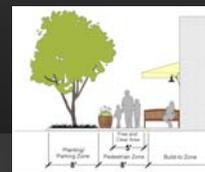


# reFORM

Zoning reFORMs for a New Chapter of City Building

*October 2, 2013*



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# Welcome!

Greeting and Welcome  
Marvin Krout, Planning Director

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## Staff Introductions:

- David Cary, Long Range Planning Manager
- Christy Eichorn, Planner
- Stacey Hageman, Planner
- Brandon Garrett, Planner



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## Meeting Logistics:

- Bathrooms
- Food and Drink
- Meetings in this room, Room 113, on Wednesdays
- Generally, meetings will begin at 11:30 and end by 1:00
- Parking passes for the parking garage are available



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## Meeting Materials:

- Name tents
- Contact information page
- Comment Sheet
- reFORM Committee folder
  - Agenda
  - Invitation letter
  - Meeting schedule
  - Committee structure
  - reFORM proposal document and change page



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## Today's Meeting:

- Introductions
- Explanation of this work effort
- Review committee assignments and schedule
- View presentation on reFORM proposal
- Round-robin comment and question period
- Public comment
- Wrap-up



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## Committee Member Introductions:

- Please tell us who you are and who you may be representing



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## What do we want to accomplish?



- Gain an understanding of the reFORM proposal so that you can comment on it and help improve it
- Share ideas, concerns, and support for the package with staff
- Proposals are intended to move forward as a package
- Striving for general consensus among the Committee members to move the package forward to the Planning Commission and City Council

**ARE THERE QUESTIONS?**

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## Subcommittee Assignments

### Design Standards Committee:

- Pat Anderson
  - Cathy Beecham
  - Jon Carlson
  - Curt Donaldson
  - Tim Gergen
  - Dave Johnson
  - JoAnne Kissel
  - Don Linscott
  - Sam Manzitto
  - Michelle Penn
  - Dennis Scheer
  - Scott Sullivan
  - Lynn Sunderman
  - Zachary White
  - Derek Zimmerman
- STAFF: Stacey Hageman and  
Brandon Garrett

### Zoning Barriers Committee:

- Jon Carlson
- Michael Cornelius
- Michael Eckert
- Tim Gergen
- Dave Johnson
- Danay Kalkowski
- Rick Krueger
- Jeanelle Lust
- W. Don Nelson
- Patte Newman
- Dan Klein

STAFF: Christy Eichorn

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## Meeting Schedule

- Subcommittee meetings held every other week
- Full committee reconvenes December 11

### reFORM Committees

#### Meeting Schedule

*All meetings will be held on Wednesdays from 11:30 AM – 12:45 PM (unless noted) in the County/City Building, Room 213.*

Date	Committee
October 2, 2013	Design Standards Committee & Zoning Barriers Committee (Joint Meeting)
October 9, 2013	Design Standards Committee
October 16, 2013	Zoning Barriers Committee
October 23, 2013	Design Standards Committee
October 30, 2013	Zoning Barriers Committee
November 6, 2013	Design Standards Committee
November 13, 2013	Zoning Barriers Committee
November 20, 2013	Design Standards Committee
November 27, 2013	No Meeting
December 4, 2013*	Design Standards Committee Zoning Barriers Committee
December 11, 2013	Design Standards Committee & Zoning Barriers Committee (Joint Meeting)

\* On December 4, 2013, both Committees will meet separately, one from 11:30-1:00 and the other from 1:00-2:30.

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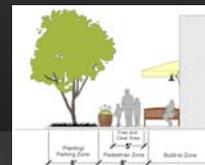
## What have we done so far?

- Research and development of draft proposal
- 16 outreach meetings and presentations
- Discussions with impacted City departments
- Website for information and comment
- “The devil is in the details”
- Considered feedback and proposing some changes already

