



# *Directors Meeting Agenda*

Monday, April 10<sup>th</sup>, 2023, 2:00 p.m.

555 S 10<sup>th</sup> Street Luxford Studio

- I. **Approval of Directors Meeting Minutes from April 3<sup>rd</sup> 2023**
- II. **City Clerk: Agenda Advisories**
  - i. Public Comments at City Council meetings held on April 10<sup>th</sup> & April 24<sup>th</sup>.
- III. **Director Presentations**
  - i. Lyn Heaton, Finance Director – FY 22–23 Mid-Year Budget Update
- IV. **City Council: Commissions, Committees, and Event Updates**
- V. **Post-Meeting Council Member Calls to Directors**
- VI. **Adjournment** – Next Directors Meeting – April 17<sup>th</sup> , 2023, 2:00 p.m.

Correspondence – Online for Review

- I. **Directorial Correspondence**
  - i. BP230404 – 1 AA Weekly Approvals City – Jennifer McDonald
  - ii. BPC230405 – 1 PC Final Action Notice – Shelli Reid
  - iii. BPC230406 – 1 PC ACTION – Shelli Reid
- II. **Constituent Correspondence**
  - i. Concerns regarding Residential Health Care Facility at 3737 Calvert Street – Mary Monahan
  - ii. Concerns for SP23005 at 3737 Calvert Street – Dan Klein Jr.
  - iii. Plea for cannabis reform – Noel Hoig
  - iv. elections are a charade, but we'll go through the motions anyway until Evnen is taken down – Robert Borer
  - v. 3737 Calvert Street Special Permit – Teresa Schmidt
  - vi. Blinding Lights – Cross the Line Church – Jeff Smith
  - vii. Yes! Finally, the 48th street project has started! – Denise Arnold

The Directors Meeting Agendas and Minutes may be accessed online at:

<https://www.lincoln.ne.gov/City/City-Council/Directors-Minutes-Agendas>

# *Memorandum*

**Date:** April 4, 2023  
**To:** City Clerk  
**From:** Alexis Longstreet, Planning Dept.  
**Re:** Administrative Approvals  
**cc:** Shelli Reid, Planning Dept.

This is a list of City administrative approvals by the Planning Director from March 28, 2023, through April 3, 2023:

**Administrative Amendment 23017**, to Change of Zone #21055, Foxtail Meadows Planned Unit Development, was approved on March 29, 2023, to allow a cross parking easement for Block 1, Lots 2-9, and to allow tandem parking in the driveways on Blocks 3-5 generally located at the southeast corner of West Pioneers Boulevard and South Folsom Street.

**Administrative Amendment 22083**, to Use Permit #11003, Pizza Ranch Fun-Zone Addition was approved on March 24, 2023, to permit an increase in floor area of Lot 1, Liberty 1<sup>st</sup> Addition by 3,030 square feet to create a total of 9,159 square generally located at 8420 Lexington Avenue.

## PLANNING COMMISSION FINAL ACTION NOTIFICATION

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

**FROM:** Shelli Reid, Planning

**DATE:** April 5, 2023

**RE:** Notice of final action by Planning Commission: April 5, 2023

Please be advised that on April 5, 2023, the Lincoln City-Lancaster County Planning Commission adopted the following resolutions:

**Resolution PC-01857**, SPECIAL PERMIT 23016, to allow for a CUP (Community Unit Plan), for up to 3 lots with associated waivers, on property legally described as Lot 19, I.T., located in the NE 1/4 of Section 7-11-7, Lancaster County, Nebraska, generally located at 3505 Mill Road; and

**Resolution PC-01858**, PRELIMINARY PLAT 22004, for a new Preliminary Plat, including approximately 200.62 acres, more or less, and associated waivers, on property legally described as Lots 57, 67, and 68, I.T., Lots 55, 61, and 62, I.T., and Lot 2, Kalnin's Addition, all located in both the SW 1/4 and NW 1/4 of Section 10-9-6, Lincoln, Lancaster County, Nebraska, generally located at South Folsom Street and Old Cheney Road; and

The Planning Commission action on these applications 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) (search for "PATS"). Click on "Planning Application Tracking Service (PATS)" at the top of the page, click "Selection Screen" under "PATS Tools" on the right side of the screen, type in the application number (i.e. SP23016, PP22004) click on "Search", then "Select", and go to "Related Documents".

