MEETING RECORD

NAME OF GROUP:	PLANNING COMMISSION
DATE, TIME AND PLACE OF MEETING:	Wednesday, September 12, 2018, 1:00 p.m., Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska
MEMBERS IN ATTENDANCE	Tom Beckius, Tracy Corr, Deane Finnegan, Maja Harris, Cristy Joy, Dennis Scheer, and Sändra Washington; Tracy Edgerton and Chris Hove absent. Steve Henrichsen, Tom Cajka, George Wesselhoft, Brian Will, Geri Rorabaugh, and Amy Huffman of the Planning Department; media and other interested citizens.
STATED PURPOSE OF MEETING:	Regular Planning Commission Hearing

Chair Scheer called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Scheer requested a motion approving the minutes for the regular Planning Commission hearing held August 29, 2018. Motion for approval made by Finnegan, seconded by Washington and carried, 7-0: Beckius, Corr, Finnegan, Harris, Joy, Washington, and Scheer voting 'yes'; Edgerton and Hove abstained.

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION: **September 12, 2018**

Members present: Beckius, Corr, Finnegan, Harris, Joy, Scheer, and Washington; Edgerton and Hove absent.

Commissioner Scheer declared a Conflict of Interest on Change of Zone No. 08041A and exited the chambers.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 05002B,** and **CHANGE OF ZONE NO. 08041A.**

There were no ex parte communications disclosed.

Beckius moved approval of the Consent Agenda, seconded by Joy and carried, 7-0: Beckius, Corr, Finnegan, Harris, Joy, and Washington voting 'yes'; Scheer declared a conflict of interest on Change of Zone 08041A; Edgerton and Hove absent.

Note: This is a recommendation to the City Council on **CHANGE OF ZONE NO. 05002B AND CHANGE OF ZONE NO. 08041A**.

Commissioner Scheer returned to the chambers.

COUNTY TEXT AMENDMENT 18008, TO AMEND VARIOUS PORTIONS OF THE LANCASTER COUNTY ZONING REGULATIONS TO ALLOW FOR ACCESSORY DWELLING UNITS BY SPECIAL PERMIT IN THE AG ZONING DISTRICT: **September 12, 2018**

Members present: Beckius, Corr, Finnegan, Harris, Joy, Scheer, and Washington; Edgerton and Hove absent.

Staff Recommendation: Approval.

There were no ex parte communications disclosed.

Staff Presentation: **Tom Cajka of the Planning Department** stated the text amendment is to allow Accessory Dwelling Units (ADUs) in the AG District. A similar amendment was recently made to the City codes. An ADU can be described as a self-contained, attached or detached dwelling on the same lot as the principal dwelling. It would typically contain a kitchen, bath, small living area, and one or two bedrooms and would always be subordinate to the main house. The County Board directed staff to look into this, so staff formed a working group which consisted of stakeholders and one representative from Planning Commission, Christy Joy. Five meetings were held. The discussions concluded on July 25th with a public meeting. Around ten members of the public attended and six of the seven from the working group were present. The intent of an ADU is to allow persons with special needs to live semi-independently, but in close proximity to a care giver, and to provide a greater variety of housing options for various age groups and economic situations.

To protect the rural character and to minimize impacts to neighbors, the group came up with several conditions. The lot must be 20 acres or larger. The ADU can be up to 800 square feet or 40% of the principle dwelling and no more than 2 bedrooms. The owner of the property shall live on the site, in either the ADU or principal dwelling and the ADU cannot be sold separately from the main house. The two will share an access point. The same setbacks and height requirements for the district will be followed, with the limit that the ADU will not exceed the height of the principal dwelling. The ADU will be no greater than 200 feet from the main house, and will also share utilities, unless some practical problem prohibits this. All of these conditions can be waived with except for owner occupancy and the shared access point, which County Engineer was very specific about.

Approval of a special permit for an ADU in the County would be Final Action by Planning Commission unless there are waiver, then the application would automatically move on to County Board.

Harris asked why the group decided on making ADUs a specially permitted use versus a conditional use. Cajka said it was the consensus of the group that because this is a new use, it should have the extra public review process, at least initially. If we find that several of these are approved with no fuss, the code can be amended to make it a conditional use.

