

# Lincoln-Lancaster County Planning Commission



CITY OF  
**LINCOLN**  
NEBRASKA

**LANCASTER**  
NEBRASKA  
C O U N T Y

## 2019 Annual Report

## *On the Cover*

*Front row from left:*

Tracy Edgerton, Tracy Corr: Chair, Deane Finnegan

*Back row from left:*

Cristy Joy, Cindy Ryman Yost, Dennis Scheer, Dick Campbell,  
Tom Beckius: Vice-Chair, Shams Al-Badry



The summary below provides an indication of the volume and trends in recent applications submitted to the Planning Department over the past six fiscal years. The Planning Commission directly reviewed about half of the applications. The application volumes have average well over 400 per year, and FY 2019 is the seventh year in a row of over 400 applications coming to the Planning Department reflecting a plateau of strong planning activity.

| PLANNING DEPT. APPLICATIONS                     | 13-14      | 14-15      | 15-16      | 16-17      | 17-18      | 18-19      |
|---|------------|------------|------------|------------|------------|------------|
| Administrative Amendments                       | 83         | 103        | 90         | 40         | 75         | 86         |
| Annexations                                     | 6          | 11         | 14         | 23         | 15         | 8          |
| Board of Zoning Appeals                         | 4          | 3          | 4          | 12         | 12         | 2          |
| Change of Zone-Historic Preservation (HP)**     | 2          | 2          | 5          | 4          | 3          | 3          |
| Change of Zone-Map                              | 23         | 22         | 26         | 33         | 28         | 26         |
| Change of Zone-Planned Unit Developments (PUDs) | 8          | 13         | 8          | 13         | 9          | 5          |
| Change of Zone-Sign district                    | 1          | 1          | 0          | 0          | 0          | 0          |
| Community Unit Plan Amendments (CUP)            | 15         | 14         | 10         | 15         | 13         | 9          |
| Comprehensive Plan Amendments                   | 7          | 7          | 6          | 10         | 4          | 6          |
| Comprehensive Plan Conformity                   | 35         | 19         | 11         | 22         | 19         | 14         |
| Final Plats                                     | 112        | 129        | 131        | 112        | 121        | 97         |
| Miscellaneous/other                             | 2          | 3          | 4          | 4          | 2          | 4          |
| Preliminary Plats                               | 4          | 1          | 4          | 10         | 4          | 0          |
| Special Permits and amendments                  | 40         | 60         | 54         | 30         | 39         | 44         |
| Street and Alley Vacations                      | 10         | 11         | 4          | 14         | 7          | 8          |
| Street Name Changes                             | 1          | 0          | 0          | 3          | 0          | 6          |
| Text Amendments                                 | 15         | 20         | 11         | 28         | 12         | 13         |
| Urban Design Review                             | 42         | 42         | 72         | 93         | 101        | 71         |
| Use Permits                                     | 13         | 12         | 12         | 9          | 8          | 16         |
| Waiver of Design Standards                      | 11         | 9          | 7          | 6          | 7          | 4          |
| <b>TOTAL PER FISCAL YEAR</b>                    | <b>434</b> | <b>482</b> | <b>473</b> | <b>481</b> | <b>479</b> | <b>422</b> |

**CITY OF LINCOLN**  
Planning Department Application Request Form

Planning Department (315) 446-6100, Lincoln, NE 68501  
Phone 402-461-1000, Fax 402-461-1001  
planning@cityoflincoln.gov

Date: 4/6/19

Application Type: ☐ New ☐ Amendment ☐ Other

Subtype: ☐ New ☐ Amendment ☐ Other

Category: ☐ New ☐ Amendment ☐ Other

Project Name: \_\_\_\_\_

Address/General Location: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Parcel ID Number(s) (PID): \_\_\_\_\_

Number of Acres: \_\_\_\_\_ Number of lots being planned: \_\_\_\_\_ App # Being Amended: \_\_\_\_\_

**THE FOLLOWING INFORMATION IS NECESSARY TO HAVE A COMPLETE APPLICATION:**

1. **LETTER** - Letter of intent to apply. This document should include information concerning the reasons for the request(s), any associated applications, projects or other information related to the application. This letter should include a list of all associated applications and justifications for those requests. If no letters are requested, state "No letters are requested."

2. **FEE** (See Fee Schedule) - Fee. Make checks payable to the City of Lincoln.