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

**NOTICE:** The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, April 5, 2023, 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, April 5, 2023**

**[Commissioner Edgerton absent]**

Approval of minutes of the regular meeting held March 22, 2023. **\*\*APPROVED: 7-0 (Ball abstained; Edgerton absent)\*\***

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

**CHANGE OF ZONE:**

- 1.1 CHANGE OF ZONE 23018, from P (Public District) to H-4 (General Commercial District), for the QNL, LLC zoning change, on property generally located at 2201 South 84th Street.  
**Staff recommendation: Conditional Approval**  
**Staff Planner: George Wesselhoft, 402-441-6366, [gwesselhoft@lincoln.ne.gov](mailto:gwesselhoft@lincoln.ne.gov)**  
**Planning Commission recommendation: CONDITIONAL APPROVAL: 8-0 (Edgerton absent), as set forth in the conditions of the staff report dated March 23, 2023. Public hearing before the City Council is currently pending.**

**PRELIMINARY PLAT:**

- 1.2 PRELIMINARY PLAT 23002, for 2 commercial lots, on property generally located at 9070 South 148th Street. The Planning Commission action is final, unless appealed to the Lancaster County Board. **\*\*\* FINAL ACTION \*\*\***  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Tom Cajka, 402-441-5662, [tcajka@lincoln.ne.gov](mailto:tcajka@lincoln.ne.gov)**  
**Planning Commission "final action": CONDITIONAL APPROVAL, as set forth in the conditions of the staff report dated March 27, 2023: 8-0 (Edgerton absent) Resolution No. PC-01856.**

## **SPECIAL PERMIT:**

- 1.3 SPECIAL PERMIT 23016, to allow for a CUP (Community Unit Plan), for up to 3 lots with associated waivers, on property generally located at 3505 Mill Road. The Planning Commission action is final, unless appealed to the Lincoln City Council. **\*\*\* FINAL ACTION \*\*\***

**Staff recommendation: Conditional Approval**

**Staff Planner: Tom Cajka, 402-441-5662, [tcajka@lincoln.ne.gov](mailto:tcajka@lincoln.ne.gov)**

**Planning Commission "final action": CONDITIONAL APPROVAL, as set forth in the conditions of the staff report dated March 20, 2023: 8-0 (Edgerton absent) Resolution No. PC-01857.**

2. **REQUESTS FOR DEFERRAL: Item 5.2**

3. **ITEMS REMOVED FROM CONSENT AGENDA: Item 1.3**

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

### **COMPREHENSIVE PLAN AMENDMENT AND RELATED ITEMS:**

- 4.1a COMPREHENSIVE PLAN AMENDMENT 23004, to amend the Lincoln-Lancaster County 2050 Comprehensive Plan to revise the Future Land Use Map from Agriculture to Commercial, on property generally located at 10955, 11105, 11111, 11125, and 11205 South 14th Street.

**Staff recommendation: Approval**

**Staff Planner: Benjamin Callahan, 402-441-6360, [bcallahan@lincoln.ne.gov](mailto:bcallahan@lincoln.ne.gov)**

**Planning Commission recommendation: APPROVAL: 8-0 (Edgerton absent).**

**Public hearing before the City Council is currently pending.**

- 4.1b ANNEXATION 23003, to annex approximately 32.29 acres, more or less, on property generally located at 10955, 11105, 11111, 11125, and 11205 South 14th Street.

**Staff recommendation: Conditional Approval**

**Staff Planner: Benjamin Callahan, 402-441-6360, [bcallahan@lincoln.ne.gov](mailto:bcallahan@lincoln.ne.gov)**

**Planning Commission recommendation: CONDITIONAL APPROVAL: 8-0 (Edgerton absent), as set forth in the revised conditions as offered by staff and agreed upon by the application, of the staff report dated March 23, 2023. Public hearing before the City Council is currently pending.**

- 4.1c CHANGE OF ZONE 23015, from AG (Agricultural District) to H-4 (General Commercial District), on approximately 23.75 acres, on property generally located at 10955, 11105, 11111, 11125, and 11205 South 14th Street.

