



Lincoln-Lancaster County Planning Commission

2022 Annual Report



Planning Commissioners



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

Applications

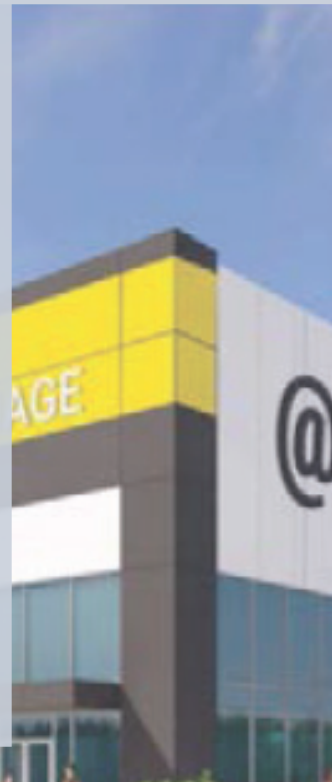
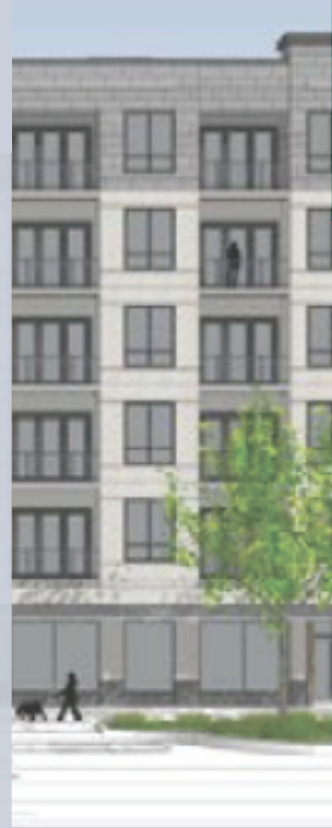
The summary below provides an indication of the volume and trends in recent applications submitted to the Planning Department over the past six fiscal years. The Planning Commission directly reviewed about half of these applications. Fiscal Year 2022 was the 10th year in a row of over 400 applications coming to the Planning Department. The 543 applications received in FY 2022 is the second highest amount during this time period and increased the six year average number of applications reviewed to 499 from 488. This amount of applications is indicative of sustained elevated levels of planning activity. Final Plat approvals continue to be the single largest application type in volume and indicates approved plans continue to be constructed.

PLANNING DEPT. APPLICATIONS	16-17	17-18	18-19	19-20	20-21	21-22
Administrative Amendments	76	75	86	74	70	87
Annexations	23	15	8	16	7	21
Board of Zoning Appeals	12	12	2	4	0	10
Change of Zone-Historic Preservation (HP)**	4	3	3	1	3	2
Change of Zone-Map	33	28	26	24	31	29
Change of Zone-Planned Unit Developments (PUDs)	13	9	5	17	13	17
Change of Zone-Sign district	0	0	0	0	0	0
Community Unit Plan Amendments (CUP)	15	13	9	14	7	14
Comprehensive Plan Amendments	10	4	6	1	3	7
Comprehensive Plan Conformity	22	19	14	18	23	26
Final Plats	112	121	97	128	143	131
Miscellaneous/other	4	2	4	3	11	14
Preliminary Plats	10	4	0	3	5	4
Special Permits and amendments	70	51	44	46	43	33
Street and Alley Vacations	14	7	8	5	9	8
Street Name Changes	3	0	6	4	2	0
Text Amendments	28	12	13	13	11	9
Urban Design Review	93	101	71	92	100	116
Use Permits	9	8	16	12	11	9
Waiver of Design Standards	6	7	4	5	7	6
TOTAL PER FISCAL YEAR	557	491	422	480	499	543

