

**LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT**

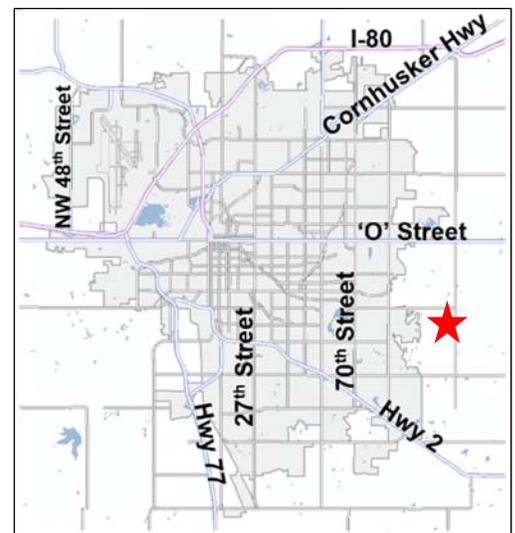
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Special Permit #1968A	FINAL ACTION? Yes	DEVELOPER/OWNER Carrol C. Ketelhut Irrevocable Trust
PLANNING COMMISSION HEARING DATE August 15, 2018	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION S. 112 <sup>th</sup> St. and Pioneers Blvd.

**RECOMMENDATION: CONDITIONAL APPROVAL**

**BRIEF SUMMARY OF REQUEST**

This is a request to amend the Pioneer Ridge Community Unit Plan to revise the lot layout to show 4 lots and 5 outlots with build through. The lots will be served by individual wells and waste water systems.



**JUSTIFICATION FOR RECOMMENDATION**

This proposal meets the requirements of an AG Community Unit Plan with build-through. It preserves open space meeting the goals of development in the agricultural area of the County. The waivers to setbacks are typical for subdivisions that have build-through.

**APPLICATION CONTACT**

Danay Kalkowski, 402-435-6000  
[danay@sk-law.com](mailto:danay@sk-law.com)

**STAFF CONTACT**

Tom Cajka, (402) 441-5662 or  
[tcajka@lincoln.ne.gov](mailto:tcajka@lincoln.ne.gov)

**COMPATIBILITY WITH THE COMPREHENSIVE PLAN**

The special permit for a Community Unit Plan is in conformance with the 2040 Comprehensive Plan. The development of smaller lots while preserving open space is a goal of the Comprehensive Plan. The build-through is good for future urbanization and development of the area.

**WAIVERS**

1. Lots without street frontage. (Recommend Approval)
2. Storm Water Detention (Recommend Approval)
3. Storm Water Quality (Recommend Approval)
4. Provide a water well report (Recommend Approval)
5. Front, side and rear yard setbacks from the AGR to R-3 setbacks. (Recommend Approval)

## KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - this site is shown as Agricultural on the 2040 Lincoln Area Future Land Use Plan.

P. 1.2 - Lincoln and Lancaster County: One Community Vision Statements:

- An important relationship exists between the urban, rural, and natural landscapes. Urban and rural development maximize the use of land in order to preserve agriculture and natural resources.
- Policies of managing urban growth, maintaining an "edge" between urban and rural land uses, and preserving prime agricultural land form a distinctive and attractive built environment for Lincoln and Lancaster County.

P. 2.7- Acknowledge the fundamental "Right to Farm." Preserve areas throughout the county for agricultural production by designating areas for rural residential development – thus limiting potential conflicts between farms and acreages.

P 2.7- Ensure that acreage and rural development preserve and protect environmentally sensitive areas, and maximize the preservation of our nonrenewable resources, such as land and fossil fuels.

P. 7.12- LPlan 2040 supports the preservation of land in the bulk of the County for agricultural land and natural resource purposes. However it recognizes that some parts of the County are in transition from predominantly agricultural uses to a mix that includes more residential uses.

P. 7.12- All proposals for acreages should be evaluated based on factors such as paved roads, adequate water quality and quantity, soil conditions for on-site wastewater management, availability of emergency services, agricultural productivity, land parcelization, the pattern of existing acreages, and plans for future urban development.

