

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

Tracy Edgerton: Chair
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Shelli Reid: Administrative Aide
Alexis Longstreet: Office Specialist

April 13, 2022

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, April 13, 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.

****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, April 13, 2022

Approval of minutes of the regular meeting held March 30, 2022.

1. CONSENT AGENDA (Public Hearing and Administrative Action)

COMPREHENSIVE PLAN CONFORMANCE

- 1.1 COMPREHENSIVE PLAN CONFORMANCE 22004, to review as to conformance with the 2050 Lincoln-Lancaster Comprehensive Plan, for Bishop Heights Redevelopment Plan, a proposed guide for redevelopment activities within the Redevelopment Plan Area, including mixed use commercial and residential uses, on property generally located at the Bishop Heights Shopping Center at South 27th Street and Highway 2.

Staff recommendation: In Conformance with Comprehensive Plan

Staff Planner: Benjamin Callahan, 402-441-6360, bcallahan@lincoln.ne.gov

ANNEXATION AND RELATED ITEMS:

- 1.2a ANNEXATION 22005, to annex approximately 2.65 acres, more or less, and adjacent rights-of-way, on property generally located at South 88th Street and Pioneers Boulevard.

Staff recommendation: Conditional Approval

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

- 1.2b CHANGE OF ZONE 22008, from AGR (Agricultural Residential District) to R-1 (Residential District), on property generally located at South 88th Street and Pioneers Boulevard.

Staff recommendation: Approval

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

- 1.2c Special Permit 22007, to allow for a CUP (Community Unit Plan) over approximately 2.65 acres for up to 8 dwelling units with associated waivers to: sidewalks and sidewalk location; sanitary sewer flow opposite street grade, location, and depth; yard setbacks; local street standard; and storm water detention, on property generally located at South 88th Street and Pioneers Boulevard. *** **FINAL ACTION** ***
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-411-6362, bwill@lincoln.ne.gov

2. **REQUESTS FOR DEFERRAL**

3. **ITEMS REMOVED FROM CONSENT AGENDA**

4. **PUBLIC HEARING AND ADMINISTRATIVE ACTION**

5. **CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION**

PRELIMINARY PLAT:

- 5.1 PRELIMINARY PLAT 04011A, for a preliminary plat amendment to show a revised street layout, with associated waiver, on property generally located at Waterford Estates Drive and Linwood Lane. *** **FINAL ACTION** ***
Staff recommendation: Conditional Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@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 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.