Applications of Note

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

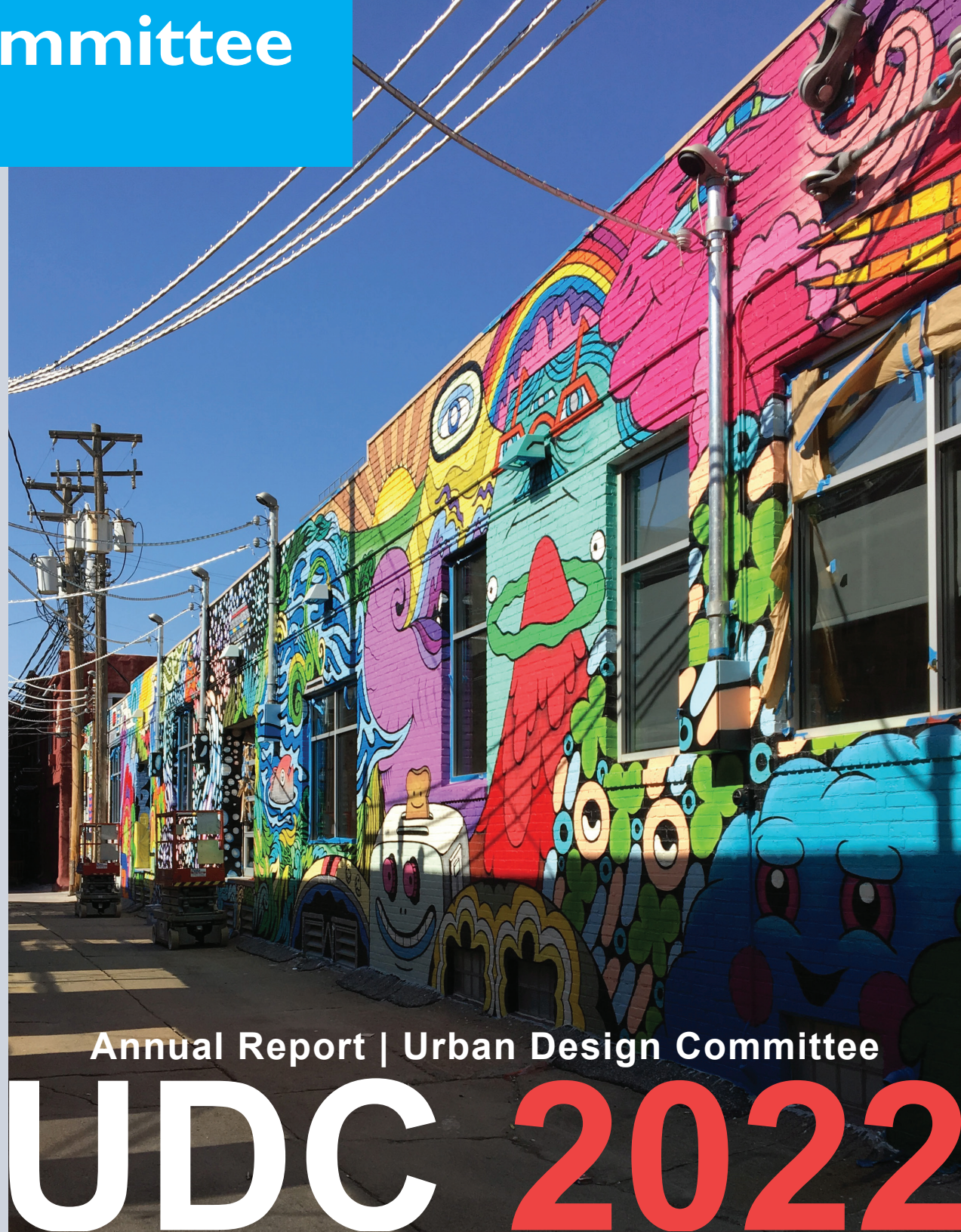
- ◇ Lincoln Logistics – 65th & Arbor Road
- ◇ Bishop Heights Redevelopment Plan – 27th and Nebraska Parkway
- ◇ Knolls Plaza – Old Cheney Road and Norman Road
- ◇ Coyote Lane PUD – 66th and Q Street
- ◇ East Dominion Estates – 112th and O Street
- ◇ Foxtail Meadows – South Folsom and West Pioneers Boulevard
- ◇ Lincoln Housing Authority Residential Project – South Folsom and West Old Cheney Road
- ◇ Wilderness Crossing – 1st and West Pioneers Boulevard
- ◇ Reasonable Accommodation Applications
- ◇ Gold's Redevelopment – 117 S. 11th Street
- ◇ YWCA Redevelopment – 1432 N Street
- ◇ Cotswold Building Landmark and Special Permit – 311 S. 7th Street
- ◇ K Street Power Plant Landmark and National Register – 440 S. 8th Street
- ◇ Mixed Use Redevelopment – 1030 O Street
- ◇ The Union Infill Project – 18th and K Street
- ◇ Annexation Package – area bounded by 70th, 84th, Pine Lake Road, Yankee Hill Road
- ◇ City of Lincoln Capital Improvement Program
- ◇ Metropolitan Planning Organization Transportation Improvement Program
- ◇ Lancaster County 1 & 6 Road and Bridge Program



