



LINCOLN  
Planning Department



Lincoln-Lancaster County Planning Commission

# 2023 Annual Report





The **Lincoln/Lancaster County Planning Department** promotes and facilitates the efficient, high-quality development of the City of Lincoln and Lancaster County resulting from meaningful interaction with our customers and the community. To this end, the Planning Department provides technical information and advice to elected and appointed boards and residents on managing the growth and development of Lincoln and Lancaster County to be efficient, orderly, and attractive, facilitate economic opportunities, and conserve natural and cultural resources.

## Planning Commissioners



Top Row: Bailey Feit, Rich Rodenburg, Tracy Edgerton, Lorenzo Ball, Jr., Dick Campbell  
Bottom Row: Cristy Joy • *Vice-Chair*, Cindy Ryman Yost • *Chair*, Gloria Eddins, Maribel Cruz

The **Lincoln/Lancaster County Planning Commission** is a body of nine citizens appointed for staggered six-year terms by the Mayor with concurrence of the City Council and County Board. The Planning Commission is charged by state and local law with advising the City Council and County Board on a variety of planning and development matters and works with the Planning Department on implementing the vision and growth policies of the Comprehensive Plan.



# Applications

The summary of application activity below provides a strong indication of the continuing high volume and trends in recent planning activity reviewed by the Planning Department over the past six fiscal years. The Planning Commission directly reviewed approximately half of these applications. Fiscal Year 2023 was the second year in a row of over 500 applications submitted to the Planning Department, an unprecedented volume over a two-year period. The 552 applications reviewed in FY 2023 contributed to an average of 532 applications over the past three years, also an unprecedented number. The past six years have averaged 498 reviewed applications annually continuing the sustained elevated levels of planning activity. Final Plats and Urban Design Reviews continue to be the two largest application types indicating approved plans are being constructed and design standards are being considered in many projects.

PLANNING DEPT. APPLICATIONS	17-18	18-19	19-20	20-21	21-22	22-23
Administrative Amendments	75	86	74	70	87	75
Annexations	15	8	16	7	21	11
Board of Zoning Appeals	12	2	4	0	10	8
Change of Zone-Historic Preservation (HP)**	3	3	1	3	2	4
Change of Zone-Map	28	26	24	31	29	21
Change of Zone-Planned Unit Developments (PUDs)	9	5	17	13	17	17
Change of Zone-Sign district	0	0	0	0	0	0
Community Unit Plan Amendments (CUP)	13	9	14	7	14	9
Comprehensive Plan Amendments	4	6	1	3	7	12
Comprehensive Plan Conformity	19	14	18	23	26	21
Final Plats	121	97	128	143	131	128
Miscellaneous/other	2	4	3	11	14	8
Preliminary Plats	4	0	3	5	4	4
Special Permits and amendments	51	44	46	43	33	35
Street and Alley Vacations	7	8	5	9	8	8
Street Name Changes	0	6	4	2	0	3
Text Amendments	12	13	13	11	9	20
Urban Design Review	101	71	92	100	117	158
Use Permits	8	16	12	11	9	5
Waiver of Design Standards	7	4	5	7	6	5
<b>TOTAL PER FISCAL YEAR</b>	<b>491</b>	<b>422</b>	<b>480</b>	<b>499</b>	<b>544</b>	<b>552</b>



