

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

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Cindy Ryman Yost: Vice Chair
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PLANNING STAFF

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Geri Rorabaugh: Administrative Officer
Shelli Reid: Administrative Aide

January 5, 2022

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, January 5, 2022, 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.

MASKS ARE STRONGLY ENCOURAGED FOR OUR PUBLIC MEETINGS IN THIS BUILDING

****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, JANUARY 5, 2022

Approval of minutes of the regular meeting held December 15, 2021.

1. CONSENT AGENDA (Public Hearing and Administrative Action)

COMPREHENSIVE PLAN AND RELATED ITEMS:

Page 01 1.1a COMPREHENSIVE PLAN AMENDMENT 21003, to amend the Lincoln-Lancaster County 2050 Comprehensive Plan to revise the Future Land Use Map from industrial to commercial on approximately 5.6 acres, on property generally located southeast of N. 14th Street and Cornhusker Highway at 1555 Yolande Avenue and 1445 and 1525 Cornhusker Highway.

Staff recommendation: Approval

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

Page 06 1.1b CHANGE OF ZONE 21052, from I-1 (Industrial District) to H-3 (Highway Commercial District), on property generally located at 1555 Yolande Avenue and 1445 and 1525 Cornhusker Highway.

Staff recommendation: Conditional Approval

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

PERMITS:

- Page 14 1.2 SPECIAL PERMIT 18003B, to allow for the sale of alcohol for consumption on the premises, on property generally located at 150 SW. 14th Place. *** **FINAL ACTION** ***
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov
- Page 25 1.3 SPECIAL PERMIT 21049, to allow for soil mining/excavation, on property generally located at North 70th Street and Arbor Road. *** **FINAL ACTION** ***
Staff recommendation: Conditional Approval
Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov
- Page 36 1.4 SPECIAL PERMIT 21052, to allow for increased height of a flagpole to 130 feet, on property generally located at 6340 Arbor Road. *** **FINAL ACTION** ***
Staff recommendation: Conditional Approval
Staff Planner: Benjamin Callahan, 402-441-6360, bcallahan@lincoln.ne.gov
- Page 46 1.5 SPECIAL PERMIT 21055, to allow for the sale of alcohol for consumption off the premises, on property generally located at 2645 'O' Street. *** **FINAL ACTION** ***
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL

3. ITEMS REMOVED FROM CONSENT AGENDA

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION

ANNEXATION AND RELATED ITEMS:

- Page 57 4.1a ANNEXATION 21010, to annex approximately 41.99 acres, more or less, on property generally located NE of South 70th Street and Yankee Hill Road.
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov
- Page 57 4.1b CHANGE OF ZONE 21053, from AG (Agricultural District) to R-3 (Residential District) District) PUD (Planned Unit Development) for the Market Pointe PUD for up to 120,000 square feet of commercial floor and up to 464 multiple-family dwelling units with adjustments to the Zoning and Subdivision Ordinances, on property generally located NE of South 70th Street and Yankee Hill Road.
Staff recommendation: Denial
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

PERMITS:

- Page 74 4.2 SPECIAL PERMIT 21053, to allow for a Residential Healthcare Facility for up to 6 persons, on property generally located at 8421 Pinedale Court. *** **FINAL ACTION** ***
Staff recommendation: Conditional Approval
Staff Planner: Benjamin Callahan, 402-441-6360, bcallahan@lincoln.ne.gov

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION

ANNEXATION AND RELATED ITEMS:

- Page 81 5.1a ANNEXATION 21009, to annex approximately 13.59 acres, more or less, on property generally located at South Folsom Street and West Old Cheney Road.
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov
- Page 81 5.1b CHANGE OF ZONE 21051, from AG (Agricultural District) to R-4 (Residential District), on property generally located at South Folsom Street and West Old Cheney Road.
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov
- Page 92 5.1c SPECIAL PERMIT 21050, to allow for a CUP (Community Unit Plan) for up to 128 dwelling units, with associated waivers to setback requirements, on property generally located at generally located at South Folsom Street and West Old Cheney Road.
***** FINAL ACTION *****
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

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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:

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 21024, from B-1 (Local Business District) to H-2 (Highway Business District), on property generally located at 4615 Vine Street.

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 available for viewing on LNK City TV at

<https://lnktv.lincoln.ne.gov/CablecastPublicSite/watch/3?channel=1>

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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.