

Lincoln City - Lancaster County

PLANNING COMMISSION

AGENDA

PLANNING COMMISSION

Cindy Ryman Yost: Chair
Cristy Joy: Vice Chair
Lorenzo Ball
Dick Campbell
Maribel Cruz
Brett Ebert
Gloria Eddins
Bailey Feit
Richard Rodenburg

PLANNING STAFF

David R. Cary: Director
Shelli Reid: Administrative Officer
Laura Tinnerstet: Admin. Aide

May 14, 2025

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, May 14, 2025, at 1:00 p.m. in the City Council Chambers on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

****PLEASE NOTE:** The Planning Commission action is final action on any item with a notation of ***FINAL ACTION***. Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission. The Planning Commission action on all other items is a recommendation to the City Council or County Board.

AGENDA
WEDNESDAY, May 14, 2025

Approval of minutes of the regular meeting held [April 16, 2025](#).

1. CONSENT AGENDA
(Public Hearing and Administrative Action)

COMPREHENSIVE PLAN CONFORMANCE

- 1.1** COMPREHENSIVE PLAN CONFORMANCE 25002, to review as to conformance with the 2050 Lincoln-Lancaster County Comprehensive Plan, a request to declare City property as surplus, on property generally located at NW Roundhouse Drive and West O Street.
- [Page 25](#) **Staff recommendation: In Conformance with the Comprehensive Plan with Conditions**
Staff Planner: George Wesselhoft, (402) 441-6366, gwesselhoft@lincoln.ne.gov

ANNEXATION AND ASSOCIATED ITEM

- 1.2a** ANNEXATION 25003, to annex approximately 15.27 Acres, generally located at South 79th St & Augustine Ave.
- [Page 31](#) **Staff recommendation: Approval**
Staff Planner: Jacob Schlange, 402-441-6362, jschlange@lincoln.ne.gov
- 1.2b** CHANGE OF ZONE 25010, to change the zone from AG Agricultural to R-3 Residential on a property generally located at South 79th St & Augustine Ave. **Staff recommendation: Approval**
- [Page 31](#) **Staff Planner:** Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

SPECIAL PERMIT

- 1.3** SPECIAL PERMIT 25010, to permit a parking lot within 5 feet of the property

Page 39 line in the front-yard setbacks on property generally located at N 31st and S Street. **FINAL ACTION**
Staff recommendation: Conditional Approval
Staff Planner: Ayden Johnson, (402) 441-6334, ayden.johnson@lincoln.ne.gov

MISCELLANEOUS

Page 46 1.4a MISCELLANEOUS 25004, to review the proposed determination that the Lincoln Cornhusker Redevelopment Area be declared blighted and substandard as defined in the Nebraska Community Development Law. The study area is approximately 2,065 acres, generally located between N 56th Street on the east, Colfax Avenue on the north, N 27th Street on the west, and Holdrege Street on the south.

Staff recommendation: Finding of Substandard and Blighted Conditions

Staff Planner: Andrew Thierolf, (402) 441-6371, athierolf@lincoln.ne.gov

Page 52 1.4b MISCELLANEOUS 25005, to review the proposed determination that the Lincoln Cornhusker Blight Area meets the statutory definition of Extremely Blighted as defined in the Nebraska Community Development Law. The study area is approximately 2,065 acres, generally located between N 56th Street on the east, Colfax Avenue on the north, N 27th Street on the west, and Holdrege Street on the south.

Staff recommendation: Finding of Extremely Blighted Conditions

Staff Planner: Andrew Thierolf, (402) 441-6371, athierolf@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL

3. ITEMS REMOVED FROM CONSENT AGENDA **(Public Hearing and Administrative Action)**

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

CHANGE OF ZONE

Page 57 4.1 CHANGE OF ZONE 25007, District 33 Planned Unit Development, for a change of zone on approximately 12.27 acres from B-3 (Commercial District) to B-3 (Commercial District) PUD (Planned Unit Development); a change of zone from O-2 (Office District) to B-3 (Commercial District) PUD (Planned Unit Development); a change of zone from R-2 (Residential District) to B-3 (Commercial District) PUD (Planned Unit Development); a change of zone from R-2 (Residential District) to R-4 (Residential District) PUD (Planned Unit Development); and a change of zone from R-2 (Residential District) to R-2 (Residential District) PUD (Planned Unit Development) on property generally located along S 33rd Street, north and south of A Street and along A Street

from Normal Blvd to west of S 35th Street.

Staff recommendation: Approval

Staff Planner: Ayden Johnson, (402) 441-6334, ayden.johnson@lincoln.ne.gov

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION:

**AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM
NOT ON THE AGENDA, MAY DO SO.**

Adjournment

PENDING LIST: No items

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**The Planning Commission meeting which is broadcast live at 1:00 p.m. every other
Wednesday**

will be available for viewing on LNK City TV at

<https://lnktv.lincoln.ne.gov/CablecastPublicSite/watch/3?channel=1>

The Planning Commission agenda may be accessed on the Internet at

**[https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Planning-
Commission](https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Planning-Commission)**

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 08, 2025.

NAME OF GROUP:	PLANNING COMMISSION
DATE, TIME, AND PLACE OF MEETING:	Wednesday, April 16, 2025, 1:00 p.m., Hearing Room 112, on the first floor of the County-City Building, 555 S. 10 th Street, Lincoln, Nebraska.
MEMBERS AND OTHERS IN ATTENDANCE:	Lorenzo Ball, Dick Campbell, Brett Ebert, Gloria Eddins, Bailey Feit, Cristy Joy, Rich Rodenburg, and Cindy Ryman Yost and Maribel Cruz absent; Paul Barnes, Ben Callahan, David Cary, Steve Henrichsen, Andrew Thierolf, Shelli Reid, and Laura Tinnerstet of 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.

Chair Ryman Yost requested a motion approving the minutes for the regular meeting held April 02, 2025.

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

Minutes approved 8-0: Ball, Campbell, Ebert, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting "yes". Cruz absent.

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

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

April 16, 2025

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

The Consent Agenda consisted of the following items: Change of Zone 25009, Use Permit 140H, and Miscellaneous 25003.

There were no ex-parte communications disclosed.

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

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

Consent Agenda approved 8-0: Ball, Campbell, Ebert, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting "yes". Cruz absent.

COMPREHENSIVE PLAN AMENDMENT 25001, TO AMEND THE 2050 LINCOLN LANCASTER COUNTY COMPREHENSIVE PLAN TO ADOPT THE "UNIVERSITY PLACE SUBAREA PLAN," WHICH INCLUDES A STRATEGIC VISION FOR ENHANCEMENTS TO THE UNIVERSITY PLACE NEIGHBORHOOD AND A FRAMEWORK FOR ACHIEVING THAT VISION. THE SUBAREA PLAN IS GENERALLY BOUNDED BY NORTH 33RD STREET ON THE WEST, CORNHUSKER HIGHWAY ON THE NORTH, NORTH 56TH STREET ON THE EAST, AND HOLDREGE STREET ON THE SOUTH, AND THE PROJECT AREA IS APPROXIMATELY 835 ACRES, LOCATED IN LINCOLN, LANCASTER COUNTY, NEBRASKA.

PUBLIC HEARING:

April 16, 2025

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

Staff Recommendation: Approval

An ex parte communication was disclosed.

Joy shared that she had served on the stakeholder committee and owns a business in University Place. Subarea Plan was discussed during the Mayor's Roundtable, where she received an update from city staff.

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

Staff/Applicant Presentation-

Andrew Thierolf, Planning Department, 555 S. 10th Street, Lincoln, NE, spoke about an amendment to add the *University Place Subarea Plan* to the Comprehensive Plan. He explained that the plan is the result of more than a year of outreach and development, and the Planning Department is excited to see it moving forward. Thierolf said the plan highlights several promising projects for the neighborhood. Since a full briefing took place two weeks ago and others were signed up to speak, he kept his comments brief.

Thierolf talked about the community outreach that helped shape the plan. The Planning Department hosted both in-person and online events, including two open houses and a virtual version that was available throughout the summer. They also collected input at the University Place Makers Market and worked with groups like the Creative District and Nebraska Wesleyan University. A stakeholder committee guided throughout the process.

Thierolf stated that more than 500 written comments were received, showing strong interest from the community. Thierolf explained that the plan's recommendations were organized into three main topic areas: the North 48th Street Corridor, Neighborhood Revitalization, and Historic Preservation. Each area includes a range of specific projects.

North 48th Street Corridor:

Thierolf explained that one of the key proposals is lane reconfiguration and streetscape enhancements. North 48th Street in this area currently has two travel lanes in each direction. The proposed plan would reduce this to one lane in each direction with a center turn lane, converting one of the remaining lanes into on-street parking. Additional improvements would include banners, streetscape art, and decorative crosswalks. He also noted opportunities for targeted redevelopment along the corridor.

Neighborhood Revitalization:

Thierolf emphasized that the plan is not solely focused on North 48th Street, but is a Comprehensive Neighborhood Plan. Many of the graphics presented at the open house were concentrated in the corridor, but the revitalization strategies apply throughout the area. These include potential use of Tax Increment Financing (TIF) for housing or rental rehabilitation, sidewalk improvements, and residential or mixed-use redevelopment opportunities within the neighborhood.

Historic Preservation:

Thierolf described University Place as one of Lincoln's historic neighborhoods, originally a separate suburb annexed in 1926. The plan explores ways to preserve the neighborhood's historic character while celebrating its modern features, such as arts initiatives and unique architecture. Potential actions include designating individual landmark properties and exploring the creation of a historic district along North 48th Street.

Thierolf added that this plan is part of a bigger effort that includes a blight study, an extreme blight study, and a redevelopment plan. While the Subarea Plan looks at more than just TIF projects, the blight studies are scheduled for May 14, and the redevelopment plan will follow that.

Staff Questions

Feit expressed her enthusiasm for the project and asked whether developers have already shown interest in supporting the proposed redevelopment plans, and inquired if there is confidence that the buildings will be purchased, renovated, and brought back to vibrant use?

Thierolf noted that recent redevelopment successes in the neighborhood demonstrate strong interest. Portions of the area are already designated as blighted and within a TIF district, with completed or upcoming projects at 48th & Holdrege, 48th & Leighton, and 48th & Madisen. He expressed confidence that developer interest will continue.

Proponents:

Joe Shaw, 6401 Meeker Circle, Lincoln, NE came forward and stated that he is the Executive Director of the Lux Center for the Arts. Shaw spoke in strong support of the University Place

Subarea Plan. Shaw highlighted the Lux Center's long-standing presence in the neighborhood and its mission to promote arts and community engagement. Shaw described recent revitalization efforts, including the commissioning of murals and the designation of University Place as a Creative District in 2023. Shaw praised the planning process as thoughtful and inclusive, commending the plan's vision, practicality, and attention to community needs. Drawing from his experience as a former planning commissioner and council member in Huntington Beach, California, he applauded the Planning Department for developing such a high-quality plan without outside consultants. Shaw urged adoption of the plan to support the continued revitalization of the historic neighborhood.

Lindsey Clausen, 3020 S. 48th Street, Lincoln, NE, came forward and as the owner of Archway Studios at 4805 St. Paul Avenue and a longtime University Place resident, expressed strong support for the Subarea Plan. Clausen shared her background in the neighborhood, including her role in establishing Nebraska's first Creative District there. Clausen noted the challenges local small businesses have faced, particularly due to the COVID-19 pandemic and subsequent road construction and emphasized the need for city partnership in revitalization. She highlighted the current four-lane road design as a barrier to safety and walkability and praised the plan's proposed traffic calming and streetscape improvements. Clausen urged adoption of the plan, calling it a commitment to the neighborhood's future as a vibrant arts and business destination.

Neutral:

No one approached in a neutral capacity.

Opposition:

No one approached in opposition.

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

Campbell commended the Planning Department for effectively engaging the community and creating multiple opportunities for public input. Campbell described the process as a strong model for future neighborhood planning efforts.

Ball expressed strong support for the plan and praised the Planning Department for its innovative presentation tools, including interactive videos and before-and-after visuals. Ball also commended the positive community engagement and emphasized how inspiring it was to see the neighborhood come together around a shared vision for the future.

COMPREHENSIVE PLAN AMENDMENT 25001

ACTION BY PLANNING COMMISSION:

April 16, 2025

Campbell moved to approve Comprehensive Plan Amendment 25001; seconded by Joy. Motion carried 8-0: Ball, Campbell, Ebert, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting 'yes'.

Eddins expressed her excitement about the investment in the neighborhood, noting it's close to her home. Eddins appreciated the plan's focus on walkability and bike access, making University Place a destination within North Lincoln.

Feit expressed strong support for the University Place Subarea Plan, sharing how exciting and meaningful it was to see the vision come to life. Feit noted her personal and professional connection to the area and praised the planning department and community for their collaborative efforts.

Joy shared her enthusiasm for the plan, saying it's been priceless to be part of the process. Joy expressed appreciation to the Planning Department and community, celebrating their efforts in turning the vision into reality.

Chair Ryman Yost expressed strong support for the University Place Subarea Plan, highlighting it as an excellent example of how public service can improve daily life and work. Ryman Yost praised the high level of community involvement and shared her excitement about the neighborhood's recent developments and future potential. Ryman Yost thanked both the community and the Planning Department for their efforts.

TEXT AMENDMENT 25005, AMENDING LINCOLN MUNICIPAL CODE TO INCREASE OPPORTUNITIES TO GROW AND SELL PRODUCE IN RESIDENTIAL AND RESIDENTIAL-ADJACENT ZONING DISTRICTS; AMENDING 27.02 DEFINITIONS TO UPDATE THE DEFINITION OF GREENHOUSE AND URBAN GARDEN, 27.06.060 AGRICULTURE USE GROUP TO ALLOW URBAN GARDENS BY RIGHT IN DISTRICTS THAT ALLOW THE USE OF AGRICULTURE, 27.62.030 AGRICULTURE USE GROUP CONDITIONAL USES TO UPDATE THE CONDITIONS FOR URBAN GARDENS, AND 27.70.010 HOME OCCUPATIONS TO CLARIFY THAT SELLING GARDEN PRODUCE IS ALLOWED AS A HOME OCCUPATION.

PUBLIC HEARING:

APRIL 16, 2025

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

Staff Recommendation: Approval

An ex parte communication was disclosed.

Eddins disclosed ex parte communication, noting that the University Place Subarea Plan was presented at both the Mayor's Roundtable and a meeting of the Clinton Neighborhood Organization. Eddins shared that both events included thoughtful questions from attendees, which contributed to a well-rounded understanding of the project.

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

Staff Presentation-

Andrew Thierolf, Planning Department at 555 South 10th Street, Lincoln, NE, provided an overview of a proposed text amendment aimed at expanding opportunities for local food production in residential neighborhoods. Thierolf began by explaining what is currently

permitted under the city zone. Since 2016, agriculture has been allowed as a permitted use in most commercial zoning districts—a progressive step, as many cities of Lincoln's size still prohibit this. In residential areas, home gardening for personal use is permitted and will remain unchanged. Community gardens, referred to as “Urban Gardens” in the zoning code, are also allowed, provided they involve multiple gardeners.

Thierolf explained that current zoning does not allow individuals to farm on vacant lots in residential zones. While a group may operate a community garden, a single person may not legally farm a vacant lot for produce. In addition, residential zoning does not allow produce to be sold on-site, even if it was grown in a permitted community garden. These restrictions mean that any produce must be sold off-site, such as at a farmer's market.

The proposed text amendment addresses these gaps in two ways. First, it updates the definition of “Urban Garden” to allow either an individual or a group to operate the garden. This would enable an urban farmer to cultivate a vacant, residentially zoned lot. Second, it allows for the on-site sale of produce in residential areas, subject to specific limitations. Sales would be restricted to certain days, and any physical sales infrastructure must be temporary; a permanent commercial-style structure would not be permitted.

The amendment also proposes adjustments to home occupation regulations to further support local food production. While home occupations are already permitted, current rules inadvertently limit urban agriculture. For example, the existing code requires home occupations to be screened from view and limits them to 20% of the home's area. These rules could complicate efforts to grow and sell produce from a backyard garden. The amendment would exempt gardens from the screening requirement and the 20% area limitation.

Thierolf concluded by stating that the amendment is intended to expand access to local food across neighborhoods, providing residents with the opportunity to buy produce grown nearby. He emphasized that the proposal aligns with the City's Climate Action Plan, Local Food Plan, and Comprehensive Plan.

Applicant-

Kim Morrow, Mayor's Office, 555 South 10th Street, Lincoln, NE, came forward and expressed her excitement in presenting the proposal, emphasizing the importance of local solutions in addressing growing challenges in our food systems. Morrow highlighted that building a healthy and connected community starts with improving access to fresh, nutritious food and supporting local food producers. The proposed text amendment directly supports two of the four goals outlined in Lincoln's Local Food System Plan: increasing access to healthy food across all regions and investing in the local food and farm economy to strengthen food production and security.

Morrow provided compelling statistics to demonstrate the urgency of these changes. She noted that Lincoln requires approximately 1.5 million pounds of food every day to meet the dietary needs of its residents. Currently, 90% of the city's food dollars leave the state, and local grocery stores only stock a three-day supply of food. Additionally, a UNL analysis found that 20%

of Lincoln's census tracts have low or very low access to healthy food, highlighting the need to increase local food production.

The proposal includes two specific zones: first, allowing individuals to operate urban gardens and sell produce on-site in residential areas; and second, permitting urban gardening as a home occupation. These changes aim to make it easier for residents to grow and sell food locally, enhancing both food availability and neighborhood connections.

Beyond increasing the quantity of local food, Morrow spoke about the cultural impact of the proposal. Lincoln is home to a diverse population with rich agricultural traditions and strong cultural ties to specific foods. The ability to grow and share culturally significant produce, such as herbs used in Vietnamese cooking, unique peppers used in Mexican cuisine, traditional vegetables from Sudanese cooking, and eggplants commonly used in Afghan cooking, will not only support diverse dietary preferences, but also fosters vibrant community spaces that celebrate Lincoln's cultural diversity.

In closing, Morrow described the proposal as a simple but powerful change that aligns with Lincoln's Resilient Lincoln values. Morrow emphasized that it would open economic opportunities, improve food access, and strengthen community bonds, and she expressed her readiness to answer any questions.

Staff Questions

Rodenburg expressed awareness of residents who already maintain pollinator gardens and grow food and herbs in their yards. Rodenburg noted that, in some cases, the Weed Control Authority has come out and deemed these spaces problematic, labeling them as messy, even when every item in the yard is either edible, supports pollinators, or provides some benefit to local wildlife. Rodenburg then asked whether this proposal would in any way change how the Weed Control Board evaluates or responds to these types of gardens and yards.

Thierolf responded by clarifying that this proposal does not directly change how the Weed Control Authority enforces its regulations. However, he acknowledged the concern and explained that several existing ordinances would still apply to urban gardening, including the city's noise control ordinance, which would cover activities such as tilling. Additionally, regulations around the use of chemicals and fertilizers fall under the city's health and sanitation codes, as do rules regarding composting in residential zoning districts. As for pesticides, those are primarily regulated at the state and federal levels, with clear requirements for safe handling and use. Thierolf concluded by saying that if weed-related concerns become a recurring issue in connection with urban food gardens, that might need to be revisited through future policy discussions.

Feit expressed enthusiasm for the proposal, stating that she is a strong proponent of the initiative. Feit followed up with a question regarding its applicability to existing community crop sites. Specifically, she asked whether sites like the one near the Gere Library or the Mustard Seed Garden next to the YMCA on North 70th Street would also be permitted to sell produce directly at their locations under the proposed changes?

Thierolf explained that if the proposed changes are approved by the City Council, they would apply to all urban gardens. This includes both community gardens, such as those managed by Community Crops, and gardens maintained by individual growers.

Feit asked whether, now that these types of urban gardens and home occupations would be allowable under the proposed code changes, there would be a process in place for individuals to register with the city or county. She wondered if there would be any system established so that officials are aware of who is operating these gardens and what activities are taking place.

Thierolf explained that while this proposal would make urban gardens and the sale of produce a by-right use—meaning individuals wouldn't need special approval from the Planning Commission, City Council, or even a building permit unless constructing something like a shed—the city is currently in discussions with the Health Department about how to track these activities. The goal is to understand how effective the policy changes are and where urban gardening is happening, since, without a formal registration process, the city wouldn't automatically be notified. Additionally, if someone were not complying with the rules, enforcement would likely be based on complaints rather than proactive monitoring.