Harris expressed her dismay at creating this additional hoop for private citizens making use of their land. She wondered if there are examples of other situations that require this extra oversight why ADUs rise to the need for this level of additional review. Cajka said that this

was a condition agreed upon by the working group. We do not know yet how neighbors will react to this use, so the extra review is to provide some recourse for them to express their concerns, if necessary. Harris noted that it would not be outlandish that a lot might create a situation where an applicant cannot comply with the conditions. It seems reasonable that Planning Commission should be able to make a final decision in that type of situation. Cajka said that Planning Commission might decide that it is appropriate to have final say on special permits. That would require approval of the County Board. Other than that, he has no argument beyond the fact that the working group decided this was the best practice at this time, until it is established that there is no outcry from County residents about this use.

Corr asked why the AG-R District is not included in this proposal. Cajka said in the City, it was decided that a property must have the same lot area as is required for a duplex in order to avoid increasing density. In the County, that would mean 40 acres. That seemed extreme to the working group, so 20 was decided upon. In the AG-R district, with 3-acre lots, that could mean a more significant increase in density.

Harris questioned whether this would really be the case since national trends say ADUs are often for an aging homeowner or adult children who remain on the same property. She acknowledged that there could be some cases where it is a true rental unit with new residents. Cajka said he has no way to confirm that would be the case. There could be those who rent out the ADU for extra income. **Steve Henrichsen, Development Review Manager, Planning Department**, added that it is important to keep in mind that the ADU could stay in place permanently, so even if the first person living there is a relative, the second could be a renter. The special permit will run with the land and protect the subordinate status of the ADU and the density of the overall area.

Proponents:

1. Mark Hunzeker, Baylor Evnen Law Firm, 1248 O Street, Suite 600, stated he appears on behalf of the Home Builder's Association (HBAL) to present proposed changes to the amendment proposed by Staff (See Exhibit "1"). The recommended text amendment is too restrictive. Twenty acres is too large. There are a number of pre-existing lots where people may want to add an ADU, but there is not such a huge demand that it would substantially increase density. It should be available to smaller lots given the other constrictions in place. We suggest going down to the 3-acre lot size. 800 feet is also too small, particularly for those clients who wish to age in place and are accustomed to a larger living area and being able to entertain guests and grandchildren. The deed requirement is not the proper instrument to tie the ADU to the main dwelling. Height limits should be kept as they are; there is no reason to limit the height of the ADU as long as it meets the limit for the zone. The distance between the main unit and the ADU will mostly be addressed by topography and proximity to utilities. Further, the permit application process is enough to draw attention to the fact that activity is occurring on a property.

There was no testimony in opposition.

Staff Questions:

Harris asked Staff to address the comments made by Mr. Hunzeker. Cajka said staff does not support decreasing lot area. The main purpose and intent as determined by the working group is to preserve rural character; basically, it is important to keep the density as close to 1 house per 20 acres as possible. The charge was not to find a way to allow a second full home on 20 acres, though there are a few exceptions, such as the farmstead split and ag-preservation that would allow that. Even a CUP with clustered lots is based on one lot per 20 acres. The 800-foot size limit also meets the intent and purpose of an ADU.

Corr asked if the City version of the ADU was also limited to 800 square feet. Cajka said that is correct.

Cajka went on to say that in general, they agree with the deed restriction. There needs to be something on file that prevents the owner from selling the ADU separately. The City has the same condition. Washington asked if the City version says "deed restriction". Henrichsen said that it does, and agreed that it should say "deed restriction". Cajka said that they prefer to stick with the language proposed by Staff, except add the word "restriction" after the word "deed" on Condition No. 4.

Cajka said the height limit is again to keep the ADU subordinate to the main structure. The ADU should not be more prominent than the principal home in any way. The distance requirement is to prevent an ADU being added off in a remote area of a property.

Harris asked if access to utilities would naturally restrict that. Cajka said that would be the case if shared, but there could be a separate well. Joy noted that it may be cost prohibitive to add a new well or septic system, so that condition can be waived.

