

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

Dennis Scheer: Chair

Tracy Corr: Vice-Chair

Thomas Beckius

Tracy Edgerton

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PLANNING STAFF

David R. Cary: Director

Geri Rorabaugh: Administrative Officer

Amy Huffman: Office Specialist

August 29, 2018

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, August 29, 2018, at 1:00 p.m. in Hearing Room 112 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 Commission will meet on Wednesday, August 29, 2018, immediately following the regular Planning Commission hearing, in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska, to discuss (1) Downtown Master Plan Update and (2) County Accessory Dwelling Units.

****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, AUGUST 29, 2018

Approval of minutes of the regular meeting held August 15, 2018.

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

COUNTY SPECIAL PERMIT:

1.1 Special Permit 25COC, to increase the number of students and staff, on property generally located at 17705 South 12th Street.

****FINAL ACTION****

Staff recommendation: Conditional Approval

Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

2. **REQUESTS AND FOR DEFERRAL:**

2.1 _____

2.2 _____

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

3.1 _____

3.2 _____

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

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

Adjournment:

PENDING LIST: *Annexation No. 18003, to annex approximately 24.1 acres, more or less, on property generally located at 7420 Yankee Hill Road.*

Change of Zone No. 18015, from AGR (Agricultural Residential District) to R-3 (Residential District), on property generally located at 7420 Yankee Hill Road.

*Special Permit No. 18022, for a 55 lot CUP (Community Unit Plan), with waivers to allow sanitary sewer to flow opposite street grades, block length, pedestrian easements, lot lines radial to streets, 2 to 1 side slope for detention embankments, and sidewalks along one side of a street, on property generally located at 7420 Yankee Hill Road. ****FINAL ACTION*****

Planning Department Staff Contacts:

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Paul Barnes, <i>Long Range Planning Manager</i>	402-441-6372 .	pbarnes@lincoln.ne.gov
Collin Christopher, <i>Planner</i>	402-441-6372 .	cchristopher@lincoln.ne.gov
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Ed Zimmer, <i>Historic Preservation Planner</i> .	402-441-6360 .	ezimmer@lincoln.ne.gov

* * * * *

**The Planning Commission meeting
which is broadcast live at 1:00 p.m. every other Wednesday
will be rebroadcast on Wednesdays at 7:00 p.m., Thursdays at 12:00 a.m. and
Sundays at 12:30 p.m. on 5 City TV, Cable Channel 5.**

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**The Planning Commission agenda may be accessed on the Internet at
<http://www.lincoln.ne.gov/city/plan/pcagenda/index.htm>**

ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

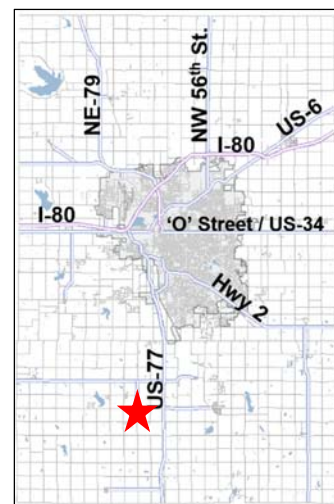
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Special Permit #25C	FINAL ACTION? Yes	DEVELOPER/OWNER Prairie Hill Learning Center
PLANNING COMMISSION HEARING DATE August 29, 2018	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 17705 S. 12 th St.

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to increase the number of students from 82 to 120 and staff from 10 to 30 for a private school located at 17705 S. 12th Street (U.S. Hwy 77).



JUSTIFICATION FOR RECOMMENDATION

The increase in number of students and staff should have minimal impact on adjacent property. The County Engineering Department does not have any issue with potential increase in traffic. The school has been operating for 37 years at this site. There are few houses nearby.

APPLICATION CONTACT

Jill Fox 402-853-2657
doubahan@hotmail.com

STAFF CONTACT

Tom Cajka, (402) 441-5662or
tcajka@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan encourages a diverse educational system.

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - this site is shown as future agriculture on the 2040 Lincoln Area Future Land Use Plan.

p. 8.1 - Encourage adequate facilities and services which provide diverse educational, cultural, environmental and social opportunities.

ANALYSIS

1. This is a request to amend an existing special permit for a private school to increase the number of students from 82 to 120 and increase the number of staff from 10 to 30.
2. Prairie Hill Learning Center was first approved for a private school in 1981.
3. Private schools are allowed by special permit in the AG District.
4. The increase in number of students and staff could lead to an increase in traffic. The County Engineer had no objections to this application.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: AG Agricultural Private School.

