occupied dwelling units are occupied by individuals meeting the requirements for elderly or retirement housing.
 - 2.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 2.4 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all prior resolutions approving this permit remain in full force and effect as specifically amended by this resolution.

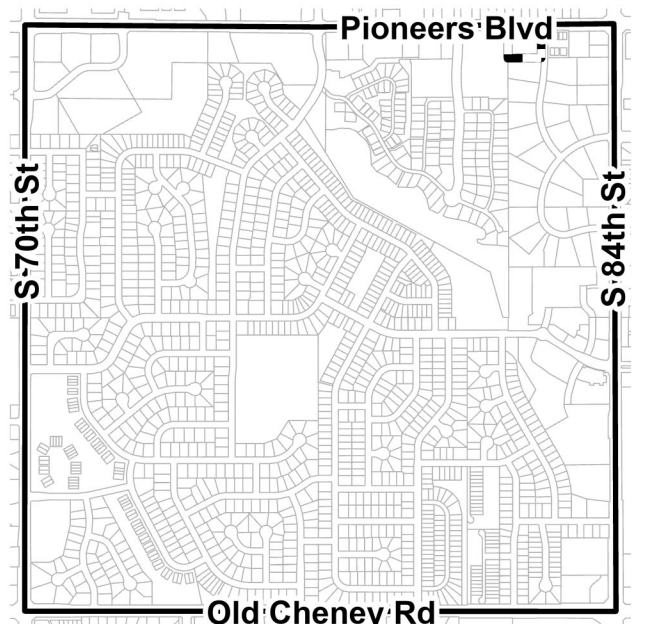
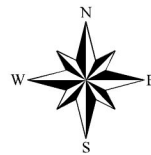
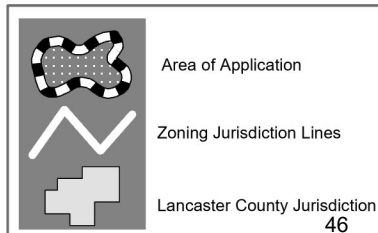


Special Permit #: SP1813B
The Preserve on Antelope Creek CUP
Pagoda Ln & Pioneers Blvd

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.10 T09N R07E





March 3, 2026

Planning and Development Services Department
Attn: David Cary, Planning Services Director
555 South 10th Street
Lincoln, NE 68508

RE: CUP Amendment to The Preserve on Antelope Creek, #AA16065

Dear Mr. Cary:

On behalf of Immanuel, we appreciate the opportunity to continue working with the City of Lincoln as we advance plans related to the property located at 8251 Pioneers Boulevard in Lincoln, Nebraska. As referenced in our previous correspondence, this parcel is immediately adjacent to Immanuel's Grand Lodge at the Preserve, a senior living community offering independent and assisted living services.

Immanuel has a long-standing presence in Lincoln, proudly serving seniors through three communities — The Landing at Williamsburg, Yankee Hill Village, and Grand Lodge at the Preserve. Our organization is committed to high-quality senior housing, supportive services, and sustained community investment. Consistent with Lincoln's Comprehensive Plan policies supporting aging in place, strategic development, and efficient land use, we are seeking to expand independent living opportunities within an existing developed area of the city.

Immanuel is submitting a Community Unit Plan (CUP) Amendment application to incorporate 8251 Pioneers Boulevard into the existing CUP for The Preserve on Antelope Creek. Following the eventual relocation of Elevate Church, we propose to redevelop the site for an expansion of independent living services, physically connected to the existing Grand Lodge campus.

The proposed development would include no more than 60 independent living units, remaining well within the density allowances under the current CUP calculations. By integrating the parcel into the existing campus framework, the project represents development that leverages existing infrastructure, utilities, and shared amenities. The expansion is designed to be compatible in scale and design with the existing development and surrounding neighborhood pattern.

To ensure appropriate site circulation and life-safety access, we plan to introduce a new access point from Pagoda Lane serving the proposed units. This access will allow for proper emergency vehicle circulation and enhance overall site functionality and connectivity objectives.

Additional parking would be provided through a combination of underground structured parking and surface parking stalls. However, given the independent senior living use, demonstrated

reduced parking demand among residents and proximity to shared campus amenities, we are respectfully requesting a waiver to reduce the total number of parking stalls otherwise required.

We are also requesting a waiver to permit the building height to exceed 35 feet in order to accommodate three stories above grade. The additional height will allow for more efficient site design, preservation of open space, minimized building footprint, and architectural cohesion with the existing Grand Lodge building that sits 51 feet above grade. We believe the proposed scale remains compatible with the established campus design and advances goals for high-quality residential development.

As previously noted, Lincoln Electric System has confirmed that existing overhead power lines between the properties can be relocated underground along the perimeter of the campus to support connectivity and long-term site planning. Immanuel remains committed to proactive coordination with City of Lincoln staff regarding utilities, right-of-way considerations, and site design details to ensure alignment with standards.

We appreciate the City's guidance throughout the pre-application process and look forward to continued collaboration as the CUP amendment proceeds. Immanuel is committed to delivering a well-planned expansion that supports Lincoln's long-range planning objectives while meeting the evolving housing needs of seniors in our community.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Tammy Sealer". The signature is written in a cursive, flowing style with a long horizontal line extending to the right.

Tammy Sealer
Chief Development Officer
Immanuel

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 114, I.T.;

LOTS 1-2, PIESTER ADDITION;

LOTS 1-23, BLOCK 1, AND LOTS 27-36, BLOCK 1, PRESERVE ON ANTELOPE CREEK 1ST ADDITION;

LOTS 1-5, BLOCK 1, PRESERVE ON ANTELOPE CREEK 2ND ADDITION;

LOT 1, BLOCK 1, PRESERVE ON ANTELOPE CREEK 3RD ADDITION;

LOTS 3-20 AND OUTLOT "B", BLOCK 1, AND OUTLOT "A", PRESERVE ON ANTELOPE CREEK 4TH ADDITION;

LOTS 1-2, BLOCK 1, PRESERVE ON ANTELOPE CREEK 5TH ADDITION;

LOTS 1-7, BLOCK 1, AND OUTLOT "C", PRESERVE ON ANTELOPE CREEK 6TH ADDITION;

LOTS 1-2, AND OUTLOT "A", BLOCK 1, THE PRESERVE ON ANTELOPE CREEK 7TH ADDITION;

LOTS 1-2, THE PRESERVE ON ANTELOPE CREEK 8TH ADDITION;

LOTS 1-2, THE PRESERVE ON ANTELOPE CREEK 9TH ADDITION;

LOTS 1-13, BLOCK 1, LOTS 1-2, BLOCK 2, AND OUTLOTS "A" AND "C", THE PRESERVE ON ANTELOPE CREEK 10TH ADDITION;

LOTS 1-7, BLOCK 1, LOTS 10-20, BLOCK 1, LOTS 7-12, BLOCK 2, AND OUTLOTS "A", "B", "C", AND "D", THE PRESERVE ON ANTELOPE CREEK 11TH ADDITION;

OUTLOT "A", THE PRESERVE ON ANTELOPE CREEK 12TH ADDITION;

LOT 1, THE PRESERVE ON ANTELOPE CREEK 16TH ADDITION;

LOTS 1-5, THE PRESERVE ON ANTELOPE CREEK 17TH ADDITION;

LOTS 1-2, THE PRESERVE ON ANTELOPE CREEK 18TH ADDITION;

LOTS 1-2, THE PRESERVE ON ANTELOPE CREEK 20TH ADDITION;

ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA.

IMMANUEL: GRAND LODGE EXPANSION

CITY OF LINCOLN - COMMUNITY UNIT PLAN AMENDMENT

MARCH 4, 2026

SHEET #1 - COVER

SHEET #2 - PRESERVE ON ANTELOPE CREEK CUP
AMENDMENT REQUEST - EXISTING LOT

SHEET #3 - PRESERVE ON ANTELOPE CREEK CUP
AMENDMENT REQUEST - PROPOSED

SHEET #4 - SATELITE VIEW - EXISTING

SHEET #5 - SATELITE VIEW - PROPOSED

SHEET #6 - SITE PLAN VIEW - EXISTING

SHEET #7 - SITE PLAN VIEW - PROPOSED

SHEET #8 - CONCEPTUAL ELEVATION VIEW (TO
MATCH EXISTING)

IMMANUEL COMMUNITIES

TAMMY SEALER
CHIEF DEVELOPMENT OFFICER
1044 NORTH 115TH STREET, #500
OMAHA, NE 68154
EMAIL: TSEALER@IMMANUEL.COM
PHONE: (402) 829-2937

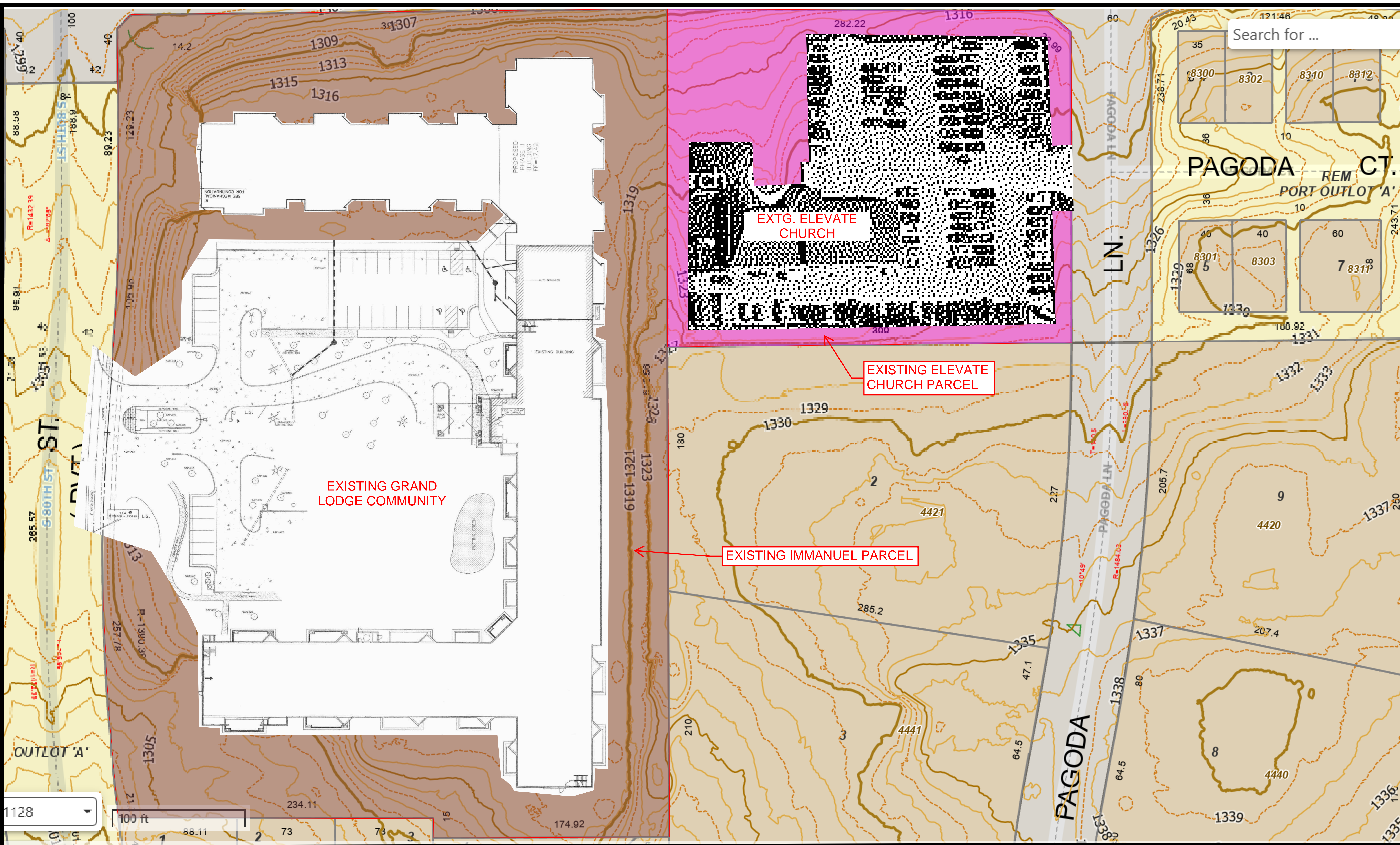




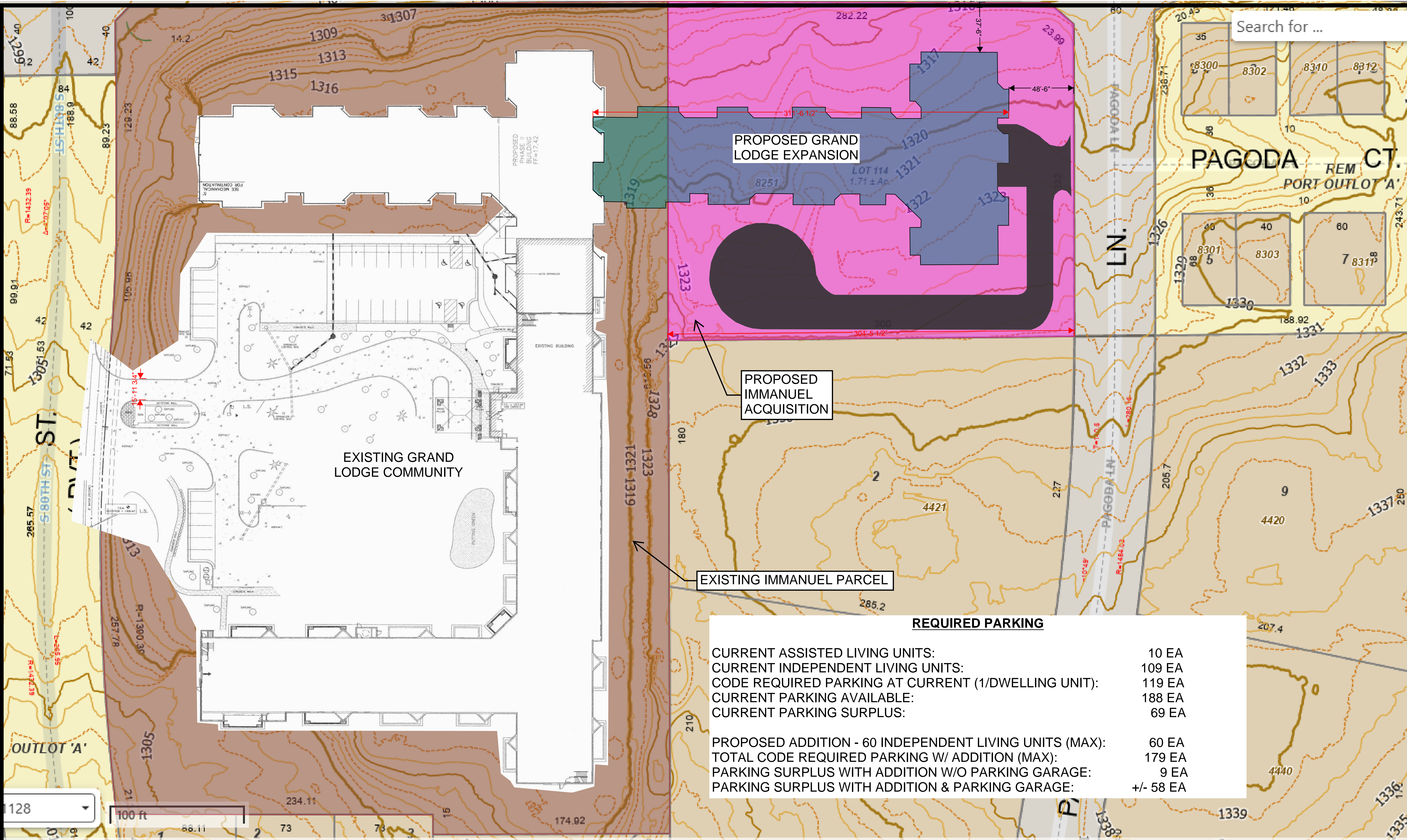
SATELITE VIEW - EXISTING



SATELITE VIEW - PROPOSED



SITE PLAN VIEW - EXISTING



Search for ...

PROPOSED GRAND LODGE EXPANSION

PROPOSED IMMANUEL ACQUISITION

EXISTING GRAND LODGE COMMUNITY

EXISTING IMMANUEL PARCEL

REQUIRED PARKING

CURRENT ASSISTED LIVING UNITS:	10 EA
CURRENT INDEPENDENT LIVING UNITS:	109 EA
CODE REQUIRED PARKING AT CURRENT (1/DWELLING UNIT):	119 EA
CURRENT PARKING AVAILABLE:	188 EA
CURRENT PARKING SURPLUS:	69 EA
PROPOSED ADDITION - 60 INDEPENDENT LIVING UNITS (MAX):	60 EA
TOTAL CODE REQUIRED PARKING W/ ADDITION (MAX):	179 EA
PARKING SURPLUS WITH ADDITION W/O PARKING GARAGE:	9 EA
PARKING SURPLUS WITH ADDITION & PARKING GARAGE:	+/- 58 EA

SITE PLAN VIEW - PROPOSED



SOUTH ELEVATION

NOT TO SCALE

CONCEPTUAL ELEVATION VIEW (TO MATCH EXISTING)



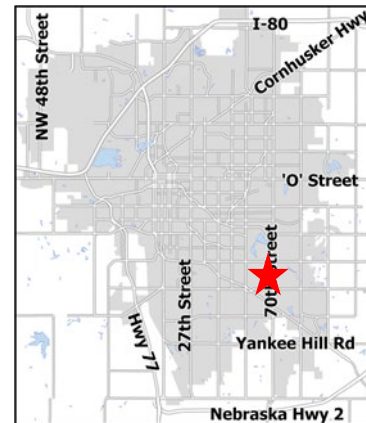
LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT
 FROM THE LINCOLN/LANCASTER COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
 555 S. 10TH STREET, SUITE 203, LINCOLN, NE 68508

APPLICATION NUMBER Special Permit #26010	FINAL ACTION? Yes	DEVELOPER/OWNER CF2 Home Investment Group, LLC
PLANNING COMMISSION HEARING DATE April 1, 2026	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 6400 Old Cheney Road

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a Special Permit for a Community Unit Plan (CUP) on approximately 6.5 acres generally located at 6400 Old Cheney Road. The proposed plan for Willowmere Forest Estates CUP would create lots for nine single-family dwellings, including one lot which would retain the existing house. The applicant also requests waivers to allow sanitary sewer to run opposite street grades and to reduce the standard front and side yard setbacks. The proposed plan eliminates access to Old Cheney Road on the proposed property, with construction of a public street culminating in a cul-de-sac which will take its access from Pinoak Court, a private roadway in the Black Forest Estates development.



JUSTIFICATION FOR RECOMMENDATION

The proposed Community Unit Plan provides an infill development that adds nine dwelling units that are compatible with the surrounding residential neighborhoods and the R-1 Residential District. The reduced setbacks allow a greater buildable area while complying with the other lot requirements of the R-1 district, and the waiver to allow sanitary sewer to run opposite street grades facilitates the more efficient flow of sanitary sewer service.

APPLICATION CONTACT

Mike Eckert, Civil Design Group, Inc.
 (402) 434-8494, meckert@civildg.com

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The subject property is shown on the Future Land Use Map with a future land use designation of Urban Density Residential. The Comprehensive Plan encourages infill development that respects the existing pattern of development and is compatible with surrounding neighborhoods.

WAIVERS

- Design Standards Title 2.00, Section 3.3.6 – To allow sanitary sewer to run opposite of street grades.
 (Recommend Approval)

- Lincoln Municipal Code 27.72.020 -To reduce the front yard setback from 30' to 20'; and to reduce the side yard setback from 10' to 5'

(Recommend Approval)

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future Urban Density 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 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.

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.

Figure E1.b: Strategies for Design, Sustainability and Complete Neighborhoods in Existing Areas

8. Infill development should balance expanding housing options and neighborhood character by complementing the character of the existing neighborhood and providing appropriate transitions, scale and context.

Existing Neighborhoods

The diversity of architecture, housing types and sizes are central to what make existing neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sensitive to the existing neighborhoods.

Infill and redevelopment is supported and must respect the street pattern, block sizes, and development standards of the area, such as parking at the rear and porches, windows, and doors on the front street side.

E2: Infill and Redevelopment

Infill and Redevelopment Approach

PlanForward identifies the potential for 12,000 new dwelling units to be located within the existing built-out portion of the City, roughly 25 percent of the projected 48,000 new dwelling units to be built citywide by 2050.

Existing Neighborhoods

Infill of housing in existing neighborhoods should respect the existing pattern of development. Infill redevelopment should include housing for a variety of incomes and households and should complement the character of the existing neighborhood by including appropriate transitions, scale, and context.

P8: Infill and Redevelopment - Encourage infill and redevelopment in appropriate locations throughout the community in order to meet the assumption for 25% of all new dwelling units being infill.

