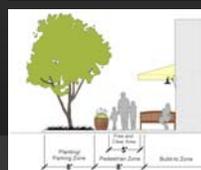


# reFORM

## Zoning reFORMs for a New Chapter of City Building

November 20, 2013



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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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## Today's Meeting:



- Review and provide time to discuss the proposed landscaping and screening requirements
- Discuss and address questions we received regarding Building Design Standards from our previous meeting
- Public comment
- Wrap-up

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## Meeting Materials:



- Today's agenda
- Landscaping and screening feedback sheet
- Power Point presentation
- Meeting notes
- General comment sheet

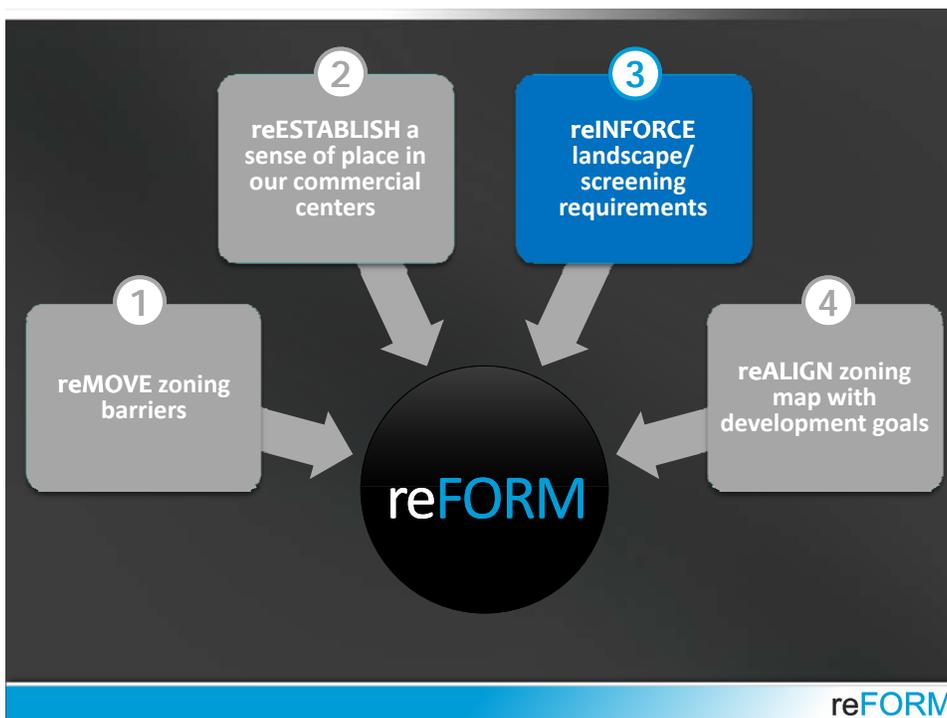
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- Landscaping and screening concepts feedback sheet

**reFORM** Design Standards Concepts Worksheet

Proposed Concept	OK	Need More Info	Not OK	Please explain why you are not OK with this concept or what additional information you need.
<b>Screening &amp; Landscaping</b>				
Better enforcement of existing standards with a new permit fee to cover inspection costs.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Require street trees with new developments at permitting stage.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Require more parking lot trees.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Require solid screens with trees between residential and commercial zoning districts.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Eliminate current exemption for shallower lots in older zoning districts to be exempt from parking lot screening requirements.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Apply parking lot screening requirements to auto display areas.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____

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1 Better enforcement of existing standards

A new permit fee should be implemented to cover inspection costs



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2 Require street trees with new developments at permitting stage.



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**2** Require street trees with new developments at permitting stage.



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**3** Require more parking lot trees:

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

Lots 150 feet deep or less can count proposed district screening towards parking lot tree requirement.

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4

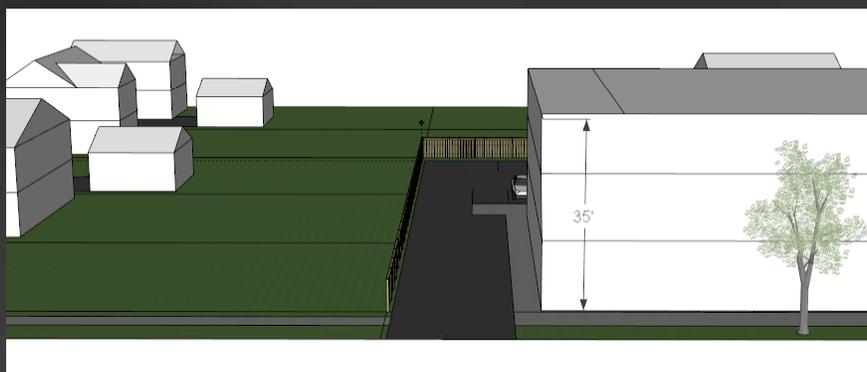
Require solid screens with trees between residential and commercial zoning districts.