**Staff recommendation: Conditional Approval**

**Staff Planner: Benjamin Callahan, 402-441-6360, [bcallahan@lincoln.ne.gov](mailto:bcallahan@lincoln.ne.gov)**

**Planning Commission recommendation: CONDITIONAL APPROVAL: 8-0 (Edgerton absent), as set forth in the conditions of the staff report dated March 23, 2023. Public hearing before the City Council is currently pending.**

## **ANNEXATIONS AND RELATED ITEMS:**

- 4.2a ANNEXATION 22014, to annex approximately 5.59 acres, more or less, on property generally located at South Folsom Street and Old Cheney Road.  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Benjamin Callahan, 402-441-6360, [bcallahan@lincoln.ne.gov](mailto:bcallahan@lincoln.ne.gov)**  
**Planning Commission recommendation: CONDITIONAL APPROVAL: 8-0 (Edgerton absent), as set forth in the conditions of the staff report dated March 23, 2023. Public hearing before the City Council is currently pending.**
- 4.2b CHANGE OF ZONE 22037, from AG (Agricultural District) to R-3 (Residential District), totaling approximately 4.97 acres, more or less, on property generally located at South Folsom Street and Old Cheney Road.  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Benjamin Callahan, 402-441-6360, [bcallahan@lincoln.ne.gov](mailto:bcallahan@lincoln.ne.gov)**  
**Planning Commission recommendation: CONDITIONAL APPROVAL: 8-0 (Edgerton absent), as set forth in the conditions of the staff report dated March 23, 2023. Public hearing before the City Council is currently pending.**
- 4.2c PRELIMINARY PLAT 22004, for a new Preliminary Plat, including approximately 200.62 acres, more or less, and associated waivers, on property generally located at South Folsom Street and Old Cheney Road. The Planning Commission action is final, unless appealed to the Lincoln City Council. \*\*\* FINAL ACTION \*\*\*  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Benjamin Callahan, 402-441-6360, [bcallahan@lincoln.ne.gov](mailto:bcallahan@lincoln.ne.gov)**  
**Planning Commission “final action”: CONDITIONAL APPROVAL, as set forth in the revised conditions of the staff report as offered by applicant and agreed upon by staff dated April 5, 2023: 8-0 (Edgerton absent) Resolution No. PC-01858.**

## **5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION**

### **COMPREHENSIVE PLAN AMENDMENT:**

- 5.1 COMPREHENSIVE PLAN AMENDMENT 23001, to amend the Lincoln-Lancaster County 2050 Comprehensive Plan to add the Major Streets and Right-of-Way Map, with accompanying text.  
**Staff recommendation: Approval**  
**Staff Planner: Andrew Thierolf, 402-441-6371, [athierolf@lincoln.ne.gov](mailto:athierolf@lincoln.ne.gov)**  
**Planning Commission recommendation: APPROVAL, as amended as indicated in staff memo dated March 29, 2023: 8-0 (Edgerton absent). Public hearing before the City Council is tentatively scheduled for April 24, 2023, 5:30 p.m. Public hearing before the County Board is currently pending.**

### **COUNTY MISCELLANEOUS:**

- 5.2 MISCELLANEOUS 23001, to revoke existing Special Permit 21005, on property generally located at 22500 South 176th Street. The Planning Commission hearing is final, unless appealed to the Lancaster County Board. \*\*\* FINAL ACTION \*\*\*  
**Staff recommendation: Approval of Revoke Special Permit**  
**Staff Planner: Tom Cajka, 402-441-5662, [tcajka@lincoln.ne.gov](mailto:tcajka@lincoln.ne.gov)**

**Planning Commission granted the request on behalf of staff to be placed on pending until further notice.**

**6. ACTION ONLY:**

**CHANGE OF ZONE:**

6.1 CHANGE OF ZONE 23013, from AG (Agricultural District) to R-1 (Residential District) PUD (Planned Unit Development) for Hoppe's Echo Addition, to allow for up to 8,200 square feet of office use and a hotel with up to 5 rooms, with associated waivers, on property generally located at 1620 South 84th Street.

**Staff recommendation: Denial**

**Staff Planner: George Wesselhoft, 402-441-6366, [gwesselhoft@lincoln.ne.gov](mailto:gwesselhoft@lincoln.ne.gov)**

**Planning Commission recommendation: APPROVAL, as amended for conditions of approval as recommended by applicant; 6-2 (Corr and Eddins dissenting; Edgerton absent). Public hearing before the City Council is currently pending.**

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

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**Adjournment: 2:40 p.m.**

**From:** [Mary Monahan](#)  
**To:** [Tammy J. Ward](#); [Tom J. Beckius](#); [James M. Bowers](#); [Richard W. Meginnis](#); [Michelle R. Suarez](#); [Sandra J. Washington](#); [Bennie R. Shobe](#); [Council Packet](#)  
**Subject:** Concerns regarding Residential Health Care Facility at 3737 Calvert Street  
**Date:** Friday, March 31, 2023 11:00:36 AM

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To Whom it May Concern,

My name is Mary Monahan and I am the president of the Country Club Neighborhood Association. The Country Club Neighborhood Association is very concerned regarding the Residential Health Care Facility that is being planned at 3737 Calvert Street.

