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Zoning reFORMs for a New Chapter of City Building

December 4, 2013



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Meeting Schedule

- Final meeting of the Design Standards Committee is today!
- Full joint 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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Meeting Materials:

- Today's agenda
- Power Point presentation
- Zoning changes feedback sheet
- Topic summaries, clarifications, and modifications handout
- Meeting notes

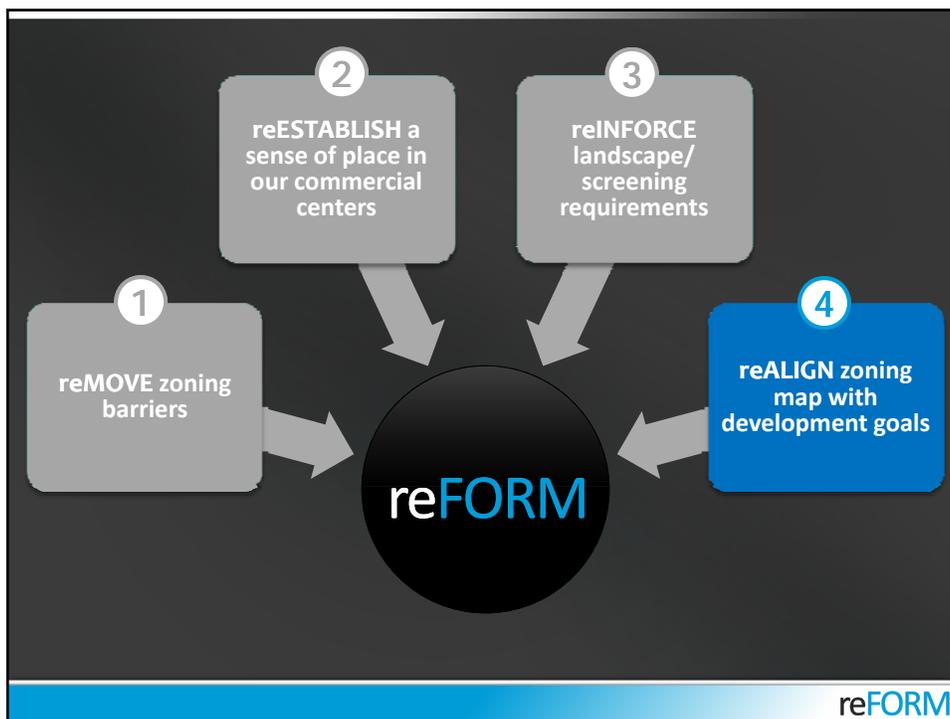


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Today's Meeting:

- Review and provide time to discuss the proposed zoning changes that correspond with the Corridors and Centers Design Standards, as well as the proposal for the B-1 zoning district
- Review and discuss topic summaries, clarifications, and modifications
- Discuss committee member final position statements due next week and next week's meeting
- Public comment
- Wrap-up

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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

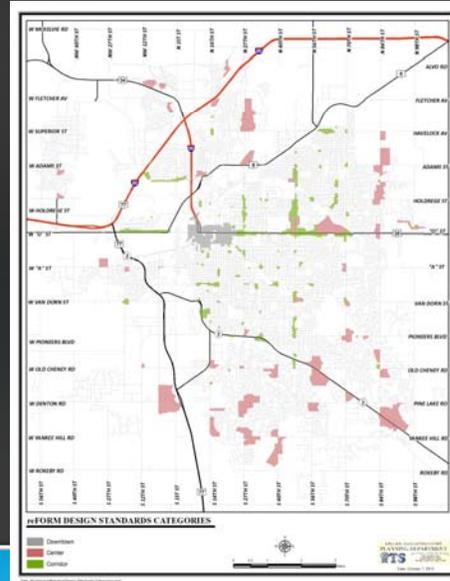
- Establish standards that make commercial and mixed use development more walkable

Strategy 3

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

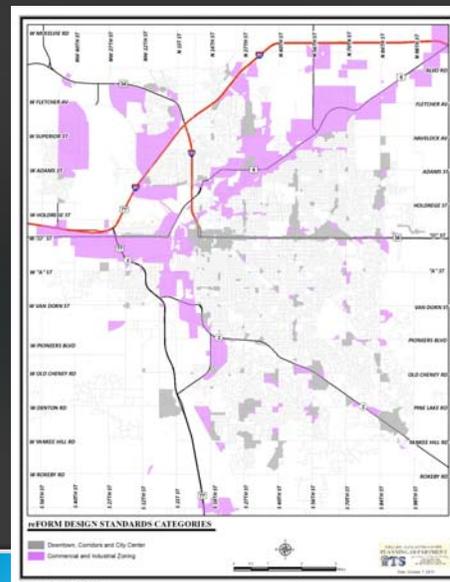
2 reESTABLISH Sense of Place in Commercial Centers

- Strategy 1. Designate specific areas where design standards will apply.
 - Centers: B-2, B-5, and H-4
 - Corridors: B-3 and H-2



