

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

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

APPLICATION NUMBER Annexation #20003 and Change of Zone #07063E	FINAL ACTION? No	DEVELOPER/OWNER Ringneck Development, LLC
PLANNING COMMISSION HEARING DATE February 19, 2020	RELATED APPLICATIONS Annexation #19011 and Change of Zone #07063D	PROPERTY LOCATION NW 48 <sup>th</sup> and W. Holdrege Streets

**RECOMMENDATIONS: CONDITIONAL APPROVAL - ANNEXATION AND CHANGE OF ZONE**

**BRIEF SUMMARY OF REQUEST**

This is a combined staff report for an annexation and change of zone for the I-80 West Lincoln Business Center Planned Unit Development (PUD).

The proposed annexation and change of zone include portions of several tracts located south of W. Holdrege Street between NW 48<sup>th</sup> and NW 56<sup>th</sup> Street. A change of zone is requested from AG Agriculture District and H-3 Highway Commercial District PUD to R-3 Residential District PUD for the future Lincoln Public Schools (LPS) school site. A future commercial area for up to 401,000 square feet of floor area is shown south of W. Vine Street. Site and grading information have been provided.

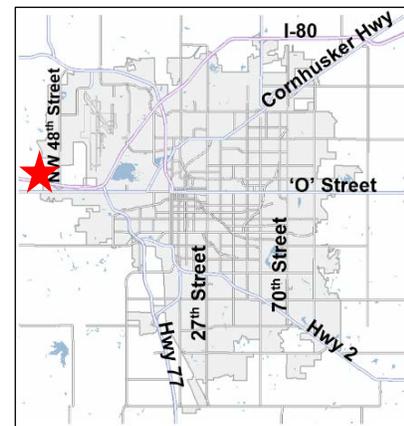
Related items Annexation #19011 and Change of Zone #07063D were submitted separately for the remaining residential area north of W. Holdrege Street within the same PUD.

**JUSTIFICATION FOR RECOMMENDATION**

This property is contiguous to the City limits on the north and east. It is located in the Tier I, Priority A Growth Area. The proposed zoning is appropriate based on the Future Land Use Map in the Comprehensive Plan. The proposed land uses generally match the Future Land Use Map and the school site would be changed to a public designation with the update of the Comprehensive Plan.

**COMPATIBILITY WITH THE COMPREHENSIVE PLAN**

The requested annexation and change of zone are consistent with the 2040 Comprehensive Plan, which identifies future urban density residential and commercial land uses and classifies this site within Growth Tier I, Priority A. Priority A includes areas that are not yet annexed but which have approved preliminary plans such as PUDs. Priority A serves as the "future urban area" for purposes of annexation per state statute.



**APPLICATION CONTACT**

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**STAFF CONTACT**

Rachel Jones, (402) 441-7603 or [rjones@lincoln.ne.gov](mailto:rjones@lincoln.ne.gov)

## KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - this site is shown as future urban residential and commercial on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 - Urban Residential. Multi-family and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre.

P. 12.4 - Commercial. Areas of retail, office, service and residential mixed uses. Commercial uses may vary widely in their intensity of use and impact. Individual areas designated as commercial in the land use plan may not be appropriate for every commercial zoning district.

Pg. 1.10 - This site is shown in Tier I, Priority A on the Growth Tier Map.

The ANNEXATION POLICY- page 12.14-12.15 of the 2040 Comprehensive Plan.

Annexation policy is a potentially powerful means for achieving many of the goals embodied in the Plan's Vision. Annexation is a necessary and vitally important part of the future growth and health of Lincoln. The annexation policies of the City of Lincoln include but are not limited to the following:

The provision of municipal services must coincide with the jurisdictional boundaries of the City - in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary sewer services) beyond the corporate limits of the City.

The extension of water and sanitary sewer services should be predicated upon annexation of the area by the City. City annexation must occur before any property is provided with water, sanitary sewer, or other potential City services.

The areas within Tier I Priority A that are not annexed serve as the future urban area for purposes of annexation per state statute and are appropriate for immediate annexation upon final plat. These areas have approved preliminary plans.

Annexation generally implies the opportunity to access all City services within a reasonable period of time. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area. The annexation of large projects may be done in phases as development proceeds.

The character of existing residential areas should be respected as much as possible during the annexation process. When low density "acreage" areas are proposed for annexation due to the City's annexation policy, additional steps should be taken to ease the transition as much as possible, such as public meetings, advance notice and written explanation of changes as a result of annexation. In general, many aspects of acreage life may remain unchanged, such as zoning or covenants. However, any annexation of existing residential areas will include some costs which must be the responsibility of property owners.

Annexation to facilitate the installation of improvements and/or possible assessment districts is appropriate if it is consistent with the annexation policies of the Plan listed above.

Plans for the provision of services within the areas considered for annexation shall be carefully coordinated with the Capital Improvements Program of the City and the County.

## ANALYSIS

1. The I-80 West Lincoln Business Center PUD is generally located between NW 48<sup>th</sup> and NW 56<sup>th</sup> Streets on either side of W. Holdrege Street. This request is to annex and rezone a portion of the PUD area south of W. Holdrege Street for a future LPS school site. Details were also provided for a highway commercial area south of the future extension of W. Vine Street.
2. Approval is requested for up to 401,000 square feet of commercial floor area in the H-3 PUD area, and up to 287 dwelling units in the R-3 PUD area south of W. Holdrege Street. The 287 dwelling units establish a conceptual residential density in the area west of the school site for which the details will be finalized at a later time.
3. The annexation area is contiguous to the City limits on the north and east. The current approved PUD shows residential and business uses on these parcels. The proposal is to revise a large area adjacent to NW 48<sup>th</sup> and W. Holdrege Streets to reflect the planned school site, shown extending west up to the drainage way. The area west of the drainage is identified for future residential uses. In addition, details are shown for highway commercial development south of W. Vine Street, but the highway commercial area is not being annexed or re-zoned at this time.
4. No new waivers are being requested. LPS is exempt from the zoning height and lot standards; however, they must still comply with the Airport Zoning height restrictions and floodplain regulations.
5. The following describes the availability of utilities and services in this area:
  - a. Water and sewer are generally available. There is a water main in NW 48<sup>th</sup> Street and wastewater main being constructed along the north-south drainage way, which will drain to the south.
  - b. A conditional zoning and annexation agreement was approved in 2011. An amendment to the agreement will accompany these items at City Council. The updated agreement will address the paving and timing of improving W. Holdrege, NW 48<sup>th</sup>, and NW 56<sup>th</sup> Streets, traffic signals, and cost sharing between the developers. W. Holdrege and NW 56<sup>th</sup> Streets are currently gravel roads and would be built to City standards under the conditions of the agreement. Prior to these applications being scheduled at City Council, the developer is required to sign the revised agreement.
  - c. A future trail is planned on the north side of W. Holdrege Street.
  - d. Emergency Services: The un-annexed area is in the Southwest Rural Fire District. After annexation, fire protection will be provided by Lincoln Fire and Rescue (LFR). There is no necessary reimbursement in order for the city fire department to serve this area after annexation. The nearest Lincoln Fire and Rescue Station is located at NW 36<sup>th</sup> and W. Luke Streets.
6. A public access easement is required to be shown serving the property at the southwest corner of the intersection at NW 48<sup>th</sup> & W. Holdrege Streets (Lot 67 I.T.). Lot 67 is adjacent to the school site but is not participating nor within the PUD boundary. Its future land use is commercial and could one day redevelop from its current use as a single family dwelling. In the event it were developed independently of the PUD, it would not be allowed direct access to either arterial street because of its proximity to the intersection. Therefore, an appropriate public driveway access must be shown through the LPS property from the roundabouts at NW 50<sup>th</sup> and NW 52<sup>nd</sup> Streets.
7. There is still a large amount of approved commercial land nearby to serve this area despite a portion being dedicated for the school site. This PUD contains 70,000 square feet of approved commercial space north of W. Holdrege Street. The Woodside Village PUD northeast of NW 48<sup>th</sup> and Holdrege Streets is approved for 12,000 square feet of commercial floor area. There is also a large commercial area designated on the Future Land Use Map on the east side of NW 48<sup>th</sup> Street.
8. Growth Tier I reflects the "Future Service Limit" where urban services and inclusion in the City limits is anticipated within the 30-year planning period. Tier I includes three Priority Areas for phasing development. Priority A is comprised of undeveloped land within the City limits, as well as areas that are not yet annexed but which have approved preliminary plans such as preliminary plats, use permits, community unit plans, or planned unit developments. Priority A serves as the "future urban area" for purposes of annexation per state statute, and these areas are appropriate for immediate annexation upon final plat approval.

