

FACTSHEET

TITLE: CHANGE OF ZONE NO. 05047, a text amendment to Title 27 of the Lincoln Municipal Code, requested by the Director of Planning, by amending Section 27.45.070 to change the maximum height in the H-4 General Commercial District from 35 feet to 45 feet.

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 07/06/05
Administrative Action: 07/06/05

RECOMMENDATION: Approval (5-0: Carroll, Carlson, Esseks, Larson and Bills-Strand voting 'yes'; Krieser, Pearson, Sunderman and Taylor absent).

1. The purpose of this change of zone request is to increase the maximum height in the H-4 General Commercial District from 35 feet to 45 feet, which is consistent with the maximum height in the H-1, H-2 and H-3 Districts.
2. The staff recommendation of approval is based upon the "*Analysis*" as set forth on p.2, concluding that the proposed amendment is in conformance with the Comprehensive Plan.
3. On July 6, 2005, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
4. On July 6, 2005, the Planning Commission agreed with the staff recommendation and voted 5-0 to recommend approval (Carroll, Carlson, Esseks, Larson and Bills-Strand voting 'yes'; Krieser, Pearson, Sunderman and Taylor absent).

FACTSHEET PREPARED BY: Jean L. Walker

DATE: July 11, 2005

REVIEWED BY: _____

DATE: July 11, 2005

REFERENCE NUMBER: FS\CC\2005\CZ.05047

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for JULY 6, 2005 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No.05047

PROPOSAL: Change the maximum height in the H-4 General Commercial District from 35-feet to 45-feet.

CONCLUSION: In conformance with the comprehensive plan.

<u>RECOMMENDATION:</u>	Approval
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ANALYSIS:

1. This request is to amend Section 27.45.070 of the Lincoln Municipal Code to change the maximum height from 35-feet to 45-feet in the H-4 General Commercial District.
2. The maximum height in the H-1, H-2, and H-3 districts is 45-feet.
3. If the H-4 district is abutting a residential district, the side and rear yard setback is 50-feet. Thus the setback is greater than the maximum height.
4. The 10-feet increase in height will allow for more creativity in building designs and more efficient use of the land.
5. Unlike some other communities, the Lincoln zoning code does not allow exceptions to the maximum height for architectural purposes such as dormers, cupolas, etc. Section 27.03.130 of the Lincoln Municipal Code defines building height: "Height of a building shall mean the vertical distance above grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitched, hipped, or shed roof."
6. The attached drawing shows four roof designs. Option 1 is a rectangular box at 35-feet high. Option 2 is a "A" frame at 70-feet high. Option 3 is a sawtooth configuration at 35-feet high. Option 4 shows a roof design at 45-feet high.
7. The attached map shows all of the H-4 districts in the city.
8. The change of zone was presented to the Mayor's Neighborhood Roundtable on June 9, 2005.

Prepared by:

Tom Cajka
Planner

DATE: June 20, 2005

APPLICANT: Director of Planning, Marvin S. Krout

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Lincoln, NE 68508

CHANGE OF ZONE NO. 05047

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

July 6, 2005

Members present: Carlson, Carroll, Esseks, Larson and Bills-Strand; Krieser, Pearson, Sunderman and Taylor absent.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 05044; CHANGE OF ZONE NO. 05046; CHANGE OF ZONE NO. 05047; and STREET AND ALLEY VACATION NO. 05005.**

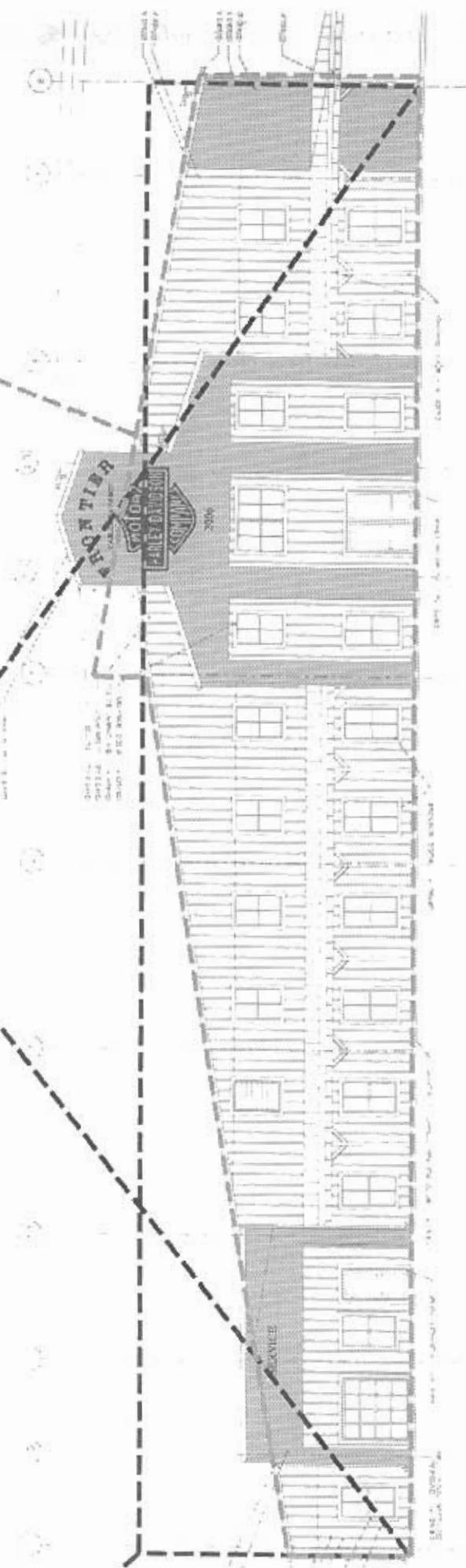
Item No. 1.1, Change of Zone No. 05044, and Item No. 1.2, Change of Zone No. 05046, were removed from the Consent Agenda and scheduled for separate public hearing.

