



## *Directors Meeting In Lieu*

Monday, October 30<sup>th</sup>, 2023

- I. The following content is in lieu of the Directors Meeting.
- II. Next Directors Meeting – November 6<sup>th</sup>, 2023, 2:00 p.m.

### Correspondence – Online for Review

- I. Directors Correspondence
  - i. BPC231019 - 1 PC Action – Shelli Reid
  - ii. BPC231019 - 2 PC Final Action Notice – Shelli Reid
  - iii. BP231024-1 Administrative Approvals – Jennifer McDonald
- II. Constituent Correspondence
  - i. (no subject) – Aurang Zeb
  - ii. Speaking against the Harms Coming to Innocent People – Nebraska for Palestine Lincoln Chapter

The Directors Meeting Agendas and Minutes may be accessed online at:  
<https://www.lincoln.ne.gov/City/City-Council/Directors-Minutes-Agendas>

## **\*\*ACTION BY PLANNING COMMISSION\*\***

**NOTICE:** The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, October 18, 2023, 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.

**\*\*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.

### **AGENDA**

**WEDNESDAY, October 18, 2023**

**[Commissioner Ball absent; Commissioner Joy exited at 3:35 p.m.]**

Approval of minutes of the regular meeting held October 4, 2023. **\*\*APPROVED: 8-0 (Ball absent)\*\***

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

**COMPREHENSIVE PLAN CONFORMANCE AND RELATED ITEMS:**

- 1.1a COMPREHENSIVE PLAN CONFORMANCE 23014, to review as to conformance with the 2050 Lincoln Lancaster County Comprehensive Plan, the Industrial Avenue and Superior Street Redevelopment Plan, with 153 acres, generally located between Industrial Avenue on the west, Superior Street on the north, and Salt Creek on the east and south, Sections 7 10 7 and 6 10 7, and included within the Redevelopment Plan is the Kinney Industrial District Project, to include commercial and industrial uses along with the extension of N 33rd Street, on property generally described as Lots 188 and 189, 7 10 7, Lincoln, Lancaster County, Nebraska, generally located at 33rd & Superior Streets.

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

**Staff Planner:** Andrew Thierolf, 402-441-6371, [athierolf@lincoln.ne.gov](mailto:athierolf@lincoln.ne.gov)

**Planning Commission recommendation: FINDING OF CONFORMANCE: 7-0 (Ball absent; Joy declared a conflict of interest). Public hearing before the City Council is tentatively scheduled for Monday, November 20, 2023, 5:30 p.m.**

- 1.1b PRELIMINARY PLAT 23003, for 2 industrial lots, generally located at 3111 Superior Street. **\*FINAL ACTION\***  
**Staff recommendation: Conditional Approval**  
**Staff Planner:** Emma Martin, 402-441-6369, [emartin@lincoln.ne.gov](mailto:emartin@lincoln.ne.gov)  
**Planning Commission “final action”: CONDITIONAL APPROVAL, as set forth in the amended conditions of approval of the staff report dated October 5, 2023, as offered on behalf of the applicant and agreed upon by staff; 7-0 (Ball absent; Joy declared a conflict of interest) Resolution No. PC-01878.**
- 1.2 COMPREHENSIVE PLAN CONFORMANCE 23015, to review as to conformance with the 2050 Lincoln-Lancaster Comprehensive Plan, for Center Terrace 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 1000 South 13th Street.  
**Staff recommendation: In Conformance with the Comprehensive Plan**  
**Staff Planner:** Ben Callahan, 402-441-6360, [bcallahan@lincoln.ne.gov](mailto:bcallahan@lincoln.ne.gov)  
**Planning Commission recommendation: FINDING OF CONFORMANCE: 7-0 (Ball and Joy absent). Public hearing before the City Council is tentatively scheduled for Monday, November 20, 2023, 5:30 p.m.**

#### **PERMITS:**

- 1.3 SPECIAL PERMIT 13048B, amending the existing special permit to increase the maximum number of residents at the residential healthcare facility from 18 to 21 people with waivers to the setback requirements for the existing garage, on property generally located at 740 S. 17th Street. **\*FINAL ACTION\***  
**Staff recommendation: Approval with Conditions**  
**Staff Planner:** Stephanie Rouse, 402-441-6373, [srouse@lincoln.ne.gov](mailto:srouse@lincoln.ne.gov)  
**Planning Commission “final action”: APPROVAL WITH CONDITIONS: 7-0 (Ball and Joy absent), as set forth in the conditions of the staff report dated October 5, 2023. Resolution No. PC-01879.**

