

## MEETING RECORD

*Advanced public notice of the Planning Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Tuesday, January 25, 2022.*

**NAME OF GROUP:** PLANNING COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Wednesday, February 2, 2022, 1:00 p.m., Hearing Room 112, on the first floor of the County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska.

**MEMBERS AND OTHERS IN ATTENDANCE:** Lorenzo Ball, Dick Campbell, Tracy Corr, Maribel Cruz, Gloria Eddins, Tracy Edgerton, Rich Rodenburg and Cindy Ryman Yost; (Cristy Joy absent). Steve Henrichsen, Alexis Longstreet and Shelli Reid of the Planning Department; media and other interested citizens.

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

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

Edgerton requested a motion approving the minutes for the regular meeting held January 19, 2022. Motion for approval of the minutes made by Campbell, seconded by Rodenburg and carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Rodenburg, and Ryman Yost voting 'yes'; Joy absent.

### **CONSENT AGENDA**

#### **PUBLIC HEARING & ADMINISTRATIVE ACTION**

##### **BEFORE PLANNING COMMISSION:**

**February 2, 2022**

Members present: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Rodenburg and Ryman Yost; Joy absent.

**The Consent Agenda consisted of the following items: Comprehensive Plan Conformance 22001, Street & Alley Vacation 21008, and Street & Alley Vacation 21009.**

There were no ex-parte communications disclosed.

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

Item 1.2, Street and Alley Vacation 21008 was removed from the Consent Agenda by request of an interested party and scheduled for separate public hearing and action.

Campbell moved approval of the remaining Consent Agenda items, seconded by Corr and carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Rodenburg and Ryman Yost voting 'yes'; Joy absent.

Steve Henrichsen welcomed and introduced Alexis Longstreet will serve as the as the Development Review Office Specialist. Alexis is a recent graduate of the University of Kentucky and just recently moved to Lincoln.

**STREET & ALLEY VACATION 21008**

**TO VACATE APPROXIMATELY 559 FEET OF TARA HILL LANE WEST OF S. 59<sup>TH</sup> STREET CIRCLE IN THE SOUTH 59<sup>TH</sup> COALITION PUD (PLANNED UNIT DEVELOPMENT) ADJACENT TO PROPERTY GENERALLY LOCATED AT S. 59<sup>TH</sup> STREET CIRCLE AND PINE LAKE ROAD.**

**PUBLIC HEARING:**

**February 2, 2022**

Members present: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Rodenburg and Ryman Yost; Joy absent.

**Staff Recommendation:** Conformance with the Comprehensive Plan

There were no ex-parte communications disclosed.

There were no ex-parte communications disclosed relating to site visits

**Staff Presentation:**

**Steve Henrichsen, Planning Department, 555 S. 10<sup>th</sup> Street, Lincoln, NE**, stated the street is platted as Tara Hill Lane north of Pine Lake Rd and east of 56<sup>th</sup> Street. This is half the width of a normal right-of-way. It was identified to be vacated as part of the PUD approved in 2020. A whole new street system was set up. There was a street shown to cross the drainage way. Lincoln Transportation and Utilities (LTU) didn't think this was a good spot to cross the drainageway. It will cross further to the north. The applications were submitted by the property owners on either side. Once this is vacated, the area can be platted.

**Applicant:**

**Mike Eckert, Civil Design Group, 8535 Executive Woods Drive #200, Lincoln, NE** stated that this is a result of the coalition that was formed and referenced a map. When the development was done to the north, there was a connection. There is a large body of water. When they were working with City staff on the portion for development of townhomes, it was going to be a very expensive crossing. They didn't need to have the second crossing. This would have been a very

expensive triple box culvert. This is just a vacation. Shortly, they will be coming in to build the street.

**Proponents:**

No one came forward in support.

**Opposition:**

**Kenneth Cook, 6831 Sumner, Lincoln, NE** is the owner of a property in the area. He bought the property thinking that Tara Hill would provide access to the property. A cul-de-sac will cut the property in half and not allow them to have accessibility from the east.

Edgerton questioned if the property was purchased expecting access. Cook stated the property was purchased with the expectation and hope to develop multi-family housing.

Campbell stated that the street would have to access Pine Lake Road but there is no east bound traffic. He questioned if the concern was the elimination of acreage or accessibility. Cook responded their concern was access.

