

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, June 8, 2016, 1:00 p.m., Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE Tracy Corr, Maja V. Harris, Chris Hove, Dennis Scheer, Lynn Sunderman and Ken Weber; (Cathy Beecham, Michael Cornelius, and Jeanelle Lust absent). David Cary, Steve Henrichsen, Brian Will, Geri Rorabaugh, and Amy Huffman of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission meeting

Chair Chris Hove called the meeting to order and acknowledged the posting of the Open Meetings Act in the back of the room.

Hove requested a motion approving minutes for the regular meeting held May 25, 2016. Motion for approval made by Harris; seconded by Scheer and carried 5-0: Corr, Harris, Lust, Scheer, and Hove voting 'yes'; Sunderman abstaining; Beecham, Cornelius, and Lust absent.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

June 8, 2016

There were no items under the Consent Agenda.

ANNEXATION NO. 16006

TO ANNEX APPROXIMATELY 7.88 ACRES

GENERALLY LOCATED AT 7601 PINE LAKE ROAD.

PUBLIC HEARING BEFORE PLANNING COMMISSION:

June 8, 2016

Staff recommendation: Approval.

CHANGE OF ZONE NO. 16014

FROM AGR TO R-3 DISTRICT

GENERALLY LOCATED AT 7601 PINE LAKE ROAD.

PUBLIC HEARING BEFORE PLANNING COMMISSION:

June 8, 2016

Staff recommendation: Approval.

AND

SPECIAL PERMIT NO. 16018
TO ALLOW A RESIDENTIAL HEALTHCARE FACILITY
GENERALLY LOCATED AT 7601 PINE LAKE ROAD.
PUBLIC HEARING BEFORE PLANNING COMMISSION:

June 8, 2016

Staff recommendation: Conditional Approval.

There were no ex parte communications disclosed.

Staff presentation: Brian Will of the Planning Department came forward to state this property is near the old Pine Lake Road alignment that used to intersect with Highway 2. It includes two lots. One has a single-family dwelling, while the other has been undeveloped since its creation. There are three associated applications.

The first application is for annexation. As mentioned in the Staff Report, this area fits the annexation policy. It is urban in character--adjacent to a highway; there are other single-family dwellings in the area; there is infrastructure in place to support it; and it will be served by the Lincoln Police Department and Lincoln Fire and Rescue.

The change of zone to R-3 is also appropriate. As the City grows to the southeast, there are other residential developments occurring. Though there are currently acreages to the south, we have seen that as the City expands, the acreages tend to redevelop. Grand Terrace is a nearby example. The R-3 zoning is both appropriate and it suits the applicant's needs.

The final application is for the special permit. There have been many proposals for this tract of land, most recently a request for a campground. Staff was not supportive of that. Looking at the future land use plan, we find that residential uses such as townhomes or apartments are what is shown and we have consistently recommended that over time. This residential healthcare facility, with a mix of care options, including assisted and independent living and memory care, is appropriate. As we see the area redevelop, we will continue to recommend residential uses. The only conditions placed on this permit pertain to screening.

Hove asked if access will be off of the old Pine Lake Road stub. Will said that is correct. The street stub will be improved and renamed.

Proponents:

1. Peter Katt, Baylor Evnen Law Firm, came forward on behalf of the property owner. As part of this development, the adjoining parcel will also be acquired which will address concerns about access. The neighbors were consulted on three separate occasions and the plans were revised in order to accommodate their concerns.

2. Shane Larsen, Architect at Schemmer Associates, 1044 N. 115th Street, Omaha, stated that the neighborhood had several opportunities to contribute to the concepts and layout of the design. The goal is for this building to appear residential in nature and to minimize height and volume so that from a distance, it looks like a large home. Architectural features used to achieve this goal include the use of an articulated roof which minimizes any appearance of a tall peak and shields rooftop equipment. The finishes include stone and the use of natural colors.

The building needs to be functional for multiple levels of care. That was a challenge in maintaining the residential feel so each area of care was separated into different portions of the building to minimize the size impact. The windows are also similar to what would be found in a residential structure. To respect neighbors and to add the additional sound barrier, the building was situated on the property as close to Highway 2 as possible. The grading on this site is also depressed, so that will also help minimize height impacts. As one enters the building, there is a focal point that creates the illusion of a single story structure.

