

## FACTSHEET

**TITLE: CHANGE OF ZONE NO. 14035**  
(R-2 Residential to R-3 Residential - South 40<sup>th</sup>  
Street & Pioneers Boulevard)

**BOARD/COMMITTEE:** Planning Commission

**APPLICANT:** Civil Design Group on behalf of  
Bill Meader

**RECOMMENDATION:** Approval (8-0: Weber  
Corr, Cornelius, Harris, Scheer, Hove, Beecham  
and Lust voting 'yes'; Sunderman absent).

**STAFF RECOMMENDATION:** Approval

**OTHER DEPARTMENTS AFFECTED:** N/A

**SPONSOR:** Planning Department

**OPPONENTS:** None (See #4 below)

**REASON FOR LEGISLATION:** To change the zoning from R-2 Residential District to R-3 Residential District, on property generally located at the northwest corner of South 40th Street and Pioneers Boulevard.

### **DISCUSSION/FINDINGS OF FACT:**

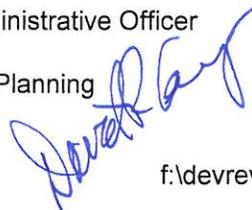
1. The purpose of this change of zone from R-2 to R-3 is to allow for the same density as the R-2 district with a more favorable lot configuration for the platting of 8 single family attached lots and 2 single family detached lots, for a total of 10 lots, which could be platted under the existing R-2 zoning; however, the lot configuration would be less desirable, i.e. front yard and side yard setbacks are different.
2. The staff recommendation to approve this change of zone request is based upon the "Analysis" as set forth on p.3-4, concluding that the proposed change of zone will benefit the property by adding 8 feet to the buildable area of the site, providing for more flexibility for construction on each lot. The change of zone is consistent with the Comprehensive Plan. The staff presentation is found on p.6-7.
3. The testimony on behalf of the applicant is found on p.7-9. The applicant did hold a neighborhood meeting.
4. There was no testimony in direct opposition; however, one individual did appear with questions since she was unable to attend the neighborhood meeting (p.9).
5. On January 21, 2015, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval. The Commissioners did have questions pertaining to some of the specifics of the site plan; however, it was pointed out that the site plan was submitted as a concept plan and is not tied to the change of zone. Therefore, the Commissioners found that compliance with the Neighborhood Design Standards will alleviate their concerns.

**FACTSHEET PREPARED BY:** Jean Preister, Administrative Officer

**DATE:** January 26, 2015

**REVIEWED BY:** David R. Cary, Acting Director of Planning

**DATE:** January 26, 2015



**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**  
**for JANUARY 21, 2015 PLANNING COMMISSION MEETING**

**PROJECT #:** Change of Zone No. 14035

**PROPOSAL:** To rezone property from R-2 Residential to R-3 Residential

**LOCATION:** Northwest corner of S. 40<sup>th</sup> Street and Pioneers Boulevard

**LAND AREA:** 1.43 acres more or less

**EXISTING ZONING:** R-2 Residential

**CONCLUSION:** The change of zone from R-2 to R-3 is consistent with the Comprehensive Plan. It will allow for the same density as the R-2 but with a more favorable lot configuration for development.

<b><u>RECOMMENDATION:</u></b>	Approval
-------------------------------	----------

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 11, 12 and 13, Block 45, College View, located in the SE1/4 of Section 5-9-7, Lincoln, Lancaster County, Nebraska

**EXISTING LAND USE:** Single family residential

**SURROUNDING LAND USE AND ZONING:**

North:South:East: R-2 Residential      Single Family  
West:                    R-1 Residential      Single Family

**HISTORY:** This property was rezoned from A-2 Single Family District to R-2 Residential with the 1979 zoning update.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

P. 1.9 - The 2040 Lincoln and Lancaster County Comprehensive Plan identifies this area as Urban Density Residential in the Future Land Use Plan.

P. 2.7 - The community's present infrastructure investment should be maximized by planning for well-designed and appropriately-placed residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in existing neighborhoods.

P. 2.8 - Mixed use redevelopment, adaptive reuse, and well-designed and appropriately-placed infill development, including residential, commercial and retain uses, are encouraged.

P. 6.2 - Preserve existing affordable housing and promote the creation of new affordable housing throughout the community.

P. 7.1 - Ensuring safe, adequate, and affordable housing in an important function in maintaining the vitality of neighborhoods and the city as a whole.

P. 7.2 - Distribute and preserve affordable housing throughout the community to be near job opportunities and to provide housing choices within existing and developing neighborhoods.

P. 7.8 - Infill and redevelopment in existing neighborhoods typically occur through an incremental and organic process over long periods of time. This process is chiefly led by the private and nonprofit development sector. Good design and appropriate placement are key to successful redevelopment.