Feit noted her enthusiasm and participation in practices like composting. However, she raised a concern about community education as more residents may begin gardening or selling produce. She emphasized the importance of ensuring people are aware of and follow existing regulations, such as those related to composting, herbicide use, and weed control, especially since even she, an active composter, was unaware of certain composting rules. Her question focused on how the city plans to educate and inform residents who engage in these activities to ensure they remain compliant with local guidelines.

Morrow noted that her colleague Anna Oetting, who was present in the audience, had played a key role in leading the city's local food efforts. Anna has helped organize the Mayor's Community Committee on Local Food, a large group of stakeholders working together to boost local food production throughout the community. One of the core focus areas of this committee is education. Morrow emphasized that they are collaborating with partners such as the Lincoln-Lancaster County Health Department, Partnership for a Healthy Lincoln, and many other community organizations. She added that there is growing momentum around this initiative, and more efforts will likely be visible shortly. The team's goal is to make it easy, clear, and fully legal for residents to engage in local food production.

Feit emphasized the value of having clear educational materials available, such as a simple "how-to" sheet outlining best practices. Feit shared her own experience supporting school gardens at Northeast High School and several middle schools in the Northeast region, highlighting the importance of addressing food insecurity in those areas. Feit noted that during harvest seasons, particularly in August and September, there tends to be an abundance of produce, some of which goes unused. She suggested it would be helpful to have clear information on where fresh produce donations could be accepted, ensuring that excess food benefits the community rather than going to waste.

Morrow responded that if you go to our website — the Resilient Lincoln webpage — and click on ‘Local Food,’ Anna has already assembled a ton of information that provides guidelines on where you can donate fresh food.

Feit expressed her thanks and stated she would take a look.

Ball stated that Feit got one of his questions answered — thank you. Second one: What were the criteria around the eight days per month and 30 per year?

Thierolf responded that we were just looking at what other peer communities have done. So, for example, Omaha adopted a local food ordinance within the last two to three years. Kansas City has one and Madison has one — we looked at those cities and identified what seemed to be a common number. Essentially, eight days a month would mostly cover weekends, if someone wanted to operate on weekends. So that was the basis — seeing what’s worked in other communities and applying that here.

Ball expressed his thanks to Thierolf.

Proponents:

Ken Winston, 1327 H Street, Ste 300, Lincoln, NE 68508, spoke on behalf of the Nebraska Sierra Club and Nebraska Interfaith Power and Light in support of local food initiatives. Winston began by expressing appreciation for the City of Lincoln’s leadership and policies already in place to support local food systems, referencing earlier remarks by Kim Morrow. He shared his pride in living in a community where sustainability is a priority and commended the mayor’s leadership in moving these efforts forward.

Winston emphasized that this initiative addresses sustainability and resilience on multiple fronts. Economically, it can provide meaningful benefits, especially for low-income and marginalized communities, by allowing individuals to earn income while growing and accessing healthier food. Socially, gardens help build strong communities by bringing people together. Winston referenced the Hawley Hamlet Garden project and how it fostered community relationships, adding that gardening can even bridge political divides, sharing a story about a neighbor with different political views who nevertheless shares a passion for sustainable gardening.

From a health perspective, Winston highlighted the superior taste and nutritional value of fresh, local food compared to store-bought alternatives. Environmentally, he underscored the benefits of reducing long-distance food transport, which contributes significantly to greenhouse gas emissions.

In closing, Winston described the proposal as a “common-sense” solution that supports health, community, environmental, and economic goals. He strongly encouraged the proposal to the City Council.

Kay Walter, 605 N. 26th Street, Lincoln, NE, approached the stand and stated that she is the co-founder of the Hawley Hamlet Neighborhood Garden, and spoke in support of the proposal. Walter emphasized a perspective that she felt hadn't been fully addressed yet — the role of local food systems in strengthening community resilience in the face of social service cuts. Walter shared that she and others recently met with a large group of individuals involved in social services, and concerns were raised about the gradual dismantling of the social safety net. Walter pointed out that, should food banks lose funding or people begin to lose access to SNAP benefits, initiatives like neighborhood gardening and local food production could play a vital role in filling that gap and ensuring people still have access to nutritious food.

Neutral:

No one approached in a neutral capacity.

Opposition:

No one approached in opposition.

Campbell moved to close the public hearing, seconded by Joy

TEXT AMENDMENT 25005

ACTION BY PLANNING COMMISSION:

April 16, 2025

Campbell moved to approve Text Amendment 25005; seconded by Joy. Motion carried 8-0: Ball, Campbell, Ebert, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting 'yes'.

Campbell shared his perspective as someone experienced in raising plants, noting a significant increase in the community's interest in growing a wide variety of crops, particularly different types of peppers and other plants that may be unfamiliar to much of Lincoln's population. He attributed this shift to the city's growing ethnic diversity, with people from around the world bringing with them different food traditions. Campbell explained that one major challenge for these communities is accessing the plants they're familiar with, as the U.S. Department of Agriculture restricts the importation of certain plants, making it difficult for individuals to bring seeds or cuttings into the country. He noted that many of these crops are ones the general U.S. population may not have encountered or tasted before. Campbell emphasized that this proposal would support not only traditional home gardening, but also allow immigrant and ethnic communities in Lincoln to grow foods they know and love. He concluded by expressing his full support for the initiative.

Eddins began by offering kudos to the planning team for their excellent outreach. She shared that during her neighborhood organization meeting, many questions were raised about the proposal, but by the time she arrived at the commission meeting, she had none left, because they had all been thoroughly addressed. Eddins noted that the concerns brought up by the commission had also been answered by residents ahead of time, which she saw as a major reason why no one showed up in opposition. Issues like noise, the use of fertilizers, and the compatibility with organic gardening had all been thoughtfully covered, and she applauded the team for their proactive engagement.

Eddins spoke from personal experience, emphasizing the importance of this initiative in communities like hers. Living in one of the census tracts affected, she said she knows people who go to bed hungry. She called the proposal a “win for the City of Lincoln,” underscoring how increasing local food access, especially within walking distance, is critical for residents without access to transportation. Reflecting on her past when she relied on food banks, she noted the lack of fresh fruits and vegetables available at the time. While there will still be some cost involved in purchasing produce, she said it would likely be much more affordable than grocery store prices. Eddins concluded on a hopeful note, saying she’d love to see kids selling tomatoes instead of lemonade, and celebrated the positive, community-building future this proposal could help create.

Chair Ryman Yost expressed strong support for the proposal, echoing the sentiments of her fellow commissioners. She described it as a “really, really exciting project” for the community. Drawing on her background, she shared that she grew up in an agricultural area and recounted a personal story about her grandfather, who lived in Lincoln and was known for growing so much zucchini that he would bring it to his doctor’s appointments. She said she’s particularly excited about the potential for intergenerational collaboration, entrepreneurship, and the broader impact the initiative could have in helping the community embrace its cultural diversity while also caring for the earth. Chair Ryman Yost concluded by expressing her gratitude to the city’s leadership for developing the plan and said she looks forward to seeing it approved by the City Council in two weeks.

CHANGE OF ZONE 21020C, TO AMEND THE SOUTH OF DOWNTOWN PLANNED UNIT DEVELOPMENT (PUD) TO CREATE A “SUBAREA 2”, ALLOWING A NEIGHBORHOOD SUPPORT SERVICE USE, WITH A WAIVER TO THE MAXIMUM R-7 HEIGHT LIMIT FROM 35 FEET TO 40 FEET, ON PROPERTY GENERALLY LOCATED AT 919 S. 12th STREET.

PUBLIC HEARING:

APRIL 16, 2025

Members present: Ball, Campbell, Ebert, Eddins, Feit, Joy, Rodenburg, and Ryman Yost. Cruz 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 South 10th Street, Lincoln, NE, presented a request for an amendment to the existing South of Downtown Planned Unit Development (PUD). The amendment pertains specifically to a site located at 919 South 12th Street, which would be identified as Subarea 2 within the broader PUD boundary.

Callahan provided background on the structure of the existing PUD, which includes three primary zoning districts: the Downtown Transitional District, Mixed-Use District, and Neighborhood District. He explained that the subject site for the amendment lies within the

Downtown Transitional District and is currently zoned R-7. The property contains a vacant, over 100-year-old brick multi-family building and is surrounded by a mix of uses, including a city parking lot to the north, residential properties to the west and south, and a B-3 Commercial District to the east, which includes an existing church and the F Street Community Center.

The applicant, Community Action, is proposing to relocate The Gathering Place, a neighborhood support service facility that currently operates at Goodhue Boulevard and E Street. That site has reached its maximum operational capacity and lacks essential infrastructure such as on-site parking and loading. The Gathering Place provides evening meals and other social support services to residents in need. Callahan noted that Community Action has been working closely with Planning staff for over six months to identify a new location that allows them to remain within the same general neighborhood.

The proposed amendment would allow “neighborhood support service” as a permitted use in Subarea 2 only. Under zoning code definitions, this use includes services related to human, social, educational, counseling, and health support for local residents, but specifically excludes overnight accommodations. This is consistent with the current operations of The Gathering Place, which runs under a special permit at its existing location.

Callahan described the applicant’s proposal for the site, which involves the extensive renovation of the existing brick structure along with a new addition to the rear of the building. This addition would accommodate an elevator, a secondary stairwell, and a rooftop patio. Additional site improvements include three off-street parking spaces for staff and a loading dock accessible via the alley along the south side of the property. He also noted that the applicant is requesting a waiver within the PUD text to allow for a 40-foot building height on the elevator shaft addition. In support of the proposal, Callahan emphasized that the amendment is consistent with the Lincoln-Lancaster County Comprehensive Plan and the goals of the South of Downtown PUD. The project promotes adaptive reuse and reinvestment in existing structures, supports increased neighborhood-serving uses, and leverages existing infrastructure. The location is highly accessible — situated near a busier street with a bus stop, sidewalks, and two bike lanes — supporting walkability and access by public transit.

Callahan concluded by reiterating that the proposal aligns with planning objectives for the district and stated that he would be happy to respond to any questions from the Planning Commission.

Staff Questions

Ball directed a logistical question seeking clarification on the structure of subareas within a Planned Unit Development (PUD). He referenced the creation of Subarea 2 under the current amendment proposal and noted that Subarea 1 had been established approximately a year ago. Ball inquired about the overall integration of these subareas within the larger PUD framework. Specifically, he asked at what point the accumulation of subareas becomes part of a larger cohesive plan and whether it is possible to continue adding subareas, such as Subareas 1 through 10, within the same PUD. Ball also sought to understand the criteria or threshold that determine when or how additional subareas are incorporated and regulated within the PUD.

Callahan explained that this Planned Unit Development (PUD) differs from a standard PUD due to its significant size, encompassing more than 44 city blocks. Because of that scale, the approach to managing development within it involves designating individual subareas as needed. Callahan noted that Subarea 1 was established a little over a year ago to accommodate the CenterPoint Terrace project on 13th Street.

As new development proposals or renovations come forward, the Planning Department has opted to classify each distinct site as its subarea to better manage and tailor land use approvals. In this case, Subarea 2 would apply exclusively to the parcel at 919 South 12th Street. Callahan clarified that this designation would not extend to any other property and would only permit the proposed neighborhood support service use on this specific site.

Ball asked for clarification, stating, so it would come in as a request for a different use under that plan?

Callahan confirmed Ball's summary, noting that future developments within the larger PUD area would likely come forward as their distinct subareas, for example, the next would be designated Subarea 3. He explained that the Planning Department is intentionally classifying these proposals individually to keep each subarea tied specifically to its respective location. This approach avoids applying a blanket change across the entire PUD and instead maintains tailored control over land use modifications within the broader 44-block area.

Ball expressed his appreciation.

Chair Ryman Yost responded with a lighthearted remark, asking If it ever got to Subarea 47, would that be the point to reconsider the approach?

Ben responded with a chuckle, agreeing, Yes, we'd have to fix it.

Campbell asked a clarifying question about the adjacent city-owned parking lot next to the proposed facility at 919 South 12th Street. He inquired whether the lot would remain open and if it could potentially be used by the facility during the day to meet parking needs.

Callahan responded that the adjacent city-owned parking lot is currently open and available for general use. He noted that its potential use by the facility has been part of the ongoing discussions. While no specific number of designated parking spaces has been formally approved or locked in at this time, there have been conversations between the Planning Department and Community Action about the possibility of utilizing the lot in the future should additional parking needs arise, particularly for staff.

Applicant-

Heather Loughman, 210 O Street Lincoln, NE, CEO of Community Action Partnership of Lancaster and Saunders Counties, appeared before the commission to present testimony in support of a proposed amendment to the South of Downtown Planned Unit Development (PUD), which would allow the relocation of The Gathering Place meal program to a new site at 919 South 12th Street. Loughman began by outlining the mission of Community Action—to partner with the community in the fearless pursuit of anti-poverty solutions, highlighting that the organization serves more than 19,000 individuals annually through a range of programs focused on early childhood education, homelessness prevention, financial and family well-being, and hunger relief.

Loughman provided background on The Gathering Place, which has served evening meals seven days a week to anyone experiencing hunger since its founding in 1982. Originally launched by six community-minded individuals, it became part of Community Action in 1997 and has operated for over four decades from a historic home at the intersection of Goodhue Boulevard and E Street. Loughman emphasized that The Gathering Place is more than a meal program—it has become a stabilizing, community-centered space that fosters friendships and support. One guest described it as “everybody’s house.”

However, Loughman explained that the demand for meals has increased significantly in recent years. A graph presented during her testimony showed that the number of meals served monthly rose from an average of 2,900 in 2022 to 4,600 in 2024, underscoring the growing need. In addition to internal program data, she pointed to broader community indicators: the surrounding neighborhood has a higher concentration of poverty compared to the city overall, with 56% of residents living at or below 200% of the federal poverty level, and nearly all housing units occupied by renters. The average annual income in the neighborhood is approximately \$52,000 less than the citywide average. Loughman also cited public health data showing that the census tract has the lowest life expectancy in Lincoln, between 55 and 60 years, which is 20 to 25 years shorter than the county average.

Loughman stressed that most “Gathering Place” guests are residents who live within walking distance—74% reside between one and twelve blocks away. Many of them do not have access to personal vehicles and rely on walking, bicycling, or public transportation. Because of this, when Community Action began exploring relocation options due to limitations at the current site, staying within the immediate neighborhood was a top priority.

Over the past five months, the organization has worked closely with the Lincoln Planning Department to identify a new location that would meet operational needs while keeping the program accessible to its core community. After reviewing several options, they selected the building at 919 South 12th Street, currently owned by NeighborWorks Lincoln. The building is roughly double the size of the current location, allowing for expanded capacity and improved functionality.

To evaluate support for the move, Community Action conducted both formal and informal engagement with neighborhood associations, current guests of The Gathering Place, and the broader public. This included pop-up events and a public open house at the F Street

Community Center on April 9. Loughman reported that these efforts resulted in positive feedback and strong support for the relocation. A slide summarizing the feedback was shared during the meeting.

Preliminary architectural plans were also discussed. The project is expected to require a \$2.5 million investment in the Everett neighborhood. Renovations will focus on preserving the historic character of the building while adapting the interior to meet programmatic needs. Major improvements include rebuilding the front porch and constructing an addition at the rear of the building to house an elevator, stairwell, and loading dock—features that the current facility lacks. A minor height waiver is being requested to accommodate the elevator shaft.

Loughman concluded by stating that the anticipated timeline for completion is one and a half to two years, to open the new facility by April 15, 2027. She expressed appreciation for the city's support and stated that she would be happy to answer any questions from the commissioners.

Greg Newport- 1954 A Street, Lincoln, NE, architect, came forward and introduced himself for questions.

STAFF QUESTIONS

Campbell asked what will happen to your present building.

Loughman responded that they had anticipated that question and shared that they would welcome the opportunity to plan in partnership with the neighborhood. Loughman explained that they intend to conduct a similar assessment and engagement process with neighbors and other local stakeholders to determine what the neighborhood truly needs. While the organization would prefer the site to be used for a mission-oriented purpose, she emphasized that their primary focus is ensuring the use adds value to the neighborhood and aligns with their broader mission.

Campbell expressed his appreciation.

Eddins asked about accessibility plans for the front of the building

Newport explained that accessibility to the front of the building will be addressed in two ways. First, a lift will be installed on the front porch, the same lift currently in use at the existing facility, which will be relocated to the new site. Second, the building will also be accessible via a new elevator that will be added as part of the renovation.

Eddins expressed a preference against using lifts for accessibility and encouraged the applicant to explore alternative solutions, if feasible. She concluded by noting that this was simply her input and offered to discuss the matter further.

Feit asked about the distance between the new location at 919 South 12th Street and The Gathering Place's current site on Goodhue Boulevard.

Loughman responded that the new location is three blocks west of the current site.

Chair Ryman Yost followed up with a question regarding the rooftop space proposed for the new addition. Ryman Yost noted that, according to the materials, the rooftop would be staff-only and not accessible to others. She recalled seeing a mention, though she wasn't certain, about the possibility of using the space for growing plants but didn't see that reflected in the drawings. Ryman Yost asked the applicant to elaborate on why the rooftop space was being included and how it was intended to be used.

Loughman responded by saying that the idea of growing food was the inspiration behind incorporating the rooftop patio on the addition. Because the new site doesn't offer much yard space, they've been exploring ways to continue their tradition of container gardening and growing their fresh ingredients for meals. Loughman emphasized that the Gathering Place is committed not just to serving food, but to providing wholesome meals with fresh, healthy components. The rooftop patio could support that goal by offering space for gardening.

Newport noted that they haven't yet completed a full structural analysis of the existing roof, but hope that, if feasible, it could also be used for growing space in the future.

Eddins asked whether ownership of the property would remain with NeighborWorks.

Lockman responded that it would not, and that the property would be purchased by their organization.

Proponents:

Charlie Wesche, 2530 Q Street, Lincoln, NE, came forward speaking in his capacities as CEO of NeighborWorks Lincoln, manager of the South of Downtown Community Development Organization, and CEO of Prairie Roots Community Land Trust, offering his full support for the proposal from Community Action Partnership. Wesche explained that when NeighborWorks originally purchased the property at 919 South 12th Street, it was boarded up, vacant, and officially deemed uninhabitable. The organization had initially planned to renovate it into 6 to 10 apartment units. However, the construction cost estimates for that scale of renovation were prohibitively high and posed significant financial risk.

Around the same time, discussions began with Community Action Partnership, and through collaboration with Heather Lochman, Lisa, and their team, Wesche said a more aligned and meaningful purpose for the building emerged. Wesche shared that Prairie Roots Community Land Trust had just voted the previous night to support the project and emphasized that all three organizations he represented were in favor of transferring full ownership of the property to Community Action.

Wesche described the collaboration as a "win-win-win": NeighborWorks was able to steward the property away from investor control, Community Action would gain a suitable new location for The Gathering Place, and the Everett neighborhood would benefit from a \$2.5 million reinvestment. Wesche praised the mission and operations of The Gathering Place, noting the incredible work being done in its current, much smaller kitchen. Wesche closed by expressing

enthusiasm for the prospect of a modern, appropriately sized facility and thanked the Commission for what he described as “the most refreshing meeting” he’d attended in months. He also welcomed any further questions.

Rose Hood- Buss, 1037 S 12th Street, Lincoln, NE, introduced herself as the executive director of The HUB. Hood-Buss expressed her enthusiasm about the Gathering Place moving closer to their facility and becoming even more of a neighborhood partner. The HUB has been rooted at 12th and D Street for 15 years, and Hood-Buss shared that her organization is intentionally anchored in the area because of their commitment to and love for the neighborhood.

Hood-Buss emphasized the alignment between the missions of The HUB and the Gathering Place, explaining that many of the young adults served by her organization are also guests at the Gathering Place. She described the move from four blocks away to just one block as a “blessing” and an important improvement in accessibility for the young people they serve. Hood-Buss also highlighted the potential for increased collaboration between the two organizations, noting that working closely together will ensure the community has access to necessary support and resources. Hood-Buss closed by voicing full support for the Gathering Place’s move, noting that her staff and the young adults they serve are excited to welcome their neighbors even closer.

