

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

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, October 29, 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, OCTOBER 29, 2025

[Commissioner Cruz absent]

Approval of the minutes of the regular meeting held October 15, 2025. ****APPROVED:**
7-0 (Ryman Yost abstained; Cruz absent)**

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

ANNEXATION AND ASSOCIATED ITEM:

1.1a ANNEXATION 25009, to annex approximately 9.80 acres, with an associated Change of Zone, on property generally located at the southeast corner of W Old Cheney Road and SW 12th Street.

Staff recommendation: Approval

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

Planning Commission recommendation: APPROVAL: 8-0 (Cruz absent). Public hearing before the City Council is tentatively scheduled for Monday, November 24, 2025, 5:30 p.m.

1.1b CHANGE OF ZONE 25024, from AG (Agricultural District) to R-3 (Residential District) on approximately 9.80 acres, on property generally located at the southeast corner of W Old Cheney and SW 12th Street.

Staff recommendation: Approval

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

Planning Commission recommendation: APPROVAL: 8-0 (Cruz absent). Public hearing before the City Council is tentatively scheduled for Monday, November 24, 2025, 5:30 p.m.

SPECIAL PERMIT:

1.2 SPECIAL PERMIT 13013A, to change the use on the locally landmarked LAFB Remote Facility from a disassembly recycling facility to contractor services generally located at 6901 W. Adams Street. **FINAL ACTION**

Staff recommendation: Conditional Approval

Staff Planner: Jill Dolberg, (402) 441-6373, jdolberg@lincoln.ne.gov

Planning Commission “final action”: CONDITIONAL APPROVAL: 8-0 (Cruz absent), as set forth in the conditions of the staff report dated October 7, 2025. Resolution No. PC-01960.

2. **REQUESTS FOR DEFERRAL:** **4.1a, 4.1b and 4.1c**

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

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

ANNEXATION AND ASSOCIATED ITEMS:

4.1a ANNEXATION 25008, to annex approximately 13.12 acres on property generally located on the SW corner of S 70th & Yankee Hill Road.

Staff recommendation: Conditional Approval

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

Planning Commission voted 8-0 (Cruz absent) to grant applicant's request for a 2-week deferral for continued public hearing and action to the November 12, 2025, Planning Commission Hearing.

4.1b CHANGE OF ZONE 05068I, an amendment to add approximately 13.12 acres and 161,000 square feet of commercial floor area to the existing Planned Unit Development (PUD) for The Woodlands at Yankee Hill PUD, generally located on the SW corner of S 70th & Yankee Hill Road.

Staff recommendation: Conditional Approval

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

Planning Commission voted 8-0 (Cruz absent) to grant applicant's request for a 2-week deferral for continued public hearing and action to the November 12, 2025, Planning Commission Hearing.

4.1c COMPREHENSIVE PLAN AMENDMENT 25006, to amend the Lincoln-Lancaster County 2050 Comprehensive Plan to revise the Future Land Use Map from Residential – Low Density use to Commercial use, and to adjust the Future Growth Tier designation from Tier 1, Priority C to Tier 1, Priority A, on property generally located on the SW corner of S 70th & Yankee Hill Road.

Staff recommendation: Approval

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

Planning Commission voted 8-0 (Cruz absent) to grant applicant's request for a 2-week deferral for continued public hearing and action to the November 12, 2025, Planning Commission Hearing.

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: 2:10 p.m.