P. 7.9 - Recognize that broad economic diversity within existing neighborhoods encourages reinvestment and improves quality of life for all residents while acknowledging the need for affordable housing.

P. 7.10 - Redevelopment and infill should strive for compatibility with the character of the neighborhood and adjacent uses (i.e. parking at rear, similar setback, height and land use).

P. 7.10 - Encourage a mix of housing types all within one area.

**UTILITIES:** Existing

**TOPOGRAPHY:** The property slopes to the southeast.

**TRAFFIC ANALYSIS:** On the west side of the development is S. 39<sup>th</sup> Street which is a local street. On the east and south side of the property are S. 40<sup>th</sup> Street and Pioneers Boulevard, both urban arterial streets. Access from this site to S. 40<sup>th</sup> Street and to Pioneers Boulevard is prohibited by the Access Management Policy because any access would be too close to the intersection of these two arterial streets. Access for the development will be from S. 39<sup>th</sup> Street. Lots that front on S. 40<sup>th</sup> Street will be accessed by a common accesses driveway from S. 39<sup>th</sup> Street. (See attached potential lot layout.)

**PUBLIC SERVICE:** This property is located approximately 0.7 miles from the closest fire station. It is 0.5 miles from Calvert Elementary School, 1.8 miles from Irving Middle School and 0.8 miles from Southeast High School. The close proximity to such services makes this an ideal property for additional residential development.

**AESTHETIC CONSIDERATIONS:** The R-3 zoning will allow 4 attached single family homes and 2 detached single family homes consistent with the character of the surrounding neighborhood.

**ALTERNATIVE USES:** This property could be platted with 10 single family lots without the change of zone to R-3, but the setbacks to the streets would be greater and provide less flexibility in buildable area.

**ANALYSIS:**

1. This application is for a change of zone from R-2 residential to R-3 Residential so that the applicant can plat 8 single family attached lots and 2 single family detached lots for a total of 10 lots. The developer could plat 10 lots on this site with the R-2 zoning but the front yard setback requirements of the R-2 would produce a less desirable lot configuration.

2. Height and area requirements are very similar for the R-2 and R-3 zoning districts with the two differences consisting of a 25 foot front yard requirement for the R-2 and a 20 foot front yard requirement for the R-3. Two-family dwellings require a 10 foot side yard in the R-2 and a 5 foot side yard in the R-3.
3. There is also a provision in the R-3 zoning district that allows a reduction in the front yard setback for corner lots. Section 27.27.080 (a) specifically provides: *In the R-3, R-5, R-6, and R-7 where corner lots are separated by a common rear lot line, the minimum required front yard shall be ten feet on the side along the street adjacent to both corner lots.* If the property remained R-2 this provision could not be utilized. The front yard setback in the R-2 is 25 feet.
4. There is a building line district on both Pioneers and on S. 48<sup>th</sup> Street which requires the applicant to dedicate 7 feet of right-of-way along S. 48<sup>th</sup> Street when this property is platted. Seven feet will not be required to be dedicated on Pioneers because it is not needed at this time, but an additional 7 foot set back will be retained. This will require a minimum of a 17 foot setback (10 feet per 27.27.080 plus 7 feet (building line district)) from the property line along Pioneers Boulevard.
5. The R-3 zoning district will not allow any more dwelling units than what would be allowed in the existing R-2 zoning district. If the applicant wants to make any additional adjustments to height or area they will be required to apply for a Community Unit Plan (CUP) special permit which would require action by the Planning Commission.
6. The proposed change of zone will benefit the project by adding 8 additional feet to the buildable area of the site. This will provide for more flexibility for construction on each lot.

Prepared by:

Christy Eichorn, Planner  
402-441-7603  
ceichorn@lincoln.ne.gov

**DATE:** January 8, 2014

**APPLICANT:** Bill Meader  
4510 Union Hill Road  
Lincoln, NE 68516

**OWNER:** Darlene Harrison  
7233 Terrace Street  
Kansas City, MO 64114

**CONTACT:** Mike Eckert  
Civil Design Group  
8535 Executive Woods Drive, Suite 200  
Lincoln, NE 68512  
402-434-8494

## CHANGE OF ZONE NO. 14035

### PUBLIC HEARING BEFORE PLANNING COMMISSION:

January 21, 2015

Members present: Weber, Harris, Cornelius, Beecham, Scheer, Corr, Hove and Lust; Sunderman absent.

Staff recommendation: Approval.

There were no ex parte communications disclosed.

