

# **DIRECTORS' ORGANIZATIONAL MEETING**

**Monday, January 13, 2020**

**555 S. 10<sup>TH</sup> STREET**

**BILL LUXFORD STUDIO**

## **I. MINUTES**

1. Approval of Directors' minutes from January 6, 2020

## **II. ADJUSTMENTS TO AGENDA**

## **III. CITY CLERK**

## **IV. MAYOR'S OFFICE**

## **V. DIRECTORS CORRESPONDENCE**

### **PLANNING DEPARTMENT**

1. Administrative Approvals December 31, 2019 through January 6, 2020
2. Action dated January 8, 2020
3. Final Action dated January 9, 2020

## **VI. BOARDS/COMMITTEES/COMMISSION REPORTS**

1. Parks & Rec - Christensen (12.12.19) *carry over from 01.06.20* and (01.09.20)

## **VII. CONSTITUENT CORRESPONDENCE**

1. Letter pertaining to Special Permit 19054 - Caleb Plettner
2. Extremely Blighted Areas - Cody Hutchison  
Staff response provided by Angie Birkett, City Council Secretary

## **VIII. MEETINGS/INVITATIONS**

See invitation list.

## **IX. ADJOURNMENT**



# *Memorandum*

**Date:** ♦ January 7, 2020  
**To:** ♦ City Clerk  
**From:** ♦ Rhonda Haas, Planning Dept.  
**Re:** ♦ Administrative Approvals  
**cc:** ♦ Geri Rorabaugh, Planning Dept.

This is a list of City administrative approvals by the Planning Director from December 31, 2019 through January 6, 2020:

Administrative Amendment 19081 to Special Permit 634D, Skyline Rolling Hills Community Unit Plan, approved by the Planning Director on December 31, 2019, to reduce the front yard setback from 30' to 25' at 6536 S. 19<sup>th</sup> Street, generally located at South 19<sup>th</sup> Street & Davenport Circle.

## **REVISED (See Item 4.1a)**

### **\*\*ACTION BY PLANNING COMMISSION\*\***

**NOTICE:** The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, January 8, 2020, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10<sup>th</sup> 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, January 8, 2020**

**[All Commissioners present.]**

Approval of minutes of the regular meeting held December 18, 2019. **\*\*APPROVED: 8-0;**  
**Corr abstained. \*\***

**1. CONSENT AGENDA**  
**(Public Hearing and Administrative Action):**

**ANNEXATION AND RELATED CHANGE OF ZONE:**

- 1.1a ANNEXATION 19010, to annex approximately 10 acres of land, on property generally located at South 40th Street and Rokeby Road.  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Brian Will, 402-441-6362, [bwill@lincoln.ne.gov](mailto:bwill@lincoln.ne.gov)**  
**Planning Commission recommendation: CONDITIONAL APPROVAL, as set forth in the staff report dated December 19, 2019: 9-0. Public hearing before the City Council is pending.**
- 1.1b CHANGE OF ZONE 19032, from AG (Agricultural District) to R-3 (Residential District) for an approximately 10-acre parcel, on property generally located at South 40th Street and Rokeby Road.  
**Staff recommendation: Approval**  
**Staff Planner: Brian Will, 402-441-6362, [bwill@lincoln.ne.gov](mailto:bwill@lincoln.ne.gov)**  
**Planning Commission recommendation: APPROVAL: 9-0. Public hearing before the City Council is pending.**

## **CHANGE OF ZONE:**

- 1.2 CHANGE OF ZONE 19030, from R-3 (Residential District) to R-4 (Residential District), on property generally located at the SW corner of West Old Cheney Road and South Folsom Street.  
**Staff recommendation: Approval**  
**Staff Planner: Dessie Redmond, 402-441-6373, [dredmond@lincoln.ne.gov](mailto:dredmond@lincoln.ne.gov)**  
**This application was removed from the Consent Agenda and had separate public hearing. Planning Commission recommendation: APPROVAL: 9-0. Public hearing before the City Council is pending.**

## **SPECIAL PERMIT:**

- 1.3 SPECIAL PERMIT 19055, to allow for an early childhood care facility for up to 12 children within an existing church, on property generally located at 3300 North 1st Street. **\*\*\*FINAL ACTION\*\*\***  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Rachel Jones, 402-441-7603, [rjones@lincoln.ne.gov](mailto:rjones@lincoln.ne.gov)**  
**Planning Commission 'final action': CONDITIONAL APPROVAL, as set forth in the staff report dated January 2, 2020: 9-0. Resolution No. PC-01683.**
- 1.4 SPECIAL PERMIT 19058, to allow for the sale of alcohol for consumption off the premises, on property generally located at 840 North 48th Street. **\*\*\*FINAL ACTION\*\*\***  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Brian Will, 402-441-6362, [bwill@lincoln.ne.gov](mailto:bwill@lincoln.ne.gov)**  
**Planning Commission 'final action': CONDITIONAL APPROVAL, as set forth in the staff report dated December 18, 2019: 9-0. Resolution No. PC-01684.**