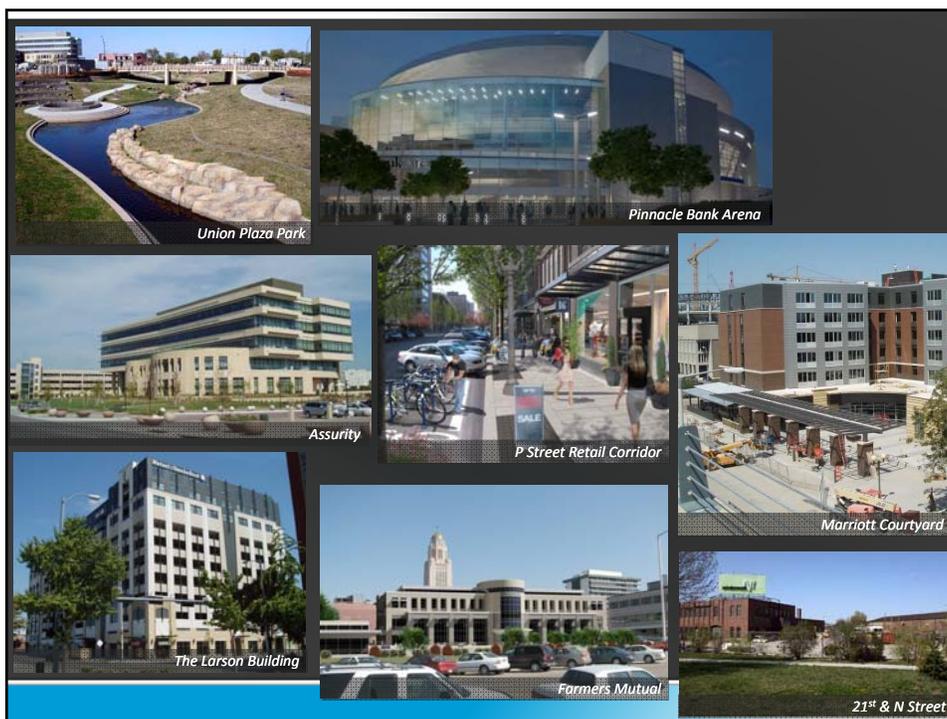
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Zoning reFORMs for a New Chapter of City Building

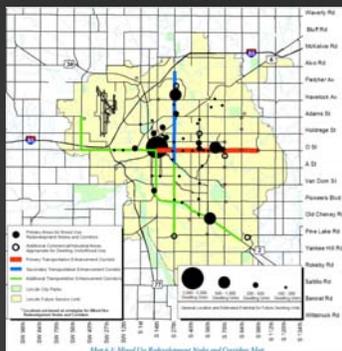


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## Infill /Redevelopment and Placemaking

- Emphasis areas in 2040 Comprehensive Plan
  - Accommodate changing demographics
  - Utilize existing infrastructure, saving millions of dollars
- Focus on mixed use, infill and redevelopment in nodes and corridors



## Importance of Placemaking to Economic Development



“ A Community's Appeal Drives Economic Prosperity ”



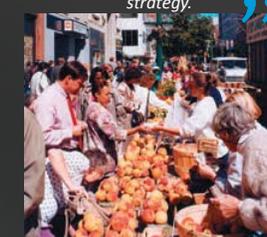
“ A New Path to Economic Development ”



“ The city wants a code that forms the foundation of a new, place-based economic development strategy. ”



“ Quality of place is paramount to young creatives. ”



Source: National Association of Realtors

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## Numerous Communities Using Design Standards