**CONDITIONS OF APPROVAL:** See attached.

**EXISTING LAND USE & ZONING:** Vacant; AG and H-3 PUD

**SURROUNDING LAND USE & ZONING**

North: Single family residential; R-3

South: Agriculture; AG

East: Single family residential, agriculture and vacant; AG

West: Agriculture; AG

**APPROXIMATE LAND AREA:** 71.83 acres - Annexation and Change of Zone from AG to R-3 PUD  
12.19 acres - Change of Zone from H-3 PUD to R-3 PUD

**PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT:** District #4

**LEGAL DESCRIPTIONS:** See attached.

Prepared by

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Rachel Jones, Planner

Date: February 13, 2019

**Applicant:** Mike Preston  
11904 Arbor Street, Suite 200  
Omaha, NE 68144  
(402) 330-2274 or [mpreston@mffi.com](mailto:mpreston@mffi.com)

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(402) 474-6311 or [ebright@olsson.com](mailto:ebright@olsson.com)

**Owner:** Ringneck Development, LLC  
11904 Arbor Street, Suite 200  
Omaha, NE 68144

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## APPLICATION HISTORY

- Jan. 2005 Airport West Subarea Study adopted by City Council. This PUD is within the plan boundaries.
- Feb. 2008 Change of Zone #07063 was recommended for approval by Planning Commission.
- Annexation #07005 was recommended for approval by Planning Commission pending completion of an Annexation Agreement.
- Comprehensive Plan Amendment #07003 was recommended for approval by Planning Commission. The 2010 Comprehensive Plan update made the amendment irrelevant and the application was never heard by the City Council.
- Nov. 2011 Change of Zone #07063 and Annexation #07005 were approved by City Council for approximately 448 dwelling units, 1.5 million square feet of commercial, office, and industrial floor area, and up to 200 hotel/motel rooms. Also included was approval of the I-80 West Lincoln Business Center Conditional Annexation and Zoning Agreement.
- Feb. 2017 Change of Zone #07063A and Annexation #16014 were approved by City Council for approximately 41 dwelling units in the northern portion of the PUD.
- Feb. 2018 Annexation #17023 and Change of Zone #07063B were approved by City Council for approximately 20 acres north and south of W. Holdrege Street.
- Jun. 2018 Annexation #18002 and Change of Zone #07063C was approved by City Council for approximately 33 acres corresponding to a portion of the residential area north of W. Holdrege Street.
- Nov. 2018 Administrative Amendment #18063 to Change of Zone #07063C was approved by the Planning Director to update the lot layout and show details for the multifamily area adjacent to NW 48<sup>th</sup> Street.
- Sept. 2019 Administrative Amendment #19019 to Change of Zone #07063C was approved by the Planning Director to finalize the details for the commercial and residential areas northeast of NW 48<sup>th</sup> & W. Holdrege Streets, and update the airport height permit information.

**CONDITIONS OF APPROVAL - ANNEXATION #20003**

Before the City Council approves the annexation:

The applicant signs an amendment to the Conditional Annexation and Zoning Agreement.

## CONDITIONS OF APPROVAL - CHANGE OF ZONE #07063E

This approval permits a Change of Zone from AG to R-3 PUD over approximately 71.83 acres and from H-3 PUD to R-3 PUD over approximately 12.19 acres and allowing up to 401,000 square feet of commercial floor area in the H-3 PUD area and up to 287 residential dwelling units in the R-3 PUD area south of W. Holdrege Street.

### Site Specific Conditions:

1. The Developer signs an amendment to the Conditional Annexation and Zoning Agreement before the City Council approves the change of zone.
2. The City Council approves associated request:
  - 2.1 Annexation No. 20003
3. Before a final plat is approved, the developer shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 2 copies with all required revisions and documents upon approval of the planned unit development by the City Council.
  - 3.1 Revise the application letter under "Changes of Zone" to read "From AG and H-3 PUD to R-3 PUD".
  - 3.2 To the satisfaction of the Director of Planning and Lincoln Transportation and Utilities, revise the public access easement to provide access and a driveway to Lot 67 I. T., remove the driveway access from the front yard setback, and locate its connection to NW 50<sup>th</sup> Street further south to provide for proper stacking and circulation. In addition, grant access through the school site to the NW 52<sup>nd</sup> Street roundabout so that westbound vehicles on W. Holdrege Street can reach Lot 67 through the one-way school drop-off system. This access is only pertinent if Lincoln Public Schools does not own Lot 67 I.T.
  - 3.3 Show a local public street from W. Vine Street to the south aligning with the west property line of Lot 63 I.T. to be named NW 52nd Street, per the revised Annexation Agreement.
  - 3.4 In the Land Use Table and "\*" note under the table, change "Retail" to the more general "Commercial".
  - 3.5 Update the Land Use Table to reflect the requested 401,000 square feet of commercial floor area.
  - 3.6 Combine General Site Notes 24-46 into the following: "The school site is not subject to a parking requirement or other zoning restrictions, except for Floodplain and Airport Height zoning regulations."
  - 3.7 Delete General Site Note 19 as its information is covered in the Land Use Table.
  - 3.8 Update the associated Development Plan as necessary in accordance with the proposed changes.
  - 3.9 Address the attached comments from Watershed Management.
  - 3.10 Submit an updated traffic study to the satisfaction of the Transportation and Utilities Department.
4. Before receiving building permits, the developer shall provide the following documents to the Planning Department:
  - 4.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the planned unit development has been recorded.

- 4.2 Verification that an avigation and noise easement to the Lincoln Airport Authority on all or that part of the land located within the Airport Environs Noise District has been received by the Lincoln Airport Authority.
5. Before issuance of building permits, final plat(s) shall be approved by the City.

**Standard Conditions:**

6. The following conditions are applicable to all requests:
  - 6.1 Before occupying the dwelling units/buildings all development and construction shall substantially comply with the approved plans.
  - 6.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
  - 6.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
  - 6.4 The terms, conditions, and requirements of the ordinance shall run with the land and be binding upon the developer, its successors and assigns.
  - 6.5 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 therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.
  - 6.6 The site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in full force and effect unless specifically amended by this ordinance.



City of Lincoln/Lancaster County, NE

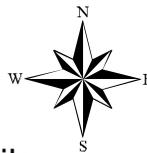
2018 aerial

**Annexation #: AN20003**  
**I-80 West Lincoln Business Center**  
**NW 48th St & W Holdrege St**

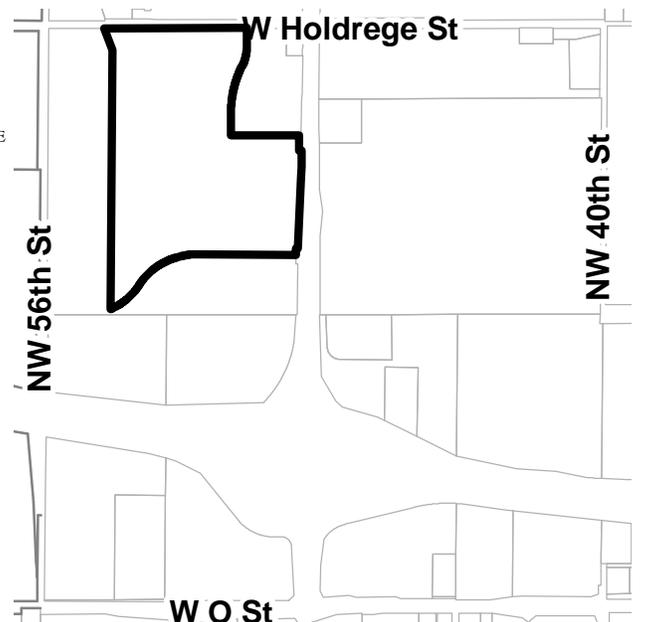
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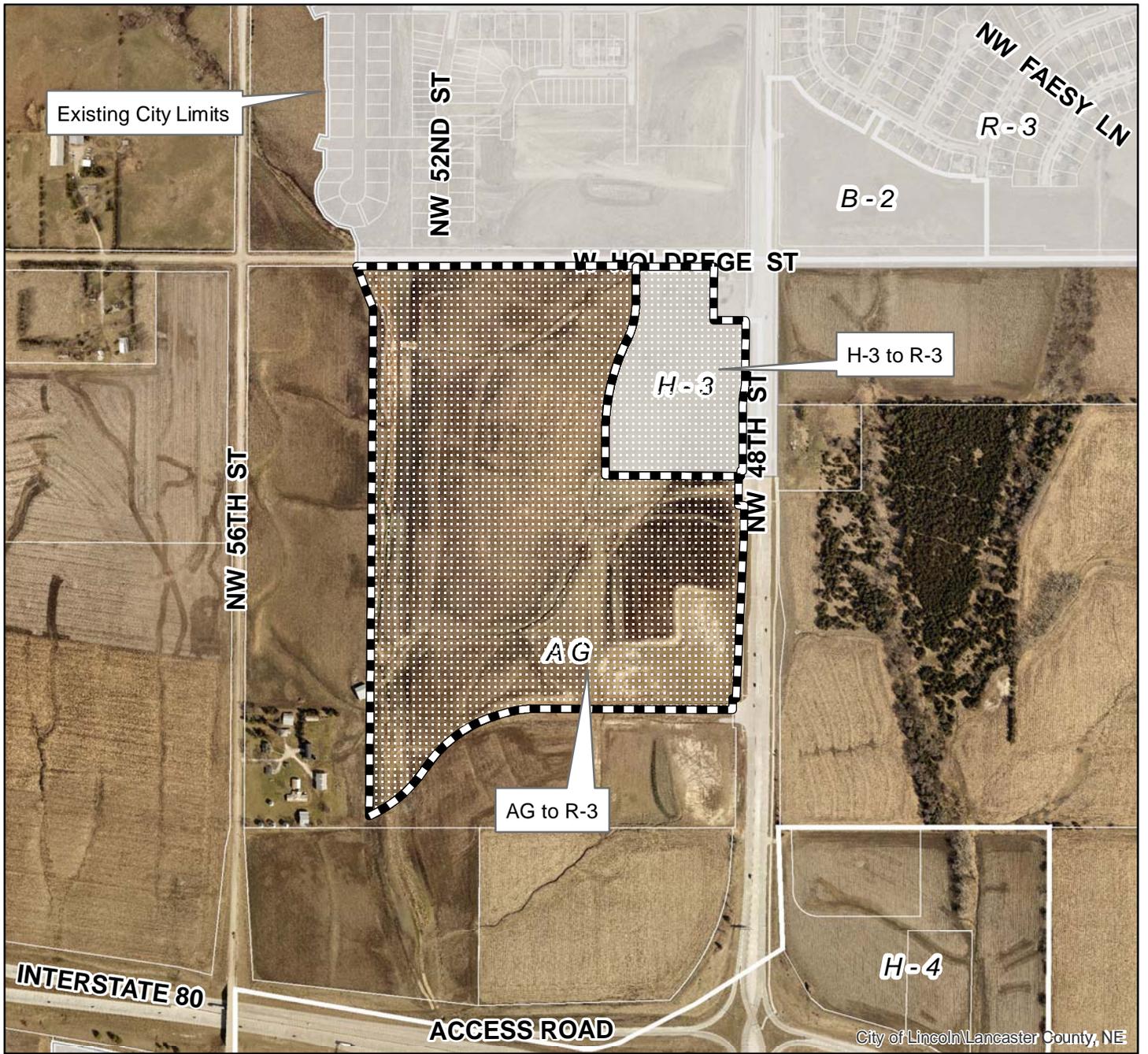
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial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