Corr asked if the Home Builder's Association was represented in the working group. Cajka said Mr. Dan Klein was a member, though not an official representative. Staff reached out to them to ask if they wanted a presentation but their agenda was full; their next meeting was after this hearing.

COUNTY TEXT AMENDMENT NO. 18009
ACTION BY PLANNING COMMISSION: **August 15, 2018**

Harris moved for Approval, seconded by Corr. Corr asked for clarification that the motion included adding the word "restriction" to Condition 4. Harris agreed that it did.

Harris stated she is a proponent of ADUs, especially in urban areas. They are a great idea in the County, as well. There is a global trend of personalizing living spaces and allowing families to stay in place.

Harris proposed an amendment to allow Planning Commission to grant waivers; seconded by Finnegan.

Harris said she objects to the extra "red tape" that homeowners are being asked to

undertake. There is already a public process for concerned citizens to be heard and there is still talk that this might even be appropriate as a conditional use, so we are already being conservative by asking for the special permit. She believes most homeowners will be good neighbors and will simply have some aspect of their property that makes them out of compliance, causing them to request a waiver. It is better to plan for that more-likely scenario. There is always the appeals process. Conditions may be adjusted as we learn what is wanted, but there is no need to slow down people who just want to improve their land.

Corr noted this was the process in place for the City so she supports doing the same in the County until all parties have a handle on what types of requests will be made.

Finnegan said that Harris has proposed a good compromise. There is no need to slow down a process by being extra cautious. She will support the amendment.

Beckius said he will also support the amendment. The issues being discussed are things that can be tackled by Planning Commission. The issues fall appropriately under the per view of Planning Commission.

Washington said that the Planning Commission manages waivers in other cases and this is not a stretch.

Joy said that, for the working group, it came down to the fact that the City had placed the extra burden until we knew what was being requested with ADUs. This is challenging, but the item will go on to County Board so they can overrule this motion and add the second step back in, if they deem it appropriate.

Henrichsen came forward to offer a language clarification that in addition to what is proposed by Harris, a new sentence be added stating that even the County Board may not adjust Conditions 4 and 5 related to the owner-occupancy, and the shared access. Harris agreed that is a good clarification. Finnegan said her second still stands.

Joy stated for the record that she would like to see the County Board look at adding the AG-R District. There were a lot of site comments related to lots that did not meet the standards that would require waivers.

Corr reiterated that she is not against saving a step for the applicant and County Board, but she worries about the effect this could have on the City version. She knows neighborhoods fought for that extra oversight in the City version. She believes that if they knew this was being proposed for the County, they would be here to express their concerns.

The motion to amend carried, 5-2: Beckius, Finnegan, Harris Washington, and Scheer voting ‘yes’; Corr and Joy voting ‘no’; Edgerton and Hove absent.

Rorabaugh called the main motion as amended. Scheer entertained comments.

Corr said that when there is a working group, Staff does a good job of getting appropriate stakeholders involved and making sure groups are represented. She is glad that the amendment proposed by Mr. Hunzeker was not approved since it may not be appropriate for a

special interest to come forward with an amendment at the public hearing when they had their input on the committee.

Scheer said he appreciated the suggestions of Mr. Hunzeker and found it appropriate to bring them up. The working groups are a long process with lots of input and they guide the Commission in understanding the vision and intent of what an ADU should be. This has been a good process.

Harris said it is never too late to bring in amendments from any point of view.

Beckius agreed that the public hearing is a time for any special interest or concerned citizen to come forward. He appreciates that part of the process. The main concern with the City amendment was adding density. He would always consider proposed waivers to any site given the existing conditions of each case.

Corr clarified that she said that working groups often spend months on topics, in greater detail, and come up with compromises before this body sees the final proposal. It is important to take that recommendation seriously because it was well thought out.

Motion carried, 7-0: Beckius, Corr, Finnegan, Harris, Joy, Washington, and Scheer voting 'yes'; Edgerton and Hove absent.

SPECIAL PERMIT NO. 18032, TO ALLOW FOR THE DEVELOPMENT OF A CUP TO INCLUDE 6 SINGLE FAMILY UNITS, WITH WAIVERS, ON PROPERTY GENERALLY LOCATED AT 5405 ROOSE STREET: **September 12, 2018**

Members present: Beckius, Corr, Finnegan, Harris, Joy, Scheer, and Washington; Edgerton and Hove absent.