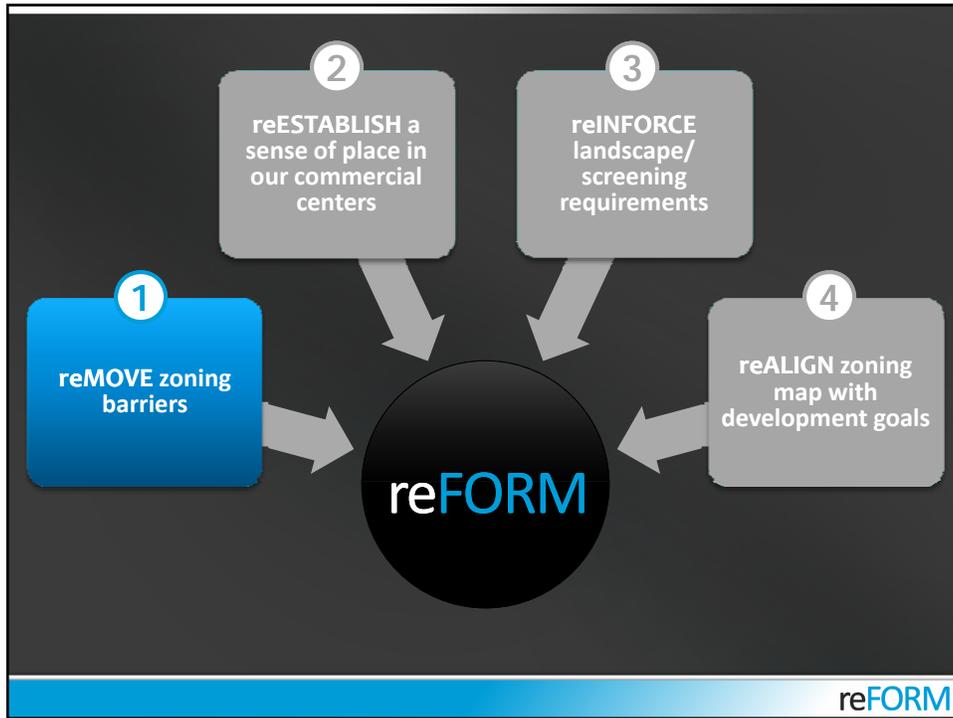
CVS, Columbus, Ohio



Aksarben Village, Omaha, NE



Village Gardens, Lincoln, NE



**1 Relax height and setback requirements**

- Provide flexibility for commercial development:
  - Reduce front yard setbacks to allow for streetscapes
  - Increase height allowance with proper setbacks from residential
  - Transitional setback area with residential districts
  - Count alley right-of-way toward required setbacks

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## 1 Revise Parking Standards

- Shared parking provisions to allow 25% reduction based on mix of uses
- Credit on street parking toward required parking
- Increase off-site parking options
- Reduce required parking in the B-5



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## 1 Streamline the Project Review Processes

- Allow for New Use Permits to be approved administratively



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**1** Apply PUD Tool to Smaller Development Sites and Provide Flexibility for Waivers

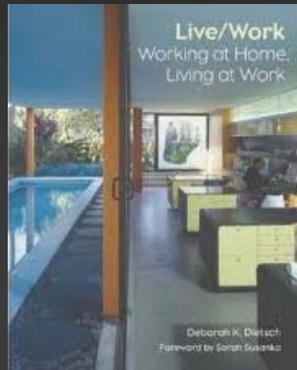
- Reduce the PUD to 1 acre minimum in areas designated as “Corridors”
- Allow PUDs to use adjacent right-of-way for minimum area
- Develop special permit to allow for site specific adjustments



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**1** Allow more opportunities for residential uses in commercial zoning districts

- Allow residential uses in the first floor of commercial buildings
- Allow residential uses by special permit in some Commercial districts that don't allow residential today



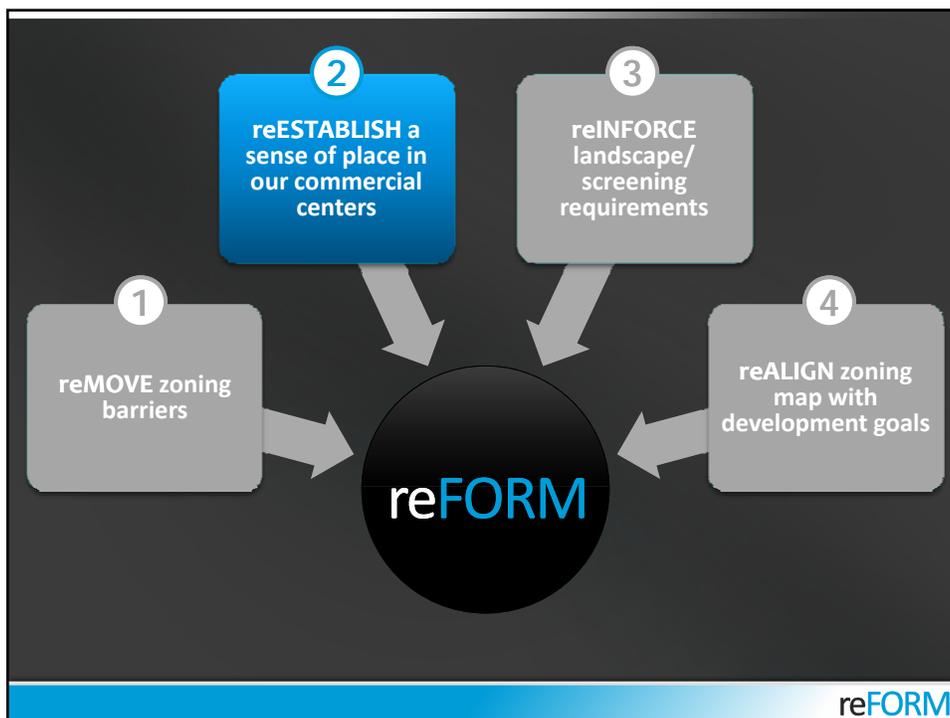
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# 1 Expand options for residential infill