Jill Smith- Union Bank came forward and spoke in support of the Gathering Place’s relocation and renovation plans. Smith shared that Union Bank has been a long-time partner of the Gathering Place, providing both financial support and a steady stream of volunteers. Smith highlighted the positive feedback the bank receives from employees who volunteer monthly, noting the meaningful impact of the experience and the visible community need. She mentioned that volunteering at the Gathering Place is also something she enjoys doing with her family and friends. Smith praised the organization’s commitment to not only providing meals but ensuring they are nutritious, despite working within a very limited kitchen space. She emphasized how impressed she is with what the staff and volunteers accomplish in a short time. Smith concluded by reaffirming Union Bank’s full support, including their financial contribution toward the purchase of the new facility.

Neutral:

No one approached in a neutral capacity.

Opposition:

No one approached in opposition.

Loughman added a final comment to acknowledge Lisa Jansen, who was present at the meeting. Loughman recognized Jansen as the *Gathering Place Administrator* and referred to her as the leader of the “miracle workers” who make the daily operations of the Gathering Place possible. Loughman expressed appreciation for Lisa’s leadership and dedication.

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

CHANGE OF ZONE 21020C

ACTION BY PLANNING COMMISSION:

April 16, 2025

Campbell moved to approve Change of Zone 21020C; seconded by Joy. Motion carried 8-0: Ball, Campbell, Ebert, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting 'yes'.

Eddins concluded by stating If you've never gone to bed hungry, places like this save our community time and time again. Anything Lincoln can do to have one less person go to bed hungry is a win.

Rodenburg expressed strong support for the proposal, emphasizing the importance of collaboration among various organizations to make initiatives like this successful. He noted that such partnerships are especially valuable in helping those who are less fortunate in the community. Rodenburg concluded by stating he is fully in favor of the proposal.

Chair Ryman Yost expressed strong support for the application, noting that while she was at risk of becoming personally emotional, she echoed sentiments shared earlier by a testifier. Ryman Yost stated that "today is a good day to be a part of the Lincoln community," recognizing the positive momentum and shared commitment among residents to care for their neighbors and see good things happen. Ryman Yost concluded by affirming her intent to vote in favor of the application.

MISCELLANEOUS 25002, FOR REVIEW OF THE FY2026 TO FY2029 TRANSPORTATION IMPROVEMENT PROGRAM (TIP) FOR CONFORMANCE WITH THE CURRENT LINCOLN METROPOLITAN PLANNING ORGANIZATION (MPO) LONG-RANGE TRANSPORTATION PLAN, PUBLIC HEARING:

APRIL 16, 2025

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

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 at 555 South 10th Street, Lincoln, NE, came forward and introduced himself with the Lincoln Metropolitan Planning Organization (MPO) and presented the annual Transportation Improvement Program (TIP). Barnes began by stating it was a great day to talk about transportation in Lincoln.

Barnes explained that the TIP is a required four-year program of transportation projects, spanning federal fiscal years 2026 through 2029. The Commission's role is to review the projects for conformity with the Long-Range Transportation Plan. He outlined that the MPO covers the City of Lincoln and all of Lancaster County, and includes agencies such as the City, Lancaster County, the Nebraska Department of Roads, StarTran, the Lincoln Airport Authority, the

Railroad Transportation Safety District (RTSD), and other public and private agencies that use federal transportation funds.

Barnes described the project selection and review process, which follows the MPO's adopted management plan and federal regulations. A subcommittee of the MPO Technical Committee reviews the projects and develops a recommendation, which is then forwarded to the full Technical Committee. That committee has recommended approval of the TIP, and it now comes before the Planning Commission. After the Commission's review and recommendation, the TIP will move on to the MPO Officials Committee, scheduled to meet on May 2. Once approved, the TIP will be submitted to the Nebraska Department of Transportation for inclusion in the Statewide Transportation Improvement Program and released for public comment. Final approval will come from the Federal Highway Administration and the Federal Transit Administration, with the plan to be in place by the start of the federal fiscal year on October 1. Barnes highlighted one specific change since the last briefing—updates to the RTSD's 33rd and Cornhusker grade separation project. These changes reflect revised funding and timelines over the years included in the TIP. Barnes emphasized that the project itself remains fully intact and is moving forward as planned.

Barnes also noted the renewal of the quarter-cent sales tax, known as *Lincoln on the Move*, which was recently approved by voters for an additional eight years. The current sales tax will remain in effect until September 30, 2025, and the new term will begin October 1, 2025, continuing through September 30, 2033. Barnes shared that city staff and community members will engage in further discussions about how those funds will be invested in transportation projects. A portion of the revenue will support the 33rd and Cornhusker project through the RTSD.

In closing, Barnes stated that no public comments in opposition had been received and offered to answer any questions from the Commission.

Staff Questions

Chair Ryman Yost expressed appreciation for the earlier briefing, noting that it provided an opportunity for in-depth questions and detailed information. She thanked the presenters for ensuring that everyone was well prepared.

Campbell mentioned the quarter-cent continuance, I wanted to clarify whether this funding will move existing projects up in the timeline, or is it mainly intended to add new projects?

Barnes acknowledged it was a good question and stated that they did not have a definitive answer at this time. He noted that further conversations would be necessary and that there were likely projects considered under the previous quarter-cent sales tax that could be revisited. Barnes indicated the process would likely include additional community input, an assessment of road conditions, and a review of community needs to help establish priorities moving forward.

Campbell acknowledged the information provided and expressed his thanks.

Barnes noted that the related funding will likely appear in the City's upcoming Capital Improvement Program, and potentially in portions of the Transportation Improvement Program (TIP) as well.

Campbell expressed his gratitude.

Proponents:

No one approached in support.

Neutral:

No one approached in a neutral capacity.

Opposition:

No one approached in opposition.

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

MISCELLANEOUS 25002

ACTION BY PLANNING COMMISSION:

April 16, 2025

Campbell moved to approve Miscellaneous 25002; seconded by Joy. Motion carried 7-0: Ball, Campbell, Ebert, Eddins, Feit, Joy, and Ryman Yost voting 'yes'. Cruz and Rodenburg absent.

Campbell commented that the thorough briefing provided two weeks prior helped streamline today's process. He noted that the agenda was particularly pleasant compared to more difficult meetings in the past. Campbell expressed his support for all the projects presented, stating that they will enhance the community, and indicated he would be voting in favor.

Joy noted that significant time and effort had gone into the work presented and expressed appreciation for the updates related to the 33rd and Cornhusker project, which she described as an important initiative for north Lincoln. Joy added that it was an exciting development and referenced fellow Commissioner Campbell's earlier comments about the extended sales tax, stating that it will be great to see what additional improvements can be made for the area.

Campbell moved to adjourn the Planning Commission meeting of April 16, 2025; seconded by Joy.

Motion carried 7-0: Ball, Campbell, Ebert, Eddins, Feit, Joy, and Ryman Yost voted "yes"

There being no further business, the meeting was adjourned at 2:22 pm.

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER
Comprehensive Plan Conformance #25002

FINAL ACTION?
No

OWNER
City of Lincoln

PLANNING COMMISSION HEARING DATE
May 14, 2025

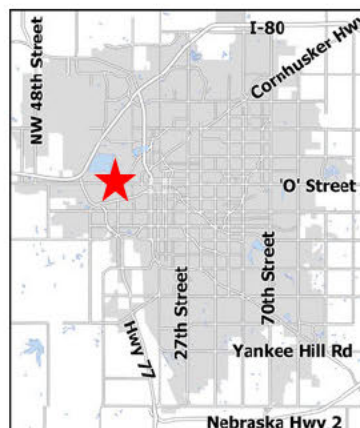
RELATED APPLICATIONS
None

PROPERTY ADDRESS/LOCATION
NW Roundhouse Dr & W O St

RECOMMENDATION: IN CONFORMANCE WITH THE COMPREHENSIVE PLAN WITH CONDITIONS

BRIEF SUMMARY OF REQUEST

This is a request to surplus the City-ownership of the property at the northeast corner of NW Roundhouse Dr and W O Street. The property is 0.69 acres and is legally described as Surplus Street Right of Way Lying East of NW Roundhouse Drive. The property was a former recycling site and is no longer needed by the city for that purpose.



JUSTIFICATION FOR RECOMMENDATION

The property is no longer being used for recycling and is currently vacant. No other City departments or governmental agencies have expressed any interest in the property. The proposed surplus is justified subject to the provision of necessary utility, floodplain and future trail easements.

APPLICATION CONTACT
Michelle Backemeyer
Urban Development Dept
(402) 441-8617 or
mbackemeyer@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The property is shown as Commercial on the 2050 Future Land Use Map. This surplus will allow for commercial redevelopment of the site consistent with the existing zoning pattern along W O Street and the Comprehensive Plan.

COMPREHENSIVE PLAN SPECIFICATIONS:

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future Commercial on the 2050 Future Land Use Plan.

Land Use Plan - Commercial - Areas of retail, office, service and residential mixed uses. Commercial uses may vary widely in their intensity of use and impact. Individual areas designated as commercial in the land use plan may not be appropriate for every commercial zoning district.

Fundamentals of Growth in Lancaster County

New commercial and industrial development should be located in Lincoln and other incorporated communities. Lincoln has ample land area and infrastructure availability for commercial and industrial development. The situation is similar in most incorporated communities in the county. Rural areas of the county do not have access to urban infrastructure, and commercial or industrial development can add significant traffic and maintenance responsibilities to county roads.

Elements Section

E3: Business, Economy, and Workforce

Commercial and Industrial Development

Commercial and Industrial Centers in Lancaster County should be located:

- Within the City of Lincoln or incorporated villages.
- Outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning).
- Where urban services and infrastructure are available or planned for in the near term. In sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan.
- In areas compatible with existing or planned residential uses.
- In existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and to more efficiently utilize existing infrastructure.
- In areas accessible by various modes of transportation (i.e. automobile, bicycle, transit, and pedestrian).
- So that they enhance entryways or public way corridors, when developing adjacent to these corridors.
- In a manner that supports the creation and maintenance of green space as indicated in the environmental

Policies Section

P12: Economic Growth - Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.

Action Steps

2. Locate all new commercial and industrial development within Lincoln or within the smaller incorporated communities in Lancaster County. Certain commercial uses that are compatible with agriculture and the rural environment, such as commercial wind and solar energy facilities, are allowed in rural areas of the county.

P17: Predictability - Strive for predictability for neighborhoods and developers.

CLIMATE ACTION PLAN SPECIFICATIONS:

p. 11 Key Initiative - Transition to Low-Carbon Energy.

- Continue incentive-based (residential, commercial, or industrial) programs promoting the installation of renewable energy systems. Incentives may include offering rebates on purchasing equipment, attractive net metering pricing, tax incentives, height allowances, setback, and area-based incentives, expedited permitting, and others.

ANALYSIS

1. This is a request to find in conformance with the Comprehensive Plan the surplus of City-owned property located at the northeast corner of NW Roundhouse Dr and West O Street. The property is approximately .69

acres or 30,200 square feet and is a former recycling site.

2. The property is currently zoned H-3 Highway Commercial. The purpose of this request is to declare the property as surplus so it can be sold and redeveloped for commercial use.
3. Abutting the property to the east is a fast-food restaurant while to the west across Roundhouse Drive is vacant land. W P Street borders the property on the north across which is industrial use. W O Street borders the property on the south side across which is railroad owned industrial property.
4. LES has requested a 15-foot utility easement along the south property line and 10 feet along the perimeter of the remaining three sides. No other utility easement is needed.
5. No part of the property is needed for street enhancements or other projects along W O Street. However, the Parks and Recreation Department identified the need to reserve an easement of at least 6 feet along the W P Street frontage for a potential future trail. A side path is planned in the future in the Lincoln Bike Plan on W P Street from about Capitol Beach Blvd to Sun Valley Lane. While the project is conceptual at this time, and whether the side path would be on the north or south side of the street has not been determined, it would be recommended to preserve the easement in case.
6. The entire property is in the floodplain. Any redevelopment of the site would be required to meet floodplain requirements. An easement that will restrict fill is needed as a requirement within the floodplain. The City typically reserves a floodplain fill easement on land that is declared surplus.
7. This request is to declare as surplus this former recycling site which is no longer needed by any City department. The request is consistent with the Comprehensive Plan as the property is zoned H-3 Commercial and identified for future commercial use.

EXISTING ZONING AND LAND USES: H-3 Vacant

SURROUNDING LAND USE AND ZONING:

North: Industrial	I-1 Industrial
South: Industrial	I-1 Industrial
East: Commercial, Industrial	H-3 Highway Commercial
West: Vacant	H-3 Highway Commercial

APPROXIMATE LAND AREA: .69 acres, more or less

Prepared by George Wesselhoft, Planner
(402) 441-6366 or gwesselhoft@lincoln.ne.gov
Date: May 1, 2025

Applicant:	Michelle Backemeyer	Owner:	City of Lincoln
Contact:	Urban Development Department 555 S 10 th Street, Suite 205 Lincoln, NE 68508 (402) 441-8617 or mbackemeyer@lincoln.ne.gov		

CONDITIONS OF APPROVAL - CPC #25002

This CPC is in conformance with the Comprehensive Plan with the condition that any future conveyance of the property shall be subject to retention of the following easements:

1. 15-foot utility easement along the south property line and 10-foot utility easement along the perimeter of the other three sides of the property.
2. 6-foot Trail Easement on south side of West P Street.
3. Conservation easement limiting any fill in the floodplain.



2024 aerial

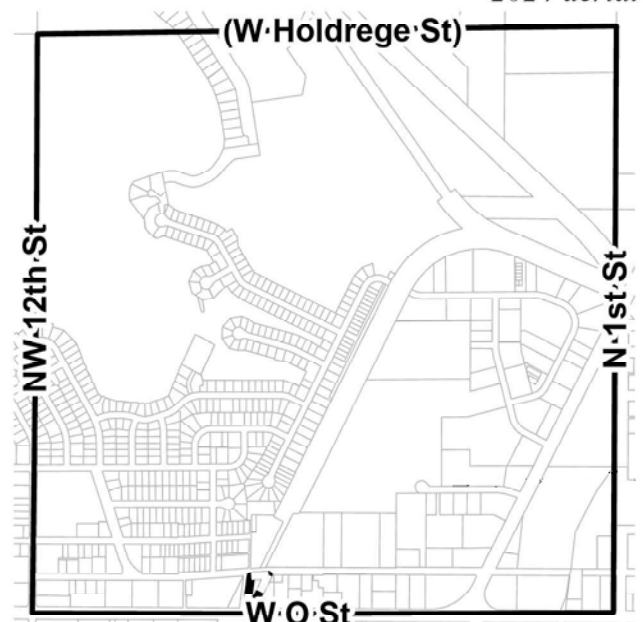
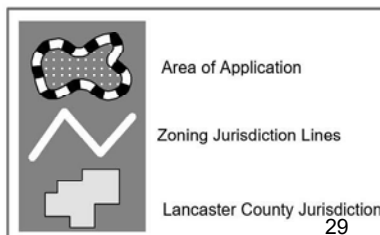
Comp Plan Conformance #: CPC25002 NW Roundhouse Dr & W O St



Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile:
Sec.22 T10N R06E





LINCOLN

Urban Development

April 2, 2025

David Cary, Director
Lincoln-Lancaster County
Planning Department
555 S. 10th Street
Lincoln, NE 68508

Dear David:

Enclosed is an application to declare surplus the City property located at West "O" Street and NW Roundhouse Road. The property was a former recycling site and is no longer needed by the City for that purpose. LES has requested a 15-foot utility easement along the south property line and 10 feet along the perimeter of the remaining three sides. The entire property is in the floodplain. No other City departments or governmental agencies have expressed any interest in the property so the property can be deemed surplus and sold.

Please forward the request to the Planning Commission for their earliest consideration for Comprehensive Plan conformance. My understanding is that the request should be on the April 30, 2025, agenda.

If you have questions or need additional information, please contact me at 441-8617 or at mbackemeyer@lincoln.ne.gov. Thank you.

Sincerely,

Michelle R. Backemeyer
Real Estate and Relocation
Assistance Agent

Attachment



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER
Annexation #25003
Change of Zone #25010

FINAL ACTION?
No

DEVELOPER/OWNER
Southview, Inc.

PLANNING COMMISSION HEARING DATE
May 14, 2025

RELATED APPLICATIONS
No

PROPERTY ADDRESS/LOCATION
S. 79th and Augustine Avenue

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

This is a combined request for the annexation and a change of zone from AG to R-3 Residential for property generally located at S 79th Street and Augustine Avenue in the Grandview Estates Second Addition Community Unit Plan, SP19006B. The annexation and change of zone include an area of approximately 15.27 acres for development as R-3 Residential. The subject property lies within the boundary of the previously approved annexation agreements for the Rokeby Road Coalition.



JUSTIFICATION FOR RECOMMENDATION

The combined request for annexation and a change of zone is compatible with the developing area abutting city limits today. The area proposed for annexation is within the City's Future Service Limits and designated for future urban residential land uses. A full range of municipal services can be provided if annexed. The subject property is part of the Rokeby Road Coalition and is within the boundaries of the Grandview Estates Second Addition CUP. A change of zone from AG to R-3 is consistent with the Future Land Use Map designation and compatible with surrounding development and the approved CUP plan. Both requests comply with the Zoning Ordinance and are consistent with the Comprehensive Plan.

APPLICATION CONTACT

Mike Eckert, Civil Design Group, Inc.
(402) 434-8494 or meckert@civildg.com

STAFF CONTACT

Jacob Schlange, (402) 441-6362 or
jschlange@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The subject property is designated for future urban residential land uses on the Future Land Use Map. This designation allows for residential uses with varying densities. The location is shown as Tier 1, Priority A on the 2050 Growth Tier Map. These requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan while providing additional dwelling units for the developing area.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future Urban Residential on the 2050 Future Land Use Plan.

Land Use Plan - Urban Residential. Residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling unit per acre. All types of housing are appropriate here, from detached single family, duplex and missing middle, to higher density multi-family. Undeveloped areas shown as Urban Residential may also include neighborhood-scale commercial and other compatible uses that will be added to the map after approval of development plans.

Figure GF.c - This site is shown in Tier 1, Priority A on the 2050 Priority Growth Area Map.

Fundamentals of Growth in Lancaster County

Multi-directional contiguous growth. Lincoln's future urban growth should generally occur in multiple directions around the existing city. Lincoln will continue to have managed and contiguous growth, including strengthening our Downtown core. Lincoln's sense of community has been based on incremental, compact growth built on the foundations of established neighborhoods. Future growth will continue this traditional pattern and be linked to both the level of demand in the market and to the orderly extension of public improvements and services.

Gravity flow wastewater. The City of Lincoln's wastewater collection system, in general, will continue to be a gravity flow system that is designed to use gravity as the main energy source to convey wastewater from the community to the water resource recovery facilities. This means that drainage basin boundaries are a primary guiding factor when determining availability of urban wastewater services and other infrastructure. This provides for contiguous growth, efficient long range planning, and cost-effective construction and management of the system.

Urban infrastructure availability. The City of Lincoln will provide water and wastewater service only to properties located within the corporate limits of the city.

Natural resource preservation. Natural and environmentally sensitive areas should be preserved within and between neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods. The natural topography and features of the land should be preserved by new development to maintain the natural drainageways and minimize land disturbance.

One public school district. Lincoln Public Schools is the only public school district within the City of Lincoln, and the Lincoln Public School boundary will continue to expand as the city limits of Lincoln expand.

Concurrency

The key to a successful community is the concurrent development of infrastructure proportionate to the development and need of the community – a balance between the need for infrastructure and the need to conserve resources.

Policies Section

P80: Annexation - Annexation should be utilized to provide municipal services in a fair and efficient manner.

The City of Lincoln requires that properties receiving municipal services be located within city limits. City annexation should occur before any property is provided with water, sanitary sewer, or other potential City services. In most cases this also means that annexation must occur prior to a property receiving an urban zoning designation. The City routinely annexes land at the request of a developer or landowner as part of the regular development process. This allows properties to be supplied with City services when they are needed, and the City benefits from the property taxes, utilities, and other fees that City residents pay. Some properties along the City's edge may not be interested in further development and thus will not request annexation. In some cases it is necessary for the City to initiate annexation of adjacent properties that are already developed and require a minimal public investment to serve.