Staff Recommendation: Approval.

Corr said Russ Meyer called her before this was an agenda item asking how to proceed with contact with neighborhoods. She said it is best to reach out as early as possible and to share as much information as possible.

Staff Presentation: **George Wesselhoft of the Planning Department** said this proposal is for six single family attached and detached units on 1.5 acres. The six lots will be centered on a 22-foot private drive and will include six visitor stalls in the center for additional parking. The CUP in the R-2 District allows six units. There is a subdivision to the west with four lots on one acre. By-right, the owner here could develop five lots without the special permit or public hearing. Outlot B, to the south will be reserved for open space associated with floodplain and will have no development. Eight waivers are requested, including reduction to lot depth, lot area, internal setbacks, lot width, and design standards. The storm water detention was reviewed by Public Works and is justified. The NRD had concerns about creek bank erosion, so the applicant is required to show erosion mitigation. The final waivers are related to sanitary sewer for two of the lots, and the orientation of all of the structures is towards the private drive. A public meeting was held on August 14th and the main concern was density. There were also questions about infrastructure, drainage, homeowner's associations, and setbacks.

Corr asked how front/side yards are approached on corner lots. Wesselhoft said the access drive will be private, so the front yards will face that drive. Corr wondered, for comparison, what is required for other corner lots generally. Wesselhoft said they would have two front yards.

Washington asked if the 25-foot front yard setbacks would apply to two sides in those cases. Wesselhoft said that is correct. It would be up to the applicant to determine the layout of the entrance. Washington asked how that will be different on a private drive. Wesselhoft said staff looks at the overall setbacks. There is a 22-foot setback from the garage to the sidewalks so vehicles will not block the sidewalks.

Washington said there were letters from neighbors who were concerned about the side yards. Most of the houses in the surrounding neighborhood do not face internal private drives. There was also concern about the size of the porches. She wonders about the appearance of these new homes in relation to the existing neighborhood. Wesselhoft said he would leave those types of questions to the applicant. A similar, internal development was approved at Cordner Court for eight units facing a private drive on just over an acre of land.

Applicant Testimony:

Nate Burnett, REGA Engineering, thanked Staff for their cooperation and collaboration. This is an urban infill project including two single family dwellings and four single family attached. There are a few lots facing Roose, but there are many that face east/west. The overall lot will maintain its setbacks. There will be the private drive, 22-foot garage setback, and a 4-foot sidewalk. There will be 22 feet of space for vehicles on both sides of the drive. A new public sanitary sewer line will serve Lots 3-4. The others abut existing sanitary lines. We will work with the Water Department, who recommend non-abutting domestic lines. The proposed plan is a creative solution for this lot to get density and provide for infill. Urban Design Committee reviewed this plan. There was not a quorum at the meeting, but the remaining members recommended approval. (Burnett distributed a site plan; see 'Exhibit 2').

Corr asked to see the elevation that will face Roose Street. She said she is not happy about waiving neighborhood design standards. The area appears to be predominantly brick ranch houses with entrances that face the street. She wonders if there is a way to wrap the porch or add elements to the side that faces Roose so it looks more inviting. Burnett said that is a good question for the developer.

Washington asked about potential runoff and the concerns raised by the NRD. A study showed that there would be 45% more runoff in a 2-year storm event. She wondered how often those storms occur. Burnett said a 2-year storm is qualified by having 3 inches of rain over a 24-hour period. It probably happens around every couple of years. Washington said she is concerned about the increase flow into the channel. The density is not causing the concern, it is the increase in pavement that worries her. She wondered what the recourse would be if more water exacerbates flood plain issues. Burnett said that an effort has been made to avoid having a single discharge point. The private drive will drain in as sheet flow to the large outlot to the south at a 2% grade. Most of the bank is being maintained. We will also work with the NRD on erosion control.

