

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, April 19, 2022.

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, April 27, 2022, 1:00 p.m., Hearing Room 112, on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

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

STATED PURPOSE OF MEETING: Regular Planning Commission Hearing

Chairperson 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 April 13, 2022. Motion for approval of the minutes made by Campbell, seconded by Joy and carried 9-0: Ball, Campbell, Corr, Cruz, Joy, Eddins, Edgerton, Rodenburg and Ryman Yost voting 'yes'.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

April 27, 2022

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

The Consent Agenda consisted of the following items: Change of Zone 22007, Special Permit 22006, Preliminary Plat 21003, Special Permit 22008, and Special Permit 22011.

There were no ex-parte communications disclosed.

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

Campbell moved approval of the Consent Agenda items, seconded Corr. Motion carried 9-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Joy, Rodenburg and Ryman Yost voting 'yes'.

Note: This is **Final Action** on **Special Permit 22006, Preliminary Plat 21003, Special Permit 22008, and Special Permit 22011** unless appealed by filing a letter in the **Office of the City Clerk** within **14 days**.

COMPREHENSIVE PLAN CONFORMANCE 22005
TO REVIEW AS TO CONFORMANCE WITH THE 2050 LINCOLN-LANCASTER COUNTY
COMPREHENSIVE PLAN, THE CITY OF LINCOLN'S CAPITAL IMPROVEMENT PROGRAM (CIP) FOR
FY 2022/2023 TO FY 2027/2028.

PUBLIC HEARING:

April 27, 2022

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

Staff Recommendation: In Full or General Conformance with Comprehensive Plan

There were no ex-parte communications disclosed.

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

Staff Presentation:

Andrew Thierolf, Planning Department, 555 South 10th Street, came forward and gave a brief presentation that covered the Capital Improvements Plan (CIP) process, purpose, and budget. Thierolf stated that the Capital Improvements Plan (CIP) development began in November 2021 and was made public in April 2022. Thierolf outlined the plan format: Project name, budget outcome, rating, conformity, and sources. He also discussed Department highlights. Thierolf stated that the CIP is available online with an interactive map.

Commissioner Edgerton asked when was the library obligation bond moved and what year was it placed originally? Thierolf believed that it was originally in fiscal year 2022/2023 and that it could be confirmed.

Commissioner Campbell stated that within the transportation section there are some limited projects being done by segments on Rokeby Road. Campbell also noted that there is a need to expand Yankee Hill to four lanes and there are pieces of the expansion being done. Campbell stated that he does not see a complete road being developed in either project as a part of the 6-

year plan. Campbell encouraged the committee to look at opportunities to get those two projects up to standard with the current development happening in that area.

Paul Barnes, Planning Department, 555 South 10th Street, addressed the road construction items mentioned by Commissioner Campbell. Barnes stated that the committee relies on the efforts established in the Long-Range Transportation Plan (LRTP). He stated that the Rokeby Road project specifically is broken into segments and based on projected development. Barnes stated that the road development on Yankee Hill is happening along with the other development. Barnes also stated that as those projects are developed, impact fees are being paid which are contributing to the funding of the road projects.

Campbell stated that on Yankee Hill between 56th Street and 70th Street, on the north side is almost completely built out and a two-lane road is still there. Campbell stated that he knows Krueger's development from 70th Street east is being developed quickly.

Barnes addressed the library obligation bond question asked by Commissioner Edgerton. Barnes stated that the current Capital Improvement Plan (CIP) shows an obligation bond in 2022/20223.

David Cary, Planning Department, 555 South 10th Street, stated that the commissioners' comments are well taken and reiterated that Paul Barnes was explaining that the quarter cent sales tax has been beneficial to transportation improvements. Cary stated that Lincoln Transportation & Utilities (LTU) has been doing a great job at getting projects completed. He also stated that within the 6-year breakdown in the Capital Improvement Plan (CIP); by year 5 and 6, the funding will no longer be available, and the continuation of the funding is imperative for the sake of completing those types of improvement.

Campbell reiterated that he is encouraging the committee to find ways to accelerate the development of those projects.