2. **REQUESTS FOR DEFERRAL: See Item 4.2.**

3. **ITEMS REMOVED FROM CONSENT AGENDA: See Item 1.2.**

4. **PUBLIC HEARING AND ADMINISTRATIVE ACTION:**

## **ANNEXATION AND RELATED CHANGE OF ZONE:**

- 4.1a ANNEXATION 19005, to annex approximately 42 acres, more or less, on property generally located at South 27th Street and Rokeby Road.  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Dessie Redmond, 402-441-6373, [dredmond@lincoln.ne.gov](mailto:dredmond@lincoln.ne.gov)**  
**Planning Commission recommendation: CONDITIONAL APPROVAL, as set forth in the staff report dated December 30, 2019: 8-0; Commissioner [Scheer](#) declared a conflict of interest. Public hearing before the City Council is pending.**

- 4.1b CHANGE OF ZONE 17013A, from AG (Agricultural District) to R-3 (Residential District), for the expansion of an existing PUD (Planned Unit Development), on property generally located at South 27th Street and Rokeby Road.  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Dessie Redmond, 402-441-6373, [dredmond@lincoln.ne.gov](mailto:dredmond@lincoln.ne.gov)**  
**Planning Commission recommendation: CONDITIONAL APPROVAL, as set forth in the staff report dated December 30, 2019: 8-0; Scheer declared a conflict of interest. Public hearing before the City Council is pending.**

**PRELIMINARY PLAT:**

- 4.2 PRELIMINARY PLAT 18002, to add 430 residential lots on approximately 152.1 acres, more or less, on property generally located at the SW corner of West Old Cheney Road and South Folsom Street. **\*\*\*FINAL ACTION\*\*\***  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Dessie Redmond, 402-441-6373, [dredmond@lincoln.ne.gov](mailto:dredmond@lincoln.ne.gov)**  
**Planning Commission granted the request on behalf of the applicant for a 2-week deferral, with CONTINUED PUBLIC HEARING AND ACTION scheduled on January 22, 2020.**

**CHANGE OF ZONE:**

- 4.3 CHANGE OF ZONE 19031, from AG (Agriculture District) to R-3 (Residential District) PUD (Planned Unit Development) to develop 860 multi-family units, on generally located at South 48th Street and Yankee Hill Road.  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Dessie Redmond, 402-441-6373, [dredmond@lincoln.ne.gov](mailto:dredmond@lincoln.ne.gov)**  
**Planning Commission recommendation: CONDITIONAL APPROVAL, as set forth in the amended conditions of the staff report dated December 30, 2019, as requested by the applicant and agreed upon by staff: 8-0; Scheer declared a conflict of interest. Public hearing before the City Council is pending.**

**TEXT AMENDMENT:**

- 4.4 TEXT AMENDMENT 19010, amending Article 2 Definitions, Article 4, Section 4.007 AG Agricultural District, Article 13 Special Permit, Section 13.035 and Article 22, Section 22.005 General Provisions of the Lancaster County Zoning Regulations, regarding Commercial Feedlots.  
**Staff recommendation: Approval**  
**Staff Planner: Tom Cajka, 402-441-5662, [tcajka@lincoln.ne.gov](mailto:tcajka@lincoln.ne.gov)**  
**Planning Commission recommendation: APPROVAL, as amended as offered by staff: 9-0. Public hearing before the County Board is pending.**

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

**Adjournment      5:22 p.m.**

**PENDING LIST: None**

## PLANNING COMMISSION FINAL ACTION NOTIFICATION

**TO:** Mayor Leirion Gaylor Baird  
Lincoln City Council

**FROM:** Geri Rorabaugh, Planning

**DATE:** January 9, 2020

**RE:** Notice of final action by Planning Commission: January 8, 2020

Please be advised that on January 8, 2020, the Lincoln City-Lancaster County Planning Commission adopted the following resolutions:

**Resolution PC-01683**, approving SPECIAL PERMIT 19055, to allow for an early childhood care facility for up to 12 children within an existing church, on property legally described as Lot 16, I.T., located in the SW 1/4 of Section 11-10-6, Lincoln, Lancaster County, Nebraska, generally located at 3300 North 1st Street; and

**Resolution PC-01684**, approving SPECIAL PERMIT 19058, to allow for the sale of alcohol for consumption off the premises, on property legally described as a portion of the remaining portion of Lot B, Barnes Addition to Newman, located in the NE 1/4 of Section 20-10-7, Lincoln, Lancaster County, Nebraska, generally located at 840 North 48th Street.

The Planning Commission action on this application is final, unless appealed to the City Council by filing a notice of appeal with the Planning Department within 14 days of the action by the Planning Commission.

The Planning Commission Resolution may be accessed on the internet at [www.lincoln.ne.gov](http://www.lincoln.ne.gov) (Keyword = PATS). Use the "Search Selection" screen and search by application number (i.e. SP19055, SP19058). The Resolution and Planning Department staff report are in the "Related Documents" under the application number.