(100% screen from 0 to 6 feet tall)

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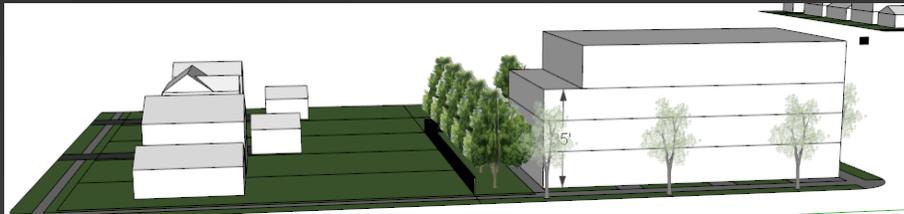
TODAY



- Permitted to pave up to the lot line
- Landscaping not required
- Minimum 6 foot fence required between zoning districts

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## Proposed



- Step back in additional height
- Buffer with trees that grow to at least 25 feet tall with a spread of at least 15 feet in addition to a mandatory 6 foot fence. This would be required at the property line adjacent to the residential zoning district.

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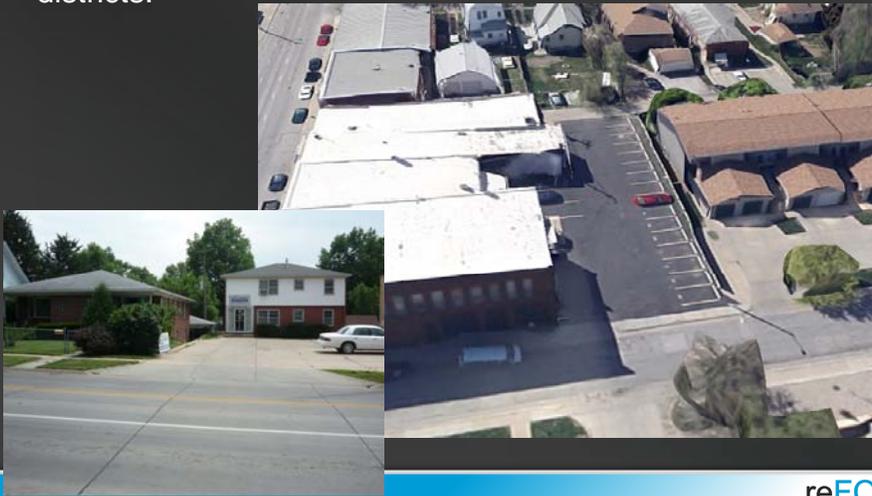
**Reduce** the side yard in the H-2 Corridor from 20 feet to 10 feet

**Increase** the side yard setback for the B-3 Corridor from 5 feet to 10 feet



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The screening and setback requirement would eliminate the possibility for drive lanes in the rear and side yards for the B-3 and H-2 zoning districts that abut residential zoning districts.



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- 100% screen from 0 to 6 feet (this means a 6 foot fence or wall)
- Trees planted 30 to 35 feet apart with minimum spread of 15 feet and minimum height of 25 feet



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5

Eliminate the current exemption from parking lot screening for shallower lots in older zoning districts



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**6** Apply existing parking lot screening requirements to auto display areas



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**2** reESTABLISH Sense of Place in Commercial Centers

**Objective A**

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

**Strategy 1**

- Designate specific areas where design standards will apply.

**Strategy 2**

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

**Strategy 3**

- Create building design standards that make development more aesthetically pleasing.

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## Create building design standards that make development more aesthetically pleasing.

- Articulation
- Entrance Design
- Transparency
- Materials
- Parking Structures
- Equipment Screening



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## The Still



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## Discussion from Last Meeting

- Articulation – okay
- Entrance Design
  - Address buildings with multiple tenants.
- Transparency
  - Transparent area relates to durable base requirement (3 feet).
- Materials
  - Define “architectural grade metal”.
  - Flexibility with allowed materials.
- Parking Structures – okay
- Equipment Screening
  - Consider height of parapet walls to meet requirement.

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## Entrance Design

- Proposed language:
  - *(as written)* Principal entrances shall be clearly defined and distinguishable from the abutting street, pedestrian walkway, or parking lot by incorporating 3 or more of the following design elements:
  - *(draft addition)* Where there are many entrances to separate establishments, a continuous band of doors and windows along the entire visible elevation is a customary design approach. At least one entrance shall meet the entrance design requirement for each building.

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## Materials

- Required percentage of heavy materials or glass
- Heavy materials include:
  - Natural or manufactured stone
  - Brick
  - Precast concrete or concrete masonry units with integral finish/color
  - Architectural grade metal panels or metal cladding
  - Other materials that are equivalent in appearance and durability

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## Equipment Screening

- Ground level and rooftop mechanical equipment and trash and storage areas shall be screened with materials compatible with the main walls of the building so they are not visible from abutting streets and residential properties.