Urban Design Committee Activity

TIF Project Reviews

- ◇ Saint 47 Rowhomes - N. 47th Street and St. Paul Avenue
- ◇ Coyote Lane - Between N. 66th and N. 70th Streets, north of P Street
- ◇ Class A Industrial Park - N. 70th Street and Arbor Road
- ◇ LivRed at Lincoln - 9th and M Streets
- ◇ Telegraph District - S. 21st Street and Capitol Parkway
- ◇ N. 48th St. Multifamily - N. 48th Street and Aylesworth Avenue
- ◇ Bishop Heights - Nebraska Parkway and S. 27th Street
- ◇ 1030 O Street - N. 11th and O Streets
- ◇ Foxtail Meadows - Pioneers Boulevard and S. Folsom Road
- ◇ Residence Inn Hotel - N. 9th and R Streets
- ◇ 335 N. 23rd Street - N. 23rd and R Streets
- ◇ Lincoln Bold - N. 9th and P Streets
- ◇ The Union - S. 18th and K Streets
- ◇ Early Bird @ Antelope Tower - S. Antelope Valley Parkway and K Street



Annual Report | Urban Design Committee

UDC 2022

Urban Design Committee Activity

City Project Reviews

- ◇ StarTran CNG Fueling Station - S. 8th and K Streets
- ◇ West O Streetscape - West O from NW 48th Street to Sun Valley
- ◇ Downtown Corridors - 9th, 10th, 11th, 14th and O Streets
- ◇ LRT Station No. 8 - S. 17th and Van Dorn Streets

Sidewalk Cafe Reviews

- ◇ Muchachos Sidewalk Cafe - 416 S. 11th Street
- ◇ American Made Distillery - 100 N. 12th Street
- ◇ Dammi Dammi - 128 N. 13th Street, Suite 144

Others - Banner Applications & Appeals

- ◇ Near South Neighborhood Association installation of 17 street pole banners in the area bounded by 13th, 27th, G and South Streets
- ◇ Review and Approval of a Neighborhood Design Standards appeal for an infill duplex project in the Near South Neighborhood



Historic Preservation Commission Activity

Advisory Reviews

- ◇ Stone Curbs - S. 11th Street - Local Landmark District
- ◇ Lincoln Liberty & Life Sign - 1040 O Street - National Register/TIF Project
- ◇ Lincoln Bold 205 N. 9th Street - Haymarket Historic District
- ◇ Residence Inn - 401 9th Street - Haymarket Historic District
- ◇ Blackstone Apartments 300 S. 16th Street - TIF Project
- ◇ Golds Redevelopment - 117 S. 11th Street - National Register/TIF Project
- ◇ YWCA Redevelopment - 1432 N Street - National Register/TIF Project
- ◇ Terminal Building - 947 O Street - National Register/TIF Project

2022
HPC

Historic Preservation Commission

Activity

Certificates

- ◇ Hillsdale Landmark District - 2012 A Street
- ◇ East Campus Landmark District - 1129 N. 37th Street
- ◇ Everett Landmark District - 810 S. 12th Street
- ◇ Haymarket Landmark District - 725 O Street, 801 O Street, 151 N. 8th Street, 800 Q Street, 801 R Street, 235 N. 9th Street
- ◇ East Lincoln/Elm Park Landmark District - 630 S. 28th Street, 2917 L Street, 352 S. 29th Street
- ◇ Hawley Landmark District - 645 N. 26th Street, 410 N. 26th Street, 548 N. 24th Street, 614 N. 26th Street
- ◇ Northeast Branch Library: Addition (2121 N. 27th Street)
- ◇ Trabert Hall: Shed (2202 S. 11th Street)
- ◇ Scottish Rite Temple: Renovations (332 Centennial Mall South)

Historic Designations

- ◇ Yates Martin House: 2109 S. 24th Street - National Register
- ◇ Cotswold Building: 311 S. 7th Street - Local Landmark & Special Permit
- ◇ K Street Power Plant: 440 S. 8th Street - Local Landmark/National Register
- ◇ Laura Wood Historic District: 18th and Otoe Street - National Register
- ◇ Chi Omega House: 480 N. 16th Street - Local Landmark & Special Permit