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One Square Mile:  
 Sec.19 T10N R06E





City of Lincoln Lancaster County, NE

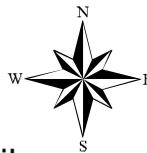
2018 aerial

**Change of Zone #: CZ07063E  
I-80 West Lincoln Business Center  
NW 48th St & W Holdrege St**

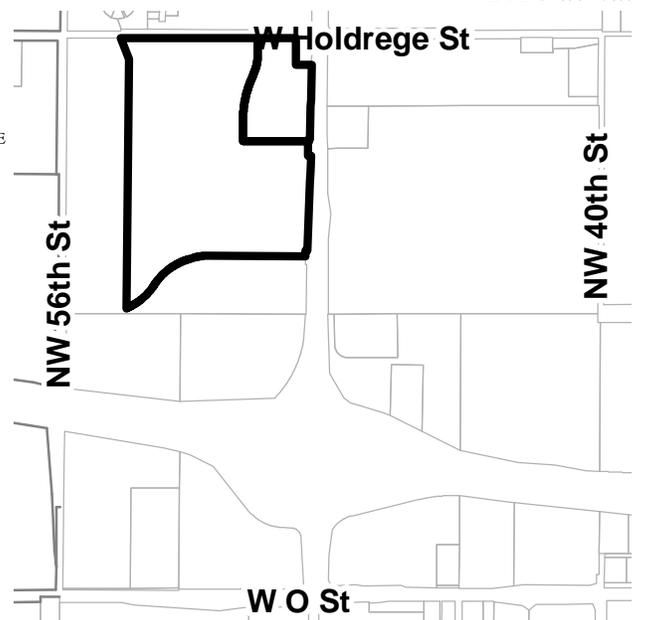
**Zoning:**

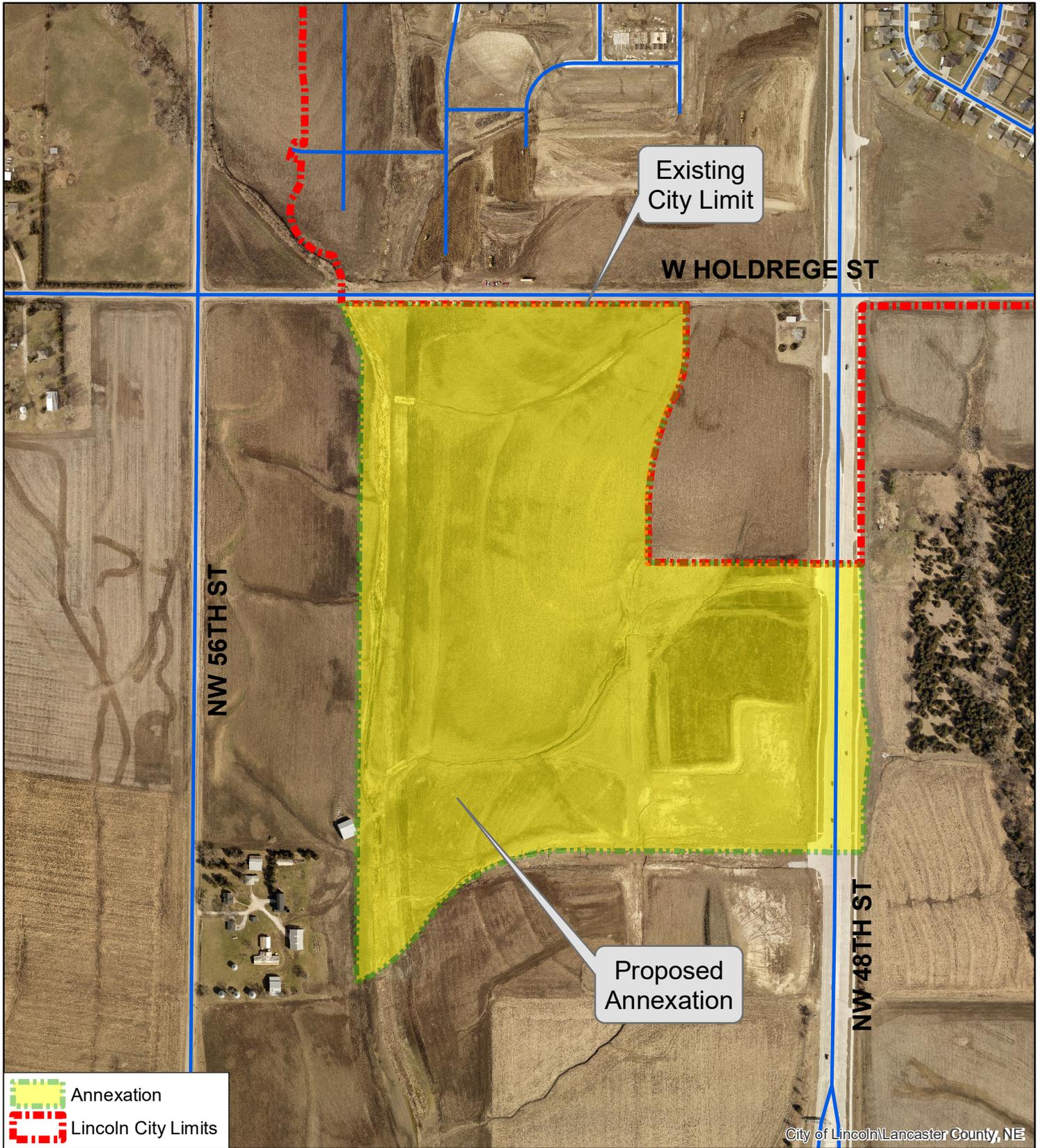
- R-1 to R-8 Residential District
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- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile:  
Sec.19 T10N R06E