P. 7.12- Grouping acreages together in specific areas will limit the areas of potential conflict between farms and acreages. It also may enable services to be provided more efficiently, by reducing the amount of paved routes, reducing the number and distance of school bus routes, and taking advantage of more effective rural water district service.

P. 7.12- Clustering lots in one portion of a development site, while preserving both farmland and environmental resources on the remainder, should continue to be encouraged in agriculturally-zoned areas.

A considerable supply of acreage lots has been platted in recent years in this manner.

P. 7.13- Many families are not well-informed of all the implications of rural living before they make that lifestyle choice. This includes an understanding of the state's "right to Farm" law, which protects farmers from nuisance claims when conducting normal agricultural practices, and an understanding of the difference between urban and rural public services.

## ANALYSIS

1. This is a request to amend the Pioneer Ridge Community Unit Plan (CUP) for 4 single family lots and 5 outlots. The new CUP is required to have Build-Through.
2. The CUP was approved in March 2003, prior to Build-Through, for 7 single family lots. After the CUP was approved the property owner decided to split the 140 acres into seven 20 acre lots, not following the approved CUP. This resulted in the lots being unbuildable for not being in conformance with the CUP and 3 of the lots have no street frontage. Two of the seven lots have houses on them. These two lots were in the original CUP, but are not included in this CUP as they have houses built on them.
3. Build-Through requires the applicant to show how the acreage lots can be converted into smaller urban lots after annexation by the City. The site plan is required to show building envelopes for the acreage lots. A house must be

placed within one of the building envelopes.

4. This area is shown in Tier II in the 2040 Comprehensive Plan. Tier II is an area where extension of City services could reach beyond the Plan's 2040 year time horizon to 2060 and further.
5. Each lot will have individual water wells. The applicant has requested a waiver to providing a water well report. The subdivision ordinance requires if individual water wells will be used, a report on the data and quantity of water in the area shall be submitted. Special Permit #1968 was approved for 7 lots with individual wells. This waiver is acceptable based on the lots being previously approved for individual wells. Lincoln-Lancaster County Health Department did not object to this waiver.
6. Each lot will have individual wastewater treatment systems. The proposed lots meet LLCHD requirements for the installation of either a standard septic system if percolation test results are acceptable or onsite wastewater lagoons.
7. The applicant has requested a waiver to a storm water plan and detention. Due to the amount of open space Public Works Watershed Management does not object to this waiver.
8. The applicant has requested a waiver to street frontage. Each lot will take access to a common access easement utilizing an existing drive way. The existing drive is inside a 60' wide access easement. When the lots subdivide to urban size lots in the future the access easement will be converted to a street. The waiver is acceptable due to the drive only serving 3 lots.
9. The applicant has requested a waiver to front, side and rear yard setbacks. Section 27.65.020 (a) allows a CUP in the AG District with build-through to use the AGR District setbacks. This waiver is to reduce the setbacks from AGR to R-3 setbacks. The proposed setbacks are the same as the R-3 District and appropriate for developments with build-thru.

**CONDITIONS OF APPROVAL:** See attached.

**EXISTING LAND USE & ZONING:** AG- Agricultural                      Undeveloped/ farm ground

**SURROUNDING LAND USE & ZONING**

North:	AG-Agricultural	Farm ground
South:	AG-Agricultural	Farm ground
East:	AG-Agricultural	Farm ground and three single family dwellings
West:	AG-Agricultural	Farm ground and acreage lots.

**APPLICATION HISTORY**

March 17, 2003 Special Permit 1998 for a Community Unit Plan was approved by the City Council.

