

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

Tracy Corr: Chair

Tom Beckius: Vice-Chair

Lorenzo Ball

Dick Campbell

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Dennis Scheer

PLANNING STAFF

David R. Cary: Director

Geri Rorabaugh: Administrative Officer

Rhonda Haas: Office Specialist

January 6, 2021

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, January 6, 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.

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, JANUARY 6, 2021

Approval of minutes of the regular meeting held December 16, 2020.

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

ANNEXATION AND RELATED ITEMS:

- 1.1a ANNEXXATION 20015, to annex approximately 2.70 acres, on property generally located at approximately N. 64th Street and Arbor Road.
Page Staff recommendation: Conditional Approval
01 Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

1.1b CHANGE OF ZONE 20037, from AG (Agricultural District) to H-4 (General
Page Commercial District), on property generally located at approximately N. 64th Street
01 and Arbor Road.

Staff recommendation: Conditional Approval

Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

1.1c PRELIMINARY PLAT 20005, for an H-4 (General Commercial District) preliminary
Page plat consisting of one lot, on property generally located at approximately N. 64th
13 Street and Arbor Road. *** FINAL ACTION ***

Staff recommendation: Conditional Approval

Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

CHANGE OF ZONE AND RELATED SPECIAL PERMIT:

1.2a CHANGE OF ZONE 20034, from R-2 (Residential District) to R-2 (Residential-
Page Landmark Designation), on property generally located at 3637 Holdrege Street.
27

Staff recommendation: Approval with Preservation Guidelines

Staff Planner: Stacey Hageman, 402-441-6361, shageman@lincoln.ne.gov

1.2b SPECIAL PERMIT 20045, to allow for a basement apartment, on property generally
Page located at 3637 Holdrege Street.
51

Staff recommendation: Conditional Approval

Staff Planner: Stacey Hageman, 402-441-6361, shageman@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL:

3. ITEMS REMOVED FROM CONSENT AGENDA:

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION:

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

ANNEXATION AND RELATED ITEMS:

5.1a ANNEXATION 20014, to annex approximately 74.74 acres, on property generally
Page located at 10400 Van Dorn and 2300 South 98th Streets.
75

Staff recommendation: Conditional Approval

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

5.1b CHANGE OF ZONE 20038, from AG (Agricultural District) to R-3 (Residential
Page District), on property generally located at 10400 Van Dorn Street.
75

Staff recommendation: Conditional Approval

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

5.1c SPECIAL PERMIT 20047, to allow for a CUP (Community Unit Plan) with 510
Page proposed residential dwelling units on approximately 137 acres, with requested
91 waivers, on property generally located at 10400 Van Dorn and 2300 South 98th
Streets. *** FINAL ACTION ***

Staff recommendation: Conditional Approval

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

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

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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.app.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.