Edgerton asked for a quick definition of transportation optimization in relation to the other sections of transportation. Andrew Thierolf asked for Lincoln Transportation & Utilities (LTU) staff to come forward to better explain.

Thomas Shafer, Assistant Director of Transportation (LTU), 949 W Bond St, Ste 200, stated that optimization means to upgrade/enhance existing areas to a certain standard based on the surrounding area.

Edgerton noted that Optimization and Growth in the budget is about 50/50 and greater half of the budget is focused on preservation.

Shafer stated that the budget follows along with the Long-Range Transportation Plan and principles, which is taking care of what exists as a main priority so that the larger portion of the funds are being invested into the transportation system.

Campbell stated that 56th Street was to be resurfaced but he doesn't see it listed in the plan. Shafer stated that plan should be listed on the website and given that it is a federal-aid project, it is still planned.

Eddins noted that affordable housing is mentioned a lot, but the Capital Improvement Plan (CIP) does not mention accessible affordable housing, which is more scarce than affordable housing. Eddins believes that accessible affordable housing needs to be included especially as it is tied to funding/tax incentives.

Corr asked for Andrew Thierolf to locate the interactive map. Thierolf stated that it is linked in every section on the first page throughout the Capital Improvement Plan.

Edgerton asked for clarification that in the finance section, the primary focus is infrastructure and broadband is for within the City of Lincoln. Thierolf stated that the Visual Vault project mentioned in the Capital Improvement Plan (CIP) is a city project.

Rodenburg stated that some popular projects have fundraisers. Rodenburg asked how fundraisers fit into the CIP budget and are departments able to build endowments and enhance the projects in other ways. Thierolf stated that fundraising is mentioned in the CIP as Capital Campaigns along with other funding sources.

Applicant Testimony:

No one came forward in testimony.

Proponents:

No one came forward in support.

Neutral:

No one came forward in neutral testimony.

Opposition:

No one came forward in opposition.

COMPREHENSIVE PLAN CONFORMANCE 22005

ACTION BY PLANNING COMMISSION:

April 27, 2022

Campbell moved to close public hearing, seconded by Corr.

Motion carried 9-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Joy, Rodenburg and Ryman Yost voting 'yes'.

Campbell moved to approve CPC22005 as amended by staff, seconded by Ball.

Campbell stated that the plan is well structured, but funding remains an issue.

Edgerton expressed her support and appreciation.

Motion to approve CPC22005 as amended by staff carried 9-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Joy, Rodenburg and Ryman Yost voting 'yes'.

MISCELLANEOUS 22002

TO REVISE THE LANCASTER COUNTY FISCALLY CONSTRAINED PLAN IN THE 2050 LONG RANGE TRANSPORTATION PLAN TO INCLUDE SOUTH 68TH STREET FROM FIRTH ROAD TO STAGECOACH ROAD.

PUBLIC HEARING:

April 27, 2022

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

Staff Recommendation: Approval

There were no ex-parte communications disclosed.

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

Staff Presentation:

Paul Barnes, Planning Department and Lincoln Metropolitan Planning Organization, 555 South 10th Street, stated that Miscellaneous 22002 is a request from Lancaster County Engineering as well as the Planning Department to amend the fiscally constrained project list for Lancaster County in the recently approved Long-Range Transportation Plan (LRTP) for 2050. Barnes stated that a fiscally constrained list of county projects was included in the updated LRTP. He stated that one of the projects listed in the illustrative list or "overall needs based" list is the segment of South 68th Street from Stagecoach Road to Firth Road. Barnes stated that the request to move this project into the fiscally constrained list is because funding has been identified. Barnes stated that there was an announcement of an award through the State for safety funds to assist in the

project. He stated that this part of South 68th Street was included in several studies over the past few years and identified for improvement based on volumes and future projections in the area. Barnes stated that in order to amend a fiscally constrained plan, it must be kept fiscally constrained meaning that some projects in the list have been adjusted. Barnes stated that the process of amending the LRTP went before the Metropolitan Planning Organization Technical committee on April 14th, and they did review and recommended approval of the amendment. The request for the amendment had to appear before the Planning Commission and comments on the item will be forwarded to the MPO Officials Committee who will meet and take final action on May 12th.

