

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

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Rhonda Haas: Office Specialist

December 2, 2020

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, December 02, 2020, 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.

In order to limit the number of people gathering at any one time and our effort to adhere to required “social distancing” protocols, we are staggering the times of various hearings over several hours. These times are identified in () next to each agenda item. We are encouraging attendees to arrive no more than 15 minutes before their scheduled hearing. An agenda item will not begin before the time posted.

****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.

For the protection of all those involved, 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, DECEMBER 2, 2020

Approval of minutes of the regular meeting held November 18, 2020.

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

ANNEXATIONS AND RELATED CHANGE OF ZONES:

1.1a ANNEXATION 20012, to annex approximately 21.45 acres, on property generally located at S. 94th and Van Dorn Streets.

Page 01 **Staff recommendation: Conditional Approval**
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

1.1b CHANGE OF ZONE 17030C, from AG (Agricultural District) to R-3 (Residential District) PUD (Planned Unit Development), to expand the boundaries of the Wandering Creek PUD to add approximately 20.3 acres with residential and commercial areas along with associated waivers, on property generally located at S. 94th and Van Dorn Streets.

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Staff recommendation: Conditional Approval

Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

1.2a ANNEXATION 20013, to annex approximately 4.84 acres and adjacent right-of-way including the remaining portion of Lot 122 and South 98th Street, on property generally located at 8455 South 98th Street.

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Staff recommendation: Conditional Approval

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

1.2b CHANGE OF ZONE 20035, from AG (Agricultural District) to H-3 (Highway Commercial District), on property generally located at 8455 South 98th Street.

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Staff recommendation: Conditional Approval

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

CHANGE OF ZONE:

1.3 CHANGE OF ZONE 20033, from R-4 (Residential District) to R-6 (Residential District), on property generally located at 2300, 2310 and 2330 Y Street.

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Staff recommendation: Conditional Approval

Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

STREET & ALLEY VACATION:

1.4 STREET & ALLEY VACATION 20005, to vacate S. 34th St. from Tree Line Dr. south to its terminus, generally located at South 34th Street and Tree Line Drive.

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Staff recommendation: Conforms to the Comprehensive Plan

Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL:

3. ITEMS REMOVED FROM CONSENT AGENDA:

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

(* 1:00 P.M. PUBLIC HEARING ITEM: ***)**

TEXT AMENDMENT:

4.1 TEXT AMENDMENT 20007, to amend Article 4.005H of the Lancaster County Zoning Regulations relating to Farm Winery, to allow craft brewery as accessory to a farm winery.

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Staff recommendation: Approval

Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

(1:30 P.M. PUBLIC HEARING ITEM: **)**

COMPREHENSIVE PLAN AMENDMENT:

4.2 COMPREHENSIVE PLAN AMENDMENT 20002, to amend the 2040
Lincoln-Lancaster County Comprehensive Plan to adopt the "33rd & Cornhusker
Subarea Plan". Amendments to the Comprehensive Plan include: adding reference
to both plans in Chapter 12, updating the Future Land Use Map, updating the
Mixed-Use Redevelopment Nodes Map, updating the Commercial Centers Map, and
various updates to Chapter 10 to conform with associated amendments to the Long
Range Transportation Plan. The Subarea Plan is generally bounded by North 27th
Street and Deadman’s Run on the west, Superior Street on the north; North 48th
Street on the east and the properties immediately south of Cornhusker Highway on
the south, and the project area is approximately 590 acres.

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Staff recommendation: Approval

Staff Planner: Paul Barnes, 402-441-6372, pbarnes@lincoln.ne.gov

**PLEASE NOTE THAT WE ARE SUSPENDING THE OPPORTUNITY FOR ANYONE
WISHING TO SPEAK ON AN ITEM
NOT ON THE AGENDA UNTIL FURTHER NOTICE.**

Adjournment

PENDING LIST:

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.

PRELIMINARY PLAT 20004, for a new preliminary plat consisting of two lots, on property generally located West of North 33rd Street and Schworer Drive.

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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
<http://www.lincoln.ne.gov/city/plan/pcagenda/index.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.