- Establish Accessory Dwelling Units (ADUs) as conditional use in single family residential districts
- Eliminate "penalty" provisions limiting density in smaller scale CUPs
- Allow for ½ to 1 acre CUPs for single family lots

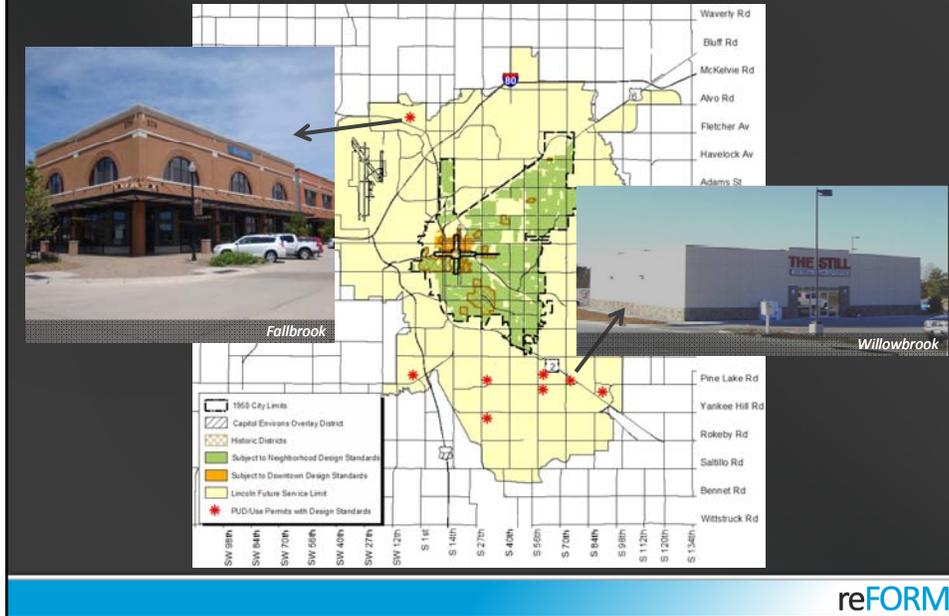


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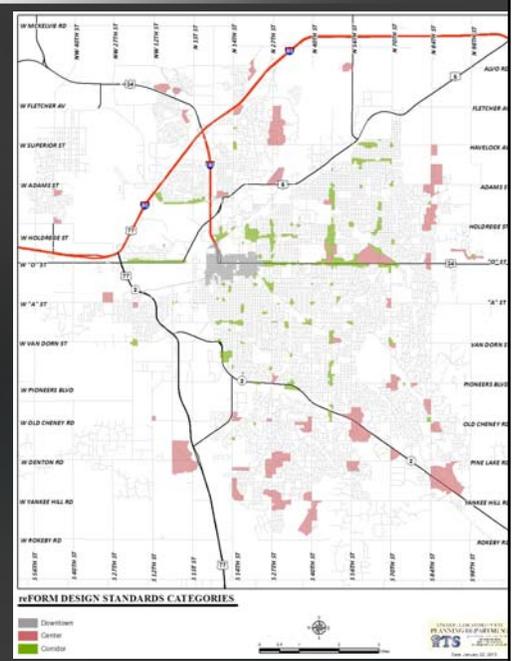
## Design Districts in Lincoln



## 2

Establish design standards to encourage commercial and mixed use developments that are attractive, pedestrian-oriented, and enhance nearby neighborhoods

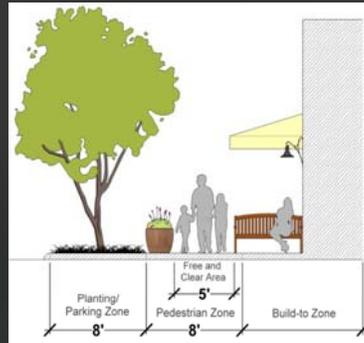
- “Corridors” – green on the map
- “Centers” – pink on the map



2

Establish site development standards that make commercial and mixed use development more walkable

