

Lincoln-Lancaster County Planning Commission



2020 Annual Report



On the Cover

Tracy Edgerton, Lorenzo Ball, Dennis Scheer, Deanne Finnegan, Tracy Corr, Chair, Cristy Joy, Tom Beckius, Vice-Chair, Dick Campbell, Cindy Ryman-Yost



The summary below provides an indication of the volume and trends in recent applications submitted to the Planning Department over the past six fiscal years. The Planning Commission directly reviewed about half of the applications. The application volumes have averaged well over 400 per year, and FY 2020 is the eighth year in a row of over 400 applications coming to the Planning Department reflecting a plateau of elevated planning activity. The 480 applications received in FY 2020 were a significant increase over FY 2019.

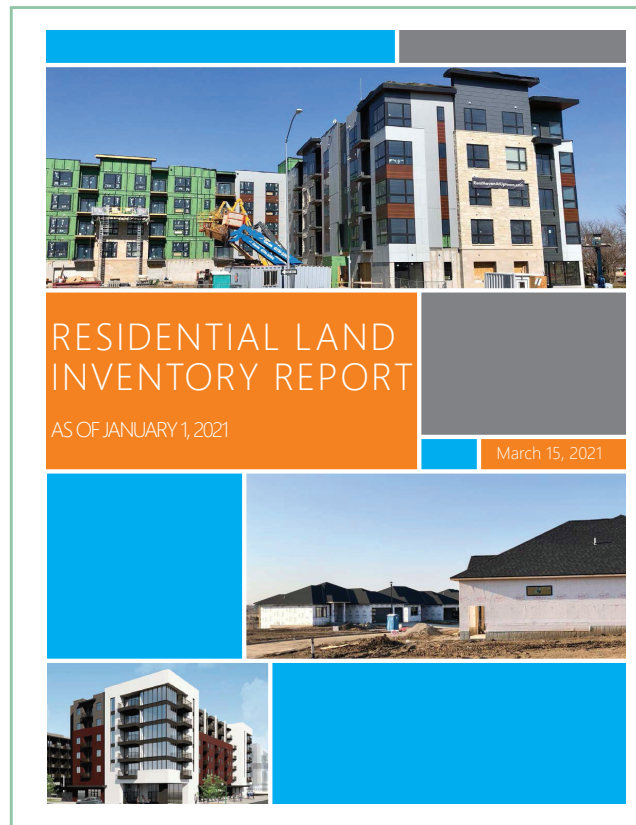
PLANNING DEPT. APPLICATIONS	14-15	15-16	16-17	17-18	18-19	19-20
Administrative Amendments	103	90	40	75	86	74
Annexations	11	14	23	15	8	16
Board of Zoning Appeals	3	4	12	12	2	4
Change of Zone-Historic Preservation (HP)**	2	5	4	3	3	1
Change of Zone-Map	22	26	33	28	26	24
Change of Zone-Planned Unit Developments (PUDs)	13	8	13	9	5	17
Change of Zone-Sign district	1	0	0	0	0	0
Community Unit Plan Amendments (CUP)	14	10	15	13	9	14
Comprehensive Plan Amendments	7	6	10	4	6	1
Comprehensive Plan Conformity	19	11	22	19	14	18
Final Plats	129	131	112	121	97	128
Miscellaneous/other	3	4	4	2	4	3
Preliminary Plats	1	4	10	4	0	3
Special Permits and amendments	60	54	30	39	44	46
Street and Alley Vacations	11	4	14	7	8	5
Street Name Changes	0	0	3	0	6	4
Text Amendments	20	11	28	12	13	13
Urban Design Review	42	72	93	101	71	92
Use Permits	12	12	9	8	16	12
Waiver of Design Standards	9	7	6	7	4	5
TOTAL PER FISCAL YEAR	482	473	481	479	422	480

CITY OF LINCOLN
Planning Department Application Request Form

Form ID: 1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-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Some of the more notable applications reviewed by the Planning Commission included the following:

- FY 2019/20 - 2022/23 Metropolitan Planning Organization Transportation Improvement Program project selection for conformance review
- Lancaster County 1 & 6 Street Program conformance review
- Approved Commercial Feedlot text amendment
- Approved South of Downtown Redevelopment and Strategic Plan
- Approved text amendment to allow Craft Brewery as accessory to a Farm Winery
- Adopted the 33rd and Cornhusker Subarea Plan
- Adopted the Lincoln Affordable Housing Coordinated Action Plan
- Approved Transitional Living text amendment
- Approved two new LPS high school sites at NW 48th and W. Holdrege and S. 70th and Saltillo Road



Residential Land Inventory Report

Urban Design Committee

Project Reviews:

