

# **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

**April 28, 2021**

**NOTICE:** The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, April 28, 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.

The Lincoln/Lancaster County Planning Commission will meet on Wednesday, April 28, 2021, in the Council Chambers immediately following the Regular Planning Commission meeting, for a briefing on the proposed text amendment for Short-Term Rentals. **\*\*Please Note\*\* Planning Commission briefings are for informational purposes only and no public testimony will be taken.**

**\*\*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, APRIL 28, 2021**

Approval of minutes of the regular meeting held April 14, 2021.

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

**COMPREHENSIVE PLAN CONFORMANCE:**

- 1.1 COMPREHENSIVE PLAN CONFORMANCE 21008, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Antelope Valley Redevelopment Plan, that adds the "25th & Vine Redevelopment Project", on property generally located at 25th and Vine Streets.

**Staff recommendation: In Conformance with the Comp Plan**

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

- 1.2 COMPREHENSIVE PLAN CONFORMANCE 21009, to review as to conformance with the 2040 Lincoln-Lancaster Comprehensive Plan, two proposed amendments, the first to the Lincoln Center Redevelopment Plan and the second to the South of Downtown Redevelopment and Strategic Plan, to identify the "2 Landmark Centre Redevelopment Project", including the demolition of existing on-site facilities and construction of a new 3-story office building, on property generally located at 1111 Lincoln Mall.

**Staff recommendation: In Conformance with the Comp Plan**

**Staff Planner: Andrew Thierolf, 402-441-6371, [athierolf@lincoln.ne.gov](mailto:athierolf@lincoln.ne.gov)**

- 1.3 COMPREHENSIVE PLAN CONFORMANCE 21010, to review as to conformance with the 2040 Lincoln-Lancaster Comprehensive Plan, a proposed amendment to the Lincoln Center Redevelopment Plan, to amend the "Block 65 Redevelopment Project", adjusting the TIF (Tax Increment Funds) from 15 to 20 years, on property generally located at 200 and 206 South 13 Street and 1318 and 1340 M Street, between 13th and 14th, M and N Streets.

**Staff recommendation: In Conformance with the Comp Plan**

**Staff Planner: Andrew Thierolf, 402-441-6371, [athierolf@lincoln.ne.gov](mailto:athierolf@lincoln.ne.gov)**

#### **CHANGE OF ZONE:**

- 1.4 CHANGE OF ZONE 04075I, to amend the existing Village Gardens PUD (Planned Unit Development) for the construction of multiple-family dwelling units with waivers to adjust height and parking, on property generally located at 56th Street and Pine Lake Road.

**Staff recommendation: Conditional Approval**

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

- 1.5 CHANGE OF ZONE 21010, from B-3 (Commercial District) and R-4 (Residential District) to R-6 (Residential District), on property generally located at 2716 and 2718 Starr Street and 1420 North 27th Street.

**Staff recommendation: Conditional Approval**

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

#### **MISCELLANEOUS:**

- 1.6 MISCELLANEOUS 21003, to review the proposed determination that the Meadowlane Shopping Center be declared a blighted and substandard area, on property generally located at the NE corner of 70th and Vine Streets.

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

**Staff Planner: Andrew Thierolf, 402-441-6371, [athierolf@lincoln.ne.gov](mailto:athierolf@lincoln.ne.gov)**

## **2. REQUESTS FOR DEFERRAL:**

## **3. ITEMS REMOVED FROM CONSENT AGENDA:**

**4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:**

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**AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM  
NOT ON THE AGENDA, MAY DO SO.**

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**Adjournment**

**PENDING LIST:**

*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.*

*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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**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.