**APPROXIMATE LAND AREA:** 97.22 acres, more or less

**LEGAL DESCRIPTION:** Lots 33,35,36,37 and 39 all irregular tracts located in the NE ¼ of Section 12, Township 9 North, Range 7 East, Lancaster County, NE

Prepared by

\_\_\_\_\_  
Tom Cajka, Planner

Date: August 2, 2018

Applicant: Carrol C. Ketelhut Irrevocable Trust  
3901 Firethorn Court  
Lincoln, NE 68520  
cheier@aol.com

Contact: Danay Kalkowski  
1128 Lincoln Mall, Suite 105  
Lincoln, NE 68508  
402-435-6000  
danay@sk-law.com

Owner: Same as applicant

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## CONDITIONS OF APPROVAL - SPECIAL PERMIT #1968A

Per Section 27.63.320 this approval permits a Community Unit Plan for 4 dwelling units with waivers to lot frontage, storm water detention, storm water quality, a water well report and setbacks from AGR to R-3 requirements. This special permit voids and supercedes Special Permit 1968.

### Site Specific Conditions:

1. Before a 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 3 copies with all required revisions and documents as listed below:
  - 1.1 Show the minimum flood corridor.
  - 1.2 Show the limits of the floodplain
  - 1.3 Show a common access easement across Outlot A over the existing drive to Lot 1.
  - 1.4 Change the use of all outlots to "For Future Urban Development."
  - 1.5 Identify tree masses to remain on site.
  - 1.6 Show a common access easement over Outlot A from Lot 1 to future S. 104<sup>th</sup> St.
  - 1.7 In Note #5 delete Lots 2-4, change Outlot E to Outlot F and change "annexed" to "until Outlot A is developed."
  - 1.8 In Note #8 change "access drives each" to "access drives to Outlot F each."
  - 1.9 Add to the waivers; front, side and rear yard setbacks, storm water detention, water well report, and storm water quality.
  - 1.10 Delete the 10' utility easement along the east side of Outlot F and along the east side of Lots 2C, 3C and 4C.
  - 1.11 Remove the future northern east-west street from connecting to S. 112<sup>th</sup> Street. This would not meet Access Management Policy.
  - 1.12 Show future sanitary sewer for Lots 1-4.
  - 1.13 Revise future urban layout for Outlot A so that no lots are within the minimum flood corridor.
  - 1.14 Add the note, "This CUP will not increase runoff for the 2, 10 and 100 year events."
  - 1.15 Revise waiver 2 to be for Storm water detention.
  - 1.16 On Sheet 2 add a note that future build out will meet stormwater requirements.
  - 1.17 Show minimum opening elevations for Lots 1A, 1B, 1C, 4A, 4B, and 4C.
  - 1.18 Make the following corrections per the County Engineer;
    - a. The two, 10'x60' easements recorded in instrument #2001-035409 along the north line of proposed Outlot 'E' appear to not be shown correctly. Per easement description, the two easements would be within the 60' proposed right-of-way dedication. Also, the easements should be noted as "Permanent Drainage Easement".
    - b. There is an existing 20' wide ingress and egress easement (inst. #2016017006) which should be shown and noted. Also, may need to address the release of easement when platted.

- c. Show approximate dimension of the west line of Outlot 'E'.
- d. Need to label the "Point of Beginning" on the drawing. Also, need to set NW boundary corner at this point.
- e. The R.O.W. dedication note on the drawing along Pioneers Blvd. and S. 112th Street should be revised to read 10' Right-of-way to be dedicated and 60' Right-of-way to be dedicated, respectively.
- f. Label the existing right-of-way widths along Pioneers Boulevard and along S. 112th Street.
- g. Show bearing and distances along section line to monuments west and south of the NE corner of the NE ¼ of Section 12, T9N, R7E.
- h. Need to show method of establishment for the boundary corners set at the SW & SE corners of lot 39 irregular tracts. (supporting monuments and measurements)
- i. On the drawing, identify the circular segments shown along the west side of the 60' common access easement.
- j. General Note #8 should be revised to limit the Build-Thru Lots to have only one (1) access drive each.
- k. In the legal description regarding the 6th line course after the POB, revise point call after, "to the southeast corner of lot 35 irregular tract" to read, said point also being the S 1/16 corner, NE ¼ of section 12., Etc....