Russ Meyer, 321 Park Vista, said that these units offer what current buyers are looking for. They are 3-bed, 3-car garage homes with around 1,500 square feet each. The entire Lincoln market currently has only 700 homes available when there should be 1,500. These will fall in the $275,000-$325,000 price range and will grow the tax base by $1.8 million. His team is keenly interested in supplying housing on urban infill projects, making use of underutilized lots. The developers sent out 250 invitations within a quarter mile. Twenty-five people attended that public meeting. He noted that mature trees will be kept in place on the side of the units that abut Roose Street.

Corr asked about design details that would help blend the new construction with the existing. Meyer said they are trying to build a neighborhood within a neighborhood. Scheer commented that there are ways to do both. He wondered about the possibility of using architectural detailing, like wrapping the porch, to acknowledge the existing neighborhood. Meyer said their architect can look at that. Scheer added that he thinks having buildings on the lot is better than having none, but from a detailing standpoint, a huge jump could be made in terms of this development fitting into the context of the existing neighborhood.

Meyer noted that homes in this neighborhood face several directions. One faces the church, some are internally organized, and some face Roose. The density proposed here is similar to what was approved three years ago with the nearby development.

Joy said that the architecture appears to respond well to the house to the east and from the streetscape, it seems to be a decent fit. Washington added that keeping the mature trees helps. Scheer noted an example of a new development at the northwest corner of 40th and Pioneers. It was a similar concept of a neighborhood within a neighborhood. The units are fine, but those side yards are now all being fenced and it is not consistent with the overall neighborhood. Not a lot needs to be done, but some acknowledgement of the existing neighborhood would go a long way. Beckius expressed his appreciation for the steps that have been taken to use higher quality materials, such as the fiber cement board, and saving the mature trees. Corr suggested that the window might look better closer to the porch. Meyer said efforts were also made to keep the garages as hidden as possible. Beckius said this applicant is satisfying as many details as possible and this body should not be so involved in design details. Corr said this could potentially be the difference between a 'yes' or 'no' vote due to the fact that there is some violation of neighborhood design standards. If a builder is unwilling to comply with those standards, that amounts to a 'no' vote for her.

Brent Robinson, Nebraska Home Sales, 6001 S. 58th Street, said the covered porches are at the setback. There is a raised berm to have high foliage. Another window can be considered. They want to be as appealing as possible to those on the Roose Street side.

Finnegan thanked the applicant for having the neighborhood meeting and for keeping some of the trees. She loves pocket neighborhoods.

Harris asked if there was much input from the Urban Design Committee. Meyer said they had several questions, but no concerns.

Opponents:

1. **Karen Griffin, 5337 Roose Street**, said that she lives two doors to the west. In their development, which is very similar, the goal of facing the frontage street was met. That requirement should not be waived here. She also thinks the maximum number of units should remain at five. Though they are keeping a few of the trees, others will be lost. Preservation and restoration of natural resources within and adjacent to developments are important aspects of the Comprehensive Plan. She is not opposed to the development, in general, just to the waivers. This development does not take advantage of the beautiful natural resources in the area.

2. **LeAnn Holmes, 5339 Roose Street**, said that she live immediately adjacent and will be within feet of the new structures. This is a very beautiful area. There are a number of mature trees and a pear orchard that will be lost, which is a shame. The perspective from the bike bath is a little, quiet neighborhood. $300,000 is not affordable housing in Lincoln. In her development, there may be several units, but the density is still low and lots of green space was retained. Four units would be a more reasonable number.

Harris noted that five units are allowed, by right, right now. She asked if Ms. Holmes would be comfortable with that number. Holmes said she would not. Based on where she lives, four seems like the right number.

Staff Questions:

Corr asked if there are screening requirements. Wesselhoft said that would only be for street trees. There is no requirement for screening. The outlot is over 12,000 square feet that will not be developed. They are providing for 20% green space; this district has no green space requirement.

Washington asked for clarification about the setbacks between buildings. Wesselhoft said there is a 10-foot setback, by default, plus the additional setback provided by the other property.

Applicant Rebuttal:

Burnett said the overall lot setbacks are not being waived. There are also additional easements for infrastructure. There is more than 40% of green space being retained, which is a lot compared to what they would be allowed to build. Additional density is not being requested. With the additional land from the adjacent church, this area can support the density of six lots. There is sufficient buffer to protect the stream bank.