Staff presentation: **Christy Eichorn of Planning staff** presented this proposal to change the zoning from R-2 Residential to R-3 Residential. She noted that there is not a lot of difference between the R-2 and R-3 zoning districts. Generally, R-3 allows more density and has a little different front yard setback, i.e. 20 feet in R-3 versus 25 feet in R-2. An adjustment to the front yard setback is allowed in the R-3 district while such an adjustment does not exist in the R-2 district. In the R-3 district, it is important to have the ability to have more buildable area on a property, such as allowing an adjustment to the front yard setback from 20 feet to 15 feet. In this particular case, the adjustment to the front yard setback is important because this is a unique site in a developed area; on the corner of two arterial streets, i.e. 40<sup>th</sup> Street and Pioneers Boulevard, both being relatively narrow streets; and the site is over one acre with all residential lots being smaller than an acre. She noted that taking access to Pioneers Boulevard or to South 40<sup>th</sup> Street could be a challenge when this lot is developed.

In regard to the site plan that was submitted with the change of zone application, Public Works and Planning discussed limiting access onto South 40<sup>th</sup> Street and onto Pioneers Boulevard with the applicant. There may need to be improvements at this intersection in the future with a turn lane in South 40<sup>th</sup> Street. They would also not meet the Access Management Policy design standards. The site plan shows that the only access would be off of South 39<sup>th</sup> Street.

Eichorn pointed out that this property could be developed as 10 lots in a final plat under the existing R-2 zoning. It is staff's understanding that the applicant also intends to develop the property with just 10 lots with the R-3 zoning, with access from South 39<sup>th</sup> Street, with that access also being a north/south driveway.

Eichorn suggested that the whole reason for the change of zone to R-3 is not to increase density, but to provide a larger buildable area overall to allow larger units on the lots.

Eichorn also pointed out that this area falls within the Neighborhood Design Standards area, which for this site means that whatever gets developed, at the time of building permit, staff would be looking for at least one door and two windows on each unit in order to meet the Neighborhood Design Standards.

Corr inquired whether compliance with the Neighborhood Design Standards would result in the door and windows facing South 40<sup>th</sup> Street. Eichorn stated that Ed Zimmer in the Planning Department does the reviews for the Neighborhood Design Standards and that review occurs at the time of building permit. Whether the change of zone is approved or not approved, the Neighborhood Design Standards would apply in the same capacity regardless of the zoning.

Corr inquired as to the width of the lots to the west. Eichorn believes they are probably about 50 feet. Corr then inquired as to the width of the proposed lots. Eichorn indicated that townhouse lots are usually at least 40' wide, and the lot in R-3 is required to be 50 feet wide.

Corr then inquired about the standard along South 39<sup>th</sup> Street for those buildings that are already developed. She is having difficulty seeing how 10 lots will fit in. Eichorn responded that the 10 lots would be developed based on the submitted site plan. However, the site plan is not attached to the change of zone; there is not a zoning agreement in this case.

Beecham commented with regard to the difference in setback, where in this case it would be just 5 feet, which does not appear to be a big difference from the rest of the blocks to the north. Eichorn noted that in almost all residential districts, the setback is 25 feet, except it is 20 feet in the R-3 district. She does not know why those setbacks were chosen for the respective districts. She does not believe there will be that much more impact on the street.

### Proponents

**1. Mike Eckert of Civil Design Group** testified on behalf of John Rallis and Bill Meader, the developers. Civil Design Group has been approached about this site by several clients over the last three or four years. And it is his understanding that the neighbors have been told that there were lines of people that wanted to do convenience stores and other commercial uses on this site. Assisted living and Alzheimer units have also been evaluated. Eckert assured that the property will remain a residential use upon approval of this change of zone.

The developers intend to develop this property as townhomes. The minimum lot widths and the lot size are the same in both R-2 and R-3 – 6,000 sq. ft. for single-family and 5,000 sq. ft. for attached single-family. The developers had considered a community unit plan to try to get rid of the 20% penalty because they did not have enough room; however, they recognized that a community unit plan in R-2 zoning would only permit 8 units on this land area. Eckert pointed out that if the property were final platted today, it could be developed as 10 units.

Eckert then pointed out that what has really changed by going from R-2 to R-3 is the interior setback between the units – from 10 to 5 feet, as well as the provision that allows R-3 to be a little closer to the street, e.g. along Pioneers Boulevard. The developers have warranted to the neighbors that for the two existing homes to north, the 10 ft. setback in R-2 zoning will be maintained.

With regard to access, the property could be developed today as a final plat with 10 lots with five driveways taking access onto South 40<sup>th</sup> Street. The developers recognize that that is not the best thing, so the developers are proposing one driveway and rear-loaded garages. This will also allow Public Works to construct a right-hand turn lane on South 40<sup>th</sup> Street in the future to help stacking during peak periods. Eckert also advised that there is a building line district in place on Pioneers Boulevard, so the setback from that will be 7 feet, resulting in a good setback from Pioneers Boulevard.

As discussed with the neighbors, by gaining 5 feet, it allows nine out of the ten units to be 35 feet wide versus 29 feet or 30 feet. That 5 feet makes a big difference when designing the living area and kitchen, etc., and it will be a better unit, more expensive and more desirable unit, built to have a higher value.

