

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

Tracy Corr: Chair
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PLANNING STAFF

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

May 12, 2021

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, May 12, 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, MAY 12, 2021

Approval of minutes of the regular meeting held April 28, 2021.

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

COMPREHENSIVE PLAN CONFORMANCE:

- 1.1
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- COMPREHENSIVE PLAN CONFORMANCE 21011, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposed new Meadowlane Shopping Center Redevelopment Plan, which would serve as a guide for the redevelopment activities within the Meadowlane Shopping Center Redevelopment area. The proposed redevelopment plan area consists of 7 acres, more or less, on property generally located at the NE corner of 70th and Vine Streets.
Staff recommendation: In Conformance with the Comp Plan
Staff Planner: Andrew Thierolf, 402-441-6371, athierolf@lincoln.ne.gov

CHANGE OF ZONE:

- 1.2 CHANGE OF ZONE 16036B, to amend the existing Wilderness Hills Commercial PUD (Planned Unit Development) in the B-2 (Commercial District), to revise the allowed uses, on property generally located at South 27th and Yankee Hill Road.
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Staff recommendation: Conditional Approval
Staff Planner: Stephanie Rouse, 402-441-6373, srouse@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 AND RELATED ITEM:

- 4.1a CHANGE OF ZONE 21011, from AG (Agricultural District) to R-3 (Residential District), on property generally located at 420 South 84th Street.
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Staff recommendation: Conditional Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

- 4.1b PRELIMINARY PLAT 21001, for a preliminary plat encompassing approximately 62.7 acres, more or less, consisting of 140 residential lots, with associated waivers, on property generally located at 420 South 84th Street. **** FINAL ACTION ****
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Staff recommendation: Conditional Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

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

TEXT AMENDMENT:

- 4.2 TEXT AMENDMENT 21002, amending Lincoln Municipal Code Sections 27.02.090 and 27.02.200 to make explicit that hotels or motels are a commercial use and to define short-term rental; amending Section 27.06.070 Household Living Use Group Table to add short-term rentals as a conditional use in certain districts; and amending 27.62.040 Household Living Use Group to add conditions required for short-term rentals; and repealing Sections 27.02.090, 27.02.200, 27.06.070, and 27.62.040 as hitherto existing.
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Staff recommendation: Approval
Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

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

CHANGE OF ZONE:

- 4.3 CHANGE OF ZONE 04075I, to amend the existing Village Gardens PUD (Planned Unit Development) for the construction of multiple-family dwelling units with
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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

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

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.

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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.**