Our main concerns include lighting, parking and traffic. The five adjacent properties to 3737 Calvert Street will be affected by the lighting on the property-specifically the lighting for the parking lot. It will negatively affect the living experiences of the families in these properties.

The applicant planned for only the minimum required parking. There is very little street parking around this home. On days that family are visiting, where will they park? What will happen on weekends when families visit or big holidays like Christmas, Easter, Mother's Day and Father's Day? Parking will spill over onto other streets.

Residents of Calvert often come to the CCNA to tell us their concerns regarding the traffic, specifically the speed on their street. By adding more cars (and little parking) there will be an increase in congestion on Calvert. There are many schools nearby that students walk to including Calvert, Rousseau, Pound, Cathedral and Southeast. This poses a danger to pedestrians, many of whom are children.

Thank you for considering our concerns.

Sincerely,  
Mary Monahan

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**Mary Monahan**  
Macaroni Kid Lincoln  
[www.lincoln.macaronikid.com](http://www.lincoln.macaronikid.com)

**From:** [Dan Klein Jr](#)  
**To:** [Council Packet](#)  
**Cc:** [Dan Klein Jr](#)  
**Subject:** Concerns for SP23005 at 3737 Calvert Street  
**Date:** Monday, April 3, 2023 10:55:30 PM

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Council Members:

Thank you for your time in this matter of ours. I do not support SP23005.

I would like to recognize and thank Council members Shobe and Suarez for being a part of a neighborhood meeting on April 2nd.

We bought and remodeled our home at 3745 Calvert St, and raised our family here. We first loved the area for the oversized lots and mature trees of this quiet, established single-family neighborhood. It has been great for our kids to safely ride bikes to both elementary and high school, and also a convenient location while attending college.

Here are some of our concerns:

1. A busy business on a non-arterial street of a quiet neighborhood
  1. The applicant did not seek or arrange for a neighborhood meeting on their plan to buy and change the use of the 3737 home.
  2. The Planning Commission present at the March 8th public hearing almost acted like this special permit was pre-approved and it didn't matter what was brought up by testifiers as concerns based on the dialogue between the Council, and very few questions of the neighborhood testifiers.
  3. Is the intent of the Lincoln-Lancaster County 2050 Comprehensive Plan for this zoning at 3737 Calvert to have commercial-like business operations with 20 + occupants in a residential home in a quiet established single-family neighborhood?
    1. The special permit allows for alternate residential healthcare uses (other group home types) that could be even more disruptive or negative to the neighborhood at this location if the applicant were to sell the property or change use.
    2. If approved, this home will likely never be a single-family home again.
2. Traffic and safety concerns
  1. The Planning Commission was not curious about or even questioned the traffic load details from the applicant of a proposed commercial business that supports 20 daily occupants of the home.
  2. Traffic was grossly understated at the March 8 meeting by the applicant who testified that there will only be 4 employees during the day as if these are the only vehicles coming and going. The applicant went on to infer that their personal driveway was busier from their family activity than this business location will be. Both should have been scrutinized by the Planning Commission or City Staff on what it takes to operate and support 16 residents and four plus employees (management, lab services, doctors [MD, dentists, podiatrist, eyecare], nurses, hospice care, therapists [OT, PT, mental health, music], pastoral/church, maintenance, commercial refuse containers & service, recycling, lawn care, snow care, deliveries [of food, pharmacy, oxygen, hospital beds, healthcare supplies, housekeeping supplies, office supplies, dining supplies, maintenance supplies],

service contractors, inspectors, residents moving in and out, visitors of residents, Doordash/Uber eats for employees, hair salon people, entertainment for residents, social and shopping outings, medical transport for some doctor visits and for EMS 911). This list is not exhaustive and does not account for multiple visits by the same person per week or that the same delivery or service could be done by a different professional or provider further increasing the traffic count.