Corr asked about property ownership. Cook stated the property was purchased about 6 or 7 years ago.

**Staff Questions:**

Corr asked if there is a Lincoln Transportation and Utilities (LTU) Access Management Policy. Henrichsen pointed out where the Havco property is located on a map. It has frontage on 56<sup>th</sup> Street and also 57<sup>th</sup> Street, which would be their second access point. There are no specific plans for the property yet. It is zoned R-3 residential. It is not approved for apartments or townhomes. Henrichsen stated the property would need to be re-zoned for density and approved for a CUP (Community Unit Plan). The plan was noted in the 59<sup>th</sup> Street Coalition. The plan noted in the approved PUD shows a prospective plan for the surrounding area. The layout is a part of the PUD, serving as a preliminary plat. The Havco property has access. This is already an approved PUD that went through the process and proper notification was provided. In his view, this decision, if we should continue to have this street, was decided when the PUD was approved. This is just following the PUD. It is not a new street and alley vacation. The decision-making process has already occurred.

Ball asked about the approval date of the PUD. Henrichsen replied it was approved in 2020.

Corr stated that it looks like there are multiple opportunities for access points to this parcel. Henrichsen replied yes. They could say they want access to 56<sup>th</sup> Street but the Access Management Policy will likely say it is too close to the other streets. Other access has been

provided with 57<sup>th</sup> Street coming through. Pat Borer with Lincoln Fire and Rescue (LFR) looks for at least two access points to a property. If the Havco property comes in with a plan now, we would ask for them to show how they would connect with the adjacent property to the south. We also look at topography as well. If this was flat, we may have kept Tara Hill Lane. The topography shows a 20-foot drop. The drainageway is why staff agreed to get rid of this connection.

Campbell would like to see more of the property to the north. The property north of the residential has a development plan approved. Henrichsen agreed. That extends the streets. He pointed out where the street connections would be. Campbell believes there is one property that is grading right now. Henrichsen pointed out the property he believes it to be. Campbell believes there will be another access to 56<sup>th</sup> Street. Henrichsen replied he was correct.

**Applicant Rebuttal:**

Eckert pointed out the floodway and floodplain. He stated that in similar situations if it straddles on another property and the street stops short, funds will be put in escrow. The neighbor would be expected to finish the street connection and they would also contribute to the box culvert and bridge. He showed the location of a full access intersection. There will be a second connection to the north as Henrichsen pointed out. He wanted to make the owner aware there would be a significant amount of cost to him to create the culvert and/or bridge. In his experience, he views it as favorable to eliminate that cost. He noted that both of the adjacent neighbors are on board with this.

Corr noted the PUD is already approved. She believes that this is most cost effective for both parties. Eckert agreed. They knew that they were responsible for making the connection. There was a lot of thought in this. He is grateful this is something that the Planning Dept. and LTU have been working on. With the watershed standards, they end up having to do very large box culverts or bridge spans. Corr believes that if Tara Hill Lane was constructed, the neighbor will be responsible for building the street on their property line development. By code, the developer takes the road, storm sewer and water to the property line.

Campbell moved to close the public hearing, seconded by Corr and carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Rodenburg and Ryman Yost voting 'yes'; Joy absent.

**STREET AND ALLEY VACATION 21008**

**ACTION BY PLANNING COMMISSION:**

**February 2, 2022**

Campbell moved approval, seconded by Corr.

Campbell lives in a neighborhood where a lot of water is located in the area. The pond at Campbell's Nursery on S. 56<sup>th</sup> Street is meant to be water detention. There is a lot of water

collected in this area. It would be very difficult and expensive to build a road over that area; 56<sup>th</sup> Street has worked well for an access point. It is easier to get onto 56<sup>th</sup> Street as opposed to Pine Lake Rd. He believes this makes sense to vacate the proposed street.

Edgerton believes this has been well thought out as to the effects and this makes sense. She will support the vacation.

Motion carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Rodenburg and Ryman Yost voting 'yes'; Joy absent.