Eckert believes this proposal is a great fit in terms of what the city desires to have at this location – keeping it residential; developing townhomes; and the city ends up with no driveways on South 40<sup>th</sup> Street and no driveways on Pioneers Boulevard. This 1.42 acres has been vacant for decades. It was formerly a homestead on a 2-acre farm. The homes will be much better than if the property were a straight final plat.

Harris noted that the lots to the north will have a 10' setback, and she wondered if that is the requirement in the R-3 zoning. Eckert responded that the side yard in R-3 could be 5 feet. He has met with those two neighbors and they have admitted that their houses are probably not set back 10 feet. Eckert also pointed out that the developer will only apply for one curbcut for the entire property.

Corr inquired whether the front or back of the buildings will face Pioneers Boulevard. Eckert did not have an answer. The applicant's architect is engaged to do rear-loaded garages. His understanding is that the side of the house facing the street must have the two windows and the door, and his client agrees with this. These will be quality homes.

Corr then assumed that South 39<sup>th</sup> Street will be the front so that we don't have garages facing South 40<sup>th</sup> Street and South 39<sup>th</sup> Street. Eckert suggested that the garages cannot face the street because the developers are not asking for curbcuts on all of those lots. There will be one curbcut with one shared driveway. Each unit will have a two-stall garage with two more stalls in front of the garage. The driveway may be wide enough to provide some additional parking as well. There will be some green space in the back yard.

Beecham expressed appreciation for the neighborhood meeting. She wondered whether Public Works gave any indication that there could be problems down the road if a turn lane on South 40<sup>th</sup> Street is installed with no left turn coming off of South 39<sup>th</sup> Street onto Pioneers Boulevard going eastbound. Eckert does not believe it is going to be a problem. Pioneers Boulevard does not have the traffic that South 40<sup>th</sup> Street has. There will be full access movement at South 39<sup>th</sup> Street. They discussed the driveway location with the neighbors. The one access onto South 39<sup>th</sup> Street is best for everyone involved. Eckert believes the neighbors had some relief that the property will be residential in use. This layout has come with a lot of work with staff and presents the best opportunity for the site.

In terms of the neighborhood reaction, Eckert stated that they had a little concern about putting all of the traffic at one location, but he believes they understood after it was explained. They also had a lot of questions about owner-occupied versus rentals. The neighbors were told that the units would be built to be sold, but they cannot prohibit an owner from renting their house.

Corr inquired about the prices of the houses. Eckert believes they would most likely be easily in the \$150,000 to \$200,000 range, and those that are 35' wide could be over that. The developer's marketing efforts have indicated that the 55 plus market should be targeted.

### Public Comments

**1. Rae McReynolds**, 4215 S. 40<sup>th</sup>, the neighbor to the north, was unable to attend the neighborhood meeting. She had questions about whether the alley to the south of her house will remain in place and whether the fence will be removed. She does not want the fence removed. Lust suggested that she talk with the applicant after the meeting to discuss specifics as the only item before the Commission today is really just the change of zone and not the specific site plan. McReynolds did state that she is not protesting the change of zone.

### Staff questions

Beecham asked staff to clarify the review process once the change of zone is approved. Eichorn stated that the building permit is reviewed by Ed Zimmer of the Planning Department for compliance with the Neighborhood Design Standards. The building permit itself is reviewed and approved by the Building & Safety Department. Beecham confirmed that there is no height difference between the R-2 and R-3 zoning districts. Eichorn concurred.

Harris then inquired about the fence on Lot 1, which the site plan indicates will be removed. Eichorn then reiterated that the site plan is not tied to the change of zone. The Planning Commission is not approving the site plan. It was only provided to show a concept of what the developers plan to do if the change of zoned is approved. This site plan is also not tied to a zoning agreement.

Corr inquired as to the minimum lot size in R-3. Eichorn advised that the average lot width and lot area are exactly the same in the R-2 and R-3 districts. The average lot width for single-family is 50 feet and 6,000 sq. ft. lot area. Attached single-family, i.e. townhouses, have to be at least 5,000 square feet with a minimum width of 40 feet in both R-2 and R-3.

### Response by the Applicant

Eckert advised that the developers did work with the other neighbors on the west side and they acknowledged that the fence is on the developer's property and they talked about the trees on the property line, etc. The developer will work with Ms. McReynolds on the fence situation.