Commissioner Ryman Yost expressed her appreciation of grant funding being available.

Applicant Testimony:

No one came forward in testimony.

Proponents:

Kelly Oelke, City Administrator, City of Hickman, NE, 115 Locust Street, expressed her support on the revision to the LRTP to include South 68th Street from Firth Road to Stagecoach Road on behalf of safety concerns that community stakeholders have.

Neutral:

No one came forward in neutral testimony.

Opposition:

No one came forward in opposition.

MISCELLANEOUS 22002

ACTION BY PLANNING COMMISSION:

April 27, 2022

Campbell moved to close public hearing, seconded by Corr.

Motion to close public hearing carried 9-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Joy, Rodenburg and Ryman Yost voting 'yes'.

Campbell moved approval of MISC 22002, seconded by Joy.

Campbell stated that this a very important application.

Joy expressed her appreciation for the efforts to bring this forward.

Edgerton also expressed her appreciation to ensure that Lincoln develops in a safe manner.

Motion to approve carried 9-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Joy, Rodenburg and Ryman Yost voting 'yes'.

MISCELLANEOUS 22003

TO REVIEW THE DRAFT OF FY2023 TO FY2026 TRANSPORTATION IMPROVEMENT PROGRAM (TIP) FOR CONFORMANCE WITH THE CURRENT LINCOLN METROPOLITAN PLANNING ORGANIZATION (MPO) LONG RANGE TRANSPORTATION PLAN (LRTP).

PUBLIC HEARING:

April 27, 2022

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

Staff Recommendation: In Conformance with the Long-Range Transportation Plan

There were no ex-parte communications disclosed.

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

Staff Presentation:

Paul Barnes, Planning Department and Lincoln Metropolitan Planning Organization, 555 South 10th Street, appeared and gave a brief presentation of the Transportation Improvement Program (TIP). Barnes stated that the Metropolitan Planning Organization is required to adopt a Transportation Improvement Program (TIP) and development which is coordinated with the State TIP. He stated that the projects included in the Transportation Improvement Program (TIP) come from the MPO Long-Range Transportation Plan (LRTP). Barnes stated the there is a process for the Transportation Improvement Program (TIP) coordination and development. He also stated that the development of the TIP is done by the Metropolitan Project Coordination Committee which is a sub-committee to the Technical Committee. Barnes stated that the state has 16 projects in the Transportation Improvement Program (TIP), Lancaster County Engineering has 8 projects included in the Transportation Improvement Program (TIP) and Transportation and Utilities has 9 projects included in the Transportation Improvement Program (TIP). All the plans are in conformance with the LRTP. He addressed that there has been funding put into the 56th Street project in the past. Barnes stated that Federal Transit Authority funds are provided.

Commissioner Ball asked how the South Beltway contributes to the other projects being proposed over the next few years. Barnes stated that the South Beltway was a state project and there was a bill that paid for majority of that development and there was a partnership with the city to contribute funds. Barnes stated that in terms of transportation development in that area, the growth plan incorporated into the Comprehensive Plan is being followed.

Campbell asked why the State wanted to place an intersection at 32nd Street and not at 27th Street to eliminate roads curving into Saltillo Road.

Thomas Shafer, Assistant Director of Transportation (LTU), 949 W Bond St, Ste 200, stated that the development in that location needed to move to allow development on either side of the road. Campbell asked with the intersection at 68th Street, traffic would have to travel on Saltillo Road to get to 70th Street or 56th Street. Shafer stated that traffic should transition to 70th Street from the South Beltway with no issues.

Applicant Testimony:

No one came forward in testimony.

Proponents:

No one came forward in support.

Neutral:

No one came forward in neutral testimony.

Opposition:

No one came forward in opposition.

MISCELLANEOUS 22003

ACTION BY PLANNING COMMISSION:

April 27, 2022

Campbell moved to close public hearing, seconded by Eddins.

Motion to close public hearing carried 9-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Joy, Rodenburg and Ryman Yost voting 'yes'.

Campbell moved to approve MISC 22003, seconded by Cruz.

Campbell stated all the projects listed are well needed.

Edgerton expressed her appreciation for the details on the improvements.

