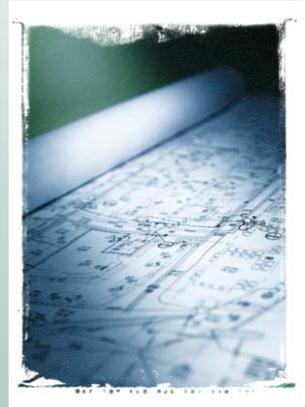


Upcoming Hearing on Code Amendments

- ▶ Staff has developed a number of **amendments to City development standards** that are scheduled for Planning Commission hearings on November 24th:
 - ▶ **Subdivision Ordinance Amendments.** Most of the amendments in this package come from the recommendations of the Mayor's Development Streamlining Committee. The proposals would reduce the time period for reviewing preliminary plats and taking them to the Planning Commission for approval, eliminate the 14 day appeal period for final plats that do not have new public streets, and simplify the process of guaranteeing and installing sidewalks and street trees in new additions. Another change requested by the Public Works and Utilities department would better ensure that drainage and other private improvements are properly installed by developers before they turn over maintenance responsibilities to home owner associations.
 - ▶ **Major Streetscapes.** Staff has reformulated some of the proposals that were developed several years ago and placed on pending by the Planning Commission, after public hearings which drew opposition from affected property owners. These proposals were known as "entryway corridors" and "public way corridors." The proposal for entryway corridors would have established special development regulations for land adjoining Interstates 80 and 180. The proposal for public way corridors included new standards for treating the wider rights of way now being acquired to build new arterial streets at the City's fringe. The reformulated set of amendments attempts to improve the visual appearance of all the City's major roadways, both arterials and expressways. New standards are being proposed to screen outdoor loading and storage areas, increase plantings along and within parking lots, soften the appearance of long walls and fences, and facilitate private maintenance of rights of way. The current 50 foot front yard requirement in several zoning districts is proposed to be reduced in exchange for these new requirements.



Pump Station/Force Main Policies

Several developers have requested waivers of the City's design standards in order to permit wastewater to be pumped uphill in areas where permanent gravity-based sewer lines are not yet constructed. The Comprehensive Plan encourages phasing of new development with the construction of the permanent sewer lines up various sub-basins, but recognizes that there may be appropriate exceptions to this rule. In order to treat individual requests in a consistent manner, staff developed a set of proposed criteria (**Proposed Pump Station Policies**) for these systems.



The criteria deal with the length of time the system is expected to operate, the land area served, responsibilities for maintenance and other factors. The proposed criteria were reviewed with the City Council, which referred them to the Planning Commission for a public hearing and recommendations. The Planning Commission hearing is scheduled for November 10th. Contact **Steve Henrichsen** in Planning at 441-6374 or shenrichsen@ne.lincoln.gov or Steve Masters in Public Works and Utilities at 441-7588 or smaters@lincoln.ne.gov if you have questions or comments on the proposed criteria.

Just Say

NO

The State of Nebraska, as part of the construction of Interstate 80 nearly half a century ago, acquired easements from the owners of property abutting that right-of-way. Those easements prohibit the erection of billboards.

The City of Lincoln has regulations restricting the erection of billboards in various "sensitive zones," but has not adopted local regulations restricting billboards along the interstate rights-of-way because of the long-standing State policy to discourage them.

However, recent events – including a change in policy that allowed 18 new billboards to be erected along I-80 in Omaha, and attempts to amend State law to allow for more billboards – raise the question of whether Lincoln should rely on the State to protect the visual character of its most important gateways. Planning staff has initiated a proposed amendment to the local sign code to prohibit billboards within 660 feet of interstates in its zoning jurisdiction and advertised a public hearing on this proposal for the October 27th Planning Commission meeting. For more information, contact **Derek Miller** at 441-6372 or at dmiller@lincoln.ne.gov.

NEIGHBORHOOD OPEN HOUSE

Airport West Subarea Plan

The Planning Department is conducting an open house about the future of Northwest Lincoln on Tuesday, November 16, 2004 at the Lincoln Army Airfield Regimental Chapel at 4601 NW 48th Street. A presentation will take place at 6:00 p.m. followed by a question and answer session.

If you have any questions, please contact Duncan Ross at 441-7603 or at dross@lincoln.ne.gov.