	Area of Application
	Zoning Jurisdiction Lines
	Existing City Limits





# Lincoln Transportation & Utilities

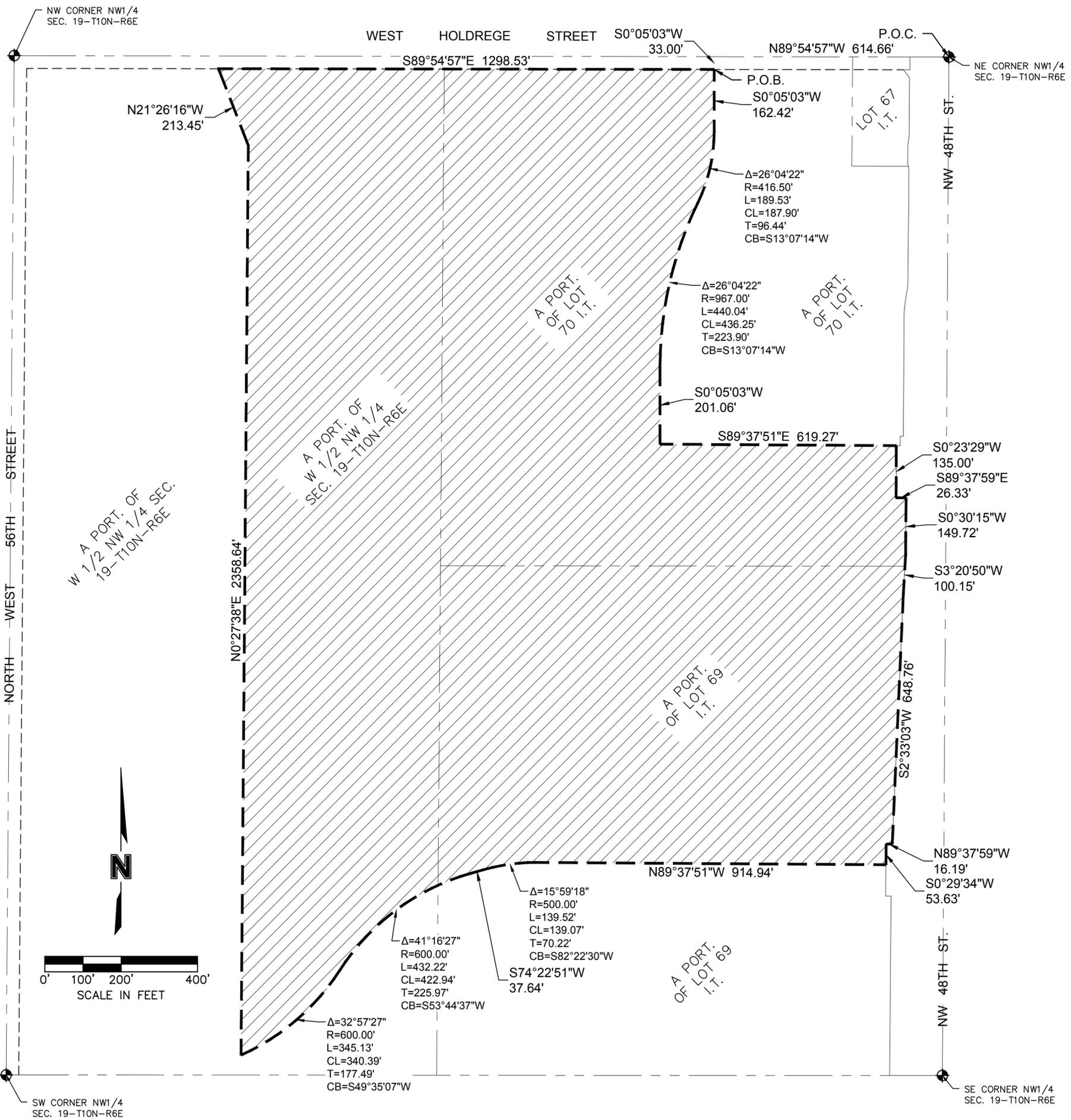
## I-80 WEST LINCOLN BUSINESS CENTER

AN20003

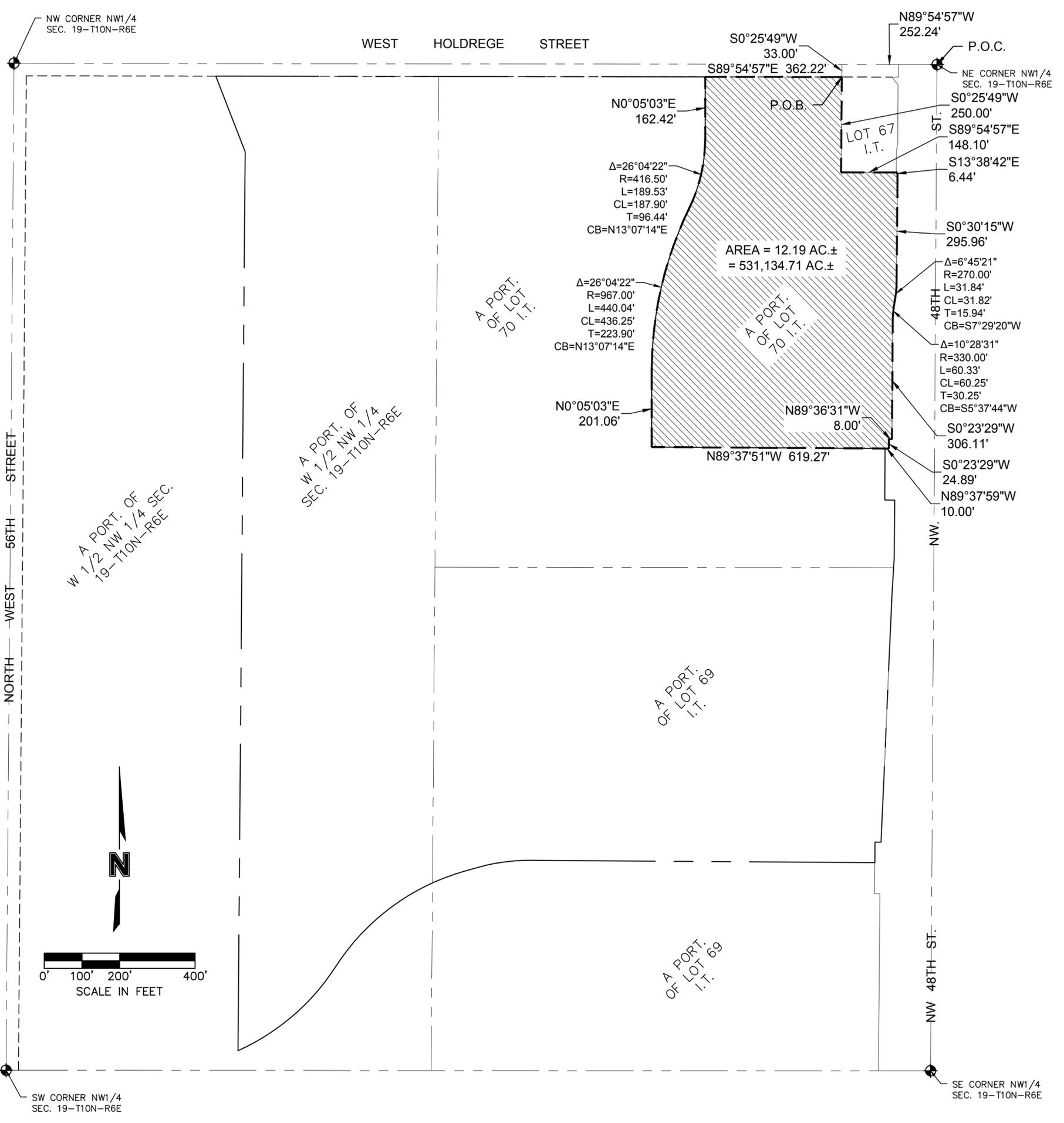
Jan 28, 2020



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 DATE: Jan 23, 2020 3:42pm XREFS: 018-2542\_DEED BASE GNCV\_Annexation Limits NW 48th Street