Action Steps

1. Regularly evaluate for potential annexation all property along the city's edge for which basic infrastructure is generally available or planned for in the near term. The City should annex land in Tier 1 Priorities A and B

that is contiguous to city limits and generally urban in character. All land that is engulfed by the City should be annexed.

2. Provide advance notice to properties that may be subject to city-initiated annexation.
3. Properties within the Tier 1 Priority A growth area should be annexed upon approval of final plat.
4. Coordinate the provision of services for areas considered for annexation with the Capital Improvement Program.

UTILITIES & SERVICES

- A. Sanitary Sewer: Public sanitary sewer can be extended to serve this development
- B. Water: Public water can be extended to serve this development.
- C. Roads: All streets are local streets and will be constructed by the developer as part of the development.
- D. Parks and Trails: There are no parks shown for this property at this time. A future bicycle/pedestrian trail is shown running north to south near the eastern edge of the property.
- E. Fire Protection: After annexation, fire protection will be provided by Lincoln Fire and Rescue (LF) and police protection by the Lincoln Police Department. This development would be served by Fire Station E15 at 66th and Pine Lake Road, a distance of 2.95 miles away, and an estimated response time of 5 minutes and 12 seconds, which is slightly more than the LFR goal of less than 4 minutes of travel time.

ANALYSIS

1. This is a combined request for both an annexation and change of zone for property located south of S. 80th Street and Rokeby Road. The area of annexation is approximately 15.27 acres, with a change of zone from AG Agriculture to R-3 Residential.
2. The proposed annexation and rezoning of the area will continue to facilitate new residential development at urban densities contiguous to the existing city limits of Lincoln with all public utilities. The site is designated for future urban density residential land uses on the Future Land Use Map, and the proposal is consistent with ongoing residential growth currently developing in the southeast area of the city.
3. The property included within this annexation is subject to the Rokeby Road Coalition annexation agreement that was approved in January 2015. No changes to this agreement are being requested with this application. Per the conditions of the annexation agreement, the subject property is in Phase III of the Rokeby Road Coalition's planned annexation and development.
4. The annexation and rezoning of the subject property to R-3 Residential is consistent with the approved Grandview Estates 2nd Addition CUP to allow a portion of Phase III to be developed. The area to be annexed is located within Tier 1, Priority A on the 2050 Growth Tier Map.
5. The area proposed for annexation is consistent with the City's policy for annexation. The area is shown for future urban residential land uses on the 2050 Land Use Map. The proposed R-3 zoning is compatible with the 2050 Comprehensive Plan and with adjacent land uses and extension of the neighborhoods already developing to the west and north, and it is consistent with the approved Grandview Estates 2nd Addition CUP. These requests comply with the requirements of the Zoning Ordinance and are consistent with the goals of the Comprehensive Plan.

EXISTING LAND USE & ZONING: Pasture/Grassland, Open Space

AG Agricultural

SURROUNDING LAND USE & ZONING

North: Vacant/Open Space, developing as single family detached residential

R-3 Residential

South: Vacant/Open Space, Pasture/Grassland

AG Agricultural

East: Vacant/Open Space, Pasture/Grassland

R-3 Residential

West: Vacant/Open Space, developing as single family detached residential

AG Agricultural

APPLICATION HISTORY

January 2015	Annexation #14004 and Change of Zone #14017 for Grandview Estates 1 st Addition were approved by the City Council. This annexed approximately 26.61 acres with a change of zone from AG to R-3 for the Rokeby Road Coalition.
April 2019	Special Permit #19006 for Grandview Estates 2 nd Addition CUP was approved by the Lincoln-Lancaster County Planning Commission. The plans for SP\$19006 showed a layout for the entire approximately 242 acre development.
May 2019	Annexation #19002 and Change of Zone #19005 for Grandview Estates 2 nd Addition CUP were approved over approximately 77 acres.
August 2021	Annexation #21003 and Change of Zone #21022 and Change of Zone #21023 were approved to annex and rezone approximately 38 acres to R-5 PUD for multiple family and commercial.
April 2022	Annexation #22001, Change of Zone #22003 and Change of Zone #21022A were approved annexing 42.35 acres, rezone 32.89 of those acres to R-3 for the CUP, and rezoned 9.8 acres to R-5 PUD to expand the PUD.
July 2022	Annexation #22007 and Change of Zone #22019 for Grandview Estates 2 nd Addition were approved by the City Council. This annexed approximately 26.45 acres with a change of zone from AG to R-3.
March 2025	Annexation #25001 and Change of Zone #25004 for Annexation of adjacent property at S 84 th and Rokeby Road were approved by the City Council. This annexed approximately 67 acres with a change of zone from AG to R-3 for approximately 60 acres.

APPROXIMATE LAND AREA: 15.27 acres, more or less

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #2

LEGAL DESCRIPTION: See Attached

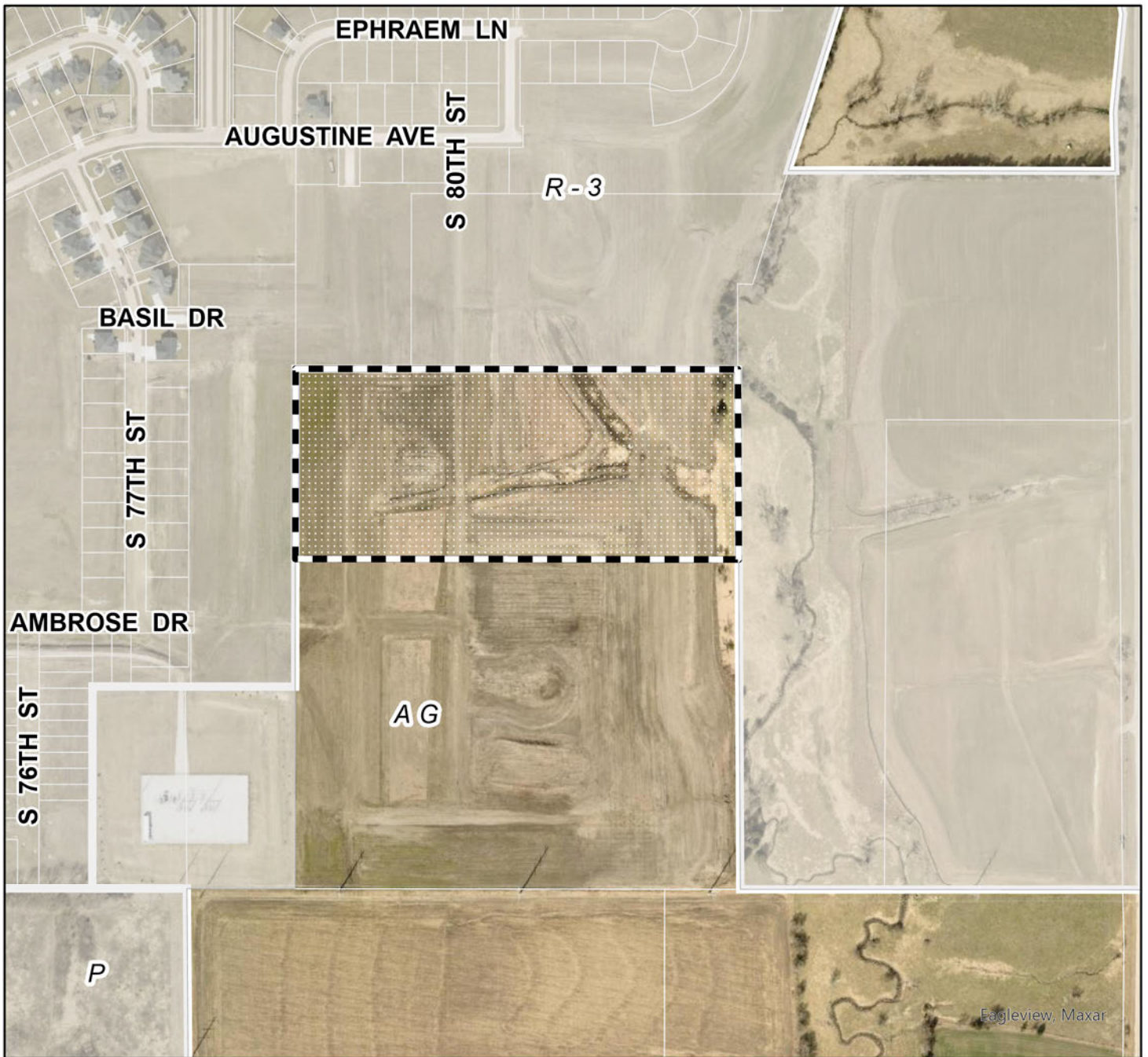
Prepared by Jacob Schlange, Planner
(402) 441-6362 or jschlange@lincoln.ne.gov

Date: May 1, 2025

Applicant: Southview, Inc.
8722 Executive Woods Drive, Suite 100
Lincoln, NE 68512

Contact: Mike Eckert
Civil Design Group, Inc.
8535 Executive Woods Drive, Suite 200
Lincoln, NE 68512

Owner: Southview, Inc.
8722 Executive Woods Drive, Suite 100
Lincoln, NE 68512



**Change of Zone #: CZ25010 (AG to R-3)
& Annexation #: AN25003
S 79th St & Augustine Av**

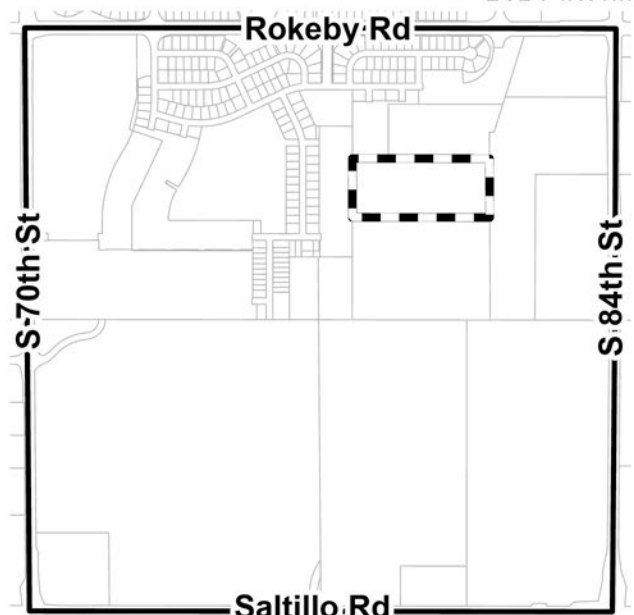
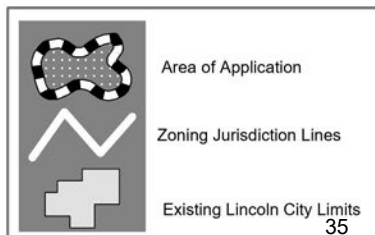
2024 aerial



Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile:
Sec.34 T09N R07E





Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

April 15, 2025

Mr. David Cary, Director of Planning
City of Lincoln/Lancaster County
555 South 10th Street, Room 213
Lincoln, NE 68508

Re: Request for Annexation and Change of Zone for 15.27 acres generally located at S. 80thth St & Rokeby Rd. CDG Project # 2025-0017.

Dear Mr. Cary:

On behalf of Southview Inc., we submit the enclosed application for the annexation and change of zone from AG to R-3 for 15.27 acres generally south of S. 80th St and Rokeby Road in the Grandview Estates subdivision. This land lies within the boundary of the previously approved Annexation Agreements for the Rokeby Road Coalition. As such, all necessary offsite improvements necessary to annex this land have been satisfied via those annexation agreements.

In conjunction with this submittal we submit the following information:

Application for Annexation and Change of Zone
Application fees of \$1,142.00
Annexation area exhibit and legal description

I hope that this letter in conjunction with the exhibits assists you in reviewing this application. Please feel free to call me at (402) 434-8494 so that I can address any questions you may have.

Sincerely,

Mike Eckert, AICP

cc: Southview, Inc.

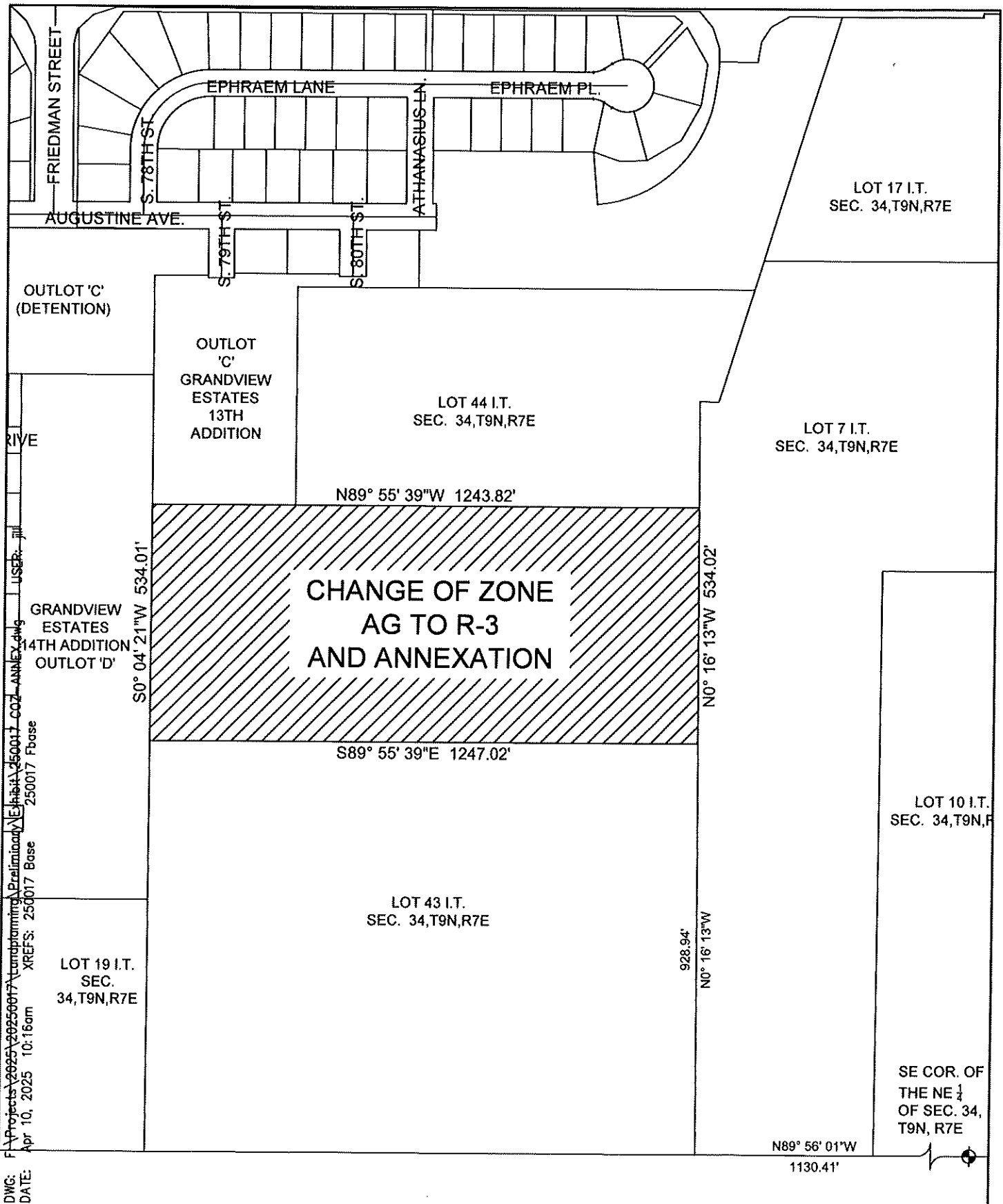
CHANGE OF ZONE & ANNEXATION
GRANDVIEW ESTATES

A legal description of a part of Lot 44 Irregular Tracts, located in the Northeast Quarter of Section 34, Township 9 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Referring to the Southeast Corner of the Northeast Quarter of said Section 34; Thence West, on the South Line of the Northeast Quarter, on an assumed bearing of N 89°56'01" W for a distance of 1130.41' to the Southeast Corner of Lot 43 Irregular Tracts; Thence N 00°16'13" W, on the East Line of Lot 43 Irregular Tracts, for a distance of 928.94' to the Southeast Corner of Lot 44 Irregular Tracts, said point being the **Point of Beginning**:

Thence N 00°16'13" W, on the East Line of Lot 44 Irregular Tracts, for a distance of 534.02'; Thence N 89°55'39" W, for a distance of 1243.82' to a Corner of Lot 44 Irregular Tracts, said point also being the Southwest Corner of Outlot 'C', "Grandview Estates 13th Addition"; Thence S 00°04'21" W, on the West Line of Lot 44 Irregular Tracts, for a distance of 534.01' to the Southwest Corner of said Lot 44; Thence S 89°55'39" E, on the South Line of Lot 44 Irregular Tracts, for a distance of 1247.02' to the **Point of Beginning** and having a calculated area of 15.27 acres more or less.

Subject to any and all easements and restrictions of record.



drawn by: JDS
 checked by: -
 project no.: 2025-0017
 date: 04/10/2025

**CHANGE OF ZONE &
ANNEXATION EXHIBIT
GRANDVIEW ESTATES 17TH ADD.
LINCOLN, NEBRASKA**

Civil Design Group, Inc.
 8535 EXECUTIVE WOODS, DR., SUITE 200
 Lincoln, Nebraska 68512
 Ph. 402-434-8494 Fax 888-215-8747
 www.civilidg.com

CONSULTING ENGINEERS • LAND USE PLANNERS
 CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

EXHIBIT
1



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER
Special Permit #25010

FINAL ACTION?
Yes

OWNER
Sacred Heart Catholic Church of Lincoln

PLANNING COMMISSION HEARING DATE
May 14th, 2025

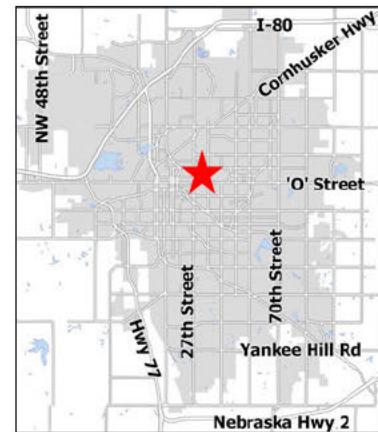
RELATED APPLICATIONS
None

PROPERTY ADDRESS/LOCATION
N. 31st and 'S' Street,

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a Special Permit to permit a parking lot within 5 feet of the property lines in the front-yard setbacks of 'S' Street and N. 32nd Street. The church has had an existing gravel parking lot built 5 feet from the property line for decades. The applicant now desires to pave this parking to city standards. Requesting this special permit allows for their building permit plan to be approved.



JUSTIFICATION FOR RECOMMENDATION

The subject property has been used as a gravel parking lot for several decades. Granting this permit will allow the applicant to upgrade the lot, thereby reducing dust, improving stormwater management, and aligning the design with City Standards. As the property serves as a place of religious assembly and lies within 360 feet of such use, the proposal meets the locational criteria outlined in the ordinance. Additionally, the proposed improvements will enhance neighborhood compatibility while preserving the residential character of the area through improved aesthetics and infrastructure. There is no significant anticipated impact on adjacent properties.

APPLICATION CONTACT

Jill Schuerman, (402)-434-8494 or
jschuerman@civildg.com

STAFF CONTACT

Ayden Johnson, (402) 441-6334 or
ayden.johnson@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

This Special Permit for a paved parking lot for a Place of Religious Assembly is in conformance with the 2050 comprehensive Plan. The property is shown to continue as future urban residential. The Comprehensive Plan includes goals supporting paved parking for Place of Religious Assembly facilities as a necessity within the community and effort for accessible Place of Religious Assembly near residential neighborhoods.

WAIVERS

1. To LMC.27.72.020(a) Allow for building withing the 5' front yard setback (Recommend Approval)

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future [fill in future land use] on the 2050 Future Land Use Plan.

Land Use Plan - Urban Residential. Residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre. All types of housing are appropriate here, from detached single family, duplex, and missing middle, to higher density multi-family. Undeveloped areas shown as Urban Residential may also include neighborhood-scale commercial and other compatible uses that will be added to the map after approval of development plans.

