

## MEETING RECORD

**NAME OF GROUP:**

PLANNING COMMISSION

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

Wednesday, August 31, 2005, 1:00 p.m., City  
Council Chambers, First Floor, County-City Building, 555  
S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN**

Development Review Division, Joe

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and then called for a show of hands for Chair for a two-year term. Taylor nominated Jon Carlson.  
There were no other nominations and Jon Carlson was unanimously elected as Chair.

Chair Carlson then asked for nominations for Vice-Chair.



Downtown interests. The Plan



workable urban characteristics, this is your plan. This is a plan of more choices for housing and urban village walkable lifestyles in contrast to the auto-dominated suburban development at the edge. This plan is a perspective for balanced growth,ed 1gstainable strong core, tremendous development and economic opportunity, and a bright, distinctive future for the city of Lincoln.

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Specifically, UNL finds

8. **Bruce Bohrer, Lincoln Chamber of Commerce**, advised that Chamber of Commerce Steering Committee has passed a resolution in support. To the extent that

Bilu2-Strand asked whether Krueger's proposed Amendment #1 is acceptable. Morgan stated that they do need to work out the potential



Motion to amend, changing the language concerning the Convention, Arena and Conference Center Framework as set forth above carried 9-0: Esseys, Carroll, Taylor, Larson, Sunderman, Pearson, Krieser, Carlson and Bills-Strand voting 'yes'.

Pearson moved to amend the designation on the Novel Idea Book Store property from "new retail" to "existing retail", seconded by Carroll. Pearson stated that she is real hesitant to do this because she thought the whole purpose was that it was a flexible document and that it could be edited and be useful, and now we're talking about tiny parcels and very specific uses. She is hoping that other businesses who are not here today who have similar problems will come forward and be addressed equitably as well. Motion to amend carried 9-0: Esseys,

**COMPREHENSIVE PLAN CONFORMANCE NO. 05008,  
WEST 'O' STREET REDEVELOPMENT PLAN,  
PUBLIC HEARING BEFORE PLANNING COMMISSION:**

August 31, 2005



are waived until the final platting and urbanization of these outlots. Carstens does not believe that giving the city money for street trees

could be waived. In this case, all of the parcels are full urban sized lots and that is why the staff is requiring that the street trees be shown.

Esseks inquired as to how the stormwater detention and floodplain issues are being dealt with.issues



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The proposed amendment to Condition #1.5 relates to the number of dwelling units they have available. The acreage that they have would allow 2,057 dwelling units. The applicant has requested to allocate 1,185 of those units and initially, the applicant wanted to retain the additional 972 units for future. In the report, staff suggested that that many units would significantly impact the development, with the staff has suggested that 100 unassigned units would be appropriate. With this change to that condition, the staff has also agreed to an additional 400 dwelling units, provt4w # Tj 20.25 0 Ts47.25 -

alcohol meets the conditions of LMC §27.31.040, and further provided restaurants and the sale of Tc 021 The Plan # 1800 for Ty (page 0) T 33.759 T 00 T w (330 h 5) T 33.75 0

The staff conditions do not allow any development in the floodplain and the applicant will go forward with a study area. If they can come up with a good solution to maximize the

Taylor asked for clarification of the exact location of the Wal-Mart building and the distance from the school and church. Katt showed the location on the map, stating that Wal-Mart site is about ½ mile from the church and school. The Wal-Mart building itself is probably 3/8 mile from the church.

**2. Tom Huston**, 233 S. 13<sup>th</sup> Street, Suite 1900, appeared on behalf **Wal-Mart Stores, Inc.**, in support of the PUD as a neighborhood center. He probably additional



Nebraska, northwest Kansas, southwest Nebraska and south Lincoln. As far as a corporate partner, the Wal-Mart in Beatrice has helped financially with the Veterans Memorial Garden plus other special projects.

Opposition

**1. Doug Cunningham**, 1114 Rockhurst Drive, testified in opposition. Personally, he does not believe that this proposal fits in with the intention of the Comprehensive Plan for the retail development in that area. He highlighted some research that he has done on Wal-Mart which shows that the rural, outstate Nebraska supercenters grew at a slower pace than they would have grown had they not been supercenters.

As far as creating 450 new jobs, Cunningham suggested that is not the way it works. You are not just selling in a different store. Every one of these communities had the same development. Wal-Mart their s

this proposal was turned down the first two times because of the traffic. He suggested that with this proposal, the traffic



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commercial

Pearson again reiterated that 40,000 trips per day is very large number. Does that sound like a neighborhood center? Katt responded, stating that this deals with a neighborhood center, a commercial a commercial

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commercial

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Staff recommendation: Approval of the annexation, subject to an annexation agreement;



Larson suggested that we have to look at the community as a whole. If we look to just what we are doing for ourselves, we're not going to have a very good