ANALYSIS

1. This is a request for a Special Permit for a Community Unit Plan (CUP) on approximately 6.5 acres generally located at 6400 Old Cheney Road. The proposed plan for Willowmere Forest Estates CUP would create lots for nine single-family dwellings, including one lot which would retain the existing house.
2. The proposed CUP is an infill development. Currently, the subject property is an Irregular Tract lot with an existing single-family home. The property is in the R-1 Residential Zoning District and abuts single-family residential neighborhoods on all sides.

3. The driveway that serves the existing house would be removed with this development, as it does not meet Lincoln's Access Management Policy. Old Cheney is a minor arterial road with a 45 mile per hour speed limit. For streets of this category and speed limit, the minimum separation distance between adjacent connections is 660 feet. The distances from the current driveway to Frontier Road to the west and Pheasant Run Lane and Hawkswood Court to the east are well under that threshold. As a result, per the Access Management Policy that access is to be removed at such time as the property is replatted. The applicant has requested that the existing driveway remain temporarily to be used for access to the property during grading, installation of utilities, and paving of the public street and cul-de-sac. Once that work is completed, the driveway will be removed.
4. Instead of taking access from Old Cheney Road, the proposed Willowmere Forest Estates CUP will take access off Pinoak Court, an existing dead-end private roadway in the Black Forest Estates development with a public access easement. This aligns with the final approved plan for Black Forest Estates CUP, which shows a conceptual layout for lots on the subject property taking access from Pinoak Court.
5. Even if the Access Management spacing standards were waived, a right turn lane would be required at the new access. A turn lane would be cost prohibitive for nine residential lots. Thus, the developer is using the already approved access point via Pinoak Court.
6. While the initial site plan submitted by the applicant shows the new portion of Pinoak Court within the CUP as a private roadway, the developer has amended the application to change Pinoak Court to a public street. It is proposed to meet all City design standards. While it is not a common practice to construct a public street which will have its only access point off a private roadway, the Subdivision Ordinance of the Lincoln Municipal Code does not require that this street be created as a private roadway. If all City standards are followed, it may be created as a public street, despite the fact that access to this street would require driving on two private roadways, Black Forest Drive and a portion of Pinoak Court. There is a public access easement over both of these private roadways that allows all members of the public to use these private roadways.
7. The existing private roadway for Pinoak Court is split between the two adjacent residential lots. This portion of private roadway could be replatted as an outlot to remove it from the property of the adjacent homeowners.
8. The proposed lots meet the lot size requirements for R-1 zoning and are generally compatible with surrounding neighborhoods.
9. The existing house would remain on one of the nine lots to be platted with this development. There is also an existing accessory building that will be required to be removed.
10. The following waivers have been requested as part of the proposed CUP:
 - 10.1 Design Standards Title 2.00 – Section 3.3.6 – To allow sanitary sewer to run opposite street grades. The applicant states that this waiver is necessary to allow the western portion of the sanitary sewer main to flow back to a trunk sewer main in Old Cheney Road. LTU Wastewater is not opposed to this waiver request.
 - 10.2 Lincoln Municipal Code 27.72.020 – To reduce the front and side yard setbacks. The front yard setback is proposed to be reduced from 30' to 20', and the side yard setback is proposed to be reduced from 10' to 5'. The applicant states that these waivers allow for more buildable area on these lots, which are sized to adhere to the existing R-1 zoning on the lot. The setbacks proposed to be reduced are internal to the proposed subdivision and will not negatively impact surrounding property owners.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Single-family dwelling R-1 Residential

SURROUNDING LAND USE & ZONING

North: Single-family detached and single-family attached dwellings	R-1 Residential
South: Single-family detached dwellings	R-1 Residential
East: Single-family detached dwellings	R-1 Residential
West: Single-family detached dwellings	R-1 Residential

APPROXIMATE LAND AREA: 6.5 acres, more or less

LEGAL DESCRIPTION: See Attached

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

Date: March 19, 2026

Owner/
Applicant: CF2 Home Investment Group, LLC

Contact: Mike Eckert, Civil Design Group
(402) 434-8494, meckert@civildg.com

CONDITIONS OF APPROVAL – SPECIAL PERMIT #26010

Per Chapter 27.65, this approval permits the Willowmere Forest Estates Community Unit Plan for nine dwelling units, with waivers to allow sanitary sewer to run opposite street grades, and to reduce the required front yard setback from 30' to 20', and side yard setbacks from 10' to 5'.

Site Specific Conditions:

1. Before a final plat is approved the permittee shall cause to be prepared and submitted to the Planning & Development Services Department a revised and reproducible final plot plan including **2** copies with all required revisions and documents, including:
 - 1.1 Revise the site plan to show Pinoak Court as a public street, as requested by the applicant, to the satisfaction of, Lincoln Transportation and Utilities
2. Prior to approval of a final plat, a change of address request must be received by the Planning & Development Services Department, so that when the street is built, the street address for the existing house will be changed to Pinoak Court.
3. Prior to approval of a final plat, a demolition permit will be required for the existing accessory building north of the existing residence.
4. Final plat(s) is/are approved by the City.

If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, the public streets, private roadway improvements, sidewalks, public sanitary sewer system, public water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

No final plat shall be approved until the Permittee, as subdivider, enters into an agreement with the City whereby Permittee agrees:

To complete the paving of public street shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of sidewalks along both sides of the public street as shown on the final plat within four (4) years following the approval of the final plat.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

to complete the installation of public street lights along streets within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along Pinoak Court within this plat within six (6) years following the approval of the final plat.

to complete the installation of street trees along the north side of Old Cheney Road as shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to keep taxes and special assessments on the outlots from becoming delinquent.

to maintain the outlots on a permanent and continuous basis.

to maintain the street trees along the public streets and landscape screens, including replacement and replanting as reasonably necessary, on a permanent and continuous basis.

to recognize that there may be additional maintenance issues or costs associated with the proper functioning of storm water detention/retention facilities as they were designed and construction within the development and that these additional maintenance issues or costs are the responsibility of the Permittee.

to retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Permittee(s) may be relieved and discharged of such maintenance obligations upon creating in writing a

permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:

- (1) Permittee shall not be relieved of Permittee's maintenance obligation for each specific private improvement until a registered professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.
- (2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds

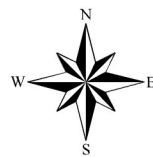
to relinquish the right of direct vehicular access from Lot, 8, Lot 9, and Outlot A to Old Cheney Road.

Standard Conditions:

5. The following conditions are applicable to all requests:
 - 5.1 Before occupying the dwelling units all development and construction shall substantially comply with the approved plans.
 - 5.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 5.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.



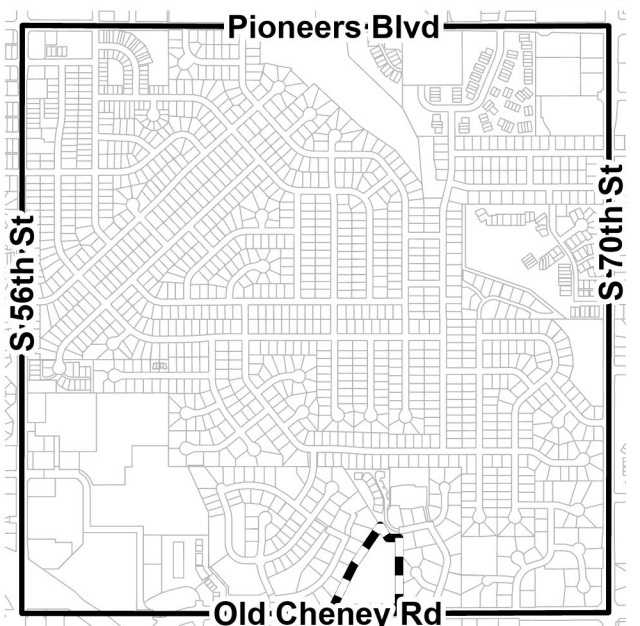
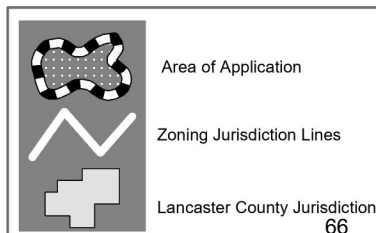
Special Permit #: SP26010
Willowmere Forest Estates CUP
S 62nd St & Old Cheney Rd



One Square Mile:
 Sec.09 T09N R07E

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



Eagleview, Microsoft, Vantor

2024 aerial



Civil Design Group, Inc.

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

March 4, 2026

Mr. David Cary, Director of Planning & Development
City of Lincoln/Lancaster County
555 South 10th Street, Room 203
Lincoln, NE 68508

Re: Application for an R-1 Community Unit Plan (CUP) for Willowmere Forest Estates, generally located at S. 66th St & Old Cheney Rd. CDG Project #2025-0205.

Dear Mr. Cary:

On behalf of CF2 Home Investment Group, LLC we submit the enclosed application for an R-1 CUP on 6.5 acres north of Old Cheney Rd at approximately 66th St. This in-fill development will provide nine single family lots. This CUP has addressed the pre-application comments from staff.

We are requesting waivers to LMC 2.0 Section 3.3.6 to allow sanitary sewer to run opposite of street grades. This waiver is needed to get the western portion of our sewer main to flow back to a trunk sewer main in Old Cheney Rd. The other two waivers are to LMC 27.72.020 to 1) reduce the front yard setback from 30' to 20' and 2) reduce the side yard setback from 10' to 5'. These waivers allow for more buildable area on these lots that we have a sized to adhere to the existing R-1 zoning and are internal to our subdivision.

With this application we submit the following items:

Application for an Amendment to a Community Unit Plan
Community Unit Fee of \$1,176.00
Site plan, grading & drainage plans and street profiles uploaded via Project Dox

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

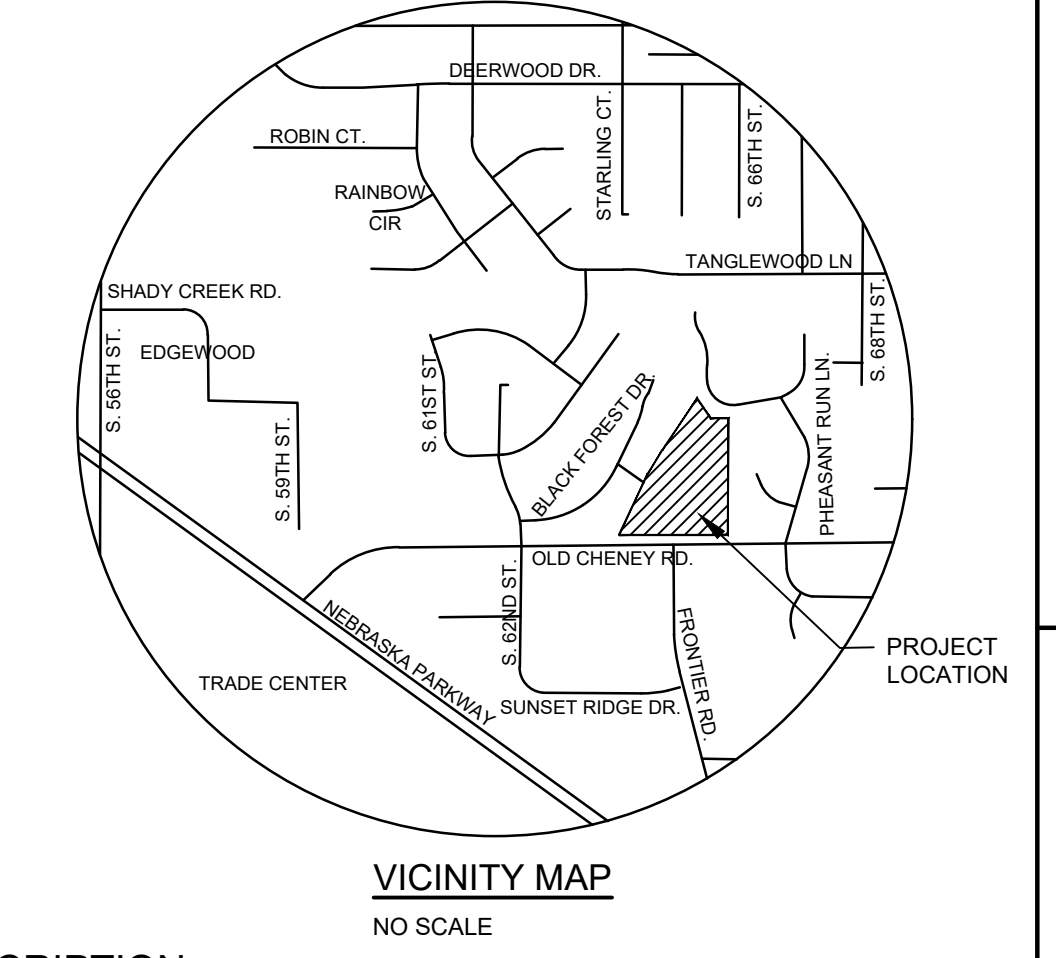
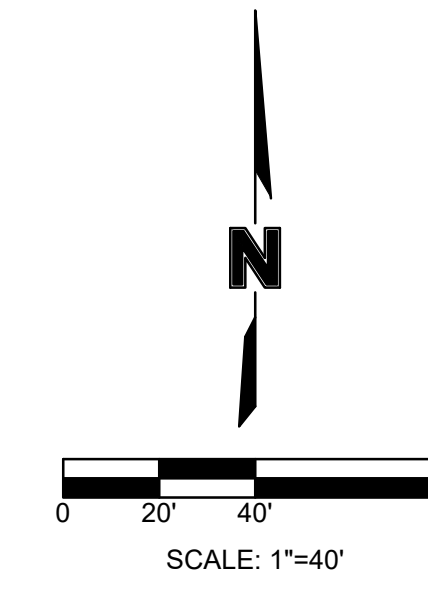
Sincerely,

Mike Eckert, AICP

cc: CF2 Home Investment Group, LLC

WILLOWMERE FOREST ESTATES

COMMUNITY UNIT PLAN



VICINITY MAP
NO SCALE

C.U.P. LEGAL DESCRIPTION

A tract of land comprised of all of Lot 148 of Irregular Tracts, located in the Southwest Quarter of the Southeast Quarter of Section 9, Township 9 North, Range 7 East of the 8th Principal Meridian, the City of Lincoln, Lancaster County, Nebraska, and more particularly described as follows:

BEGINNING at the Southwest corner of Pheasant Run 7th Addition, said point also being located on the North 50-foot right-of-way line of Old Cheney Road; thence in a Westerly direction on the North 50-foot right-of-way line of Old Cheney Road an assumed bearing of S89°49'24"W, for a distance of 603.97 feet to the Southeast corner of Black Forest Estates Addition; thence N25°57'37"E on the Southeastly lines of Black Forest Estates Addition and Black Forest Estates 1st Addition, for a distance of 422.07 feet to a corner on the Southeastly line of Black Forest Estates 1st Addition; thence N34°02'34"E on Southeastly lines of Black Forest Estates Addition and Black Forest Estates 1st Addition, for a distance of 437.86 feet to the most Easterly corner of Black Forest Estates Addition; thence S32°30'22"E on the Southwestly line of Pheasant Run 8th Addition, for a distance of 134.84 feet to the Southwest corner of Pheasant Run 8th Addition; thence N89°48'41"E, for a distance of 99.90 feet to the Southeast corner of Pheasant Run 8th Addition; thence S00°09'28"E on the West lines of Pheasant Run 8th Addition and Pheasant Run 7th Addition, for a distance of 627.06 feet to the POINT OF BEGINNING and containing a calculated area of 6.54 more or less.

SITE NOTES

1. THE EXISTING ZONING IS R-1.
2. DIRECT VEHICULAR ACCESS SHALL BE RELINQUISHED FROM OLD CHENEY ROAD.
3. ALL OUTLOT AREAS AND OPEN SPACES SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THAT A HOME OWNERS ASSOCIATION IS CREATED.
4. EXISTING AND PROPOSED EASEMENTS ARE TO BE IDENTIFIED AND SHOWN AT TIME OF FINAL PLATTING.
5. EYES, OVERHANGS, WINDOW SWINGS, CANOPIES, AIR CONDITIONER UNITS, ETC., MAY ENCR OACH OVER THE SETBACK LINES. ENCR OACHMENTS ARE NOT ALLOWED OVER PROPERTY LINES AND MUST CONFORM TO THE BUILDING AND LIFE SAFETY CODES.
6. ALL TOPOGRAPHICAL ELEVATIONS ARE BASED ON NAVD 1988.
7. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
8. SANITARY SEWER AND WATER MAINS TO BE 8 INCH PIPE AND 6 INCH PVC PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN TO BE BUILT TO THE CITY OF LINCOLN SPECIFICATIONS.
9. EXISTING DRIVEWAY TO REMAIN AND BE USED FOR THE SUBDIVISION DEVELOPMENT ACCESS FOR GRADING, INSTALLATION OF UTILITIES AND PAVING OF THE PRIVATE ROADWAY. ONCE THAT WORK IS COMPLETE, THE DRIVEWAY WILL BE REMOVED.

WAIVERS

TITLE 2.00 - SECTION 3.3.6 - TO ALLOW SANITARY SEWER TO RUN OPPOSITE TO STREET GRADES.

LMC 27.72.020 - FRONT YARD SETBACK FROM 30 FEET TO 20 FEET.

LMC 27.72.020 - SIDE YARD SETBACK FROM 10 FEET TO 5 FEET.

CURVE DATA						
CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIS	CH BRG
C2	150.00'	99°20'58"	176.72'	260.10'	228.71'	N75°08'07"E

LEGEND

	LIMITS OF C.U.P. BOUNDARY
	PROPOSED STREET CENTERLINE
	PROPOSED R.O.W.
	PROPOSED SANITARY SEWER
	WOODEN FENCE
	OVERHEAD ELECTRICAL
	EXISTING GAS LINE
	EXISTING WATER VALVE
	EXISTING CABLE RISER
	EXISTING LIGHT POLE
	EXISTING POWER POLE
	EXISTING WELL
	EXISTING GUY WIRE
	EXISTING FIBER PULL BOX
	EXISTING DRAINAGE MANHOLE
	EXISTING ELECTRIC PEDESTAL
	EXISTING CLEANOUT
	EXISTING SANITARY SEWER
	EXISTING HYDRANT
	EXISTING INLET
	SECTION CORNER AS NOTED IN TIES
	FOUND AS NOTED
	SET 5/8"x24" REBAR W/ 595 PLASTIC CAP
	EXISTING TREE MASS
	EXISTING TREE MASS (TO BE REMOVED)
	EXISTING DECIDUOUS TREE (TO BE REMOVED)
	EXISTING CONIFEROUS TREE (TO BE REMOVED)

OWNER & DEVELOPER
CF2 HOME INVESTMENT GROUP, LLC
7915 PRESERVE LANE
LINCOLN, NE 68516

ENGINEER AND SURVEYOR
CIVIL DESIGN GROUP, INC.
8535 EXECUTIVE WOODS DRIVE
SUITE 200
LINCOLN, NE 68512
(402) 434-8494

SHEET INDEX
SITE PLAN
PRE-DEVELOPED DRAINAGE PLAN
POST-DEVELOPED DRAINAGE PLAN
GRADING AND DRAINAGE PLAN
PRELIMINARY PAVING PROFILES

SHEET 1
SHEET 2
SHEET 3
SHEET 5

drawn by: -
checked by: -
approved by: -
project no.: 2025-0205
date: 3/4/2026

**SHEET
1 OF 5**

REVISIONS

NO.	DATE	DESCRIPTION

2026

SITE PLAN

WILLOWMERE FOREST ESTATES COMMUNITY UNIT PLAN #
6400 OLD CHENEY ROAD

LINCOLN, NEBRASKA

2026

Civil Design Group, Inc.
SUITE 200
LINCOLN, NEBRASKA 68512
PH. 402-434-8494
NE Certificate of Authorization: CA-1648

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

A tract of land comprised of all of Lot 148 of Irregular Tracts, located in the Southwest Quarter of the Southeast Quarter of Section 9, Township 9 North, Range 7 East of the 6th Principal Meridian, the City of Lincoln, Lancaster County, Nebraska, and more particularly described as follows:

BEGINNING at the Southwest corner of Pheasant Run 7th Addition, said point also being located on the North 50-foot right-of-way line of Old Cheney Road; thence in a Westerly direction on the North 50-foot right-of-way line of Old Cheney Road an assumed bearing of S89°49'24"W, for a distance of 603.97 feet to the Southeast corner of Black Forest Estates Addition; thence N25°57'37"E on the Southeasterly lines of Black Forest Estates Addition and Black Forest Estates 1st Addition, for a distance of 422.07 feet to a corner on the Southeasterly line of Black Forest Estates 1st Addition; thence N34°02'34"E on Southeasterly lines of Black Forest Estates Addition and Black Forest Estates 1st Addition, for a distance of 437.86 feet to the most Easterly corner of Black Forest Estates Addition; thence S32°30'22"E on the Southwesterly line of Pheasant Run 8th Addition, for a distance of 134.84 feet to the Southwest corner of Pheasant Run 8th Addition; thence N89°48'41"E, for a distance of 99.90 feet to the Southeast corner of Pheasant Run 8th Addition; thence S00°09'28"E on the West lines of Pheasant Run 5th Addition and Pheasant Run 7th Addition, for a distance of 627.06 feet to the **POINT OF BEGINNING** and containing a calculated area of 6.54 more or less.