- Nebraska Innovation Campus Hotel
- Antelope Tower Redevelopment
- Block 64 Redevelopment
- Telegraph Lofts West
- 13th and O Redevelopment
- 2400 Q Street Redevelopment
- 2236 R Street Redevelopment
- Tower Square Improvements
- Eagle Garage Project
- Block 4 Parking Garage

Historic Preservation Commission

Certification Reviews:

- The Mill, 800 P Street
- Trabert Hall, 2202 South 11th Street
- Work at Phillips Castle, 1845 D Street in the Mount Emerald district
- Garages at 338 S 38th Street in the East Lincoln/Elm Park district and 1230 N. 37th Street in the East Campus district
- Awnings at 1308 N 38th in the East Campus district
- Renovation at 3637 Holdrege, now the Luckey-Pelikan House
- Roof replacement for Yates House at 720 South 16th Street
- Window replacements at Theta Xi, 1535 R Street, the Creamery Building, 701 P Street, and Old Fed, 129 N. 10th Street

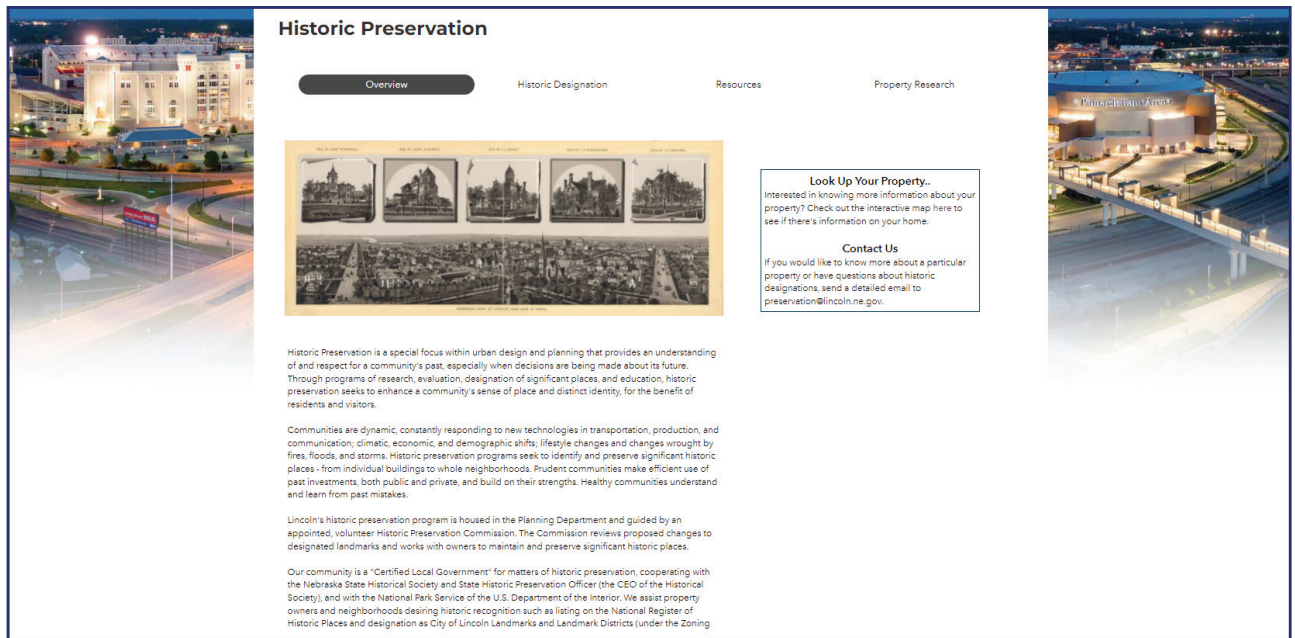
Historic Designations:

- Luckey-Pelikan house designated local historic property
- Strode Building National Register designation

Multimedia Outreach and Education Efforts:

- Story Mapping the designated historic places

HISTORIC PRESERVATION COMMISSION ACTIVITY



Historic Preservation Story Mapping

NEBRASKA CAPITOL ENVIRONS COMMISSION ACTIVITY

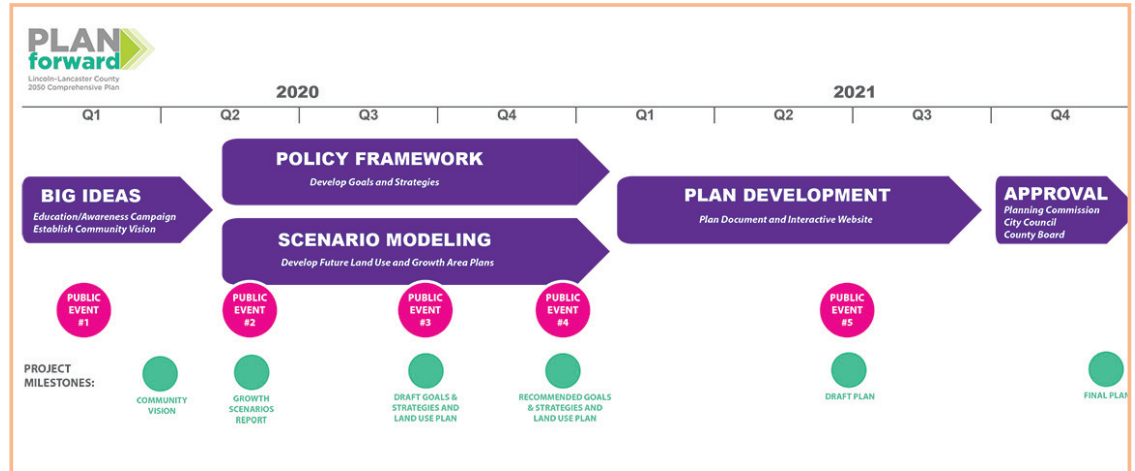
Nebraska Capitol Environs Commission

Project Reviews:

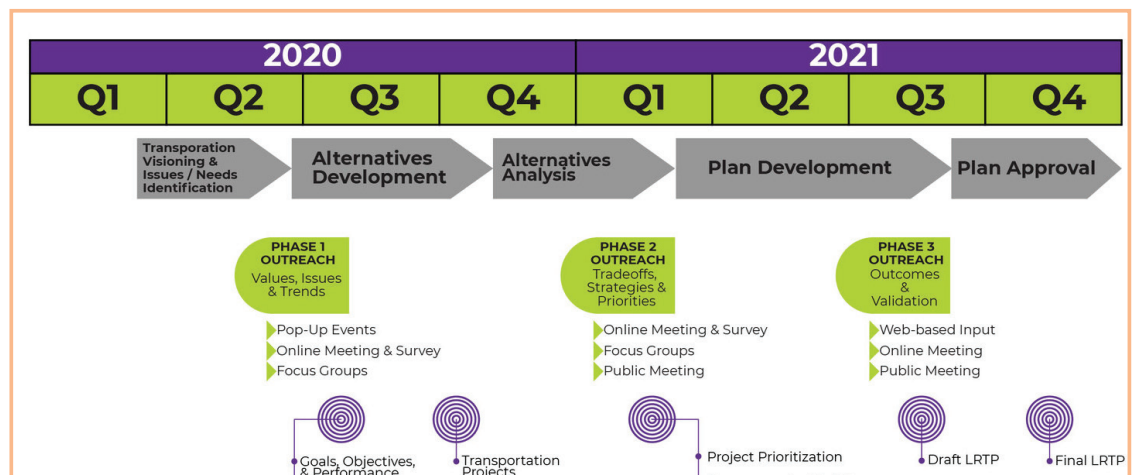
- Demolition of the existing house at 1515 F Street and build a new four-story structure with one dwelling unit per floor
- Residential street rehab project by the City's LTU Department for Lincoln Mall, 14th Street and Goodhue Boulevard
- Rezoning of several city-owned J Street properties, as proposed in the South Haymarket Neighborhood Plan and the South Haymarket Design Standards
- Law enforcement memorial in front of the Hall of Justice at 575 S 10th Street
- Sky Park Manor remodel project
- Pershing block redevelopment project
- Text amendment to add the Capitol Commission's Capitol Administrator as the fourth ex officio member of the Capitol Environs Commission

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

The Planning Department formally kicked off the public process to update both the Comprehensive Plan and the Long Range Transportation Plan documents to the 2050 horizon year with a February public event at Pinnacle Bank Arena. A project website was launched and a Community Committee and Staff Committee met regularly to help guide the process and to provide update materials and information. With the Covid-19 pandemic impacting our normal operations in March, the update process shifted to a mostly virtual platform for the remainder of the year with great success. An Equity Subcommittee was also used to inform the equity aspects of the 2050 Plans. Development of the draft plans is a major work effort for 2021.



Plan Forward 2050 Comprehensive Plan Update Schedule



Long Range Transportation Plan Update Schedule

The Planning Department continued to lead efforts to provide GIS and other data to the Census Bureau for Lincoln and Lancaster County. Planning also continued to staff the Complete Count Committee to assist the counting of low-response populations. These efforts by the Complete County Committee resulted in Lincoln having the number one response rate for the 2020 Census in the country for cities its size. The Census was delayed by the Covid-19 pandemic but was completed in August 2020.