3. **SITE PLAN** - The site plan shall be submitted electronically using e-plan. ([www.lincolncity.org/eplan](http://www.lincolncity.org/eplan))

**NOTE:** - See **Fees & Fees** section of Planning Department website for checklist with specific requirements for each type of project.

\*\*\* The application may be returned as incomplete if all requested information is not provided. \*\*\*

The City reserves the right to ask for additional information to process this application.

Property Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: Nebraska Zip: \_\_\_\_\_

Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: Nebraska Zip: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: Nebraska Zip: \_\_\_\_\_

Project/Contact: \_\_\_\_\_ Project/Contact: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_

\* Property Owner Signature: \_\_\_\_\_

\*NOTE: If application is for a special permit or a zoning change, the applicant is not the owner of the property, the property owner must sign the application or the applicant must obtain written permission of the owner authorizing the applicant to sign on behalf of the owner. By signing this application request form or granting the applicant permission to sign on the owner's behalf, the owner hereby grants all authorized applications presented to secure the property for purposes of review of this application.

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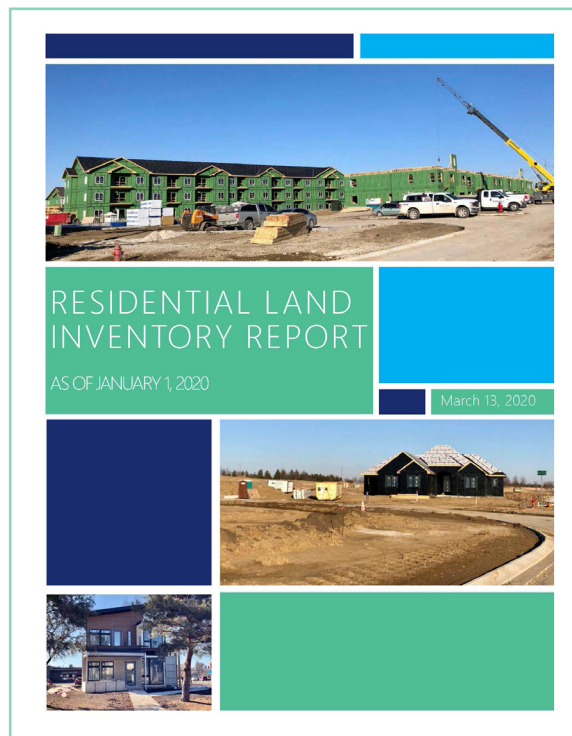
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Some of the more notable applications reviewed by the Planning Commission included the following:

- FY 2019/20 - 2022/23 Metropolitan Planning Organization Transportation Improvement Program project selection for conformance review
- Lancaster County 1 & 6 Street Program conformance review
- Processed Lincoln on The Move Capital Improvement Program amendment and numerous related annexation agreements using this newly approved funding source
- Project Agate major economic development project change of zone, annexation and use permit at Highway 77 and I-80
- Stone Bridge Creek Commercial PUD on N. 27th and I-80
- Administered the Commercial Feedlot Working Group and development of related text amendments
- Processed two text amendments to reduce required parking for automobile dealers and large retail uses
- Reviewed and approved plans for the Great Plains Beef expansion at N. 84th & Havelock
- Processed several significant subdivisions such as Rokeby Ridge, Carrolton Heights, Grandview Estates 1st Addition and Iron Ridge



<https://www.lincoln.ne.gov/city/plan/reports/resland/2020Report.pdf>

## Urban Design Committee

### Project Reviews:

- Canopy Park (7th & Canopy)
- 9th & O Redevelopment
- Nebraska Innovation Campus Hotel (21st & Transformation Drive)
- Cotner & P Redevelopment
- Campion student housing (9th & M Streets)
- Eagle Garage (14th & N)

### Progress of previous reviews (under construction/completed):

- Lied Place Residences (11th & Q Streets)
- Olsson, Phase 2 (O & Canopy)
- Lincoln Sports facility
- Telegraph District, 1935 O Street Renovation
- Telegraph District, Telegraph Lofts (21st & N Streets)
- Telegraph District, Telegraph Flats (20th & N Streets)
- LES Operations Center

## Historic Preservation Commission

### Project Reviews:

- Huber Building Redevelopment (8th & Q Streets)
- Lutheran Center Addition (16th & S Streets)