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?
Text Amendment #26004	No
PLANNING COMMISSION HEARING DATE	RELATED APPLICATIONS
April 1, 2026	UDR26015, UDR26019

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

The City recognizes the many benefits of sidewalk cafés but also understands the need to update regulations and streamline the review and approval process. The Sidewalk Café package addresses this need by updating Lincoln Municipal Codes and adopting new design standards. The City has also developed a Sidewalk Café Guidebook: a graphic document that intends to provide clarity and guidance for applicants and permit holders regarding permitted and prohibited uses within the public right-of-way. Planning Commission action is requested to approve the proposed Sidewalk Café Design Standards and updates to the O-1 Zoning District Uses. The Guidebook is provided for reference only and is not subject to approval.

JUSTIFICATION FOR RECOMMENDATION

The existing sidewalk café design standards will benefit from improved guidance for applicants navigating the application materials and process. Limited direction on key design elements has made application review more complicated for staff and applicants alike. Together, the text amendment and the new design standards will create more clarity and flexibility with the design and layout of sidewalk cafés while also providing for a possible administrative approval process.

APPLICANT/STAFF CONTACT

Arvind Gopalakrishnan, 402-441-6361
agopalakrishnan@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN – KEY QUOTES

Policies Section

P5: Downtown- Continue to make Greater Downtown a major focus for mixed-use reuse, infill, and redevelopment.

Action Steps

2. Ensure that new development is compatible with the existing Downtown and is pedestrian-oriented.

P10: Supporting Small Businesses- Support the development, growth, and retention of small businesses.

Action Steps

2. Develop strategies to include affordable commercial tenant spaces for small businesses in new developments.
6. Regularly review and update City ordinances, policies and processes to make them friendlier for small businesses and entrepreneurs.
8. Create a multi-agency staff team to help new businesses sort through regulatory challenges and connect with resources.

P12: Economic Growth - Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.

Action Steps

6. Explore additional opportunities for streamlining the zoning and building permitting processes.
7. Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.

P34: Urban Design Standards- Design standards should be developed, monitored, and revised as necessary to express and protect community values without imposing delays or restricting creativity.

Action Steps

1. Implement expanded commercial design standards that could be applied across various zoning districts or corridors. Design standards should be clearly written and allow for an efficient, expeditious review process, while especially focusing on the interface with residential neighborhoods, attractive streetscapes, and safe and comfortable movement of people – whatever their mode of travel.
5. Extend the contributions of Urban Design Committee to advise on building projects of Lancaster County and other local government agencies as appropriate.
7. Strengthen design standards for commercial and mixed-use development along major travel corridors, to reflect a positive visual image that engenders community pride and identity.

DOWNTOWN MASTER PLAN SPECIFICATIONS:

P. iii

The themes and priorities obtained from outreach form the basis for the Downtown Master Plan and the subsequent opportunities described and illustrated throughout the plan. These common themes include:

1. Vibrant, Livable, Kid Friendly
2. More greenspace: shaded, seating, accessible
3. Revitalize O Street
4. Designate an area for music and art
5. Diversity of businesses

P. 4.4.7

Retail, Dining, & Entertainment

Retail was a key component of the 2005 plan and 2012 update. This plan reaffirms this with some modifications:

1. Dining and entertainment are viewed as part of the overall retail experience;
2. The proposed music district is viewed as strengthening the retail vision of the 2005 and 2012 plans; and,
3. The O Street improvements identified in this plan should strengthen and extend the retail, dining and entertainment segments

ANALYSIS

1. Sidewalk cafes provide many benefits for Lincoln visitors and residents, including making active and attractive pedestrian environments, providing opportunities for creative, pedestrian-focused activities, and encouraging activities that add excitement, charm, diversity, and good design to the urban environment. The overall intent of this text amendment is to provide clarity to and streamline the sidewalk café approval process to support the existing sidewalk cafes and encourage new operators to install sidewalk cafes.
2. The complete package of sidewalk café updates includes:
 - a. New Sidewalk Café Design Standards;
 - b. Updates to the O-1 Zoning District Uses;
 - c. Updates to LMC Chapter 14.50 Sidewalk Cafes;
 - d. Updates to LMC Chapter 5.04 Alcoholic Liquor; and,
 - e. A new Sidewalk Café Guidebook that provides a graphic explanation of the new process and standards.

The Planning Commission action is requested on the design standards and zoning updates. The City Council will act on all text amendments in the sidewalk café package. The guidebook is provided for reference and does not require Planning Commission action.

3. The Sidewalk Cafe Design Standards provide guidance on elements such as permissible barriers and defining feature types, required setbacks and buffers, shades, awnings, overhead structures, lighting, heating elements, and ADA accessibility. The Design Standards create a more predictable, efficient, and enforceable framework while ensuring public safety, accessibility, and high-quality design within the public right-of-way. The Design Standards also clarify that barriers are only required if operators wish to serve alcohol in the café or if operators seek exclusive use of the space, which is a new policy included with this update. The new regulations also plan for more regular inspection of sidewalk cafes to ensure compliance with approved applications.
4. The text amendment expands the allowance for sidewalk cafés to include O-1 zoned districts, in addition to the currently permitted B-zoned districts. The O-1 district is similar to the B-4 Downtown District in many ways. O-1 zoning is also located within Downtown Lincoln, in Capitol Environs, and in areas that are a priority for activating public spaces. The text amendment also removes conditions that allow restaurants in the O-1 zoning district to be located only within a building containing office or residential uses. This text change allows more flexibility and opportunity for where sidewalk cafes may be located.
5. Staff also created the Sidewalk Café Guidebook, a graphic explanation of the design standards and code requirements. The Guidebook is intended to be used by applicants to get familiar with how to apply for a sidewalk café permit. It addresses gaps in the current permitting process by presenting the content in a clear, accessible format that informs applicants about the application process, provides a materials checklist, and helps determine permit eligibility. In addition, an online website will be available for ease of application and will serve as a centralized resource for applicants, including access to the Guidebook and other relevant materials.
6. The amendments also introduce an administrative approval pathway. Sidewalk café applications are currently reviewed by a Sidewalk Café Review Committee and also a design review board, typically the Urban Design Committee. Under the proposed changes, applications that fully meet the standards will be eligible for administrative approval and would not require review by a public body. Sidewalk café applications that deviate from the standards, or cafés within special districts, such as Capitol Environs or Landmark Districts, may require additional review from the appropriate review boards, as outlined in the proposed code. This process is consistent with other types of design standards review processes.

7. The Sidewalk Café Design Standards have been presented at meetings of the Capitol Environs Commission, the Urban Design Committee, and the Historic Preservation Commission. All boards have unanimously supported the package, and comments from each have been incorporated into the materials.
8. City staff have been communicating with existing sidewalk café operators along O Street and within the Music District. With the upcoming Project O Street, sidewalk cafés in those areas will be impacted the greatest by the streetscape reconstruction project. Feedback received from those operators has been neutral or supportive in nature.

Prepared by Arvind Gopalakrishnan, AICP
(402) 441-6361 - or agopalakrishnan@lincoln.ne.gov

Date: March 18, 2026

Applicant: Planning and Development Services Department
555 S 10th St, Suite 203
Lincoln, Ne 68508

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/TX/26000/TX26004 sidewalk cafe staff report.axg.docx>

Excerpt of MEETING RECORD

Advanced public notice of the Nebraska Capitol Environs Commission meeting was posted on the County-City bulletin board and the Planning Department’s website.

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Friday, February 27, 2026, 8:30 a.m., City Council Chambers, County-City Building, 555 S. 10th Street , Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Eileen Bergt, Kile Johnson, David Quade, Andrea Gebhart, David Landis and Ann Post.

Heidi Cuca absent

OTHERS IN ATTENDANCE: Collin Christopher, Paul Barnes, David Cary, Arvind Gopalakrishnan and Kristi Merfeld of the Planning and Development Services Department; Bob Ripley, Heidi Uhing of Woods Park Neighborhood Association, Aaron Bright of Olsson and Associates and other interested citizens were present.

STATED PURPOSE OF MEETING: Nebraska Capitol Environs Commission Meeting

Chair Johnson called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Johnson then called for the approval of the minutes of the regular meeting held January 23, 2026.

Motion for approval made by Landis; seconded by Gebhart

Minutes were approved 6-0: Bergt, Gebhart, Landis, Johnson, Post and Quade, voting “yes”; Cuca absent.

DISCUSS AND ADVISE:

UDR 26015 Sidewalk Playbook(Planning & Development Services Department) **February 27, 2026**

Members Present: Bergt, Gebhart, Landis, Johnson, Post and Quade.
Cuca absent.

Collin Christopher, Planning and Development Services Department, 555 S 10th Street, Lincoln NE came forward and stated that this is a preliminary, advisory review and we have been working on

it for the past year. Paul Barnes will go over the larger concept behind the sidewalk café regulations, but want to provide a little background of how this came together and mention a few things. The sidewalk café is something Urban Development has managed for many years at this point. Since its establishment in the last year, there have been conversations for Planning to take it over. Arvind the staff planner for the Urban Design Committee will be taking it to the committee for approval, and most of the café spaces go to the Urban Design Committee so this makes sense. For this transition to happen, it has often been heard that the process of doing a sidewalk café is somewhat cumbersome. The permitting process is something that we are trying to improve and clean up. There is an effort to make this as easy as possible and the playbook today is a big step towards making that happen.

While this was occurring, there was also the big downtown streetscape project O Street. This O Street project started in 2022 and allowed cafes to be more flexible and dynamic. Within this streetscape were the 2 things talked about from early on. We have tried to find ways to incorporate those ideas into what is going to be seen today.

One concept is allowing cafes to push away from the building not requiring them, but allowing them. From a landscape architect perspective, it would provide a more dynamic scenario where the cafes really feel integrated into the streetscape and cafes could be in the same place where mature shade trees are and other outdoor furniture. This frees up that space against the facade of a building to be used for shopping and retail. Another thing trying to be accomplished, is how we can allow those barriers that defined the sidewalk cafe spaces to be a little bit more flexible in how they're implemented. Almost every barrier that's out there today has a 36 to 42 inch railing and is not very attractive. When there is a change of ownership of that space or a period of time with no tenant, this environment can end up with a railing and nothing in it and create wasted space. This is hard to remove without participation from the property owner, so we are looking for more flexible ways to define that space. Also thinking about the investment that has been made into the sidewalk, so we can create design standards where the café railing or whatever barrier does not have to be there. The barrier could be moved or more adaptable and the discussion today is the idea of adding sidewalk café allowances to O-1 Street district. Cafes are only allowed in the B commercial district. There is a pretty good number of O-1 one zoning in and directly around the Capital Environs area. Lincoln Mall is all zoned O-1 and 4 years ago when the South downtown PUD was worked on, there were some changes to O-1 made to accommodate more restaurants within that zoning district. Previously the regulation stated that if there was to be a food service restaurant for that use, it had to be relocated entirely within a building and could not have an exterior door that went directly into the building. It had to be interior located and had restrictions on how big it could be. Some of those restrictions were scaled back to allow it not to be entirely internal and allow some additional floor area. This would then allow a restaurant to have access to the outside and put a café out there. This won't affect Lincoln Mall as much. It could have impacts on how South Haymarket develops as it goes from more industrial manufacturing and office, to a little bit of a mix of residential and maybe some retail. There are some opportunities as this district redevelops, to allow some sidewalk cafes to exist within O-1. This is how we got to this point and how it impacts Capital Environs. Paul will go into more depth now.

Paul Barnes; Planning and Development Services Department; 555 S 10th Street, Lincoln NE; thanked Collin for providing a really good overview and now we will get into a little more of the details

of what is being discussed with this proposal. Let's start with what is currently in the code that talks about sidewalk cafes and why we like them. The code as it is today states that we want to promote sidewalk cafes as they make our B zone districts active and attractive pedestrian environments. They provide opportunities for creative colorful pedestrian focused commercial activities on a day, night and seasonal basis. They encourage commercial activities which add excitement, charm, vitality, diversity and good design. Also encouraging the upgrading of storefronts in the development of compatible and well designed elements within these districts and promoting land conservation, redevelopment, energy savings and indirect tax revenue is in the code.

Today that is what is really trying to be promoted with this program. Barnes referred to the map to give a reference of the areas that we are talking about. This doesn't only apply to the downtown. We have B zone districts all across the city, so in a sense this is citywide but in focusing in on downtown and the Capital Environs District. The blue outline areas are Capital Environs and then the teal are highlighting those areas that are 0-1 and not currently allowed to apply for a sidewalk café. As mentioned before a lot of that is along Lincoln Mall. The Landmark Café that used to exist had a table outside but it wasn't a formal sidewalk café. If a café was to go back there it could be approved for a more formal designated space. There are B zone properties where this could happen today within Capital Environs. The Centennial Mall right of way is also highlighted and that is handled a little bit differently and we coordinate anything on that with parks because it has a higher level of review and regulation.

The mayor's office has been heavily involved with this effort and as Collin noted the project O Street. The significant investment that is going on with that project along many corridors in downtown and the music district has been a really transformational project for our downtown. The mayor is very interested not only in that but in this component of it that will also apply throughout. This guidebook embodies the design standards that have been drafted that would be adopted into code, but would be a more public facing document that applicants and members of the public would be able to refer to in a more readable way and be published on the website. We will walk through what we talked about in this book in terms of the application process. We are trying to streamline some of it and want to create an online application process that makes it easier for people to apply. In some cases, but not with Capital Environs some of these applications could be approved administratively if they meet all the criteria and design standards. Most of the right-of-way changes within Capital Environs requires a certificate of appropriateness. It is something to lean on in terms of sidewalk cafes. Applications for sidewalk cafés would be submitted online and reviewed by a multi-department Sidewalk Café Review Committee consisting of representatives from Planning and Development Services, the Health Department, the City Clerk's Office, Transportation and Utilities, the Police Department, Urban Development, and the Fire Prevention Bureau. If they meet the standards, they could be approved by the city clerk's office and if not applications that deviate from the standards may require review by the appropriate board.

There are different cases of eligibility because we do need to have setbacks and buffers from existing elements within the streetscape for safety purposes. So we want to make sure that sidewalk cafes and barriers aren't near things such as fire hose connections or fire hydrants. Whether it be benches and trash receptacles or parking meters, we want to make sure that all of that is so accessible by anyone using those facilities on the sidewalk. We do have a pretty specific distinction with alcohol

sales within a sidewalk café. We've been talking to the Nebraska Liquor Control Commission about this, but for any sidewalk cafe that does serve alcohol a barrier of a minimum 36 inches is still required. We are relaxing that though, if alcohol sales are not included in the sidewalk café. I'll get to some of that but there is a differentiation between alcohol sales or not, and then this table just talks a little bit more about those buffers.

Barnes stated that Arvind has created diagrams to show what we mean by all these standards. This diagram shows areas we want to highlight in terms of clear zones or areas where sidewalk cafes could be located. The orange area shows a frontage zone and an area adjacent to the building where sidewalk cafes could be. The purple color would be an entrance into the building. Then there is this curb zone so if people want to separate that sidewalk café from the building, they could and move it out to the curb zone. One of the most important pieces is the yellow area that is called the pedestrian passageway and we need to make sure there is still a 5 foot minimum of 5 foot clear zone of passageway for pedestrians to travel through and it meets ADA. It needs to meet design standards and have adequate space whether someone is walking or rolling along the sidewalk. This set of diagrams demonstrates the different types of configurations that could be allowed under these design standards regulations. In the building it could be a split by the building or at the curb zone. They are different configurations that it could extend further in front of an adjacent building if approved by the city and possibly the adjacent neighbor. We are making things more flexible because we want to encourage these as they do create vibrant space in our downtown. This also talks about in a more diagrammatic way the buffers that are required. The different elements are highlighted in the streetscape and show the distances that we need to have to keep those elements safe and stable. Accessibility is a big component and want to make sure that it's maintained. There is a detail of that showing where the ADA routes will be located not only along the sidewalk or outside of the café but also up to the building entrance and within the café and also the requirements for the furniture within the café to meet those standards. The code today does talk about maintenance, but we do want to get into that a little bit more with this effort about internally having more routine inspections of these sidewalk cafes. This has not been a part of the past practice but we do want to make sure these are well kept. The approval permit is issued by the city so that they are not falling into disrepair and following the rules. Of course this is a public right of way so if there is every an emergency or in need of this for the city to get into this space, that will happen and so the operators just get put on notice. These permits are approved on an annual basis, which gives us an opportunity to review any changes proposed. There is also an annual fee and then an inspection would happen as well.

We also talked about reasons why there could be a revocation of that permit. The reasons might include if they're not maintaining any of those accessible paths, if they're not operating within the hours that we've set or approved, not keeping it clean or not following up on the inspection reports. If they are not following through with what they've said on their application those are all reasons why that permit could be revoked. We do get into details about the elements within the café. We want to make sure the furniture placed within there is going to be durable and meant for outdoor use. We want it to be commercial grade and we don't want any of the furniture to be affixed to the sidewalk. That is something new with this package. Today you can actually bolt or anchor in some furniture or the railings into the sidewalks. The significant investments that were thought about along the O Street corridor and also within the Capital Environs area. We do not want to disturb any pavers or work that has already been done and want to keep it protected. Instead of having heavy furniture

with heavy bases, possibly planters that are heavy enough that can't be moved, but delineate the space. This will not disrupt or be built into the sidewalk. This feature is another area that is offering a lot more flexibility, especially if alcohol is not served within the café. A lot of other cities do relax this as well, to have an enclosed sidewalk café where alcohol is sold or not. If the rule is not met and self-imposed by the city, we can make it more inviting, more open and less gated. Proposing planters, other types of bollards or ropes could be used in this case for delineating that space. A fence could be used but not required.

Bergt asked so does that mean that you can have nothing? Pictures that are shown here have nothing.

Barnes replied, yes, if there are no alcohol sales and no desire to have that delineation as the operator, there could just have tables and chairs. It would still need a permit, insurance and all the requirements, but they would not have to be a fully enclosed space with the barrier. Other cities do this and it is more common in other countries.

We are trying to make that environment just welcoming and open overall. If there are going to be rigid barriers, we will talk about what is acceptable and things we don't want to see. Anything that is unstable is not wanted in the public right of way, as it is a safety issue. Trash cans or plastic lattice is not an acceptable barrier. We don't want it to be chain link fence or untreated lumber that will rot or is not made for outdoor use. There is still a sense of pride within our public spaces that is desired to be well kept and maintained. Barnes displayed some examples of different kinds of barriers that could be used. Planter boxes really do create an inviting space, but we also want to make sure they are well maintained and watered. They also need to be kept free of debris and litter. We do also allow under certain rules outdoor heaters in some cases, those are used as part of a defining feature for the barrier or they're just within the space itself.

We also talked about overhead elements that are permitted or not. Awnings are permitted today even without a sidewalk cafe. Umbrellas are permitted within the sidewalk café permit, but no advertising is allowed on them. Any sort of picture would be considered off premise advertising. We just want to keep it neutral and clean. Shades like roller shades are permitted, because in some cases the café faces West and we want it comfortable for the patrons. However we also want it to be a viable space for people to see in and out. The openness percentage has to be at least 5% for the roller shades, so it is not completely opaque and blocked off because it is public space. Lighting is allowable under certain circumstances. We don't want to bolt lighting into the ground, so it has to be secured in some sort of planter or heavy base. Then there needs to be a minimum clearance of 7 feet. The Fire Bureau would have specific approval over any heaters as they do today. Heaters in the café spaces can not be wood burning fire pits for many reasons. There are also rules for overhead sprinklers and things for safety. There are some areas that are an exception, if we go down the route of including Capital Environs it would include the district as a called out area. This is just like South Haymarket which has local landmark designation and existing historic preservation. The design standards would be referred to in addition to some of the others like durable furniture, but an emphasis put on the historic buildings. In the West Haymarket there has been an implementation of a very specific streetscape with a barrier. The photo shown imitates a railroad track along the railing and it also provides safety. Some cases there will have to be a barrier, in case it is a loading dock or a grade change, to prevent injury. There are additional resources that will be copied into the city code references. Part of the package includes code changes to the municipal codes for sidewalk

café section, public right of way and proposed changes to the alcohol section that would address these changes as well. An extensive team of the Law Department, Urban Development, Police Department, Health Department, the mayor's office and all of Planning and Development Services have worked for over a year putting this together and would like committee input on this.

