

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

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

PLANNING STAFF

David R. Cary: Director
Geri Rorabaugh: Administrative Officer
Teresa McKinstry: Office Specialist

August 4, 2021

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, August 4, 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.

****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, AUGUST 4, 2021

Election of Chair and Vice Chair for a 2-year term.

Approval of minutes of the regular meeting held July 21, 2021.

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

CHANGE OF ZONE:

1.1 CHANGE OF ZONE 08041C, to amend the existing Pine Woods PUD (Planned Unit Development), to revise the layout and mix of uses, on property generally located at South 70th Street and Pine Lake Road.

Page 01

Staff recommendation: Conditional Approval

Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

COMPREHENSIVE PLAN CONFORMANCE:

1.2 COMPREHENSIVE PLAN CONFORMANCE 21013, to review as to conformance with the 2040 Lincoln-Lancaster Comprehensive Plan, two proposed amendments--the first to the Antelope Valley Redevelopment Plan, and the second

Page 13

to the N. 27th Street Corridor and Environs Redevelopment Plan, to identify the "23rd & Y Street Redevelopment Project" generally located between N. 23rd and N. 24th Streets on the north side of Y Street.

Staff recommendation: In Conformance with the Comprehensive Plan

Staff Planner: George Wesselhoft, 402-441-6362, gwesselhoft@lincoln.ne.gov

Page 45 1.3 COMPREHENSIVE PLAN CONFORMANCE 21015, to review as to conformance with the 2040 Lincoln-Lancaster Comprehensive Plan, an amendment to the Lied Place Residences Redevelopment Project, which is included as part of the Lincoln Center Redevelopment Plan, to adjust the project boundary and TIF amount, on property generally located at 1125 Q Street.

Staff recommendation: In Conformance with the Comprehensive Plan

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

Page 51 1.4 COMPREHENSIVE PLAN CONFORMANCE 21016, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the South Street Redevelopment Plan, that identifies the "CenterPointe South Street Redevelopment Project", including the redevelopment of the existing Trabert Hall Building to create a medical clinic, community services facility, and affordable housing, on property generally located at 2202 South 11th Street.

Staff recommendation: In Conformance with the Comprehensive Plan

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

2. **REQUESTS FOR DEFERRAL:**

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

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

SPECIAL PERMIT:

Page 59 4.1 SPECIAL PERMIT 21025, to allow for a residential health care facility with up to five residents, on property generally located at 3929 Lewis Avenue. *** FINAL ACTION ***

Staff recommendation: Conditional Approval

Staff Planner: Rachel Christopher, 402-441-7603, rchristopher@lincoln.ne.gov

PRELIMINARY PLAT:

Page 69 4.2 PRELIMINARY PLAT 21002, for seven commercial lots, on property generally located at 4731 West O Street. *** FINAL ACTION ***

Staff recommendation: Conditional Approval

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

TEXT AMENDMENT:

Page 81 4.3 TEXT AMENDMENT 21006, amending the Lincoln Municipal Code Section 27.02.260 to adjust the front yard and required yard definitions and add a corner front yard definition; amending Section 27.60.020 and 27.65.020 to modify requirements for PUDs and CUPs and permit an increase in height for multi-family structures; amending Section 27.60.060 and Section 27.64.010 to permit conversion of approved floor area to dwelling units administratively; amending Section 27.61.50 allowing residential uses to rebuild using original setbacks; amending Section 27.61.100 to remove reconstruction; amending Section 27.62.040 and 27.62.070 to allow dwellings in the B-2 as a permitted use; amending Section 27.63.030 to allow a 15% increase in approved dwelling units administratively; amending Section 27.67.020 to reduced parking requirements in various districts; amending Section 27.72.020 and 27.72.030 to modify the lot requirements and height in various districts; amending Section 27.72.060 to address porch projections into corner front yards; amending Section 27.72.070 defining the corner lot front yard requirements; amending Section 27.72.080 amending exceptions to front yard requirements; and repealing same sections of the Lincoln Municipal Code as hitherto existing.
Staff recommendation: Approval
Staff Planner: Stephanie Rouse, 402-441-6373, srouse@lincoln.ne.gov

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION:

CHANGE OF ZONE:

Page 137 5.1 CHANGE OF ZONE 21024, from B-1 (Local Business District) to H-2 (Highway Business District), on property generally located at 4615 Vine Street.
Staff recommendation: Approval
Staff Planner: George Wesselhoft, 402-441-6362, gwesselhoft@lincoln.ne.gov

6. ADMINISTRATIVE ACTION ONLY:

TEXT AMENDMENT:

Page 147 6.1 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.
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.