

**MEETING RECORD**

**NAME OF GROUP:**

PLANNING COMMISSION

**DATE, TIME AND**











line. They wish to preserve at least some of the areas as single family. **2. Laurie Hodges**, 5318 Madison Avenue, on the north side of Nebraska Wesleyan, testified in support. She moved to University Place because she works on East Campus and she wanted to live within



of R-2. At least at that point there would be some option for either conversion or construction of

## Meeting Minutes

in question on Madison was characterized as predominantly owner occupied single family housing, plus it was noted that it has a number of historical characteristics. That is the reason for the proposed R-2 zoning.

Likewise, looking at the historic district along Leighton and Walker, Zink explained that the analysis was that those blocks are still predominantly single family home blocks, plus they are historic

**ACTION BY PLANNING COMMISSION:**

March 30, 2005

Main Motion: Carlson moved approval, seconded by Pearson.

Marvin reminded everyone that the Planning Commission passed the



not sure it does any good to go to R-4.

Marvin noted that the property is 1.5 lots. If they were to tear down and rebuild in R-2 they could build a duplex.

Bills-Strand believes they purchased the

Pearson believes the old way of broad zoning contiguous neighborhoods



**ACTION BY PLANNING COMMISSION:**

March 30, 2030

Taylor moved to approve the staff recommendation of conditional approval, with amendment deleting the off-sale from the special permit, seconded by Carlson and carried 9-0: Carlson, Sunderman, Marvin, Pearson, Carroll, Krieser, Larson, Taylor and Bills-Strand voting 'yes'. This is final action, unless appealed to the City Council within 14 days.

**ANNEXATION NO. 05003  
TO ANNEX PROPERTY GENERALLY  
LOCATED NORTH OF "O" STREET  
AND NORTHEAST OF COLLEGE PARK ROAD.**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

March 30, 2030

Members present: Carlson, Sunderman, Marvin, Pearson, Carroll, Krieser, Larson, Taylor and Bills-Strand.

Staff recommendation: Approval.

Ex Parte Communications: None.

Proponents

1. Marvin, t Tc -0.3483 0.2039 Tw (: 86 TD 03 0 TD -0.02 Pear 8.3065 Tw ( ) a 1.513.80 rvin,) Tj 8T



Carlson is concerned that we are putting language in that creates a situation we did not want to create. He is concerned about putting in a Yankee Hill Road overpass, which was taken out of the Comprehensive Plan previously. He wonders if it needs to be clarified. Brienzo does not see that it is an issue. This has nothing to do with Wilderness Park, only the freeway. This is simply a feasibility study. It is not a major access study. If the Planning Commission is uncomfortable with Yankee Hill Road being included, it can be stricken; however, the intent was to leave the language intact as much as possible so as not to change what was done at the Officials Committee and what was proposed by the County Board.

Carlson wondered whether an overpass could actually be built at Yankee Hill Road. Brienzo acknowledged that the environmental impacts would be beyond what would be feasible. The proposed amendment language was intended to address all of the closures in one statement. That was the only intent.

that would not preclude any type of interchange.

freeway. It was not intended to address any local or environmental issues.

**2. David Cary of Planning staff** offered that one of the

the amendment is

that D. you're own / F. he

existed which refers to the

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study said that no, it would not be a major issue; that the use of Warlick Boulevard and the Warlick Interchange would facilitate any traffic back and forth. What happens if things change a lot and we do find that it is feasible? If those changes are dramatic enough to warrant an overpass, then that is what would be promoted. We need a feasibility study to see if we want to go in that direction.

Bills-Strand inquired whether an environmental impact study is done as a part of that study. Brienzo stated that if we are touching a park, it would be required to do an environmental impact study.

Carroll inquired as to the trigger mechanism to start the study. Brienzo indicated that a trigger has not been developed. It would be triggered when it is included in the state improvement program. If they begin to program the dollars for the project and there is a contract developed, we would not be able to move forward without this study taking place. It is a city, county and state joint project. Any of the three entities could call for the study. As far as cost to the City, Brienzo advised that the state has volunteered to fund the study.

**ACTION BY PLANNING COMMISSION:**

March 30, 2005

Carlson moved approval,





**ACTION BY PLANNING COMMISSION**

Ex Parte Communications: None.