

## MEETING RECORD

**NAME OF GROUP:** PLANNING COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Wednesday, March 1, 2006, 1:00 p.m., City Council Chambers, First Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Jon Carlson, Gene Carroll, Dick Esseks, Lynn Sunderman, Gerry Krieser and Tommy Taylor (Mary Strand and Roger Larson absent); Marvin Krout, Ray Hill, Stephen Henrichsen, Czaplewski, Tom Cajka, and Jean Walker of the Planning Department; media and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Planning Commission Meeting

Chair Jon Carlson called the meeting to order and requested a motion approving the  
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Taylor moved approval of the remaining Consent Agenda, seconded by Carroll and carried 6-0: Krieser, Carroll, Sunderman, Esseks, Taylor and Carlson voting 'yes'; Strand and Larson absent.

Note: This is final action on Special Permit No. 06006, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days following the action by the Planning Commission.

**CHANGE OF ZONE NO. 06011**  
**FROM R-2 RESIDENTIAL DISTRICT TO**  
**B-2 PLANNED NEIGHBORHOOD BUSINESS DISTRICT**  
**and**











Proponents

1. **Michael Rierden** appeared on behalf of **Morning Glory Estates** and expressed agreement with the revised proposal and map.

There was no testimony in opposition.

**ACTION BY PLANNING COMMISSION:**

March 1, 2006

Taylor moved approval, subject to revised legal description in accordance with the map submitted isay, seconded by Esseks and ca rried 6-0: Krieser, Carroll, Sunderman, Esseks, Taylor and Carlson voting 'yes'; Strand and Larson absent. This is a recommendation to the City Council.

**COMPREHENSIVE PLAN AMENDMENT NO. 05010**  
**TO DESIGNATE A SITE SPECIFIC NEIGHBORHOOD CENTER**  
**ON THE SOUTHWEST CORNER OF 40<sup>TH</sup> STREET AND ROKEBY ROAD;**  
**TO DESIGNATE A SITE SPECIFIC COMMUNITY CENTER**  
**ON THE EAST SIDE OF 40<sup>TH</sup> STREET, APPROXIMATELY ½ MILE**  
**SOUTH OF ROKEBY ROAD; AND TO AMEND THE LAND USE PLAN**

With regard to the Neighborhood Center, the intent is to create something for the “baby boomers” and older senior citizens. The developers believe they can put housing around this area, geared toward the older generation, and concentrate the center on doctors, dentists, allied medical services, pharmacies, physical therapists, preventative health care and restaurants that are geared for the older generation. It is a new product, and the developers are confident that there is a niche. Seacrest then showed a proposed site plan as an illustration only. But what is formally before the Commission are the “Neighborhood Center” and the “Community Center” designations. The use permits and other site details will come forward at a later date.

**2. Doug Halvorsen**, the landscape architect who has been working with this project for a long time, gave a presentation. Hedscee7.73615 0 TD-0.0604 Tc0.0825 Twbelients prehe developpe  
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because it would affect the layout of the residential uses.

Carlson encouraged that the school location be thought about early in the process so that the streets can be configured properly for drop-off and pickup. Seacrest agreed and stated that they have already started this discussion. He did note, also, that the community is seeing a trend that is disappointing, where 80% of elementary students are driven to school now.

Esseks inquired whether these developers also own the phase two properties. Seacrest acknowledged in the affirmative. Phase two is on the other side of the ridge, which, according to the Comprehensive Plan, is six to ten to twelve years from being



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Carroll moved approval, seconded by Esseks.

Carroll commented that he believes the location on 40<sup>th</sup> and Rokeby is an excellent location for the Neighborhood Center dealing with the substation and the school system. He agrees that trying to put things on the 27<sup>th</sup> Street corridor is going to be too crowded and too expensive. 40<sup>th</sup>





such an agreement and the applicant has not proposed any language.

of the Planning Commission on March 15, 2006.