**ANNEXATION 21011**

**TO ANNEX APPROXIMATELY 61.28 ACRES, MORE OR LESS, ON PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER AND SOUTHEAST CORNER OF W. PIONEERS BOULEVARD AND S. FOLSOM STREET**

**AND**

**CHANGE OF ZONE 21055**

**FROM AG (AGRICULTURAL DISTRICT) TO R-4 (RESIDENTIAL DISTRICT) PUD (PLANNED UNIT DEVELOPMENT) FOR THE FOXTAIL MEADOWS PUD FOR UP TO 15,000 SQUARE FEET OF COMMERCIAL FLOOR AREA AND UP TO 650 RESIDENTIAL UNITS WITH ADJUSTMENTS TO THE ZONING AND SUBDIVISION ORDINANCES, ON PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF W. PIONEERS BOULEVARD AND S. FOLSOM STREET**

**PUBLIC HEARING:**

**February 2, 2022**

Members present: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Rodenburg and Ryman Yost; Joy absent.

Staff Recommendation:	Annexation	Conditional Approval
	Change of Zone	Conditional Approval

There were no ex-parte communications disclosed.

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

**Staff Presentation:**

**Steve Henrichsen, Planning Department, 555 S. 10<sup>th</sup> Street, Lincoln, NE**, stated that this annexation is located near Homestead Expressway and Pioneers Blvd. The change of zone is the southern part. The annexation covers a little larger area. We are required to annex the adjacent right-of-way. Staff believes it makes sense to annex the rest of Homestead Expressway. With this development, we have a reasonable expectation to provide services to some lots on the north part. The annexation includes two other property owners who have been notified. The change of zone is for the area south of Pioneers Blvd. The applicant will explain why there aren't a lot of details for the PUD. This PUD will approve the mix and generally give a skeleton plan of the road

network that might come in. We are also coordinating with Hope Community Church. They have agreed to sell part of their land and work with the developer. There will be an annexation agreement that will go directly to the City Council. The City has agreed to extend a sewer line to this property. There is already a water line. This is very exciting to see an affordable housing project in a developing area. He congratulates the Hoppe's for working hard to bring this forward. This will give the big picture so they can work on their costs and grants.

Corr asked Henrichsen to point out the adjacent property. Henrichsen stated that the property has a significant grade change. There could be an on ramp to Highway 77. There would be less moving traffic. The rest of the property is pretty much the same grade as Highway 77. There is concern on having residents too close to the highway.

Corr asked if Green Light Lincoln applies to Highway 77. Henrichsen responded he did not know the answer to that. Highway 77 would be Nebraska Department of Transportation jurisdiction.

Edgerton is curious about the two homes that are being annexed. Henrichsen stated they were notified. One of the owners called and talked to staff. Ultimately, it is up to the City Council to annex property or not. You do not need the approval of the property owner.

Campbell inquired if the property to the east is part of Lincoln. Henrichsen responded that to the west, east and south is not in the City limits. He noted there is another development proposed on the east side of Highway 77. Staff might be back in the future with another annexation.

**Applicant:**

**Tom Huston, 233 S. 13<sup>th</sup> Street, Lincoln, NE** appeared on behalf of SOFO Development and Hoppe Development. This is exciting to be here. There was an application for Comprehensive Plan Conformance on the Planning Commission agenda two weeks ago. That was the blight study for this area. Hoppe Development has been working on this for quite some time. The PUD would approve up to 650 housing units and some neighborhood services. This area has been designated for ten years as a developing area. Municipal services are available. The recently adopted Plan Forward Comprehensive Plan identifies this area as residential. Hoppe Development worked with the adjacent property owner on the process and the design. They worked with Hope Reformed Church on their own internal decision-making process. They worked out a suitable development that met the design and objectives of the church. He believes this is a unique subdivision. It combines multiple types of housing. There are townhomes, row houses, multi-family and detached single family. This is a mixed-income area. Gatehouse Row was approved last year, which we noted that could be a template. Low-income housing credits will be used. This will also include housing opportunities for the 80 percent median income. This will include market rate housing as well. Six hundred fifty units will be generally done in three phases starting at the south end of the property and moving north. Commercial would most likely be developed in the second phase. Nebraska Investment Financing Authority (NIFA) applications are due in mid-

March. There are a lot of design details to be worked out. They will do that through the administrative process.

Edgerton wondered about the waivers. Huston believes they have agreed on those and worked through them.

