

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION
DATE, TIME AND PLACE OF MEETING: Wednesday, July 22, 2020, 1:00 p.m., Hearing Room 112, on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska
MEMBERS IN ATTENDANCE: Tom Beckius, Dick Campbell, Tracy Corr, Tracey Edgerton, Cristy Joy, Cindy Ryman Yost and Dennis Scheer; Deane Finnegan absent; 9th Seat Vacant; Steve Henrichsen, David Cary and Geri Rorabaugh, Tom Cajka and Rhonda Haas (via broadcast) of the Planning Department; media and other interested citizens.
STATED PURPOSE OF MEETING: Regular Planning Commission Hearing

Chair Corr called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Chair Corr requested a motion approving the minutes for the regular meeting held July 8, 2020.

Motion for approval of the minutes made by Campbell, seconded by Beckius and carried 7-0: Campbell, Edgerton, Joy, Ryman Yost, Scheer, Beckius and Corr voting 'yes'; Finnegan absent.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

JULY 22, 2020

Members present: Campbell, Edgerton, Joy, Ryman Yost, Scheer, Beckius and Corr; Finnegan absent.

Scheer declared Conflict of Interest on Item 1.3 – Special Permit 17030A and exited the chambers.

The Consent Agenda consisted of the following items: Comprehensive Plan Conformance 20011, Annexation 20011, Change of Zone 05068G, Special Permit 17030A, Special Permit 20023, Special Permit 20024, and Waiver 20003.

There was ex-parte communications disclosed by Commissioner Joy on Item 1.6 - Waiver 20003. She stated that she has reviewed a request for proposal on this item.

There was no ex-parte communications disclosed relating to site visits.

Campbell moved approval of Consent Agenda items, seconded by Joy and carried 6-0: Campbell, Edgerton, Joy, Ryman Yost, Beckius and Corr voting 'yes'; Scheer declared Conflict of Interest; Finnegan absent.

Note: This is **FINAL ACTION** on **Special Permit 17030A, Special Permit 20023, Special Permit 20024 and Waiver 20003** unless appealed by filing a letter in the Office of the City Clerk within 14 days.

Scheer returned to the chambers at 1:11 P.M.

ANNEXATION 20006

TO ANNEX AN AREA SOUTHEAST OF SW 56TH STREET AND WEST O STREET, ON PROPERTY GENERALLY LOCATED AT SW 56TH AND O STREETS;

AND

CHANGE OF ZONE 20011

FROM AG (AGRICULTURAL DISTRICT) TO H-3 (HIGHWAY COMMERCIAL DISTRICT) AND FROM AG (AGRICULTURAL DISTRICT) TO I-1 (INDUSTRIAL DISTRICT), ON PROPERTY GENERALLY LOCATED AT SW 56TH AND O STREETS;

AND

PRELIMINARY PLAT 20002

FOR 55 COMMERCIAL LOTS ON PROPERTY LOCATED SOUTH OF WEST O STREET AND SW 56TH STREET, ON PROPERTY GENERALLY LOCATED AT SW 56TH AND O STREETS

PUBLIC HEARING:

JULY 22, 2020

Members present: Campbell, Edgerton, Joy, Ryman Yost, Scheer, Beckius and Corr; Finnegan absent.

Staff Recommendation:

Annexation

Conditional Approval

Change of Zone

Conditional Approval

Preliminary Plat

Conditional Approval

There was no ex-parte communications disclosed.

There was no ex-parte communications disclosed relating to site visits.

Staff Presentation: Tom Cajka, Planning Department, came forward and stated the applicant is requesting to annex 18.04 acres and for a change of zone from AG-Agriculture to H-3 Highway Commercial on approximately 4.65 acres and from AG to I-1 Industrial on approximately 15.1 acres. This project is located at SW 56th Street and West "O" Street. The preliminary plat is requesting to develop 55 commercial lots and seven outlots on approximately 153 acres. These outlots are for drainage, flood corridor, detention and storm sewer.

Corr asked if this land was in Tier III, because of the Agriculture Stream Corridor classification. Cajka said yes, and he explained that is due to the flood plain issues and the Agricultural stream corridor, which is why the Planning Department is in support of the annexation, but the

developer needs to leave the land in an outlot that is unbuildable. Corr asked about the three lots that would be taking access off a private driveway and their location. Cajka stated that the three lots are adjacent to West O Street. Corr inquired about the alternative to the easement through Lot 17 on the eastern side of the development. Cajka stated that there is another lot, which is not part of the preliminary plat that the developer needs to provide access to.

Applicant

DaNay Kalkowski, Seacrest & Kalkowski, 1128 Lincoln Mall, Ste. 105, came forward on behalf of D&R Development and KDS Investments, LLC. She stated that they anticipate this development being done in three phases, with the first phase being around SW 56th Street. She shared that this area will have a mix of uses. They will be working on an annexation agreement with the city before this item goes to City Council to address the improvements that will be needed at each of the intersections, because right and left turn lanes will be required on West O Street for all three of the access points. She stated that the developer would make a contribution to the city for the equivalent cost of the sidewalks, because the area has not yet been improved to urban standards. Kalkowski stated that all of the conditions are acceptable and they are asking for approval of all three items.

Corr asked if they were okay with changing the access easement through Lot 17. Kalkowski said yes.

No one came forward in support or opposition.

Campbell moved to close the public hearing on this item, seconded by Beckius and carried 7-0: Campbell, Edgerton, Joy, Ryman Yost, Scheer, Beckius and Corr voting 'yes'; Finnegan absent.

ANNEXATION 20006

ACTION BY PLANNING COMMISSION:

JULY 22, 2020

Campbell moved approval, seconded by Beckius.

Campbell stated that the developer is planning ahead on this project, which is providing for industrial uses, as well as highway commercial.

Scheer stated that this is a good plan and appreciates their looking forward and planning for the future of West O Street.

Corr stated that it is nice to have pre-planning with industrial, because they have more intensive uses and this gives everyone in the area an idea that this is what is going in and can plan accordingly.

Motion carried 7-0: Campbell, Edgerton, Joy, Ryman Yost, Scheer, Beckius and Corr voting 'yes'; Finnegan absent.

CHANGE OF ZONE 20011**ACTION BY PLANNING COMMISSION:****JULY 22, 2020**

Campbell moved approval, seconded by Edgerton and carried 7-0: Campbell, Edgerton, Joy, Ryman Yost, Scheer, Beckius and Corr voting 'yes'; Finnegan absent.

PRELIMINARY PLAT 20002**ACTION BY PLANNING COMMISSION:****JULY 22, 2020**

Beckius moved approval, seconded by Joy and carried 7-0: Campbell, Edgerton, Joy, Ryman Yost, Scheer, Beckius and Corr voting 'yes'; Finnegan absent.

Note: This is **FINAL ACTION** on **Preliminary Plat 20002** unless appealed by filing a letter in the Office of the City Clerk within 14 days.

Corr stated, at this point, we generally invite anyone wishing to speak on an item not on the agenda to come forward and do so. However, we are suspending this portion of the hearing until further notice. If you do have comments please direct them to Plan@lincoln.ne.gov or by calling 402-441-7941.

Beckius moved to adjourn the Planning Commission Meeting of July 22, 2020, seconded by Joy and carried 7-0: Campbell, Edgerton, Joy, Ryman Yost, Scheer, Beckius and Corr voting 'yes'; Finnegan absent.

Meeting adjourned 1:25 p.m.

Note: The Planning Commission will not formally approve these minutes until their next regular meeting on Wednesday, August 5, 2020.

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