**ACTION BY PLANNING COMMISSION:**

January 21, 2015

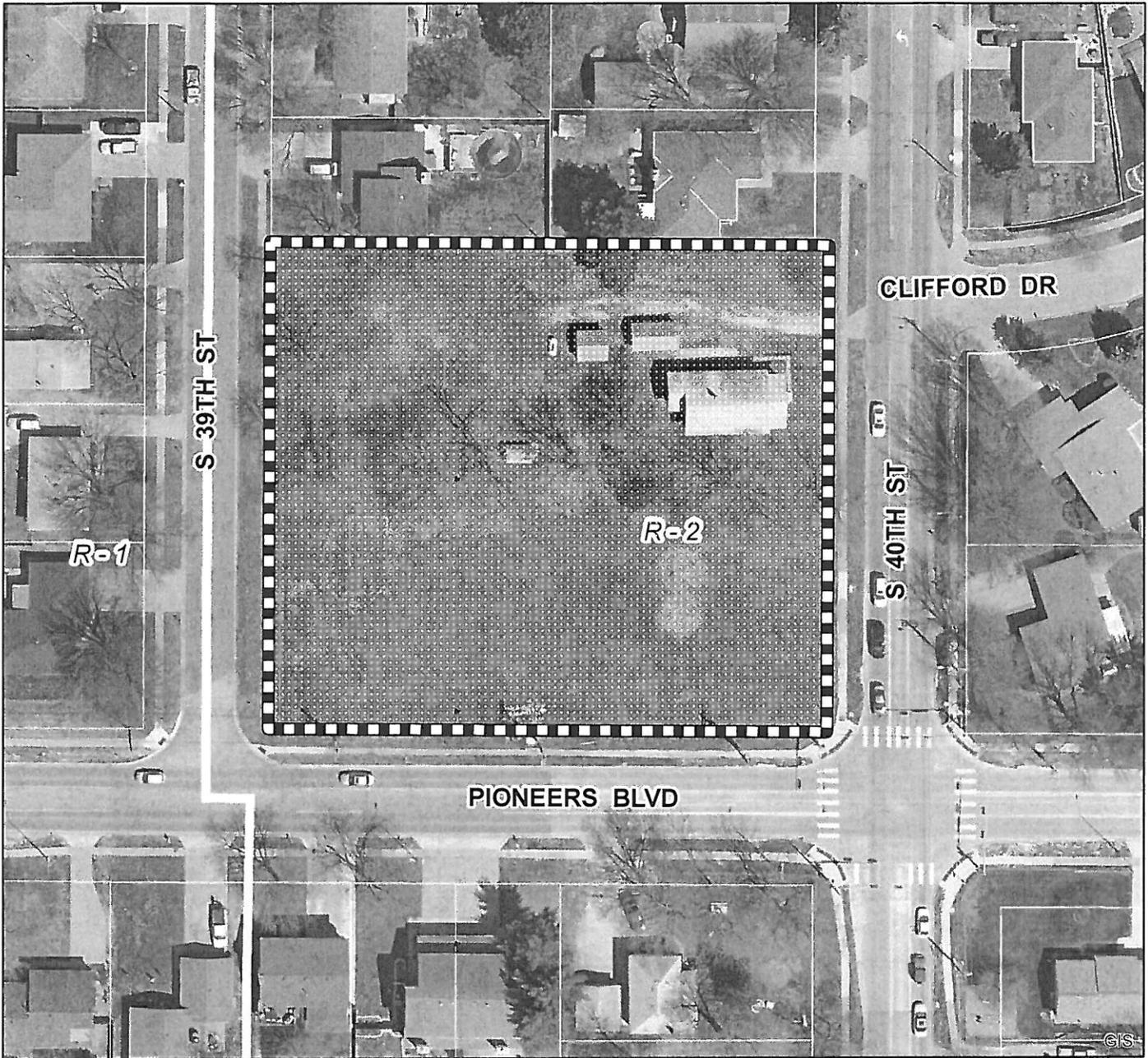
Hove moved approval, seconded by Beecham.

Beecham commented that this property is in the middle of an older neighborhood on a lot that is adjacent to two arterials and has been vacant for a long time. She believes this is a creative approach considering the restrictions that we will run into with traffic patterns. The only concern she has is a bunch of buildings with block walls facing 40<sup>th</sup> Street, but it sounds like the design standards will help this issue.

Corr stated that she will support this change of zone. She does appreciate the city wanting to maintain this as residential. The difference here is just 7 feet of building area. She also appreciates that the developers had a neighborhood meeting.

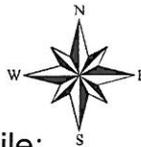
Lust believes the change of zone is appropriate here because it really does add to the potential buildable area resulting in a nicer development for the neighborhood.

Motion for approval carried 8-0: Weber, Harris, Cornelius, Beecham, Scheer, Corr, Hove and Lust voting yes; Sunderman absent. This is a recommendation to the City Council.



