

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

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, September 17, 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.

The Lincoln-Lancaster County Planning Department met with Planning Commission members on Wednesday, September 17, 2025, at 12:00 p.m. in the Council Chambers, for a prebriefing of the Comprehensive Plan and Long-Range Transportation Plan. Public testimony will not be accepted at this briefing.

****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, September 17, 2025

[Commissioners Ball and Ryman Yost absent]

Approval of the minutes of the regular meeting held September 3, 2025. ****APPROVED: 6-0 (Cruz abstained; Ball and Ryman Yost absent)****

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

COMPREHENSIVE PLAN CONFORMANCE:

1.1 COMPREHENSIVE PLAN AMENDMENT 25005, Growth Tier Amendment, generally located at S Folsom St & W Pioneers Blvd.

Staff recommendation: Conditional Approval

Staff Planner: Andrew Thierolf, (402) 441-6371, athierolf@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 September 5, 2025. Public hearing before the City Council is tentatively scheduled for Monday, October 6, 2025, at 3:00 p.m.

ANNEXATION:

1.2 ANNEXATION 25005, annexation of property generally located at S Folsom St & W Pioneers Blvd.

Staff recommendation: Approval

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

Planning Commission recommendation: APPROVAL: 7-0 (Ball and Ryman Yost absent). Public hearing before the City Council is tentatively scheduled for Monday, October 6, 2025, at 3:00 p.m.

ANNEXATION AND ASSOCIATED ITEM:

1.3a ANNEXATION 25007, annexation of property in Highland View, generally located at NW Avalanche Rd & W Beartooth Dr.

Staff recommendation: Approval

Staff Planner: Emma Martin, (402) 441-6369, emartin@lincoln.ne.gov

Planning Commission recommendation: APPROVAL: 7-0 (Ball and Ryman Yost absent). Public hearing before the City Council is tentatively scheduled for Monday, October 6, 2025, at 3:00 p.m.

1.3b CHANGE OF ZONE 25021, from AG (Agricultural) to R-3 (Residential), Highland View, generally located at NW Avalanche Rd & W Beartooth Dr.

Staff recommendation: Approval

Staff Planner: Emma Martin, (402) 441-6369, emartin@lincoln.ne.gov

Planning Commission recommendation: APPROVAL: 7-0 (Ball and Ryman Yost absent). Public hearing before the City Council is tentatively scheduled for Monday, October 6, 2025, at 3:00 p.m.

2. REQUESTS FOR DEFERRAL: None

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

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

COMPREHENSIVE PLAN CONFORMANCE AND ASSOCIATED ITEMS:

4.1a COMPREHENSIVE PLAN CONFORMANCE 25009, To review as to conformance with the 2050 Lincoln-Lancaster County Comprehensive Plan, to declare land surplus on a portion of City property, located within the Highlands Golf Course, generally located at NW 12th Street and W Fletcher Avenue.

Staff recommendation: In Conformance with the Comprehensive Plan

Staff Planner: Emma Martin, (402) 441-6369, emartin@lincoln.ne.gov

Planning Commission recommendation: IN CONFORMANCE WITH THE

COMPREHENSIVE PLAN: 7-0 (Ball and Ryman Yost absent). Public hearing before the City Council is tentatively scheduled for Monday, October 6, 2025, at 3:00 p.m.

4.1b CHANGE OF ZONE 25013, of approximately 0.03 acres from O-3 (Office Park District) to P (Public), and approximately 0.70 acres from P (Public) to O-3 (Office Park District) on property generally located at NW 13th Street and W Fletcher Avenue.

Staff recommendation: Approval

Staff Planner: Emma Martin, (402) 441-6369, emartin@lincoln.ne.gov

Planning Commission recommendation: APPROVAL: 7-0 (Ball and Ryman Yost absent). Public hearing before the City Council is tentatively scheduled for

Monday, October 6, 2025, at 3:00 p.m.

4.1c USE PERMIT 04004A, to amend the existing use permit to add 72 multi-family units, a permanent outlet for drainage, adjust the use permit boundary, and associated waivers, on property generally located at NW 13th Street and W Fletcher Avenue.

Staff recommendation: Conditional Approval

Staff Planner: Emma Martin, (402) 441-6369, emartin@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 September 4, 2025, with an amendment to the conditions of approvals as recommended by applicant. Public hearing before the City Council is tentatively scheduled for Monday, October 6, 2025, at 3:00 p.m.

ANNEXATION AND ASSOCIATED ITEMS:

4.2a ANNEXATION 25006, to annex approximately 37.07 acres on property generally located at NW 56th Street and W Holdrege Street.

Staff recommendation: Conditional Approval

Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@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 September 4, 2025. Public hearing before the City Council is currently pending until further notice.

4.2b CHANGE OF ZONE 25020, to change the zone from AG (Agricultural) to R-3 (Residential) for approximately 37.07 acres, on property generally located at NW 56th Street and W Holdrege Street.

Staff recommendation: Conditional Approval

Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@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 September 4, 2025. Public hearing before the City Council is currently pending until further notice.

4.2c PRELIMINARY PLAT 25001, to plat 128 single family lots as part of West View Ridge, a proposed residential subdivision, on property generally located at NW 56th Street and W Holdrege Street. **FINAL ACTION**

Staff recommendation: Conditional Approval

Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@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 September 4, 2025. Resolution No. PC-01954.

SPECIAL PERMIT:

4.3 SPECIAL PERMIT 25028, for Still Waters Recovery, LLC to allow for a Residential Healthcare Facility for up to 44 residents, on property generally located at 12788 W Roca Road. **FINAL ACTION**

Staff recommendation: Conditional Approval

Staff Planner: George Wesselhoft, (402) 441-6366, gesselhoft@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 September 4, 2025. Resolution No. PC-01955.

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: 3:44 p.m.