

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

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, November 12, 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, November 12, 2025, at 12:00 p.m. in the Council Chambers, for a prebriefing of the Comprehensive Plan and Long-Range Transportation Plan. Public testimony was not 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, NOVEMBER 12, 2025

[Commissioners Ball, Ebert, Joy and Ryman Yost absent]

Approval of the minutes of the regular meeting held October 29, 2025. ****APPROVED: 5-0 (Ball, Ebert, Joy and Ryman Yost absent)****

1. CONSENT AGENDA (Public Hearing and Administrative Action)

COMPREHENSIVE PLAN CONFORMANCE:

- 1.1 COMPREHENSIVE PLAN CONFORMANCE 25011, to review as to conformance with the 2050 Lincoln Lancaster County Comprehensive Plan, to provide a conservation easement to preserve flood storage capacity in relation to approved Special Permit #1123D for the People's City Mission, on property generally located 110 Q Street.
Staff recommendation: In Conformance with the Comprehensive Plan
Staff Planner: Benjamin Callahan, (402) 441-6360, bcallahan@lincoln.ne.gov
Planning Commission recommendation: FINDING OF CONFORMANCE: 5-0 (Ball, Ebert, Joy and Ryman Yost absent). Public hearing before the City Council is tentatively scheduled for Monday, December 8, 2025, 3:00 p.m.

TEXT AMENDMENT:

- 1.2 TEXT AMENDMENT 25013, to amend the Lincoln Municipal Code, Chapter 27.61.010 Continuation of Nonconforming Use and Chapter 27.61.040 Extension or Enlargement to allow more flexibility for structural alterations for the reuse of existing buildings.

Staff recommendation: Approval

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

Planning Commission recommendation: APPROVAL: 5-0 (Ball, Ebert, Joy and Ryman Yost absent) Public hearing before the City Council is tentatively scheduled for Monday, December 8, 2025, 3:00 p.m.

SPECIAL PERMIT:

- 1.3 SPECIAL PERMIT 25040, to replace a nonconforming porch in the corner front yard with the addition of stairs on property generally located at 2444 C Street. **FINAL ACTION**

Staff recommendation: Conditional Approval

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

Planning Commission “final action”: CONDITIONAL APPROVAL: 5-0 (Ball, Ebert, Joy and Ryman Yost absent), as set forth in the conditions of the staff report dated October 30, 2025, Resolution No. PC-01961.

STREET AND ALLEY VACATION:

- 1.4 STREET AND ALLEY VACATION 25004, to vacate a portion of undeveloped right-of-way previously intended for South Street, adjacent to property generally located at S 98th Street and South Street.

Staff recommendation: Conforms to the Comprehensive Plan

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

Planning Commission recommendation: FINDING OF CONFORMANCE: 5-0 (Ball, Ebert, Joy and Ryman Yost absent). Public hearing before the City Council is tentatively pending until further notice.

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 ITEM:

- 4.1a COMPREHENSIVE PLAN CONFORMANCE 25010, to review as to conformance with the 2050 Lincoln Lancaster County Comprehensive Plan, a proposed conservation easement to preserve flood storage capacity and natural resources within the Pine Woods Planned Unit Development, on property generally located at 6511 Pine Lake Road.

Staff recommendation: In Conformance with the Comprehensive Plan

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

Planning Commission recommendation: FINDING OF CONFORMANCE: 5-0 (Ball, Ebert, Joy and Ryman Yost absent). Public hearing before the City Council is tentatively scheduled for Monday, December 8, 2025, 3:00 p.m.

- 4.1b CHANGE OF ZONE 08041G, to amend the Pine Woods Planned Unit Development to approve updated grading and drainage plans and hydraulic report, to allow expansion of an existing building by 5,760 SF and expansion of existing contractor services use in the flood plain, on property generally located at 6511 Pine Lake Road.

Staff recommendation: Conditional Approval

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

Planning Commission recommendation: CONDITIONAL APPROVAL WITH ADDITIONAL CONDITIONS RECOMMENDED BY APPLICANT AND APPROVED BY STAFF: 5-0 (Ball, Ebert, Joy and Ryman Yost absent), as set forth in the conditions of the staff report dated October 30, 2025. Public hearing before the City Council is tentatively scheduled for Monday, December 8, 2025, 3:00 p.m.

SPECIAL PERMIT:

- 4.3 SPECIAL PERMIT 25042, To allow soil mining and excavation on property generally located at W A Street and SW 126th Street. **FINAL ACTION**

Staff recommendation: Denial

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

Planning Commission “final action”: APPROVAL WITH AN ADDITIONAL CONDITIONS OF APPROVAL AS RECOMMENDED BY APPLICANT AND APPROVED BY STAFF : 5-0 (Ball, Ebert, Joy and Ryman Yost absent), Resolution No. PC-01962.

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION:

COMPREHENSIVE PLAN AMENDMENT AND ASSOCIATED ITEMS

- 4.4a 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 recommendation: APPROVAL: 5-0 (Ball, Ebert, Joy and Ryman Yost absent) Public hearing before the City Council is currently pending until further notice.

- 4.4b 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 recommendation: CONDITIONAL APPROVAL: 5-0 (Ball, Ebert, Joy and Ryman Yost absent), as set forth in the conditions of the staff report dated October 18, 2025, and as amended as stated in staff memo dated November 10, 2025. Public hearing before the City Council is currently pending until further notice.

- 4.4c 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, and associated waivers, including a waiver of the subdivision regulations for the Minimum Flood Corridor, 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 recommendation: CONDITIONAL APPROVAL: 5-0 (Ball, Ebert, Joy

and Ryman Yost absent), as set forth in the conditions of the staff report dated October 18, 2025; and as amended as stated in staff memo dated November 10, 2025. Public hearing before the City Council is currently pending until further notice.

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

Adjournment: 2:45 p.m.