3. Current stormwater issues made worse with increased paving at 3737 Calvert
  1. With heavy rains, our side and back yard (downhill from 3737) currently turns into a river which then extends several properties to the East and then continues South as it accumulates affecting and causing property damage at times all the way to Prescott and beyond. There is continual erosion problems and it is difficult in some areas to get established ground covering and landscape.
4. Our home value and appeal for future sale
  1. When a buyer is selecting a home to purchase comparing our home next to a busy commercial operation it will definitely have a negative impact on their choice and the value of our property.

Please consider denying this special permit as if this residential healthcare business bought the home next to yours and 20 people and the support of them will be coming and going everyday.

Sincerely,

Lisa and Dan Klein, Jr.  
3745 Calvert Street, Lincoln, NE 68506  
402-477-8862

**From:** [Noel Hoig](#)  
**To:** [Council Packet](#)  
**Subject:** Plea for cannabis reform  
**Date:** Tuesday, April 4, 2023 3:04:16 AM

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Open letter to all Nebraska officials, law-enforcement and government employees:

“Five years of Prohibition have had, at least, this one benign effect: they have completely disposed of all the favorite arguments of the Prohibitionists. None of the great boons and usufructs that were to follow the passage of the Eighteenth Amendment has come to pass. There is not less drunkenness in the Republic, but more. There is not less crime, but more. There is not less insanity, but more. The cost of government is not smaller, but vastly greater. Respect for law has not increased, but diminished.”

-H. L. Mencken

“Just like we have a legal and moral obligation to obey just laws, we have a moral obligation to disobey unjust laws”

-MLK

I want to start by thanking all the government employees I have interacted with in the past week. I also want to apologize to them for any wasted time, there are only so many moments in a day and there are always opportunity costs in what we choose to focus on. I can only hope that some of these moments will go towards helping improve life in Nebraska, even for those just passing through. You all are just trying to do your job, from the lowest paid jail employee to the Governor. It's you who must deal with the consequences of both unjust laws and lawlessness. I especially would like to thank Senator Aquilar's assistant who convinced me to write this letter by explaining the importance for others to hear my story in my own words. At it's core this case concerns individual rights vs the state's rights, more specifically between state power, which our taxes pay for, and the individual's right to medicine. It also touches on mental health, criminal rights, cruel and unusual punishment, pain and suffering, attorney ethics, medical ethics, religious ethics, civil rights, the pursuit of happiness, misappropriation of tax dollars, etc...

Out of respect for your time, knowing that my case is petty compared to others and that I have far more wherewithal to defend myself, I will make this quick. I was pulled over and arrested in Nebraska (doesn't matter which county) on cannabis possession. The way the laws have been constructed, there are two separate issues, one is possessing a small amount of personal use marijuana (flower) and the other is possessing a small amount of personal use THC concentrate. We can disregard the first case because that would be a ticket, and anyone that has the ability to buy \$300 worth of marijuana has the ability to pay the \$300 ticket for possessing marijuana.

The other case is significantly different in that it involves the possibility of serving up to two years in prison for possessing even a small amount of THC concentrate. Also you are booked, fingerprinted, cavity searched, put in a cell and then are required to post bond, in which one of the conditions is you will be re-jailed if any law enforcement officer in Nebraska finds you have THC in your blood. All this is done because of a medicine, I don't call it a drug, that is completely legal one state over and 10 miles from where I live across the border in Iowa, you can talk to your doctor and be given a prescription for it. Our own university of medicine commissioned a study that found there is no harm, and the governor was told at that time that they should stop prosecuting these cases.

This is obviously unconstitutional, if you don't understand this, I could write a lot longer and you still wouldn't understand. I promised many people that I would not waste any more of their precious time. I am not religious and I certainly don't believe in any gods that deny people medicine from a plant that grows on the earth we all live on, but I pray that soon Nebraska can stop wasting precious time on this issue and start using that time to figure out the best way to use this medicine, instead of the much more dangerous compounds we are currently prescribing!

Sincerely,  
Noel Hoig

**From:** [Robert Borer](#)  
**To:** [Commish](#); [Council Packet](#); [Mayor](#); [LSO](#); [info@leirionforlincoln.com](mailto:info@leirionforlincoln.com)  
**Subject:** elections are a charade, but we'll go through the motions anyway until Evnen is taken down  
**Date:** Tuesday, April 4, 2023 8:20:08 AM

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Friends,

Baird is a new world order useful idiot who should be in prison over all the crimes she's committed against our God-given rights.