Landis commented that the Police Department has been very sensitive to the existence of permanent barriers, so alcohol does not get passed over to people on the sidewalk. In the past it has been bolted permanent fencing and was part of the O Street plan. Since the desire is to not bolt into the concrete, another way is a wonderful idea. Permanent fencing doesn't work in the winter and has to be left up. Why do we require people to block passage when they won't be eating outside at that time of year?

Barnes replied yes, it is not intended to be permanent but more temporary in nature. It is in conflict with the requirements to bolt them in place but, also disturbs the surface of the sidewalk. It is to be that the space will be cleared when not in use so during off seasons the barrier could be completely removed and the sidewalk would be available. The permit is valid for a year.

Landis responded are they free to not have outdoor dining when they don't want to.

Barnes said yes, they are not forced to have it if they do not want to.

Gebhart responded that this is a great playbook. One suggestion would be to offer guidance on storage for the winter, and did not prefer to shove all the furniture up against the building and cover with a tarp. Adding the Capital Environs like a special district is a good addition. Gebhart suggested a more consistent use and aligning the new sidewalk cafes with existing cafes on the same block to accommodate a consistent feel.

Barnes appreciated the comments and recognize that Capital Environs is different than other areas.

Bergt stated that when the O street project was first introduced, it was thought that they would be pushed to the curb. Sitting outside, next to the curb with traffic did not sound like fun. Now that the option is there to move the tables around, it is a great idea. Not being able to walk on the sidewalk was always an issue. The only comment would be to have the 5 foot minimum sidewalk as that seems narrow. UNL campus has 7 feet sidewalk all over. 7 feet wide, so they can be plowed and pass easy would be helpful.

Barnes responded there has been a lot of conversation about 5 feet and the minimum required by law. There is still a review and approval process and in this case we really should have 6 or 5 is the absolute minimum. Also, many of you know that a curbside café would be better on 11th Street or one that is more calm and less traffic. Maybe we will see more of those cases.

Landis asked what the purpose of the meeting was today? Is it to inform everyone of the playbook or are we to endorse it one way or another? Landis asked Johnson if there was a direction.

Johnson replied that we are just looking of information at this time correct Paul?

Barnes responded yes, we are bringing it today and then next week we're meeting with the Urban Design Committee and then possibly with our Historic Preservation Commission as well in March the package will go to the Planning Commission on March 18th. Since there are design standards to be reviewed and adopted and then on to City Council in April. We can have a conversation about that timeline with this group but that's the path we're on today. I guess what I would be looking for any comments you have on the material that's proposed? The inclusion of O-1 or any particular notes or things that we should call out within Capital Environs. Also to be more sensitive about adding the districts as a special call out in the guidebook and then getting a recommendation from this group.

Landis commented that there is time to consider recommendations before April.

Barnes stated they would like to take the recommendation forward today onto the Planning Commission March 18 and then City Council.

Johnson asked for additional comments before a motion.

Quade replied this is a great asset for people, very straightforward and easy to understand. One comment would be tied to the sidewalks from the O Street project. It is hard to walk downtown as there are a bunch of liability concerns that come from the weather. Is there more damage that comes from the sidewalks than the bolts?

Christopher responded that they have been talking about that with Project O street and the business owners are responsible for managing their portion of the sidewalk. There is a lot of de icer that we do not get to control. In the last 2 years of projects, it has been noticed that the nodes get hit pretty hard with the de icer and the concrete has started to flake. It has become really important for business owners to understand to not use de icer for a period of 24 months. This helps the sidewalk get established and lessen the risk of damage. Maybe a campaign to educate on how to preserve the sidewalks would be helpful.

Johnson stated that he likes the O-1 expansion. Lincoln Mall would be good for that. Billy's restaurant is not an O-1 but it would be great to have a sidewalk café.

Barnes replied that Billy's is more in a residential area. If they wanted to do outdoor dining on private property, they could without getting approval for a sidewalk café. They own the space and most sidewalk cafes are in the public right of way.

Johnson mentioned that across the street is a large parking lot, that used to have little residential houses. The parking lot would be a great place for development and work sidewalk cafes into that development that could be O-1.

Barnes said that if there is any proposal for development, we would look at the zoning and one in Capital Environs would definitely be part of the conversation.

Johnson liked the guidebook and if the process can be further streamlined would be great.

Post stated how the playbook is appreciated for all the work that went into creating it and is user friendly. She is interested in seeing the design standards and the code changes. The book is a great tool.

Johnson asked for a recommendation.

Barnes requested that the recommendation is clarified for everyone.

Johnson stated the motion is to include a recommendation to put O-1 into the process and to proceed with the guidebook and make any necessary changes that are appropriate.

Gebhart added calling out the Capital Environs would be helpful. Many folks do not realize that it exists.

Many were in agreement with that comment.

Johnson asked if there was anyone that wished to comment. There were no comments.

Motion for approval made by Landis; seconded by Gebhart

UDR26015 was approved 6-0: Bergt, Gebhart, Landis, Johnson, Post and Quade, voting "yes"; Cuca absent.

Excerpt of MEETING RECORD

Advanced public notice of the Urban Design Committee meeting was posted on the County-City bulletin board and the Planning Department's website.

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Tuesday, March 3, 2026 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Jill Grasso, Tom Huston, Michelle Penn and Gill Peace. Emily Deeker, Mark Canney and Michael Harpster absent

OTHERS IN ATTENDANCE: Arvind Gopalakrishnan, Paul Barnes, Collin Christopher, David Cary, and Clara McCully of the Planning and Development Services Department; Hallie Salem of the Urban Development Department; and other interested parties

Chair Penn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

ADVISE:
Sidewalk Café Guidebook- UDR 26019

Advisory Review and Final Action

March 3, 2026

Members present: Grasso, Huston, Peace and Penn. Canney, Deeker, and Harpster absent.

Arvind Gopalakrishnan, Planning and Development Services Department, 555 S 10th Street Ste 203, Lincoln, NE came forward and stated presented a three-part proposal consisting of a text amendment, updated design standards, and a new Sidewalk Café Guidebook. Staff is continuing to work with the Law Department to finalize the code amendments. The presentation focused primarily on the design standards and guidebook format.

The proposal originated as part of Project O Street and is intended to provide businesses with greater flexibility in designing outdoor dining spaces while also creating a more efficient and streamlined permitting process. The Mayor's Office has been closely involved to ensure the proposal supports broader streetscape improvements and downtown vitality goals.

Applications for sidewalk cafés would be submitted online and reviewed by a multi-department Sidewalk Café Review Committee consisting of representatives from Planning and Development

Services, the Health Department, the City Clerk's Office, Transportation and Utilities, the Police Department, Urban Development, and the Fire Prevention Bureau. If an application fully complies with the adopted design standards, it may be approved administratively without review by the Urban Design Committee. Applications that deviate from the standards may require review by the appropriate board.

A significant change from current requirements is the movement away from permanently drilling and bolting fencing into the sidewalk. The updated standards are intended to provide greater flexibility in how café spaces are defined, including the use of temporary or movable barriers. Staff noted that establishments serving alcohol will still be required to provide substantial temporary barriers that meet specified height and enclosure requirements.

The guidebook is designed as a public-facing document to make requirements more accessible and easier to understand. It outlines eligibility criteria, step-by-step application procedures, and design standards. Pedestrian safety remains the primary consideration. The sidewalk is divided into four functional zones: the curb zone, building entrance zone, frontage zone, and pedestrian through zone. A minimum unobstructed pedestrian passageway of five feet is required, including a two-foot straight path within that five-foot width to maintain visibility and accessibility.

Gopalkrishnan explained that several sidewalk café configurations would be permitted. A building-abutting café allows seating directly adjacent to the building façade. A café may also be split by a pedestrian passageway, provided the required clear width is maintained. Curbside cafés may be located adjacent to the curb zone while preserving the pedestrian through zone. In certain circumstances, a café may extend and be split by a pedestrian passageway while also abutting a neighboring property, provided a notarized agreement from the adjacent property owner is submitted.

Barriers taller than 60 inches would only be permitted at building facades or corners and not along the curb. Prohibited barrier materials include chain link fencing, plastic lattice, untreated lumber, unstable sectional fencing, and trash receptacles.

Furniture must be commercial or contract grade and designed for outdoor use. Applicants are required to submit a site plan, photographs, and manufacturer specification sheets for all proposed furniture and equipment.

Overhead elements such as awnings, pergolas, umbrellas, and roller shades will be reviewed. Umbrellas may display the business name but may not display third-party brand advertising. Lighting must be low-glare, downward facing, and may not include overhead extension cords across pedestrian areas. Heaters must be UL listed and approved by the Fire Prevention Bureau. Staff clarified during discussion that sprinkler requirements apply to permanently mounted overhead or floor-mounted heaters and not to portable freestanding heaters; staff agreed to clarify the language to avoid confusion.

District-specific exceptions were discussed. Sidewalk cafés located within the Haymarket Historic District will require review by the Historic Preservation Commission. Sidewalk cafés within the West Haymarket District are required to use consistent railing systems, some of which remain permanently attached due to grade changes and safety considerations. Staff also stated that a Capitol Environs District map will be added and that cafés in that district must obtain a certificate of appropriateness.

Permits will be issued annually, allowing the City to conduct inspections and ensure compliance. Poor maintenance, failure to meet setback requirements, or misrepresentation of approved elements may result in permit revocation.

Grasso asked about the application and review process.

Paul Barnes, Planning and Development Services Department, 555 S 10th Street Ste 203, Lincoln, NE, stated that Arvind Gopalakrishnan will remain the primary point of contact and that the interdepartmental review committee already exists and has previously reviewed applications. Under the new process, qualifying applications may be approved administratively.

Grasso asked about verification of commercial-grade furniture and whether specification sheets would be required.

Gopalakrishnan confirmed that specification sheets must be submitted.

Peace noted that furniture may not always be labeled “commercial grade.”

Grasso stated that specification sheets would assist staff in verifying compliance.

Penn expressed strong support for the guidebook and flexibility in barrier design.

Penn asked about language regarding drilling and bolting into pavement.

Barnes confirmed the intent is to avoid permanent attachments except in limited safety-related circumstances.

Penn questioned restrictions on umbrella branding.

Barnes clarified that business names are permitted, but third-party advertising is not allowed.

Penn and Grasso requested clarification regarding sprinkler requirements for patio heaters.

Gopalakrishnan agreed to review and clarify language to distinguish between permanent and portable heaters.

Huston asked whether the standards apply outside the downtown area in other B and O-1 zoning districts.

Barnes confirmed they do apply citywide where sidewalk cafés are permitted.

Grasso complimented the graphics and overall clarity of the guidebook.

Penn recommended revising certain graphics to ensure they clearly depict portable fencing rather than permanently attached barriers.

Peace asked for clarification regarding the five-foot pedestrian requirement and the two-foot clear path within that zone.

Gopalkrishnan provided explanation.

Peace also inquired about the decision not to allow temporary dining within parking spaces.

Barnes explained that earlier iterations considered that option but that the current focus remains within the sidewalk zone; the concept could be revisited in the future.

Peace suggested ensuring that the zoning code and guidebook link to one another for ease of access.

Barnes stated the guidebook will be promoted through the Planning website and application materials.

Huston expressed overall support for the proposal.

ACTION:

Motion made by Huston, seconded by Peace, to approve the Sidewalk Café Guidebook and design standards incorporating Committee suggestions and feedback, and carried 4:0; Grasso, Huston, Peace and Penn voting 'yes'. Canney, Deeker, and Harpster absent.

Excerpt of MEETING RECORD

Advanced public notice of the Historic Preservation Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Wednesday, March 8, 2025.

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, March 12, 2026, 2:00 p.m., County-City Building, Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Nancy Hove-Graul, Jim Johnson, Greg McCown, Jim McKee, Greg Newport, Sonya Türkman, and Dan Worth absent.

OTHERS IN ATTENDANCE: Paul Barnes, Jill Dolberg, and Clara McCully of the Planning Department, Abby Littrell of the Law Department, and other interested parties.

Chair McCown called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

DISCUSS AND ADVISE

TEXT AMENDMENT 26004, AMENDING LMC CHAPTER 14.50 SIDEWALK CAFES AND LMC CHAPTER 5.04 ALCOHOLIC LIQUOR TO UPDATE REGULATIONS FOR SIDEWALK CAFES IN THE PUBLIC RIGHT-OF-WAY; AND, AMENDING 27.62.110 TO REMOVE THE REQUIREMENT THAT RESTAURANTS IN O-1 DISTRICTS BE LOCATED WITHIN A BUILDING CONTAINING OFFICE OR RESIDENTIAL USES; AND, ADOPTING NEW DESIGN STANDARDS FOR SIDEWALK CAFES IN B AND O-1 ZONED DISTRICTS.

Arvind Gopalakrishnan, Planning and Development Services Department, 555 S 10th Street, Suite 203, Lincoln, NE, came forward and stated this is a three-part proposal consisting of a text amendment, updated design standards, and a new Sidewalk Café Guidebook. Staff is continuing to work with the Law Department to finalize the code amendments. The presentation focused primarily on the design standards and guidebook format.

The proposal originated as part of Project O Street and is intended to provide businesses with greater flexibility in designing outdoor dining spaces while also creating a more efficient and streamlined permitting process. The Mayor's Office has been closely involved to ensure the proposal supports broader streetscape improvements and downtown vitality goals.

Applications for sidewalk cafés would be submitted online and reviewed by a multi-department Sidewalk Café Review Committee consisting of representatives from Planning and Development Services, the Health Department, the City Clerk's Office, Transportation and Utilities, the Police Department, Urban Development, and the Fire Prevention Bureau. If an application fully complies with the adopted design standards, it may be approved administratively without review by the Urban

Design Committee. Applications that deviate from the standards may require review by the appropriate board.

A significant change from current requirements is the movement away from permanently drilling and bolting fencing into the sidewalk. The updated standards are intended to provide greater flexibility in how café spaces are defined, including the use of temporary or movable barriers. Staff noted that establishments serving alcohol will still be required to provide substantial temporary barriers that meet specified height and enclosure requirements.

The guidebook is designed as a public-facing document to make requirements more accessible and easier to understand. It outlines eligibility criteria, step-by-step application procedures, and design standards. Pedestrian safety remains the primary consideration. The sidewalk is divided into four functional zones: the curb zone, building entrance zone, frontage zone, and pedestrian through zone. A minimum unobstructed pedestrian passageway of five feet is required, including a two-foot straight path within that five-foot width to maintain visibility and accessibility.

Gopalkrishnan explained that several sidewalk café configurations would be permitted. A building-abutting café allows seating directly adjacent to the building façade. A café may also be split by a pedestrian passageway, provided the required clear width is maintained. Curbside cafés may be located adjacent to the curb zone while preserving the pedestrian through zone. In certain circumstances, a café may extend and be split by a pedestrian passageway while also abutting a neighboring property, provided a notarized agreement from the adjacent property owner is submitted.

Barriers taller than 60 inches would only be permitted at building facades or corners and not along the curb. Prohibited barrier materials include chain link fencing, plastic lattice, untreated lumber, unstable sectional fencing, and trash receptacles.

Furniture must be commercial or contract grade and designed for outdoor use. Applicants are required to submit a site plan, photographs, and manufacturer specification sheets for all proposed furniture and equipment.

Overhead elements such as awnings, pergolas, umbrellas, and roller shades will be reviewed. Umbrellas may display the business name but may not display third-party brand advertising. Lighting must be low-glare, downward-facing, and may not include overhead extension cords across pedestrian areas. Heaters must be UL-listed and approved by the Fire Prevention Bureau.

Sidewalk cafés located within the Haymarket Historic District will require review by the Historic Preservation Commission. Sidewalk cafés within the West Haymarket District are required to use consistent railing systems, some of which remain permanently attached due to grade changes and safety considerations. Staff also stated that a Capitol Environs District map was added and that cafés in that district must obtain a certificate of appropriateness. Urban Design Commission comments were also implemented.

Permits will be issued annually, allowing the City to conduct inspections and ensure compliance. Poor maintenance, failure to meet setback requirements, or misrepresentation of approved elements may result in permit revocation.

Worth asked why West Haymarket exemptions are required.

Gopalkrishnan stated it is due to the grade changes within the district.

Worth stated there seems to be an inconsistency if future uses change.

McCown asked if seating is next to parking, not the street.

Gopalkrishnan stated there is space close to the curb and building but not close to intersections.

Türkman stated it is possible that traffic will be going by people sitting.

Barnes stated it wouldn't be prohibited to have a curb zone café with active driving.

Gopalkrishnan stated that could be a determination that is reviewed by staff.

McCown stated the guide is very helpful, with great details.

Barnes stated staff is looking for comments on the guide.

Worth stated he applauds staff for doing this. He was in New York recently and streets have been throttled to control traffic. Many streets have been turned over to pedestrian uses and expanded dining. It has improved walkability and nature of the streetscape. This is a good move for Lincoln.

ACTION

Worth moved that the Commission supports TX26004, seconded by Hove-Graul, and carried 7-0: Hove-Graul, Johnson, McCown, McKee, Newport, Türkman, and Worth voting 'yes'.

Title 3 DESIGN STANDARDS FOR ZONING REGULATIONS

Chapter 3.78 SIDEWALK CAFÉ DESIGN STANDARDS

The Planning and Development Services Department is assigned responsibility for administration of these design standards.

Section 1. INTRODUCTION

The allowance of Sidewalk Cafés in the City of Lincoln was first formalized in 1980 with an update to the Lincoln Municipal Code that established regulations for use of public right-of-way. Sidewalk Cafés are supported and are intended to enhance pedestrian environments in commercial districts by bringing excitement, vitality, and good design to public spaces.

Section 2. DEFINITIONS

- a. **Sidewalk Café.** Sidewalk Café shall mean an outdoor public space approved for use by a City issued Sidewalk Café permit agreement, which is used for the service and consumption of food and/or drink.
- b. **Building Entrance Zone.** Building Entrance zone shall be the area in front of doorways to allow safe and easy access in and out of the building.
- c. **Pedestrian Through Zone.** Pedestrian Through Zone shall be a minimum five-foot pedestrian passageway that enables people to walk through the Sidewalk Café comfortably and safely.
- d. **Rigid Barrier.** A 'Rigid Barrier' shall mean a continuous physical boundary that effectively delineates and secures a designated area. This barrier can be composed of multiple defining features, such as planters, poles, or similar structures, provided they are spaced closely enough, or connected to each other by other means, to prevent unauthorized access and maintain a clear separation between the Sidewalk Café area and surrounding spaces. The defining features must collectively form a cohesive and uninterrupted boundary.

Section 3. WORK REQUIRING REVIEW

These Design Standards apply to new Sidewalk Cafés and renewal applications located in B and O-1-zoning districts.

Section 4. APPLICATION AND REVIEW PROCESS

Planning staff will coordinate review of new Sidewalk Café applications with the Sidewalk Café Review Committee and will refer those which meet the requirements of the Design Standards and Lincoln Municipal Code to the Planning Director with recommendation to approve, approve with conditions, or deny the application. Sidewalk Café permit applications which do not meet design standards must seek waivers or modifications as described in Title 1, Chapter 1.00 of the City of Lincoln Design Standards. The Sidewalk Café Permit Agreement and any renewal agreement will be processed by the City Clerk.

Efforts will be made to avoid increased time for review and approval. To facilitate this review process, the applicant shall submit all items outlined in Lincoln Municipal Code Section 14.50.040, as applicable.

Section 5. LOCATION AND SITE REQUIREMENTS

- a. Sidewalk Cafés must be located in B-zoned districts, including B-1 Local Business, B-2 Planned Neighborhood Business, B-3 Commercial, B-4 Lincoln Center Business, B-5 Planned Regional Business District, and O-1 Office District and are subject to Lincoln Municipal Code Chapter 14.50 and these design standards.
- b. Sidewalk Cafés are in public spaces. Sidewalk Cafés may not extend into the street or public parking spaces.
- c. Sidewalk Cafés must provide a clear, unobstructed Pedestrian Through Zone not less than five feet in width at all points, entirely across the frontage of the space to be permitted, except where larger Pedestrian Through Zones are otherwise required.
- d. A consistent and clear visibility zone of no less than two feet must exist within the Pedestrian Through Zone.
- e. The location and layout of the proposed Sidewalk Café shall consider the context of adjacent Sidewalk Cafés on the block to ensure efficient pedestrian circulation. When reasonable, new Sidewalk Cafés should align with existing cafés to accommodate a consistent, direct pedestrian pathway.
- f. Any Rigid Barriers, fixtures, and furniture shall be located at least five feet away from all curb ramps, bus stops, and shelters.
- g. There must be a five-foot Building Entrance Zone from any building entrance or exit through the entire Sidewalk Café area.
- h. Rigid Barriers, furniture, and fixtures should be located to leave at least three feet of clear space from the following elements to ensure proper visibility and usability:
 1. Streetscape furnishings and amenities (bike racks, trash receptacles, benches, etc.)
 2. Parking meters
 3. Fire hydrants
 4. Streetscape signage
- i. If a Sidewalk Café abuts the curblines where parking or loading exists, a two-foot buffer between the café and the back-of curb must be maintained.
- j. Sidewalk Cafés shall not extend beyond the frontage of the Applicant's property, except in the following circumstance:
 1. The Sidewalk Café limits may be extended into the frontage of a neighboring property if a notarized agreement between the Applicant and neighboring property owner is submitted with the Sidewalk Café Permit Agreement application.