2. Before a final plat is approved provide the following documents to the Planning Department:

- 2.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

3. 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 land preparation and grading, sediment and erosions control measures, drainageway improvements, 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 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 submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

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

to complete the public and private improvements shown on the *Community Unit Plan*.

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 private improvements in good order and condition and state of repair including the routine and reasonable preventive maintenance of the private improvements on a permanent and continuous basis.

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 inform all purchasers and users of land is located within the 100 year floodplain that the grading of the lots and outlots within the 100 year floodplain shall be in conformance with the approved grading plan or as amended by the Director of Planning. The volume of fill material brought into each lot and outlot from outside the floodplain shall not exceed that shown on the approved grading plan accompanying the preliminary plat.

to protect the trees that are indicated to remain during construction and development

to relinquish the right of direct vehicular access to Pioneers Blvd. except for Outlot F and Lot 1.

to notify all potential purchasers of lots .... that said lots are subject to future subdivision and additional future urban residential development as shown on the final plat when (a) the sanitary sewer and water mains have been extended to serve the final plat; (b) the Lots have been annexed; and (c) the Lots have been rezoned to a district allowing for higher urban density.

to notify all potential purchasers of lots that Outlots A, B, C and D shown and identified on the final plat as "Reserved for Future Urban Development" is subject to future urban residential development when (a) the sanitary sewer and water mains have been extended to serve the final plat; (b) the Outlot has been annexed; and c) the Outlot has been rezoned to a district allowing for higher urban density.

to install water mains to serve Lots 1-4 at Permittees own cost and expense within twelve (12) months following annexation of said Lots into the City of Lincoln, unless a water district is created by the City Council for the water mains and water mains are finally ordered constructed within six (6) months following said annexation

to install all other infrastructure for conversion of Outlot A, B, C and D at Permittee's own cost and expense when said Lots are replatted as buildable lots unless a special improvement district is created by the City Council for the installation of infrastructure improvements and the improvements are finally ordered constructed. Permittee understands that a special assessment district for the installation of a local public street and for the installation of public ornamental lights may not be finally ordered constructed by the City Council until a petition signed by the owners of record title, representing a majority of feet frontage of property directly abutting upon the street or streets to be improved shall be presented and filed with the City Clerk petitioning therefor. Permittee agrees that in the event a street or streets within the final plat are embraced within a street paving district, and/or ornamental lighting district, Permittee shall, within thirty (30) days following creation of the district, petition the City Council to order the final construction of said street paving and/or ornamental lighting.

in the event any infrastructure improvements including but not limited to water mains, street paving, sidewalks, street trees, stormwater and ornamental street lights are ordered constructed pursuant to a special assessment district Permittee (1) agrees and consents that the cost thereof shall be assessed and levied together with assessment and equalization costs, against the benefitted properties in Pioneer Ridge Estates First Addition, waiving all objections to the sufficiency of the petitions therefor, to the proceedings creating said districts, to the making of the assessments and to the equalization thereof; and (2) agrees to pay to the City of Lincoln said costs as thus assessed and levied against said property.

to and hereby waives, as against the City of Lincoln, any and all damages and any claim or right of action for any and all damages, of every nature, which may accrue to Permittee, or which may result to Permittee's property or interest therein, by reason of said infrastructure improvements or the construction thereof.

not to protest annexation of the property within Pioneer Ridge First Addition into the City of Lincoln.

that the obligations of Permittee as subdivider under a BTA Subdivision Agreement shall constitute a covenant running with the land and shall be binding on Permittee and Permittees, administrators, successors and assigns.

**Standard Conditions:**

4. The following conditions are applicable to all requests:
  - 4.1 Before occupying the dwelling units all development and construction shall substantially comply with the approved plans.
  - 4.2 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.
  - 4.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
  - 4.4 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.



