MEETING RECORD

NAME OF GROUP:	PLANNING COMMISSION
DATE, TIME AND PLACE OF MEETING:	Wednesday, March 15, 2017, 1:05 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, Tracy Edgerton, Deane Finnegan, Chris Hove and Dennis Scheer; (Tom Beckius, Maja V. Harris, Sändra Washington and Ken Weber absent). David Cary, Steve Henrichsen, Brian Will, Tom Cajka, George Wesselhoft, Amy Huffman and Teresa McKinstry 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 room.

Hove requested a motion approving minutes for the regular meeting held March 1, 2017. Motion for approval made by Finnegan, seconded by Edgerton and carried 5-0: Corr, Edgerton, Finnegan, Hove and Scheer voting 'yes'; Beckius, Harris, Washington and Weber absent.

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION: **March 15, 2017**

Members present: Corr, Edgerton, Finnegan, Hove and Scheer; Beckius, Harris, Washington and Weber present.

The Consent Agenda consisted of the following items: **SPECIAL PERMIT NO. 08033A, SPECIAL PERMIT NO. 17004 and PRELIMINARY PLAT NO. 17002.**

There were no ex parte communications disclosed.

Corr moved approval of the Consent Agenda, seconded by Edgerton and carried 5-0: Corr, Edgerton, Finnegan, Hove and Scheer voting 'yes'; Beckius, Harris, Washington and Weber absent.

Note: This is final action on Special Permit No. 08033A, Special Permit No. 17004 and Preliminary Plat No. 17002 unless appealed to the City Clerk within 14 days.

COMPREHENSIVE PLAN CONFORMANCE NO. 17004 - TO REVIEW AS TO CONFORMANCE WITH THE 2040 LINCOLN-LANCASTER COUNTY COMPREHENSIVE PLAN, A PROPOSED NEW CORNER & P STREET REDEVELOPMENT PLAN.
PUBLIC HEARING BEFORE PLANNING COMMISSION: **March 15 2017**

Members present: Corr, Edgerton, Finnegan, Hove and Scheer; Beckius, Harris, Washington and Weber present.

Staff recommendation: Conformance with the Comprehensive Plan

Ex Parte Communications: Finnegan stated that she was approached at a social event by an elected official voicing concerns on behalf of one of the property owners. She referred them to the Planning Department and Urban Development.

Staff Presentation: **David Landis of Urban Development Department** stated the first step was the designation of the blight and substandard conditions, supported by the Hanna:Keelan Associates study. This is the plan that we draw for the entire area and it describes the project we are looking at today. Normally, these would happen separately. This has a description of the project in the plan itself. The plan describes what could be done to promote redevelopment of the area, along with possible financing tools that could be used. This specific project is a 153 market rate units to be sold to millenniails and empty nesters. This is not student housing. There will be two floors of underground parking. It will cost about $50 million dollars for the private sector. It will allow us to use $2.5 million dollars of Tax Increment Financing (TIF) to support projects going forward. The Gateway area is listed in the Comprehensive Plan as a node area. It is an area where there is rich opportunity for development. In this area, the Comprehensive Plan says 500 to 1,000 housing units would be appropriate. There was a neighborhood meeting at the developer's behest. Four people showed up. There is one resident we know of who objects to the blight designation and this project. She believes it is too dense and would be inappropriate and inconsistent with the needs of the neighborhoods. However, staff believes this is a good location because it is inside the existing infrastructure of the city. We have streets, sewer lines, water lines, electric lines and everything available. This makes a more efficient use of existing resources. You could walk to two or three different grocery stores from this location. The plan includes the description of this particular project. The developer is here today to answer any questions.

Corr inquired how the boundaries of the project were chosen. Landis replied that we looked at the conditions in the area. We used those boundaries and kept it in the public land and commercial district that is there. The developer reached out to the other property owners in the area. They conferred with them and were all in agreement. We didn't go into the neighborhood. We kept it in the commercial area. There are some strange uses of existing land in the area. The plat and the lots don't match.

Corr questioned if this will be all residential. Landis replied this is not the Downtown area where we are interested in the pedestrian experience. Downtown, you really want a store on the first floor and a reason to interact. In this case, we are looking at just housing.

Proponents:

1. Kent Seacrest, 1128 Lincoln Mall, Suite 105 appeared representing Southview, Inc. also known as Austin Realty Investment, who is the owner of the first phase of this project. A big part of the new Comprehensive Plan was mixed use areas. We want to have 8,000 new dwelling units in the inner city. The Comprehensive Plan estimates 3,000 units in the downtown area. 1,000 units were to fill in on empty lots. That leaves 4,000 units. There are various nodes around town to fill these in. We are lacking infrastructure dollars. If we can recycle and reuse roads, water and sewer that have capacity, that is a good investment. We are also seeing demographic changes. There are new housing products that need to be built. This is on an arterial. We are near "O" Street. We have a circulation pattern. We have two different buses that go by us. We have elementary schools that can handle the capacity. There are grocery stores and trails in the area. This is also trying to get more customers near commercial so older commercial areas are kept viable. That also keeps density in the traditional neighborhoods nearby. He thanked city staff for their efforts. A neighborhood meeting was held. He believes everyone had their questions answered. He did not perceive any opposition.

No one testified in opposition.

COMPREHENSIVE PLAN CONFORMANCE NO. 17004
ACTION BY PLANNING COMMISSION: **March 15, 2017**

Corr moved conformance with the Comprehensive Plan, seconded by Finnegan.

Corr believes this is a good project. She used to live in this area many years ago. There are a lot of apartments nearby. She likes that it is close to employers and other amenities in the area. This is a good development that will allow people who don't have a car to get around and access shops in the area. She will support this project.

Scheer likes the plan as well. He noted that the vote is for conformance with the Comprehensive Plan and he believes the evidence is clear that it does.

Hove supports it as well. He believes it conforms with the Comprehensive Plan. He appreciates that it is an infill project that makes a lot of sense for this location.

Motion for conformance carried 5-0: Corr, Edgerton, Finnegan, Hove and Scheer voting 'yes'; Beckius, Harris, Washington and Weber absent. This is a recommendation to the City Council.

There being no further business to come before the Commission, the meeting was adjourned at 1:25 p.m.

Note: These minutes will not be formally approved by the Planning Commission until their next regular meeting on Wednesday, March 29, 2017.