

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

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Cindy Ryman Yost: Vice Chair
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PLANNING STAFF

David R. Cary: Director
Geri Rorabaugh: Administrative Officer
Rhonda Haas: Office Specialist

November 17, 2021

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, November 17, 2021, at 1:00 p.m. in Hearing Room 112 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.

Masks are strongly encouraged for our public meetings in this building.

****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.

The Planning Commission will be allowing testimony on agenda items by videoconferencing. For those who wish to testify by video, you must register with the Planning Department Office to participate by calling 402-441-7491 or emailing Plan@lincoln.ne.gov by 10:00 a.m. the day of the meeting. You will be asked to provide your name, address, phone number and the agenda item(s) you wish to speak on, and your position on this item. On the day of the hearing, you will receive a link via email, which will be needed to join the hearing to provide your testimony.

AGENDA

WEDNESDAY, NOVEMBER 17, 2021

Approval of minutes of the regular meeting held October 27, 2021.

1. CONSENT AGENDA:
(Public Hearing and Administrative Action);

CHANGE OF ZONES AND RELATED ITEM:

Page 01 1.1a CHANGE OF ZONE 20029, from R-3 (Residential District) to H-3 (Highway Commercial District), on property generally located west of North 33rd Street and Schworer Drive.

Staff recommendation: Approval

Staff Planner: Rachel Christopher, 402-441-7603, rchristopher@lincoln.ne.gov

Page 07 1.1b PRELIMINARY PLAT 20004, for a new preliminary plat consisting of two lots, on property generally located West of North 33rd Street and Schworer Drive. ***
FINAL ACTION ***

Staff recommendation: Conditional Approval

Staff Planner: Rachel Christopher, 402-441-7603, rchristopher@lincoln.ne.gov

CHANGE OF ZONE:

- 1.2
Page 16 CHANGE OF ZONE 21047, from AG (Agricultural District) to H-4 (General Commercial District) and I-1 (Industrial District), on property generally located at 201 West O Street.
Staff recommendation: Conditional Approval
Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

MISCELLANEOUS:

- 1.3
Page 23 MISCELLANEOUS 21012, to review the proposed determination that the NW 48th Street Redevelopment Area be declared blighted and substandard as defined in the Nebraska Community Development Law. The study area is approximately 815 acres and is generally bounded by W Wilkins Street on the north, NW 57th Street on the west, W Holdrege Street on the south and NW 48th Street on the east.
Staff recommendation: Finding of Substandard and Blighted Conditions
Staff Planner: Andrew Thierolf, 402-441-6371, athierolf@lincoln.ne.gov
- 1.4
Page 29 MISCELLANEOUS 21013, to review the proposed determination and identifying areas of the city that meet the statutory definition of Extremely Blighted, as defined in the Nebraska Community Development Law. The study area is approximately 815 acres and is generally bounded by W Wilkins Street on the north, NW 57th Street on the west, W Holdrege Street on the south and NW 48th Street on the east.
Staff recommendation: Finding of Extremely Blighted Conditions
Staff Planner: Andrew Thierolf, 402-441-6371, athierolf@lincoln.ne.gov

PRELIMINARY PLAT:

- 1.5
Page 35 PRELIMINARY PLAT 21005, for a preliminary plat consisting of one lot and one outlot, on property legally generally located at 3301 West O Street. *** **FINAL ACTION** ***
Staff recommendation: Conditional Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL:

3. ITEMS REMOVED FROM CONSENT AGENDA:

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

CHANGE OF ZONE:

- 4.1
Page 51 CHANGE OF ZONE 19031A, from AG (Agricultural District) to R-3 (Residential District) PUD (Planned Unit Development), to O-3 (Office Park) PUD, and to H-4 (General Commercial District) PUD with exceptions to the Zoning and Subdivision Ordinances, on property generally located at South 40th Street and Yankee Hill Road

Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

CHANGE OF ZONE AND RELATED ITEMS:

4.2a CHANGE OF ZONE 21048, from R-4 (Residential District) to R-6 (Residential District), on property generally located at North 24th and Y Streets.
Page 69 **Staff recommendation: Approval**
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

4.2b SPECIAL PERMIT 21047, to allow for a CUP (Community Unit Plan) with up to 36 dwelling units on approximately 0.89 acres, with requested waivers, on property generally located at North 24th and Y Streets. *** **FINAL ACTION** ***
Page 77 **Staff recommendation: Conditional Approval**
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

4.2c STREET & ALLEY VACATION 21007, to vacate the east-west alley between Y and Orchard Streets, generally located north of Y Street between N 23rd and N 24th Streets.
Page 106 **Staff recommendation: Conforms to the Comp Plan with Conditions**
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

SPECIAL PERMIT:

4.3 SPECIAL PERMIT 17022A, to amend the Dominion at Stevens Creek Community Unit Plan to allow for the removal of 77 single-family and townhome lots and the addition of up to 462 multi-family dwelling units for a total of 835 residential dwelling units generally located at North 105th Street and Wayborough Lane. *** **FINAL ACTION** ***
Page 115 **Staff recommendation: Conditional Approval**
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

5. ADMINISTRATIVE ACTION ONLY:

SPECIAL PERMIT:

5.1 SPECIAL PERMIT 21042, to allow for the construction of a large Solar Energy Conversion System, in compliance with Section 13.051 of the Lancaster County Zoning Regulations, on property generally located from west of 148th to 190th Streets and from Holdrege Street to north of Havelock Avenue. A map of the area under consideration is available for review in the Planning Department Office located at 555 So. 10th Street. *** **FINAL ACTION** ***
Page 144 **Staff recommendation: Conditional Approval**
Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

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

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Adjournment

PENDING LIST:

CHANGE OF ZONE 04075I, to amend the existing Village Gardens PUD (Planned Unit Development) for the construction of multiple-family dwelling units with waivers to adjust height and parking, on property generally located at 56th Street and Pine Lake Road.

COMPREHENSIVE PLAN CONFORMANCE 21004, to review as to conformance with the Lincoln Lancaster County Comprehensive Plan, a request to declare approximately 1.59 acres of City of Lincoln-owned land as surplus, on property generally located at F Street between 6th and 8th Streets.

CHANGE OF ZONE 21024, from B-1 (Local Business District) to H-2 (Highway Business District), on property generally located at 4615 Vine Street.

Planning Department Staff Contacts:

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Allan Zafft, <i>Transportation Planner</i>	402-441-6369	azafft@lincoln.ne.gov

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**The Planning Commission meeting
which is broadcast live at 1:00 p.m. every other Wednesday
will be rebroadcast on Wednesdays at 7:00 p.m., Thursdays at 12:00 a.m. and Sundays
at 12:30 p.m. on 5 City TV, Cable Channel 5.**

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**The Planning Commission agenda may be accessed on the Internet at
<https://app.lincoln.ne.gov/city/plan/boards/pc/pc.htm>**

ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.