Corr asked what the market value of nearby homes is at this time. Meyer guessed that it could range between $125,000 and $165,000. Corr asked if it is successful to put different price points in the same neighborhood. Meyer said mixed value neighborhoods work very well. Corr wondered if the new development could increase property values in the area. Meyer said it could, but each house is individual and stands alone, in terms of value. This neighborhood is

comprised of all different home styles, shapes and eras, in terms of construction.

Beckius asked for information about previous experience with similar infill projects. Meyer said he helped with the Antelope Square townhomes at 24th and Q Streets and the half-block area at 10th and D Streets. Those lots could have developed into anything including things like convenience stores. Instead, the block was transformed into homes for single-family, first-time home buyers. In general, he looks for projects that will improve neighborhoods and increase positive activity.

SPECIAL PERMIT NO. 18032
ACTION BY PLANNING COMMISSION: **September 12, 2018**

Beckius moved for Conditional Approval, seconded by Harris.

Beckius said this site has challenges and the developer has done a nice job to address those and to create housing stock that is attainable in terms of Lincoln values. It is not perfect, but it is a close fit and he will support it.

Washington agreed. It can be jarring for neighbors, but given the parameters this body has, this is close.

Finnegan agreed with her fellow Commissioners that this is a good fit.

Harris said this application fulfills many of the goals of the Comprehensive Plan. Infill is an important aspect of vibrancy and keeping neighborhoods alive, but it does come with challenges, especially when working with easements and various agencies. Efforts have been made to make the most of the situation.

Joy agreed and plans to support the motion.

Corr said she knows the developer is seeking to do the best for the neighborhood in creating pocket neighborhoods. Connectivity for this lot is challenging due to the Antelope drainage way. This is a good plan with the exception of the lack of integration with the existing neighborhood; that is important. Today, she will vote 'no', but acknowledges the challenges of meeting design standards. Nonetheless, they are important and they should not be waived or it opens the potential for some bad housing. This will be a good development, overall.

Scheer finds that this projects checks many of the boxes by adding housing and developing a vacant property. The approach and the concept are both reasonable. He agrees with Corr that from a design standpoint, it would be stronger to acknowledge the existing neighborhood more. He has voted for similar developments and they have not turned out as expected, in terms of fitting in with their surroundings. The waiving of design standards is a problem, but he will vote for this because there are so many other good reasons to support it.

Prior to the vote, Wesselhoft noted the Motion to Amend, supported by Staff, relating to the following conditions: 1.1.2 delete words 'side setback' and 'easement'; 1.1.3 add that the requested easement is to satisfaction of LES; and 1.1.5 to submit the correction to satisfaction of Watershed Management.

Beckius and Harris both confirmed their motions included the Motion to Amend.

Motion carried, 6-1: Beckius, Finnegan, Harris, Joy, Washington and Scheer voting 'yes'; Corr voting 'no'; Edgerton and Hove absent.

Note: This is **FINAL ACTION** unless appealed by filing a letter of appeal with the Office of the City Clerk within 14 days.

There being no further business to come before the Commission, the meeting was adjourned at 3:08 p.m.

Note: These minutes will not be formally approved by the Planning Commission until their next regular meeting on Wednesday, September 26, 2018.

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TX18008 **EXHIBIT "1"**

MOTION TO AMEND

13.049 Accessory Dwelling Unit (ADU)

An accessory dwelling unit may be allowed by special permit in the AG zoning district under the following conditions:

1. The lot area shall be ~~20~~ 3 acres or larger– with proper approval from NDEQ or Lancaster County Health Department for well and septic system. For purposes of determining minimum lot area, abutting County section line and one-half section line road right-of-way is included in the total area.

2. The total square footage of the ADU shall not exceed the lesser of ~~800~~ 1,200 square feet. ~~or 40% of the square footage of the principal dwelling, excluding garages and carports. The calculation for the principal dwelling shall be based on the floor area prior to the construction of the ADU.~~

3. No more than two (2) bedrooms are allowed in the ADU. The owner is required to live on the property in either the principal dwelling or the ADU.