Section 6. GENERAL DESIGN REQUIREMENTS

a. Materiality

1. All Sidewalk Café features, including furniture and fixtures, shall be commercial-grade products to ensure long-term durability and suitability for the environment where the furniture or fixtures will be located.
2. Metal elements shall be either stainless steel or powder coated aluminum/steel to avoid rusting caused by the natural elements and salting of the streetscape.
3. Fabrics used for awnings and umbrellas shall be commercial-grade products that can withstand significant winds.
4. Wood and composite materials shall be limited to those materials with demonstrated durability.

b. No Permanent Impact to Public Space

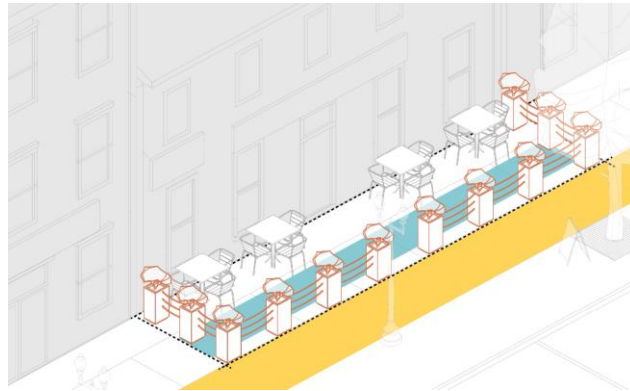
1. All Sidewalk Café elements, except for those directly attached to the building, shall not permanently impact or in any way penetrate the ground surface of the public space occupied by the Sidewalk Café. For instance, core drilling or surface mounting with bolts drilled into the sidewalk shall be considered permanent.

c. Liquor License or Exclusive Use: Rigid Barriers

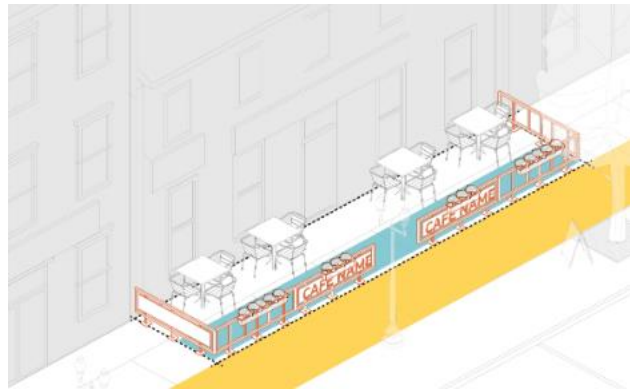
1. A Rigid Barrier, at least 32 inches high, is required for any Sidewalk Café licensed for the sale and/or consumption of alcoholic liquor by the Nebraska Liquor Control Commission or any applicant seeking exclusive use of the public space.
2. Notwithstanding any other provision of these design standards, elevated Sidewalk Cafés must employ a secured fence as the Rigid Barrier of at least 42 inches tall along any elevated portion of the Sidewalk Café.
3. Acceptable defining features of Rigid Barriers shall be heavy and not easily movable, to include vertical posts, landscape planters, and other unique elements that define the Sidewalk Café space.
4. Defining features of Rigid Barriers must be free-standing, stable, well-balanced, and not easily movable but not permanently fixed. Rigid Barriers must be designed and installed in a manner that minimizes the risk of tipping, causing tripping hazards, or being moved.
5. Height and placement of Rigid Barriers will be reviewed case-by-case, particularly near street or alley intersections where sight triangles are critical for the safety of pedestrians, cyclists, and vehicles.
6. Rigid Barriers must not obstruct visibility between the street and the café.
7. The lower edge of defining features of a Rigid Barrier, such as planters and ropes, must be at most 27 inches from the ground.

8. Rigid Barriers taller than 60 inches may be permitted at Sidewalk Café corners or adjacent to building façades, but never along curbs and never when traffic sight triangles would be impacted.
9. Applicants must ensure regular maintenance of Rigid Barriers and keep any plants healthy, well-pruned, and free of debris.
10. Applicants serving alcohol shall conform to the requirements of Chapter 5.04 of the Lincoln Municipal Code (Alcoholic Liquor), and the State of Nebraska Revised Statutes and regulations of the Nebraska Liquor Control Commission Statute.
11. The Sidewalk Café space shall have at least one accessible entry/exit that is at least four feet but no greater than eight feet in width. Sidewalk Cafés with maximum occupancy of 50 or more shall have two entry/exit points. When more than one entry/exit exists, only one entry/exit may remain open, additional entries/exits must be controlled by a gate or similar approved barrier.
12. The following Rigid Barriers may be used to enclose a Sidewalk Café for exclusive use and where alcohol is served. The selection of materials, dimensions, and placement of barriers will be reviewed and approved on a case-by-case basis.

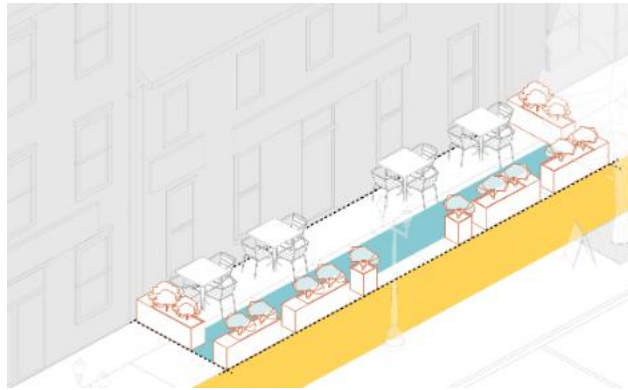
- i. planter & rope barriers



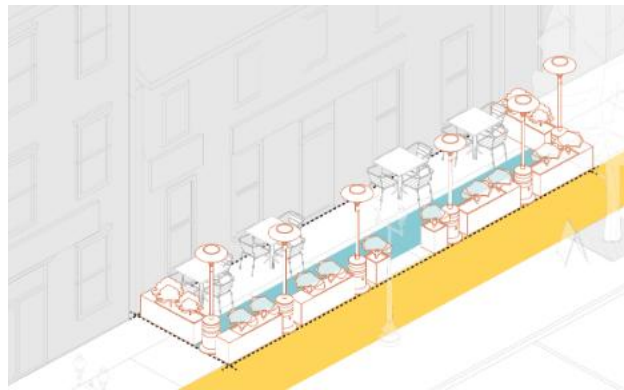
- ii. Customized movable barricade/partitions with planter boxes



iii. Landscape planters



iv. Landscape planters with heaters



d. Overhead elements

Overhead elements including awnings, umbrellas, pergolas, or other elements are permissible under the following conditions:

1. Overhead elements may not obstruct circulation or visibility for pedestrians or drivers. Overhead elements must not interfere with traffic sight triangles.
2. A minimum unobstructed height clearance of seven feet between the ground and the overhead element must be maintained.
3. Retractable awnings are permitted if the awning is fully supported by its attachment to the building. Vertical supports may be used to support overhead elements other than retractable awnings so long as they are not affixed to the sidewalk (i.e. they may be secured in planters).
4. Awnings, umbrellas, and shades must not obscure the transparency of the ground-level frontage.
5. Umbrellas shall be firmly mounted and must be contained within the Sidewalk Café area. Umbrellas must not impede the pedestrian passageway within the Sidewalk Café. In certain circumstances, umbrellas may be allowed to encroach into public space outside the Sidewalk Café area, if the encroachment does not impede pedestrian travel.

6. Shade sails are not permitted.
7. Roller shades may be allowed on a case-by-case basis and must have 95% opacity or less, corresponding to a minimum transparency (openness) level of 5% or more; fully opaque shades are not permitted.
8. Awnings, shades, umbrellas, and other Sidewalk Café features may only display the name of the business and shall not be used to advertise any other products or services.

e. Lighting

1. All lighting equipment must be Underwriters Laboratories (UL) listed, approved for outdoor use, and temporary in nature.
2. Extension cords that extend overhead, or on the ground surface of the pedestrian passageway are prohibited.
3. Solar and battery-powered lighting elements are acceptable.
4. Lighting equipment shall not be attached to or strung through street trees, landscaping, or any other public infrastructure.
5. All approved lighting shall be low-level in output and directed downward, meeting the outdoor lighting standards set forth in Chapter 3.100 Design Standards for Outdoor Lighting.

f. Heating

1. Heaters in Sidewalk Cafés must be UL listed, approved for outdoor use, portable, and comply with the current Fire Codes adopted by the City of Lincoln.
2. Propane and electric heaters are allowed, subject to approval from the Fire Prevention Inspector.
3. Floor-mounted patio heaters must maintain a minimum clearance of five feet from buildings and any combustible elements such as awnings, umbrellas, or overhangs.
4. Heaters may not be permanently installed in the public right-of-way but must be securely fastened to a Rigid Barrier such as through a cable and lock system and remain in a fixed location during business hours. Heaters must be located within the Sidewalk Café and must not obstruct the required pedestrian passageway.
5. Heaters must be installed, operated, and maintained according to manufacturer recommendations. All heater specifications, including proposed sitting location, shall be submitted with the Sidewalk Café permit application.
6. Wood burning outdoor fire pits are prohibited.

g. Furniture

1. Specifications for all proposed tables, chairs, benches, lean rails, and other furniture elements shall be submitted with the permit application.

2. Applicants are encouraged to remove all furniture from their Sidewalk Cafés during times of the year in which they are not in use in order to maximize the life of said furniture and to eliminate unnecessary streetscape clutter.
- h. Accessibility requirements
1. Sidewalk Cafés shall be accessible and usable by individuals with disabilities. Sidewalk Cafés shall comply with the Americans with Disabilities Act (ADA) and the City of Lincoln Building Code (Title 20).
 2. Sidewalk Cafés must have a minimum four-foot wide accessible entry from adjacent pedestrian passageway, and an accessible path of travel that connects the building entrance zone.
 3. Accessibility within the Sidewalk Cafés
 - i. Within the Sidewalk Café space, a continuous accessible path at least three feet in width shall connect accessible feature(s).
 - ii. Sidewalk Cafés providing tables, drink rails, or other similar dining features shall ensure that 5%, and no fewer than one of each particular feature, are wheelchair accessible. Accessible features shall meet the following standards:
 - A. The height measured from the ground surface to the top surface of the dining feature must be between 28 and 34 inches.
 - B. Knee clearance for accessible dining features must be a minimum of 27 inches tall, 30 inches wide, and 19 inches deep.
 - C. Any ground surface within the Sidewalk Café shall adhere to the following slopes:
 1. Cross slope (perpendicular to the curb) should not exceed 2%.
 2. Running slope (parallel to the curb) should not exceed 5%.

Section 7. SPECIAL DISTRICT REQUIREMENTS

- a. Haymarket and other Landmark Districts or Properties
1. Historic Haymarket, as shown on the map below, is a Local Landmark District. All proposed Sidewalk Cafés within the Haymarket Landmark District or associated with a local landmark property are subject to the Historic Preservation Design Standards in addition to the Sidewalk Café Design Standards.
 2. Sidewalk Café design must complement the architectural elements of the abutting building.
 3. Sidewalk Cafés located on loading docks shall have a secured fence of at least 42 inches along the full length of the dock.



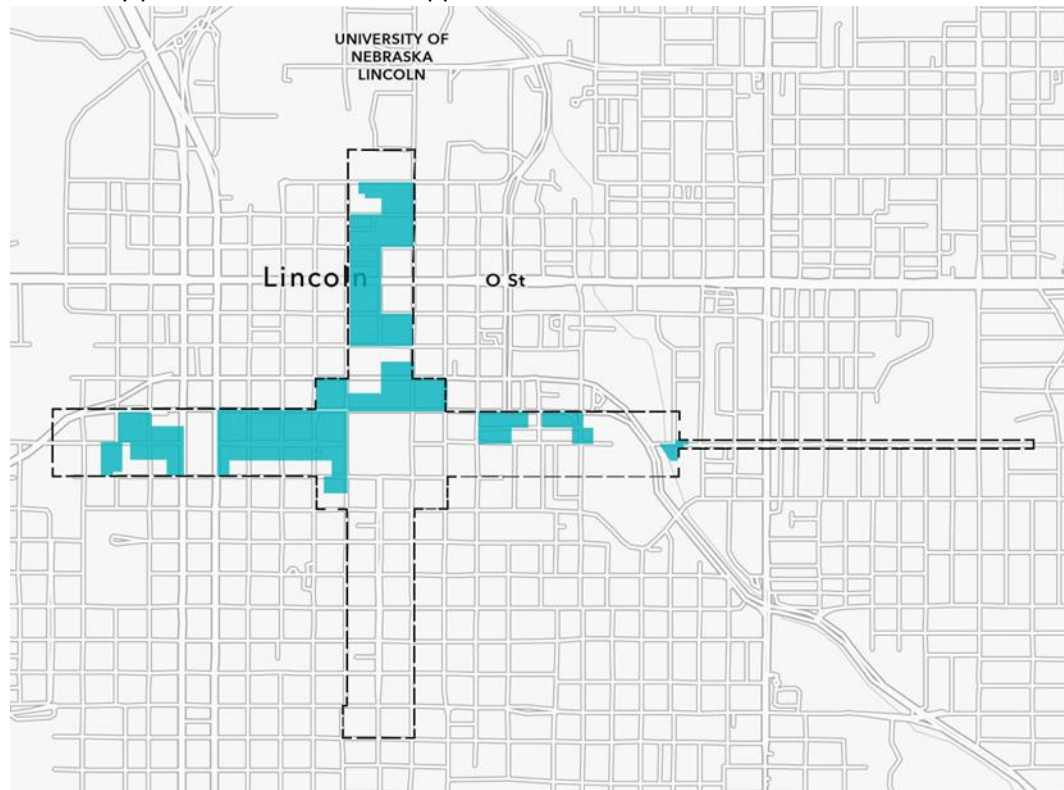
b. West Haymarket

1. West Haymarket, as shown on the map below, is a special district that was developed with railyard elements. All new Sidewalk Cafés in the West Haymarket shall use a consistent railing design, as shown in the figure below. No other railing types are permitted in this area.



c. Capitol Environs District

1. Capitol Environs District, as shown on the map below, is a special district within Downtown that requires additional design review for potential impacts around the State Capitol. All proposed Sidewalk Cafés within the area are subject to the Capitol Environs Design Standards and require approval by the Nebraska Capitol Environs Commission.
2. The Sidewalk Café Design Standards should be referenced in connection with the Capitol Environs Design Standards. The Capitol Environs Design Standards provide direction for streetscape compatibility, whereas the Sidewalk Café Design Standards provide more specific direction on individual Sidewalk Café elements.
3. Centennial Mall is a formal, landscaped mall, with the portion of Centennial Mall from K to M Streets and from P to R Streets dedicated as a City park. Sidewalk Cafés in any portion of the City park must also receive approval from the Parks and Recreation Director.



Section 8. PREEMPTION

Notwithstanding anything to the contrary in these Design Standards, in the event of any conflict or inconsistency between any provision of these Design Standards and any applicable municipal code (including, without limitation, any life safety code), or any applicable state or federal law, statute, regulation, the municipal code, state, or federal requirement shall control and preempt these Design Standards to the extent of such conflict or inconsistency.

Section 9. WAIVERS AND APPEAL

Any request for a deviation of the Sidewalk Café Design Standards may be approved by the Planning Director, Appeals Board, or City Council as provided in Chapter 1.00.

LINCOLN MUNICIPAL CODE


TITLE 27 ZONING

Chapter 27.62 CONDITIONAL USES

27.62.110 Food and Drink Establishments Use Group

A building or premises may be used for the following use types as a permitted conditional use in the designated zoning districts and in compliance with the conditions of approval applicable for that use type.

- a. Restaurants are allowed in the O-1 zoning district under the following conditions:
 1. Such use shall not exceed fifty percent of the total square feet of floor area in such building.



Sidewalk Café Guidebook

A Guide to Help Lincoln Businesses Develop and Maintain Sidewalk Cafés





CONTENTS

About the Guidebook	3
Application Process	4
Using the Design Guidebook	6
Design Requirements	12
Appendix	19

THANK YOU FOR YOUR INTEREST IN CREATING A SIDEWALK CAFÉ

The City of Lincoln is committed to supporting local businesses. Whether you are just starting to explore the idea or ready to apply, this guide is here to walk you through every step of the process.

CAFÉ SEATING IN THE RIGHT OF WAY

Lincoln is known for its vibrant dining scene, and our local restaurants and bars provide essential economic, cultural and community benefits for our city. To support the local restaurant industry, the City of Lincoln has developed these design standards to help restaurant and bar owners continue to use the public right of way to expand their dining areas through café seating on sidewalks. This program aims to offer clear and consistent guidance for the use of outdoor dining furnishings and structures in the right of way.

ABOUT THE STANDARDS

These standards ensure that all outdoor dining installations in the public right of way are accessible for emergency responders, provide space for public transit operations and loading zones, and prevent street safety hazards. All installations must comply with ADA standards for accessibility. The standards acknowledge the importance of serving individuals with disabilities, ensuring that everyone in our community can benefit from these enhancements and seating options. By adhering to these design standards, permit holders have clarity about permitted and non-permitted uses and can ensure that their right-of-way outdoor seating meets all requirements.



APPLICATION PROCESS

After you submit an application, a team member will get in touch with you to complete the permitting process. The City of Lincoln will support applicants as much as possible to make sure they meet the permit requirements. **This is what applying for an Sidewalk Café Permit looks like:**

Step 1: Verify Eligibility

Verify that your property falls within an approved zoning district.

Step 2: Complete Application

Complete the Sidewalk Café Permit Application and submit all required materials. Make sure to:

- *Answer all questions completely*
- *Upload all required documents*
- *Pay the \$150 annual fee*

Submitting a complete application helps avoid delays.

Step 3: City Review

City staff review new applications to confirm compliance with zoning, safety, and design standards.

Step 4: Receive Your Permit

Once approved, the City Clerk's Office will contact you with next steps to finalize payment and issue your permit. Cafés must be set up as approved, display the permit on site, and remain subject to inspection.

Prepare Application Materials Checklist

Before starting your application, collect the following materials:

- Business and property information
- Required permits
- Photos of proposed furniture and equipment
- A site plan with dimensions
- Proof of insurance
- A \$5,000 bond, if applicable

Questions about the design standards or potential deviations should be directed to the Planning and Development Services Department at **402-441-7491**.

PERMIT ELIGIBILITY

Sufficient pedestrian passageway

My outdoor café would leave AT LEAST 5 feet of unobstructed clear passageway on the sidewalk.	Yes, you are eligible.
My outdoor café would leave LESS THAN 5 feet of unobstructed clear passageway on the sidewalk.	No, you are not eligible.

Alcohol sales

My outdoor café does NOT sell alcohol	Does not have any barrier around it.	Yes, you are eligible.
My outdoor café DOES sell alcohol	Does not have any barrier around it.	No, you are not eligible.
	Does have a barrier with an opening of less than 8 feet.	Yes, you are eligible.

Proximity to permanent objects in the right of way

My outdoor café:

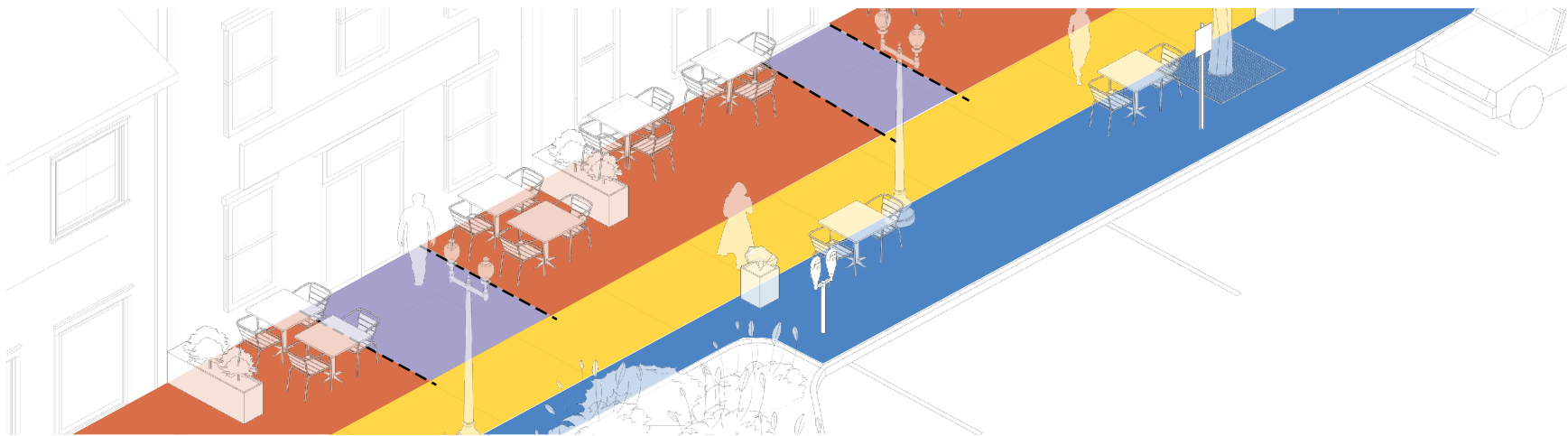
Is within 5 feet from crosswalk landings, curb ramps, bus stops, or bus shelters.	No, you are not eligible.
Is within 2 feet from the edge of the curb from driveways, parking, or loading zones.	
Is within 3 feet from fire hydrants, parking meters, signage, or bike racks.	
Has a clear zone of less than 5 feet in the front of business entry & exit points.	
Has a clear zone of less than 5 feet in front of business entry and exit points.	
Maintains a clearance of less than 10 feet from crosswalks.	
Is near an intersection or driveway, but located outside of the sight triangle defined by the City.	Yes, you are eligible.

