

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 2, 2024.

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, April 10, 2024, 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, Maribel Cruz, Brett Ebert, Gloria Eddins, Cristy Joy, Rich Rodenburg, and Cindy Ryman Yost. Bailey Feit absent. David Cary, Steve Henrichsen, Shelli Reid, Jennifer McDonald, George Wesselhoft and Ben Callahan the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Hearing

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

Ryman Yost requested a motion approving the minutes for the regular meeting held March 27, 2024.

Motion for approval of the minutes made by Joy; seconded Eddins.

Minutes approved 6-0: Ball, Cruz, Ebert, Eddins, Joy, and Rodenburg voting "yes". Campbell and Ryman Yost abstained; Feit absent.

Ryman Yost asked the Clerk to call for the Consent Agenda Items.

Clerk stated that item 1.2a - Change of Zone 24006 and item 1.2b - Use Permit 15F will be removed from today's Consent Agenda for a request for a 2-week deferral.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

April 10, 2024

Members present: Ball, Campbell, Cruz, Ebert, Eddins, Joy, Rodenburg, and Ryman Yost. Feit absent.

The Consent Agenda consisted of the following item: Text Amendment 24002.

There were no ex-parte communications disclosed.

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

Joy made a motion for approval of the Consent Agenda; seconded by Campbell.

Motion carried 8-0: Ball, Campbell, Cruz, Ebert, Eddins, Joy, Rodenburg, and Ryman Yost voting “yes”; Feit absent.

Ryman Yost called for **Requests for Deferral.**

Clerk stated that written communication was received from the applicant requesting a deferral until the next planning Commission Hearing of item 1.2a – Change of Zone 24006 and item 1.2b – Use Permit 15F, which will delay public hearing and action to the April 24, 2024, Planning Commission Hearing.

CHANGE OF ZONE 24006

FROM O-3 (OFFICE DISTRICT) TO B2 (PLANNED NEIGHBORHOOD COMMERCIAL) WITHIN THE EXISTING SOUTHWOOD CENTER USE PERMIT, ON PROPERTY GENERALLY LOCATED AT 5555 S. 27TH STREET

AND

USE PERMIT 15F

TO AMEND THE EXISTING SOUTHWOOD CENTER USE PERMIT BY REVISING THE LAYOUT OF LOT 2 WITH A RELATED CHANGE OF ZONE TO B-2, ON PROPERTY GENERALLY LOCATED AT 5555 S. 27TH STREET. *FINAL ACTION*

BEFORE PLANNING COMMISSION:

April 10, 2024

Members present: Ball, Campbell, Cruz, Ebert, Eddins, Joy, Rodenburg, and Ryman Yost. Feit absent.

Staff Recommendation: Two-week deferral

Campbell moved to approve the request for deferral; seconded by Eddins.

Motion carried 8-0: Ball, Campbell, Cruz, Ebert, Eddins, Joy, Rodenburg, and Ryman Yost voting “yes”; Feit absent.

CHANGE OF ZONE 07060D

TO AMEND THE WILDERNESS HEIGHTS PLANNED UNIT DEVELOPMENT (PUD) TO REVISE BLOCKS 8-10 FROM SINGLE FAMILY DWELLINGS TO ROWHOME LOTS, WITH ASSOCIATED WAIVERS TO THE SIDE YARD SETBACK, MINIMUM LOT WIDTH AND LOT AREA REQUIREMENTS, AND AN INCREASE OF 47 DWELLING UNITS ALLOWED IN THE R-3 PUD AREA

FOR A TOTAL OF 320. THIS AMENDMENT ALSO REQUESTS A MODIFICATION TO THE B-2 AREA FOR BLOCK 2 LOTS 2-4 TO ALLOW AN ADDITIONAL LOT AND INCREASE THE ALLOWED COMMERCIAL SPACE BY 17,000 SQUARE FEET FOR A TOTAL OF 231,000 SQUARE FEET IN THE PUD, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF S 40TH STREET & YANKEE HILL ROAD.

PUBLIC HEARING:

April 10, 2024

Members present: Ball, Campbell, Cruz, Ebert, Eddins, Joy, Rodenburg, and Ryman Yost. Feit absent.

Staff Recommendation: Conditional Approval

There were no ex-parte communications disclosed.

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

Staff Presentation:

Ben Callahan, Planning Department, 555 S. 10th Street, Lincoln, NE approached and stated that this application is a request for two different areas in the Wilderness Heights Planned Unit Development (PUD). The first part of the amendment is requesting an addition to the commercial space by increasing the allowed square footage. The next part of the amendment is requesting to change from single family lots to townhome lots. This increase would be from 46 single family homes to 83 townhome lots. Overall, it is still compliant with the Comprehensive Plan in both areas.

Ball asked if part of the R3 zoning would have the allowed density within the PUD. Callahan stated that it is still within the density allowed.

Applicant:

Brad Marshall, Olsson, 601 P Street, Suite 200, Lincoln, NE came forward and stated that they have worked with this builder in the past and are looking to expand this into the Wilderness Heights Project. Marshall stated that the reason for the amendment and the R-3 zoning is that additional waivers are being requested. Marshall stated that parking should not be a problem.

Ryman Yost asked if the narrow outlots would have walking paths or sidewalks in between. Marshall stated that there will be several outlots designated pedestrian walkways.

Proponents:

No one approached in support.

Neutral:

No one approached in neutral.

Opposition:

No one approached in opposition.

Campbell moved to close the public hearing; seconded by Joy.

Motion carried 8-0: Ball, Campbell, Cruz, Ebert, Eddins, Joy, Rodenburg, and Ryman Yost voting “yes”; Feit absent.

CHANGE OF ZONE 07060D

ACTION BY PLANNING COMMISSION:

April 10, 2024

Campbell moved to approve Change of Zone 07060D; seconded by Joy.

Campbell stated that this adds one more dimension of availability between rental and single-family ownership to this area. Having diversity is a good idea.

Joy stated that she is in support. The Planning Commission is in support of a land management concept.

Rodenburg stated he will be supporting this project because more density is better according to the Comprehensive Plan.

Motion carried 8-0: Ball, Campbell, Cruz, Ebert, Eddins, Joy, Rodenburg, and Ryman Yost voting “yes”; Feit absent.

Ryman Yost asked if anyone wishing to speak on an item not on the agenda, may do so.

Campbell moved to adjourn the Planning Commission meeting of April 10, 2024; seconded by Eddins.

Motion to adjourn carried 8-0: Ball, Campbell, Cruz, Ebert, Eddins, Joy, Rodenburg, and Ryman Yost voting “yes”; Feit absent.

There being no further business the meeting was adjourned at 1:18 p.m.