ANALYSIS

1. The applicant is requesting a special permit to allow the paving of an existing gravel parking lot within five feet of the front-yard property line to serve as a place of religious assembly. The property is in a zone district where parking lots may be allowed by special permit, provided the use complies with the provisions outlined in LMC 27.63.170. The current gravel lot has served the needs of the religious assembly for several decades.
2. The proposal meets the criteria set in LMC 27.63.170, which allows parking lots within 360 feet of a place of religious assembly to be considered for a special permit, provided the car park is primarily used in connection with that use. The intent to pave the lot will result in compliance with current City Standards for surfacing, access, and stormwater management. Paving the lot will also improve environmental conditions by minimizing dust and sediment runoff and providing a cleaner and more accessible surface.
3. While the proposed parking lot encroaches within the front-yard setback, the use does not negatively affect adjacent properties. No residential structures are situated between the parking area and place of worship. The proposal is not expected to disrupt the character of the neighborhood, and appropriate landscaping, design, and screening measures can be implemented as conditions to approval to mitigate visual impacts.
4. The applicant has also agreed to adding more than the required landscaping in the front yard setback. This was done to mitigate the reduced setback. At time of building permit, the applicant will need to provide a lighting plan that show the light meets the current Outdoor Lighting Design Standards.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Single Family Residence, R-4 Residential

SURROUNDING LAND USE & ZONING

North: Single Family Dwelling	R-4 Residential
South: Single Family Dwelling	R-4 Residential
East: Single Family Dwelling	R-4 Residential
West: Single Family Dwelling	R-4 Residential

APPROXIMATE LAND AREA: 0.65 acres

LEGAL DESCRIPTION: Lots 13-16, Block 18, Pecks Grove, and Vacated East-West Alley adjoining Lots 13-16, Block 18, Pecks Grove, in the SW ¼ of Section 19-10-07.

Prepared by Ayden Johnson, Planner
(402) 441-6334 or ayden.johnson@lincoln.ne.gov

Date: May 14th, 2025

Contact: Jill Schuerman

Civil Design Group, Inc.
8535 Executive Woods Drive, Suite 200
Lincoln, NE 68512
(402)-434-8494
jschuerman@civildg.com

Applicant/
Owner:

Sacred Heart Catholic Church of Lincoln

CONDITIONS OF APPROVAL - SPECIAL PERMIT #25010

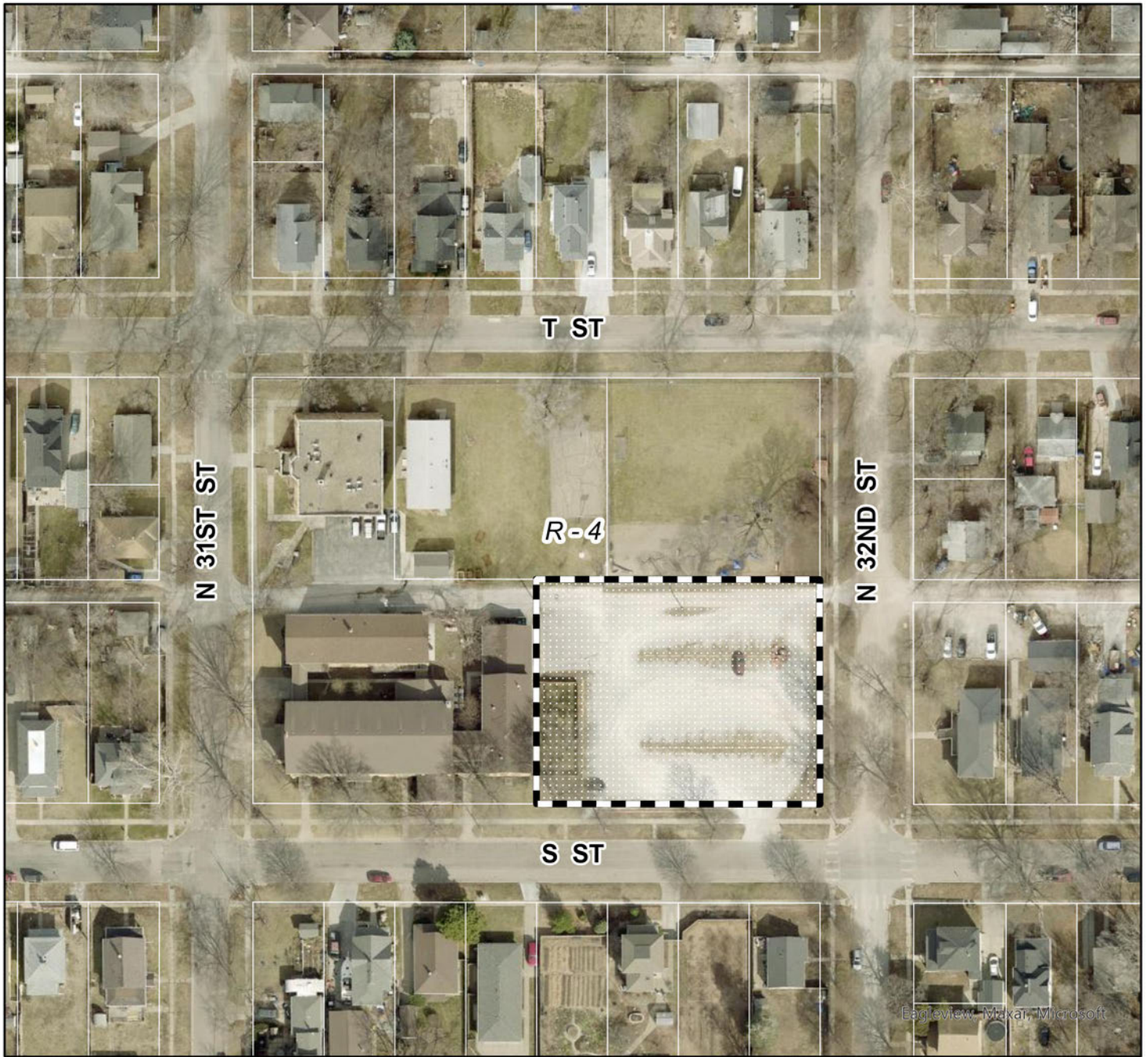
Per Section 27.63.170 this approval permits a parking lot in R-4 Residential District with a reduction in the front yard setback to allow parking lots for a Place of Religious Assembly to be within 5 feet of the property line.

Site Specific Conditions:

1. Before receiving building permits, the permittee shall cause to be prepared and submitted to the Planning Department to a revised and reproducible final plot plan including 2 copies.
2. Any lighting on the site will follow the parking lot lighting standards.

Standard Conditions:

3. The following conditions must be applicable to all requests:
 - 3.1 Before starting the operation, all development and construction shall substantially comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee.
 - 3.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters are in substantial compliance with the location of said items as shown on the approved site plan.
 - 3.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.



2024 aerial

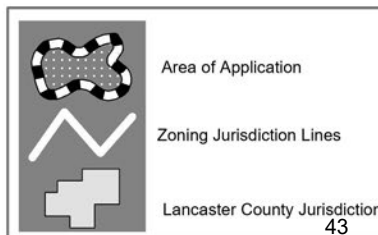
Special Permit #: SP25010
N 32nd St & S St



Zoning:

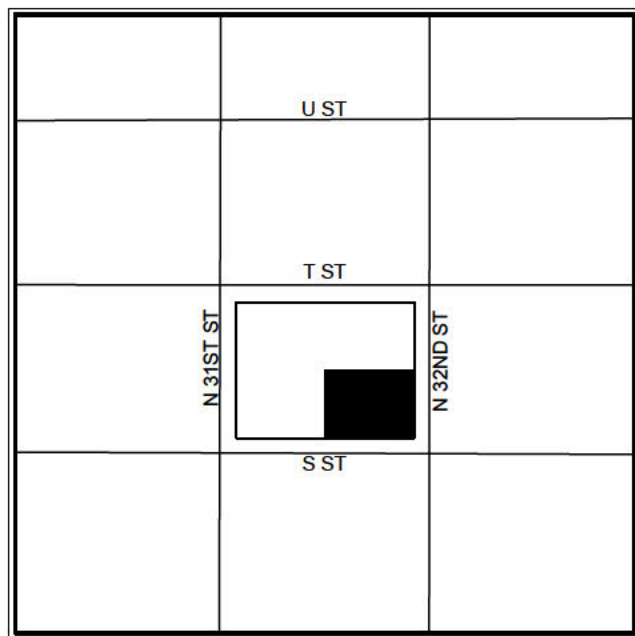
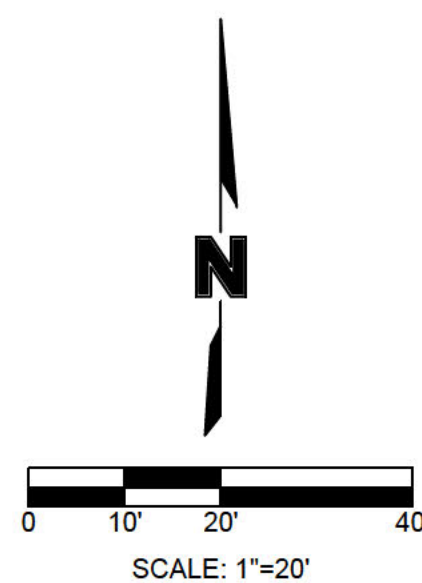
- R-1 to R-8** Residential District
AG Agricultural District
AGR Agricultural Residential District
O-1 Office District
O-2 Suburban Office District
O-3 Office Park District
R-T Residential Transition District
B-1 Local Business District
B-2 Planned Neighborhood Business District
B-3 Commercial District
B-4 Lincoln Center Business District
B-5 Planned Regional Business District
H-1 Interstate Commercial District
H-2 Highway Business District
H-3 Highway Commercial District
H-4 General Commercial District
I-1 Industrial District
I-2 Industrial Park District
I-3 Employment Center District
P Public Use District

One Square Mile:
Sec.19 T10N R07E



SACRED HEART CATHOLIC CHURCH - PARKING LOT

SPECIAL PERMIT #25010



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

Metes and bounds description of Lots 13 through 16, Block 18, Peck's Grove, located in the Southwest Quarter of Section 19, Township 10 Nor h, Range 7 East, of the 6 h P.M., Lincoln, Lancaster County, Nebraska, and more particularly described as follows:

Beginning at the Southeast corner of said Lot 16, said corner being located on the Northerly 35.00' Right-of-Way line of "S" Street and the Westerly 33.00' Right-of-Way line of North 32nd Street; thence in a Westerly direction on the South line of said Lots 13 through 16 and on the Northerly 35.00' Right-of-Way line of "S" Street, and on an assumed bearing of S89°52'14"W, for a distance of 199.95' to the Southwest corner of said Lot 13; thence N00°06'36"W on the West line of said Lot 13, for a distance of 142.01' to the Northwest corner of said Lot 13, said point being located on the South line of the platted 16.00' alley; thence N89°52'18"E on the North line of said Lots 13 through 16 and on the South line of the platted 16.00' alley, for a distance of 199.93' to the Northeast corner of said Lot 16, said point being located on the Westerly 33.00' Right-of-Way line of North 32nd Street; thence S00°07'16"E on the East line of said Lot 16 and on the Westerly 33.00' Right-of-Way line of North 32nd Street, for a distance of 142.01' to the **POINT OF BEGINNING**, and containing a calculated area of 28393.2 square feet or 0.65 acres, more or less.

Subject to any and all easements, reservations, restrictions and conveyances of record.

GENERAL SITE NOTES

1. THIS SPECIAL PERMIT ALLOWS THE FRONT YARD SETBACK ALONG "S" STREET AND NORTH 32ND STREET BE AMENDED FROM 25' TO 5' FOR THE PARKING LOT.
2. THE CURRENT ZONING IS R-4.
3. THE OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES.
4. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY.

LEGEND

	SPECIAL PERMIT BOUNDARY
	STREET CENTERLINE
	SETBACK LINE
	PROPOSED BACK OF CURB
	WOODEN FENCE
	CHAIN LINK FENCE
	FOUND 5/8" REBAR
	FOUND 1" PIPE
	FOUND 3/4" PIPE
	FOUND 1/2" PIPE
	EXISTING TRANSFORMER
	EXISTING BUILDING

OWNER & APPLICANT:

SACRED HEART CATHOLIC CHURCH OF LINCOLN
3128 "S" STREET
LINCOLN, NE 68503

ENGINEER:

CIVIL DESIGN GROUP, INC.
8535 EXECUTIVE WOODS DRIVE
SUITE 200
LINCOLN, NE 68512
PHONE: (402) 434-8494

SURVEYOR:

ALLIED SURVEYING & MAPPING
8535 EXECUTIVE WOODS DRIVE
SUITE 200
LINCOLN, NE 68512
PHONE: (402) 434-2686

REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN

SACRED HEART CATHOLIC CHURCH - PARKING LOT

SPECIAL PERMIT # _____

LINCOLN, NEBRASKA

2025

drawn by: JDS
checked by: -
approved by: -
project no.: 2023-0245
drawing no.:
date: 04/03/2025

SHEET
1 OF 2



Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

April 16, 2025

Mr. David Cary, Director of Planning
City of Lincoln /Lancaster County
555 South 10th Street, Room 213
Lincoln, NE 68508

**Re: Parking Lot – Special Permit - Sacred Heart Catholic Church of Lincoln
CDG Project # 2023-0245**

Dear Mr. Cary:

On behalf of the Sacred Heart Catholic Church of Lincoln, we submit the attached application for a Parking Lot Special Permit, per LMC 27.63.170, to permit a parking lot within 5' of the property lines in the front-yard setbacks of 'S' Street and N. 32nd Street. The church has had an existing rock parking built 5 feet from the property lines for decades. At this time the church desires to pave this parking to city standards and is therefore requesting this special permit so that their subsequent building permit plan sets can be approved with a parking lot as shown the attached special permit plan set. We understand that this special permit will require an increased screening plan for approval as shown on page 2 of the plans. The paving of this parking will serve to mitigate the dust disturbances that come off it in its current state.

With this application we submit the following items:

Application for a Special Permit
Special Permit Review Fee of \$476.00
Plans uploaded via ProjectDox

I hope that this letter in conjunction with the plans assists you in reviewing this Special Permit application. Please feel free to call me at (402) 434-8494 with any questions you may have.

Sincerely,

Mike Eckert, AICP

cc: Clark Architects Collaborative
Sacred Heart Catholic Church of Lincoln



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER
Miscellaneous 25004
Lincoln Cornhusker Area Blight & Substandard Determination Study

FINAL ACTION?
No

PLANNING COMMISSION HEARING DATE
May 14, 2025

RELATED APPLICATIONS
[MISC25005](#)

LOCATION
Generally N. 48th & Adams

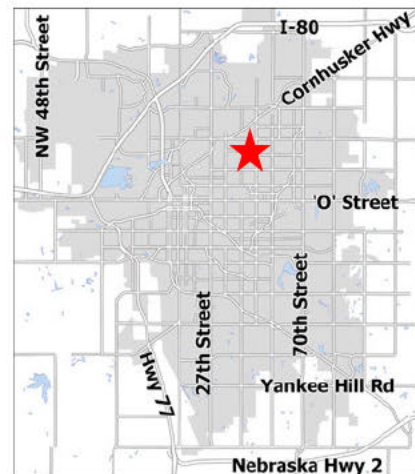
RECOMMENDATION: FINDING OF SUBSTANDARD AND BLIGHTED CONDITIONS

BRIEF SUMMARY OF REQUEST

The Lincoln Cornhusker Area is generally bounded by Colfax Avenue on the North, N 56th Street on the East, Holdrege Street on the South, and N 27th Street on the West. The study area includes most of the University Place neighborhood and the N. 33rd & Cornhusker Highway corridor. The area includes a mix of residential, commercial, and industrial uses. A map of the study area is attached.

This request is to determine whether the area qualifies as substandard and blighted within the definition set forth in the Nebraska Community Development Law, Nebraska Revised Statute [18-2103](#).

The complete Blight & Substandard Study is on file with the Urban Development Department and the Planning Department. The Study can also be found online on the Planning Application Tracking System (PATS): [MISC25004](#).



JUSTIFICATION FOR RECOMMENDATION

The Lincoln Cornhusker Area qualifies as substandard and blighted within the definition set forth in the Nebraska Community Development Law, Nebraska Revised Statute [18-2103](#), as determined by the Lincoln Cornhusker Area Blight & Substandard Determination Study.

Nebraska Community Development Law, Nebraska Revised Statute [18-2109](#) requires the Planning Commission to review whether an area is substandard and blighted. A recommendation of the Planning Commission is required to be provided to the City Council prior to an area being declared blighted and substandard.

APPLICATION/STAFF CONTACT

Hallie Salem
City of Lincoln Urban Development Dept
(402) 441-7866
hsalem@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan identifies blight designations as part of the strategy to facilitate infill development and revitalization.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Elements Section

E2: Infill and Redevelopment

Redevelopment Incentives

Facilitating infill and redevelopment in the existing city requires both a nuanced understanding of the challenges associated with redevelopment projects and a well-thought out set of strategies to overcome them. Commonly cited challenges to infill and redevelopment include land cost and assembly, access to financing, and zoning requirements.

Tax Increment Financing (TIF), facilitated by redevelopment plans in blighted areas, has been the city's most common tool for incentivizing infill redevelopment. TIF is authorized by Nebraska Community Development Law and has been utilized by the City of Lincoln since 1982. TIF uses the added tax revenue created by the redevelopment to finance project-related costs such as land acquisition, core and shell rehabilitation, and public improvements. Traditionally, the developer takes on the debt of the project, pays their full tax burden, and then is allocated back the increment to pay down the debt on the pre-identified project-related costs.

In 2019 the State legislature revised Nebraska Community Development Law to include an "extremely blighted" designation. Areas meeting the criteria of being extremely blighted are eligible for additional Housing Trust Fund dollars and state tax credits for owner-occupied home purchases.

There are many existing and potential redevelopment incentives beyond blighting and TIF (i.e. tax abatement, land value tax, impact fee exclusions).

Policies Section

P8: Infill and Redevelopment

Infill projects should target existing underdeveloped or redeveloping areas in order to remove blighted conditions and more efficiently utilize existing infrastructure.

ANALYSIS

1. This is a request to determine whether the Lincoln Cornhusker Area should be declared substandard and blighted per [18-2103](#) (11) Nebraska Revised Statutes. After an area is declared substandard and blighted, the City has the option to proceed with the preparation and approval of a Redevelopment Plan. Redevelopment activities may include utilizing Tax Increment Financing (TIF) from private development to pay for public infrastructure and improvements.
2. This Blight Study and associated Extreme Blight Study ([MISC25005](#)) are part of a broader redevelopment effort in the University Place neighborhood. The University Place Subarea Plan was reviewed by Planning Commission at the April 16 hearing ([CPA25001](#)) and unanimously recommended for approval. The Subarea Plan presents a strategic vision for the University Place neighborhood and provides a framework for achieving that vision. Items from the Subarea Plan that involve TIF expenditures are given more details in the Redevelopment Plan, which will be submitted for Planning Commission and City Council review in the near future.
3. The Urban Development Department hired a consultant who conducted the study to determine whether there was a presence of substandard or blighting conditions in the study area per [18-2103](#) Nebraska Revised Statutes.
4. The Urban Development Department requests the determination study be reviewed by the Planning Commission for conformance with the Comprehensive Plan.