USING THE DESIGN GUIDEBOOK

City of Lincoln Café Seating Program Design Principles

Design for maintenance • Accessible for all • Quality materials and finishes • Easily removable

Throughout the design guidebook, diagrams illustrate requirements and recommendations to obtain a sidewalk café permit.



Sidewalk Zones Explained

Curb Zone

This is the area next to the street. Café seating may be placed here if all required buffers and safety clearances are maintained.

Building Entrance Zone

Keep this space open in front of doorways to allow safe and easy access in and out of the building.

Frontage Zone

This is the area along the building where café seating is typically placed.

Pedestrian Through Zone

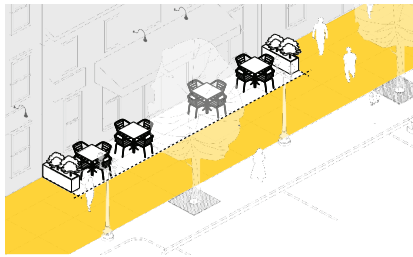
Keep at least 5 feet completely clear for a pedestrian passageway that enables people to walk through comfortably and safely.

SIDEWALK CAFÉ TYPES

If your café is directly against your building, there must be at least five feet of clear passageway between the café and the street. If café seating is placed both near the building and at the curb, the five-foot passageway must run between them. Sidewalk cafés with no alcohol sales are not required to enclose the café space with rigid barriers.

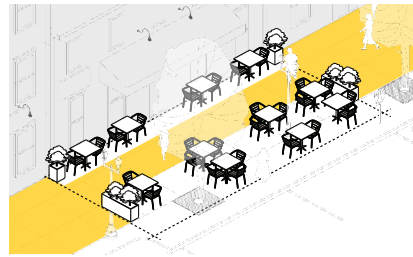
In areas with special site characteristics, the City may require a wider passageway.

 min. 5' unobstructed pedestrian passageway



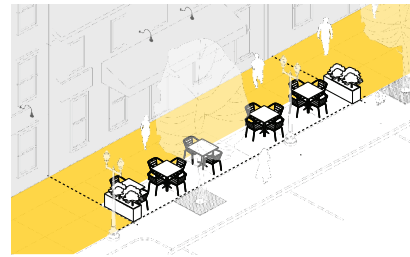
Building abutting

Sidewalk café located directly next to the building.



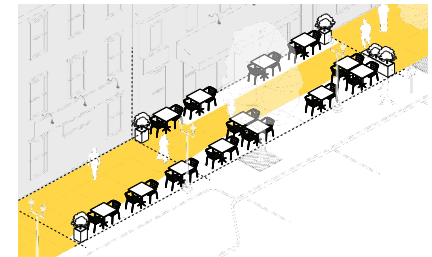
Split by pedestrian passageway

Sidewalk café on both sides of the pedestrian passageway, encroaching the curb zone.



Curbside

Sidewalk café near the curb side of the pedestrian passageway.



Split by pedestrian passageway and abutting neighboring property

Sidewalk café on both sides of the pedestrian passageway, and abutting part of the neighboring property.

SIDEWALK CAFÉ CRITERIA

Use of Public Property

By definition, your café must sit on public sidewalk space between your building and the curb.

Your café may not extend into the street or public parking spaces.

If you would like your café footprint to use the space in front of a neighboring business, you will need a notarized agreement from that property owner.

When reasonable, new sidewalk cafés should align with existing cafés on the same block face to accommodate a consistent, direct pedestrian passageway.



Serving Alcohol?

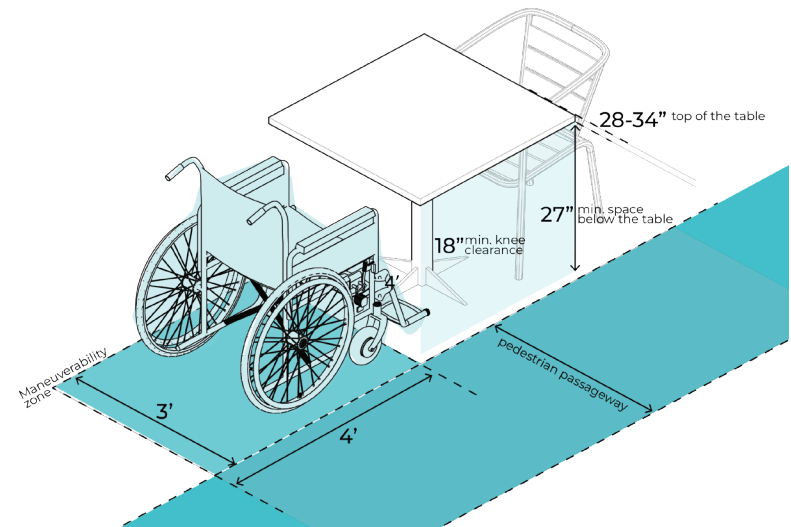
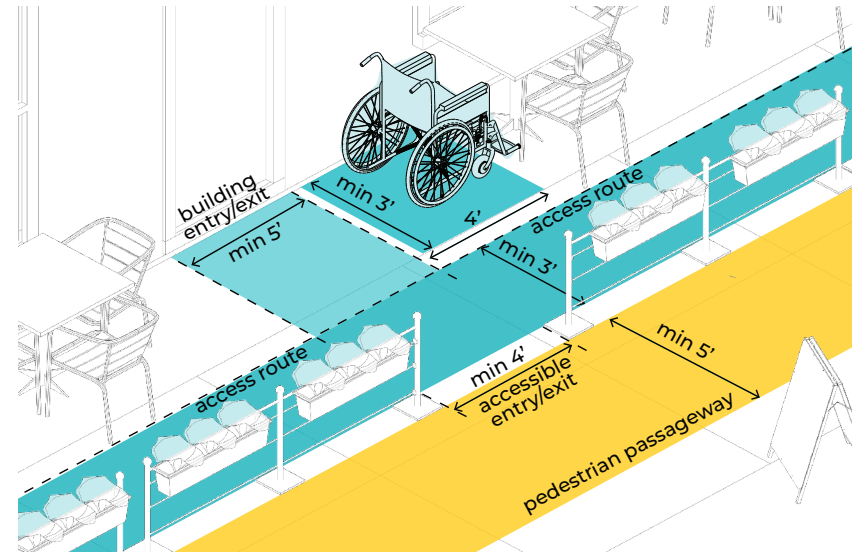
If you plan to serve alcohol, your sidewalk café must be delineated with movable rigid barriers or planters.

You must hold a valid liquor license from the Nebraska Liquor Control Commission.



ACCESSIBILITY REQUIREMENTS

- The sidewalk cafe space must have a minimum 4-foot wide accessible entry/exit from the adjacent pedestrian.
- Cafes serving with capacity over 50 people must have two such entry points.
- Inside the café, a minimum three-foot-wide accessible path that connects accessible features must be provided.
- At least 5% of tables, but no fewer than one, must meet ADA standards:
 - **Table height:** 28 to 34 inches (measured from the ground to the top surface)
 - **Knee clearance:** 27 inches high, 30 inches wide, 19 inches deep
- Surfaces must be relatively flat, with a maximum 2% cross slope (perpendicular to the curb) and 5% running slope (parallel to the curb).



RESPONSIBILITIES AND MAINTENANCE

Sidewalk café permit holders are responsible for keeping their café seating well-maintained and in good repair to ensure safety, accessibility, and cleanliness of these spaces. Permit holders must follow these maintenance procedures:

Operational Requirements

- Adhere to the approved layout: your café must match the plan approved by the City. Any changes, including furniture types, layout adjustments, or added elements like heaters, require City review and approval.
- Keep your permit on display: your active sidewalk café permit must be visible from the public sidewalk at all times.
- Sidewalk cafés may operate during hours noted in your approved application. You may not operate earlier or later without written permission from the City.
- You are responsible for keeping the sidewalk café and surrounding area clean, safe, and free of debris at all times.

PERMIT CONDITIONS

Emergencies and Complaints

- The City or emergency services may require the temporary removal or closure of your sidewalk café in the event of public safety concerns, construction or utility work, or severe weather.
- If complaints are received about safety, accessibility, or obstruction, the City may inspect your café and require corrective action.

Renewing Your Permit

- Sidewalk café permits are valid for one year.
- To continue operating, you must submit a renewal application before your current permit expires.
- If there are no changes to your layout, a streamlined renewal process may be available.
- The City may deny renewal if your café has violated regulations or failed inspections.

What Could Cause Your Permit to be Revoked?

The City reserves the right to revoke your permit at any time if you:

- Fail to maintain the required clearances or accessible paths
- Operate outside of approved hours or boundaries
- Do not maintain cleanliness or safety standards
- Ignore the required corrections following a City inspection
- Misrepresent your café setup in your application

GENERAL DESIGN REQUIREMENTS

Furniture

- All proposed furniture (tables, chairs, benches, etc.) must be commercial-grade and durable for outdoor use. Their specifications must be included in the permit application.
- Furniture should be removable and not permanently affixed to the sidewalk.
- When not in use for extended periods of time, businesses are encouraged to remove the furniture from the sidewalk.

Materials

- Acceptable materials include stainless steel, powder-coated aluminum or steel, and treated hardwoods or composites proven for durability.
- While not a requirement, we recommend that applicants consider water drainage on flat surfaces when selecting furniture. Tabletop selections are encouraged to include metal meshes, slats, or alternative materials like solid surface acrylic to prevent water pooling.
- A variety of materials may be used for landscaped planters, but materials that are susceptible to salt damage like concrete, are discouraged.

Barriers and Defining Features

- If alcohol will be served, the café must be enclosed by a rigid barrier or other defining feature at least 32" in height.
- Barriers must maintain a minimum 4-foot-wide open entry/exit, preferably located in front of the business entrance, and shall not exceed 8 feet in width.
- When more than one entry/exit exists, only one entry/exit may remain open; additional entries/exits must be controlled by a gate or an approved barrier.
- Sidewalk cafés with no alcohol sales are not required to enclose the café space with rigid barriers.

Temporary vs Permanent Elements

- All sidewalk café elements, except those attached directly to the building, must be temporary and removable without tools.
- Any element requiring drilling or bolting into the pavement is considered permanent and is generally not allowed unless otherwise approved by the City.

TYPES OF RIGID BARRIERS, OR OTHER DEFINING FEATURES

Requirements

- Barriers must be free-standing, stable, well-balanced, and removable. They must not pose any risk of tipping or causing tripping hazards.
- Height and placement of barriers, and other defining features will be reviewed case-by-case, particularly near street or alley intersections where sight triangles are critical for the safety of pedestrians, cyclists, and vehicles.
- Barriers must maintain clear visibility between the street and café.
- Planters and rope barriers must have a lower edge no more than 27 inches above the ground so people with vision impairments using a cane can detect them.
- Rigid barriers taller than 60 inches may be permitted only at café corners or adjacent to building façades, not along curbs.
- Elevated Sidewalk cafés must employ a secured fence as the rigid barrier of at least 42" in height along any elevated portion of the sidewalk café.
- Businesses must ensure regular maintenance of the planters and keep the plants healthy, well-pruned, and free of debris.



Prohibited barrier types

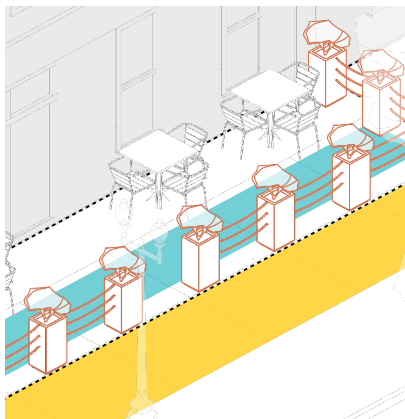
- Unstable sectional fencing
- Chain-link fencing
- Corten steel
- Plastic lattice
- Untreated lumber
- Trash receptacles used as barriers
- **Or any material not intended for permanent outdoor architectural use.**

TYPES OF RIGID BARRIERS OR OTHER DEFINING FEATURES

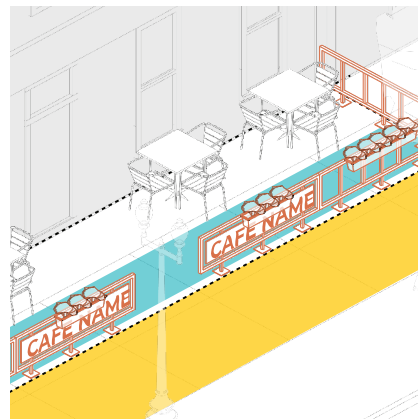
The City of Lincoln encourages creative, well-designed, and visually appealing solutions for sidewalk café enclosures, including planters, and other rigid barriers.

- Acceptable materials include:
 - **Metal:** Powder-coated steel, aluminum, or wrought iron with a durable, weather-resistant finish.
 - **Wood:** Hardwoods or treated softwoods suitable for outdoor environments.
 - **Cable or tensioned rail systems:** Stainless or coated steel cables supported by a rigid frame.

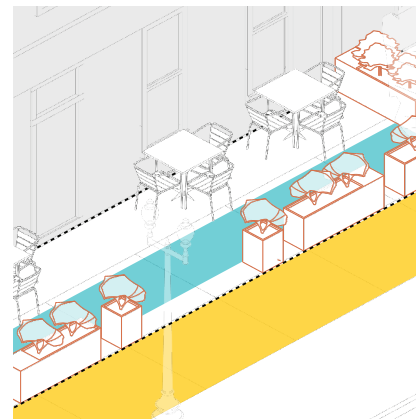
- **Planters:** Constructed from metal, wood, or other stable, weather-resistant materials such as high-density polystyrene. Heavy materials like stone or concrete may be used sparingly.
 - **Tempered glass or acrylic panels:** Supported by metal or wood framing for a clean, modern aesthetic.
- The above are approved types of movable rigid barriers that may be used to enclose a sidewalk café space. The selection of materials, dimensions, and placement of these barriers will be reviewed and approved on a case-by-case basis.



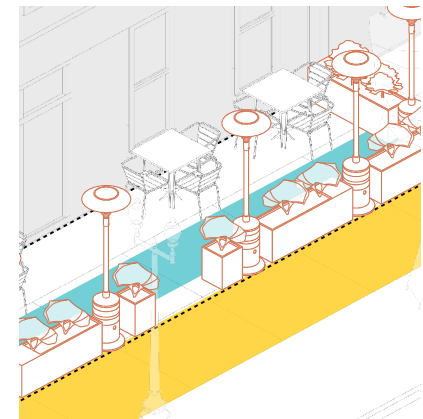
Planter and rope barriers



Customized movable barricade/partitions with planter boxes



Landscape planters



Landscape planters + heaters

OVERHEAD ELEMENTS

Permitted

- Roller shades will be approved on a case-by-case basis and must maintain an opacity of 95% or less, corresponding to a minimum transparency (openness) level of 5% or more; fully opaque shades are not permitted.
- Shades with higher openness percentages let in more light and offer a clearer outside view, making them ideal for spaces like sidewalk cafés that allow visibility to the sidewalk and from the sidewalk into the café.
- Awnings, shades, railings, umbrellas, and other sidewalk café features may only display the name of the business and should not be used to advertise any other products.

NOT Permitted

- Shade sails are not permitted. Awnings, coverings, and shades must not obscure the building façade or disrupt the transparency of the ground-level frontage.



Awning with the business name

✔ Permitted.



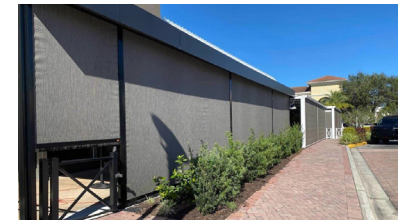
Umbrella with a brand name

✘ Not permitted.



Transparent shades

✔ Permitted.

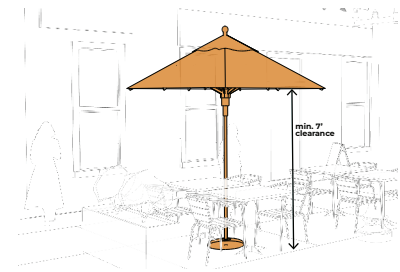
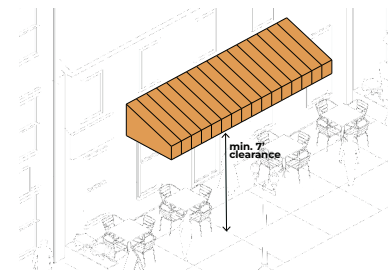


Opaque shades

✘ Not permitted.

Clearance

- Overhead elements, including awnings, umbrellas, pergolas, or other elements are permitted as long as they meet the code requirements and do not obstruct circulation or visibility for pedestrians or drivers.
- Retractable awnings are allowed, as long as the awning is fully supported by its attachment to the building and not via vertical posts on the sidewalk.

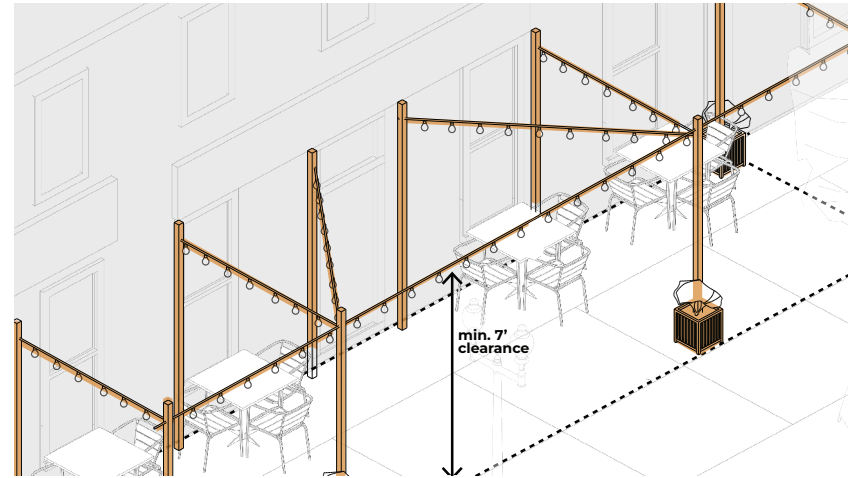


Awnings and umbrellas must have a minimum clearance of 7'

LIGHTING AND HEATING

Lighting

- Lighting must be low-glare, downward-facing, temporary in nature, and must be UL listed, meaning it's been safety-tested and approved for outdoor use.
- Power cables that extend overhead or on the ground surface of the pedestrian passageway are prohibited.
- Lighting equipment must not be attached to or strung through street trees or any other public infrastructure.
- Lighting elements must avoid added glare for pedestrians or drivers. Approved lighting must be low-level output and directed downward.



Posts with overhead festoon lighting

Heating

- Heaters included as part of sidewalk café space must be UL-listed, approved for outdoor use, portable, and fully compliant with the current City of Lincoln fire codes. Wood-burning fire pits are not allowed.
- Propane and electric heaters are allowed, subject to approval from the Fire Prevention Inspector.
- Floor-mounted patio heaters must maintain a minimum clearance of 5 feet from buildings and any combustible elements such as awnings or overhangs.
- Heaters may not be permanently installed in the public right-of-way, but must be securely fastened to the ground using a cable and lock system, and shall not be relocated during business hours.



HAYMARKET EXCEPTIONS



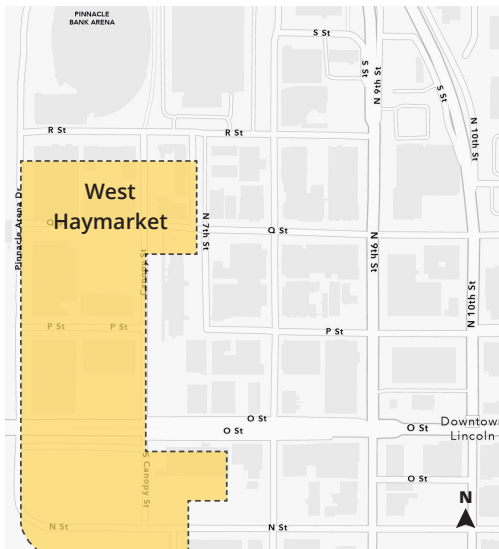
Historic Haymarket

Since the Historic Haymarket is a designated local landmark, all proposed sidewalk cafés within the area are subject to review and approval by the Historic Preservation Commission.

