

Lincoln-Lancaster County Planning Commission

2017 Annual Report



On the Cover:

Front row from left: Cristy Joy, Tom Beckius, Dennis Scheer, Tracy Corr

Back row from left: Deane Finnegan, Tracy Edgerton, Sändra Washington, Maja V. Harris, Chris Hove

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

- City-Initiated Annexation Package
- Accessory Dwelling Unit (ADU) working group and zoning code changes
- FY2017/18 - 2020/21 TIP - Annual Conformance Review Including Updated South Beltway Costs
- Lancaster County 1 & 6 Street Program
- Lancaster County zoning code amendments
- The Dominion at Stevens Creek -- major new subdivision near 105th & O Street
- Wandering Creek -- major new subdivision near 91st and Van Dorn Street
- Iron Ridge -- major new subdivision at 27th and Rokeby Road
- Village West -- major new subdivision at NW 48th and West Holdrege St.
- Terrace Gardens -- new subdivision at N. 35th and Superior
- Covenant Court -- S. 84th & Foxtail
- White Horse -- 91st and A Street
- Continued work on Phase II of the Telegraph District
- City Centre redevelopment at 9th and P
- Several new residential subdivisions
- Several Downtown redevelopment projects
- Processed over 50 new small cell towers
- Alcohol spacing policy public discussion process
- Numerous text amendments to improve City zoning and subdivision ordinance



Planning Commission hearing

National Register Designation:

- Eastridge Historic District

Local Historic Landmark Designations:

- Lux Art Center/ University Place City Hall
- Burgess House
- Trabert Hall/St. Elizabeth's Nurses Home
- Theta Xi Fraternity House
- Sidles House

Major/Complex reviews

- Union College entry gates (UDC)
- Farm House Fraternity (HPC)
- New SFDs 33rd & Randolph and 37th & Apple (HPC)
- "Standing Bear" plaza and installation (NCEC)
- Haymarket area streetscapes (HPC & UDC)
- Screening for 8th & N LES substation near Haymarket (UDC)
- Telegraph Flats/21st & N LES substation in Telegraph District (UDC)
- Kindler Hotel & Lincoln Commercial Club mixed use redevelopment at 11th & P (UDC)

Major outreach/technology projects

- Story Map and related upgrades to Planning Department Website:
<http://lincoln.ne.gov/city/plan/long/hp/story/index.html>
- "Place Makers of Nebraska: The Architects" website with NE State Historical Society