SURROUNDING LAND USE & ZONING

North: AG Agricultural	Farm ground and single family dwelling
South: AG Agricultural	Farm ground and single family dwellings
East: AG Agricultural	Nursery and acreage development.
West: AG Agricultural	Farm ground

APPLICATION HISTORY

- May 1981 SP#25 was approved for a private school
- October 1984 SP #25A was approved to expand the private school by 468 sq. ft.
- June 2004 SP #25B was approved to expand the private school by 3,000 sq. ft. and to expand number of students.

APPROXIMATE LAND AREA: 12.3 acres, more or less.

LEGAL DESCRIPTION: Lot 38 Irregular Tract located in Section 26, Township 8 North, Range 6 East, Lancaster County, NE.

Prepared by

Tom Cajka, Planner

Date: August 16, 2018

Applicant: Julianna Grabianowski
23800 S. 12th St.
Martell, NE 68404
402-438-6668

Contact: Jill Fox
17701 S. 12th St.
Roca, NE 68430
402-853-2657

Owner: Prairie Hill Learning Center
17705 S. 12th St.
Roca, NE 68430
402-438-6668

F:\DevReview\SP\SP25C Prairie Hill Learning Center.tjc.docx

CONDITIONS OF APPROVAL - SPECIAL PERMIT #25C

Per Article 13.008 this approval permits a private school for up to 120 students and 30 staff.

Site Specific Conditions:

1. Before receiving building permits provide the following documents to the Planning Department:
 - 1.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 Before occupying the buildings all development and construction shall substantially comply with the approved plans.
 - 2.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 2.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 2.4 The applicant shall sign and return the letter of acceptance to the County Clerk. This step should be completed within 60 days following the approval of the special permit. The Permittee shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds. Building permits will not be issued unless the letter of acceptance has been filed.
 - 2.5 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all prior resolutions approving this permit remain in full force and effect as specifically amended by this resolution.



City of Lincoln Lancaster County, NE

2018 aerial

Special Permit #: SP25COC
Prairie Hill Learning Center
S 112th St & Sprague Rd

Zoning:

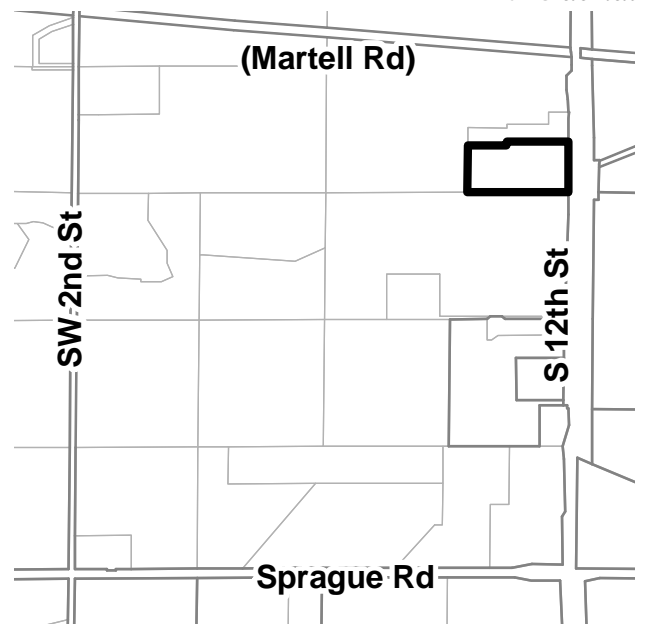
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile:
 Sec.26 T08N R06E

Area of Application

Zoning Jurisdiction Lines

Existing City Limit





PRAIRIE HILL Learning Center

17705 S. 12th, Roca, NE 68430 • (402) 438-6668 • A nonprofit educational corporation

Nebraska's First Wind and Solar Powered School

To:

Planning Department
555 S. 10th Street, Ste 213
Lincoln, NE 68508

July 30th, 2018

To whom it may concern,

I would like to request an amendment to change the first item under "general notes" on Application 25B. Specifically, I would like it be changed to read: "There shall be a maximum of 120 students and 30 staff."

Respectfully,

A handwritten signature in black ink, appearing to read 'Julianna Grabianowski', written over a printed name.

Julianna Grabianowski, Ph.D.

Julianna Grabianowski, Ph.D.
Executive Director
PRAIRIE HILL Learning Center
17705 S. 12th Street
Roca, NE 68430
(402) 438-6668
<http://www.prairiehill.com>