Motion to approve MISC 22003, carried 9-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Joy, Rodenburg and Ryman Yost voting 'yes'.

**COMPREHENSIVE PLAN CONFORMANCE 22004,
TO REVIEW AS TO CONFORMANCE WITH THE 2050 LINCOLN-LANCASTER COMPREHENSIVE
PLAN, FOR BISHOP HEIGHTS REDEVELOPMENT PLAN, A PROPOSED GUIDE FOR
REDEVELOPMENT ACTIVITIES WITHIN THE REDEVELOPMENT PLAN AREA, INCLUDING MIXED
USE COMMERCIAL AND RESIDENTIAL USES, ON PROPERTY GENERALLY LOCATED AT THE
BISHOP HEIGHTS SHOPPING CENTER AT SOUTH 27TH STREET AND HIGHWAY 2.**

PUBLIC HEARING:

April 27, 2022

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

Staff Recommendation: In Conformance with Comprehensive Plan

There were no ex-parte communications disclosed.

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

Staff Presentation:

Dallas McGee, City of Lincoln Urban Development, 555 South 10th Street, stated that this application is Bishop Heights Redevelopment plan in conformance with the City's plan. McGee stated that the area is about a 22-acre site located north of Highway 2 and east of 27th Street. The area was formerly known as the Shopko Center. McGee stated that the Bishop Heights Redevelopment plan is the second step of the process which needs to be consistent with the Comprehensive Plan. The next step is the detailed redevelopment agreement that will identify what the developer plans to do, how the city will be assisting with Tax Increment Financing (TIF) and other possible funding sources which will be acted on after City Council acts on the redevelopment plan. McGee stated that the report drafted by the Planning Department identifies many inconsistencies with the Comprehensive Plan.

Applicant Testimony:

Kent Seacrest, Seacrest & Kalkowski, 1128 Lincoln Mall, Suite 105, appeared on behalf of three redevelopers: White Development Company, EPC Real Estate Group, and RED Development. He reiterated that staff found this plan to be in conformance with the Comprehensive Plan. Seacrest stated that this development will be responsible for 25% of growth. Seacrest addressed the traffic and stated that a traffic study was recently completed and will be publicly submitted today.

Edgerton asked what was the change and reason for AM and PM comparison in the traffic study? Seacrest answered that there was an increase in trips during the afternoon and it is projected to remain with higher number of trips in the PM in relation to the AM after the development, compared to the higher number of trips in both AM and PM, when the shopping center was still active.

Campbell stated that the development on the north seems to be the only area to receive letters of objection and asked if the concerns have been addressed? Seacrest stated that the redevelopment plan and Planned Unit Development that come forth in the following steps may be the opportunity for concerns to be expressed and addressed. Seacrest stated that there have been plans on the White Development to develop in a way that does not disturb the privacy of the neighborhood on Kucera Drive.

Proponents:

No one came forward in support.

Neutral:

No one came forward in neutral testimony.

Opposition:

No one came forward in opposition.

COMPREHENSIVE PLAN CONFORMANCE 22004

ACTION BY PLANNING COMMISSION:

April 27, 2022

Campbell moved to close public hearing, seconded by Joy.

Motion to close public hearing carried 9-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Joy, Rodenburg and Ryman Yost voting 'yes'.

Motion to find CPC 22004 in conformance with comprehensive plan, seconded by Joy.

Campbell stated that this is a very well-developed plan.

Rodenburg stated that he is impressed with the efforts of the developers and Kent Seacrest.

Cruz shared her appreciation that the plan is very considerate and accommodating to the existing neighborhood.

Edgerton agreed with her fellow commissioners and stated that it is a true example of mixed-use development.

Motion to find CPC22004 in conformance with comprehensive plan carried 9-0: Ball, Campbell, Corr, Cruz, Eddins, Edgerton, Joy, Rodenburg and Ryman Yost voting 'yes'.

Campbell moved to adjourn the Planning Commission meeting of April 27, 2022, seconded by Corr and carried 9-0: Ball, Campbell, Corr, Cruz, Joy, Eddins, Edgerton, Rodenburg and Ryman Yost voting 'yes'.

There being no further business, the meeting was adjourned at 2:17 p.m.