Union College Entry Gates



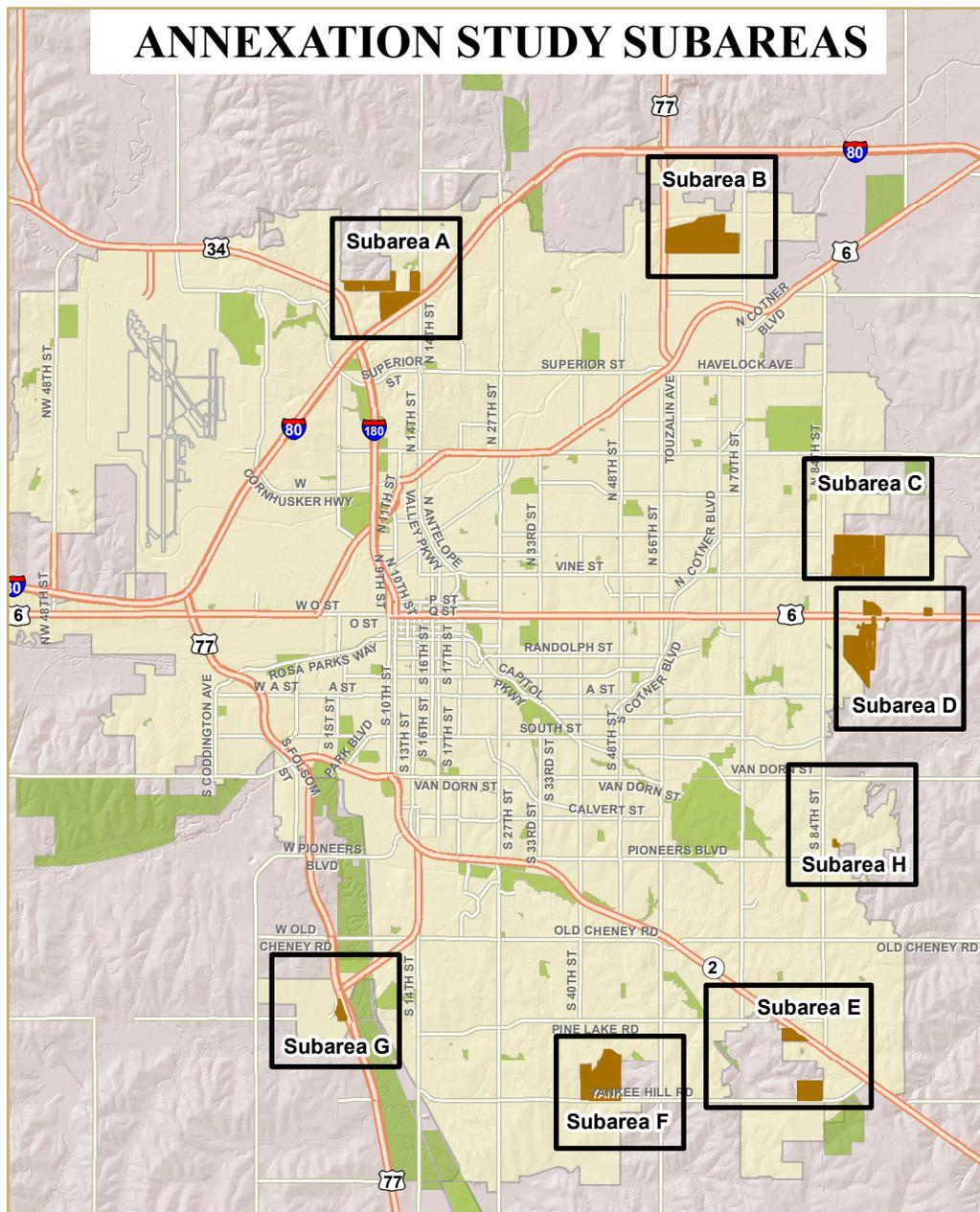
City Centre



Eastridge Historic District

In 2017, City Staff completed a review of land adjacent to the Lincoln city limits and eligible for annexation. This included reviewing annexation policies, existing land uses, zoning, costs for infrastructure and services, potential revenues, and government jurisdiction issues. The result of this review was the 2017 Annexation Study and the successful approval of proposed annexation areas. The study identified 8 areas that conform to state statutes and the City’s policies, and were appropriate for annexation.

Prior to processing the formal annexation applications, landowners were contacted and given information regarding issues related to annexation. This contact was made well in advance of the actual annexation approval process so that landowners had time to plan for the transition. Annexation applications were brought to the Planning Commission and City Council for approval in late 2017. Any changes related to property taxes will not take effect until 2018, to be paid in the 2019 tax year, effectively giving residents a “bonus” year of being in the City but not paying City taxes. One area proposed for annexation agreed to enter into a conservation easement on the property as part of annexation approval, and two other residential areas were approved for annexation in 2018 to allow additional time for transition from the Waverly School District into Lincoln Public Schools. This is being done to help ease the transition for newly-annexed residents.



ALCOHOL ZONING REGULATION REVIEW

The Planning Commission undertook a review of the zoning provisions in the Title 27 Zoning Ordinance relating to the sale of alcohol. In addition to a State liquor license, a special permit is also required for either the sale of alcohol for consumption on or off the premises. In response to a proposal to amend the special permits to modify the location requirements for the sale of alcohol, the Planning Commission wanted to both learn more about the changing world of alcohol sales as well as any issues there may be involving the current regulations. The intent of the process was not to modify the current alcohol regulations, but rather for the Commission to become more informed and in a better position to evaluate proposed changes in the future. Actions on proposed changes to the regulations are expected in 2018.

ACCESSORY DWELLING (ADU) CODE CHANGES

Accessory Dwelling Units (ADUs) have been allowed in Lincoln under very limited circumstances. The City Council directed the Planning Department to explore the idea of a Zoning Ordinance amendment that would provide more options for ADUs in residential districts throughout the city. A working group of neighborhood representatives, architects, and homebuilders was assembled to assist with the update process. The proposal developed as a result of this process allows for more application of this alternative living option and was approved by the Planning Commission and City Council in 2017.



CODE AMENDMENTS

A significant collection of code amendments to the City Zoning Code, Subdivision Ordinance, and Zoning Design Standards were processed by the Planning Commission in 2017. These revisions have been collected by City staff over the past several years, and range from correction of minor errors, to deletion of obsolete provisions, to more substantive changes that improve the approval processes for City staff and the public and eliminates burdensome requirements.