5. The Lincoln Cornhusker Area includes approximately 2,065 acres. According to the land use categories identified in the Blight Study, approximately 27.2% of the land (561.9 acres) is residential, 22.3% (459.6 acres) is public/institutional, 15.1% (311.0 acres) is industrial, 14.4% (296.7 acres) is public streets/alleys, 10.0% (206.9 acres) is commercial, and 4.1% (78.6 acres) is parks and recreation (page 5).
6. A **substandard** area is defined in the Nebraska Revised Statutes as containing a predominance of buildings or improvements with at least one of four conditions present:
 1. Dilapidation/deterioration
 2. Age or obsolescence
 3. Inadequate provision for ventilation, light, air, sanitation or open spaces
 4.
 - a) High density of population and overcrowding; or
 - b) The existence of conditions which endanger life or property by fire and other causes; or
 - c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.
7. The area qualifies as **substandard** because according to the Blight study **two substandard** factors were found to have a strong presence in the study area. The strong factors are summarized below (Page 55).
 - A) Dilapidation/deterioration. Based on data from the Lancaster County Assessor, 841 structures are rated below “good” condition (32.4%), 2,243 “good” condition or worse (86.3%), and only 354 “very good” or better (13.6%).
 - B) Age or obsolescence. Based on data from the Lancaster County Assessor, 2,830 (91.7%) structures are 40 years of age or older. The average age of structures is 67.8 years.
8. A **blighted** area is defined in the Nebraska Revised Statutes as having the presence of one or more of the twelve following conditions:
 1. A substantial number of deteriorated or deteriorating structures;
 2. Existence of defective or inadequate street layout;
 3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
 4. Insanitary or unsafe conditions;
 5. Deterioration of site or other improvements;
 6. Diversity of ownership;
 7. Tax or special assessment delinquency exceeding the fair value of the land;
 8. Defective or unusual conditions of title;
 9. Improper subdivision or obsolete platting;
 10. The existence of conditions which endanger life or property by fire or other causes;
 11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;
 12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 - a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
 - b) The average age of the residential or commercial units in the area is at least 40 years;
 - c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 - d) The per capita income of the designated blighted area is lower than the average per capita income of the city or City in which the area is designated; or
 - e) The area has had either stable or decreasing population based on the last two decennial censuses.

9. The study found **seven blighting** factors to be present to a strong extent in the study area. The strong factors are listed below (Page 54):
- A) A substantial number of deteriorated or deteriorating structures. 841 structures are rated below “good” condition (32.4%).
 - B) Insanitary or unsafe conditions. Trees and large foliage are at the end of their natural life.
 - C) Deterioration of site or other improvements. Majority (87.9%) of sidewalk in an “average” to “poor or missing” condition, majority (82.2%) of the street network in an “average to poor” condition, majority (86.3%) of curb and gutter in an “average” to “poor” condition, drainage is an issue during large storm events, standing water remains after storm events in certain areas, there are a considerable number of deteriorating parking lots including some that are not hard-surfaced, there is a substantial amount of utility lines that are over 40 year old and deemed inadequate.
 - D) Diversity of ownership. The area contains over three thousand different Property Identification Numbers (“PIN”); within the area ownership includes many public entities.
 - E) The existence of conditions which endanger life or property by fire or other causes. Standing water in parts of the area.
 - F) Combination of factors which are impairing and/or arresting sound growth. US Highway 6/Cornhusker Highway splits the area and due to its control by State and Federal departments, and the volume of vehicles, impairs the development and redevelopment of the area.
10. The study finds there are two strong factors (out of four) that constitute an area as substandard within the study area, and out of 12 possible factors that constitute an area blighted, seven are strongly present in the area. Therefore, it is the conclusion of the study that sufficient conditions and factors meet the criteria of substandard and blight as evidenced in the Blight Study. These factors present a serious barrier to the planned and coordinated development of the area, have created an environment that negatively impacts private sector investment in the area, and serve as a detriment to the overall healthy economic growth and physical development of the community.

EXISTING ZONING: R-4, R-5, R-6 Residential, B-1 Local Business, B-3 Commercial, O-2 Suburban Office, O-3 Office Park, H-3 Heavy Commercial, I-1 Industrial, P Public

APPROXIMATE LAND AREA: 2,065 acres

Prepared by Andrew Thierolf, AICP
athierolf@lincoln.ne.gov, (402) 441-6371

May 1, 2025

Applicant: Peter Hind, Director
Urban Development Department
555 S. 10th Street
Lincoln, NE 68508
(402) 441-7606
phind@lincoln.ne.gov

Contact: Hallie Salem
City of Lincoln Urban Development Dept
(402) 441-7866
hsalem@lincoln.ne.gov



March 19, 2025

Andrew Thierolf, Planning Department
City of Lincoln-Lancaster County Planning Department
555 S. 10th Street, Suite 213
Lincoln, NE 68508

Dear Andrew:

Enclosed is a copy of the Lincoln Cornhusker Area Blight and Substandard Study. This study reviews the area encompassing the University Area Subarea Plan as well as the 33rd Street and Cornhusker Highway corridor.

Once submitted through Project Dox, please forward the proposed amendment to the Planning Commission for their consideration for Comprehensive Plan compliance at the May 14, 2025 public hearing. We request that the redevelopment plan also be scheduled at City Council for introduction on June 2, 2025 and public hearing on June 9, 2025.

If you have questions or need additional information, please contact me at 402-441-7857 or jhiatt@lincoln.ne.gov.

Sincerely,

Jennifer Hiatt
Planner II | Economic Opportunity
Urban Development



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER

Miscellaneous 25005
*Lincoln Cornhusker Area Extremely
Blighted Study*

FINAL ACTION?

No

PLANNING COMMISSION HEARING DATE

May 14, 2025

RELATED APPLICATIONS

[MISC25004](#)

LOCATION

Generally N. 48th & Adams

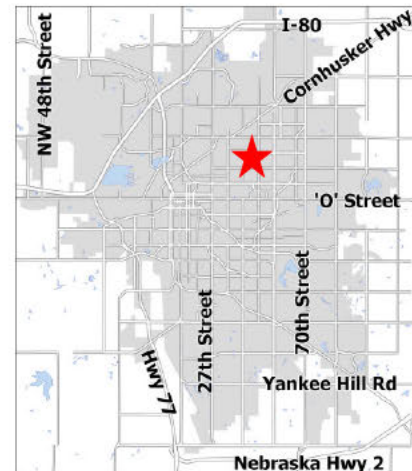
RECOMMENDATION: FINDING OF EXTREMELY BLIGHTED CONDITIONS

BRIEF SUMMARY OF REQUEST

Nebraska State Statutes [18-2101](#) to [18-2154](#), Community Development Law, allows for the designation of Blighted and Substandard areas, and in 2019 added a provision for Extremely Blighted areas. An Extremely Blighted Determination Study is used to identify areas within Lincoln that meet the criteria for Extreme Blight. Properties within the Extreme Blight designation are eligible for additional Housing Trust Fund dollars and a state tax credit for home buyers.

Per State Statute, designation of Extreme Blight requires action by the City Council with recommendation from the Planning Commission.

The Lincoln Cornhusker Area Extremely Blighted Determination Study is on file with the Urban Development Department and the Planning Department. The project documents can also be found online on the Planning Application Tracking System (PATs): [MISC25005](#).



JUSTIFICATION FOR RECOMMENDATION

The area identified in the study meets the statutory requirements for Extreme Blight.

APPLICATION/STAFF CONTACT

Hallie Salem
City of Lincoln Urban Development Dept
(402) 441-7866
hsalem@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan encourages infill development and preserving and improving housing in existing neighborhoods.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Elements Section

E2: Infill and Redevelopment

Redevelopment Incentives

Facilitating infill and redevelopment in the existing city requires both a nuanced understanding of the challenges associated with redevelopment projects and a well-thought out set of strategies to overcome them. Commonly cited challenges to infill and redevelopment include land cost and assembly, access to financing, and zoning requirements.

Tax Increment Financing (TIF), facilitated by redevelopment plans in blighted areas, has been the city's most common tool for incentivizing infill redevelopment. TIF is authorized by Nebraska Community Development Law and has been utilized by the City of Lincoln since 1982. TIF uses the added tax revenue created by the redevelopment to finance project-related costs such as land acquisition, core and shell rehabilitation, and public improvements. Traditionally, the developer takes on the debt of the project, pays their full tax burden, and then is allocated back the increment to pay down the debt on the pre-identified project-related costs.

In 2019 the State legislature revised Nebraska Community Development Law to include an "extremely blighted" designation. Areas meeting the criteria of being extremely blighted are eligible for additional Housing Trust Fund dollars and state tax credits for owner-occupied home purchases.

There are many existing and potential redevelopment incentives beyond blighting and TIF (i.e. tax abatement, land value tax, impact fee exclusions).

Policies Section

P8: Infill and Redevelopment

Infill projects should target existing underdeveloped or redeveloping areas in order to remove blighted conditions and more efficiently utilize existing infrastructure.

ANALYSIS

1. Nebraska State Statutes [18-2101](#) to [18-2154](#), Community Development Law, allows for the designation of Blighted and Substandard areas, and in 2019 added a provision for Extremely Blighted areas. To be designated Extremely Blighted, an area must meet three criteria:
 - Declared blighted and substandard;
 - The unemployment rate average is at least 200% of the average state unemployment rate; and
 - Average poverty rate exceeds 20%.
2. State statute requires the completion of a study to determine if an area meets the criteria to be declared Extremely Blighted. Designation of Extreme Blight requires action by the City Council with recommendation from the Planning Commission.
3. Areas designated as Extremely Blighted are eligible for additional Housing Trust Fund dollars, and owner-occupied homes purchased in the designated areas are eligible for a \$5,000 Nebraska income tax credit.
4. The Lincoln Cornhusker Area meets the three criteria for extreme blight:
 - The area is proposed for designation as Blighted & Substandard with application [MISC25004](#);
 - The area unemployment rate is 6.18%, more than 200% of the average state unemployment rate of 2.99%; and
 - The area average poverty rate is 24.29%, exceeding the extremely blighted requirement of 20%.

APPROXIMATE LAND AREA: 2,065 acres

Prepared by Andrew Thierolf, AICP
athierolf@lincoln.ne.gov, (402) 441-6371

May 1, 2025

Applicant: Peter Hind, Director
Urban Development Department
555 S. 10th Street
Lincoln, NE 68508
(402) 441-7606
phind@lincoln.ne.gov

Contact: Hallie Salem
City of Lincoln Urban Development Dept
(402) 441-7866
hsalem@lincoln.ne.gov



March 19, 2025

Andrew Thierolf, Planning Department
City of Lincoln-Lancaster County Planning Department
555 S. 10th Street, Suite 213
Lincoln, NE 68508

Dear Andrew:

Enclosed is a copy of the Lincoln Cornhusker Area Extreme Blight Study. This study reviews the area encompassing the University Area Subarea Plan as well as the 33rd Street and Cornhusker Highway corridor.

Once submitted through Project Dox, please forward the proposed amendment to the Planning Commission for their consideration for Comprehensive Plan compliance at the May 14, 2025 public hearing. We request that the redevelopment plan also be scheduled at City Council for introduction on June 2, 2025 and public hearing on June 9, 2025.

If you have questions or need additional information, please contact me at 402-441-7857 or jhiatt@lincoln.ne.gov.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Hiatt". The signature is written in a cursive, flowing style.

Jennifer Hiatt
Planner II | Economic Opportunity
Urban Development

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER
Change of Zone #25007

FINAL ACTION?
No

DEVELOPER/OWNER
District 33 LLC, Terry Lage

PLANNING COMMISSION HEARING DATE
May 14th, 2025

RELATED APPLICATIONS
None

PROPERTY ADDRESS/LOCATION
S. 33rd and "A" Street

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a change of zone for a proposed PUD (Planned Unit Development) in the general area of S. 33rd Street and "A" Street. This request has a change of zone for existing B-3, R-2, and O-2 zoning to proposed B-3 PUD, R-2 PUD, and R-4 PUD zoning. The total area of the proposed PUD is 12.78 acres. The proposed PUD boundary includes property spanning from just south of Mohawk Street to Normal Blvd and 32nd Street to slightly west of 35th Street. The proposed PUD has 44 lots zoned for B-3 PUD allowing for a commercial node for the surrounding residential neighborhood. The proposed PUD also includes 16 lots R-4 PUD and 2 lots R-2 PUD. The PUD will follow uses allowed in B-3, R-4, and R-2 zoning, including additional uses and not permitted uses, reduction in alcohol separations, reduced setbacks, and reduced parking requirements.



JUSTIFICATION FOR RECOMMENDATION

The associated PUD intends to rezone the area to allow for a future mix of commercial and residential uses that permits a more viable commercial node for the surrounding community.

APPLICATION CONTACT

Terry Lage, [REDACTED]

STAFF CONTACT

Ayden Johnson, (402) 441-6334 or
ayden.johnson@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The future land use map designates the proposed area as a neighborhood commercial node with surrounding residential. This change of zone is consistent with this designation and fits the established pattern of land uses on all sides of the general location.

WAIVERS

1. LMC 27.06.130 - Allow for off-sale of alcoholic beverages in B-3 PUD zoning without restrictions on spacing and other conditions for local businesses. (Recommend Approval)
2. LMC 27.06.140 - Allow for on-sale alcoholic beverages in B-3 PUD zoning without restrictions on spacing and other conditions to attract business to the area. (Recommend Approval)
3. LMC 27.72.020 - Reduce minimum front yard setback to 5' in R-4 PUD to increase density. (Recommend Approval)

4. LMC 27.67.020 - Reduce parking minimum to 1 parking space per dwelling unit in R-4 PUD zoning to eliminate congestion with increasing density. (Recommend Approval)
5. LMC 27.67.020 - No parking required for non-residential uses in B-3 zoning to allow for more business types in the area. (Recommend Approval)
6. LMC 27.06.070 - Allow three dwelling units per building in R-2 PUD zoning to increase density in the area. (Recommend Approval)

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future Residential and Commercial on the 2050 Future Land Use Plan.

Land Use Plan -

Commercial - Areas of retail, office, service and residential mixed uses. Commercial uses may vary widely in their intensity of use and impact. Individual areas designated as commercial in the land use plan may not be appropriate for every commercial zoning district.

Residential- to provide a stable area of gross density in the range of three to five dwelling units per acre. It is anticipated that some redevelopment will occur in this district. The use of the district includes single- and two-family dwellings, plus support facilities, such as schools, parks, community buildings, and places of religious assembly.

Fundamentals of Growth in Lancaster County

The City of Lincoln's present infrastructure investment should be maximized by planning for well-designed and appropriately placed residential and commercial development in existing areas of the city with available capacity. This can be accomplished by redeveloping underutilized commercial centers into areas that include a mix of uses and encouraging higher-density residential redevelopment in appropriate locations, including missing middle housing. New infrastructure investments to serve growth areas can be maximized by encouraging a higher density of both residential and commercial uses in these areas.

The Community in 2050

The following assumptions provide the framework for growth in the 2050 plan.

Lancaster County is projected to add approximately 53,000 households by 2050, with 48,000 of those new households in Lincoln (roughly 1,600 new households per year).

25 percent of all new dwelling units in Lincoln will be infill, meaning they will be located within the existing city. This equates to roughly 12,000 infill units over the next 30 years.

New growth areas will have an average gross residential density of 4.0 du/acre.

The population age 65 and above is projected to increase from 45,600 (14.2 percent of total) in 2020 to 74,900 (17 percent of total) in 2050.

Benefits of Well-Planned Growth

Continued investment within the city ensures that our existing neighborhoods and commercial areas remain vibrant and desirable locations. More "rooftops" near existing commercial areas help to support continued commercial investment.

Goals Section

G2: Complete Neighborhoods. Lincoln and Lancaster County will support complete neighborhoods within both developing and redeveloping areas of Lincoln. A complete neighborhood is one where residents are able to get the goods and services to meet daily needs within 15 minutes of their residence including a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable active transportation options, and civic amenities. Housing variety should include townhomes, senior living facilities, low/no maintenance condominiums, accessory dwelling units, multi-family development, and even small lot single-family.

G4: Economic Opportunity. Lincoln and Lancaster County will have high-quality jobs in an economic environment that supports business creation, innovation, and expansion. Quality-of-life attributes, such as diverse and accessible housing, good shopping, restaurants and entertainment, quality schools and healthcare, a sense of safety, and amenities such as parks and trails are important to ensuring that skilled individuals want to remain or relocate to our community.

Elements Section

E1: Complete Neighborhoods and Housing

A complete neighborhood is more than housing - great neighborhoods combine all the elements of parks, education, commercial areas, environmental resources, and housing together in one place.

A complete neighborhood is one where residents have safe and convenient access to goods and services needed for daily life activities.

Figure E1.a: Strategies for Design, Sustainability and Complete Neighborhoods in Developing Areas

1. Encourage a mix of compatible land uses to develop more complete neighborhoods:
 - a. Similar uses on the same block face: residential faces residential.
 - b. Similar housing densities developed near each other: single-family and “missing middle” residential (3-12 units) scattered throughout with higher density residential (more than 12 units) near the neighborhood edge or clustered near commercial centers.
 - c. Non-residential uses, including parking lots, should be screened from residential areas.
 - d. Locate Commercial Centers so as residents can safely access essential goods and services (i.e. not located across arterial streets) and no more than a 15-minute walk from all residences.
2. Plan for elementary or middle schools to be within a 15-minute walking distance to residences.
3. Provide adequate curb space to allow for on-street parking.
4. Encourage alley access and shared driveways to reduce interruptions to pedestrians, to preserve on street parking capacity, and to reduce automobile conflict points.

Existing Neighborhoods

The diversity of architecture, housing types and sizes are central to what make existing neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sensitive to the existing neighborhoods.

Infill and redevelopment is supported and must respect the street pattern, block sizes, and development standards of the area, such as parking at the rear and porches, windows, and doors on the front street side.

The City’s primary strategy for residential infill and redevelopment outside of the Greater Downtown is to encourage the redevelopment and reuse of sites and buildings in commercial areas in order to create new mixed use centers that are compatible and complementary to adjacent neighborhoods.

Modest opportunities for redevelopment may also be appropriate along “neighborhood edges.” Neighborhood edges include arterial streets and transition zones between lower density residential and commercial areas.

E2: Infill and Redevelopment

Mixed Use Redevelopment Nodes and Corridors

The City’s primary strategy for residential infill and redevelopment outside of the Greater Downtown is to encourage the redevelopment and reuse of sites and buildings in underutilized commercial and industrial areas.

Location Criteria

Mixed Use Redevelopment Nodes and Corridors should be located based on the following criteria:

- In proximity to planned or existing neighborhoods and community services, to facilitate access to existing community services or to address a deficiency by providing services such as grocery stores, childcare centers, and restaurants.
- residents can drive, bike, or walk to a transit stop, go to work, and then shop for their daily needs before they return home.
- In areas that minimize floodplain and other environmental impacts. Areas within the floodplain that already have buildings and fill are appropriate for redevelopment; projects that receive public assistance should meet a higher standard to preserve flood storage. This criterion encourages redevelopment while protecting sensitive environmental areas. Preservation or restoration of natural resources within or adjacent to mixed use redevelopment areas should be encouraged

Neighborhood Edges

Neighborhood edges present an opportunity for missing middle housing, which can help expand affordable housing options and overall housing choice in the community. Missing middle housing includes “house-scale” buildings that provide typically 3 to 12 units and fit in with the character of single-family neighborhoods.

Criteria to consider when locating and designing neighborhood edge redevelopment should include:

- Provide direct or adjacent access to an arterial street to minimize traffic impacts on neighborhood streets.
- In some cases a transition zone may be needed when creating higher-density redevelopment adjacent to lower density neighborhoods.
- Target legacy commercial sites and abandoned, vacant, or blighted parcels for new missing middle housing.
- Consider the character of adjacent built environment in both the design and location of buildings.

Existing Neighborhoods

Infill of housing in existing neighborhoods should respect the existing pattern of development. Infill redevelopment should include housing for a variety of incomes and households and should complement the character of the existing neighborhood by including appropriate transitions, scale, and context.

P2: Existing Neighborhoods - Continue our commitment to strong, diverse, and complete neighborhoods.

Action Steps

1. Promote the preservation, maintenance, and renovation of existing housing and supporting neighborhood uses throughout the City, with special emphasis on low and moderate income neighborhoods.
2. Maintain and enhance infrastructure and services, commensurate with needs, in existing neighborhoods.
3. Encourage well-designed and appropriately placed density, including within existing apartment and group living complexes and in redeveloping commercial or industrial centers, where there is land available for additional buildings or expansions. Provide flexibility to the marketplace in siting future residential development locations. This includes appropriately placed infill in prioritized Nodes and Corridors, neighborhood edges, and underutilized commercial or industrial sites.
4. Recognize that broad economic diversity within existing neighborhoods encourages reinvestment and improves quality of life for all residents while acknowledging the need for affordable housing.
5. Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements.
6. Promote the continued use of residential dwellings and all types of buildings, to maintain the character of neighborhoods and to preserve portions of our past. Building code requirements for the rehabilitation of existing buildings should protect the safety of building occupants, while recognizing the need for flexibility that comes with rehabilitating existing buildings.
7. Retain and encourage a mix of housing in existing and new neighborhoods in order to provide a mix of housing types at a variety of price points.