Nebraska Capitol Environs Commission Activity

Project Reviews:

- ◇ Pershing Block Redevelopment, Phase I
- ◇ YWCA Building
- ◇ 521 S. 14th Street
- ◇ 1821 K Street
- ◇ St. Mary's Catholic Church
- ◇ Downtown Corridors
- ◇ Capitol View Street Rehab



shall always fight good and hard
even if I have to fight alone.
Susan La Flesche Picotte

Annexation Major Work Effort

The Planning Department conducted a major work effort in 2022 to propose, discuss, and process a large annexation of acreage properties in Southeast Lincoln that had become completely surrounded by City limits. In accordance with the *annexation policy* in the Lincoln-Lancaster County 2050 Comprehensive Plan, the City proposed to annex approximately 445 acres, including 77 dwelling units, near 70th & Pine Lake. The City of Lincoln regularly studies areas adjacent to but outside of the City's limits for recommendations to be annexed. Properties on the urban edge already benefit from many City services, such as streets, parks, trails, libraries, and snow removal on adjacent streets, without paying City taxes and fees. Annexation balances the provision of appropriate and reliable services with the "fair share" payment for those services and equity for all that benefit. Overall, City-initiated annexation typically does not change the character of annexed acreage areas. The zoning and Future Land Use designations do not change with annexation.

After numerous informational mailings, public discussions, and a briefing of the Planning Commission, the proposed annexation of this area was approved by the Planning Commission on October 19, 2022. Approval by the City Council is expected in early 2023.



Workshops

The past year included briefings and work sessions for the Planning Commission on various topics. Below is a complete listing of briefings and workshops the Planning Commission held in 2021:

06/08/2022

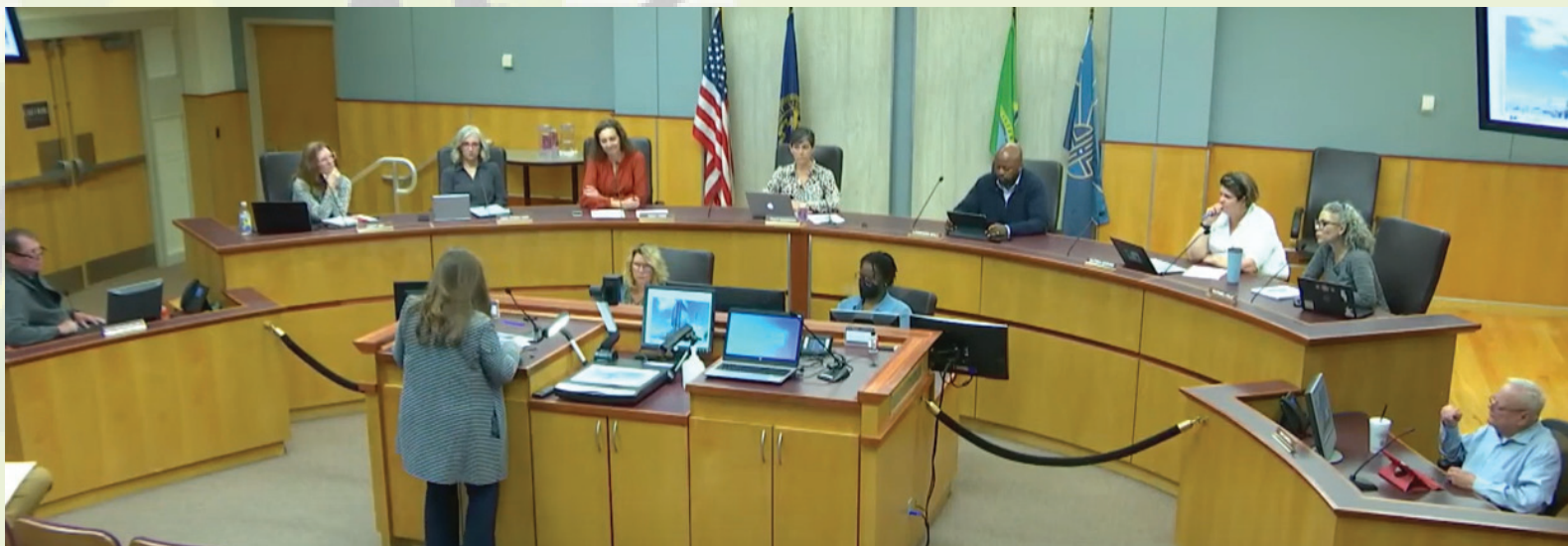
The Fair Housing Act, Reasonable Accommodations, and the implications for city zoning and land use regulations

