



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT

555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



July 25, 2014

RE: **Change of Zone CZ12018A** – Amendment to Holdrege/Idylwild Redevelopment PUD
(Holdrege Street and Idylwild Drive)

Dear Property Owner:

Pursuant to Section 27.81.050(c) of the Lincoln Municipal Code (**Notice of Public Hearings**), you are hereby advised that the City of Lincoln has received an application for **CHANGE OF ZONE NO. 12018A**, an amendment to the Holdrege/Idylwild Redevelopment Planned Unit Development, to increase the allowable dwelling units from 40 to 60, on property legally described as Lots 1-5, Lots 13-16, and a portion of the east-west alley, Block 1, Idylwild Place; Lot 3, First Addition to Idylwild Place; Lots 1-4, Paine's Subdivision and a portion of N. 35th Street right-of-way; Lots 1-6, Block 1, Woods Bros. University Addition; and Lot 48, University Park and a portion of Lot 46, University Park; all located in the NE 1/4 of Section 19-10-7, Lancaster County, Nebraska, generally located at Idylwild Drive and Holdrege Street. The Planning Commission action is a recommendation to the City Council.

The public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, August 6, 2014**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The public hearing procedures are enclosed with this letter.

If you would like additional information, you are encouraged to contact the applicant, Erin Bright, at 402-474-6311, or ebright@olssonassociates.com; or the project planner in the Planning Department, Tom Cajka, at 402-441-5662, or tcajka@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, July 31, 2014, after 3:00 p.m. The "Planning Commission Agenda", including the staff report on this application, will also be available on Internet at that time, www.lincoln.ne.gov (keyword=pcagenda).

In the meantime, all information which has been submitted on this application may be found at www.lincoln.ne.gov (keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CZ12018A), click on "Search", then "Select". The "Related Documents" are at the bottom of the screen.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Jean Preister
Administrative Officer

cc: Erin Bright, Olsson Associates
Will Scott, Stallion Ventures, LLC
East Campus Community Organization (5)

Clinton Neighborhood Association (5)
Hartley Neighborhood Association (5)

ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.



PUBLIC HEARINGS PROCEDURES BEFORE THE PLANNING COMMISSION

Public hearings are held every other Wednesday. An item scheduled for public hearing will be voted upon immediately following the close of the public hearing, unless a majority of the Commissioners present vote to defer action or to continue the public hearing.

Consent Agenda: The Planning Director shall prepare a Consent Agenda comprised of those matters upon which there is consent as to request and recommendation and which shall be listed as the first item on the agenda. The Consent Agenda may be voted upon in total at the same meeting. Any item on the Consent Agenda shall be removed by the Chairperson if there is a request to speak on the matter or at the request of a Commission member. Items removed from the Consent Agenda will be placed as the second item on the agenda and will be voted on at the same meeting, provided it is not continued to another date.

Nature of Testimony: The role and function of the Commission is to advise the legislative and administrative branches of government concerning planning matters and to take final action upon those applications where the Planning Commission has final action authority. Testimony before the Commission should be relative to the planning aspects of the matter being heard. A written statement supporting or opposing an agenda item may be submitted to the Commission as a part of the public hearing in order to be included as a part of the public hearing minutes. Material and testimony submitted should be as factual as possible.

The Commission may ask questions of persons testifying. There shall, however, be no cross-examination or direct questioning in front of the Commission between proponents and opponents. All questions and testimony shall be directed to the Commission.

Presentation of Testimony:

1. The planner handling the application will briefly summarize the nature of the request, any relevant history, surrounding land uses and zoning, existing/planned infrastructure, staff recommendations and plans or policies supporting those recommendations.

2. The applicant will be requested to present his/her testimony next. The applicant, or his/her representative shall first state his/her name and address and if the party appearing is not the applicant, the nature of his/her representative capacity. The applicant or representative should state as succinctly as possible: a) Why the applicant desires the action requested; and b) Why the application is in accordance with sound planning practices.

3. Following the applicant's testimony, other persons wishing to speak on that particular agenda item will be called upon to present testimony in the following order: a) Proponents of the application; b) Opponents of (or those seeking information about) the application; c) The planner handling the application or other staff assisting the Commission may make brief comments on the testimony and respond to questions; and d) Rebuttal by the applicant. Each person should first state their name and address. Such individual should then present his or her reasons why the application is or is not in accordance with sound planning practices.

The Commission shall attempt to provide a proportionally equal time for presenting testimony to an application for both proponents and opponents.

Five (5) minutes for testimony is preferred as a maximum; however, no more than 30 minutes should be taken by either proponents or opponents. The Chairperson may grant additional time in advance of the meeting for items of major significance. Speakers may request more time and the Commission may grant or deny such requests.

It is requested that large groups in attendance concerned with an application choose one or two spokespersons to present the group's testimony. The spokesperson may have the group stand to give the Commission an idea of the number of persons sharing similar viewpoints. It should be recognized, however, that the Commission is interested in factual information.

