

****ACTION BY PLANNING COMMISSION****

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, April 29, 2026, at 1:00 p.m. in the City Council Chambers 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.

AGENDA

WEDNESDAY, APRIL 29, 2026

[Commissioners Ball and Ryman Yost absent]

Approval of the minutes of the regular meeting held April 15, 2026. ****APPROVED: 6-0 (Eddins abstained; Ball and Ryman Yost absent)****

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

COMPREHENSIVE PLAN CONFORMANCE:

- 1.1** COMPREHENSIVE PLAN CONFORMANCE 26003, to review as to conformance with the 2050 Lincoln-Lancaster County Comprehensive Plan, the Belmont Neighborhood Redevelopment Plan, including the Mid-South Belmont Revitalization Project, generally bounded by Interstate 180 on the west, Superior Street on the north, North 27th Street on the east, and Cornhusker Highway and Salt Creek on the south.
Staff Recommendation: In Conformance with the Comprehensive Plan
Staff Planner: Andrew Thierolf, (402) 441-6371, athierolf@lincoln.ne.gov
Planning Commission recommendation: FINDING OF CONFORMANCE: 7-0 (Ball and Ryman Yost absent) Public hearing before the City Council is tentatively scheduled for Monday, June 1, 2026, 3:00 p.m.

SPECIAL PERMIT:

- 1.2** SPECIAL PERMIT 26017, for Airgas USA, for commercial storage of gases in the I-1 Industrial District, on property located at 4016 Progressive Avenue. **FINAL ACTION**
Staff Recommendation: Conditional Approval
Staff Planner: George Wesselhoft, (402) 441-6366, gwesselhoft@lincoln.ne.gov
Planning Commission recommendation: CONDITIONAL APPROVAL: 7-0 (Ball and Ryman Yost absent), as set forth in the conditions of the staff report dated April 16, 2026. Resolution No. PC-01989.

STREET AND ALLEY VACATION:

1.3 STREET AND ALLEY VACATION 26002, to vacate the north-south alley between Lots 7-10, Tresters Addition, generally located between N 23rd Street and N 24th Street, south of Y Street.

Staff Recommendation: Conforms to the Comprehensive Plan

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

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

2. **REQUESTS FOR DEFERRAL: Item 4.2**

3. **ITEMS REMOVED FROM CONSENT AGENDA: None**
(Public Hearing and Administrative Action)

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

SPECIAL PERMIT:

4.1 SPECIAL PERMIT 1219P, to amend Special Permit 12190 for the Bryan Medical Center East Campus to modify the existing site plan for an addition to the Emergency Department and relocation of the Fairview House, generally located at the northeast corner of S 48th Street and Sumner Street. **FINAL ACTION**

Staff Recommendation: Conditional Approval

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

Planning Commission recommendation: CONDITIONAL APPROVAL 7-0 (Ball and Ryman Yost absent), as set forth in the conditions of the staff report dated April 16, 2026, as amended and stated in staff memo dated April 28, 2026. Resolution No. PC-01990.

CHANGE OF ZONE:

4.2 CHANGE OF ZONE 22023A, to amend the Turbine Flats Planned Unit Development (PUD) to add approximately 4.47 acres, more or less, with a change of zone from H-3 (Highway Commercial) to R-6 (Residential) PUD, including associated waivers to lot and height standards, generally located between N 22nd Street and N 23rd Street, between Y Street and W Street.

Staff Recommendation: Conditional Approval

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

Planning Commission granted the request on behalf of the applicant and staff for deferral of Change of Zone 22023A with continued public hearing and action scheduled for May 27, 2026.

5. **CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION: None**

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

Adjournment: 1: 20 p.m.