Proposed changes to the format and the minor content changes to the Lancaster County Zoning Regulations were also processed to make the document more user friendly. This set of proposed text amendments ranged from reformatting, adding definitions, clarification of terms, updating terminology and specifying zoning districts for each special permit.

ADMINISTRATIVE IMPROVEMENTS

A major improvement to the process of application reviews were changes and enhancements to the layout of staff reports. There also was an effort to enhance the quality of the assembly of electronic factsheets using Adobe Pro. Also developed and implemented in 2017 was a new online public comment form and streamlined public comment distribution process to staff, PC members and applicants.

Internal departmental improvements included staff implementing the use of monthly staff meetings and monthly division head meetings to improve departmental communication and efficiencies. The installation of a prox reader at the main entrance of the department provided improved security. New carpet installation and purging of old equipment, miscellaneous supplies, and files occurred as did the installation and training for new photocopiers.

Looking forward to 2018, implementation of an update to the Project Dox plan review system will occur. The completion of the upgrade of the Lincoln Municipal Code and County Zoning and Subdivision Regulations to digital format using the EnCode digital code product will also occur.

The City of Lincoln applied for and was awarded a Congestion Mitigation and Air Quality (CMAQ) federal grant in the amount of \$600,000 to implement a local bike share program. Local matching funds through private sponsorships were then raised to move forward with implementation. B-Cycle out of Madison, WI was selected as the operator of the system. Phase 1 of the bike share system will host 19 stations throughout Downtown Lincoln, Innovation Campus, and University of Nebraska campuses. The bike share program will launch in April 2018.

BIKE SHARE



WORKSHOPS

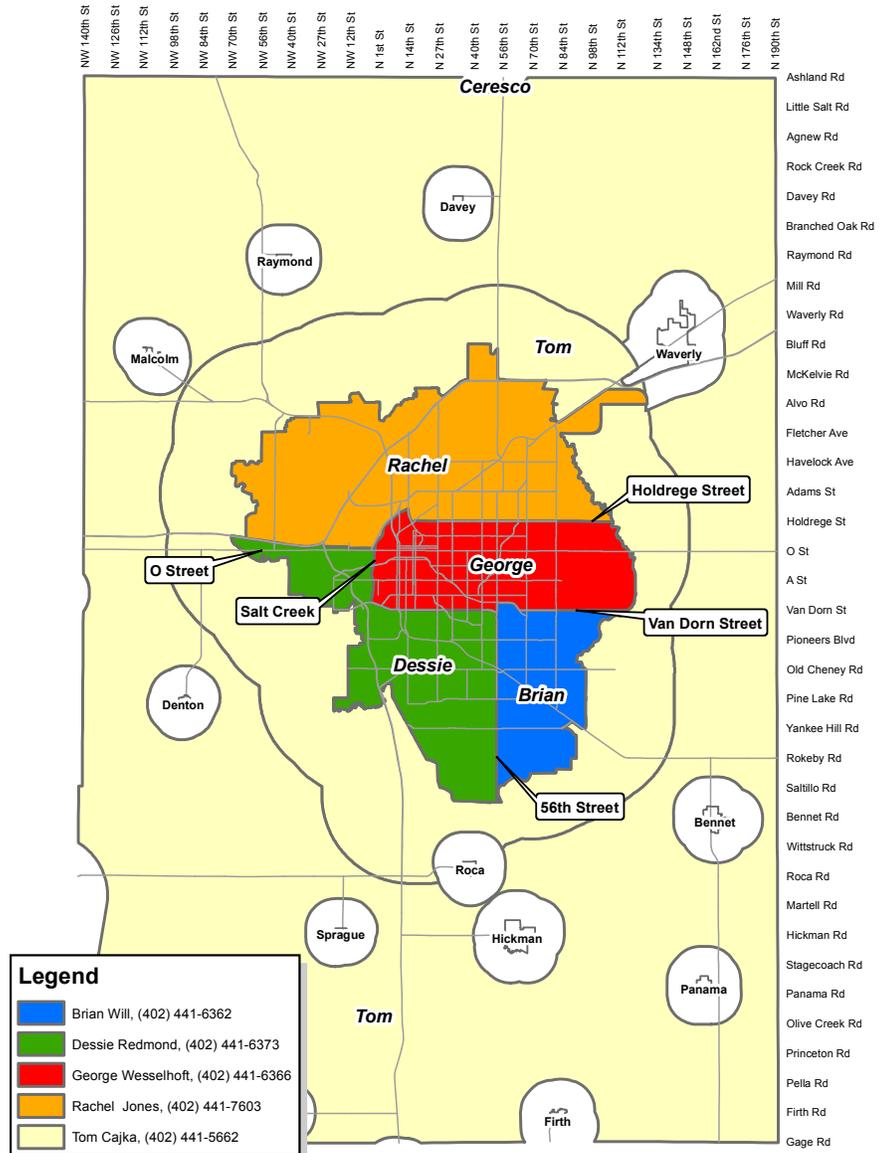
The past year included many briefings and work sessions for the Planning Commission on various topics. Below is a complete listing of briefings and workshops the Planning Commission held in 2017:

- 01/04/17 Review of Planning Commission Procedures
- 01/18/17 Review of Accessory Dwelling Units
- 03/29/17 Review of Redevelopment Plan Process
 - Airport Height Regulations
- 04/12/17 Review County zoning amendments
 - Planning for Pedestrians Presentation
- 04/26/17 Review proposed staff report layout
 - Community Indicators
- 05/10/17 Review City zoning amendments
 - Alcohol Review Process
- 06/21/17 Alcohol Regulation Review/Public Input
- 07/19/17 Annexation Study
- 08/02/17 Alcohol Policy Review
- 10/11/17 Accessory Dwelling Units

NEW PLANNING STAFF

Dessie Redmond joined the Development Review section of the Planning Department in November 2017. Dessie previously worked as a planner in Texas, Nevada, and Colorado and has degrees from South Dakota State University and the University of Minnesota. The Development Review planner areas can be found online at <http://www.lincoln.ne.gov/city/plan/dev/index.htm>

Collin Christopher joined the Planning Department as a Design Review planner in May 2017. He previously worked in the private sector in the Kansas City area for several years. Collin has a degree in landscape architecture and has experience working as a design planner and as a manager of a planning project team.



The Planning Department said farewell to longtime planner Brandon Garrett. Brandon became the Planning Director for Council Bluffs, Iowa in April! Andrew Thierolf moved from Development Review to the Long Range Division to fill Brandon's vacated position. The Planning Commission experienced changes as well. Planning Commissioner Ken Weber resigned from the commission in June. He served on the commission since November 2011. We welcomed new commissioner Cristy Joy in September.

- Development and adoption of the new Downtown Master Plan.
- Development and adoption of the 33rd and Cornhusker Subarea Plan and Corridor Plan.
- Development and adoption of the On-Street Bicycle Study.
- Launch of an updated GIS Development Viewer.
- Continued development of the new Historic Preservation story map web site.
- Implementation of the bike share program in Downtown Lincoln working with B-Cycle as the operating vendor.
- Implement a digital municipal code through EnCode.
- Implement an update to the Project Dox digital plan review system.
- Consideration and action on the Metropolitan Planning Organization (MPO) Transportation Improvement Program.
- Review of the 2018 Community Indicators Report.
- Implementation of a more digital agenda process.
- A continued increase of development applications for review and action.
- Regular updates related to Complete Streets projects and their implementation.
- Implementation of priority items identified through the work of the Transportation Coalition.
- Review and action on another set of County Zoning amendments.
- Complete the process of developing the 2018/19-2023/24 Capital Improvement Program for project prioritization and Comprehensive Plan conformity.

Capital Improvement Program
 FY 2018/19 – 2023/24



CITY OF LINCOLN
 NEBRASKA

Planning Commission Edition
 April 2018

Fiscal Year 2019-2022
 Transportation Improvement Program

Planning Commission
 April 4, 2018

draft

Lincoln Metropolitan
 Planning Organization
 County-City Building
 555 South 10th Street - Suite 213
 Lincoln, Nebraska 68508
 (402) 441-7493




DOWNTOWN LINCOLN
 Master Plan
 2018



Lincoln/Lancaster County Railroad Transportation Safety District (RTSD)
 North 33rd & Cornhusker Project



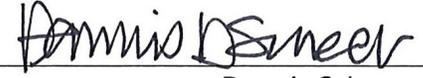

JOIN US ON THE JOURNEY AS WE MAKE
 LINCOLN MORE BIKE-FRIENDLY.



WWW.LINCOLNBIKEPLAN.COM



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.



Dennis Scheer, Chair