

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

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Geri Rorabaugh: Administrative Officer
Rhonda Haas: Office Specialist

April 14, 2021

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, April 14, 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, APRIL 14, 2021

Approval of minutes of the regular meeting held March 31, 2021.

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

MISCELLANEOUS:

1.1 MISCELLANEOUS 21001, to amend the Lincoln MPO's Long Range Transportation Plan (LRTP) to include NW 56th Street in the County list of projects, generally located at NW 56th Street from I-80 to W. Holdrege Street.

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Staff recommendation: Approval

Staff Planner: Allan Zafft, 402-441-6369, azafft@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: **)**

COMP PLAN CONFORMANCE AND RELATED ITEM:

4.1a COMPREHENSIVE PLAN CONFORMANCE 21007, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Lincoln Center Redevelopment Plan, to add the "Pershing Block Redevelopment Project", a mixed-use project that may include a new central library, residential, commercial, parking and greenspace, on property generally located at 220 Centennial Mall South.

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Staff recommendation: In Conformance with the Comprehensive Plan
Staff Planner: Andrew Thierolf, 402-441-6371, athierolf@lincoln.ne.gov

4.1b CHANGE OF ZONE 21012, from P (Public District) to B-4 (Lincoln Center Business District), on property generally located at 220 Centennial Mall South.

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Staff recommendation: Approval
Staff Planner: Andrew Thierolf, 402-441-6371, athierolf@lincoln.ne.gov

4.2 COMPREHENSIVE PLAN CONFORMANCE 21004, to review as to conformance with the Lincoln-Lancaster County Comprehensive Plan, a request to declare approximately 1.59 acres of City of Lincoln-owned land as surplus, on property generally located at F Street between 6th and 8th Streets.

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Staff recommendation: In Conformance with the Comprehensive Plan
Staff Planner: Stephanie Rouse, 402-441-6373, srouse@lincoln.ne.gov

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

STREET & ALLEY VACATION AND RELATED ITEM:

4.3a STREET & ALLEY VACATION 21002, to vacate portions of North 27th Street right-of-way and Enterprise Drive right-of-way, generally located at North 27th Street and Enterprise Drive.

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Staff recommendation: In Conformance with the Comprehensive Plan
Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

4.3b USE PERMIT 103C, to allow for up to 250 multi-family dwelling units or 110,500 square feet of commercial floor area on Lot 3, and up to 513,821 square feet of total commercial floor area, on property generally located at North 27th Street and Enterprise Drive. ***** FINAL ACTION *****

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

SPECIAL PERMIT:

4.4 SPECIAL PERMIT 21011, to allow for a 17-lot CUP (Community Unit Plan), with
waivers to setbacks, minimum lot area, sanitary sewer flow opposite street grades,
street center line radius, tangent length between curves, tangent length at
intersection, depth of sanitary sewer, hammerhead turnaround located in a front-
yard setback, and design standards for a private roadway, on property generally
located at 6500 South 56th Street. ***** FINAL ACTION *****
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

(2:30 P.M. PUBLIC HEARING ITEM: **)**

COMP PLAN CONFORMANCE:

4.5 COMPREHENSIVE PLAN CONFORMANCE 21006, to review as to conformance
with the 2040 Lincoln-Lancaster County Comprehensive Plan, the City of Lincoln's
6-Year Capital Improvement Program (CIP) for FY2021/2022 to FY2026/2027.
Staff recommendation: In Full or General Conformance with the Comp Plan
Staff Planner: Kellee Van Bruggen, 402-441-6363, kvanbruggen@lincoln.ne.gov

MISCELLANEOUS:

4.6 MISCELLANEOUS 21002, to review the draft FY2022-2025 Transportation
Improvement Program (TIP) for conformance with the current Lincoln Metropolitan
Planning Organization (MPO) Long Range Transportation Plan (LRTP). **The
Planning Commission recommendation will be forwarded to the Lincoln
MPO for final action.**
Staff recommendation: In Conformance with the Long Range Transportation Plan
Staff Planner: Allan Zafft, 402-441-6369, azafft@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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Allan Zafft, <i>Transportation Planner</i>	402-441-6369	azafft@lincoln.ne.gov

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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.