2013 aerial

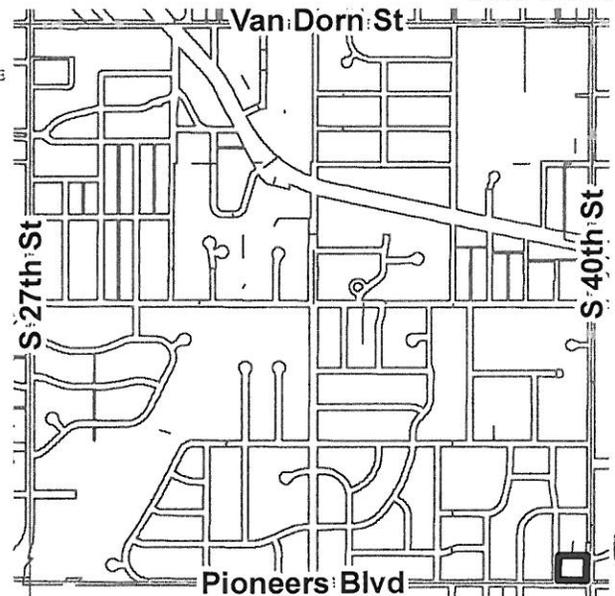
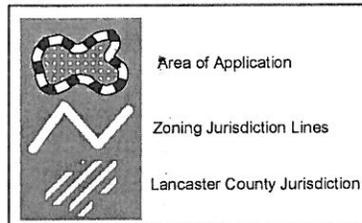
**Change of Zone #: CZ14035 (R-2 to R-3)  
Pioneer Cottages  
S 40th St & Pioneers Blvd**



One Square Mile:  
Sec.06 T09N R07E

**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





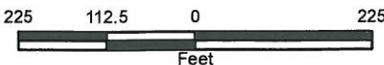
Created By: rjcsje  
 Date: 1/5/2015  
 File: F:\DevReview\Planner\Packet\WXD\60\_Base\_Landuse.mxd

LINCOLN - LANCASTER COUNTY  
 PLANNING DEPARTMENT



Information Technology Services  
 335 South 10th Street  
 Lincoln, Nebraska 68508  
 Ph: 402.441.7499 Fax: 402.441.0377

Sec.06 T09N R07E



Consult the detailed Application information at  
<http://www.lincoln.ne.gov/asp/city/plan/permap.asp>

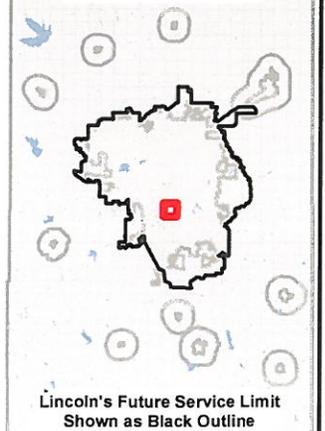
Application Number

**CZ14035**

Existing Landuse

- |                       |                             |
|-----------------------|-----------------------------|
| 11 - SF Detached      | 41-44 - Pub/Semi-Pub        |
| 12 - Duplex           | 51 - Parks                  |
| 13 - SF Attached      | 52 - Open Space             |
| 14 - Multiple         | 53 - Golf Course            |
| 15,16,18 - GQ/SH/BB   | 61,62 - Lakes/Streams       |
| 17 - MH/TC            | 63 - Wetlands               |
| 21,22 - Commercial    | 64 - Environmental Preserve |
| 23 - Parking Lot      | 65 - Forest/Woodland        |
| 24 - Parking Garage   | 81 - Ag: Crops/Tree farm    |
| 31 - Light Industrial | 82 - Ag: Livestock/Animal   |
| 32 - Heavy Industrial | 83 - Mining/Extraction      |
| 33 - Utility Facility | 84 - Pasture/Grassland      |
| 34 - Railroad         | 90 - Vacant/Undevel         |
| 35 - Airport          |                             |

Location Overview



Lincoln's Future Service Limit  
 Shown as Black Outline

# Application Information Fact Sheet

Application Number: **CZ14035**  
 Parcels: 1606431002000, 1606419012000, 1606419014000

City Council District: **3** County Board District: **5** Section/Township/Range: **06-09-07**