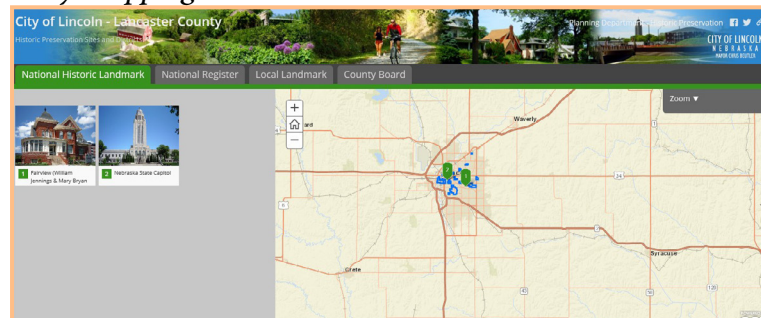
### Local Historic Landmark Designations:

- Caplan House (3422 Grimsby Lane)
- Cooley-Dodge Farmstead (17185 Bluff Rd)

### Multimedia Outreach and Education Efforts:

- Story Mapping the designated historic places

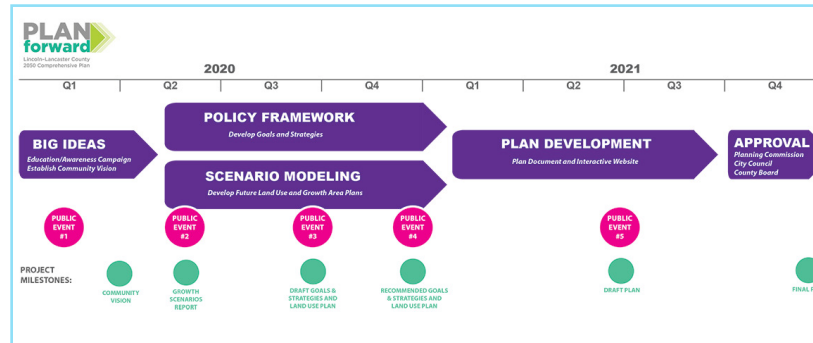
### Story Mapping



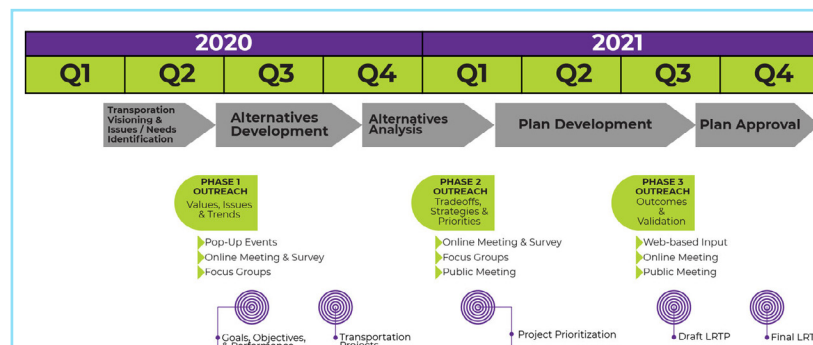
<https://lincoln.ne.gov/city/plan/long/hp/story/index.html>

## PLAN FORWARD 2050 COMPREHENSIVE PLAN AND LONG RANGE TRANSPORTATION PLAN UPDATES

The Planning Department kicked off the update of both the Comprehensive Plan and the Long Range Transportation Plan documents to the 2050 horizon year. Staff met with City and County staff throughout 2019 to discuss topics for both documents. The bulk of the procurement process to hire the LRTP consultants, FHU and Cambridge, was completed in 2019, as was the organization and selection of the Community Committee that will guide the process through adoption of the new plans. This is a major work effort throughout 2020.



*Plan Forward 2050 Comprehensive Plan Update Schedule*



*Long Range Transportation Plan Update Schedule*

## CONFINED ANIMAL FEEDING OPERATIONS (CAFOs)

In September 2018, the Lancaster County Board of Commissioners voted to establish a Working Group to review Lancaster County zoning regulations regarding CAFOs. Commercial feedlots, also known as CAFOs, was a use allowed by special permit in the AG Agriculture District when this review process began. At the time, the zoning regulations had only one condition for the special permit: a statement from the Department of Environmental Quality regarding whether the facility needs to provide anti-pollution controls. This did allow for flexibility in requiring additional conditions if needed by the County Board on a case by case basis, but it also led to uncertainty and debate on what conditions should be required.

The Working Group assisted staff in identifying issues and developing updated standards. This group met eleven times throughout 2019 to support this effort. A final recommendation to the County Board was developed, and new regulations for CAFOs were adopted in early 2020.