PROJECT NO: 019-1958  
 DRAWN BY: MRJ  
 DATE: JANUARY 23RD, 2020

CHANGE OF ZONE H-3 TO R-3



601 P Street, Suite 200  
 P.O. Box 84608  
 Lincoln, NE 68508  
 TEL 402.474.6311

EXHIBIT  
 B

**LEGAL DESCRIPTION  
ANNEXATION AND AG TO R-3 PUD CHANGE OF ZONE**

A TRACT OF LAND COMPOSED OF A PORTION OF THE WEST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6<sup>TH</sup> P.M., A PORTION OF LOT 69 I.T., AND A PORTION OF LOT 70 I.T., ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6<sup>TH</sup> P.M.; THENCE WESTERLY ON THE NORTH LINE OF SAID NORTHWEST QUARTER ON AN ASSUMED BEARING OF N89°54'57"W, A DISTANCE OF 614.66' TO A POINT; THENCE S00°05'03"W, A DISTANCE OF 33.00' TO THE **TRUE POINT OF BEGINNING**; THENCE S00°05'03"W, A DISTANCE OF 162.42' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 26°04'22", A RADIUS OF 416.50', AN ARC LENGTH OF 189.53', A CHORD LENGTH OF 187.90', A TANGENT LENGTH OF 96.44', AND A CHORD BEARING OF S13°07'14"W, TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 26°04'22", A RADIUS OF 967.00', AN ARC LENGTH OF 440.04', A CHORD LENGTH OF 436.25', A TANGENT LENGTH OF 223.90', AND A CHORD BEARING OF S13°07'14"W TO A POINT; THENCE S00°05'03"W, A DISTANCE OF 201.06' TO A POINT; THENCE S89°37'51"E, A DISTANCE OF 619.27' TO AN EAST CORNER OF LOT 70 I.T., SAID POINT BEING A WEST RIGHT-OF-WAY CORNER OF NORTHWEST 48<sup>TH</sup> STREET; THENCE S00°23'29"W, ON AN EAST LINE OF SAID LOT 70 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 135.00' TO AN EAST CORNER OF SAID LOT 70 I.T., SAID POINT BEING A WEST CORNER OF SAID RIGHT-OF-WAY; THENCE S89°37'59"E, ON A NORTH LINE OF SAID LOT 70 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 26.33' TO AN EAST CORNER OF SAID LOT 70 I.T., SAID POINT BEING A WEST CORNER OF SAID RIGHT-OF-WAY; THENCE S00°30'15"W, ON AN EAST LINE OF SAID LOT 70 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 149.72' TO AN EAST CORNER OF SAID LOT 70 I.T., SAID POINT BEING A WEST CORNER OF SAID RIGHT-OF-WAY; THENCE S03°20'50"W, ON A EAST LINE OF SAID LOT 70 I.T., AND ON THE EAST LINE OF LOT 69 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 100.15' TO AN EAST CORNER OF SAID LOT 69 I.T., SAID POINT BEING A WEST CORNER OF SAID RIGHT-OF-WAY; THENCE S02°33'03"W, ON AN EAST LINE OF SAID LOT 69 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 648.76' TO AN EAST CORNER OF SAID LOT 69 I.T., SAID POINT BEING A WEST CORNER OF SAID RIGHT-OF-WAY; THENCE N89°37'59"W, ON A SOUTH LINE OF SAID LOT 69 I.T., SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 16.19' TO AN EAST CORNER OF SAID LOT 69 I.T., SAID POINT BEING A WEST CORNER OF SAID RIGHT-OF-WAY; THENCE S00°29'34"W, ON AN EAST LINE OF SAID LOT 69 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 53.63' TO A POINT; THENCE N89°37'51"W, A DISTANCE OF 914.94' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 15°59'18", A RADIUS OF 500.00', AN ARC LENGTH OF 139.52', A

CHORD LENGTH OF 139.07', A TANGENT LENGTH OF 70.22', AND A CHORD BEARING OF S82°22'30"W, TO A POINT; THENCE S74°22'51"W, A DISTANCE OF 37.64' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 41°16'27", A RADIUS OF 600.00', AN ARC LENGTH OF 432.22', A CHORD LENGTH OF 422.94', A TANGENT LENGTH OF 225.97', AND A CHORD BEARING OF S53°44'37"W, TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 32°57'27", A RADIUS OF 600.00', AN ARC LENGTH OF 345.13', A CHORD LENGTH OF 340.39', A TANGENT LENGTH OF 177.49', AND A CHORD BEARING OF S49°35'07"W TO A POINT; THENCE N00°27'38"E, A DISTANCE OF 2,358.64' TO A POINT; THENCE N21°26'16"W, A DISTANCE OF 213.45' TO A POINT; THENCE S89°54'57"E, ON A LINE LOCATED 33.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,298.53' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 3,128,700.91 SQUARE FEET OR 71.83 ACRES, MORE OR LESS.

Friday, January 31, 2020

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Plats\Documents\019-1958\_NWHS-Annex-COZ\_Legal-REVISED.docx

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

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 70 I.T., LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6<sup>TH</sup> P.M.; THENCE WESTERLY ON THE NORTH LINE OF SAID NORTHWEST QUARTER, ON AN ASSUMED BEARING OF N89°54'57"W, A DISTANCE OF 252.24' TO A POINT; THENCE S00°25'49"W, A DISTANCE OF 33.00' TO **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING S00°25'49"W ON AN EAST LINE OF SAID LOT 70 I.T., SAID LINE BEING THE WEST LINE OF LOT 67 I.T., A DISTANCE OF 250.00' TO AN EAST CORNER OF SAID LOT 70 I.T., SAID POINT BEING THE SOUTHWEST CORNER OF LOT 67 I.T.; THENCE S89°54'57"E, ON A NORTH LINE OF SAID LOT 70 I.T., SAID LINE BEING A SOUTH LINE SAID LOT 67 I.T., A DISTANCE OF 148.10' TO AN EAST CORNER OF SAID LOT 70 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 67 I.T., SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH WEST 48<sup>TH</sup> STREET; THENCE S13°38'42"E, ON A NORTH LINE OF SAID LOT 70 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 6.44' TO AN EAST CORNER OF SAID LOT 70 I.T.; THENCE S00°30'15"W, ON AN EAST LINE OF SAID LOT 70 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 295.96' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 06°45'21", A RADIUS OF 270.00', AN ARC LENGTH OF 31.84' ON A EAST LINE OF SAID LOT 70 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 31.82', A TANGENT LENGTH OF 15.94', AND A CHORD BEARING OF S07°29'20"W TO AN EAST CORNER OF SAID LOT 70 I.T., SAID POINT BEING A POINT OF REVERSE CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 10°28'31", A RADIUS OF 330.00', AN ARC LENGTH OF 60.33' ON A EAST LINE OF SAID LOT 70 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 60.25', A TANGENT LENGTH OF 30.25', AND A CHORD BEARING OF S05°37'44"W TO AN EAST CORNER OF SAID LOT 70 I.T.; THENCE S00°23'29"W, ON AN EAST LINE OF SAID LOT 70 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 306.11' TO EAST CORNER OF SAID LOT 70 I.T.; THENCE N89°36'31"W, ON A SOUTH LINE OF SAID LOT 70 I.T., SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 8.00' TO AN EAST CORNER OF SAID LOT 70 I.T.; THENCE S00°23'29"W, ON AN EAST LINE OF SAID LOT 70 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 24.89' TO AN EAST CORNER OF SAID LOT 70 I.T.; THENCE N89°37'59"W, ON A SOUTH LINE OF SAID LOT 70 I.T., SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00' TO AN EAST CORNER OF SAID LOT 70 I.T.; THENCE N89°37'51"W, A DISTANCE OF 619.27' TO A POINT; THENCE N00°05'03"E, A DISTANCE OF 201.06' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 26°04'22", A RADIUS OF 967.00', AN ARC LENGTH OF 440.04', A CHORD LENGTH OF 436.25', A TANGENT LENGTH OF 223.90', AND A CHORD BEARING OF N13°07'14"E, TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE

DIRECTION HAVING A CENTRAL ANGLE OF  $26^{\circ}04'22''$ , A RADIUS OF 416.50', AN ARC LENGTH OF 189.53', A CHORD LENGTH OF 187.90', A TANGENT LENGTH OF 96.44', AND A CHORD BEARING OF  $N13^{\circ}07'14''E$  TO A POINT; THENCE  $N00^{\circ}05'03''E$ , A DISTANCE OF 162.42' TO A POINT LOCATED 33.00' SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE  $S89^{\circ}54'57''E$ , ON A LINE LOCATED 33.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 362.22' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 531,134.71 SQUARE FEET OR 12.19 ACRES, MORE OR LESS.