#### **MISCELLANEOUS:**

- 1.4 MISCELLANEOUS 23006, to review the proposed determination that the College View Redevelopment Area be declared blighted and substandard as defined in the Nebraska Community Development Law. The study area is approximately 73 acres, generally located between S 46th Street on the west, Hillside Street on the north, S 49th Street on the east, and Linden Street on the south, located in Sections 5-9-7 and 8-9-7, Lincoln, Lancaster County, Nebraska.  
**Staff recommendation: Finding of Substandard and Blighted Conditions**  
**Staff Planner:** Andrew Thierolf, 402-441-6371, [athierolf@lincoln.ne.gov](mailto:athierolf@lincoln.ne.gov)  
**Planning Commission recommendation: FINDING OF SUBSTANDARD AND BLIGHTED CONDITIONS: 7-0 (Ball and Joy absent). Public hearing before the City Council is tentatively scheduled for Monday, November 20, 2023, 5:30 p.m.**

## 2. REQUESTS FOR DEFERRAL

### TEXT AMENDMENT

- 2.1 TEXT AMENDMENT 23012, to amend Article 14 (CUP) Community Unit Plan and Article 19 (BZA) Board of Zoning Appeals of the Lancaster County Zoning Regulations and Chapters 2, 4, 5 and 7 of the Lancaster County Subdivision Regulations.

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

**Planning Commission granted the request on behalf of staff to be put on hold until further notice.**

## 3. ITEMS REMOVED FROM CONSENT AGENDA (Public Hearing and Administrative Action)

## 4. PUBLIC HEARING AND ADMINISTRATIVE ACTION

### CHANGE OF ZONE AND RELATED ITEM:

- 4.1a CHANGE OF ZONE NO. 23066, from AG (Agricultural District) to AGR (Agricultural Residential District), on property generally located at SW 40th Street and one-half mile south of W. Denton Road.

**Staff recommendation: Approval**

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

**Planning Commission recommendation: APPROVAL: 8-0 (Ball absent).**

**Public hearing before the City Council is tentatively scheduled for Monday, November 6, 2023, 3:00 p.m.**

- 4.1b SPECIAL PERMIT NO. 06068B, to amend The Bridges Community Unit Plan (CUP) to add an additional 160 acres and an additional 62 dwelling units with associated waivers on property generally located at S.W. 27th Street and W. Denton Road. **\*FINAL ACTION\***

**Staff recommendation: Approval**

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

**Planning Commission 'final action': APPROVAL, as amended and agreed upon by staff and applicant: 8-0 (Ball absent). Resolution No. PC-01880.**

### SPECIAL PERMIT:

- 4.2 COUNTY SPECIAL PERMIT 23035, for soil excavation on property generally located at N. 27th Street and Agnew Road. **\*FINAL ACTION\***

**Staff recommendation: Conditional Approval**

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

**Planning Commission "final action": DENIAL: 7-0 (Ball and Joy absent).**

## 5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION

- 5.1 STREET & ALLEY VACATION 23005, to vacate a portion of the South 1st Street (Right-of-Way) between Pioneers Blvd. and Old Cheney Road, adjacent to property generally located at South 1st Street and Pioneers Boulevard.

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

**Staff Planner:** Ben Callahan, 402-441-6360, [bcallahan@lincoln.ne.gov](mailto:bcallahan@lincoln.ne.gov)

**Planning Commission recommendation: FINDING OF CONFORMANCE: 7-0 (Ball and Joy absent), Public hearing before the City Council will be scheduled when the provisions 14.20 of the Lincoln Municipal Code have been satisfied.**

\*\*\*\*\*

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

\*\*\*\*\*

**Adjournment: 6:20 p.m.**

## PLANNING COMMISSION FINAL ACTION NOTIFICATION

**TO:** Mayor Leirion Gaylor Baird  
Lincoln City Council

**FROM:** Shelli Reid, Planning

**DATE:** October 19, 2023

**RE:** Notice of final action by Planning Commission: October 18, 2023

Please be advised that on October 18, 2023, the Lincoln City-Lancaster County Planning Commission adopted the following resolution:

**Resolution PC-01878**, approving PRELIMINARY PLAT 23003, for 2 industrial lots, on property legally described as Lot 188 I.T., located in the NW 1/4 and Lot 189 I.T., located in the NE 1/4, all located in Section 7-10-7, Lincoln, Lancaster County, Nebraska, generally located at 3111 Superior Street;

**Resolution PC-01879**, approving SPECIAL PERMIT 13048B, to amend the existing special permit to increase the maximum number of residents at the residential healthcare facility from 18 to 21 people with waivers to the setback requirements for the existing garage, on property legally described as Sawyers Addition, Block 2, Lot 5 - 6, located in the NW 1/4 of Section 25-10-6, Lincoln, Lancaster County, Nebraska, generally located at 740 S. 17th Street; and

**Resolution PC-01880**, approving SPECIAL PERMIT 06068B, to amend The Bridges Community Unit Plan (CUP) to add an additional 160 acres and an additional 62 dwelling units with associated waivers on property legally described as The Bridges Addition, The Bridges 1st, 2nd, 3rd, and 4th Addition, all located in the N1/2 of Section 20-9-6 and SW1/4, located in the SW 1/4 of Section 20-9-6, Lancaster County, Nebraska, generally located at S.W. 27th Street and W. Denton Road.

The Planning Commission action on these applications is final, unless appealed to the City Council by filing a notice of appeal with the Planning Department within 14 days of the action by the Planning Commission.

The Planning Commission Resolutions may be accessed on the internet at [www.lincoln.ne.gov](http://www.lincoln.ne.gov) (search for "PATS"). Click on "Planning Application Tracking Service (PATS)" at the top of the page, click "Selection Screen" under "PATS Tools" on the right side of the screen, type in the application number (i.e. PP23003, SP13048B, SP06068B) click on "Search", then "Select", and go to "Related Documents".

F:\devreview\final action notices\cc\2023\101823

# *Memorandum*

**Date:** October 24, 2023  
**To:** City Clerk  
**From:** Clara McCully, Planning Dept.  
**Re:** Administrative Approvals  
**cc:** Shelli Reid, Planning Dept.

This is a list of City administrative approvals by the Planning Director from October 17, 2023, through October 23, 2023:

Administrative Amendment 23066 to Special Permit 1888, for a club, was approved by the Planning Director on October 23, 2023, to allow for a zero-foot rear yard for a proposed concrete pad and lean-to addition, generally at 6044 South Street.

**From:** [doula blue](#)  
**To:** [Council Packet](#)  
**Date:** Thursday, October 19, 2023 9:17:40 AM

---

Dear city council members,

We going to come this Monday at city council buildings at 3:[00.pm](#)

We wants stop this war between Israel and Palestine .

We vote for you in past we maybe vote for you in future .

So I am asking you guys . This very great if you let us speak on Monday meetings at city council building.?

If you don't. We still goings to come and stand outside city council buildings and speak up .

Also we going to Stand up tomorrow 3:00- 6:pm at captiol building.if anyone want Stand with Palestinians. They can come and speak.

We also need police Protection for tomorrow at captiol building [3-6.pm](#) .Can you provide us police Protection tomorrow.

Thanks

ALLAH BLESS AMERICA.

AURANG ZEB

402-304-8206



**From:** [Huskers Painting](#)  
**To:** [Council Packet](#); [James M. Bowers](#); [Tom Duden](#); [Bennie R. Shobe](#); [Justin P. Carlson](#); [Brodey B. Weber](#)  
**Cc:** [Sandra J. Washington](#); [Tom J. Beckius](#)  
**Subject:** Speaking against the Harms Coming to Innocent People  
**Date:** Thursday, October 19, 2023 3:35:35 PM

---

Dear Council members,

Our Organization Nebraska for Palestine plans to attend the next council meeting on the 23rd.

We'd like to raise awareness for the civilians facing genocide from the Israeli Government and being targeted by illegal weapons from the Israeli Government.

This Monday, Aurang Zeb and Israel Kouakou from Nebraska for Palestine plan to speak out against these war crimes. Please allow us a section in your meeting to share our organization's goals. Also, This Friday (10/20) there will be a demonstration to raise awareness and address the misinformation being used to justify this genocide. Currently, in Gaza, there's no water, electricity or aid coming in the state. The population of Gaza is 50% children and 55% women; the actions of Hamas cannot be used to justify this war on children. Thank you for your recognition.

For more information, contact Aurang Zeb at 402-304-8206.

- Nebraska for Palestine Lincoln Chapter