

# MAYOR'S NEIGHBORHOOD ROUNDTABLE SUMMARY

## April 14, 2014

Tracy Corr opened the meeting on Monday, April 14, 2014 at 5:30 p.m. in the Mayor's Conference Room, City/County/Building, in Lincoln, NE.

### **Attendance**

Thirteen citizens and six staff attended:

Tracy Corr – 40th & A NA	Mark Kohler – Capitol View NA
Nichollette Smith – Clinton NA	Paul Johnson – East Campus CO
Scott Richert – Indian Village NA	Amy Karabel -- Irvingdale NA
Dennis Hecht – Meadowlane Area RA	William Carver – Near South NA
Mike DeKalb – University Place CO	Fred Freytag – Witherbee NA
Lin Quenzer – Mayor's Office	Jon Carlson – Mayor's Office
Adam Rhoads – Health Department	Paul Barnes – Planning Department
Wynn Hjermsstad – Urban Development Department	Russell Miller – Lincoln Neigh. Alliance
Shirley Schoening Scheuler – Lincoln Public Schools	Mayor Beutler
Sheree Goertzen – Neighbor@Works-Lincoln	

### **Welcome & Introductions, Volunteer to Take Notes**

Tracy welcomed attendees and called for introductions. Adam Rhoads volunteered to take notes.

### **Mayor's Comments**

The potential sales tax increase is still under discussion -- no new updates on this topic.

### **Lincoln Technology Improvement District Presentation** -- *David Young, Fiber Infrastructure & Right-of-Way Manager, City of Lincoln, Public Works & Utilities Department*

The goal of this project is to extend and update the fiber optic infrastructure of Lincoln. This involves updating the conduit system (the "pipes" for communication) and increasing connection speeds to Gbps (gigabytes per second). Initial focus of the project is the Downtown Lincoln area. The entire City can be reached in 12 years (6 years if the sales tax initiative is passed). It comes with a price tag of \$700,000 plus \$15,000 in annual maintenance.

The main reason to do this is to support and encourage economic development. There is a good return on investment for the City; the infrastructure can be used by multiple companies (increasing broadband options) and it will help retain and attract new businesses. In addition, it reduces the need to cut into streets to access underground infrastructure, which will save the City money.

Neighborhood Associations will benefit because the fiber optic system will reach directly into neighborhoods, and eventually directly into homes. It will also increase the quality of broadband for low- to moderate-income areas. Residents may not currently be getting the broadband speed they are paying for, which will be remedied by this project. To check broadband speed, go to [www.speedtest.net](http://www.speedtest.net). The best time to check is at 7pm, during peak usage.

The City is asking Neighborhood Associations to help start a community-wide discussion about Lincoln Technology Improvement Districts and to bring the issue to community and State leaders. It is important to know if this project is something the community values.

**Zoning Text Amendment Presentation** -- Paul Barnes, Planner, Lincoln Lancaster County Planning Department

A Community Unit Plan (CUP) is a special type of permit that allows for more creative development options by allowing adjustments to specific circumstances. It is for residential areas only. **See Attachment A.**

Until 1979, all residential districts were allowed to have CUPs. The R-7 and R-8 districts were created with the 1979 zoning update, and CUPs were not carried forward in these districts due to the population densities of these areas.

The proposed amendment will allow CUPs in these districts, and will take into account population density. This will create more development flexibility in R-7 and R-8 zones while also reviewing how the development will impact adjacent properties.

Benefits of the amendment include encouraging new development in these districts, the ability to conduct site plan review by the Planning Commission and/or City Council, and to update older areas of the City. The amendment would make the R-7 and R-8 districts more consistent with all other residential districts.

This amendment proposal is coming forward due to a potential new development in an area that may be rezoned to R-8.

**Next Month**

Potential topics include the maintenance of City parks by the Parks and Recreation Department.

**Adjourn**

The meeting adjourned at about 6:30 p.m.

*Submitted by Adam Rhoads.*

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MEMORANDUM

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**TO:** Mayor's Neighborhood Roundtable

**FROM:** Paul Barnes, Planner

**SUBJECT:** Proposed Zoning Text Amendment to Community Unit Plans

**DATE:** April 14, 2014

**CC:**

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The City of Lincoln zoning ordinance includes a special permit for a Community Unit Plan (CUP). A CUP is intended to encourage creative design of buildings and open space in residential developments. A CUP may modify height, setback and other area regulations of the underlying zoning district for the development. A CUP is allowed in AG, AGR and R-1 through R-6 zoning districts, but a CUP is not allowed in the R-7 and R-8 districts. A CUP in the R-1 through R-6 district must be at least one acre in size. The density of a CUP is based on the underlying zoning district, and density cannot be increased through a CUP.

The CUP has been in the Lincoln Zoning Code as far back as 1953. All zoning codes prior to 1979 allowed a CUP in any residential district. However, the 1979 zoning update limited the CUP to AG, AGR, and R-1 through R-6. No documentation has been found as to why the CUP was not allowed in the R-7 and R-8 districts.

The R-7 and R-8 districts are the highest density residential districts in Lincoln. R-7 is found mainly south of the Capitol and along N. 16<sup>th</sup> Street adjacent to the University of Nebraska with three R-7 properties located outside Downtown. R-8 zoning covers approximately six square blocks located near the Capitol and south of Lincoln Mall.

A CUP requires approval of the Planning Commission and requires approval of the City Council if waivers are requested. Administrative amendments can be made to approved CUPs as long as the number of dwelling units is not increased more than 15% and the setbacks along the perimeter of the CUP are not reduced.

Design Standards for Community Unit Plans were adopted by the City Council in 2000. The design standards specify the maximum density allowed within the CUP, the shape, size and location of buildings, open space buffers and recreational facilities. The text

amendment will also need to amend the Design Standards for CUPs and assign a density calculation for the R-7 and R-8 districts.

The City will soon be receiving a request to amend the zoning ordinance to allow CUP's in the R-7 and R-8 zoning districts. The text amendment will be reviewed by the Planning Commission and forwarded to the City Council.