2018 aerial

**Special Permit #: SP1968A**  
**Pioneer Ridge 1st Addition**  
**S 112th St & Pioneers Blvd**

**Zoning:**

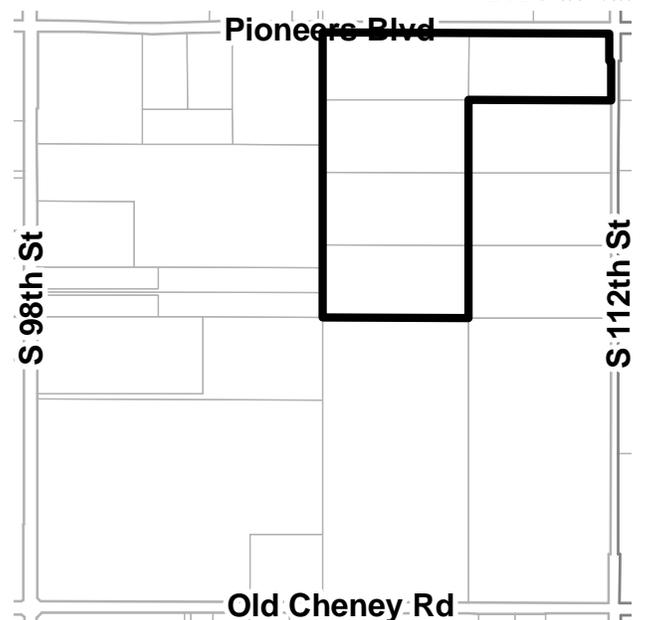
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial 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.12 T09N R07E