Thursday, January 23, 2020

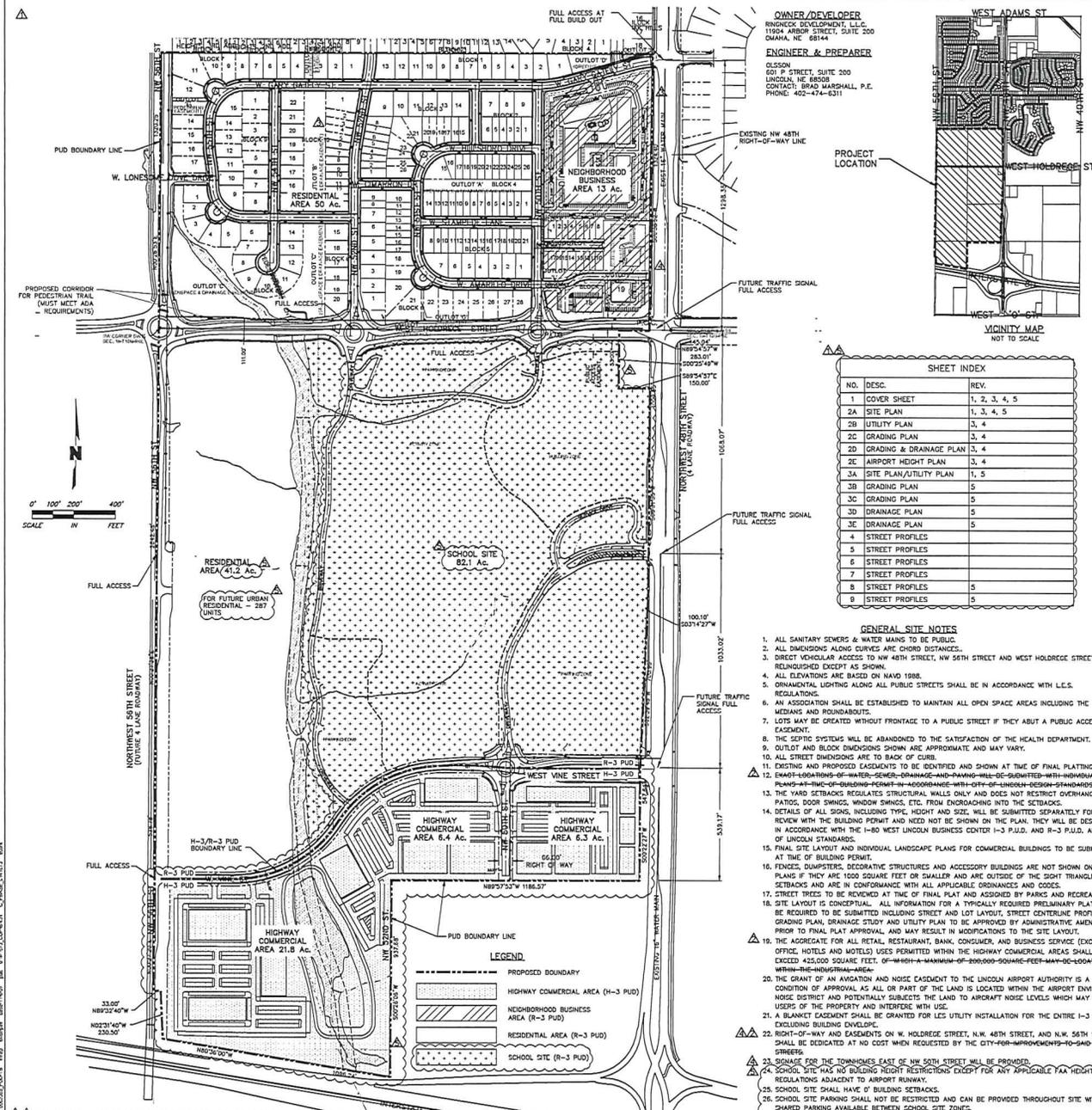
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# I-80 WEST LINCOLN BUSINESS CENTER P.U.D. - COVER PLAN

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 1, 2, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, TOWNSHIP 10 NORTH, RANGE 8 EAST, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 8 EAST, AND LOT 1, 2, AND 3, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 8 EAST, ALL OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND LOCATED PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, SAID POINT BEING THE POINT OF BEGINNING, THENCE NORTH 89° 00' 00" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 AN ASSIGNED BEARING OF NORTH 89° 00' 00" WEST 38 MINUTES 53 SECONDS ALONG A DISTANCE OF 1,200.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, THENCE NORTH 89° 00' 00" WEST 59 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, AND THE NORTH LINE OF LOT 1, 2, A DISTANCE OF 234.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, 2, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, 2, THENCE SOUTH 89° 00' 00" WEST ALONG THE SOUTH LINE OF SAID LOT 1, 2, THENCE SOUTH 89° 00' 00" WEST 52 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, 2, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 132.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, 2, THENCE NORTH 89° 00' 00" WEST 54 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, 2, SAID LINE BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 145.00 FEET TO THE NORTHWEST CORNER OF LOT 1, 2, THENCE SOUTH 89° 00' 00" WEST 35 MINUTES 49 SECONDS WEST ALONG A EAST LINE OF SAID LOT 1, 2, A DISTANCE OF 203.17 FEET TO THE NORTH CORNER OF SAID LOT 1, 2, THENCE SOUTH 89° 00' 00" WEST 54 MINUTES 57 SECONDS WEST ALONG A EAST LINE OF SAID LOT 1, 2, A DISTANCE OF 180.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 10° 00' 00" WEST ALONG A EAST LINE OF SAID LOT 1, 2, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 10° 00' 00" WEST 22 MINUTES 27 SECONDS WEST ALONG A EAST LINE OF SAID LOT 1, 2, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 10° 00' 00" WEST 22 MINUTES 27 SECONDS WEST ALONG A EAST LINE OF SAID LOT 1, 2, THENCE NORTH 89° 00' 00" WEST 57 MINUTES 51 SECONDS WEST THE SOUTH LINE OF SAID LOT 1, 2, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 70.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 10° 00' 00" WEST 22 MINUTES 27 SECONDS WEST ALONG A EAST LINE OF SAID LOT 1, 2, THENCE SOUTH 10° 00' 00" WEST 22 MINUTES 27 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 2, A DISTANCE OF 507.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, 2, SAID POINT BEING THE NORTHWEST CORNER OF SAID SECTION 18, THENCE NORTH 89° 00' 00" WEST 59 MINUTES 51 SECONDS WEST ALONG A SOUTH LINE OF SAID SECTION 18, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 1,066.24 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, 2, SAID POINT BEING ON THE EAST LINE OF NORTH 56TH STREET RIGHT-OF-WAY, A DISTANCE OF 33.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18, THENCE NORTH 89° 00' 00" WEST 59 MINUTES 51 SECONDS WEST ALONG A SOUTH LINE OF SAID SECTION 18, SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 235.00 FEET TO A SOUTH CORNER OF SAID LOT 1, 2, THENCE NORTH 89° 00' 00" WEST 40 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 1, 2, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 33.00 FEET TO A SOUTHWEST CORNER OF SAID SECTION 18, THENCE NORTH 89° 00' 00" WEST 59 MINUTES 51 SECONDS WEST ALONG A SOUTH LINE OF SAID SECTION 18, THENCE NORTH 89° 00' 00" WEST 30 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, 2, SAID LINE BEING THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 254.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, 2, SAID POINT BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18, THENCE NORTH 89° 00' 00" WEST 38 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 234.48 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 10,165.28423 SQUARE FEET OR 233.36 ACRES, MORE OR LESS.

