

# **Lincoln City - Lancaster County**

## **PLANNING COMMISSION AGENDA**

### **PLANNING COMMISSION**

Tracy Corr: Chair

Tom Beckius: Vice-Chair

Lorenzo Ball

Dick Campbell

Tracy Edgerton

Deane Finnegan

Cristy Joy

Cindy Ryman Yost

Dennis Scheer

### **PLANNING STAFF**

David R. Cary: Director

Geri Rorabaugh: Administrative Officer

Rhonda Haas: Office Specialist

# **January 20, 2021**

**NOTICE:** The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, January 20, 2021, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10<sup>th</sup> 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](mailto: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 20, 2021**

Approval of minutes of the regular meeting held January 6, 2021.

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

**COMPREHENSIVE PLAN CONFORMANCE:**

- 1.1 COMPREHENSIVE PLAN CONFORMANCE 20018, to review as to  
*Page* conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, two  
*01* proposed amendments to the South of Downtown Redevelopment and Strategic Plan, 1) extending the boundary of the plan south to include the area between 16th and 17th Streets, to Garfield Street, 2) adding the "1645 Washington Street

Redevelopment Project", for renovation of an existing 8-unit apartment building, on property generally located at 1645 Washington Street.

**Staff recommendation: In Conformance with the Comprehensive Plan**  
**Staff Planner: Andrew Thierolf, 402-441-6371, [athierolf@lincoln.ne.gov](mailto:athierolf@lincoln.ne.gov)**

### **CHANGE OF ZONE:**

1.2 CHANGE OF ZONE 20040, from R-2 (Residential District) to B-1 (Local  
*Page* Business District), on property legally described as all that portion of the South  
17 186.5 feet of Lot 1, Third Addition to Normal, which is not presently zoned B-1, on  
property generally located at 3930 South Street.

**Staff recommendation: Approval**

**Staff Planner: George Wesselhoft, 402-441-6366, [gwesselhoft@lincoln.ne.gov](mailto:gwesselhoft@lincoln.ne.gov)**

### **USE PERMIT:**

1.3 USE PERMIT 18005A, to amend existing Use Permit 18005 to expand it by  
*Page* approximately 0.82 acres to allow signs in adjacent outlots, on property generally  
23 located at South 84th Street and Firethorn Lane. \*\*\* FINAL ACTION \*\*\*

**Staff recommendation: Conditional Approval**

**Staff Planner: Brian Will, 402-441-6362, [bwill@lincoln.ne.gov](mailto:bwill@lincoln.ne.gov)**

### **MISCELLANEOUS:**

1.4 MISCELLANEOUS 20003, to review the proposed determination that the Wyuka  
*Page* West Redevelopment Area be declared a blighted and substandard area as  
33 defined in the Nebraska Community Development Law. The study area is  
generally located from O Street to Vine Street, between North 35th Street and  
the western portion of Wyuka Cemetery.

**Staff recommendation: Finding of Substandard and Blighted Conditions**

**Staff Planner: George Wesselhoft, 402-441-6366, [gwesselhoft@lincoln.ne.gov](mailto:gwesselhoft@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: \*\*\*)**

### **CHANGE OF ZONE:**

4.1 CHANGE OF ZONE 15016B, to amend the Wilderness Creek PUD by revising  
*Page* the site plan and a change of zone from R-3 (Residential District) to R-5  
41 (Residential District), on property generally located at South 33rd Street and  
Wilderness Hills Boulevard.

**Staff recommendation: Conditional Approval**

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

**(\*\* 2:00 P.M. PUBLIC HEARING ITEM: \*\*)**

**TEXT AMENDMENT:**

4.2 TEXT AMENDMENT 20008, to amend Article 13.048 sections (g) through (j), and  
Page other amendments throughout Article 13.048 as necessary for harmonization and  
56 consistency, of the Lancaster County zoning regulations regarding Commercial  
Wind Energy Conversion Systems.

**Staff recommendation: Approval of Two Revisions**

**Staff Planner: Stephen Henrichsen, 402-441-6374, [shenrichsen@lincoln.ne.gov](mailto:shenrichsen@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.*

**Planning Department Staff Contacts:**

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Allan Zafft, <i>Transportation Planner</i>	402-441-6369	<a href="mailto:azafft@lincoln.ne.gov">azafft@lincoln.ne.gov</a>

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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.