New Design Standards for Older Neighborhoods

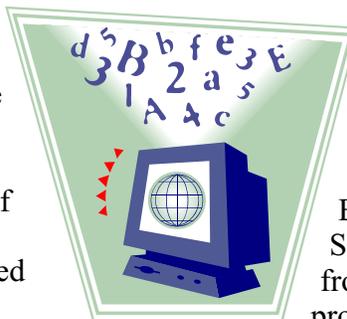
The Planning Commission held a hearing October 13th to consider amendments to the **Neighborhood Design Standards** which govern new infill housing in the central part of the City that was annexed before 1950.

The amendments are intended to better ensure compatible designs by dealing with some gaps in the current standards regarding garages, porches, the number of openings facing the street and other features. The Commission voted unanimously to send the proposed amendments to the City Council with its endorsement. The City Council hearing is scheduled for November 1. Contact our preservation planner, **Ed Zimmer** at 441-7491 or at ezimmer@lincoln.ne.gov, if you have any questions about the proposed new standards.



Documents Available on Web Page

The amendments to the Comprehensive Plan that were adopted as of August 2004 have now been incorporated into the Plan. The web version of the Plan has been updated to include the amendments through August 2004. A separate packet of the updated pages is also available. No additional amendments have been approved since August 2004.



The Final Edition of the FY 2004/05 - 2009/10 Capital Improvement Program (CIP) for the City of Lincoln is also available on the Planning Department's web page. The City's Annual Capital Budget for Fiscal Year 2004/05 began on September 1, 2004 and contains projects from the first year of the six-year CIP program.

DOWNTOWN WORKSHOP



The second community meeting to help prepare a new master plan for Lincoln's downtown area drew 200 people October 12th. Crandall Arambula and other members of the consultant planning team presented future development options, including:

- Expanding retail uses along "P" and "Q" Streets
- Developing a new residential neighborhood west of 9th Street and south of "N" Street
- Redeveloping the post office site north of the Haymarket for a new indoor arena
- Linking the Antelope Valley redevelopment area to downtown with a linear parkway down "M" Street



Approximately 200 people attended the Downtown Community Workshop October 12



- Restructuring how buses enter and leave downtown, relocating the central drop-off point from 11th and "O" to "Q" Street, and establishing two new shuttle routes with the possibility of a streetcar running on rails along "P" and "Q" Streets
- Returning Centennial Mall to a trafficway with a broad median; and creating a new central plaza at 13th and "P"

The consultants will return with more refined plans for another round of community input on November 30. For more information on the planning effort or to give us your comments, see the **Downtown Master Plan Study** on our web page, or contact **Kent Morgan** at 441-7491 or at kmorgan@lincoln.ne.gov.

MMT Report

The City Council received the final report of the Mayor's Multi-Modal Transportation (MMT) Task Force at a briefing October 4th. The **Multi-Modal Study** lays out a recommended "action

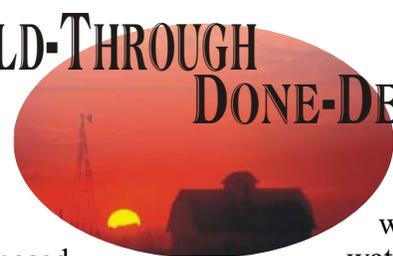


plan" for improving travel options for citizens

who are not able to drive a car or who can drive but would like to have other options. Recommendations are divided into sections on public transit, bicycle and pedestrian paths, land use/site design issues and administrative/management issues. One of the key recommendations is the appointment of a "multi-modal transportation coordinator" who would work with various departments and agencies to implement the report's recommendations. The Mayor has assigned this responsibility to **David Cary**, a transportation planner in our department and co-author of the report.

BUILD-THROUGH DONE-DEAL

The City Council on October 11th approved proposed amendments to the development codes that place new requirements on new acreage additions in Lincoln's three-mile extra-territorial jurisdiction. Any new acreage lots less than 20 acres in size will need to be laid out to facilitate further subdivision



in the future, when City water and sewer lines are extended. For details on build-through requirements and other acreage issues, see **Acreage Policies** on our web page, or contact **Mike DeKalb** at 441-6370 or at mdekalb@lincoln.ne.gov for more information.



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