**Olsson**  
1615 N. LINCOLN STREET, SUITE 200  
LINCOLN, NE 68503  
TEL. 402.744.6311  
WWW.OLSSON.COM



### SHEET INDEX

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2E	AIRPORT HEIGHT PLAN	3, 4
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3E	DRAINAGE PLAN	5
4	STREET PROFILES	5
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- ### GENERAL SITE NOTES
- ALL SANITARY SEWERS & WATER MAINS TO BE PUBLIC.
  - ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
  - DIRECT VEHICULAR ACCESS TO NW 48TH STREET, NW 56TH STREET AND WEST HOLDREGE STREET IS RELINQUISHED EXCEPT AS SHOWN.
  - ALL ELEVATIONS ARE BASED ON NAVD 1988.
  - ORNAMENTAL LIGHTING ALONG ALL PUBLIC STREETS SHALL BE IN ACCORDANCE WITH L.E.S. REGULATIONS.
  - AN ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN ALL OPEN SPACE AREAS INCLUDING THE MEDIANS AND ROUNDABOUTS.
  - LOTS MAY BE CREATED WITHOUT FRONTAGE TO A PUBLIC STREET IF THEY ABUT A PUBLIC ACCESS EASEMENT.
  - THE SEPTIC SYSTEMS WILL BE ABANDONED TO THE SATISFACTION OF THE HEALTH DEPARTMENT.
  - OUTLET AND BLOCK DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY.
  - ALL STREET DIMENSIONS ARE TO BACK OF CURVE.
  - EXISTING AND PROPOSED EASEMENTS TO BE IDENTIFIED AND SHOWN AT TIME OF FINAL PLATING.
  - EMPT-LOADINGS-OF-WATER-SEWER-DRAINAGE-AND-MAIN-WILL-BE-DEVELOPED-WITH-INDIVIDUAL-SITE-PLANS-WHICH-ARE-TO-ACCOMPANY-THIS-PLAN-AND-ARE-TO-CONFORM-TO-NEBRASKA-DESIGN-CRITERIA-AND-REQUIREMENTS.
  - THE YARD SETBACKS REGULATES STRUCTURAL WALLS ONLY AND DOES NOT RESTRICT OVERHANGS, PATIOS, DOOR SWINGS, WINDOW SWINGS, ETC. FROM ENCRACHING INTO THE SETBACKS.
  - DETAILS OF ALL SIGNS, INCLUDING TYPE, HEIGHT AND SIZE, WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH THE BUILDING PERMIT AND NEED NOT BE SHOWN ON THIS PLAN. THEY WILL BE DESIGNED IN ACCORDANCE WITH THE I-80 WEST LINCOLN BUSINESS CENTER I-3 P.U.D. AND R-3 P.U.D., AND CITY OF LINCOLN STANDARDS.
  - FINAL SITE LAYOUT AND INDIVIDUAL LANDSCAPE PLANS FOR COMMERCIAL BUILDINGS TO BE SUBMITTED AT TIME OF BUILDING PERMIT.
  - FENCES, SIGNPOSTS, DECORATIVE STRUCTURES AND ACCESSORY BUILDINGS ARE NOT SHOWN ON THE PLANS IF THEY ARE 1000 SQUARE FEET OR SMALLER AND ARE OUTSIDE OF THE SIGHT TRIANGLE AND SETBACKS AND ARE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES AND CODES.
  - STREET TREES TO BE REVIEWED AT TIME OF FINAL PLAT AND ASSIGNED BY PARKS AND RECREATION.
  - SITE LAYOUT IS CONCEPTUAL. ALL INFORMATION FOR A TYPICALLY REQUIRED PRELIMINARY PLAT MAY BE REQUIRED TO BE SUBMITTED INCLUDING STREET AND LOT LAYOUT, STREET CENTERLINE PROFILES, GRADING PLAN, DRAINAGE STUDY AND UTILITY PLAN TO BE APPROVED BY ADMINISTRATIVE AMENDMENT PRIOR TO FINAL PLAT APPROVAL, AND MAY RESULT IN MODIFICATIONS TO THE SITE LAYOUT.
  - THE AGREE TO ALL RETAIL, RESTAURANT, BANK, CONSUMER, AND BUSINESS SERVICE (EXCLUDING OFFICE, HOTELS AND HOTELS) USES PERMITTED WITHIN THE HIGHWAY COMMERCIAL AREA SHALL NOT EXCEED 425,000 SQUARE FEET, OR 9.5833 MANHOLE-SPACING-OF-200-FOOT-OR-LESS-SPACING-OF-150-FOOT-OR-LESS-SPACING-WITHIN-THE-INDUSTRIAL-AREA.
  - A BLANKET EASEMENT SHALL BE GRANTED FOR LES UTILITY INSTALLATION FOR THE ENTIRE I-3 P.U.D. EXCLUDING BUILDING DEVELOPE.
  - RIGHT-OF-WAY AND EASEMENTS ON W. HOLDREGE STREET, N.W. 48TH STREET, AND N.W. 56TH STREET SHALL BE DEDICATED AT NO COST WHEN REQUESTED BY THE CITY-OR-PRIVATE-OWNERS-OF-SHARED-STREETS.
  - SIGNAGE FOR THE TOWNSHIPS EAST OF NW 56TH STREET WILL BE PROVIDED.
  - SCHOOL SITE HAS NO BUILDING HEIGHT RESTRICTIONS EXCEPT FOR ANY APPLICABLE FAA HEIGHT REGULATIONS ADJACENT TO AIRPORT RUNWAY.
  - SCHOOL SITE SHALL HAVE BUILDING SETBACKS.
  - SCHOOL SITE PARKING SHALL NOT BE RESTRICTED AND CAN BE PROVIDED THROUGHOUT SITE WITH SHARED PARKING AVAILABLE BETWEEN SCHOOL SITE ZONIC.
  - FINAL DETAILS OF PROPOSED WATER QUALITY ON SCHOOL SITE TO BE PROVIDED AT TIME OF BUILDING PERMIT.

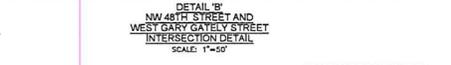
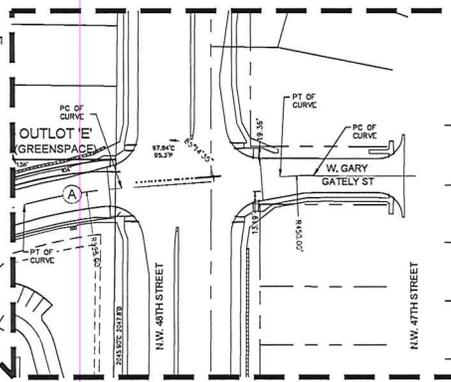
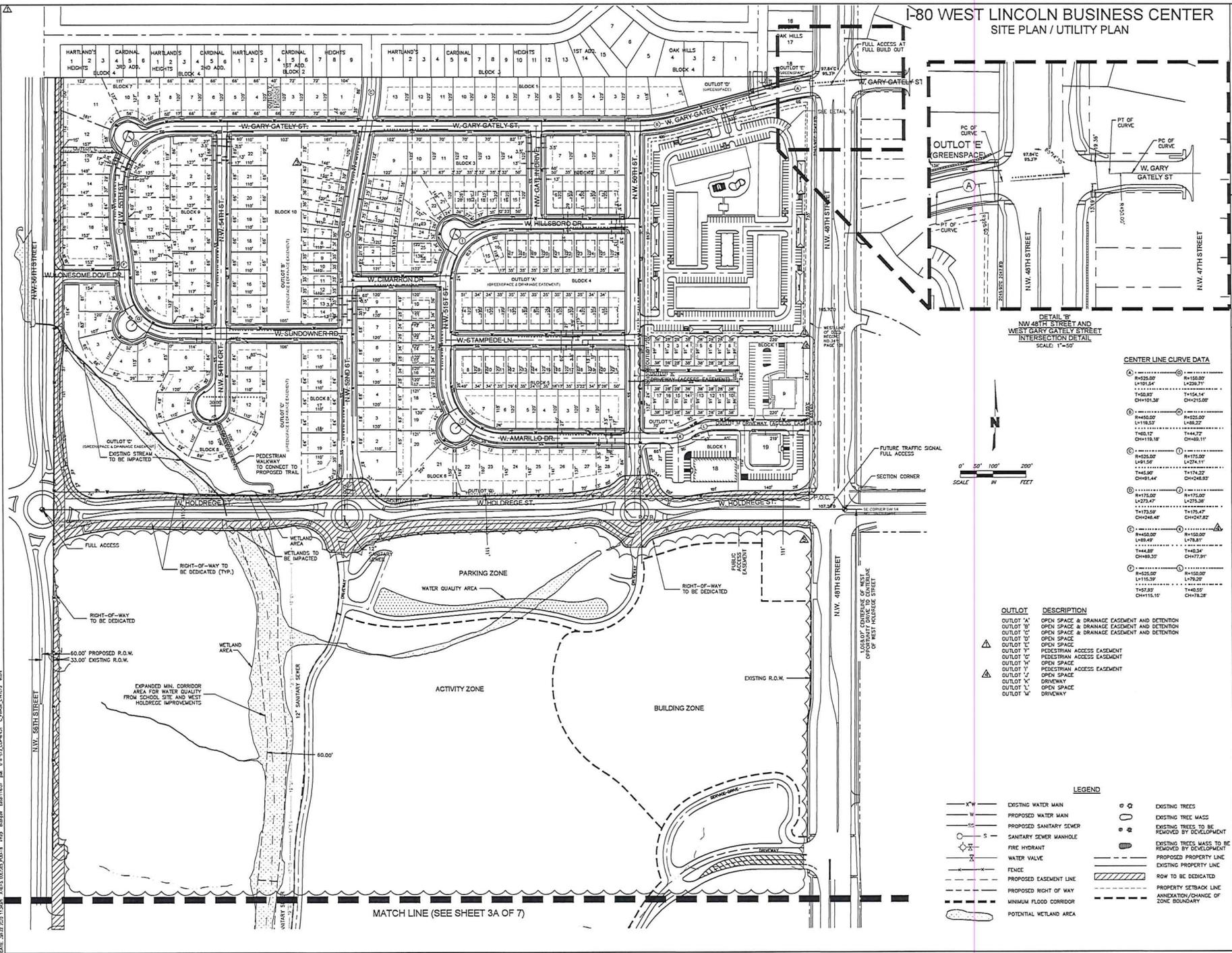
### R-3 PUD LEGAL DESCRIPTION

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

### H-3 PUD LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOT 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 79

# I-80 WEST LINCOLN BUSINESS CENTER SITE PLAN / UTILITY PLAN



**CENTER LINE CURVE DATA**

STATIONING	RADIUS (R)	CHORD (CH)	ARC LENGTH (L)	TANGENT (T)	PIECEWISE (PW)
1+00.00	150.00'	150.00'	150.00'	150.00'	150.00'
1+15.00	150.00'	150.00'	150.00'	150.00'	150.00'
1+30.00	150.00'	150.00'	150.00'	150.00'	150.00'
1+45.00	150.00'	150.00'	150.00'	150.00'	150.00'
1+60.00	150.00'	150.00'	150.00'	150.00'	150.00'
1+75.00	150.00'	150.00'	150.00'	150.00'	150.00'
1+90.00	150.00'	150.00'	150.00'	150.00'	150.00'
2+05.00	150.00'	150.00'	150.00'	150.00'	150.00'
2+20.00	150.00'	150.00'	150.00'	150.00'	150.00'
2+35.00	150.00'	150.00'	150.00'	150.00'	150.00'
2+50.00	150.00'	150.00'	150.00'	150.00'	150.00'
2+65.00	150.00'	150.00'	150.00'	150.00'	150.00'
2+80.00	150.00'	150.00'	150.00'	150.00'	150.00'
2+95.00	150.00'	150.00'	150.00'	150.00'	150.00'
3+10.00	150.00'	150.00'	150.00'	150.00'	150.00'
3+25.00	150.00'	150.00'	150.00'	150.00'	150.00'
3+40.00	150.00'	150.00'	150.00'	150.00'	150.00'
3+55.00	150.00'	150.00'	150.00'	150.00'	150.00'
3+70.00	150.00'	150.00'	150.00'	150.00'	150.00'
3+85.00	150.00'	150.00'	150.00'	150.00'	150.00'
4+00.00	150.00'	150.00'	150.00'	150.00'	150.00'