Ex Parte Communications: None.

Carroll moved to approve the remaining Consent Agenda, seconded by Larson and carried 5-0: Carlson, Carroll, Esseks, Larson and Bills-Strand voting 'yes'; Krieser, Pearson, Sunderman and Taylor absent.

OPTION 2

OPTION 3



OPTION 1

OPTION 2

OPTION 3

OPTION 4

RETRACTIBLE AWNINGS AT 35'-0" HIGH

14' FRAMING CORNER CURTAIN AT 10'-0" HIGH

SAWTOOTH CORNER CURTAIN AT 35'-0" AVERAGE HEIGHT

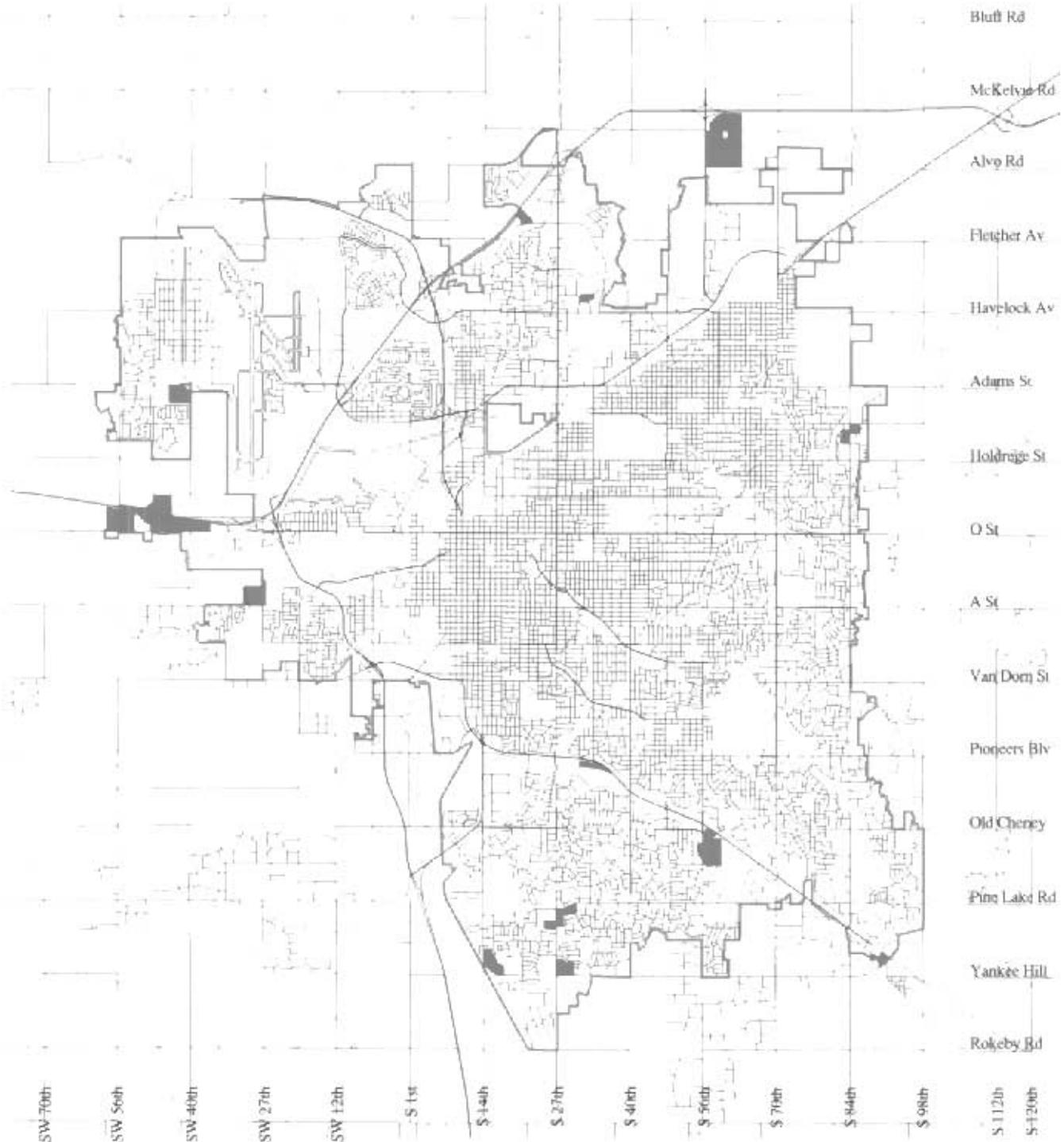
PRESENT CORNER CURTAIN AT 47'-0" AVERAGE HEIGHT SHOWN AS SHADING

COMPARATIVE HEIGHT OPTIONS

PROX. 28' SOUTHEAST BUILDING ELEVATION
1/8" = 1'-0"
(CONTRACT) 1/8" = 5'-0"

BAHR VERMEER HAECKER
FRONTIER
HARLEY-DAVIDSON
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H-4 ZONING DISTRICTS



- H-4 Zoning Districts
- City Limits