

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

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, March 4, 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, MARCH 4, 2026

[Commissioner Ryman Yost absent]

Approval of the minutes of the regular meeting held February 18, 2026. ****APPROVED: 8-0 (Ryman Yost absent)****

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

ANNEXATIONS AND ASSOCIATED ITEMS:

1.1a ANNEXATION 26002, to annex approximately 39 acres generally located southeast of the intersection of S 84th Street and South Street.

Staff recommendation: Conditional Approval

Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

This item was removed from the Consent Agenda for a separate public hearing. Planning Commission recommendation: CONDITIONAL APPROVAL: 8-0 (Ryman Yost absent), as set forth in the conditions of the staff report dated February 19, 2026 and revised conditions as recommended and approved by staff in staff memo dated March 3, 2026. Public hearing before the City Council is currently pending until further notice.

1.1b CHANGE OF ZONE 26002, Fire Trail Planned Unit Development (PUD), for a change of zone on approximately 19 acres from AG Agricultural to B-2 PUD, R-4 PUD, and R-T PUD on property generally located southeast of S 84th Street and South Street, with associated waivers.

Staff recommendation: Conditional Approval

Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

This item was removed from the Consent Agenda for a separate public hearing. Planning Commission recommendation: CONDITIONAL APPROVAL: 8-0 (Ryman Yost absent), as set forth in the conditions of the staff report dated February 19, 2026 and revised conditions as recommended and approved by staff in staff memo dated March 3, 2026.. Public hearing before the City Council is currently pending until further notice.

1.2a ANNEXATION 26003, to annex approximately 37.38 acres, more or less, generally located at the southwest corner of S 40th Street and Rokeby Road.

Staff recommendation: Conditional Approval

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

Planning Commission recommendation: CONDITIONAL APPROVAL: 8-0 (Ryman Yost absent), as set forth in the conditions of the staff report dated February 19, 2026. Public hearing before the City Council is currently pending until further notice.

- 1.2b CHANGE OF ZONE 26003, from AG (agricultural District) to H-4 (General Commercial) PUD (Planned Unit Development) for the Grandale West PUD with adjustments to the Zoning and Subdivision Ordinance and Design Standards, and a Change of Zone from AG to P Public, at 3801 Rokeby Road & 10277 S 40th Street, generally located at the southwest corner of S 40th Street and Rokeby Road.

Staff recommendation: Conditional Approval

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

Planning Commission recommendation: CONDITIONAL APPROVAL: 8-0 (Ryman Yost absent), as set forth in the conditions of the staff report dated February 19, 2026. Public hearing before the City Council is currently pending until further notice.

CHANGE OF ZONE AND ASSOCIATED ITEM

- 1.3a CHANGE OF ZONE 26004, from P Public to R-4 Residential District on property located at 2220 S 10th Street.

Staff recommendation: Approval

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

Planning Commission recommendation: APPROVAL: 8-0 (Ryman Yost absent) Public hearing before the City Council is tentatively scheduled for Monday, March 23, 2026, 3:00 p.m.

- 1.3b SPECIAL PERMIT 26005, to allow the expansion of a nonstandard building and permit a residential healthcare facility for up to 30 residents on property located at 2220 S 10th Street. **FINAL ACTION**

Staff recommendation: Conditional Approval

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

Planning Commission recommendation: CONDITIONAL APPROVAL: 8-0 (Ryman Yost absent), as set forth in the conditions of the staff report dated February 19, 2026. Resolution No. PC-01980.

STREET AND ALLEY VACATION:

- 1.4 STREET AND ALLEY VACATION 26001, to vacate a portion of right-of-way generally located along the east side of N 84th Street between Market Drive and Fremont Street, previously intended to serve the unplatted Express Drive.

Staff recommendation: Conforms to the Comprehensive Plan

Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

Planning Commission recommendation: FINDING OF CONFORMANCE: 8-0 (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: None**

3. **ITEMS REMOVED FROM CONSENT AGENDA: Items 1.1a and 1.1b
(Public Hearing and Administrative Action)**

PRELIMINARY PLAT:

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

TEXT AMENDMENT:

4.1 TEXT AMENDMENT 26002, to revise the conditions for Accessory Dwelling Units in the R-1 through R-4 zoning districts, and related revisions to the Lincoln Municipal Code, including amendments to the following chapters: 27.02 DEFINITIONS; 27.06 USE GROUPS; 27.60 PLANNED UNIT DEVELOPMENT DISTRICT; 27.62 CONDITIONAL USES; 27.64 USE PERMITS; 27.65 COMMUNITY UNIT PLAN; and 27.72 HEIGHT AND LOT REGULATIONS.

Staff recommendation: Approval

Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

Planning Commission recommendation: APPROVAL: 8-0 (Ryman Yost absent) Public hearing before the City Council is tentatively scheduled for Monday, March 23, 2026, 3:00 p.m.

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: 2:35 p.m.