# Applications of Note

## Some of the more notable applications reviewed by the Planning Commission included the following:

- ◇ Hawley Corners Community Unit Plan
- ◇ Amendment to the N. 27th Street Corridor and Environs Redevelopment Plan to include the 27th and Starr Redevelopment Project
- ◇ Special Permit for a Residential Healthcare Facility at 3737 Calvert Street
- ◇ Change of Zone and Annexation of Hoppe's Echo Addition
- ◇ Eighteen N Building Redevelopment Project
- ◇ Local Food System Plan Adopted into the 2050 Comprehensive Plan
- ◇ Various Zoning Code Text Amendments to Improve the Zoning Review Approval Process and Address New Uses Including Commercial Kitchens
- ◇ Annexation of West View at SW 40th and West A
- ◇ Annexation of the First Phase of East Dominion Estates at 112th and O Street
- ◇ Amendment to the South of Downtown PUD to Include the "Center Terrace" project at 13th & E Approved for 125 Affordable Housing Units and 9,200 SF of Commercial Space
- ◇ Reasonable Accommodation Request Under the Fair Housing Act
- ◇ Collaborative Living Facility Group Living Text Amendment
- ◇ Text Amendment to Clearly Identify the Review Process and Jurisdiction of the City's Design Review Boards
- ◇ Wilderness Crossing South 1st Street Right of Way Vacation
- ◇ Amendment to the Antelope Valley Redevelopment Plan to add the 23rd Street Net Zero Live Work Redevelopment Project
- ◇ Metropolitan Planning Organization Transportation Improvement Program (TIP)
- ◇ Lancaster County 1 & 6 Road and Bridge Program



# Urban Design Committee Activity

## TIF Project Reviews

- ◇ Marshall Addition Development - 2716 and 2718 Starr Street
- ◇ Woodside Village - NW. 48th and W Holdrege Street
- ◇ 2747 N. 48th Street
- ◇ Eighteen N Multifamily Redevelopment Project - southwest corner of S. 18th Street and 'N' Streets
- ◇ The Union at Antelope Valley Streetscape - block bounded by 28th Street, 'K' Street and 'L' Street
- ◇ Residence Inn Hotel - 401 N. 9th Street
- ◇ Centerpointe - 1000 S. 13th Street
- ◇ Central at South Haymarket - 205 S. 10th Street

## Sidewalk Cafe Reviews

- ◇ Sultan's Kite - 1309 'O' Street
- ◇ Jake's Cigars & Spirits - 101 N. 14th Street
- ◇ Bison Witches Bar & Deli - 1320 'P' Street
- ◇ Pita & Naan - 1434 'O' Street
- ◇ The Mill Coffee and Tea - 1040 'O' Street

Annual Report | Urban Design Committee

# UDC 2023





# Urban Design Committee Activity

## City Project Reviews

- ◇ West Haymarket Streetscape Improvement - Canopy Street, south of 'O' Street

## Waiver of Downtown Design Standards

- ◇ Terminal Building Parking Design - 139 S. 10th Street

## Appeals

- ◇ Single Family House - 2200 'R' Street
- ◇ Gruenemeyer House - 4207 Pioneers Boulevard

## Larry Enersen Urban Design Award

- ◇ The Telegraph District





# Historic Preservation Commission Activity

LINCOLN, NEB.

2023  
HPC

## Major Work Items

- ◇ Modernization of the HP Design Guidelines

## Advisory Reviews

- ◇ Gold's Canopy - 1033 'O' Street

## Administrative Items

- Telegraph District PUD Amendment
- Rules and Procedures
- Text Amendment for Signs

## Certificates

- ◇ 1216 S. 17th Street and 1951 'D' Street in Capitol Landmark District
- ◇ 1934 'F' Street in Clark Leonard Landmark District
- ◇ 201 N. 8th Street, 311 N. 8th Street, 234 N. 9th Street and 800 'P' Street in Haymarket Landmark District
- ◇ 6038 Havelock Avenue, 6105 Havelock Avenue, 6128 Havelock Avenue and 6213 Havelock Avenue in Havelock Landmark District
- ◇ 11th Street Stone Curbs, 11th and 'G' Artwork, 1121 'G' Street, 1116 'D' Street and 941 'F' Street in Everett Landmark District
- ◇ 2901 'M' Street in East Lincoln/Elm Park Landmark District
- ◇ 621 S. 30th Street in Woods Park Bungalow District