10/05/2022

Annexation

11/02/2022

Briefing by Lincoln Transportation and Utilities Watershed Management Division on the proposed flood and water quality protection revisions to Title 26, 27 and 28 and design standards for zoning and subdivision regulations



Technology Upgrades

With the approval of the FY 23-24 two year budget, the Planning Department will maintain the computer hardware and software upgrades initiated at the beginning of the pandemic and the need to become more mobile and remote-capable. This level of budget support will result in the updating of the staff laptops purchased since 2020 on a regular basis per industry standards. An increase in staff capabilities related to design programs will also occur with the purchase of additional design software packages. Also, a new large-scale plotter and scanner will be purchased in 2023 to support our activities. The completion of the update to the Project Dox plan review program used by the department was also completed in 2022. A significant and ongoing work effort is the replacement of the Accela Automation permit review and workflow program with a new Visual Vault system. This is a major interdepartmental work effort that will continue through 2023.

The Planning Department said farewell to both Stacey Hageman and Allan Zafft in 2022. Stacey served the department for many years in the Long Range Planning section providing us her advanced design skillset in Historic Preservation and Urban Design work. Allan provided us his advanced skillset in federal transportation planning to lead us in creating the 2050 Long Range Transportation Plan. We wish them both well in their new opportunities.

As a result of Allan's departure, Rachel Christopher was able to move from the Development Review Section to the Long Range Section to fill that vacant position and take on a new professional opportunity. Rachel's vacant planner position in Development Review was then filled by Emma Martin. Welcome Emma! The carryover vacant position of Office Specialist from 2021 was also filled by Alexis Longstreet. Welcome Alexis!

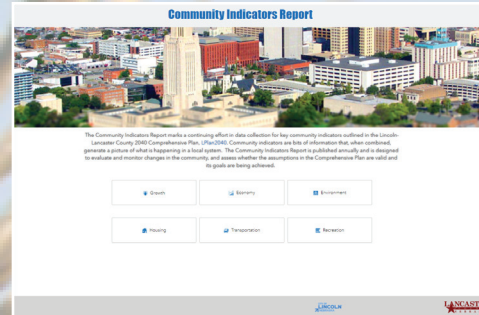
And Finally, Geri Rorabaugh, the Department's Administrative Officer for many years, was provided the opportunity to return to the Health Department in a similar role in early 2022. We will miss Geri but look forward to continuing to work with her from her new position. As a result, Shelli Reid was hired to become the new Administrative Officer for the department. Shelli's vacant position was then filled by Jennifer McDonald. Welcome Jennifer!!

Farewells, Moves and Arrivals

Looking Ahead

- ◇ Continued implementation of the Plan Forward 2050 Comprehensive Plan and the 2050 Long Range Transportation Plan
- ◇ Continued Implementation of the Climate Action Plan
- ◇ Continued implementation of the Affordable Housing Coordinated Action Plan
- ◇ Complete the development of the Complete Neighborhoods GIS tool
- ◇ Annual development and action on the Metropolitan Planning Organization Transportation Improvement Program
- ◇ Review of the Lancaster County I & 6 Streets Program
- ◇ Review of the 2023 Community Indicators Report and Residential Lot Inventory Report
- ◇ Continued high amount of development applications for review and action
- ◇ Regular updates related to Complete Streets projects and their implementation
- ◇ Begin the development of the 2024/25-2029/30 Capital Improvement Program for project prioritization and Comprehensive Plan conformity review
- ◇ Begin development of a new subarea plan
- ◇ Continued updates to the City and County zoning regulations to improve their functionality
- ◇ Work on a Collaborative Living Facility group living text amendment
- ◇ Review of the 2022 Community Indicators Report and Residential Lot Inventory Report

PlanForward 2050



Community Indicators

Transportation Improvement Program



2024-2027
Transportation Improvement Program
PROPOSED | April 18, 2023



Climate Action Plan

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



Tracy Edgerton, Chair