The Many Uses of Census Data

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



Take the 2020 Census

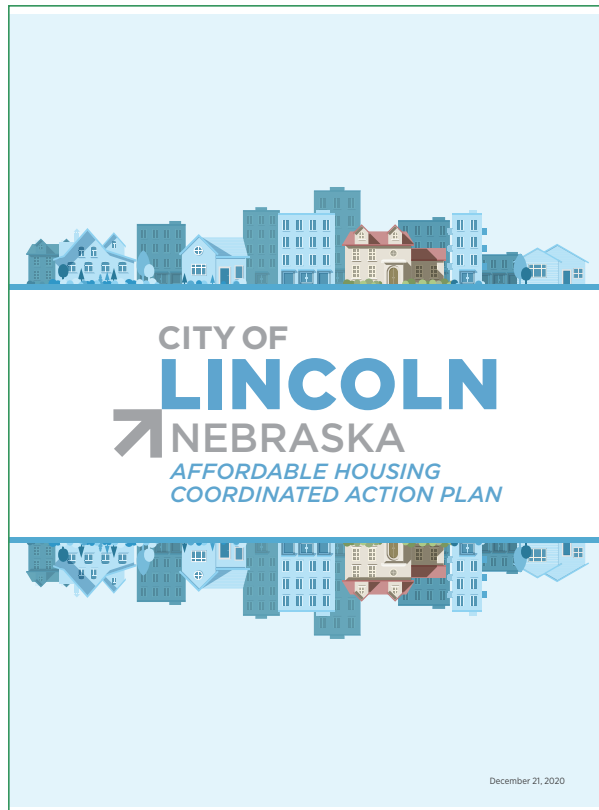
2020 Census - Complete Count Committee

The 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 2020:

01/22/20	Review of Short-Term Rental proposal and public input process
04/01/20	CIP/TIP Review
09/16/20	Transitional Living
10/28/20	Affordable Housing Coordinated Action Plan
11/18/20	33rd and Cornhusker Subarea Plan Update



Planning Commission Hearing



Affordable Housing Coordinated Action Plan

As part of our efforts to continue to serve the community throughout the Covid-19 pandemic, the Planning Department continued the effort to provide an updated laptop computer for staff along with mobile phones to support the need to telework as much as possible. This effort proved to be well worthwhile as planning activities were able to continue uninterrupted during 2020. Another technology upgrade employed was the use of remote testimony at our Planning Commission hearings and at hearings of other boards and commissions. This allowed for additional public involvement in a safe manner during the pandemic.

FAREWELLS, MOVES, AND ARRIVALS

The Planning Department said farewell to Dessie Redmond in 2020. Dessie served the department in the Development Review section. We wish her well in her new opportunities.

The Planning Department welcomed Stephanie Rouse to the staff in 2020 to fill the vacant position left by Dessie. Stephanie joins us after working for several years in both the public and private planning sectors. She also was a Historic Preservation Intern under Ed Zimmer in our department several years ago. Welcome Stephanie!

The Planning Department bid farewell to longtime Historic Preservation Planner Ed Zimmer in 2020. For 35 years Ed provided his knowledge, wit, and work ethic to his community. We thank him for his service and wish him well in retirement.

There were also changes to the membership of our Planning Commission. Shams Al-Badry retired from the Planning Commission in 2020. We wish her well in her new opportunities. Lorenzo Ball was appointed to fill this vacant position. Welcome Lorenzo! We look forward to working with you.

LOOKING AHEAD TO 2021

- Approve Short Term Rentals zoning regulations
- Adoption of the Climate Action Plan
- Implementation of the Affordable Housing Coordinated Action Plan
- Continued development of the Historic Preservation story map web site
- Annual development and action on the Metropolitan Planning Organization Transportation Improvement Program
- Review of the 2021 Community Indicators Report and Residential Lot Inventory Report
- A continued high amount of development applications for review and action
- Regular updates related to Complete Streets projects and their implementation
- Development of the 2021/22-2026/27 Capital Improvement Program for project prioritization and Comprehensive Plan conformity review
- Follow up reporting on initial Census 2020 data
- Redistricting mapping for local elected voting districts
- Continue significant public process and completion of the Plan Forward 2050 Comprehensive Plan update effort and the 2050 Long Range Transportation Plan update



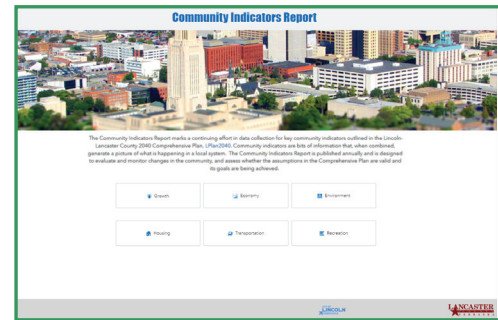
Transportation Improvement Program



PlanForward 2050



Climate Action Plan



Community Indicators

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

Tracy Corr

Tracy Corr, Chair