**Jake Hoppe, 301 S. 57<sup>th</sup> Street Omaha NE** is excited about this project. They went through the process with their development near Wyuka and learned that context matters. They can meet the need to the community, but if they can't do Greenfield Property, they won't meet the need. They are trying to build an entirely new type of neighborhood. The backbone of how they would execute this project is how we meet the needs of many different groups of people. We want to end with a neighborhood.

At its core, this will be 650 housing units with a mix of uses. There will be one acre of commercial space. Amenity and open space with a central park area next to the church will be made. We are trying to respond at scale to the Affordable Housing Coordinated Action Plan. We want to demonstrate that affordable and market rate housing can coexist in a new development. We want to create a unique sense of place and decentralize and de-concentrate affordable housing. We want to provide affordable rental and ownership opportunities. They purchased 27 acres in a collaboration with the Lincoln Community Foundation and West Gate Bank. They immediately engaged Hope Community Church. The church thought this plan worked with their vision. They included them in the design process. Ultimately, most of the congregation voted to sell. They are making some requests to the city. They are working, if it is possible, to extend Tax Increment Financing (TIF) to a peripheral area. They are partnering with different non-profits. He thinks these housing developments are a combination of different elements. The first phase will be about 160-170 tax-credit funded units for the purposes of rental affordable housing. They are also looking at a program for housing assistance. They will have straight up market units. In the end, this development is about 50/50 of market rate and income restricted. They have integrated the church into the design as well. They would like to put a pavilion in the area that they hope everyone will utilize. They believe this aligns very well with the 2050 Comprehensive Plan. It will be safe and affordable housing. He believes these fits with the Complete Neighborhoods, as well. The new elementary school will also be in proximity. This will provide affordable housing opportunities outside of historically redline areas. He thinks this aligns with Lincoln's Affordable Action Plan. They will pursue a 4% bond application project. A second project will follow for a townhome area. This will be a dense community. They have tried to think about what waivers may be appropriate. They will work closely with the city. Some of the waiver requests may be deferred until they decide exactly what this plan will look like. They are very excited about this project. They want to provide ways for others to think about how affordable housing can be done.

Rodenburg asked if this is being modeled after any existing developments in throughout the country. Hoppe responded they have looked at something in Omaha, but it didn't involve affordability. They haven't found any examples yet.

Ball wondered if this plan was sent to the Planning Dept. Hoppe indicated he will share the presentation (Exhibit "1") with the Planning Department.

Campbell stated there are two Lincoln housing projects that have a mix of market rate and low income. They don't go as far as what is t being proposed, but he would suggest they take a look.

Corr wanted to verify that the park area is to the east of the church property. Hoppe replied yes. Corr inquired if there will be any park areas to the south. Hoppe responded that there are a couple of natural features they are going to work around. They are hoping for a community garden and playground space. The designers have tried to leave some open space for integration throughout. There is a walking trail that connects all the housing units.

Corr noted that Hoppe stated they wanted to provide low income some opportunities for housing. She wondered about the cost. Hoppe stated they are looking at around \$250,000 to \$275,000 and working with State agencies to try and provide some down payment assistance. Corr noted it sounds like the applicant will be back for some TIF. Hoppe stated that is their intention.

Rodenburg questioned if the applicant anticipated a homeowner association, which would provide services for this development. Hoppe believes that is their intention.

Edgerton asked about the waivers being proposed.

**Fred Hoppe, 1600 Stony Hill Rd. Lincoln NE** stated that when this was put together, affordable housing has to have scale, which has to have density. When you have so many acres, you are trying to balance affordability. That is why they are asking for the waivers, particularly for the side yard, especially off Highway 77. They are trying to get their community focused to the middle. That is the importance of the side yard waiver to ten feet. This gives a lot more flexibility to do the internal design, so a better green experience is created and not constricted by concrete. He thinks it would be best to go with an R-4 zoning request and ask for waivers that give the flexibility of design.

Campbell stated that Huston mentioned this would be worked out with the city as the design is laid out. He inquired if the applicant would like the waivers approved at this time. Fred Hoppe would like the waivers adopted now. The Highway 77 makes some difference to him. This would give them flexibility to do the parking.

**Proponents:**

No one came forward in support.