The Planning Department led the efforts to provide GIS and other data to the Census Bureau for Lincoln and Lancaster County. Planning developed, organized and staffed the Complete Count Committee to assist the counting of low-response populations. Planning held the Census Solutions Workshop to educate community partners on how to reach low-response populations. With funding assistance from the City Council and County Board in the amount of \$40,000, it was possible to conduct outreach and create educational efforts using billboards, yard signs, direct mailers and other media including a series of PSAs. The launch of the local Census count will begin and continue well into 2020.

### The Many Uses of Census Data

- Annual distribution of \$4 billion in federal funds back to Nebraska that are used by the state, tribal and local governments. This distribution is based on Census population and over a 10 year span, every missed household in Nebraska results in a \$51,980 loss in federal funds.
- Redistricting of state legislative districts
- Determining areas eligible for housing assistance and rehabilitation loans
- Assisting federal, tribal, state and local governments in planning and implementing programs, services and emergency response
- Assisting private businesses with market-based decisions
- Forecasting future transportation needs for all segments of the population



Take the 2020 Census

*2020 Census - Complete Count Committee*

The Planning Department partnered with the Finance Department to implement the new OpenGov software system for the development of the Capital Improvement Program. This effort involved work with all City Departments on training and entering projects into the new OpenGov platform in advance of the development of the FY 2020/21-2025/26 CIP. Development of a public facing website with interactive CIP information will be an ongoing effort in 2020.

The Planning Department has also begun the process of upgrading all staff computers to ensure both access to updated software and programming, and to increase security of departmental operations. This effort will continue throughout 2020.

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 2019:

|          |  |
|----------|--|
| 01/09/19 | Bike Plan Update   |
| 01/09/19 | 33rd & Cornhusker Corridor                               |
| 05/29/19 | Community Indicators Report Overview                     |
| 12/04/19 | Review of Procedures and Other Items with Law Department |
| 12/04/19 | Update on Comprehensive Plan Update Process              |



*Planning Commission Hearing*



*Lincoln Bike Plan*



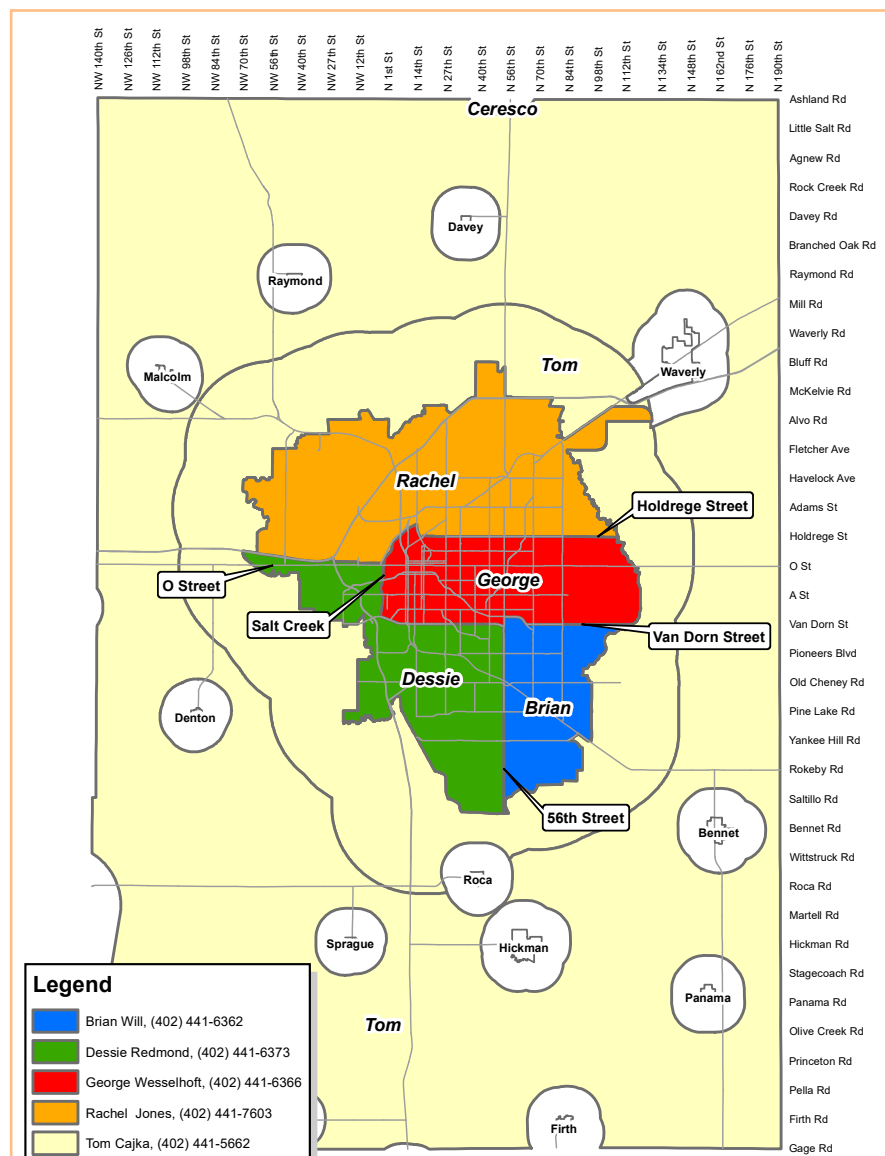
The Planning Department said farewell to Amy Huffman in 2019. As a member of the Planning staff from July 2014 until June 2019, Amy worked on several improvements to our processes and provided five years of great work. She continues to serve our community through an opportunity to work for Lincoln City Libraries.

