

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

Tracy Corr: Chair
Tracey Edgerton: Vice-Chair
Lorenzo Ball
Dick Campbell
Cristy Joy
Cindy Ryman Yost
Dennis Scheer

PLANNING STAFF

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

July 21, 2021

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, July 21, 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.

The Lincoln/Lancaster County Planning Commission will meet on Wednesday, July 21, 2021, in the Council Chambers immediately following the Regular Planning Commission meeting, for a briefing on the Proposed Text Amendment – Affordable Housing and Multi-Family Units. ****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.

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, JULY 21, 2021

Approval of minutes of the regular meeting held July 7, 2021.

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

CHANGE OF ZONES:

- Page 01* 1.1 CHANGE OF ZONE 15016C, to amend the layout of Lots 1 and 2, Block 3, with waivers to reduce setbacks, on property generally located at South 40th Street and Crescent Drive.
Staff recommendation: Conditional Approval
Staff Planner: Stephanie Rouse, 402-441-6373, srouse@lincoln.ne.gov

1.2 CHANGE OF ZONE 21024, from B-1 (Local Business District) to H-2 (Highway Business District), on property generally located at 4615 Vine Street.
Page 11 **Staff recommendation: Approval**
Staff Planner: George Wesselhoft, 402-441-6362, gwesselhoft@lincoln.ne.gov

SPECIAL PERMIT:

1.3 SPECIAL PERMIT 1185A, to amend the existing Special Permit to adjust setbacks and reconfigure the parking lot, on property located at 1106 H Street.
Page 21 **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:

TEXT AMENDMENT:

4.1 TEXT AMENDMENT 21005, to amend Article 14 Community Unit Plan and Article 15 Additional Use Regulations of the Lancaster County Zoning Regulations and amend Chapter 2 Definitions of the Lancaster County Subdivision Resolution to allow for Solar Energy Conversion Systems and all necessary appurtenances within an outlot.
Page 29 **Staff recommendation: Approval**
Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

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

Adjournment

PENDING LIST:

CHANGE OF ZONE 08066C, amending the existing Antelope Village PUD (Planned Unit Development) to add the Mixed-Use Designation on two lots and add density for a residential development with requested waivers, on property generally located north of P Street between 22nd and 23rd Streets.

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.

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.**

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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.