## Location Findings:

Intersecting Applications: **CZ14035**

Zoning: **R-2**

Pre-1979 Zoning: **Single Family Dwelling District**

Post-1979 Zoning: **Residential District**

Existing Landuse: **Single Family Detached**

Future Landuse: **Residential - Urban Density**

Subdivisions-City: **MAPLE HILL**

Subdivisions-County: **No value detected**

Growth Tiers: **Existing City**

Fire District: **Lincoln**

Historic District: **No value detected**

Traffic Analysis Zones: **108**

Home Owner Assoc(s): **No value detected**

Neighborhood Assoc(s): **Greater South**

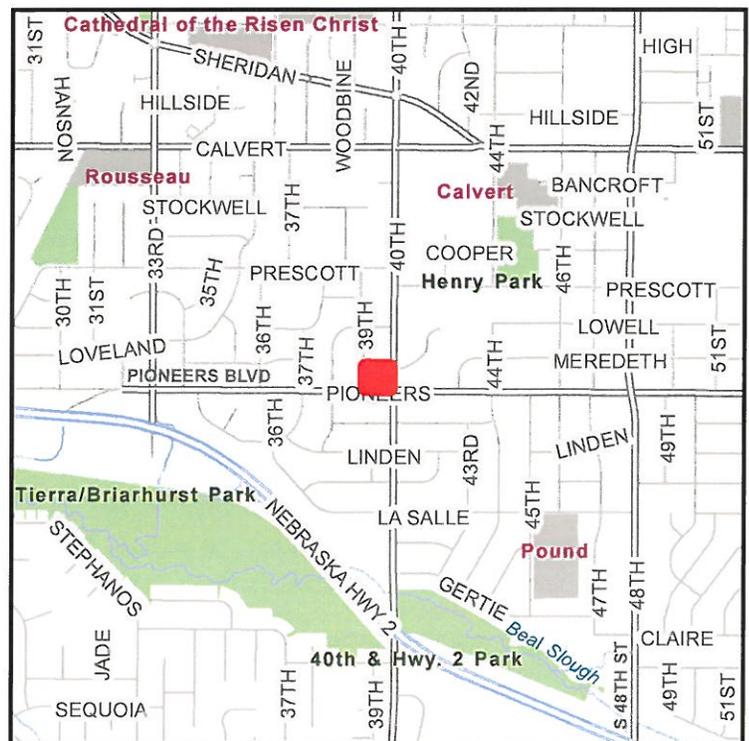
Annexation(Ord. #): **4524**

Annexation Agreement: **No value detected**

Drainage Basin: **Beal Slough**

## Intersecting Entities:

Trails:	No
Railroad Lines Present:	No
Beltway Corridor Protection:	No
Beltway Corridor:	No
Historic Sites Present:	No
Cell Towers Present:	No
Streams:	No
Lakes:	No
FEMA Floodplain:	No
Salt Creek Storage Area:	No
New Growth Flood	No
Standard Exemption Area:	No
Endangered Species:	No
Prime Ag Soils:	No
City Subdivisions:	No
Capitol Environs District:	No
Capitol View Corridor OD:	No
Capitol View Corridors:	No
Building Line Districts:	Yes
BIDs(UDD):	No
Redevelopment Areas(UDD):	No
Blighted Areas(UDD):	No
SIDs:	No
William Pipeline:	No
Airport Approach Elev.(1248):	No
Airport Zoning District:	No
Airport Noise Contours:	No
Airport Noise District:	No
Airport Runway Protection Zones:	No
Church (Planning Landuse - 100ft Buffer):	No
Church (Assessor Parcels - 100ft Buffer):	No
Elderly/Retirement Housing:	No
School Sites:	No
Parks(100ft Buffer):	No
Daycare Facilities(100ft Buffer):	No



\*\*\*NOTICE\*\*\* THIS DATA IS COMPILED FROM MANY SOURCES AND SCALES. EVERY EFFORT IS MADE TO ENSURE THIS DATA IS ACCURATE, AND LINCOLN/LANCASTER COUNTY ACCEPTS NO RESPONSIBILITY FOR ANY INACCURACY, ACTUAL OR IMPLIED.



# Civil Design Group, Inc.

Consulting Engineers & Land Use Planners  
Civil Design • Site Development • Planning & Zoning

www.civildg.com

December 24, 2014

Mr. David Cary  
City of Lincoln – Planning Department  
555 South 10<sup>th</sup> Street, Room 213  
Lincoln, NE 68508

**Re: CHANGE OF ZONE, 40<sup>TH</sup> & PIONEERS  
CDG PROJECT #2014-0293**

Dear David:

On behalf of Bill Meader we submit the above mentioned application for your review. We are requesting a change of zone from R-2 to R-3 on Lots 4 and 5 of Maple Hill Addition on the northwest corner of 40<sup>th</sup> & Pioneers. This change zone would allow our client to construct eight townhomes and two single family lots on this 1.42 acre parcel. Attached is a preliminary layout of the lots that would be platted if this change of zone is approved. The details of this layout come after significant discussions with Planning and Public Work regarding the best layout for this land in the attempt to reduce the number of driveways that take access to onto S. 40<sup>th</sup> St and Pioneers Blvd.

In conjunction with this submittal we submit the following information:

- Application for a Change of Zone
- \$792 Change of Zone Application Fee
- Plans will be uploaded via Project Dox

In an effort to facilitate the review process, please feel free to call me at (402) 434-8494 so that I can address any questions you may have.

