

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

March 17, 2021

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, March 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, MARCH 17, 2021

Approval of minutes of the regular meeting held March 3, 2021.

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

COMPREHENSIVE PLAN:

- 1.1
Page
01
- COMPREHENSIVE PLAN CONFORMANCE 21005, to amend the City of Lincoln’s 6-Year Capital Improvement Program for FY 2020/2021 to 2025/2026, to centralize Aging Partners facilities on the Veterans Affairs Campus, on property generally located at 600 South 70th Street.

**Staff recommendation: In General Conformance with the Comp. Plan
Staff Planner: Paul Barnes, 402-441-6372, pbarnes@lincoln.ne.gov**

SPECIAL PERMIT:

- 1.2 SPECIAL PERMIT 450S, to allow Madonna Rehabilitation Hospital to amend their campus signage plan for new signage to include electronic changeable copy signage, with front yard setback reduction for signage, on property generally located at 5401 South Street.
Page 09
Staff recommendation: Conditional Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov
- 1.3 SPECIAL PERMIT 1327B, to allow for an additional 18-hole mini-golf course and for the sale of alcohol for consumption on the premises, on property generally located at 5901 South 56th Street. *** FINAL ACTION ***
Page 21
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov
- 1.4 SPECIAL PERMIT 21008, to allow for the sale of alcohol for consumption both on and off the premises, on property generally located at 1433 Dahlberg Drive.
Page 31
*** FINAL ACTION ***
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov
- 1.5 SPECIAL PERMIT 21010, to allow for an AG (Agricultural District) CUP (Community Unit Plan), on property generally located at 5100 South 98th Street.
Page 41
Staff recommendation: Conditional Approval
Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

TEXT AMENDMENT:

- 1.6 TEXT AMENDMENT 21001, to amend Title 27, Chapter 27.69.260 regarding signage regulations pertaining to Nonresidential Healthcare Facilities to allow for electronic changeable copy signs; and repealing Section 27.69.260 of the Lincoln Municipal Code as hitherto existing.
Page 53
Staff recommendation: Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

STREET AND ALLEY VACATION:

- 1.7 STREET & ALLEY VACATION 21001, to vacate portions of the following rights-of-way: the T Street right-of-way located east of the former east right-of-way line of N. 36th Street and north of Lots 8-14, Roger's Subdivision of Lot 2, Block 7, Ridgeway and south of Lots 1-7, Roger's Subdivision of Lot 2, Block 7, Ridgeway; the seven foot alley right-of-way east of the former east right-of-way line of N. 36th Street and north of Lot 3, Block 7, Ridgeway Addition and south of Lots 8-14, Roger's Subdivision of Lot 2, Block 7, Ridgeway; the seven foot alley located east of the former east right-of-way line of N. 36th Street and north of Lots 1-7, Roger's Subdivision of Lot 2, Block 7, Ridgeway and south of Lot 1, Block 7, Ridgeway; R Street right-of-way east of the east right-of-way line of N. 36th Street located south of Lot 6, Block 7 Ridgeway and north of Lot 1, Block 20, Ridgeway Addition, all located in the SE 1/4 of Section 19-10-7, Lincoln, Lancaster County, Nebraska, generally
Page 61

located at 3600 R Street.

Staff recommendation: Conforms to the Comprehensive Plan

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

WAIVER:

1.8 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
73

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:

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

CHANGE OF ZONE:

4.1 CHANGE OF ZONE 05061D, to amend the Southwest Village Planned Unit Development, for approval of a development plan which proposes modifications to the Zoning and Subdivision Ordinances, along with revisions to the land uses, site plans, grading and drainage plans, development plan, and other sheets, including adding a casino as a permitted use, on property generally located at South 1st Street and West Denton Road.

Page
81

Staff recommendation: Conditional Approval

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

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

SPECIAL PERMIT:

4.2 SPECIAL PERMIT 21005, to allow for an event venue, on property generally located at 22500 South 176th Street. ***** FINAL ACTION *****

Page
145

Staff recommendation: Conditional Approval

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

Planning Department Staff Contacts:

David Cary, <i>Director</i>	402-441-6364	dcary@lincoln.ne.gov
Stephen Henrichsen, <i>Development Review Manager</i>	402-441-6374	shenrichsen@lincoln.ne.gov
Paul Barnes, <i>Long Range Planning Manager</i>	402-441-6372	pbarnes@lincoln.ne.gov
Collin Christopher, <i>Planner</i>	402-441-6370	cchristopher@lincoln.ne.gov
Tom Cajka, <i>Planner</i>	402-441-5662	tcajka@lincoln.ne.gov
Stacey Hageman, <i>Planner</i>	402-441-6361	shageman@lincoln.ne.gov
Rachel Jones, <i>Planner</i>	402-441-7603	rjones@lincoln.ne.gov
Stephanie Rouse, <i>Planner</i>	402-441-6373	SRouse@lincoln.ne.gov
Andrew Thierolf, <i>Planner</i>	402-441-6371	athierolf@lincoln.ne.gov
George Wesselhoft, <i>Planner</i>	402-441-6366	gwesselhoft@lincoln.ne.gov
Brian Will, <i>Planner</i>	402-441-6362	bwill@lincoln.ne.gov
Kellee Van Bruggen, <i>Transportation Planner</i>	402-441-6363	kvanbruggen@lincoln.ne.gov
Allan Zafft, <i>Transportation Planner</i>	402-441-6369	azafft@lincoln.ne.gov

* * * * *

**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.**

* * * * *

**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.