

## MEETING RECORD

**NAME OF GROUP:** PLANNING COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Wednesday, October 10, 2007, 12:15 p.m., Rm. 113, First Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Michael Cornelius, Dick Esseks, Wendy Francis, Leirion Gaylor Baird, Roger Larson, Lynn Sunderman and Tommy Taylor. Gene Carroll and Robert Moline absent.

**OTHERS IN ATTENDANCE:** Wynn Hjermstad of Urban Development; Nicole Fleck-Tooze of Public Works; Terry Kathe of Building & Safety; Marvin Krout, Stephen Henrichsen, Tom Cajka, Sara Hartzell, Christy Eichorn and Michele Abendroth of the Planning Department; other interested parties.

**STATED PURPOSE OF MEETING:** **Antelope Valley Redevelopment Plan 10<sup>th</sup> & Military**

The meeting was called to order at 12:15 p.m.

Krout began by stating that there will be a hearing on property at 10<sup>th</sup> & Military. The applications include reviewing the declaration of surplus for Comp Plan Conformance and an amendment to the Antelope Valley Redevelopment Plan. The applicant is proposing to purchase the site from the City. He has filed a Change of Zone and Community Unit Plan. There clearly are some issues which have yet to be resolved. The applicant has asked us to expedite this so that it can be resolved by the City Council before November 30, which is the deadline for making an application for federal grants.

Hjermstad stated that the developer is proposing 61 apartment units, 20 of those reserved for seriously mentally ill individuals and low income families. The parking ratio is 1.5 spaces per unit. Landscaping on 10<sup>th</sup> Street would be consistent with the North Bottoms Design. The project includes completing 9<sup>th</sup> Street and Court Street and improvements to Hayward Park. This is an 8.5 million dollar project. The benefits to the City are that this project would clean up a site that is currently not very attractive and is not a good entry to downtown. There is also a need in Lincoln for housing for the seriously mentally ill. The site is close to downtown so many of the tenants do not need a vehicle to get to additional services. It is also not in the heart of a residential area.

This is an amendment to the Antelope Valley Redevelopment Plan. Tax Increment Financing would be available to assist with the project.

Hjermstad stated the troubling side of the project is that there are many challenges with the site. It is in the floodplain; there are existing uses that would need to be relocated; there are potential environmental issues; and there are questions about ownership. There have been many meetings with City staff to work through the issues.

In response to a question regarding future plans for Military Road, Hjermstad stated that Public Works would like to see Military Road developed, but it is still being worked out with the developer.

In response to a question regarding the seriously mentally ill designation, Hjermstad stated that the seriously mentally ill live independently. This would not be classified as a group home, and there will be a case manager at the site during normal working hours.

Cajka stated that currently the area is zoned Public but they have requested a change of zone to R-4 with a Special Permit for a Community Unit Plan. The R-4 zoning would be consistent with the area to the south.

In response to a question regarding the floodplain, Cajka stated that the developer is proposing to have an elevated foundation so that the floor of the building would be 2-2.5 feet above the ground level. Krout stated that the question is to what standard the City should be held when selling property. Generally the Comp Plan says to leave public-owned areas in the floodplain open for storage. When we are not doing that, the question becomes whether we are able to compensate completely for the amount of fill that would be occurring. They are proposing to excavate a portion of the park area which would still allow for the same range of uses inside and outside the excavated area. The Parks Department does not believe that would cause any operational or other problems. The Parks Advisory Board will be reviewing this question. The North Bottoms area has also expressed concerns with the proposal.

Esseks questioned staff as to what the Commission's role is on this proposal. Krout stated that a change of zone and CUP are on the table. Several issues come into question in making a determination on the change of zone and CUP.

Francis commented that she feels this is a great program with affordable housing.

The meeting concluded at 12:50 p.m.

Respectfully submitted,

Michele Abendroth  
Planning Department

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