**Neutral:**

**Steve Larson, 4401 SW. 12<sup>th</sup> Street, Lincoln, NE** stated that right now, this area is nothing but dirt. That means people will be coming and going from Highway 2 or Pine Lake Rd. He wanted to know what provisions are being made to manage traffic from this area to the east. He is not opposed to the development, but he doesn't want to see bottlenecks occurring due to the park and the railroad tracks in the area.

**Opponents:**

No one came forward in opposition.

**Staff Questions:**

Corr stated she would like to hear about the waivers and how it would impact this property. Henrichsen believes there are two viewpoints. The applicant is working on their detailed plan, but staff hasn't seen a plan with grading, drainage or streets. There are many things that have to happen first.

Corr stated she sees not less than ten feet abutting Highway 77. She asked what the right-of-way is. Henrichsen noted the applicant is asking for a blanket setback of ten feet. Today, this would typically be a rear yard of 20 feet to the dwelling. It doesn't prohibit garages or parking. Staff believes that would be more appropriate. He doesn't know the amount of right-of-way there. The Nebraska Dept. of Transportation (NDOT) could decide at any time to expand the road. All the signals on Highway 77 are going away; interchanges are being looked at. The idea is from the Interstate to the South Beltway would all be interchanges. There is distance and noise. If there is nothing in the way to block it, sound can travel quite far. Internally, you can come in and do administrative amendments and get things done that way. He believes it is way too early for the internal waivers. They believe the setback should be 20 feet now. They aren't discouraging other ideas; they just don't have the finer details yet. Corr asked if all external setbacks would be 20 feet. Henrichsen responded yes, except along the northeast property line, where it would be ten feet. Other details can be worked out with an administrative approval.

Corr believes if the applicant applies for Tax Increment Financing (TIF), this would be back before Planning Commission. Henrichsen noted the redevelopment plan would be back for public hearing. The blight study has already been through.

Campbell asked about the TIF. Henrichsen noted that is related to the financing. It has no ability to adjust the zoning aspects.

**Applicant Rebuttal:**

Fred Hoppe stated the reason they want the waivers now is so they can go through the design process. They want it designed now so they can get it the way they think is reasonable and sellable. Corr noted that most times, there is more detail on a plan before waivers are granted. She is fine with granting internal waivers at a later time. She believes this doesn't match what was applied for. Fred Hoppe noted they would like their setbacks established from the start, so they know what they are dealing with. He believes there is another crucial element. Highway 77 has the widest right-of-way. You have to go through the State to get approval for the subdivision when you are this close. They have said they have no problem with where the buildings will be placed. It is important for them to get the waivers so they know the parameters of what they can do. This is important to the wholistic nature of the development. In his opinion, the extra ten feet, particularly on Highway 77, is functionally important. They have already talked to the State about this.

Edgerton noted that staff felt there was an agreement with the applicant and now this is asking for something different. Fred Hoppe stated that they will lose a year of applicability into the programs if this isn't done today. This process was started in February of last year.

Edgerton asked if the applicant had a response to the neighbor who spoke about access. Fred Hoppe stated this property is bound on two sides by arterials. This can only be a neighborhood. He doesn't believe the density will affect activity on South Folsom. There are some requirements to bring it up to urban grade. This is a convenience to them to have the waivers now.

Campbell noted as he was reviewing the waivers, that the Planning Dept. stated that waiver number 2 listed in the staff report is noted as not necessary. He is having a hard time with waiver number 4 and the ten feet. Fred Hoppe explained that if they put a stacked duplex on a 20-foot wide lot, you had to have a 10-foot width. Campbell wondered where the ten feet is. Fred Hoppe believes that comes into the number of units. The width of the lot is based on the number of units on the lot. That was his concern. Campbell believes regarding the 10-foot setback, staff is recommending denial.

Jake Hoppe stated that waiver number 4 listed in the staff report, states for an average single-family dwelling is easy enough to accomplish. For a townhouse lot per family, their concept is if you have two families on a lot that would be a 10-foot lot and would require a 10-foot allowance per family.

**Jeremy Williams with Design Associates, 1609 'N' Street, Lincoln, NE** stated the reason for that request was in the zoning--it specifies a minimum lot width per family on duplexes or townhomes. By zoning, it would be 20 feet. The applicant concern was this would require 40 feet. Fred Hoppe noted they were trying to accomplish duplexes. These would be row houses with a

party wall. This is unique for what Lincoln has seen for townhomes in not having the stacked scenario.