# Historic Preservation Commission Activity

## Certificates

- ◇ 2044 'C' Street and 1908 'B' Street in Mount Emerald Landmark District
- ◇ 2026 'A' Street in Hillsdale Landmark District
- ◇ 1824 S. 24th Street and 1800 Pepper Avenue in Franklin Heights Landmark District
- ◇ 4927 Leighton Avenue in Creighton Landmark District
- ◇ 2937 'S' Street in Hawley Landmark District
- ◇ Trabert Hall - 2201 S. 11th Street
- ◇ Epworth Church - 2980 Holdrege Street
- ◇ Kappa Kappa Gamma - 616 N. 16th House
- ◇ Municipal Pool Bath House - 308 S. 21st Street
- ◇ Little-Atwood House - 740 S. 17th Street

## Historic Designations

- ◇ Epworth Church - 2980 Holdrege Street
- ◇ First Evangelical Church - 1333 N. 33rd Street
- ◇ Southminster Church - 2980 S. 16th Street
- ◇ Speidel Barn - 7800 S. 40th Street



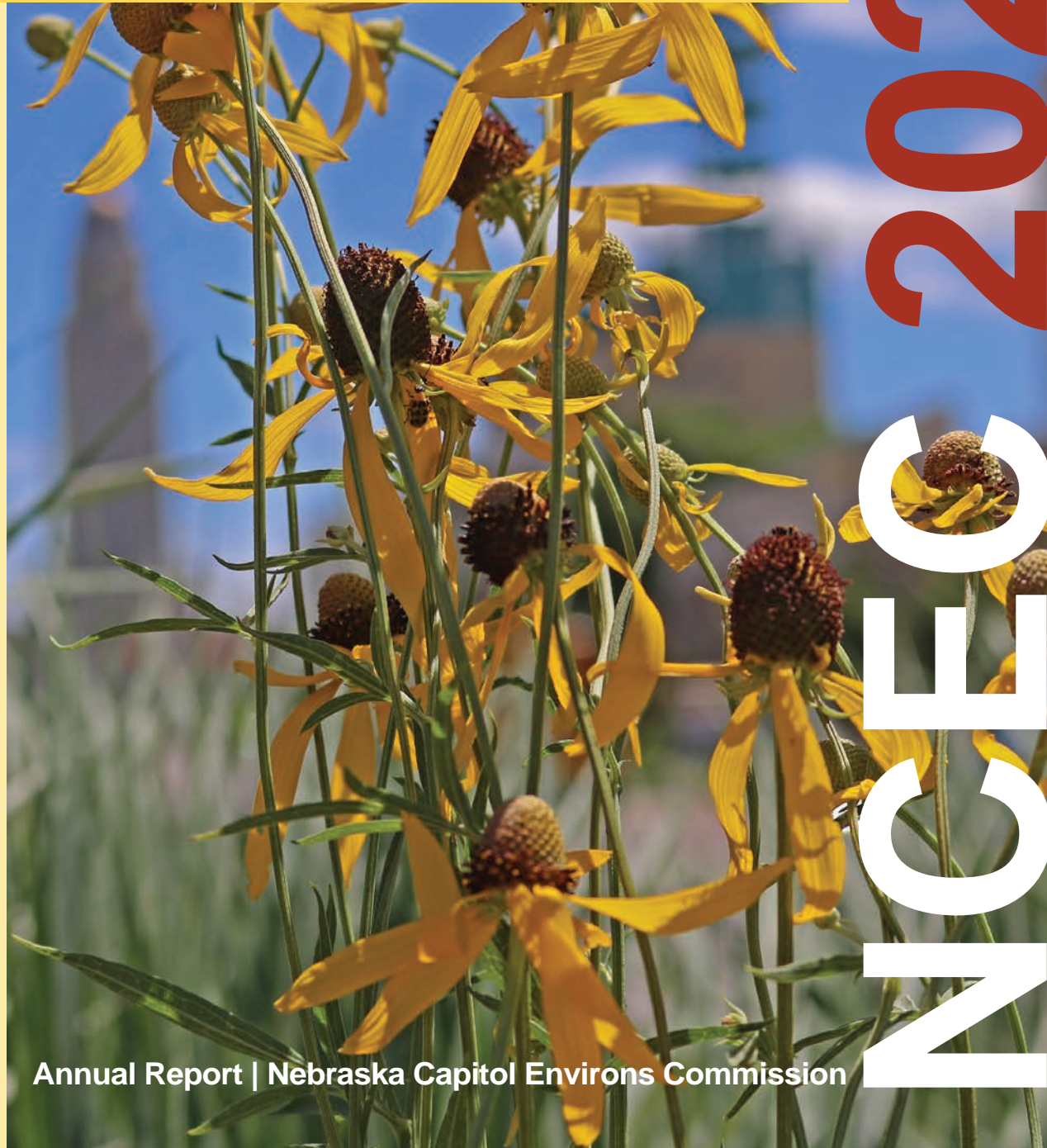


# Nebraska Capitol Environs Commission

## Activity

### Project Reviews:

- ◇ DAS Building - 1526 'K' Street
- ◇ State Smoking Shelters - 1526 'K' Street and 1501 'M' Street
- ◇ NCSA Building - 440 S. 13th Street
- ◇ Pershing Block Redevelopment - 220 Centennial Mall South
- ◇ Community Action Barrier - 1821/1843 'K' Street
- ◇ Bike Racks - 1023 Lincoln Mall
- ◇ Lincoln/Lancaster Co. Civil Protective Custody Center - 635 'J' Street
- ◇ LES Switchgear Equipment - 332 Centennial Mall S. and 1501 'M' Street
- ◇ Infill Housing - 1515 'F' Street
- ◇ St. Mary's Catholic Church Renovation
- ◇ 2 Landmark Centre on Lincoln Mall





# Major Work Effort Modernizing Lincoln's Commercial Parking Requirements

The Planning Department conducted a major work effort in 2023 to modernize Lincoln's commercial parking requirements through an amendment to the Zoning Ordinance. This proposal eliminates minimum parking requirements for most commercial and industrial zoning districts. Existing parking requirements will be maintained in residential districts and commercial districts typically found in close proximity to neighborhoods. Specific districts are summarized below.

Elimination of minimum parking requirements:

- ◇ All "H" and "I" districts
- ◇ All districts that require a Use Permit: B-2, B-5, O-3, I-3, R-T

Maintain existing minimum parking requirements:

- ◇ R-1, R-8, B-1, B-3, O-2