- Standard streetscape
- Build-to Zone
- Pedestrian-Oriented Route
- Plaza space



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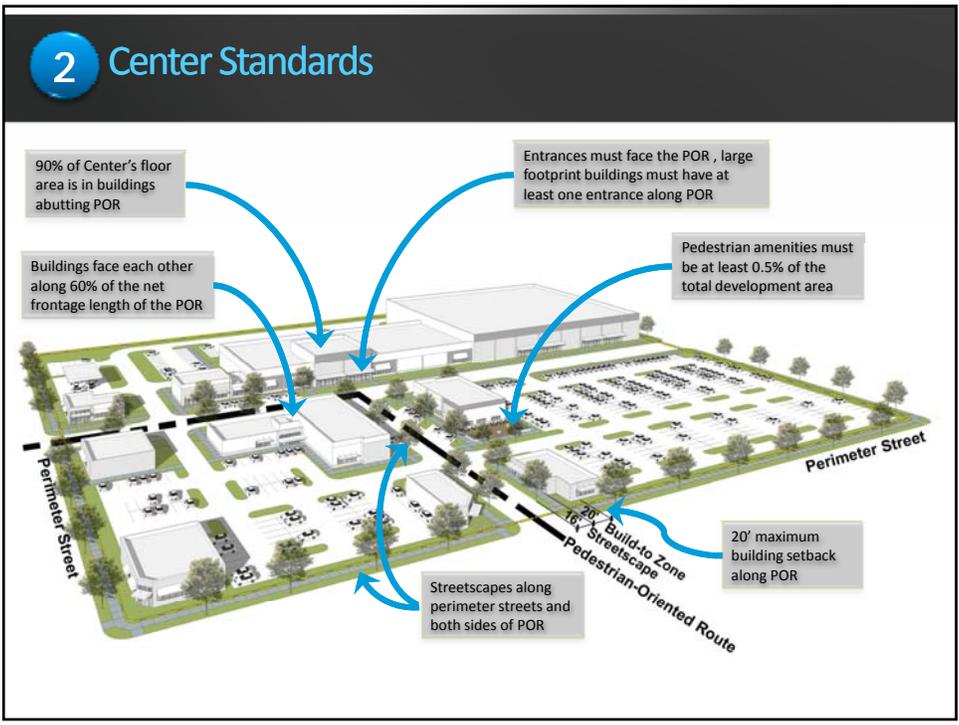
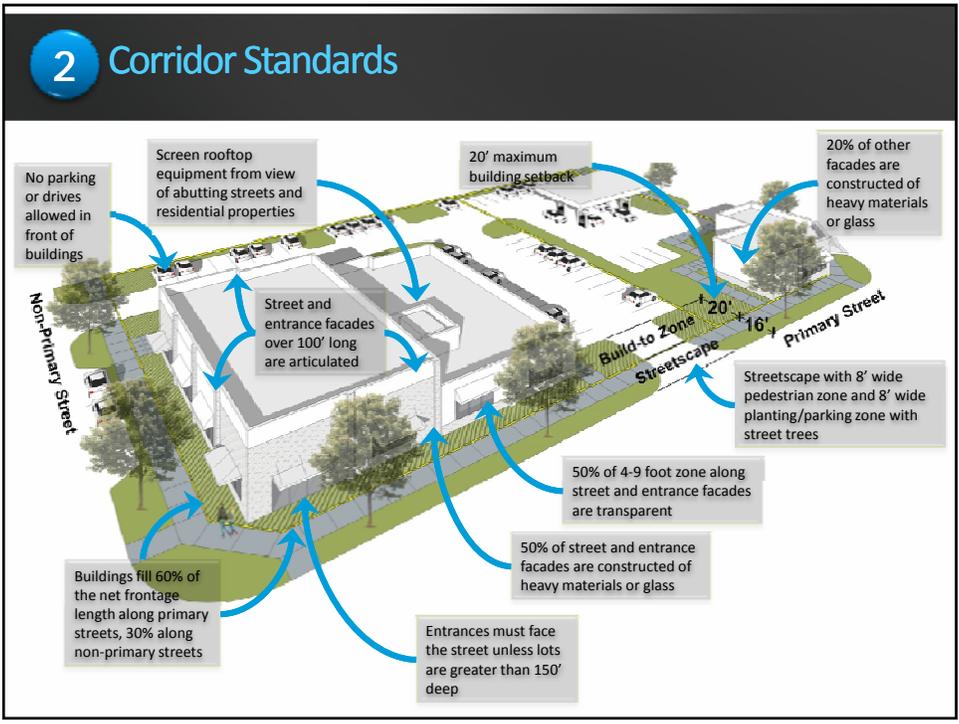
