CITY OF LINCOLN NEBRASKA

LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
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LANCASTER COUNTY NEBRASKA

Dear Property Owner:

The City is considering a package of citywide zoning and design standards changes for commercial properties known as reFORM. The Lincoln/Lancaster County Planning Department has been working on this package for over a year and has met with numerous neighborhood and business groups, developers, and stakeholders. Now that the package has been refined, we want your input on this proposal.

Why are you receiving this letter?

The Planning Department and Planning Commission are considering changes to some of the standards for different zoning districts, as well as considering "re-mapping" some properties from their current zoning classification to a different one. Your property is one of a number of properties that is being suggested for a **change from the B-3 district to the B-2 district with "Center" design standards**. (See map enclosed). The design standards only apply if you are proposing to demolish and rebuild 50,000 sq. ft. or more. This is part of a proposed citywide strategy to establish new standards for certain commercial districts if they are close to residential neighborhoods and they do or could provide local retail, restaurant, and other services to those neighborhoods. The emphasis of this proposal is to provide some flexibility in zoning uses, height, and setbacks while designing the site and buildings to orient in a more pedestrian-friendly manner. See the "Executive Summary" on our website for further explanation. The Executive Summary and full package of maps and amendments is available on our website: **http://lincoln.ne.gov/city/plan/long/reform/reform.htm**

How can you find out more about this proposal and tell the City how you feel about it?

Contact us with your specific questions and comments (the Open Houses are for more generalized information and we might not have time to address everyone's questions if there is a large crowd):

- By email:
  reform@lincoln.ne.gov
- By phone (ask to speak to someone about reFORM):
  402-441-7491

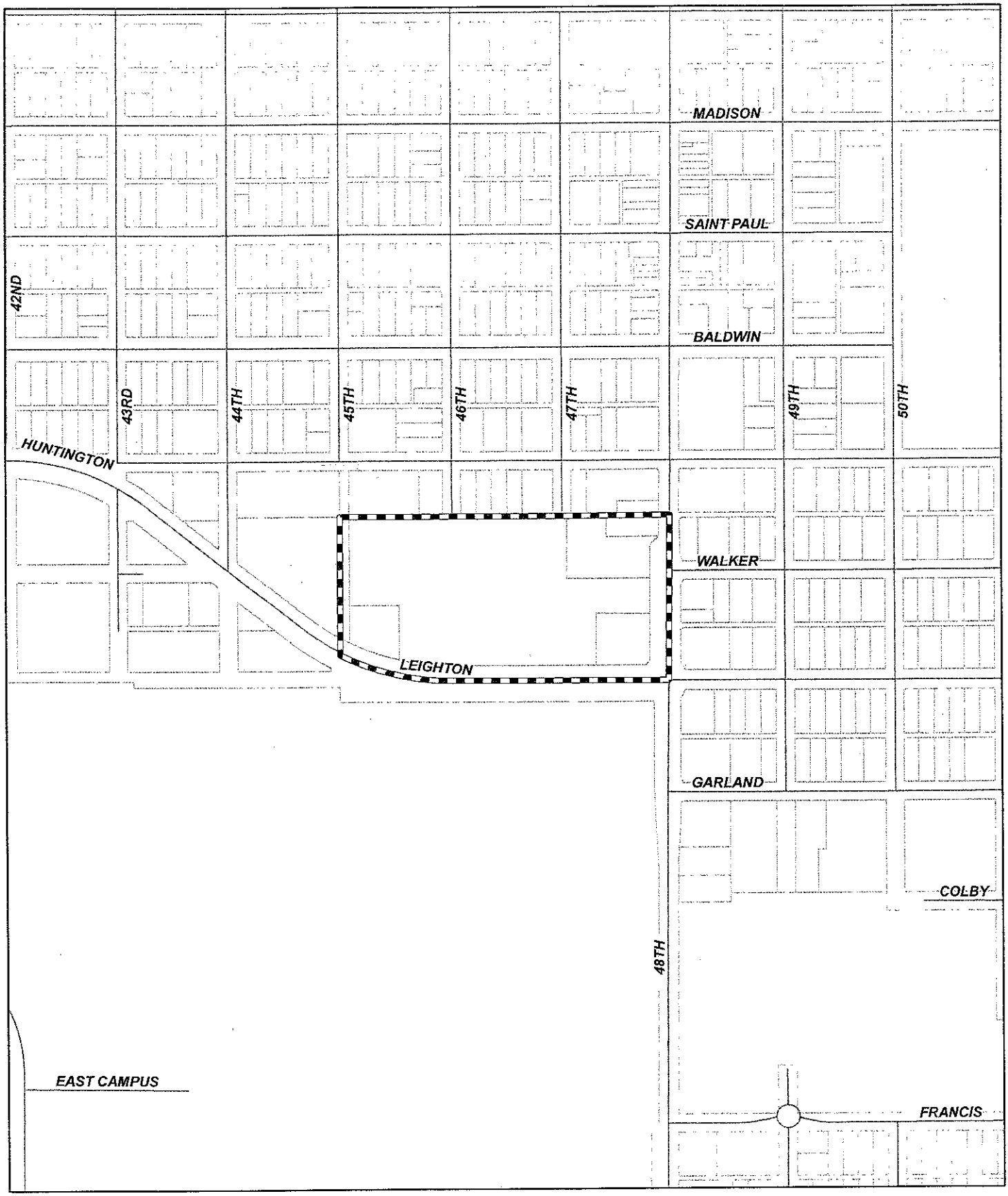
What is the timeline for this project?

Currently, we plan to bring this package of changes to the Planning Commission for a public hearing before the end of this calendar year. The City Council would then hold a public hearing after the Planning Commission hearing.

Thank you for your consideration of this proposal. We look forward to hearing from you.

Marvin Krout
Planning Director

DEVELOPMENT SERVICES CENTER DSC



PROPOSED reFORM ZONING CHANGE: B-3 to B-2

MAP SHEET 19

MAP SHEET 19

File: F:\LongRange\DesignStandards\GIS\AreaDrawings.mxd

Date: September 18, 2014