

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

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, May 14, 2025, 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, May 14, 2025

[Commissioner Ebert arrived at 1:05 p.m.]

Approval of minutes of the regular meeting held April 16, 2025. ****APPROVED: 8-0 (Ebert absent)****

1. CONSENT AGENDA (Public Hearing and Administrative Action)

COMPREHENSIVE PLAN CONFORMANCE

- 1.1 COMPREHENSIVE PLAN CONFORMANCE 25002, to review as to conformance with the 2050 Lincoln-Lancaster County Comprehensive Plan, a request to declare City property as surplus, on property generally located at NW Roundhouse Drive and West O Street.

Staff recommendation: In Conformance with the Comprehensive Plan with Conditions

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

Planning Commission recommendation: FINDING OF CONFORMANCE WITH THE COMPREHENSIVE PLAN: 9-0. Public hearing before the City Council is tentatively scheduled for Monday, June 9, 2025, 3:00 p.m.

ANNEXATION AND ASSOCIATED ITEM

- 1.2a ANNEXATION 25003, to annex approximately 15.27 Acres, generally located at South 79th St & Augustine Ave.

Staff recommendation: Approval

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

Planning Commission recommendation: APPROVAL: 9-0. Public hearing

before the City Council is tentatively scheduled for Monday, June 9, 2025, 3:00 p.m.

- 1.2b CHANGE OF ZONE 25010, to change the zone from AG Agricultural to R-3 Residential on a property generally located at South 79th St & Augustine Ave.

Staff recommendation: Approval

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

Planning Commission recommendation: APPROVAL: 9-0. Public hearing before the City Council is tentatively scheduled for Monday, June 9, 2025, 3:00 p.m.

SPECIAL PERMIT

- 1.3 SPECIAL PERMIT 25010, to permit a parking lot within 5 feet of the property line in the front-yard setbacks on property generally located at N 31st and S Street. ***FINAL ACTION***

Staff recommendation: Conditional Approval

Staff Planner: Ayden Johnson, (402) 441-6334, ayden.johnson@lincoln.ne.gov

Planning Commission "final action": CONDITIONAL APPROVAL: 9-0, as set forth in the conditions of the staff report, dated May 1, 2025. Resolution No. PC-01943.

MISCELLANEOUS

- 1.4a MISCELLANEOUS 25004, to review the proposed determination that the Lincoln Cornhusker Redevelopment Area be declared blighted and substandard as defined in the Nebraska Community Development Law. The study area is approximately 2,065 acres, generally located between N 56th Street on the east, Colfax Avenue on the north, N 27th Street on the west, and Holdrege Street on the south.

Staff recommendation: Finding of Substandard and Blighted Conditions

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

This item was removed from the Consent Agenda for a separate public hearing, in which the Planning Commission granted the request on behalf of the applicant for this item to be placed on hold for public hearing and action until further notice.

- 1.4b MISCELLANEOUS 25005, to review the proposed determination that the Lincoln Cornhusker Blight Area meets the statutory definition of Extremely Blighted as defined in the Nebraska Community Development Law. The study area is approximately 2,065 acres, generally located between N 56th Street on the east, Colfax Avenue on the north, N 27th Street on the west, and Holdrege Street on the south.

Staff recommendation: Finding of Extremely Blighted Conditions

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

This item was removed from the Consent agenda for a separate public hearing, in which the Planning Commission granted the request on behalf

of the applicant for this item to be placed on hold for public hearing and action until further notice.

2. **REQUESTS FOR DEFERRAL:** Items 1.4a and 1.4b
3. **ITEMS REMOVED FROM CONSENT AGENDA:** Items 1.4a and 1.4b
(Public Hearing and Administrative Action)
4. **PUBLIC HEARING AND ADMINISTRATIVE ACTION:**

CHANGE OF ZONE

- 4.1 CHANGE OF ZONE 25007, District 33 Planned Unit Development, for a change of zone on approximately 12.27 acres from B-3 (Commercial District) to B-3 (Commercial District) PUD (Planned Unit Development); a change of zone from O-2 (Office District) to B-3 (Commercial District) PUD (Planned Unit Development); a change of zone from R-2 (Residential District) to B-3 (Commercial District) PUD (Planned Unit Development); a change of zone from R-2 (Residential District) to R-4 (Residential District) PUD (Planned Unit Development); and a change of zone from R-2 (Residential District) to R-2 (Residential District) PUD (Planned Unit Development) on property generally located along S 33rd Street, north and south of A Street and along A Street from Normal Blvd to west of S 35th Street.

Staff recommendation: Approval

Staff Planner: Ayden Johnson, (402) 441-6334, ayden.johnson@lincoln.ne.gov

Planning Commission recommendation: APPROVAL: 9-0. Public hearing before the City Council is tentatively scheduled for Monday, June 9, 2025, 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: **1:50 p.m.**