Per standard 16.6 of the Historic Preservation Design Standards, sidewalk cafés and other dining areas in or adjacent to the public right-of-way should be designed with high-quality materials and low railings to avoid obscuring views of the historic buildings.

The proposed design of the sidewalk cafés must complement the architectural elements of the abutting building.

Sidewalk cafés located on loading docks must have a secured barrier along the full length of the dock.



West Haymarket

All new sidewalk cafés in the West Haymarket are required to use a consistent railing design, as shown on the right. No other railing types are permitted in this area.

You can find out if your business is located in the Historic Haymarket or West Haymarket by searching your address at Lincoln.NE.gov/GIS.



CAPITOL ENVIRONS EXCEPTIONS

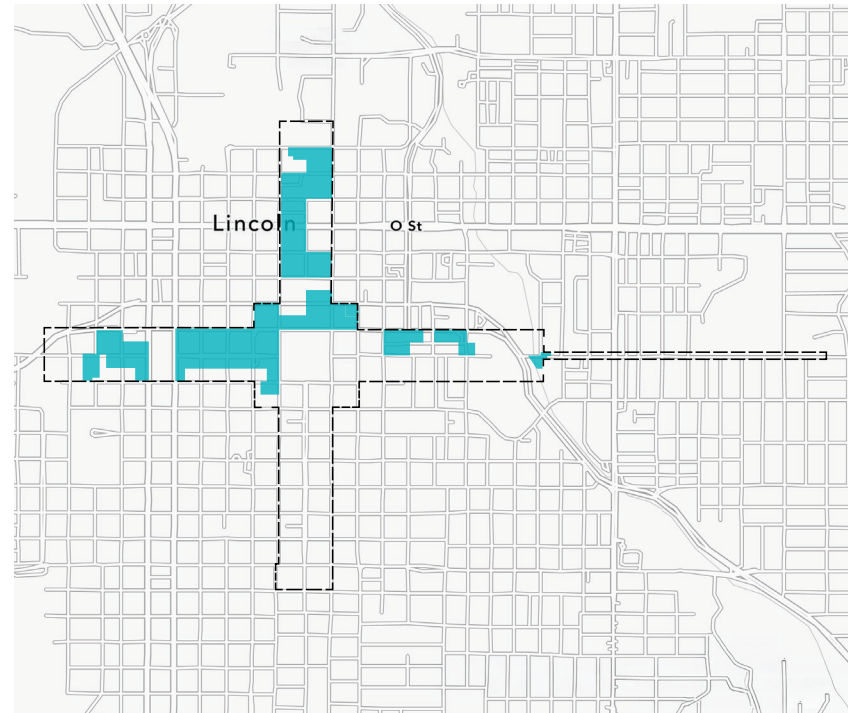
The Capitol Environs District is a special zoning area that surrounds the Nebraska State Capitol. If your business is located within this district, additional design rules apply to sidewalk cafés.

All proposed sidewalk cafés in this area must follow the Capitol Environs Design Standards. In addition to submitting a Sidewalk Café Permit application, businesses must receive a Certificate of Appropriateness from the Nebraska Capitol Environs Commission.

The Sidewalk Café Design Standards in this guide explain requirements for café layout, furniture, barriers, and other elements. These standards should be used together with the Capitol Environs Design Standards to ensure sidewalk cafés fit the character of the area around the Capitol.

Centennial Mall

Centennial Mall is a formal landscaped pedestrian mall within the Capitol Environs District that runs between K Street and M Street, and between P Street and R Street. The mall area is designated as a City park. Sidewalk cafés located within these park areas must also receive approval from the City of Lincoln Parks and Recreation Director.



- [- - -] Capitol Environs District
- Sidewalk café eligible zones

RESOURCES

Application Form and Checklist

To start your application, visit [Insert link to the webpage/ application]

If you need a printed copy, contact the Planning and Development Department using the information below.

City Code References

For full details on sidewalk café regulations, see:

Lincoln Municipal Code Chapter 14.54 – Sidewalk Cafés

[Insert hyperlink to code section]

Who to Contact for Help

Have questions? We're here to help. Contact the City of Lincoln Planning and Development Services Department:

Planning and Development Services Department

555 S. 10th Street, Suite 213

Phone: 402-441-7491

Email: plandev@lincoln.ne.gov

Website: [Insert website URL]

TITLE 14 PUBLIC PROPERTY AND PUBLIC WAYS

Chapter 14.50 SIDEWALK CAFÉS

14.50.010 Sidewalk Café Definitions.

As used in this section, terms are defined as follows:

Applicant. Applicant, whether singular or plural, shall mean all owners and tenants of the property abutting the public space proposed as a sidewalk café in any sidewalk permit agreement application.

Rigid Barrier. Rigid barrier shall mean a defining feature, such as heavy planters, bollards, or partitions, which delineate the sidewalk café area. A rigid barrier must be of sufficient weight to avoid movement without significant effort usually requiring special tools or equipment.

Sidewalk Café. Sidewalk café shall mean ~~that portion of the public right of way kept, used, maintained, and held out to the public as a place where food and/or drink are served for consumption on the premises, or which is used directly in conjunction with a pedestrian pick-up window. A~~ an outdoor area of public space, included in an annual permitted premises, and which is used for the service and consumption of food, and/or for the consumption of alcoholic liquors.

Sidewalk Café Review Committee. Sidewalk café review committee shall be a committee consisting of representatives from the Health Department, Planning and Development Services Department, City Clerk, Lincoln Transportation and Utilities, Police Department, Urban Development Department, and Fire Prevention Bureau.

Temporary Furniture and Fixtures. For the purpose of this section, Temporary Furniture and Fixtures shall mean removable without special equipment or tools, or otherwise requiring mounting that permanently impacts or in any way penetrates the ground surface of the public space occupied by the sidewalk café.

14.50.020 Purpose.

It is found and declared that sidewalk cafés promote the public interest by:

- a. Making B and O-1-zoned districts an active and attractive pedestrian environment;
- b. Providing the opportunity for creative, colorful, pedestrian-focused commercial activities on a day/night and seasonal basis;
- c. Encouraging commercial activities which add excitement, charm, vitality, diversity, and good design to B and O-1-zoned districts;
- d. Encouraging the up-grading of store fronts and the development of compatible and well-designed elements within such districts; and
- e. Promoting land conservation, redevelopment, energy savings, and indirect tax revenue.

14.50.030 Licensees Applicant; Qualification.

The record owners and tenant, if any, of business property abutting public space in areas zoned B-1 Local Business, B-2 Planned Neighborhood Business, B-3 Commercial, B-4 Lincoln Center Business, and B-5 Planned Regional Business District, and O-1 Office District pursuant to the Lincoln Municipal Code may, subject to the provisions of this chapter and despite any provisions in the Lincoln Municipal Code to the contrary, obtain a sidewalk café permit agreement to utilize so much of the public surface space on which their property ~~ies abut~~ is adjacent as the City determines is not needed for the use of the general public during specified times on specified days for sidewalk cafés. Any record owner who desires to authorize another to occupy the public space abutting the record owner's property shall file with the City Clerk a notarized copy of the agreement covering the space and such agreement shall ~~to be occupied prior to the issuance of the~~ submitted with the application for a sidewalk café permit agreement; provided, however, that any person may obtain a sidewalk café permit agreement ~~for sidewalk café~~ for that portion of Centennial Mall from R Street to P Street and from K Street to M Street with the approval solely of the City. In said area of Centennial Mall, permits ~~s~~ agreements will not be limited to only abutting property owners.

14.50.035 Administration and Enforcement.

Sidewalk café permit agreements governed by this title shall be developed, issued, executed, administered, and enforced by the Planning Director or his or her designee.

14.50.040 Application for Permit; Context.

Application for such permit shall be made to ~~the City Clerk~~ Planning and Development Services upon a form to be furnished by the city, which application shall set forth the following:

- a. Owner of the real property (record owner) abutting the sidewalk café area and any tenants occupying the abutting property;
- ~~a.~~ b. Owner and manager of applicant business, if different than (a) above;
- c. Hours and days of operation;
- ~~b.~~ d. Anticipated dates when the sidewalk café will be in active use;
- ~~e.~~ e. How the ~~extended premises~~ sidewalk café will be supervised and maintained;
- ~~d.~~ f. Description of any permitted advertising ~~and a description or photo of street furniture to be used, if any;~~
- ~~e.~~ g. Maximum number of patrons to be accommodated and description of the seating to accommodate the maximum number of patrons;
- ~~f.~~ h. Description of any requested modification or waiver of the requirements of subsections ~~(b)(2), (c), or (p)~~ of this Section ~~14.50.060~~ and any requested waiver or modification of the Sidewalk Café Design Standards, City of Lincoln Design Standards Chapter 3.78;
- ~~i.~~ Six copies A digital copy of a ~~plat or drawing indicating~~ site plan to scale, the amount of surface the applicant is seeking permission to use and the location of the furniture, equipment, ingress and egress locations, and any other article occupying public space, if any;
- j. Specifications for the furniture to be located in the sidewalk café;
- ~~g.~~ k. If alcoholic liquors will be consumed in the sidewalk café area, specifications for the rigid barrier delineating the sidewalk café;
- l. Description of the food and drink (alcoholic and/or non-alcoholic) to be offered for sale;

m. A certificate of insurance satisfying the requirements of Section 14.50.080;

~~h.n. Application fee.~~

~~i. Such application shall also contain a statement by applicant that said applicant will, in consideration of being issued a permit for the use of surface space, agree to hold harmless the City of Lincoln and the officers and employees of the city for any loss or damage arising out of the use, or the discontinuance of any use; that said applicant understands that the use of the surface space is to be temporary, on a day to day basis; that said applicant shall not acquire any right, title, or interest in such space; that said applicant may be required by the city at any time to vacate all or any part of the surface space said applicant has been given permission to use; that upon demand to vacate such space, said applicant will promptly remove any personal property placed thereon by such applicant and return the surface space to the same condition that it was prior to the commencement of use by said applicant, or reimburse the City for the cost of moving such personal property and restoring the surface space to its prior condition; and that said applicant shall have no recourse against either the city or its officers or agents, either for any loss or damage occasioned by his or her being required to vacate all or any part of the surface space which said applicant has been granted permission to use.~~

14.50.050 Review and Recommendations.

- a. The Planning and Development Services Department shall refer all sidewalk café permit applications to the sidewalk café review committee. With the exception of permit applications involving public space in the Capitol Environs District, applications in full compliance with the City of Lincoln Design Standards, and all requirements of this Section, may be forwarded to the Planning Director, or his or her designee, with a recommendation without further review.
- b. All sidewalk café permit applications involving public space in the Capitol Environs District must obtain a Certificate of Appropriateness from the Capitol Environs Commission, pursuant to Chapter 27.56 of the Lincoln Municipal Code. Should the applicant obtain a Certificate of Appropriateness from the Capitol Environs Commission, and the application in all other respects complies with this Section and the City of Lincoln Design Standards, the application may be forwarded to the Planning Director, or his or her designee, with a recommendation without further review.
- c. Sidewalk café permit applications involving requested waivers or modifications to the City of Lincoln Design Standards shall obtain such waivers pursuant to Title 1, Chapter 1.00. Should the applicant obtain all requested waivers or modifications to the designed standards, and the application in all other respects complies with the Section, the sidewalk café review committee may forward the application to the Planning Director, or his or her designee, with a recommendation without further review.
- d. The sidewalk café review committee shall prepare a report summarizing its recommendation to the Planning Director, or his or her designee, to either approve, conditionally approve, or deny the sidewalk café permit agreement application. The report shall describe compliance, or noncompliance, with the requirements of this Section and the City of Lincoln Design Standards. The report shall further describe the urban design relationship of the proposed sidewalk café to the streetscape, the amount of pedestrian movement accommodated within the sidewalk café, and the accuracy and appropriateness of the proposed sidewalk café area.
- e. The Planning Director, or his or her designee, shall retain ultimate authority and discretion to approve or deny any sidewalk café permit agreement application.

f. The Planning Director, or his or her designee, shall notify the sidewalk café permit agreement applicant of the City's intent to approve, approve with conditions, or deny the application within 45 days of the Planning and Development Services receipt of the application.

~~The City Clerk shall forward the application to the Sidewalk Café Review Committee, consisting of representatives from the Health Department, Planning Department, Department of Transportation and Utilities, Police Department, Urban Development Department, and Fire Prevention Bureau, and to the Urban Design Committee for their recommendation and report regarding approval, conditional approval, or disapproval of the application. Such application shall be reviewed by the Sidewalk Café Review Committee in regard to the urban design relationship of the application to the streetscape, the amount of pedestrian movement to be accommodated, and the accuracy and appropriateness of the area to be licensed, and by the Urban Design Committee in regard to the appropriateness of the design and materials.~~

~~The reports from the Sidewalk Café Review Committee and the Urban Design Committee shall be returned to the City Clerk within forty-five (45) days from receipt of the complete application. If both reports recommend approval of the application, the City Clerk shall grant the permit subject to the provisions of Section 14.50.060. If the reports recommend conditional approval or a combination of approval and conditional approval of the application and the applicant in writing consents to the conditions of approval, the City Clerk may grant the permit subject to the provisions of Section 14.50.060. If the applicant does not consent to any of the conditions of approval or any report recommends disapproval of the application, the City Clerk shall place such sidewalk café permit request on the Council agenda.~~

14.50.060 Permit Agreement; Permit Agreement Terms and Conditions.

Upon determination by the Planning Director, or his or her designee, that a sidewalk café permit agreement application should be approved, the Planning Director, or his or her designee, shall negotiate with the applicant to reach terms on a sidewalk café permit agreement. All owners and tenants of the property abutting the sidewalk café area shall be parties to the sidewalk café permit agreement.

a. All sidewalk café permit agreements shall include the following terms and conditions:

1. ~~That t~~The use to be made of such space shall be in conformance with Chapter 14.50 of the Lincoln Municipal Code and any applicable standards adopted by resolution of the City Council.
2. ~~Except for sidewalk cafés which (i) serve solely by takeout and (ii) do not desire exclusive use of the permit area, the permit area shall be separated from the pedestrian passageway with a fence or other rigid barrier having a minimum height of thirty six inches but not greater than sixty inches except for necessary pedestrian ingress and egress. Sidewalk cafés cafes approved for a maximum occupancy of 50 or more shall provide two exits. Sidewalk cafes approved for the sale of alcohol shall have no more than one open entrance and said entrance shall not exceed eight (8) feet in width. Clearance from ground level to the bottom of the barrier shall be no more than twenty-seven inches. In specific, unusual locations that have light pedestrian traffic and relatively wide areas between the curb and the private property line the conditions of approval may waive the requirement that the permit area be separated from the pedestrian passageway by a fence or other rigid barrier; provided that if such barrier is waived the permittee may not claim exclusive use of the permit area for his or her customers.~~

- b. ~~A clear, unobstructed passageway not less than six feet in width at all points, entirely across the frontage of the property occupied by the occupant parallel to the line of the street and generally in the line of pedestrian traffic shall be maintained at all times; except as follows:~~
- ~~1. If the City shall find special circumstances involving site characteristics or the flow of pedestrian traffic at such location, the conditions of approval may require a passageway greater than six feet or may prohibit operation of the sidewalk café for certain specified periods.~~
 - ~~2. If the City shall find that usually or at certain periods during the day or evening the flow of pedestrian traffic is sufficiently light to permit a passageway narrower than six feet, the conditions of approval may authorize a passageway as narrow as four feet, either at all times when such surface space is permitted or for certain specified periods during the time when such use is permitted.~~
 3. There shall be no more than one open entrance which shall not exceed eight feet in width, except where approved by City Council as part of the design of an Entertainment District.
 4. That all furniture and fixtures associated with the sidewalk café space shall be Temporary Furniture and Fixtures unless otherwise allowed by the sidewalk café permit agreement.
 - ~~3.5.~~ That such space shall only be used for the activity or activities specified on the sidewalk café permit agreement, in accordance with the requirements of these or any other applicable regulations;
 - ~~4.6.~~ That such use is temporary, and that the user acquires no right, title, or interest in the space permitted to be used.;
 - ~~5.7.~~ That the City may require such space to be vacated, restored to its prior condition upon demand, and its use discontinued, for any reason set forth in Section 14.50.070, with no recourse against the City for any loss or damage occasioned by any such requirement.
 - ~~6.8.~~ That if any such space be not vacated and restored to its prior condition and such use be not discontinued by the time specified, the City may remove from such space any property left thereon at the risk and expense of the permittee applicant and restore such space to its prior condition at the expense of the permittee applicant.
 - ~~7.9.~~ That the permittee applicant shall promptly remove any litter deposited on or in the vicinity of the surface space used by the permittee resulting from the activity or activities conducted by the permittee applicant on or adjoining such space.
 - ~~8.10.~~ That the permittee applicant shall at all times conduct such activity or activities in an orderly fashion and in such a manner as to protect the public health and safety.
 - ~~9.11.~~ That such space the sidewalk café shall be used for business purposes of the applicant only during the hours specified on in the sidewalk café permit agreement authorizing such use, and neither before nor after such hours.
 - ~~10.12.~~ That the permittee applicant shall comply with all health and sanitation regulations.
 - ~~11.13.~~ That the permit issued pursuant to this section applicant agrees that the sidewalk café permit agreement is a personal privilege and may not be transferred or alienated voluntarily or involuntarily.
 - ~~12.14.~~ Where exigent circumstances exist and a police officer or That the Planning Director, Lincoln Police Officer, or any other authorized officer or employee of the City gives notice to a permittee the Applicant to temporarily move from a location, such

~~permittee~~ Applicant shall comply with the notice until the City's temporary need for the vacated space ceases.

~~For the purpose of this subdivision, exigent circumstances shall include, but not be limited to, unusually heavy pedestrian or vehicular traffic, existence of any obstructions in the public space at or near such location, an accident, fire, or other emergency situation at or near such locations, or a parade, demonstration, or other such event or occurrence at or near such location.~~

~~13.15.~~ No That the ~~permittee~~ Applicant shall not sound or permit the sounding of any signal from any stationary bell, chime, siren, whistle, or device for non-emergency purposes or use or operate any loudspeaker, public address system, radio, sound amplifier, or similar device which may be heard beyond fifty feet from its source.

~~14.16.~~ That ~~No~~ advertising shall be permitted on or in any sidewalk café or any extension thereof except to identify the product and/or the name of the vendor, and shall in all respects comply with the provisions of Title 22 and 27 of this code regulating signage. ~~No umbrella, canopy, or similar device in any sidewalk café shall be more than six and one-half feet above ground level without approval of the City.~~

~~15.17.~~ All sidewalk cafés shall be located only in the exact location described in the approved application sidewalk café permit agreement. Approved furnishings, including the number of tables and chairs to be provided, may not be modified or substituted without prior approval by the Planning Director.

~~18.~~ That the Service of food and/or drinks in all sidewalk cafés ~~cafes~~ shall be limited to persons seated at tables in the sidewalk café.

b. Sidewalk café permit agreements for sidewalk cafés that serve alcoholic liquors and for sidewalk cafés wherein the Applicant desires to exercise exclusive control shall include the following additional terms and conditions:

1. That a rigid barrier delineating the boundaries of the sidewalk café area shall be installed and maintained by the Applicant.

i. The sidewalk café permit agreement may allow removal of the rigid barrier when a Special Designated Liquor License has been obtained.

ii. Unless otherwise stated in the sidewalk café permit agreement, the rigid barrier shall be a Temporary Fixture.

iii. Clearance from ground level to the bottom of the barrier shall be at least 27 inches.

14.50.070 Suspension or ~~Revocation~~ Termination of Sidewalk Permit Agreement.

The Planning Director may suspend or terminate a Any sidewalk café permit agreement issued pursuant ~~to this chapter may be suspended or by the Council~~ after notice for any of the following ~~causes~~ reasons:

- a. Fraud, misrepresentation, false statement contained in the application for the ~~license~~ sidewalk café permit agreement or related liquor license application, if any;
- b. Violation of this chapter or any of the provisions of the Lincoln Municipal Code, state, or federal law or regulation;
- c. Conduct of the ~~business licensed~~ Applicants under this chapter in an unlawful manner or in such a way as to constitute a ~~menace~~ nuisance to the health or safety of the public;

d. ~~Upon demand of the City Council~~ Planning Director;

~~d.e.~~ Breach of any term or condition of the sidewalk café permit agreement.

