

## **MEETING RECORD**

**NAME OF GROUP:**

PLANNING COMMISSION

**DATE, TIME AND  
PLACE OF MEETING:**

Wednesday, June 23, 2004, 1:00 p.m., City Council  
Chambers, First Floor, County-City Building, 555 S. 10th  
Street, Lincoln, Nebraska

**MEMBERS IN  
ATTENDANCE:**

Jon Carlson, Eugene Carroll, Gerry Krieser, Roger  
Larson, Dan

Larson moved to approve the remaining Consent Agenda, seconded by Krieser



annexation, zoning changes, use permit and special permit for this property were heard previously, at which time the majority of the property was zoned B-5 with H-4 on the east and west ends to accommodate some warehouse uses. These applications represent an



**SPECIAL PERMIT NO. 04025,** \_\_\_\_\_  
**LIBERTY VILLAGE COMMUNITY UNIT PLAN,**  
**and**  
**STREET & ALLEY VACATION NO. 03017,**  
**ON PROPERTY GENERALLY LOCATED**  
**AT 14<sup>TH</sup> & VINE STREETS.**

Pages believes that the most important element of the project is affordability. These homes will sell for about \$120,000, with targeted NIFA funds with low interest rates and downpayment assistance. This is an attempt to get an economic mix in the neighborhood. The homeowners association will include a clause that the homes must be owner occupied in perpetuity.

Pages pointed out that the parking and the access all runs along a private alley behind the homes so that there are no curbcuts onto U Street, Vine Street or the surrounding area. Larson inquired whether the alley be paved. Pages indicated that it would be paved, hopefully with a permeable asphalt (one of the elements in watershed management) so that the water runoff will be dealt with on-site. There will not be any parking on Vine Street. Carroll asked whether the alley will go completely through. Pages stated that it would. It will not be completed during the first stage, but in the final stage the alley will go through. The applicant does not own the property on 23<sup>rd</sup> Street at this time; however,

**2. Mark Hunzeker** appeared on behalf of **Brighton**

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location, it would place it so close to the two houses that it would be

Larson inquired as to the basis of Mr. Patterson's opposition. Patterson responded that we essentially have single family construction being compressed on the land that would normally support either three or five single family homes. They talk about apartment houses as being



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Hunzeker also pointed out that every single family house in every community unit plan in town provides 2 parking stalls per unit. The homes in Wilderness Ridge have two parking stalls per unit. These are 100' rights-of-way. This is not encroaching into the actual street area. Most residential subdivisions have



**STREET & ALLEY VACATION NO. 03023**  
**TO VACATE THE NORTH 10' OF Q STREET**  
**LOCATED AT N. 8<sup>TH</sup> STREET AND Q STREET.**

**CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION:**

June 23, 2004

Members present: Pearson, Carroll, Marvin, Taylor, Krieser, Larson, Sunderman, Carlson

amendment were submitted on June 17, 2004. Noth911 haschanged on the Comprehensive Plan Amendment.

In 2002, the Airport Authority initiated a Part 150 Study to update the noise study that was done in 1980. After a lo11 process with the public and an then and Comprehensive that

**CHANGE OF ZONE NO. 04024**

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There was no testimony in opposition.

**ANNEXATION NO. 04001**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

June 23, 2004

Taylor moved approval, subject to an annexation agreement, seconded by Sunderman and