8. Implement elements of Complete Neighborhoods for existing neighborhoods.
9. Develop and utilize a measurement tool to evaluate neighborhoods in terms of how well they achieve PlanForward's goals for design, sustainability, and Complete Neighborhoods goals.
10. Encourage public and private investment in neighborhood infrastructure and services to support economic diversity that improves the quality of life for all residents.
11. Balance expanding housing options and neighborhood character. Infill development should include housing for a variety of incomes and households and should complement the character of the existing neighborhood by including appropriate transitions, scale, and context.
12. Develop and propose zoning text amendments that will allow platted, nonconforming lots to be buildable.
13. Examine current residential zoning districts and propose modifications to encourage 'missing middle' units (single-family attached, cottage courts, townhomes, live-work, and a variety of three- and four-plex configurations), including affordable units, to people with a range of incomes. Neighborhood edges in particular present an opportunity for missing middle housing.
14. Encourage a variety of housing types including townhomes, multi-family development, and small lot single-family units.

P6: Nodes and Corridors - Facilitate the redevelopment of prioritized Nodes and Corridors to create high-quality mobility-focused neighborhoods. Focus efforts on supporting additional jobs and residential development, including a variety of housing types and price points.

Action Steps

1. Develop design standards to be utilized across all Mixed Use Redevelopment Nodes and Corridors. Design standards should be clearly written and allow for an efficient, expeditious review process, while especially focusing on the interface with residential neighborhoods, attractive streetscapes, and safe and comfortable movement of people - whatever their mode of travel.
2. Implement nodes and corridor principles as discussed in the Infill and Redevelopment element.

CLIMATE ACTION PLAN SPECIFICATIONS:

- p. 8 Strategic Vision - Lincoln will reduce net greenhouse gas emissions 80% by 2050 (relative to 2011 levels). This ambitious goal will serve as a guiding target for municipal operations, the Lincoln Electric System, local businesses and institutions, and our entire community in the years to come. Lincoln joins scores of cities across the country who have set a similar "80x50" goal to reduce emissions. A myriad of strategies in the plan speak to achieving this target, from increasing energy efficiency, generating more electricity from renewable energy, switching to electric vehicles and active commuting modes, and employing natural climate solutions.
- p. 11 Key Initiative - Transition to Low-Carbon Energy.
- Continue incentive-based (residential, commercial, or industrial) programs promoting the installation of renewable energy systems. Incentives may include offering rebates on purchasing equipment, attractive net metering pricing, tax incentives, height allowances, setback, and area-based incentives, expedited permitting, and others.
- p. 14 Key Initiative - Build a Decarbonized and Efficient Transportation System.
- Continue to encourage mixed-use development in the Comprehensive Plan.
 - Consider Transit Oriented Development policies in the update of the Comp Plan 2050.
- p. 19 Key Initiative - Improve Protections for and with Lincoln Residents
- Maintain the Community Rating System (CRS) rating that allows for a 25% reduction in flood insurance premiums for property owners in floodplains.
 - Continue to encourage installation of green infrastructure strategies where appropriate, to include grants and incentives. Examples of green infrastructure strategies include rain gardens, bioswales, and permeable pavement to reduce stormwater runoff.
- p. 25 Key Initiative - Maximize Natural Climate Solutions
- Continue to support prairie restoration and protection of natural resources.
- Continue to use a Rain-to-Recreation model to utilize floodplain for appropriate recreational activities.

ANALYSIS

1. The proposed Planned Unit Development (PUD) for the area known as “District 33”, located at 33rd and “A” Street, originated from a local business owner’s effort to create a community-supporting service area. This business owner’s building permit was initially denied under the existing B-3 zoning, which led them to inquire with other businesses in the area about their own challenges with the zoning. It was discovered that many business owners had similarly been constrained by the B-3 zoning. These businesses, referred to as “champions” in this project, became instrumental in advocating for a zoning change to enhance the local commercial area.
2. In March 2025, a pre-application meeting was held to discuss potential changes that could transform the 33rd and “A” Street area into a more viable and vibrant central commercial node for the surrounding neighborhood. Following this, the city of Lincoln facilitated a neighborhood meeting at Randolph Elementary School on March 27, 2025, inviting stakeholders within the proposed PUD boundary and property owners within the surrounding 200-foot radius. Local business owners, or “champions,” presented their vision for the area, detailing the proposed changes and how the PUD would benefit the community. After addressing public comments and concerns, adjustments were made to the plan to reflect a balanced approach between the business owners and neighboring residents.
3. The applicant has submitted a request for a zoning change to establish a PUD in the District 33 area. This change is intended to accommodate future commercial development and promote missing middle housing density, aligning with the City of Lincoln’s Comprehensive Plan. This area, which has not previously been subject to similar zoning changes, is seen as a promising location for mixed-use development that supports both business and residential growth. The proposed PUD seeks to provide a central commercial hub for the neighborhood and enhance the area’s image, activating the site with new development and amenities.
4. The proposed PUD area includes a mix of existing properties and vacant land, offering a prime location for future commercial and residential uses. The district’s proximity to key transportation routes, such as major roadways and pedestrian/bicycle trails, supports the viability of development. The area is well situated to benefit from increased connectivity and accessibility, making it an ideal location for higher-density residential units, including multifamily housing, alongside commercial services.
5. The proposed PUD is consistent with the City of Lincoln’s Comprehensive Plan, which supports the development of commercial and residential uses in areas like District 33. The plan also emphasizes the importance of creating a more walkable, mixed-use neighborhood that provides opportunities for both commercial services and higher-density residential living. The future development under the PUD would contribute to the goals of revitalizing the area and enhancing its role as a key commercial node for the neighborhood.
6. The proposed PUD will allow for a variety of uses, including commercial and residential. The flexibility provided by the PUD zoning will enable future development to adapt to the evolving needs of the neighborhood, with provisions for parking, density, and building height designed to integrate well with the surrounding environment. The proposed development will enhance the character of the area while offering a more compatible and sustainable mix of uses that benefit both current and future residents.

The District 33 PUD is divided into six Planning Areas. Each area has a different character and type of change proposed:

7. **Planning Area 01:** The Proposed R-4 PUD rezoning is a change from the current R-2 zoning. This Planning Area is on the north side of A Street, between S 32nd Street and Chautauqua Avenue. It is currently occupied by six houses adjacent to A Street currently used as a single family residence and one duplex. The change in zoning will allow lot of 50 feet in width to be converted to a duplex use. The PUD adds a requirement that parking for all uses shall be located in the rear yard. In addition, any redevelopment shall relinquish access to “A” Street.
8. **Planning Area 02:** The proposed R-4 PUD rezoning is a change from the current R-2 zoning. This area is adjacent to Normal Blvd. between A Street and S 33rd Street. The lots are primarily served by an unusual “frontage” drive. The lots themselves don’t take access directly to Normal Blvd. These lots are between the four lane Normal Blvd. and the commercial zoning to the northeast. They are viewed as a good candidate for redevelopment to a more intensive residential use in the future. In order to encourage redevelopment, parking would be reduced to one stall per dwelling unit. Parking is not permitted in front or side yards. Parking would be required to be oriented towards “A” Street when frontage to “A” Street exists.
 - i. The existing homes in this Planning Area, have front yard setbacks around 5 feet, due to the added frontage drive. The PUD would reduce the front yard setback to five feet for buildings along Normal Blvd. Garage doors facing Normal Blvd to follow 22 foot setback. The 22 foot setback to garages would leave adequate space for a vehicle to park in front of the garage and not overhang the frontage drive.

- ii. In this Planning Area, there is an existing home at 3210 Normal Blvd. that would be allowed for commercial use. This property is triangular in shape with arterial streets on two sides. The small lot impacted by traffic is less suitable for residential use. However, it is too small with limited access for any intensive commercial use. The PUD would allow this one lot in the Planning Area 02 to be used for personal services, retail sales, and office uses in addition to residential.
9. **Planning Area 03:** This small area includes only three houses on the east side of S 33rd Street, north of Normal Blvd. This area is a transition from the commercial uses to the west and north to the single family uses along Washington Street. The proposed R-2 PUD zoning only adds the PUD designation, but does not change the underlying R-2 zoning. The only change proposed is that three dwelling units would be allowed on the lots in this Planning Area as part of the transition to the residential area to the east.
10. **Planning Area 04:** This subarea is the largest and includes the existing commercial zoning. The proposed B-3 PUD rezoning includes several modifications to the standard B-3 zoning:
- i. The proposed PUD would eliminate the parking requirements for non-residential uses. For residential uses, all dwellings shall provide one parking stall per dwelling unit.
 - ii. The list of permitted uses is expanded to include urban gardens, multi-family dwellings, short-term rentals, townhomes, residential, healthcare facilities, private schools, off-sale alcoholic beverages, outdoor retail sales, parking lots, services and repair facilities, veterinary facilities, on-sale alcoholic beverages, and social halls are permitted uses, rather than conditional or special uses. Currently, residential uses are not allowed on the first floor in the B-3 district. The PUD would allow first floor uses in order to encourage a mix of uses within the district.
 - iii. This change would permit off-sale alcoholic beverages and on-sale alcoholic beverages without the spacing limitations of the conditional uses. There are numerous conditions today which effectively limit any on and off sale of alcoholic beverages. The condition of 100 foot spacing to a residential district is the main impediment to these two uses. Property owners have expressed interest in these uses which are found widely spread throughout the city. In order to be a viable restaurant, grocery store or liquor store, these uses are necessary. The PUD would allow these uses within this small mixed-use district. The grocery store at 3300 A Street has interest in providing a small selection of alcoholic beverages for off sale. However, the spacing restrictions prohibit the use. This puts the small grocery store at a further disadvantage to other grocery stores in Lincoln. The impact of this use should be minimal on the nearby residential uses. Most of the property is bordered by commercial zoning, but there are three residential lots adjacent that are outside of the PUD.
 - iv. Moran's Liquor Works has been selling off premise alcohol for decades at 3400 A Street. It is a grandfathered use. It also sold alcohol for on premise consumption for many years via the Growler Shop in the rear of the store. However, during a change in ownership in 2024, it was discovered that the on premise consumption was not grandfathered. The PUD would allow the on premise use to continue.
 - v. Motor Vehicle Repairs and Sales would be listed as prohibited uses. In the B-3 district these two uses are required to be 100 feet from any residential use or residential zoning district. Nearly every commercial property doesn't meet this condition. So this is not a significant change. Since these uses could have a negative impact on District 33 district they would be prohibited within the PUD. For clarity, they are prohibited versus having a condition that can't be met.
 - vi. The maximum building height is proposed to be 45 feet for all uses. The existing zoning allows 45 feet in height but is 35 feet when abutting residential zoning. Since most lots abut residential zoning, this requirement would effectively limit the height to 35 feet for most of the District 33 PUD. The PUD would permit every lot to have a 45 foot height limit to encourage redevelopment and aid in the development of apartments above commercial uses.
11. **Planning Area 05:** The proposed B-3 PUD rezoning keeps the current B-3 zoning. The zoning agreement approved by resolution A-90342 will need to be repealed. The PUD conditions in the notes would apply instead. Parking shall follow Planning Area 04 provisions. Permitted uses shall follow permitted uses in Planning Area 04. Not permitted uses include convenience stores, motor vehicle repair and sales, motor vehicle fuel sales, and drive thru facilities are not permitted. Maximum height shall follow Planning Area 04.

12. **Planning Area 06:** These two small areas are the only lots proposed to be changed from R-2 Residential to B-3 PUD Commercial District. Parking shall follow Planning Area 04. Since these lots are the closest to residential uses, several more intensive uses would be prohibited including convenience stores, motor vehicle repair and sales, motor vehicle fuel sales and drive thru facilities. Redevelopment of these lots will facilitate the development of District 33 overall.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Commercial; B-3, Office District; O-2, and Residential; R-2

SURROUNDING LAND USE & ZONING

North: Commercial; B-3
South: Commercial; B-3, Office District; O-2
East: Residential; R-2
West: Residential; R-2

APPROXIMATE LAND AREA: 12.78 acres, more or less

LEGAL DESCRIPTION:

B-3 to B-3 PUD

Lots 5-19, Block 1, Ellendale Addition, SW ¼ Section 30-10-07
Lots 151 -152, Boulevard Heights, SE ¼ Section 30-10-07
Lots 209-218, Boulevard Heights, SE ¼ Section 30-10-07
Lots 1-2, Block 15, East Lawn Terrace, NW ¼ Section 31-10-07
Lots 3-4, Except that portion which is currently zoned O-2, Block 15, East Lawn Terrace, NW ¼ Section 31-10-07
Lots 5-7, Block 15, East Lawn Terrace, NW ¼ Section 31-10-07
Lots 9-12, Block 4, Marydell, NE ¼ Section 31-10-07

O-2 to B-3 PUD

Lots 3-4, Except the portion that is currently zoned B-3, Block 15, East Lawn Terrace, NW ¼ Section 31-10-07

R-2 to B-3 PUD

Lots 207-208, Boulevard Heights, SE ¼ Section 30-10-07
Lots 219-220, Boulevard Heights, SE ¼ Section 30-10-07

R-2 to R-4 PUD

Lots A-D, Subdivision of Lot 8 Block 15, East Lawn Terrace, NW ¼ Section 31-10-07
Lots 9-15, Block 15, East Lawn Terrace, NW ¼ Section 31-10-07
Lots 14-19, Block 2, Ellendale Addition, SW ¼ Section 30-10-07

R-2 to R-2 PUD

Lot 13, Block 4, Marydell, NE ¼ Section 31-10-07
Lot 11, Block 5, Marydell, NE ¼ Section 31-10-07

Prepared by Ayden Johnson, Planner
(402) 441-6334 or ayden.johnson@lincoln.ne.gov

Applicant Contact: District 33 LLC - Terry Lage

Date: May 5th, 2025

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

CONDITIONS OF APPROVAL - CHANGE OF ZONE #25007

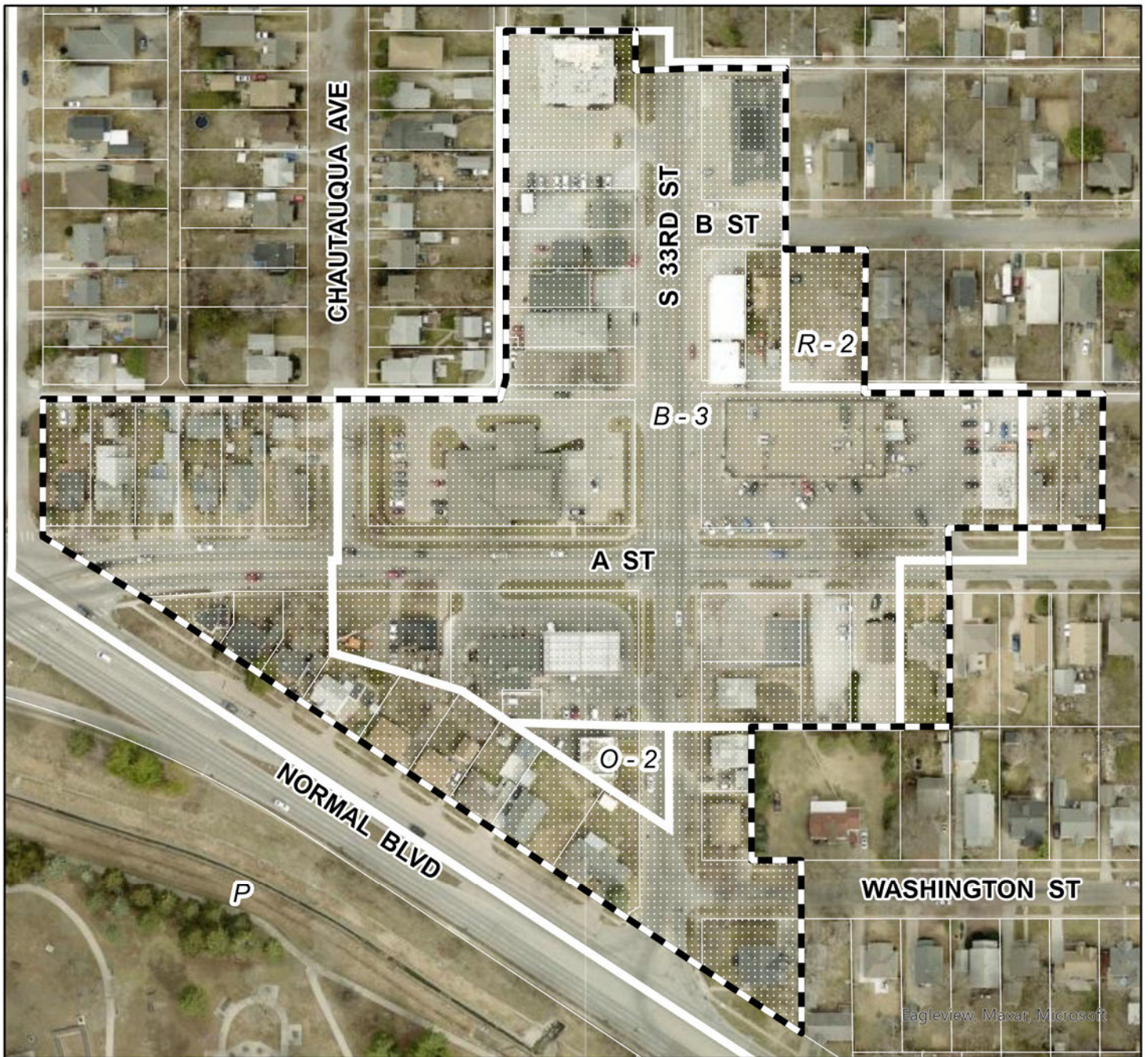
This approval permits the District 33 PUD Change of Zone to amend LMC Chapter 27.06 Use Groups, 27.67 Parking, 27.69 Signs and 27.72 Height and Lot to allow for new uses, add prohibited uses, reduce parking requirements and adjust setbacks for the District 33 PUD to benefit the surrounding neighborhood as per the provisions of the District 33 PUD General Notes (see attached).

These revisions include, but are not limited to, the following revisions to the zoning requirements:

- a. Revision to LMC Chapter 27.06.130 for Retail Sales and Services to allow for off-sale of alcoholic beverages in the B-3 PUD zoning as a permitted use.
 - b. Revision to LMC Chapter 27.06.140 for Food and Drink Establishments to allow for on-sale alcoholic beverages in the B-3 PUD zoning as a permitted use.
 - c. Revision to LMC Chapter 27.06 to permit urban gardens, multi-family dwellings, short-term rentals, townhomes, residential, healthcare facilities, private schools, outdoor retail sales, parking lots, services and repair facilities, veterinary facilities, and social halls as permitted uses, rather than conditional or special permitted uses in the B-3 PUD zoning.
 - d. Revision to LMC Chapter 27.06 to prohibit motor vehicle repair and motor vehicle sales in the B-3 PUD zoning.
 - e. Revision to LMC Chapter 27.06 to prohibit motor vehicle repair, motor vehicle sales, motor vehicle fuel sales, convenience stores, and drive thru facilities in the B-3 PUD zoning in Planning Area 06.
 - f. Waiver to LMC Chapter 27.72.020 for Height and Lot Regulations R-1 through R-8 Zoning District to allow for a reduced minimum front yard setback to 5 feet in the R-4 PUD zoning in Planning Area 02.
 - g. Revision to LMC 27.67.020 for Parking to allow for reduced parking minimum to one stall per dwelling unit in R-4 PUD.
 - h. Revision to 27.72.030 to allow a 45 foot height limit for all lots in the B-3 PUD zoning.
 - i. Revision to LMC 27.67.020 for Parking to eliminate the parking requirements for non-residential uses in the B-3 PUD zoning.
 - j. Revision to LMC 27.06.070 for Household Living to allow for three dwelling units per building in R-2 PUD zoning in Planning Area 03.
 - k. Revision to LMC 27 to permit revisions to the signage requirements for center signs and district identification signs as per administrative approval of the Director of Planning.
1. Before receiving building permits the developer shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 2 copies upon approval of the PUD by the City Council.