**OUTLET DESCRIPTION**

OUTLET	DESCRIPTION
OUTLET 'A'	OPEN SPACE & DRAINAGE EASEMENT AND DETENTION
OUTLET 'B'	OPEN SPACE & DRAINAGE EASEMENT AND DETENTION
OUTLET 'C'	OPEN SPACE & DRAINAGE EASEMENT AND DETENTION
OUTLET 'D'	OPEN SPACE
OUTLET 'E'	OPEN SPACE
OUTLET 'F'	PEDESTRIAN ACCESS EASEMENT
OUTLET 'G'	PEDESTRIAN ACCESS EASEMENT
OUTLET 'H'	PEDESTRIAN ACCESS EASEMENT
OUTLET 'I'	OPEN SPACE
OUTLET 'J'	OPEN SPACE
OUTLET 'K'	DRIVEWAY
OUTLET 'L'	OPEN SPACE
OUTLET 'M'	DRIVEWAY

**LEGEND**

(Symbol)	EXISTING WATER MAIN	(Symbol)	EXISTING TREES
(Symbol)	PROPOSED WATER MAIN	(Symbol)	EXISTING TREE MASS
(Symbol)	PROPOSED SANITARY CENTER	(Symbol)	EXISTING TREES TO BE REMOVED BY DEVELOPMENT
(Symbol)	SANITARY CENTER MANHOLE	(Symbol)	EXISTING TREES MASS TO BE REMOVED BY DEVELOPMENT
(Symbol)	FIRE HYDRANT	(Symbol)	EXISTING PROPERTY LINE
(Symbol)	WATER VALVE	(Symbol)	PROPOSED PROPERTY LINE
(Symbol)	FENCE	(Symbol)	EXISTING SETBACK LINE
(Symbol)	PROPOSED EASEMENT LINE	(Symbol)	ANNEXATION/CHANGE OF ZONE BOUNDARY
(Symbol)	PROPOSED RIGHT OF WAY	(Symbol)	
(Symbol)	MINIMUM FLOOD CORRIDOR	(Symbol)	
(Symbol)	POTENTIAL WETLAND AREA	(Symbol)	

**osson**

601 P Street, Suite 200  
P.O. Box 89003  
Lincoln, NE 68508  
TEL: 402.724.6311 www.osson.com

**REVISIONS**

NO.	DATE	REVISION DESCRIPTION
1	03/13/2017	ISSUE FOR PERMITTING
2	03/13/2017	ISSUE FOR PERMITTING
3	03/13/2017	ISSUE FOR PERMITTING
4	03/13/2017	ISSUE FOR PERMITTING
5	03/13/2017	ISSUE FOR PERMITTING

**SITE PLAN**

I-80 BUSINESS CENTER P.U.D.

I-80 WEST LINCOLN BUSINESS CENTER P.U.D.

LINCOLN, NE

2007

SHEET 2A OF 9

DATE: 03/13/2017 10:47 AM  
 USER: JMB  
 PROJECT: I-80 BUSINESS CENTER P.U.D.  
 SHEET: 2A OF 9  
 PLOT: 100%  
 SCALE: 1"=50'  
 DRAWN BY: JMB  
 CHECKED BY: JMB  
 APPROVED BY: JMB



January 21, 2020

Rachel Jones  
City of Lincoln Planning Department  
555 South 10<sup>th</sup> St., Suite 213  
Lincoln, NE 68508

RE: I-80 West Lincoln Business Center PUD Amendment

Dear Rachel:

On behalf of property owner and applicant, Ringneck Development LLC, Olsson is submitting application for amendment to the I-80 West Lincoln Business Center PUD. The proposed amendment includes: change of proposed zoning, site layout updates to R-3 PUD and H-3 PUD project areas, and annexation of a portion of the PUD area. The proposed annexation and PUD zoning requests are described on the attached legal descriptions.

Olsson has prepared engineering documentation for the proposed grading, drainage, street profiles and site plan information associated with the R-3 PUD project area located between W. Holdrege Street and W. Vine Street, and the H-3 PUD commercial area located south of W. Vine Street. In accordance with the drainage report, the R-3 PUD project area and H-3 PUD project area will provide stormwater detention on-site before discharging into the existing drainage channel. Further drainage details are included in PUD drainage plans and drainage report.

Ringneck Development is making the following applications and requests:

1. Annexation. Of a portion of Parcel 109100004000, for a total of 72.81 acres.
2. Changes of Zone. From AG to R-3 PUD as shown on the attached PUD site plan.

Enclosed find the following documents for the above-mentioned project:

1. City Application Form
2. Application fees in the amount of \$4,283.00
3. Legal Descriptions for Annexation and R-3 PUD Zoning
4. I-80 West Lincoln Business Center revised PUD site and grading/drainage plans (via ProjectDox)

Olsson will submit the site plan documentation to ProjectDox upon notification from the Planning Staff.

We appreciate your consideration of the above requests and look forward to continuing to work with you on this amendment. If you require further information or have any questions, please do not hesitate to contact me at 402.458.5608 or [ebright@olsson.com](mailto:ebright@olsson.com) or the undersigned.

Regards,

A handwritten signature in black ink, appearing to read "Erin Bright". The signature is stylized and cursive.

Erin Bright, PE  
Olsson

cc: Scott Wieskamp, Lincoln Public Schools  
Mike Preston, Ringneck Development LLC  
Danay Kalkowski, Seacrest & Kalkowski

---

AN20003 - LPS NW High School

Rachel Jones

Review #1

Received 1/23/2020, Reviewed by Tim Zach 1/30/2020

### Corrections Required

Prior to final approval of these plans, the following details need to be provide and corrections made:

1. Provide the proposal to meet the water quality requirement for the LPS site. This should include Water Quality Control Volume (WQCV) calculations, the treated volume calculations, and the approximate location of where the water quality treatment volume will be met. It should be clearly stated how much of the WQCV will be accounted for with the extended minimum corridor, and how much will be met with onsite BMPs. The final water quality details may be submitted with the building permit.
2. There are a number of corrections that need to be made to the drainage report which may result in a larger culvert needed at the West Vine St. crossing:
  - a. The drainage report uses "iuntermim" flows from north of West Holdrege St. Need to use flows for full buildout, which may be higher than the "interim" flows.
  - b. The tailwater for the Vine St culvert is set lower than the water surface elevation of the I-80 detention cell. Need to revise the drainage analysis to account for the actual tailwater condition.
  - c. Design the Vine St culvert with a low flow barrel to eliminate sedimentation in the culvert barrels. This is typically done by sizing the main barrel to convey the 1-year storm event, and then setting the overflow barrels flowline at the depth of the 1-year storm event.
  - d. Provide the 50-year drainage analysis to show that the Vine St. culvert meets the requirements for 1 ft of freeboard from the 50-year WSE to the roadway overtopping elevation.
3. The I-80 detention cell is shown in the minimum corridor. The following items need to be provided to show that the minimum corridor requirements are being met:
  - a. Provide sequencing documentation for the I-80 detention cell crossing the floodplain. This should show an evaluation of the alternatives for avoidance, minimization, and mitigation.
  - b. The I-80 detention cell appears to show grading for the bottom of the cell in the minimum corridor. Need to leave the min corridor alone, and only grade outside of the corridor. At all points, the bottom of the cell needs to be at least 2%.
4. Provide the drawdown calculations for the I-80 Detention water quality volume
5. The Central detention cell is shown on the plans with a permanent pool at 1227.4, yet the drainage report shows storage volume below this point being used for detention. Need to verify that the drainage report is modeling this cell correctly to match the plans.
6. The following details need to be shown on the plans for final approval:
  - a. The final grading of the detention cells needs to be shown to verify the required storage volume is provided.
  - b. Overland flow paths needs to be shown to verify 100-year does not impact any structures.
  - c. Add the following to Note 27: "... along with the Water Quality Maintenance Agreement"
  - d. Set minimum opening elevations for the lots adjacent to the I-80 detention cell