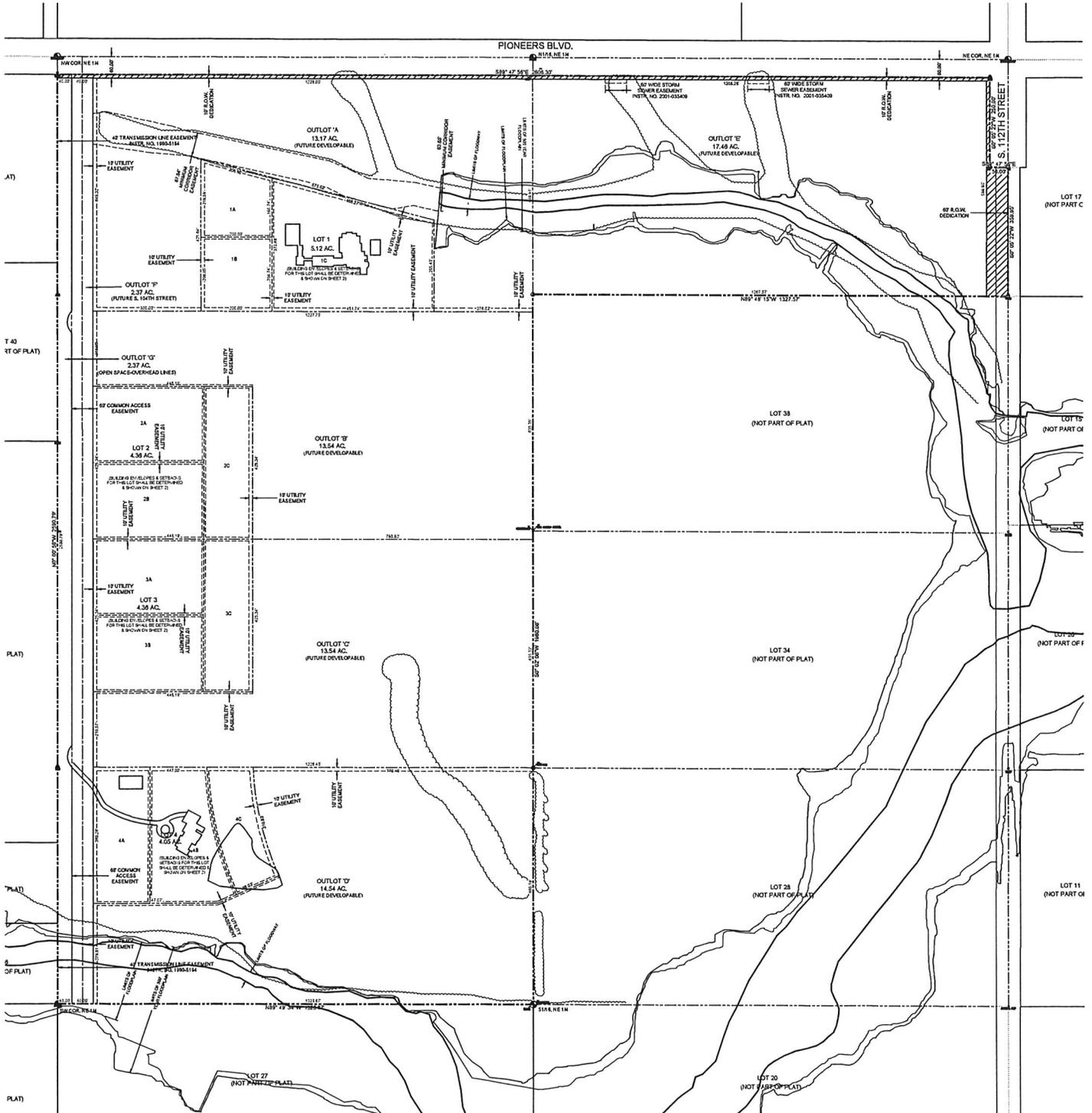
Area of Application

Zoning Jurisdiction Lines

Lancaster County Jurisdiction







## NOTES:

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1. THIS COMMUNITY UNIT PLAN CONTAINS 97.22 ACRES, MORE OR LESS.
2. THIS COMMUNITY UNIT PLAN PERMITS 4 SINGLE FAMILY LOTS.
3. THE DEVELOPER PROPOSES THE USE INDIVIDUAL WELLS FOR WATER SUPPLY.
4. THE DEVELOPER PROPOSES THE USE OF EITHER INDIVIDUAL WASTE WATER SYSTEMS OR COMMUNITY WASTE WATER SYSTEMS AS PERMITTED BY THE LANCASTER COUNTY DEPARTMENT OF HEALTH.
5. DIRECT VEHICULAR ACCESS TO PIONEERS BLVD FOR LOTS 2-4 IS HEREBY RELINQUISHED EXCEPT VIA OUTLOT 'E'. LOT 1 MAY MAINTAIN DIRECT DRIVEWAY ACCESS TO PIONEERS BLVD UNTIL OUTLOT 'A' IS ANNEXED.
6. ALL TOPOGRAPHIC CONTOURS ARE AT NAVD 88 DATUM.
7. SETBACKS FOR BUILD-THRU LOTS FOR LOTS 1-4 SHALL BE AS SHOWN.
8. THE INTERIOR BUILD-THRU LOTS ARE LIMITED TO NO MORE THAT TWO (2) ACCESS DRIVES EACH.





SEACREST & KALKOWSKI, PC, LLO

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

August 2, 2018

**HAND DELIVERY**

David Cary, Director  
Planning Department  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

RE: Amendment to Special Permit No. 1968 – Pioneer Ridge Community Unit Plan

Dear David:

Below is an updated list of waivers requested by the Carrol C. Ketelhut Irrevocable Trust for the above referenced application:

1. Waiver to allow lots to be platted without street frontage.
2. Waiver to allow the Community Unit Plan to not include stormwater detention.
3. Waiver to allow the Community Unit Plan to not include stormwater quality.
4. Waiver to allow the Community Unit Plan to not include a water well report.
5. Waiver to reduce the front, side and rear yard setbacks as shown on the Plans.

If you have any questions regarding the enclosed or need any additional information, please feel free to contact me or Mike Eckert at Civil Design Group.