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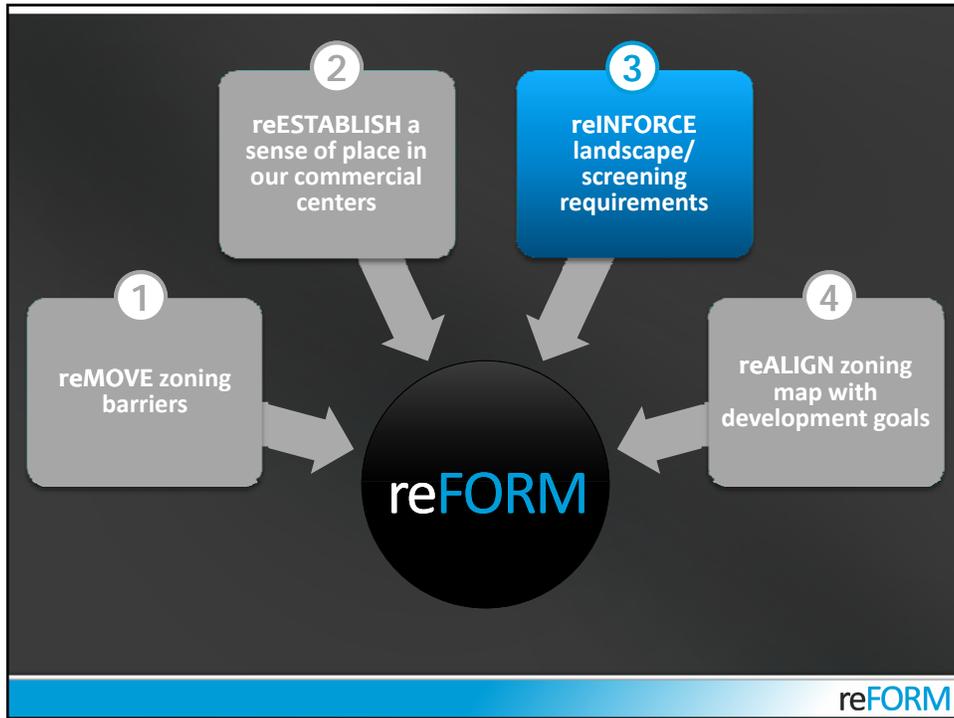
• Create building design standards that make development more aesthetically pleasing