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## Equipment Screening – Ground level

- Chapter 3.50 Design Standards for Screening and Landscaping
  - 7.11 - The area outside a building used for storage and/or display of merchandise for service/repair facilities (including motorized vehicle service and repair facilities) and/or contractor services, and outdoor refuse areas, recycling bins, open storage, loading areas, and ground level mechanical equipment associated with all uses shall be screened if they are located within 150 feet of street right-of-way and within the public view or abutting a residential district. The screen shall be evenly distributed horizontally; however, it may vary in height provided that it screens at least sixty percent (60%) of the surface area of a vertical plane from the ground elevation to a height of ten feet (10'). Fences shall be softened by landscaping to screen at least thirty percent (30%) of the surface area of a vertical plane from the ground elevation to a height of ten feet (10').

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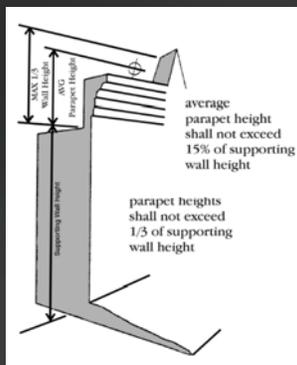
## Equipment Screening – Rooftop

- Capitol Environs Design Standards
  - Must be set back at least 15 feet from any face of the building, and are screened with permanent materials compatible with the materials of the principal facades of the building.
- Omaha, NE
  - Must be screened so that the equipment is “not casually visible” from adjacent public streets or from the parking lot for the building. In no case shall the parapet wall or roof top enclosure be required to exceed the height of the mechanical equipment.
- Minneapolis, MN
  - If parapet screening is infeasible, the equipment should be grouped within a single enclosure which is set back a distance of 1½ times its height from any primary façade fronting a public street.

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## Equipment Screening – Rooftop

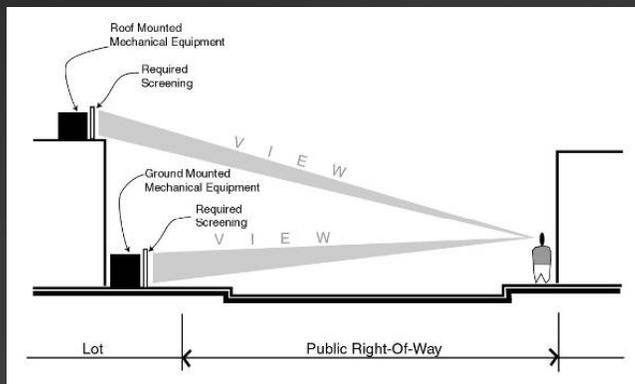
- Fort Collins, CO
  - Parapets concealing rooftop equipment from public view. The average height shall not exceed 15% of the height of the supporting wall and shall not at any point exceed 1/3 of the height of the supporting wall.



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## Equipment Screening - Rooftop

- Austin, TX
  - Shall be screened from the view of a person standing on the property line on the far side of an adjacent public street.



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## Equipment Screening – Electrical

- Omaha, NE
  - Utility boxes shall be prohibited along the facades of structures facing the front lot line or shall be screened from view.



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## Discussion

Questions and identification of topics needing more discussion and clarification.

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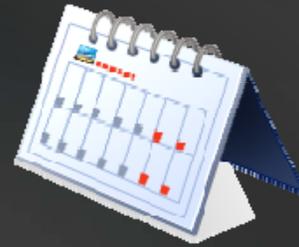
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## Next meeting dates for the Design Standards Subcommittee:

- December 4<sup>th</sup> at 1:00pm



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Are there any public comments today?



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# Any final questions from the Committee today?



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### Visit the website!

lincoln.ne.gov  
(keyword: reform)

**CITY OF LINCOLN NEBRASKA Planning Department**

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Reports, Tools & References

### Long Range Planning

#### reFORM: Zoning reFORMs for a New Chapter of City Building

An exciting wave of new development in Lincoln's core area, overcoming the lingering uncertainties of the global economic recession, has energized the entire community, creating a new layer of activity, of interesting places, and new options for living, working, shopping and recreating.

This wave of new development is fulfilling the promise for the core area that has been laid out for many years in the City's Comprehensive Plan. But the latest edition of that plan also contains a new promise - that this energy, which takes the form of taller, denser, mixed-use development, can ripple out from the core area to re-energize and enhance other parts of the City.

The reFORM document lays out a set of objectives and strategies for reFORMing the City's zoning code. It includes proposals to encourage this next potential layer of City development while remaining sensitive to the needs of existing neighborhoods for stability and protection.

#### DRAFT REPORT

Includes interactive links

- Cover
- Table of Contents
- Introduction
- 1. REMOVE Zoning Barriers
- 2. REESTABLISH a Sense of Place in our Commercial Centers
- 3. reFORM Landscape/Screening Requirements
- 4. REALIGN Zoning Map with Development Goals

*Change Made Resulting from Feedback and Further Consideration*

#### REFORM COMMITTEES

The reFORM Committees will consider the reFORM package of proposals for commercial design standards and zoning changes. The Design Standards Subcommittee will review the proposed new design standards for commercial/mixed-use projects in Chapter 2 of the report. The Zoning Barriers Subcommittee will review the proposals to "remove zoning barriers" in Chapter 1 of the report.

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