Henrichsen stated this points out quite well where we are at in the discussion. He showed the site plan. When Planning Commission is asked to make a decision about a setback, he believes there just isn't enough detail yet on this application to decide on anything. Attached row houses would be one lot. Staff doesn't have the level of detail yet to decide if some waivers are even necessary. He appreciates there is a deadline. The drawing shows garages on Highway 77 in Area 3 on the site plan. This is a conceptual plan. R-4 zoning has a 25-foot setback. R-3 zoning is 20 feet. In other places, there have been reductions in front-yard setbacks, but not for garages. In working with LTU, staff is also looking at utility easements. If there is only ten feet, where do the utilities go? These are the details that need to be worked out. Yes, there is an average 25 feet per unit per family.

Huston stated in the event they can't agree on these issues, they will be back before Planning Commission.

Corr moved to close the public hearing, seconded by Eddins and carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Rodenburg and Ryman Yost voting 'yes'; Joy absent.

**ANNEXATION 21011**

**ACTION BY PLANNING COMMISSION:**

**February 2, 2022**

Campbell moved conditional approval, seconded by Rodenburg.

Campbell stated that he believes it would be better to approve the change of zone but withhold any decision on any waivers until this comes back with more detail. Having had many things, the applicant is requesting in his development was because the city codes were rewritten for the development. He believes there are ways to do this that don't get as complicated. He wants to see where they specifically need the waivers. He wants to set the waivers aside at this point for the change of zone. He could accept those waivers where the applicant and staff are in agreement.

Eddins stated that this project excites her. She agrees with Campbell on the waivers. She hopes when the applicant talks about equity, she hopes they would be accessible.

Ryman Yost was excited to read about this project. She believes it has a lot of potential and would be great to be a part of this neighborhood.

Corr agrees that this is a good concept overall. This is appropriate for annexation. She is hesitant on the change of zone without all the details. She understands the applicant has a deadline. It is

easier for the Commissioners when the detail is provided. Having garages next to Highway 77, that is the stuff she needs to hear. That makes a huge difference to her. She thinks it is a great idea to mix the housing. She would be in favor of taller height limits for this development for better design. It isn't built up around this. She will approve of the annexation but is still hesitant on the change of zone. It is pretty messy with the waivers and lack of detail.

Edgerton believes this is a fantastic project. She appreciates how well the applicant worked with the church. It is a great public/private partnership and she commended everyone for the level of collaboration.

Motion for conditional approval carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Rodenburg and Ryman Yost voting 'yes'; Joy absent.

### **CHANGE OF ZONE 21055**

#### **ACTION BY PLANNING COMMISSION:**

**February 2, 2022**

Campbell moved conditional approval as set forth in the staff report, seconded by Rodenburg.

Henrichsen stated the staff position on the waivers as noted in the staff report:

1. Setback requirement of the perimeter boundary lines down to not less than 10 feet, including the right of way of Highway 77 (Approval for area on northeast perimeter boundary abutting Highway 77 only)
2. A 5-foot side-yard setback for all attached buildings containing the single-family dwellings, or 0-foot side yard if a party wall, for two family dwelling and townhomes. (Not Necessary)
3. A 10-foot front-yard setback for all attached and detached single-family dwellings. (Recommend Denial)
4. A reduction in the Average Single Family Dwelling Lot Width to 35 feet and Townhouse Average Lot Width per family to 10 feet. (Approval for single family dwelling lot width to 35 feet. Denial of townhouse average lot width to 10 feet)
5. A reduction in the Minimum Lot Area per Unit to 2,100 sq. ft. for a Single-Family Dwelling and 1,500 sq. ft. for a Townhouse. (Recommend Approval)

Motion for conditional approval carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Rodenburg and Ryman Yost voting 'yes'; Joy absent.

Motion for adjournment made by Campbell, seconded by Corr and carried 8-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Rodenburg and Ryman Yost voting 'yes'; Joy absent.

There being no further business, the meeting was adjourned at 3:00 p.m.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/PC/Minutes/2022/pcm020222.docx>