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 Before occupying the buildings, all development and construction shall substantially comply with the approved plans.
 - 2.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the requirements of the PUD.
 - 2.3 The terms, conditions, and requirements of the ordinance shall run with the land and be binding upon the developer, its successors and assigns.
 - 2.4 The site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in full force and effect unless specifically amended by this ordinance.
 - 2.5 For Planning Area 05, the zoning agreement approved by Resolution A-90342 will need to be repealed by the City and the property owner for the provisions of the General Notes for Area 05 to be in effect.



Eagleview, Maxar, Microsoft

2024 aerial

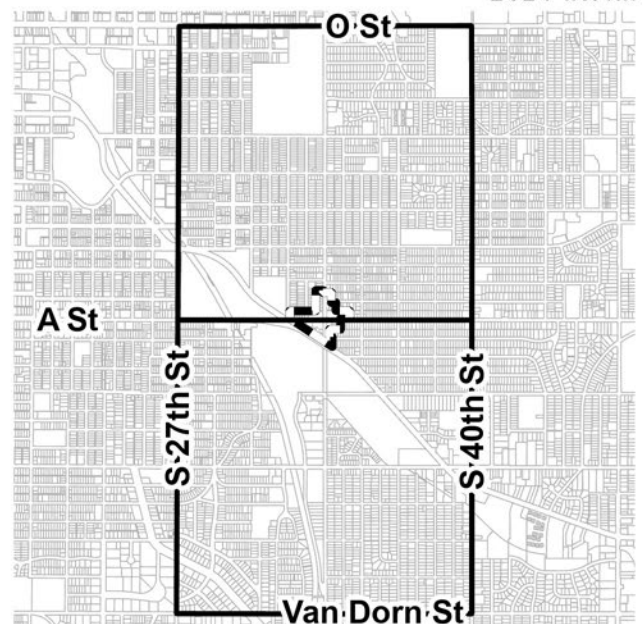
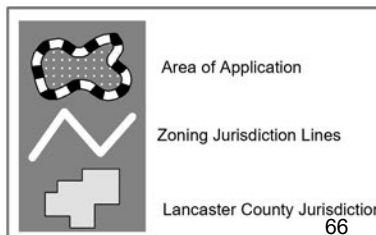
Change of Zone #: CZ25007 District 33 PUD S 33rd St & A St

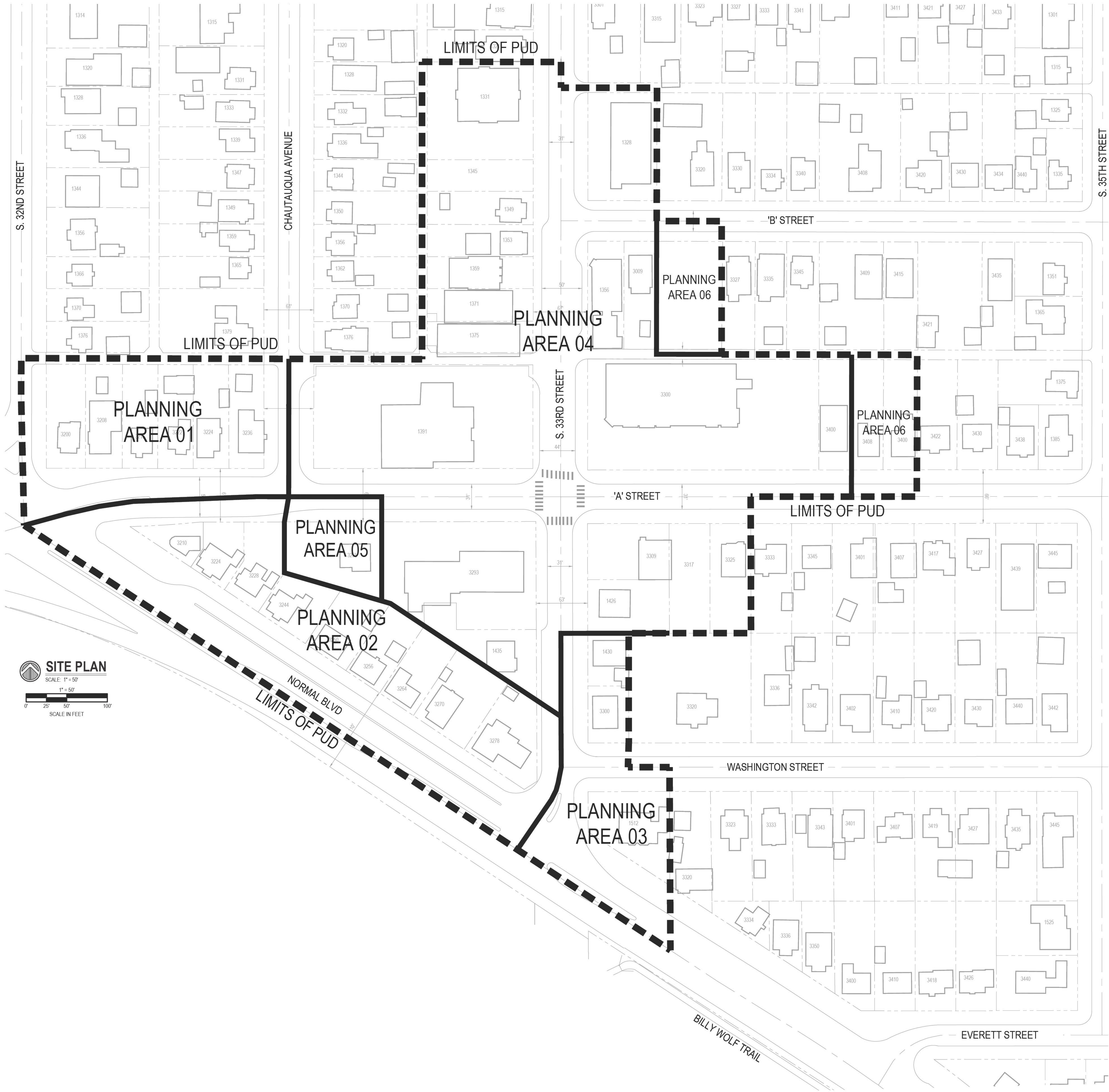


Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

Two Square Miles:
Sec.31 T10N R07E
Sec.30 T10N R07E





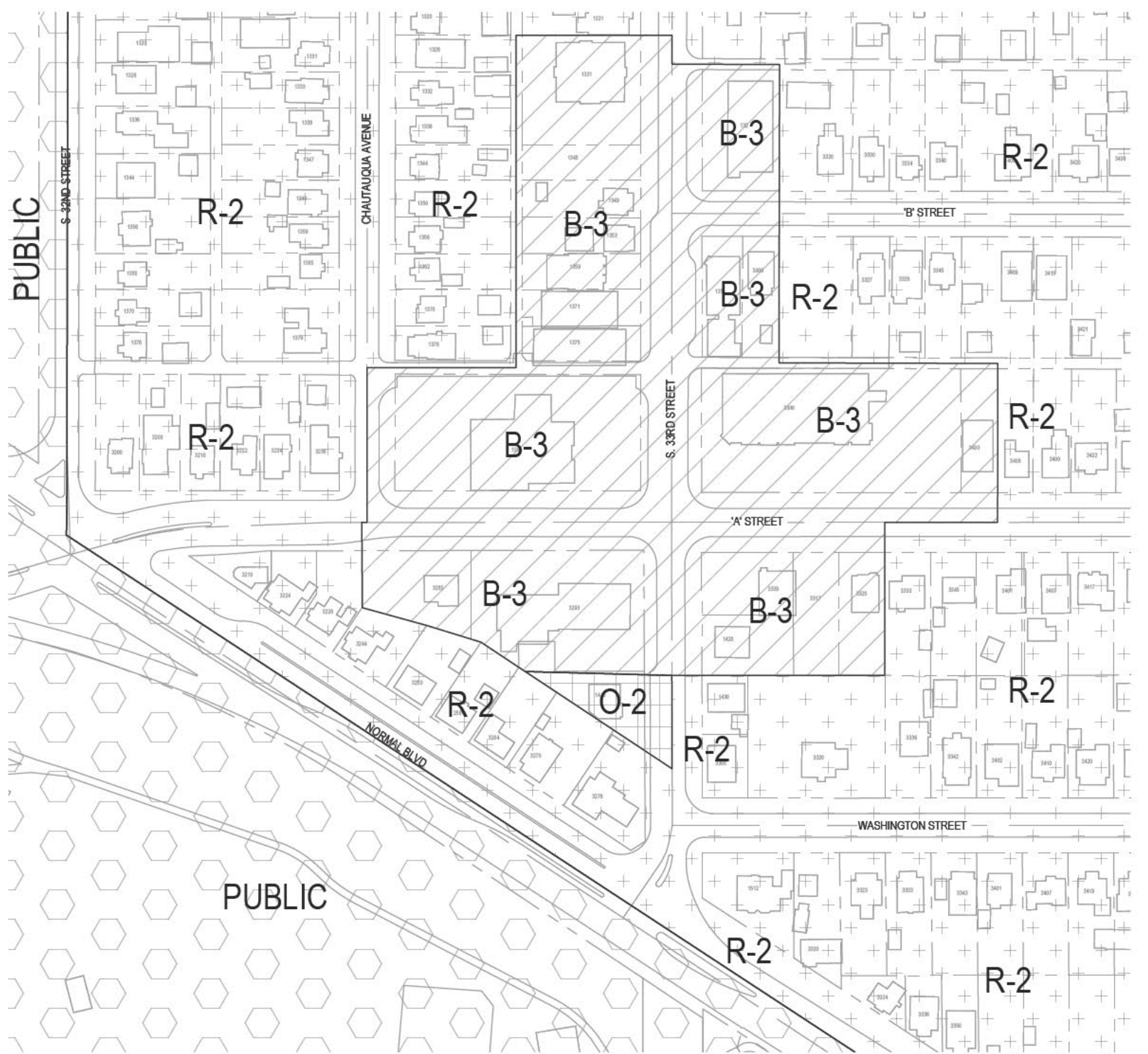
ENGINEER & PREPARER
CLARK & ENERSEN
1010 LINCOLN MALL, SUITE 200
LINCOLN, NE 68508
CONTACT: SCOTT SPEICHER
PHONE: 402-477-3291

DISTRICT 33
PLANNED UNIT DEVELOPMENT

CLARK & ENERSEN

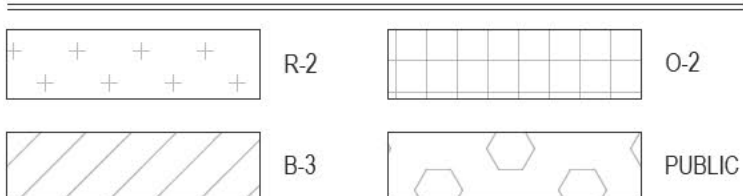
Architecture \ Engineering \ Interior Design \ Landscape Architecture \ Planning

clarkensers.com
Fort Collins, Colorado
Lawrence, Kansas
Kansas City, Missouri
Lincoln, Nebraska
Omaha, Nebraska
Portland, Oregon
Charleston, South Carolina



EXISTING ZONING MAP

LEGEND



PROPOSED ZONING MAP

Per Nebraska State Statute 81-3436, section 6.5.3
Required Information on Technical Submissions
Clark & Enersen, Inc.
Architecture Contact: Tim Ripp
Engineering Contact: TJ Schirmer
1010 Lincoln Mall, Suite 200
Lincoln, NE 68508
COA No. CA0029AE
Note that this information is being provided as required by state statutes for an organization. The individual in responsible charge for design is designated by the professional stamps on individual drawings. Please follow information in the Project Manual for submitting questions during bidding or construction.

District 33 PUD

Lincoln, NE

CE No.: 664-001-25

April 16, 2025



Site Plan



District 33 Planned Unit Development

General Notes

All properties within the boundaries of the Planned Unit Development (PUD) shall conform with the underlying zoning, except where modified by this Planned Unit Development (PUD) as follows:

1. **Planning Area 01** (underlying zoning R-4)
 - a. Parking
 - i. Parking for all uses shall be located in the rear yard
 - b. Access
 - i. Any redevelopment shall relinquish access to 'A' street
2. **Planning Area 02** (underlying zoning R-4)
 - a. Parking
 - i. Parking reduced to 1 stall per dwelling unit
 - ii. Parking is not permitted in front or side yards
 - iii. Parking shall be oriented towards 'A' Street when frontage to 'A' Street exists
 - b. Setbacks
 - i. Front yard setbacks reduced to 5-ft for buildings with front yards along Normal Blvd
 - ii. Garage doors facing Normal Blvd to follow 22 foot setback
 - c. Uses
 - i. 3210 Normal Blvd is permitted for the following additional uses
 1. Personal services, retail sales, and office uses
3. **Planning Area 03** (underlying zoning R-2)
 - a. Uses
 - i. 3-plexes are permitted
4. **Planning Area 04** (underlying zoning B-3)
 - a. Parking
 - i. No parking requirements for non-residential uses
 - ii. For residential uses, all dwellings shall provide 1 parking stall per dwelling unit
 - b. Uses
 - i. All B-3 uses are permitted with the following additions
 1. Urban gardens, multi-family dwellings, short-term rentals, townhomes, residential healthcare facilities, private schools, off-sale alcoholic beverages, outdoor retail sales, parking lots, service and repair facilities, veterinary facilities, on-sale alcoholic beverages, and social halls are permitted uses, rather than conditional or special uses
 - ii. Not permitted
 1. Motor Vehicle Repair and Sales
 - c. Height
 - i. Maximum height allowed shall be 45 feet

5. Planning Area 05 (underlying zoning B-3)

- a. Notes
 - i. The zoning agreement approved by resolution A-90342 is hereby rescinded with approval of PUD
 - ii. Prior to any building permit, the east driveway shall be removed and curb constructed on the site
- b. Parking
 - i. Parking shall follow Planning Area 04
- c. Uses
 - i. Permitted uses shall follow permitted uses in Planning Area 04
 - ii. Not permitted
 - 1. Convenience stores, motor vehicle repair and sales, motor vehicle fuel sales, and drive thru facilities are not permitted
- d. Height
 - i. Maximum height shall follow Planning Area 04

6. Planning Area 06 (underlying zoning B-3)

- a. Parking
 - i. Parking shall follow Planning Area 04
- b. Uses
 - i. Permitted uses shall follow permitted uses in Planning Area 04
 - ii. Not permitted
 - 1. Convenience stores, motor vehicle repair and sales, motor vehicle fuel sales, and drive thru facilities are not permitted

7. Signs

District identification signage can be installed in the right-of-way along arterial frontages within in the PUD. Signage shall be approved by the Planning Director administratively in consultation with LTU and LES for signage in the right-of-way. District identification banners are allowed for district specific signage, but commercial advertisement and business names cannot be displayed on banners.

8. Design Standards

- a. Drive-through lanes, if used, must be located behind or besides buildings, and are prohibited between the building and street
- b. Lots with alley access or are at least 50 feet or wider must set buildings on property line with parking on the side or back part of lot.
- c. Parking shall be setback from the property line pursuant to Section 7.13 of Chapter 3.50, *Design Standards for Screening and Landscaping*.
- d. On corner lots, the front six feet landscape area shall be required along each street unless the distance between street right-of-way and the opposite lot line is less than 150 feet.
- e. Parking and driveways between a building and the street are prohibited except that:
 - i. Hotels may offer drop-off lanes at their principal entrance; and
 - ii. Buildings situated on a parcel occupying an entire block face may be built to one corner (fronting two streets) and may offer screened parking behind and/or besides the building

Planning Department
555 S10th Street
Suite 213
Lincoln, NE 68508

April 16, 2025

This letter is associated to the attached application for the requested Change of Zone for properties located in the general area of S.33rd Street and "A" Street as shown in the attached site plan. The applicant is requesting a Change of Zone from existing B-3, R-2, and O-2 zoning to proposed B-3 PUD, R-2 PUD, and R-4 PUD zoning. The total area of the proposed PUD is 12.78 acres. The associated PUD intends to rezone the area to allow for a future mix of commercial and residential uses that are more compatible with the surrounding residential and commercial zoning today and the desires of this neighborhood node.

The proposed PUD will require uses that follow their underlying zoning, except were modified by the General Notes, which is submitted with this proposal. Refer to the General Notes document, which lists modifications and notes to access, height, setbacks, uses, parking, signage, and design standards in the proposed PUD. The PUD is organized by Planning Areas (01 – 06), as shown on the associated Site Plan, which corresponds with General Notes.

If you have questions of need additional information, please contact Terry Lage [REDACTED]
[REDACTED]

District 33 Planned Unit Development

Purpose & Need

The S. 33rd & 'A' Street business district has been a place for local small businesses for nearly a century. The area has been home to bakers, retailers, barbers, wholesalers, grocers, and repair shops to serve the nearby community. Recent small businesses like Bike Pedalers, Home and Closet, Sips and Subs, Nelsons Dry Cleaners, and Downtown Boot and Shoe repair have been replaced with a new set of artisan small businesses. The business district appeals to startups and small ventures due to its economical rents and attractive, prime location. It includes anchoring businesses like Members Own Bank and A Street Market grocery store.

However, the business district has suffered due to lack of investment by many of the existing and previous property owners. Several properties have been allowed to remain vacant, poorly maintained, or lack the type of business that activates the area. In 2022, the properties at 1356 S. 33rd, 1366 S. 33rd, 3309 'B' Street, and two vacant lots were purchased by District 33, LLC, a small property investment company, whose hope and purpose for buying the property is to increase the visibility of the area and invest in it, personally and commercially, to provide an inviting, walkable and livable business district.

Since the purchase, they have invested in their properties through upgraded facades and slowly converting the outdated mechanical and electrical equipment throughout the buildings. Also, you can find them frequently working outside maintaining the sidewalks, alleys, and greenspace making sure the public spaces are safe and clean. It is their hope that other owners will follow suit with their properties and possibly open the area to investment. They began engaging with the other small business owners and property owners throughout the district to share their hopes and vision for the area. Through this active participation with all business owners, they have coined the area as "District 33" to help create a sense of place that represents the small business area.

In 2023, they led the development and promotion of a community event called "Back Alley Social" that marketed the business district to small pop-up vendors and the community at large to visit the area. It resulted in 15 small business vendors popping up along their building storefronts on 33rd street and food vendors offering their specialty in the vacant lots behind the A Street Market. In addition, they collaborated with Eric and Travis Bahm, previous owners of Moran's Liquor Works, to put on an Oktoberfest event on their property making the community event a full day of shopping, eating, and socializing at and around the 33rd and A business district. The event was successful for all the vendors and well attended

by the nearby community bringing their kids to participate in games, patronize truck vendors, and play in the bounce house. It showed that the neighborhood is ready and willing to be involved at community events.

In response to this momentum, District 33, LLC initiated collaboration with City of Lincoln Planning Department officials to outline the next steps to turn this vision into a reality. The outcome was to establish a Planned Unit Development (PUD) for the area. The Lincoln Municipal Code 27.60 (LMC) defines a PUD as a zoning mechanism that provides permit flexibility to implement the City of Lincoln Comprehensive Plan goals. As outlined in the LMC, a PUD is to provide regulatory flexibility, encourage innovation in land use, and encourage the economy and efficiency of land uses. Thus, the **District 33 PUD** project was created as the first major step in bringing this vision into reality.

Goals

The goal is this PUD is to create an enhanced “sense of place” by:

- Attracting and enabling redevelopment and investment into the area
- Reducing barriers to allow a greater mix of commercial and residential uses
- Prioritizing neighborhood serving and pedestrian friendly designs and businesses

Additional Information

- A meeting was conducted on March 7, 2025 with four (4) business owners within the proposed PUD
 - This evolving group of business/property owners are referred to as the project “champions”
 - This group of champions have helped lead the direction of the proposed project
- A public open house was held on March 27, 2025 from 6pm – 8pm.
 - All property owners in and within 200 feet of the proposed project boundary were notified via mailer.
 - An informative presentation by the applicant and City staff was delivered to attendees
 - Public feedback was gathered, documented, and considered in the proposed project
- Tax Increment Financing is not being considered
- Future amendments to this plan are anticipated as the larger vision of District 33 develops