4. Prior to issuance of a building permit for the ADU, the owner shall file a ~~deed~~ restrictive covenant against the property stating that the accessory dwelling cannot be sold separately from the main house. ~~The deed must be to the satisfaction of the County Attorney. This deed shall be filed prior to any building permit for the ADU.~~

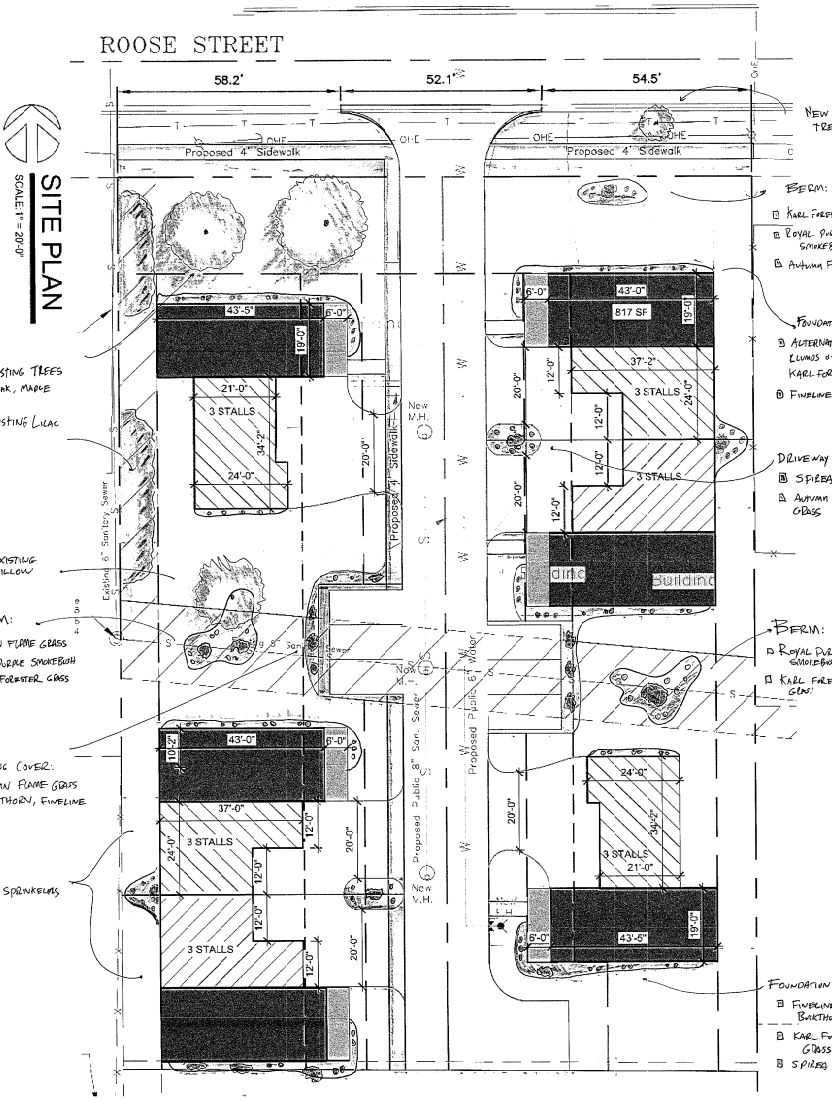
5. The ADU must share the same access point to the public or private street as the principal dwelling.

6. The ADU must meet the same setbacks as the principal dwelling. The height of the ADU must meet the height limit of the district for a dwelling. ~~but be no higher than the principal dwelling.~~

7. A detached ADU ~~shall be located a distance no greater than 200 feet from the principal dwelling and~~ must not be closer to the street right-of-way than the principal dwelling.

8. Must share utilities with principal dwelling unless owner can demonstrate a practical problem with sharing due to topography or other unique site considerations.

The County Board may adjust the conditions, with the exception of Conditions 4 and 5.



ERICKSON SULLIVAN ARCHITECTS
110 S. 48TH STREET, SUITE 200
LINCOLN, NEBRASKA 68510
TEL 402.423.9001

PRELIMINARY SET
DATE 8/30/2018

PROJECT NO. XXXX

ROOSE HAVEN
4300 ROOSE STREET
LINCOLN, NE

CONSULTANTS:

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