Benefits of this proposed amendment include economic development by allowing enhanced flexibility and cost savings for businesses, support for infill redevelopment including the redevelopment of vacant or underutilized sites, removing barriers to compact development in all areas of the city which provides infrastructure cost efficiency, and environmental benefits such as decreased heat island effect and less surface water runoff. The proposed text amendments to modernize commercial parking requirements will be acted on by the Planning Commission and City Council in early 2024.





# Workshops

The past year included briefings and work sessions for the Planning Commission on various topics. Below is a complete listing of briefings and workshops the Planning Commission held in 2023:

**April 19, 2023**

FY 2024-27  
Transportation  
Improvement  
Program

**August 9, 2023**

Local Food  
Master Plan





# Technology and Physical Upgrades

The Planning Department continues to maintain the level of effort for its computer hardware and software upgrades and replacements that began in 2020 to support increased computing capacity and the ability to conduct mobile and remote work. Additional design software packages were purchased in 2023 to increase staff capacity to provide visual images in support of our planning work. Also purchased were replacement laptops to remain on schedule with industry standards. A new large-scale scanner and plotter were also purchased allowing for an improved level of support for our activities including printing and digital record keeping. Replacement schedules for laptops will be maintained in 2024. Of note from 2023 was the decision to not proceed with a major interdepartmental effort to replace the Accela Automation permit review and workflow system. Instead, efforts will be made moving forward to maintain and improve where possible the Accela program.

A physical upgrade in the Planning Department also occurred in 2023 to replace the original front counter space with a more inviting modern desk and counter. This has dramatically improved the visual and physical experience for the public to walk-in and meet with planners and interact with front office staff. Additional needed physical improvements to the meeting spaces in the Planning Department are anticipated in 2024.

