

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

Tracy Corr: Chair
Tom Beckius: Vice-Chair
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PLANNING STAFF

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

February 17, 2021

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

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, FEBRUARY 17, 2021

Approval of minutes of the regular meeting held January 20, 2021.

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

ANNEXATION AND RELATED CHANGE OF ZONE:

- 1.1a ANNEXATION 21001, to annex approximately 41.33 acres, on property generally located at the SW corner of West Old Cheney Road and West Folsom Street.

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01

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

- 1.1b CHANGE OF ZONE 21001, from AG (Agricultural District) to R-3 (Residential District), on property generally located at the SW corner of West Old Cheney Road and West Folsom Street.
Page 01
Staff recommendation: Approval
Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

CHANGE OF ZONE:

- 1.2 CHANGE OF ZONE 07060C, to revise the site plan for Wilderness Heights PUD (Planned Unit Development), on property generally located at South 40th Street and Yankee Hill Road.
Page 13
Staff recommendation: Conditional Approval
Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

SPECIAL PERMIT:

- 1.3 SPECIAL PERMIT 21002, to allow for excavation, on property generally located at 4200 Yankee Hill Road. *** FINAL ACTION ***
Page 29
Staff recommendation: Conditional Approval
Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

WAIVER:

- 1.4 WAIVER 21002, to waive the requirement that every lot shall front upon and have access to a public street per Section 26.23.140 (g) of the Subdivision Ordinance, on property generally located at 1701 Windhoek Drive. *** FINAL ACTION ***
Page 41
Staff recommendation: Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

CORRECTED RESOLUTION:

- 1.5 PRELIMINARY PLAT 20005, correction to Planning Commission Resolution PC-01739, adopted on January 6, 2021, for an H-4 (General Commercial District) preliminary plat consisting of one lot, on property generally located at approximately N. 64th Street and Arbor Road. *** FINAL ACTION ***
Preliminary Plat 20005 Resolution
Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL:

WAIVER:

- 2.1 WAIVER 21001, to waive the 3-to-1, width-to-depth ratio requirement, on property generally located at 3239 South 46th Street. *** FINAL ACTION ***
Staff recommendation: Approval
Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

3. ITEMS REMOVED FROM CONSENT AGENDA:

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

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

COMPREHENSIVE PLAN AMENDMENT:

4.1 COMPREHENSIVE PLAN AMENDMENT 21001, to amend the 2040
Page Lincoln-Lancaster County Comprehensive Plan to include the "City of Lincoln
49 Climate Action Plan".
Staff recommendation: Approval
Staff Planner: Paul Barnes, 402-441-6372, pbarnes@lincoln.ne.gov

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

COMPREHENSIVE PLAN WITH RELATED ITEMS:

4.2a COMPREHENSIVE PLAN CONFORMANCE 21001, to review as to conformance
Page with the 2040 Lincoln-Lancaster Comprehensive Plan, the "Wyuka Redevelopment
87 Plan" generally located at 3600 R Street.
Staff recommendation: In Conformance with the Comprehensive Plan
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

4.2b CHANGE OF ZONE 21004, from P (Public Use District) and R-2 (Residential
Page District) to R-4 (Residential District), on property generally located at 3600 R Street.
115 **Staff recommendation: Approval**
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

4.2c SPECIAL PERMIT 21003, to allow for a CUP (Community Unit Plan) with up to 98
Page residential dwelling units on 8.72 acres, with associated waivers, on property
125 generally located at 3600 R Street. ***** FINAL ACTION *****
Staff recommendation: Conditional Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@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
<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.