**Nebraska State Constitution, Preamble and Article I-1:**

We, the people, grateful to Almighty God for our freedom, do ordain and establish the following declaration of rights and frame of government, as the Constitution of the State of Nebraska.

**All persons are by nature free and independent, and have certain inherent and inalienable rights;** among these are life, liberty, the pursuit of happiness, and the right to keep and bear arms for security or defense of self, family, home, and others ... **and such rights shall not be denied or infringed by the state or any subdivision thereof.** To secure these rights, and the protection of property, governments are instituted among people, deriving their just powers from the consent of the governed.

**We need someone with moral fiber and common sense who understands that the primary role of government is to SECURE OUR RIGHTS, not take them away.**

**Vote Parker. Spread the word.**

Robert J. Borer

**From:** [Teresa Schmidt](#)  
**To:** [Council Packet](#)  
**Subject:** 3737 Calvert Street Special Permit  
**Date:** Wednesday, April 5, 2023 3:41:22 PM

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Dear Council Member,

I am writing to protest and express my deep concern about the planning commission's approval placing a Residential Healthcare "Facility" at 3737 Calvert Street. I believe that this project is not in the best interest of our neighborhood and community.

This "facility" - previously a residential home in a long established neighborhood - was purchased by an Omaha Developer, Gille Properties, LLC. This is a BUSINESS - not a "facility". They will gross \$10,000 a person (if they follow the pricing of their other business in Lincoln) with the potential to gross \$160,000 a month when they ratchet up to 16 people - which was approved. This business will have to add a circular driveway out front; pour at least 6 parking spaces in the backyard with major lighting on the lot; put in egress windows in the basement for the two people per room bedrooms in addition to expanding/adding on an addition to the home with an elevator to accommodate the approved numbers. These renovations are major and do not look "residential home" as was stated at the hearing.

Another thing to consider is once this business is given the o.k. with this designation it will stay with the property. Mr. Gilles could decide to build another unit in the back on his open 1/2 acre or he could sell to another buyer who can put in a different "healthcare facility" due to the already established designation. Will the neighborhood have a chance to comment, talk about increased issues, and have a chance to protest this growth and/or changes?

The change in traffic on Calvert ( where people constantly speed) will be major. There is no parking for guests - think holidays where at least 16+ cars will need to park to visit if only one member of a family comes to visit. Think daily family visitors. Not good on busy Calvert Street! At the hearing Mr. Gille stated they will only have 4 employees who need to park and change shifts. What about the food delivery trucks.... the linen trucks.... the cleaning services, the maintenance trucks in addition to the ancillary health care people - hospice, physical therapy, therapists, lab work, etc. etc.?? And surely they will have a van (handicap access) going back and forth taking residents to medical appointments? Absolutely NONE of this was addressed at the hearing..... just the simple four employees coming and going. This was not an accurate representation of personnel requirements and the needs that go with the increased numbers.

I'm somewhat amazed that this 1.2 acre lot, did not have the review that is required for all 1acre lots - SWPP (1Storm Water Prevention Pollution Plan). There will be new roof tops, parking and patio surfaces sending more water down the hill. The neighborhood south and east of this property has always had to deal with water issues. All water off the hill (residence is at the top of the hill) goes down to the creek bed/gully and it floods! Why did this review not happen, yet the plan was approved? (See attached picture of flooded backyards down the creek, 1 block away.)

Furthermore we feel that the approval process for this special permit was not transparent and the public was not given adequate opportunity to voice their concern. This has left many of us feeling frustrated and unheard. A letter was sent out sometime (no date on letter) from Katie Hartman from Harbor Senior Care who stated she was buying the home. I know of only one person in the neighborhood who opened it - probably because the return was labeled Harbor Senior Care and most tossed the letter as "advertising mail". Details in the letter were not correct as discovered in the 1-30-23 request letter to the City of Lincoln from Chris Gille, CEO, The Harbor Senior Care, LLC - not Katie Hartman. The neighborhood only found out about the possible impending changes a couple weeks before the hearing . It took everyone by surprise and there was no time to formulate a decent defense before the planning commission. Not sure when the yellow yard signs are suppose to go up notifying the public, but that happened 8 days before the hearing. If neighbors aren't given enough time to gather, research, and ask questions it is impossible to organize an intelligent documented defense against the proposed change. This short notification time frame given to only a few in the surrounding neighborhood should not happen anywhere in Lincoln and needs to be addressed.