- Articulation
- Transparency
- Materials
- Equipment screening
- Entry design



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### 3 Achieve desirable and permanent screens/buffers

- Provide better enforcement of existing landscape/ screening standards
- Require street trees at the time of building permit if not planted as part of a new subdivision



to



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### 3 Achieve desirable and permanent screens/buffers

- Require more parking lot trees
- Screen parking areas and motorized vehicles on display

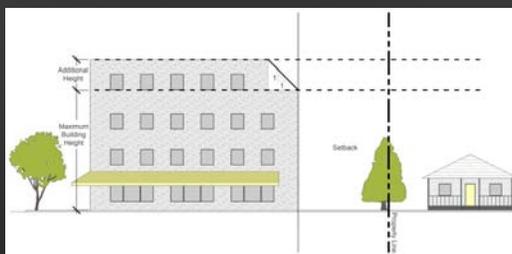
Parking lot area (sq. ft.)	Current	Proposed
0 - 2,000	0	0
2,000 - 6,000	0	1
6,000 - 12,000	1	2
12,000 - 18,000	2	3



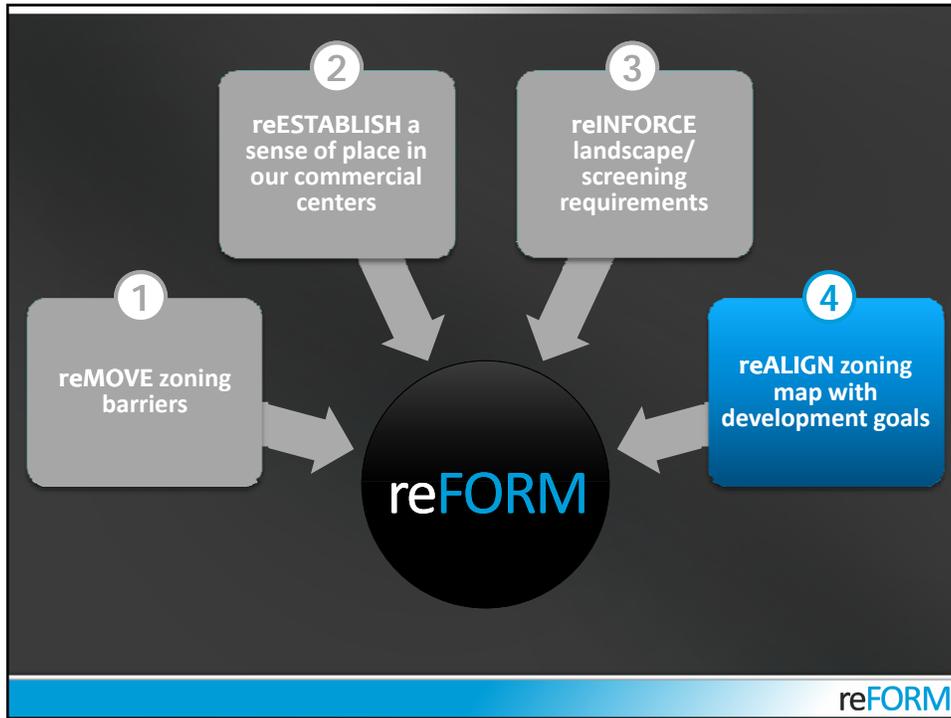
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### 3 Enhance buffers between incompatible uses

- Require solid fencing plus dense landscaping to separate more intensive uses from residential uses
- Require more and taller screening for taller buildings that abut lower density residential zoning districts



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**4** Rezone properties to align with desired design context

- Establish B-3 and H-2 zoning in “Corridor” areas
- Establish B-2, B-5, and H-4 zoning in “Center” areas
- Other related zoning changes as well

The map shows a grid of streets with various colored zones overlaid. The legend at the bottom identifies the following zones:

B-1 to B-2	B-1 to D-2	B-2 to O-3	H-3 to B-3	Res Zoning Districts
B-1 to B-3	B-1 to D-3	B-3 to B-2	H-3 to H-2	Future Service Limit
B-1 to H-2	B-1 to B-1	H-1 to H-3	H-4 to H-3	
B-1 to H-3	H-2 to B-3	H-2 to B-2	H-1 to H-2	
B-1 to H-4	B-2 to H-2	H-2 to H-3	H-1 to H-4	

The map also shows street names such as Arby Rd, Alvo Rd, Fletcher Av, Havelock Av, Adams St, Holdrege St, "O" St, "A" St, Van Dorn St, Pioneers Blvd, Old Cheney Rd, Pine Lake Rd, Yankee Hill Rd, and Rokeby Rd.

The 'reFORM' logo is present in the bottom right corner of the slide.

## Changes to date:



- Change the parking requirement in the H-2 zoning district to match the parking requirement in B-3 (1 space per 600 square feet). Also change the parking requirement for medical offices to match general office district parking requirements.
- Reconsider how to provide a credit for on-street parking for a business if that business is located on a block that had on street parking stalls.
- Change the side yard setback in H-2 to match the B-3 requirement.
- Remove the proposal to establish Accessory Dwelling Units (ADUs) as a conditional use in the single family residential districts (R-1, R-2, R-3, and R-4).
- Remove the proposal to allow for ½ acre to 1 acre Community Unit Plans (CUPs) for single family lots.
- Remove language on prohibited materials in the Materials sections under the Building Design Standards, and add new language on what materials are allowed, including definitions for the terms Appearance and Durability.
- Remove the proposal to rezone some areas from I-1 zoning to H-2 zoning.

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## Round Robin

- We want to hear from you at this time. What are your questions and thoughts as we start this work effort?
  - You may fill out a comment sheet if you have more ideas and questions.



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## Next meeting dates for subcommittees:

- October 9<sup>th</sup> at 11:30 – Design Standards Subcommittee
- October 16<sup>th</sup> at 11:30 – Zoning Barriers Subcommittee



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Any final questions from the  
Committee today?



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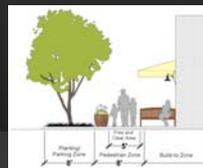
Are there any public comments  
today?



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Visit the website!



<http://lincoln.ne.gov/city/plan/long/reform/reform.htm>

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