The Planning Department welcomed Rhonda Haas to the staff in 2019 to fill the vacant position left by Amy Huffman. Rhonda joined us after several years working in the City Clerk's Office. Welcome Rhonda!

The Planning Department also welcomed Allan Zafft to the Planning staff in 2019 as the MPO Transportation Planner, filling the vacancy created by the retirement of Mike Brienzo. Allan brings many years of experience and most recently worked for the Grand Island MPO.

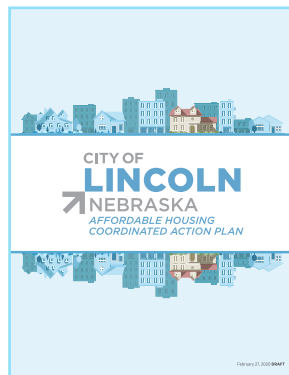
There were also changes to the membership of our Planning Commission in 2019. After more than five and a half years of service, Maja Harris retired from the Commission to take advantage of an opportunity in Oregon. Likewise, Sandra Washington moved on from the Commission after more than two and a half years of service as the appointee to fill a vacant City Council seat. Thank you both for your many years of service to our community!

As a result of these departures we were happy to welcome both Shams Al-Badry and Cindy Ryman Yost to the Planning Commission as new appointees. We look forward to working with you both.

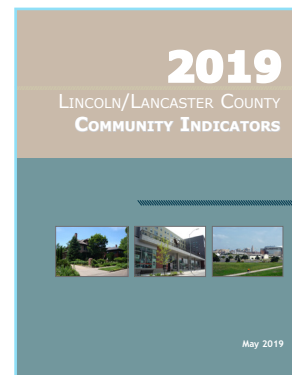


Development Review Areas by Planner

- Finalization of the Lincoln Affordable Housing Coordinated Action Plan
- Adopting the findings from the Commercial Feedlot Working Group
- West O Street streetscape design effort
- Implementation of Downtown Master Plan catalyst projects
- Assist in the development of a South Haymarket streetscape master plan
- Develop Short Term Rentals zoning regulations
- Continued work on the 33rd and Cornhusker Subarea Plan
- Participate in the Resiliency Task Force to help develop the Climate Action Plan
- Continued development of Historic Preservation story map web site
- Expansion of the bike share program
- Annual development and action on the Metropolitan Planning Organization Transportation Improvement Program
- Review of the 2020 Community Indicators Report and Residential Lot Inventory Report
- A continued high amount of development applications for review and action
- Regular updates related to Complete Streets projects and their implementation
- Development of the 2020/21-2025/26 Capital Improvement Program for project prioritization and Comprehensive Plan conformity review
- Implementation of a new Capital Improvement Program platform in OpenGov
- Lead organization for the Census 2020 count effort
- Kick-off of the Plan Forward 2050 Comprehensive Plan update effort



*Housing Action Plan*



*Community Indicators*

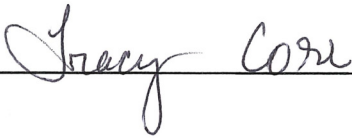


*Transportation Improvement Program*



*Plan Forward 2050*

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.

  
\_\_\_\_\_  
Tracy Corr, Chair