Caleb Plettner  
2735 SW 23rd St.  
Lincoln, NE 68522  
402-570-4009 [caleb.plettner@gmail.com](mailto:caleb.plettner@gmail.com)

RECEIVED  
JAN 08 2020  
CITY COUNCIL  
OFFICE

To  
Lincoln City Council Members  
555 S 10th St. Rm 111  
Lincoln, NE 68508

December 30, 2019

Dear Council Members:

I am writing to you regarding the appeal to Special Permit 19054. It is my understanding that the proposed expansion by Dr. Vondra was previously permitted and construction was almost completed under that permit when the need for a special permit was discovered. Dr. Vondra applied for that special permit, SP19054, and that permit was subsequently approved on December 4, 2019. It is also my understanding that Mr. Herrod has appealed the approval of the special permit halting construction.

I am writing to recommend the approval of this special permit. In the 10 years that my family and I have lived with Dr. Vondra as our neighbor, we have had numerous encounters with his generosity and friendliness as a neighbor. We share approximately 200 feet of fence and Dr. Vondra has more than once fixed the fence when storms blew tree limbs down even though it could be argued that since the limbs were on my property, the damage was my responsibility. Additionally, recently we collaborated and jointly built a new fence along our property to replace the old one. We have never had any issues from his business although our house does sit a ways back from Vondra Veterinary. Dr. Vondra has been the best neighbor always willing to solve any problem if it comes up.

In my discussions with Dr. Vondra regarding this special permit, he understands the concern Mr. Herrod raises regarding the water runoff. Frankly, I would have a similar concern if I were in Mr. Herrod's position and Dr. Vondra is anxious to solve the very issue by pouring a concrete parking lot that would ensure any rain that fell on the lot or was dumped from gutters would be shed away from Mr. Herrod's property. As to the other concern regarding traffic and noise, could the City not choose to close the west driveway instead? It will not bother us to have the driveway closer to our property.

In conclusion, Dr. Vondra is willing and desirous of solving the concerns Mr. Herrod raises and his track record as a neighbor with me has been nothing if not stellar. I wholeheartedly recommend the council approve this special permit

Sincerely,  
Caleb Plettner

## Angela M. Birkett

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**From:** Cody Hutchison <cody.j.hutchison@gmail.com>  
**Sent:** Wednesday, January 08, 2020 9:06 AM  
**To:** Angela M. Birkett  
**Subject:** Re: Extremely Blighted Areas Question

Great I look forward to hearing back from anyone with some insight outside of just median home incomes for the area.

On Wed, Jan 8, 2020 at 8:34 AM Angela M. Birkett <[ABirkett@lincoln.ne.gov](mailto:ABirkett@lincoln.ne.gov)> wrote:

Good Morning Mr. Hutchison,

Thank you for reaching out to the Lincoln City Council's office with your questions regarding the recent resolution passed by Council pertaining to "extremely blighted areas". This resolution was passed based on the application of the Urban Development Director, Dan Marvin. I have copied Mr. Marvin's office on this email as I'm confident he will be able to address your questions. I have also included all Council members on this email as well.

Please let me know if I can be of further assistance.

Thank you,

Angie Birkett

Office Coordinator

Lincoln City Council

555 South 10<sup>th</sup> St., Ste 111

Lincoln, NE 68508

Phone 402-441-6867

Fax 402-441-6533

[abirkett@lincoln.ne.gov](mailto:abirkett@lincoln.ne.gov)





**From:** Cody Hutchison [mailto:[cody.j.hutchison@gmail.com](mailto:cody.j.hutchison@gmail.com)]  
**Sent:** Tuesday, January 07, 2020 4:24 PM  
**To:** Council Packet <[CouncilPacket@lincoln.ne.gov](mailto:CouncilPacket@lincoln.ne.gov)>  
**Subject:** Extremely Blighted Areas Question

Good afternoon,

I had some concerns and questions about the new tax credit extended to residents who live in “extremely blighted areas”. I guess my first question is why it wasn’t extended to include Fairfield street and Montclair Dr? In just the last 6 months there have been 2 shootings. And in the last 2 years there has been 2 additional murders, one of which was very public in reference to the Jessica Brandon murder by Texas drug dealers, as well as her boyfriend being sent to prison recently. And the other being the stabbing murder of Dijah Ybarra one block up on Montclair dr. On top of that all is the petty theft crime that is reported in this already almost daily. If there was ever an areas that was considered “extremely Blighted” I would say this is more than enough to be considered for the incentive for people to actually want to live in the area. The drive by this last week where someone shot a house 10 times was 2 houses up from my home, me and my wife bought this house May of last year on 1945 Fairfield st, and in that time we have experienced the tail end of 2 murders, 2 shootings, and ive had my car vandalized. My reasoning for this email is in hopes that the city council please reconsiders how far out the area extends, especially with tax season here. Thank you for your time and I hope to see something happen about this.

Cody Hutchison

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