Very truly yours,

DANAY KALKOWSKI

For the Firm



SEACREST & KALKOWSKI, PC, LLO

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

July 17, 2018

**HAND DELIVERY**

David Cary, Director  
Planning Department  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

RE: Amendment to Special Permit No. 1968 – Pioneer Ridge Community Unit Plan

Dear David:

Our office represents the Carrol C. Ketelhut Irrevocable Trust (the “Trust”). The Trust is the owner of Lots 33, 35, 36 and 39, Irregular Tracts located in Section 12, Township 9 North, Range 7 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska, containing approximately 80 acres located south of Pioneers Boulevard and west of South 112<sup>th</sup> Street (the “Trust Property”). The Trust Property, along with Lot 37, Irregular Tract located in Section 12, Township 9 North, Range 7 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska, owned by Erich and Rebecca Hohl (collectively the “Property”) are zoned AG and subject to Special Permit No. 1968 which was approved in 2003, but never implemented by the property owners.

The Trust desires to amend Special Permit No. 1968 to approve a new site plan for the Community Unit Plan on the Property (the “Amendment”) which includes a build through layout. The Amendment also removes Lots 34 and 38, Irregular Tracts located in Section 12, Township 9 North, Range 7 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska, from Special Permit No. 1968. While these two twenty acre lots were originally included within Special Permit No. 1968, they were issued building permits and have buildings constructed upon them.

Enclosed please find a City of Lincoln Application Form and a check in the amount of \$4,283 for the application fee. Jill Schuerman at Civil Design Group is the ProjectDox Contact for this project. The Trust is requesting the following waivers:

1. Waiver to the design standards in L.M.C. § 26.23.140(g) to allow lots to be platted without access to public right of way. This waiver will permit the existing driveway to serve as the access road for the buildable lots. An outlot will be shown on the

plans to accommodate the future dedication of right of way for a public street when the property is urbanized.

2. Waiver to L.M.C. § 27.65.075(c)(3) to allow the form of the Community Unit Plan to not include a master stormwater management plan and road profiles.

We have met and conferred with staff multiple times on this Amendment. We appreciate their comments and feedback, and willingness to work on revisions to this Special Permit that will accommodate multiple owners and changed circumstances.

If you have any questions regarding the enclosed or need any additional information, please feel free to contact me or Jill.

Very truly yours,



DANAY KALKOWSKI  
For the Firm

Enclosures

cc: Connie Heier  
Patricia Slaughter  
Erich and Rebecca Hohl



SEACREST & KALKOWSKI, PC, LLO

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

July 27, 2018

Neighboring Property Owners

RE: Notice of Neighborhood Meeting

Dear Neighbor:

Our office represents the Carrol C. Ketelhut Irrevocable Trust (the "Trust") who owns approximately 80 acres of land south of Pioneers Boulevard and west of 112<sup>th</sup> Street ("Trust Property"). The Trust has submitted an application for an amendment to Special Permit No. 1968 that includes the Trust Property and an additional 20 acres of neighboring property, to permit the platting of four buildable lots surrounded by nonbuildable outlots reserved for future development. This area is zoned AG and is within the City of Lincoln's three mile zoning jurisdiction. Consequently, the amendment is required to include a plan sheet that shows a potential layout for urban development of the Property in the future. This application does not approve any urban development. It simply shows how such development could be accommodated in the future when urban services have been extended to the area. Enclosed is a copy of the Special Permit Site Plan showing the four buildable lots and surrounding outlots. Also enclosed is a copy of the Build Thru Site Plan that shows a potential future urban layout.

We would like to invite you to an informational meeting regarding the proposed application on **Tuesday, August 7, 2018 at 6:00 p.m. at Sheridan Lutheran Church, 6955 Old Cheney Road, Lincoln, Nebraska in Room 646. Please enter through Door No. 4.** If you have any questions prior to or are unable to attend the meeting, please feel free to contact me at (402) 435-6000 or [danay@sk-law.com](mailto:danay@sk-law.com). We look forward to seeing you at the meeting.

Very truly yours,

DANAY KALKOWSKI

For the Firm

Enclosures

cc via email (w/ encl.): Tom Cajka, Planning Department