14.50.075 Appeals.

The final decision of the Planning Director related to approval, denial, and any required conditions related to approval of an application for a sidewalk café permit agreement, or any decision of the Planning Director to suspend or terminate a sidewalk café permit agreement may be appealed, by the Applicant, to the City Council. The appeal shall be presented to the City Council for hearing within forty-five (45) calendar days of filing the appeal. At the hearing, the Applicant shall present evidence and arguments supporting the appeal. The Planning Director, or other city representatives may present evidence and arguments supporting its case in opposition to the appeal, or to modify the Planning Director's appealed action or decision. City Council may vote to deny the appeal, sustain the appeal, or modify the Planning Director's decision or action. City Council may vote to delay a decision until another date not to exceed twenty-one (21) calendar days. In the event no decision is made by the City Council within twenty-one (21) calendar days of the hearing, the appeal will be deemed sustained and in favor of the Applicant. For the purposes of the appeal, the Planning Director's decision shall be deemed advisory.

14.50.080 Insurance.

At all times the Applicant shall be required to carry insurance policies with coverages, policy limits, endorsements, and waivers as may be reasonably required by the Planning Director and set forth in the sidewalk café permit agreement.

The applicant shall be required to:

- ~~a. At all times maintain public liability insurance in the form of a commercial or comprehensive general liability policy, or an acceptable substitute policy form as permitted by the City Attorney, with a minimum combined single limit of \$500,000.00 aggregate for any one occurrence. The coverage required herein shall be subject to review and approval by the City Attorney for conformance with the provisions of this section;~~
- ~~b.a. At all times keep on file with the City Clerk a current certificate of insurance signed by a qualified agent of an insurance company licensed to do business in the State of Nebraska and approved by the City Attorney for conformance with the provisions of this section evidencing the existence of valid and effective policies of insurance naming the city as an additional insured for the coverage required by subsection (a) of this section, the limits of each policy, the policy number, the name of the insurer, the effective date and expiration date of each policy, the deductibles or self-insurance retainers of each policy, and a copy of an endorsement placed on each policy requiring thirty day's notice by mail to the City Clerk before the insurer may cancel the policy for any reason, and upon request of the City Clerk or the City Attorney, a copy of any endorsements placed on such policies or the declarations page of such policies. Any termination or lapse of such insurance shall automatically revoke any permit issued pursuant to this chapter. (Ord. 15654 § 9; July 9, 1990; prior Ord. 12987 § 8; September 8, 1980; Ord. 12965 § 8; August 4, 1980).~~

14.50.085 Bond.

~~If the City determines that the sidewalk café use requested is different from the regular and normal use of the surface space, the City Planning Director, or his or her designee, may require as a condition of granting such permit the providing of a sidewalk café permit agreement~~ a surety bond ~~of no less than \$5,000.00~~ to guarantee the removal of the applicant's personal property and restoration of the ~~surface space~~ public space to its prior condition. ~~Surety bonds in greater amounts may be required dependent on the planned alteration of the sidewalk café public space.~~

14.50.090 Renewal and ~~Termination~~ Expiration of Sidewalk Café Permit Agreements.

All ~~sidewalk café permits~~ agreements shall be due and payable ~~on the first day of June of each year and all permits shall expire on the thirty-first day of May following issuance as set forth in the sidewalk café permit agreement.~~ After the initial ~~approval of a permit by the City Clerk of City Council for a specific location~~ term of the sidewalk café permit agreement, annual renewals of such permits may be made for one year by application to the ~~City Clerk~~ Planning Department. ~~Sidewalk cafés may be subject to inspection to confirm compliance prior to any renewal.~~

14.50.095 Effect of Termination or Expiration.

~~Upon termination or expiration without renewal of a sidewalk café permit agreement, the Applicant, shall have sixty (60) days to remove all structures (including any concrete poured as part of the construction or installation of structures), equipment, fencing or other barriers, fixtures, signage, furnishings, canopies, awnings, and any attachments thereto, and all other personal property of any kind, (collectively known as "sidewalk café property") from the public space for which the permit was issued. The Planning Director is authorized to take such actions as may be necessary to remove sidewalk café property remaining after sixty (60) days following termination or expiration without renewal of a sidewalk café permit agreement. The costs for removal shall be the responsibility of the Applicant, and such costs shall be due and payable thirty (30) days after delivering an invoice, electronically, by depositing in the U.S. Mail, or by personal service to the Applicant. If the costs are not timely paid as set forth herein, the costs shall be assessed to the Applicant and the Applicant's property, jointly and severally if not one person, and a lien on the Applicant's property may be sought by the Planning Director or designee. The Planning Director or designee may submit a report of the actions taken to remove sidewalk café property to the City Clerk and said report shall be presented to the City Council for consideration of imposition of a lien for the costs of removal. The City Council shall fix a time, date, and place for hearing said report and any protests or objections thereto. The City Clerk shall cause notice of said hearing to be posted on the Applicant's property, published once in a newspaper of general circulation in the City, and served electronically, or by regular first class U.S. Mail, postage prepaid, or by personal service, addressed to the Applicant as the Applicant's name and address appears on the last equalized assessment roll of Lancaster County, Nebraska, if such appears therein, or such location as may be known to the City Clerk. Such notice shall be given at least ten (10) days prior to the hearing date set and shall specify the day, hour, and place the City Council will hear and take action on the report from the Planning Director or designee, together with any objections or protests which may be made thereto, and assess such property with such cost if deemed appropriate. Such assessment shall be a lien upon such property from the date of assessment, shall become delinquent, if not paid, thirty (30) days after the date of the assessment, and shall draw interest from said date until paid at the same rate as provided by law for delinquent real estate taxes. The~~

City Clerk shall record the resolution adopting the assessment with the register of deeds for Lancaster County, Nebraska. The City Attorney is authorized to foreclose on a lien pursuant to Nebraska law.

14.50.100 Permit Fee and Fee for Space.

~~Any person issued a permit~~Applicant parties to sidewalk café permit agreements under this chapter shall pay to the city an annual minimum permit fee of \$100.00 ~~for each permit and in addition~~, as rental or compensation for the use or occupation of ~~such space~~the public space, the sum of twenty-five cents (25¢) per annum for each square foot so used.

Draft



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

APPLICATION NUMBER	FINAL ACTION?
Text Amendment #26005	No
PLANNING COMMISSION HEARING DATE	RELATED APPLICATIONS
April 1, 2026	None

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

The application is to amend the Lincoln Municipal Code (LMC) Chapter 27.72.120 provisions for accessory building setbacks in the AGR Agricultural Residential District. The proposal would allow accessory buildings to be in the AGR District side yard within five feet of the side lot line.

JUSTIFICATION FOR RECOMMENDATION

The proposed amendment is justified as it will allow flexibility for accessory buildings in the AGR District, which are on acreage lots generally found in the Lincoln 3 Mile jurisdiction. This amendment would expand the allowance to the area between the front and rear yards while still maintaining a five-foot minimum setback.

APPLICATION CONTACT

Mark A. Hunzeker (402) 432-2987

STAFF CONTACT

George Wesselhoft,
gwesselhoft@lincoln.ne.gov or
(402) 441-6366

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed text amendment is in conformance with the Comprehensive Plan by allowing additional flexibility for accessory building placement for acreage lots.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Policies Section

P12: Economic Growth - Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.

Action Steps

- 6. Explore additional opportunities for streamlining the zoning and building permitting processes.

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 Lincoln Municipal Code (LMC) 27.72.120 (c.) to adjust the side yard setback requirements for accessory buildings in the AGR Agricultural Residential District. Currently accessory buildings in the AGR district are not permitted in the side yard unless also located in the rear yard. The applicant proposal would allow placement in the side yard between the front and rear setbacks up to five feet from the side lot line.
2. The original text amendment has been updated to include that the accessory building must be located not less than 100 feet from the front lot line and with a maximum height of fifteen feet for placement in the required side yard. This proposal recognizes closer placement of the accessory building to the neighboring lot line so that the height limit is fifteen feet instead of the thirty-five feet otherwise allowed by the AGR District.
3. The AGR District setbacks are 50-foot front yard, 15-foot side yard, and the smaller of 50 feet or 20% of the lot depth for rear yard. AGR zoning minimum lot size requirement is three acres, so the residential lots in this zoning are acreage lots.
4. The amendment will provide more flexibility for accessory buildings in the AGR zoning. This would only pertain to accessory buildings which are not part of the main building. An accessory building within 10 feet of the main building is considered part of the main structure and must meet all AGR setbacks.
5. While AGR lots typically include 3 acres, there have been inquiries about a reduced side yard due to the topography or placement of the house. This request is due to one client of the applicant but is not an unusual request.
6. The amendment to LMC 27.72.120 is consistent with the Comprehensive Plan as it allows more flexibility for AGR accessory building placement.

Prepared by George Wesselhoft, Planner
(402) 441-6366 or gwesselhoft@lincoln.ne.gov
Date: March 19, 2026

Applicant/
Contact: Mark A. Hunzeker
(402) 432-2987

ORDINANCE NO. _____

1 AN ORDINANCE amending Lincoln Municipal Code Section 27.72.120 Accessory
2 Buildings to add that accessory buildings which are not part of the main building in the AGR
3 zoning district shall not be closer than five feet to the side lot line; and repealing Section 27.72.120
4 as hitherto existing.

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

6 Section 1. That Section 27.72.120 of the Lincoln Municipal Code be amended to read
7 as follows:

8 **27.72.120 Accessory Buildings.**

9 (*Only applies to accessory structures associated with a main dwelling)

10 a. Accessory buildings which are attached to or not located more than (1) six feet from the main
11 building in the R-1 through R-8, O-1*, B-1*, and B-3* zoning districts and (2) 10 feet from the main
12 building in the AG, AGR, O-2, O-3, B-4, B-5, all H, and I-2 zoning districts shall be considered a part of
13 the main building and shall comply with the height, front, side, and rear yard requirements of the main
14 building, except that an accessory building attached to the main building by an unenclosed deck, patio,
15 ramp, open stair, or sidewalk and located in the rear yard shall not be considered part of the main
16 building, nor subject to the height and yard requirements of the main building. Any accessory building
17 separated from the main building by a breezeway shall meet the height and yard requirements for the
18 main building.

19 b. In all commercial and industrial zoning districts, accessory buildings shall not extend into any
20 required yard, except as otherwise stated in this chapter.

21 c. Accessory buildings which are not a part of the main building:

1 1. May, if located not less than sixty feet from the front lot line, extend into the required side yard
2 though not closer than two feet to the side lot line in the R-1 through R-8, O-1*, O-2, O-3, B-1*, B-
3 3*, B-4, all H, and the I-2 zoning districts, provided that such accessory buildings shall not be more
4 than fifteen feet in height.

5 ~~1.2.~~ May, if located not less than 100 feet from the front lot line, extend into the required side
6 yard, though not closer than five feet to the side lot line in the AGR zoning district, ,provided that
7 such accessory buildings shall not be more than fifteen feet in height.

8 ~~2.3.~~ May be located in the required rear yard, provided that such accessory buildings:

9 i. Shall not be nearer than two feet to the side or rear lot line in the AG, AGR, R-1 through
10 R-8, O-1*, O-2, O-3, B-1*, B-3*, B-4, B-5, all H, and the I-2 zoning districts.

11 ii. Shall not occupy more than the following percent of the required rear yard:

12 - Forty percent in the R-1 through R-6, O-1*, B-1*, and B-3* zoning districts.

13 - Thirty percent in the AG, AGR, R-7, R-8, O2, O3, B-4, B-5, all H, and the I-2 zoning districts.

14 iii. Shall not be more than fifteen feet in height in the R-1 through R-8, O-1*, O-2, O-3, B-1*,
15 B-3*, B-4, B-5, all H, and the I-2 zoning districts;

16 iv. Notwithstanding the above, an accessory building used as a garage and taking access from
17 an alley shall not be located closer than ten feet to the alley line in the R-1 through R-8, O-1*, O-
18 2, O3, B-1*, B-3*, B-4, B-5, all H, and the I-2 zoning districts.

19 v. Shall not abut a residential district in the O-2, O-3, B-5, H-4, and I-2 zoning districts.

20 vi. In the AG zoning district on lots 20 acres or more, accessory buildings shall not be nearer
21 than the lesser of a distance equal to ten percent of the average lot width from the side lot line or
22 60 feet.

23 ~~3.4.~~ May be located in the required front yard on double-frontage lots where at least one
24 frontage is along a major street in R-1, R-2, and R-3, provided such accessory buildings:

- 1 i. Shall not occupy any portion of any required front yard along the local street.
- 2 ii. Shall not be closer than two feet to the side lot line, closer than two feet to the front lot
- 3 line along the major street, or closer than two feet to an area specified as a building line district.
- 4 iii. Shall not occupy any portion of the required front yard along any major street except
- 5 when a landscape screen is located along all front lot lines of such lot adjacent to any major street
- 6 in conformance with the "Design Standards for Screening and Landscaping" adopted by the City
- 7 of Lincoln.
- 8 iv. Shall not have direct vehicular access from any major street along any major street
- 9 frontage in the block.
- 10 v. Shall not occupy more than 100 square feet for buildings and 600 square feet for
- 11 structures of the required front yard along the major street.
- 12 vi. Shall not exceed fifteen feet in height and any accessory building or portion thereof within
- 13 twenty feet of the front lot line along the major street shall not exceed eight feet in height.

14 4.5. Accessory buildings in the AG ~~and AGR~~ districts are not permitted in the side yard unless
15 also located in the rear yard.

- 16 d. Maximum and expanded maximum cumulative allowable floor area for all accessory buildings on
- 17 single family or two family residential lots or tracts in AG, AGR, and R-1 to R-8 zoning districts:
 - 18 1. The maximum and the expanded maximum cumulative allowable floor area for all accessory
 - 19 buildings are as set out in Table 27.72.120(d) below. The applicable maximum cumulative allowable
 - 20 floor area may be increased up to the expanded maximum allowable floor area as provided in Table
 - 21 27.72.120(d) Notes *1-4 below:

Table 27.72.120(d)
Maximum and Expanded Maximum* Cumulative Allowable Floor Area for Accessory Buildings
on Single Family or Two Family Residential Lots or Tracts

*#Expanded Maximum only applies in accordance with the applicable Note *# below (e.g. *1)

		Lot or Tract Size				
		less than 7,500 sq. ft.	7,500 sq. ft. to less than 20,000 sq. ft.	20,000 sq. ft. to less than 1 acre	1 acre or more	
R1- R-8 Accessory Building sq. ft.	Maximum	1,000	1,500	2,000	2,000	
	Expanded Maximum	1,500*1	3,000*2	3,000*2	5,000*3	
		less than 1 acre	1 acre to less than 2 acres	2 acres to less than 4 acres	4 acres to less than 10 acres	10 acres or more
AGR Accessory Building sq. ft.	Maximum	2,000	2,000	2,000	2,000	2,000
	Expanded Maximum	3,000*2	6,000*4	8,000*4	20,000*4	No maximum*4
AG Accessory Building sq. ft.	Maximum	2,000	2,000	2,000	2,000	No maximum
	Expanded Maximum	3,000*2	6,000*4	8,000*4	20,000*4	

Notes:

*1. In the R-1 to R-8 zoning districts, for lots or tracts less than 7,500 square feet in size, the maximum cumulative floor area square footage of all accessory buildings may be increased up to the above expanded maximum square feet provided:

- i. Total floor area square footage for all accessory buildings does not exceed the total square footage, excluding basement, of the main building.
- ii. The total floor area square footage for all accessory buildings does not exceed a cumulative total of 500 square feet in the side, rear, and front yard setbacks.

*2. In the R-1 to R-8 zoning districts for lots or tracts 7,500 square feet to less than 1 acre in size, and in AG and AGR zoning districts for lots or tracts less than 1 acre in size, the maximum cumulative square footage for all accessory buildings may be increased up to the above expanded maximum square feet provided:

- i. The total floor area square footage for all accessory buildings shall not exceed the total floor area square footage, excluding basement, of the main building.
- ii. The total floor area square footage for all accessory buildings does not exceed a cumulative 250 square feet in the side, rear, and front yard setbacks.
- iii. Any individual accessory building with a floor area of over 250 square feet in area must be located outside of the side, rear, and front yard setbacks.

*3. In the R-1 to R-8 zoning districts, for lots or tracts of 1 acre or larger in size, the maximum cumulative floor area square footage for all accessory buildings may be increased up to the above expanded maximum square feet provided:

- i. The total floor area square footage for all accessory buildings does not exceed a cumulative total of 250 square feet in the side, rear, and front yard setbacks.
- ii. Any individual accessory building with over 250 square feet of floor area must be located outside of the side, rear, and front yard setbacks.

*4. In the AG zoning district for lots and tracts 1 acre to less than 10 acres, and in the AGR zoning district for lots or tracts 1 acre or greater, the maximum cumulative floor area square footage for all accessory buildings may be increased to the above expanded maximum square feet provided that the total floor area square footage of all accessory buildings does not exceed a cumulative total of 2,000 square feet in the rear setbacks.

5. Breezeways: The space between the garage wall and the dwelling that is covered shall be calculated and counted as floor area for the purpose of this section. Provided that the first 625 square feet of floor area under said breezeway shall not be counted toward the maximum or expanded maximum cumulative allowable floor area as set out in Table 27.72.120(d).

6. Patios, decks, and porches (covered or uncovered) that are unenclosed and attached to the dwelling shall not be counted as floor area and shall not be counted toward the maximum or expanded maximum cumulative allowable floor area as set out in Table 27.72.120(d).

- 1 e. Attached and detached accessory buildings having a conditioned area shall comply with the applicable
- 2 height restrictions and setback requirements of the main building.
- 3 f. Accessory buildings on outlots, where allowed, shall maintain a minimum six foot (6') setback from all
- 4 property lines.

1 Section 2. That Section 27.72.120 of the Lincoln Municipal Code as hitherto existing
2 be and the same is hereby repealed.

3 Section 3. This ordinance shall be published, within fifteen days after the passage
4 hereof, in one issue of a daily or weekly newspaper of general circulation in the City, or posted on
5 the official bulletin board of the City, located on the wall across from the City Clerk’s office at
6 555 S. 10th Street, in lieu and in place of the foregoing newspaper publication with notice of
7 passage and such posting to be given by publication one time in the official newspaper by the City
8 Clerk. This ordinance shall take effect and be in force from and after its passage and publication
9 or after its posting and notice of such posting given by publication as herein and in the City Charter
10 provided.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2026: _____ Mayor

Anthony M. Aerts
Sheila A. Bentzen
Kurth A. Brashear ♦
Amber R. Buskness
Timothy F. Clare
Sam D. Colwell
Aden J. Davis
Abbie L. DeWitte
Timothy R. Engler
Mark A. Fahleson
Spencer R. Hartman
Mark A. Hunzeker
Ramzi J. Hynek
Isabella M. Jacobsen
Robert S. Keith II ±
Troy S. Kirk
Elizabeth A. Leise
Jane F. Langan Mach
Nicole A. Miller ◊
Timothy L. Moll ±
Benjamin E. Moore
Jeffrey Owusu-Ansah
Tara Tesmer Paulson
Andrew S. Pollock
Ann K. Post
Adam J. Prochaska ^
Mark R. Richardson
Julie A. Schumacher
Alan D. Slattery
Weston R. Svoboda
Ryan M. Swaroff
Peter C. Wegman

February 23, 2026

David Cary
Planning and Development Services Department
555 S 10th Street
Lincoln, NE 68508

RE: Application for Zoning Ordinance Text Amendment

Dear David:

Attached is an application for an amendment to the text of the zoning ordinance. The purpose of the amendment is to allow for construction of accessory buildings in the side yard of the AGR district if the accessory building is at least 60 feet from the front lot line. All other zoning districts except R-T, B-5, I-1, and I-3 currently permit accessory buildings within the required side yard if located at least 60 feet from the front lot line and at least 2 feet from the side lot line. This change would require a minimum 5 foot setback for such buildings in the AGR district.

As you know, the AGR district requires a minimum lot size of three acres, so the construction of an accessory building in the required side yard is unlikely to cause any adverse impact on abutting property, and the requirement of a 5 foot minimum setback for the accessory structure would provide a minimum of 10 feet between accessory buildings on abutting lots.

I have discussed this with Steve Henrichsen, and received an email from George Wesselhoft indicating the staff will have no objection to this change. Please let me know if there are any questions about this application.

Sincerely,

Mark A. Hunzeker
mhunzeker@remboltlawfirm.com

± also admitted in Iowa
^ also admitted in Kansas
♦ also admitted in South Dakota
◊ also admitted in Texas

PROPOSED AMENDMENT TO LMC SECTION 27.72.120

27.72.120 Accessory Buildings.

c. Accessory buildings which are not a part of the main building:

1. May, if located not less than sixty feet from the front lot line, extend into the required side yard though not closer than two feet to the side lot line in the R-1 through R-8, O-1*, O-2, O-3, B-1*, B-3*, B-4, all H, and the I-2 zoning districts, provided that such accessory buildings shall not be more than fifteen feet in height. In the AGR zoning district, such accessory building shall not be closer than five feet to the side lot line.