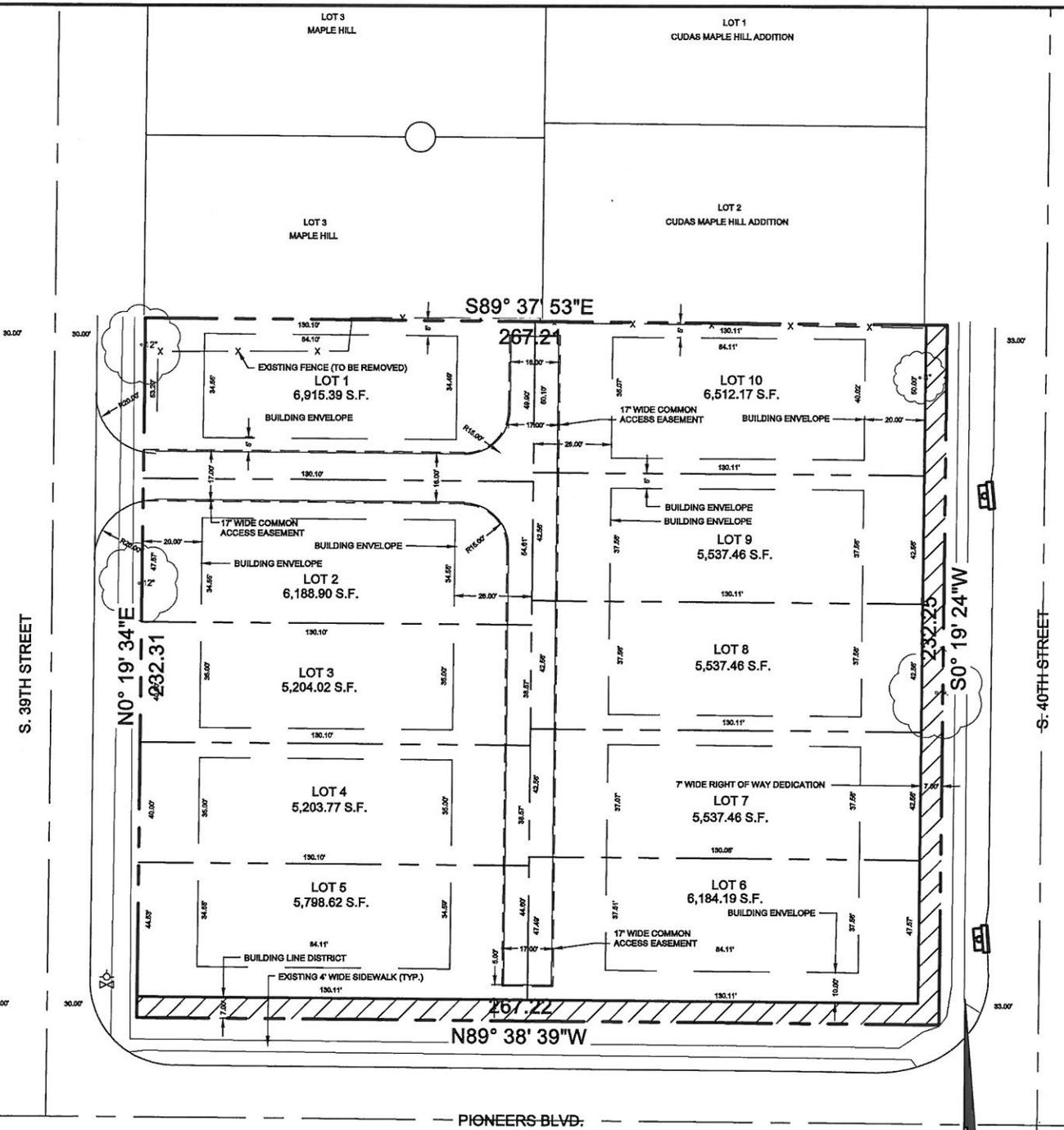
Sincerely,

Mike Eckert, AICP

cc: Bill Meader

F:\Projects\2014\20140293\Landplanning\Doc\change of zone submittal 12-24-14.docx

DWG: F:\Projects\2014\20140293\Landplanning\Base\140293\_base6.dwg  
 DATE: Dec 29, 2014 12:56pm  
 USER: Jill Schuerman  
 XREFS: pnts



drawn by: jds  
 checked by: -  
 project no.: 2014-0293  
 date: 12/29/2014

**SITE PLAN**  
**PIONEER COTTAGES**  
**LINCOLN, NEBRASKA**

**Civil Design Group, Inc.**  
 8535 EXECUTIVE WOODS, DR., SUITE 200  
 Lincoln, Nebraska 68512  
 Ph. 402-434-8494 Fax 866-215-8747  
 www.civildg.com

CONSULTING ENGINEERS • LAND USE PLANNERS  
 CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

EXHIBIT  
**1**