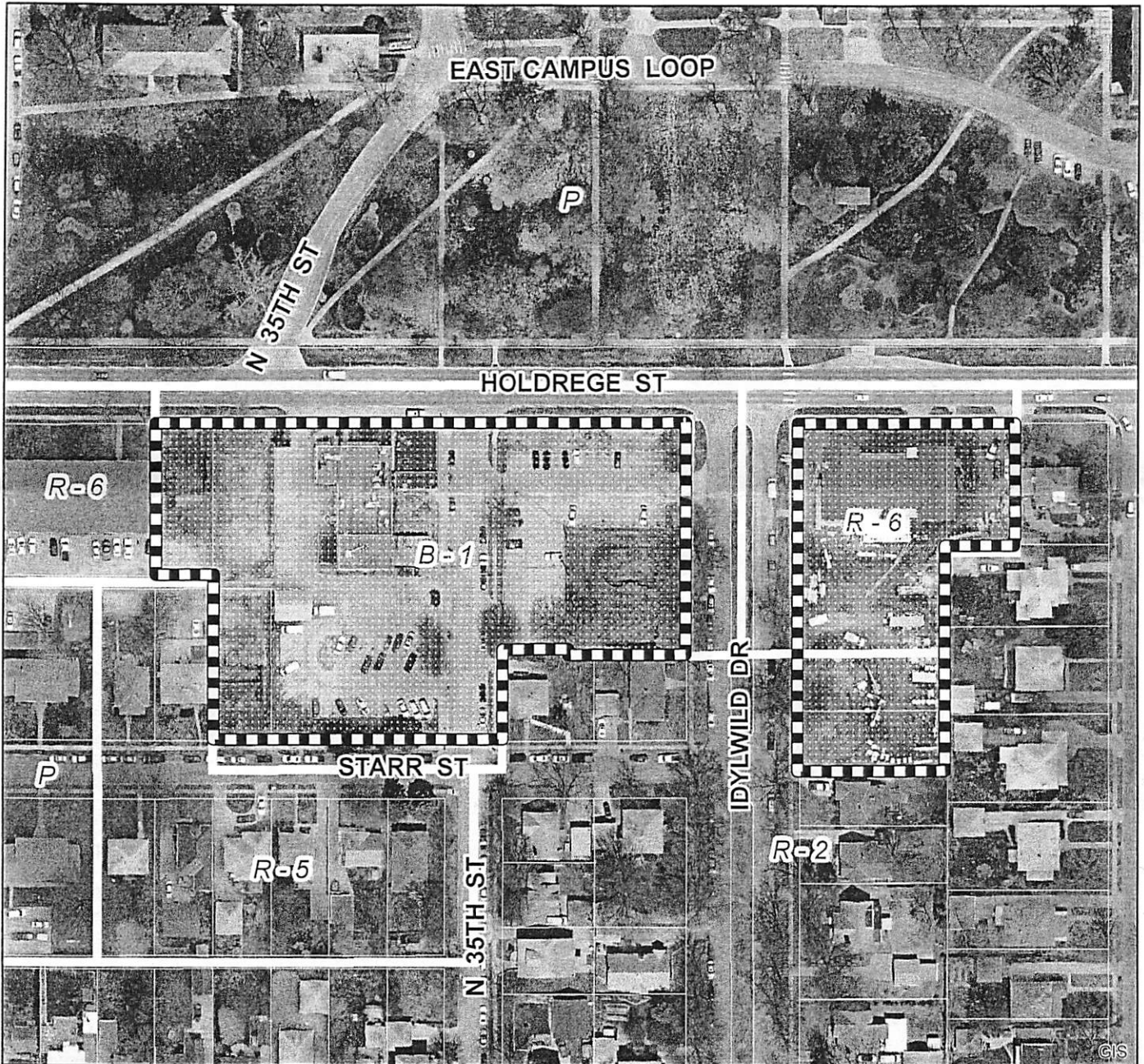
Individual speakers for themselves and also groups' spokespersons should not present testimony previously given. The Chairperson of the Commission shall reserve the right to discontinue at any time repetitious or irrelevant testimony.

Withdrawal or Deferral: Any matter which has been advertised for public hearing and final action may be withdrawn prior to preparation of the agenda on the Thursday before the Commission meeting. Any other matter which has been advertised for public hearing may be withdrawn at any time.

Immediately following the Consent Agenda, the Planning Commission will take up any written requests for deferrals which have been made prior to the scheduled and advertised public hearing. In the event that an item which is set for public hearing is deferred at this time, the public hearing will remain open at least until its previously scheduled time on the agenda in order to assure an opportunity for all interested persons to present testimony.

If applicants request deferrals after written notice of the public hearing has been mailed, then such deferral shall be for a period to be determined by a majority vote of the quorum present. The vote on the request for deferral may be taken prior to requesting testimony on the application.

If you have any questions about the public hearing procedures, please contact Jean Preister, Administrative Officer, in the Planning Department (441-6365) or by e-mail plan@lincoln.ne.gov



Change of Zone #: CZ12018A
 Holdrege/Idylwild PUD
 Holdrege St & Idylwild Dr

2013 aerial

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile:
 Sec. 19 T10N R07E