We urge you to reconsider this special permit and to listen to the voices of the community. We believe that our elected officials have a responsibility to act in the best interests of the community they serve, and we hope that you will take our concerns into account.

I thank you for your time reading this letter and for taking this information into consideration.

Teresa & David Schmidt  
3727 Stockwell Street  
Lincoln, NE 68506



**From:** [Jeff Smith](#)  
**To:** [Transportation and Utilities](#); [Council Packet](#); [Building & Safety](#)  
**Subject:** Blinding Lights - Cross the Line Church  
**Date:** Wednesday, April 5, 2023 9:21:18 PM

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Cross the line Church has a dangerously bright sign, usually flashing between different white and black backgrounds constantly pointed right into both directions of traffic off Adams and Touzalin. I live in the area and have been blinded by it multiple times when trying to navigate the already sketchy intersection at night. I've witnessed vehicles nearly collide while trying to turn, all while the sign flashes off and on and glitches like a strobe light. On top of that the sign has just slowly become more and more defective and the light elements seem to be short circuiting and I haven't seen it repaired yet.

There has to be something that prohibits the flashing of bright lights like this directly into both directions of traffic. Given the level of brightness, strobing effects and intense flashing lights this needs to be addressed and stopped before someone gets in an serious accident because of this churches neglect.

I've attached pictures of the sign along with a short video of the flickering directly into traffic on Adams. This is right by northeast and sees a good amount of young drivers cruising by and all times of night and day. Please address this with them, I have mentioned something in passing while in their coffee shop and it got nowhere, and tell them to shut the sign off at night entirely and repair the flickering.

Thanks  
J. Smith

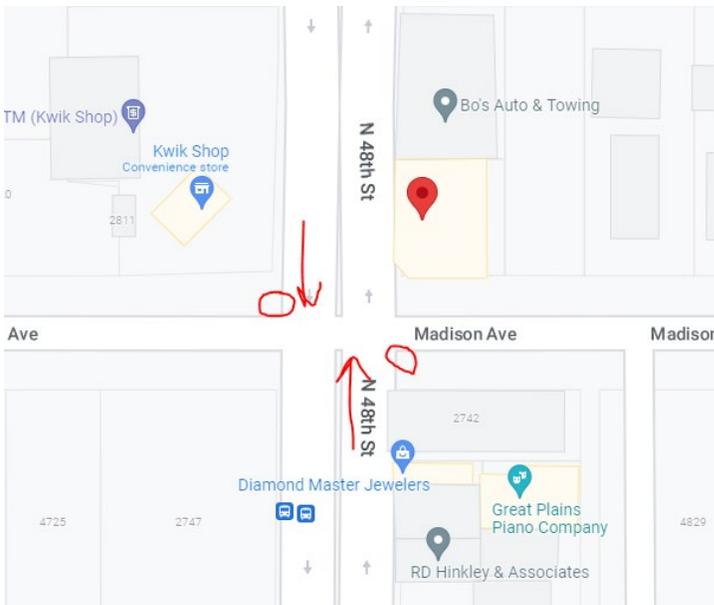
**From:** [Denise Arnold](#)  
**To:** [Council Packet](#)  
**Subject:** Yes! Finally, the 48th street project has started!  
**Date:** Thursday, April 6, 2023 10:28:09 AM  
**Attachments:** [image.png](#)

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I'm happy to see something is finally being done on 48th street university place and beyond, that is definitely in need of care. Thank you for taking action.

Since they are working there now I might as well bring up the much needed stop sign that needs to be installed. Children cross the street there from school and there have been many accidents at this intersection. Everyone one I've spoken to agrees that it's necessary. I myself had to help the children and elderly get across there because cars coming both ways speed through there and don't stop, even though there is a speed limit, but most driver's think it ends at 48th & Madison going north, so even before reaching Madison they speed up. The same goes for the other side, drivers speed up from Adams, after the light, going south bound. They race through until midway to St Paul street.

Picture of streets that need a stop sign below:  
Red arrow down is traveling south for your perspective.



And I'm pretty sure the new apartment development happening over there will want a stop sign as well, so perhaps while the road is being fixed there we can have these signs put up already and save people from auto accidents and possibly getting run over.

thanks  
Denise