3. Matt Hubel, Civil Engineer at Schemmer Associates, 1044 N. 115th Street, Omaha, stated the project includes the redevelop the old Pine Lake Road stub with two entrances onto the site. One will point to the south will be the main entrance to parking. The other will be access for service vehicles. There will be extensive landscape screening. The Staff Report indicates conditions related to further screening and there is no problem in satisfying those requirements. There are three wings for care with a center community area. There is a proposed grass-paved drive running along the north and east which will provide what looks like a lawn area, but it will actually be a road to provide fire access. That way, the site will not be covered in concrete.

Hove asked if there are any plans for the triangular-shaped property located to the north between Pine Lane Road and Highway 2. Katt stated that property has a different owner. He is not aware of any plans.

Harris asked for more information about the service access between Highway 2 and the building. Larsen said the service access is the drive that runs southeast and it would give access to staff and service vehicles, and there is also covered parking on that side. It is screened from Highway 2. Harris asked if it is a screened parking lot. Larsen said the building itself provides screening for the adjacent homeowners from trash, equipment delivery, and some staff parking.

Corr asked for clarification about the location of the grass drive. Larsen showed that Fire and Rescue could enter from the northwest and use the grass path along the north and east to have close access to the building. There will be grass all around the area, but that path will have increased compaction to support that function.

Opponents:

There was no testimony in opposition.

Staff Questions:

Corr asked if the old Pine Lake Road stub will be public or private. Will said it will be public. Corr wondered if there were any comments from the Natural Resource District regarding increased runoff. Will said that the grading and drainage were looked at. The plan is to take it offsite to a ditch off of Highway 2 where there is a detention pond to the northwest.

Hove asked if Staff is aware of any plans for the piece of property to the north. Will said nothing has been submitted to Planning at this time, but given the improvement and development of the roadway, he would not be surprised to hear some discussion about that.

Weber wondered if the adjacent property owner entered into the annexation voluntarily, or if they have expressed any opposition. Will said they did not ask to join in, but Staff looked at the property and noted that it will be completely surrounded and it meets all of the requirements for annexation. There has been no opposition at this time.

Sunderman asked if the property to the south of that property was inside the City. Will said areas to the south and west are still outside of City limits, however, the old Pine Lake Road stub directly adjacent to the south of the extra property will come in as part of the annexation, so then the property will be surrounded.

ANNEXATION NO. 16006

ACTION BY PLANNING COMMISSION:

June 8, 2016

Sunderman moved approval, seconded by Corr.

Corr stated she is glad to see this property with a more appropriate plan for the area than what was presented in the past. The zone change is fine and this will work out nicely.

Hove said this is a good use of this property and he applauds the owner for finding something that makes sense in this location.

Motion carried, 6-0; Corr, Harris, Scheer, Sunderman, Weber and Hove voting 'yes'; Beecham, Cornelius, and Lust absent.

This is a recommendation to the City Council.

CHANGE OF ZONE NO. 16014

ACTION BY PLANNING COMMISSION:

June 8, 2016

Weber moved approval, seconded by Harris.

Hove stated this is a good project and a good fit for this location.

Motion carried, 6-0; Corr, Harris, Scheer, Sunderman, Weber and Hove voting 'yes'; Beecham, Cornelius, and Lust absent.

This is a recommendation to the City Council.

SPECIAL PERMIT NO. 16018

ACTION BY PLANNING COMMISSION:

June 8, 2016

Harris moved approval, seconded by Sunderman.

Corr thanked the developer for meeting with the neighbors and incorporating their suggestions.

Sunderman added that the grass road is a nice way to have the additional entrance without adding more concrete.

Motion carried, 6-0; Corr, Harris, Scheer, Sunderman, Weber and Hove voting 'yes'; Beecham, Cornelius, and Lust absent.

This is a recommendation to the City Council.

There being no further business to come before the Commission, the meeting was adjourned at 1:31 p.m.

Note: These minutes will not be formally approved by the Planning Commission until their next regular meeting on Wednesday, June 22, 2016.