

# **Lincoln City - Lancaster County**

## **PLANNING COMMISSION AGENDA**

### **PLANNING COMMISSION**

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

### **PLANNING STAFF**

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

## **October 13, 2021**

**NOTICE:** The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, October 13, 2021, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10<sup>th</sup> St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

The Lincoln/Lancaster County Planning Commission will meet on Wednesday, October 13, 2021, at 12:00 p.m. in the Council Chambers, for a pre-briefing to Review the 2050 Comprehensive Plan/Long Range Transportation Plan Update. **\*\*Please Note\*\* Planning Commission briefings are for informational purposes only and no public testimony will be taken.**

**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](mailto: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, OCTOBER 13, 2021**

Approval of minutes of the regular meeting held September 29, 2021.

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

**COMPREHENSIVE PLAN CONFORMANCE AND RELATED ITEMS:**

- 1.1a COMPREHENSIVE PLAN CONFORMANCE 21020, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, an amendment to the North 56<sup>th</sup> Street & Arbor Road Redevelopment Plan to identify the "Central Lumber Sales Redevelopment Project," to include construction of a 122,500

square foot distribution facility, on generally located at N. 62nd Street and Arbor Road.

**Staff recommendation: In Conformance with the Comprehensive Plan**

**Staff Planner: Rachel Christopher, 402-441-7603, [rchristopher@lincoln.ne.gov](mailto:rchristopher@lincoln.ne.gov)**

1.1b ANNEXATION 21006, to annex approximately 16.78 acres, more or less, on  
*Page 17* property generally located at North 66th Street and Arbor Road.

**Staff recommendation: Conditional Approval**

**Staff Planner: Rachel Christopher, 402-441-7603, [rchristopher@lincoln.ne.gov](mailto:rchristopher@lincoln.ne.gov)**

1.1c CHANGE OF ZONE 21042, from AG (Agriculture District) to I-1 (Industrial District),  
*Page 17* on property generally located at North 66th Street and Arbor Road.

**Staff recommendation: Conditional Approval**

**Staff Planner: Rachel Christopher, 402-441-7603, [rchristopher@lincoln.ne.gov](mailto:rchristopher@lincoln.ne.gov)**

1.1d PRELIMINARY PLAT 21004, for a preliminary plat consisting of one lot, on  
*Page 27* property generally located at North 66th Street and Arbor Road. \*\*\* **FINAL**

**ACTION \*\*\***

**Staff recommendation: Conditional Approval**

**Staff Planner: Rachel Christopher, 402-441-7603, [rchristopher@lincoln.ne.gov](mailto:rchristopher@lincoln.ne.gov)**

#### **CHANGE OF ZONES:**

1.2 CHANGE OF ZONE 05054F, for an amendment to the Prairie Village North PUD  
*Page 39* (Planned Unit Development), for approval of a revised development plan which proposes modifications to the Zoning Ordinance and Land Subdivision Ordinance for single-family detached and attached lots north and south of Adams Street, on property generally located at North 84th and Adams Streets.

**Staff recommendation: Conditional Approval**

**Staff Planner: Rachel Christopher, 402-441-7603, [rchristopher@lincoln.ne.gov](mailto:rchristopher@lincoln.ne.gov)**

1.3 CHANGE OF ZONE 21040, from R-4 (Residential District) to R-3 (Residential  
*Page 53* District), on property generally located at North 104th Street and Shore Front Drive.

**Staff recommendation: Approval**

**Staff Planner: George Wesselhoft, 402-441-6366, [gwesselhoft@lincoln.ne.gov](mailto:gwesselhoft@lincoln.ne.gov)**

#### **SPECIAL PERMITS:**

1.4 SPECIAL PERMIT 11013C, to allow for soil excavation, on property generally  
*Page 61* located at NW 63rd and West O Streets. \*\*\* **FINAL ACTION \*\*\***

**Staff recommendation: Conditional Approval**

**Staff Planner: Tom Cajka, 402-441-5662, [tcajka@lincoln.ne.gov](mailto:tcajka@lincoln.ne.gov)**

1.5 SPECIAL PERMIT 21035, to allow for a residential healthcare facility for up to 32  
*Page 71* residents, on property generally located at 3248 Starr Street.

**\*\*\* FINAL ACTION \*\*\***

**Staff recommendation: Conditional Approval**

**Staff Planner: Brian Will, 402-441-6362, [bwill@lincoln.ne.gov](mailto:bwill@lincoln.ne.gov)**

2. **REQUESTS FOR DEFERRAL:**

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

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

**CHANGE OF ZONE AND RELATED ITEM:**

4.1a 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.

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**Staff recommendation: Conditional Approval**

**Staff Planner: Stephanie Rouse, 402-441-6373, [srouse@lincoln.ne.gov](mailto:srouse@lincoln.ne.gov)**

4.1b STREET & ALLEY VACATION 21006, to vacate the entire alley between P and Q Streets, adjacent to Lots 1-6 and 8-12, Kinneys O Street Addition, and Lots A - C, Webster's Subdivision, located generally north of P Street between 22nd and 23rd Streets.

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**Staff recommendation: Conforms to the Comprehensive Plan**

**Staff Planner: Stephanie Rouse, 402-441-6373, [srouse@lincoln.ne.gov](mailto:srouse@lincoln.ne.gov)**

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

**COMPREHENSIVE PLAN CONFORMANCE AND RELATED ITEM:**

5.1a COMPREHENSIVE PLAN CONFORMANCE 21021, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, the South 48<sup>th</sup> Street Corridor Redevelopment Plan, a new Redevelopment Plan generally located adjacent to South 48th Street between L and A Streets, identifying the "Tabitha InterGen" Project, to provide independent senior housing options and housing opportunities for students enrolled in medical education programs on property generally located at South 48th and L Streets.

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**Staff recommendation: In Conformance with the Comprehensive Plan**

**Staff Planner: George Wesselhoft, 402-441-6366, [gwesselhoft@lincoln.ne.gov](mailto:gwesselhoft@lincoln.ne.gov)**

5.1b CHANGE OF ZONE 21037, from R-2 (Residential District) and R-4 (Residential District) to an R-2 and R-4 PUD (Planned Unit Development), with associated waivers, on property generally located at 4720 Randolph Street.

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**Staff recommendation: Conditional Approval**

**Staff Planner: George Wesselhoft, 402-441-6366, [gwesselhoft@lincoln.ne.gov](mailto:gwesselhoft@lincoln.ne.gov)**

**(\*\* 2:00 P.M. PUBLIC HEARING ITEM: \*\*)**

**TEXT AMENDMENT:**

5.2 TEXT AMENDMENT 21009, to amend Section 13.051(a), 13.051(a)(iv)(4)(a), and 13.051(a) (iv) (New Section 6) and 13.051(a)(vi) of the Lancaster County Zoning

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Regulations related to Solar Energy Conversion System.

**Staff recommendation: Denial**

**Staff Planner: Tom Cajka, 402-441-5662, [tcajka@lincoln.ne.gov](mailto:tcajka@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 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.*

*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 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.