## Farewells, Moves and Arrivals

This past year we said farewell to longtime Planning Commissioner Tracy Corr. Tracy served on the Planning Commission for over 10 years and brought a strong neighborhood perspective to her work. We will miss her experience and dedication to serving on the Planning Commission but continue to enjoy her work on the Mayor's Neighborhood Roundtable. This open position provided the opportunity to appoint Bailey Feit to the Planning Commission. Welcome Bailey! We look forward to working with you.

We also saw longtime Planning Commissioner Tracy Edgerton retire from the Planning Commission in 2023. Tracy served expertly as Chair and served a total of seven years on the Planning Commission. Her abilities to identify and ask the most pertinent questions and guide the Commissioners through discussions will be missed, but we thank her for her many years of service. This open position on the Planning Commission is expected to be filled in early 2024.

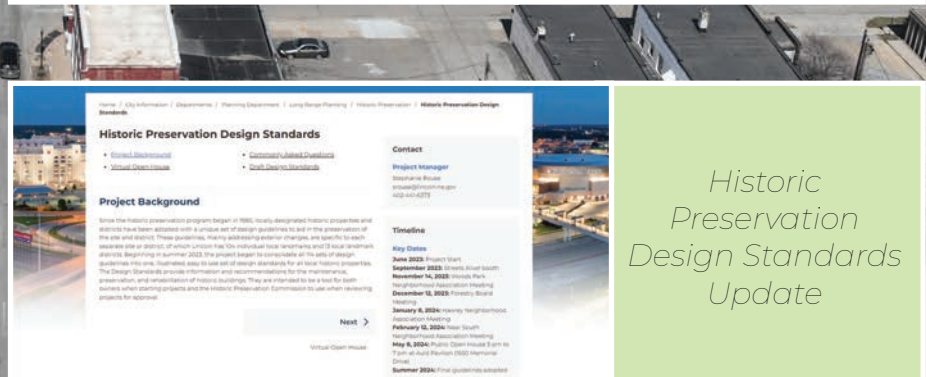
The Planning Department said farewell to staff member Alexis Longstreet who served in the Office Specialist position focused on Development Review. We wish her luck in her next endeavors. We then welcomed Clara McCully into this position. Welcome Clara!

We also said farewell to longtime front desk Office Assistant Brenda Thomas in 2023. Brenda was afforded the opportunity to take on a new role in the Health Department and we wish her the best. This opening allowed us to welcome Kristi Merfeld to be our new front desk Office Assistant. Welcome Kristi!!



# Looking Ahead

- ◇ Continued implementation of the Plan Forward 2050 Comprehensive Plan and the 2050 Long Range Transportation Plan
- ◇ Continued implementation of the Climate Action Plan
- ◇ Continued implementation of the Affordable Housing Coordinated Action Plan
- ◇ Annual development and action on the Metropolitan Planning Organization Transportation Improvement Program
- ◇ Review of the Lancaster County 1 & 6 Bridge and Streets Program
- ◇ Review of the 2024 Community Indicators Report and Residential Lot Inventory Report
- ◇ Continued high amount of development applications for review and action
- ◇ Development and review of the 2024/2025 to 2029/2030 Capital Improvement Program for project prioritization and Comprehensive Plan conformity review
- ◇ Review and action on a modernization of the City's commercial parking standards to remove most minimum parking requirements
- ◇ Community process to create a new subarea plan for the University Place neighborhood
- ◇ Continued updates to the City and County zoning regulations to improve their functionality
- ◇ Modernizing and updating the Historic Preservation regulations
- ◇ Proposal for Tax Increment Financing (TIF) project design standards
- ◇ Finalize Phase I Designs for the Downtown Corridors Project





The Planning Commission continued to play an important role in the development of Lincoln and Lancaster County over the past year. Commissioners deliberated numerous and sometimes contentious development applications and worked on various improvements to local codes and administrative procedures. We appreciate the opportunity to serve our community in this role and hope that our local elected officials have found our efforts to be helpful.

*Cindy Ryman Yost*  
Cindy Ryman Yost, Chair