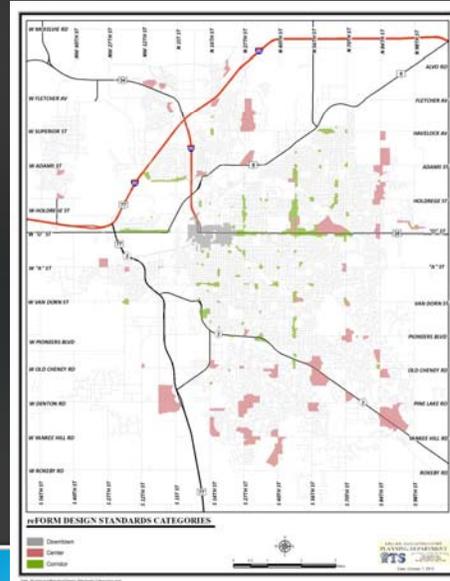
2 reESTABLISH Sense of Place in Commercial Centers

- Strategy 1. Designate specific areas where design standards will apply.
 - No design standards: R-T, O-2, O-3, H-3, I-1, I-2, and I-3
 - Rezoned districts: B-1 and H-1



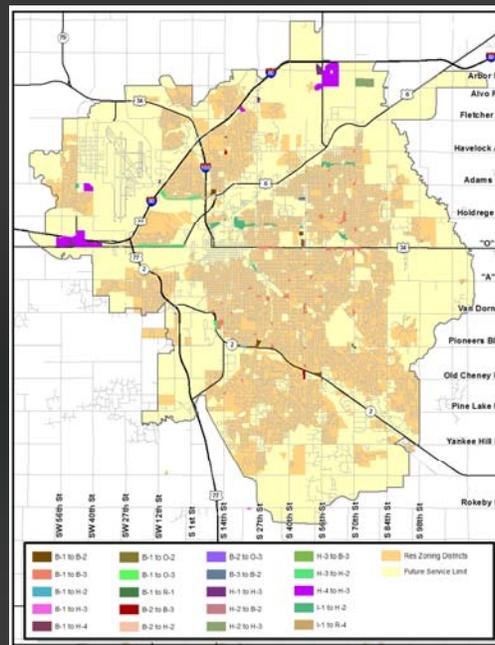
2 reESTABLISH Sense of Place in Commercial Centers

- Why apply to zoning districts?
 - Straightforward way to apply standards, but need to align zoning with development goals
 - Other approaches such as overlays may be confusing
 - Public process to facilitate site specific standards for small areas would be too time consuming, confuse owners with property zoned the same but in different areas, and create an administrative nightmare



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



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Discussion on Zoning Strategy

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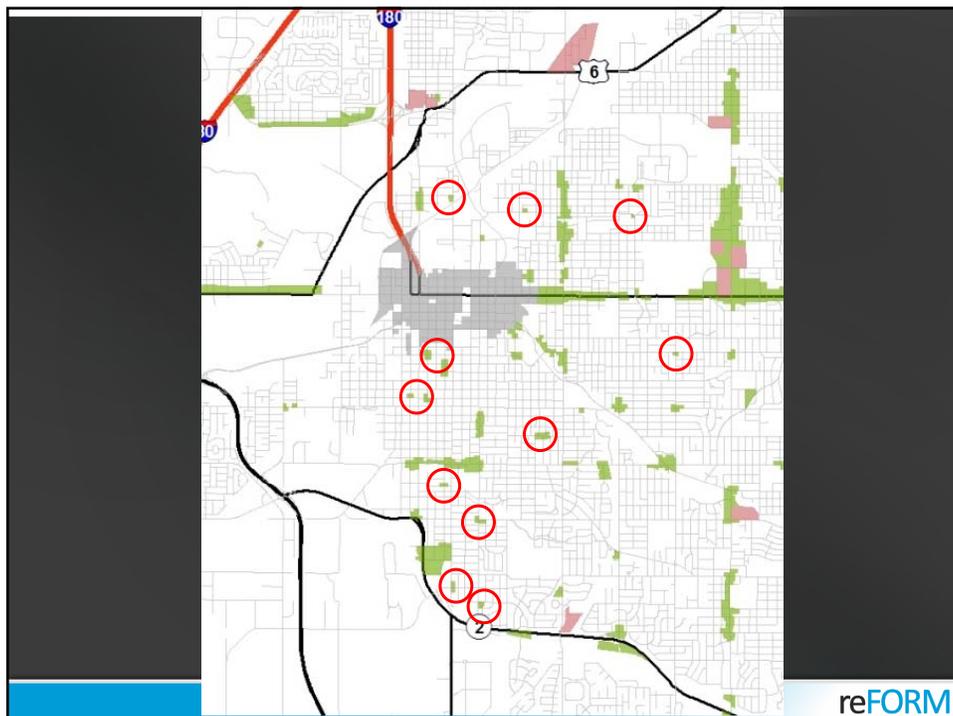
- New Proposal:

- B-1 “Neighborhood Retail District”
 - reFORM proposes to rezone all existing B-1 to other districts (mainly to B-3)
 - This proposal is for a new zoning district named B-1; much different than current B-1 or B-3
 - Lighter uses allowed; would exclude auto-related uses
 - Transitional zoning between commercial and residential
 - Typically surrounded by residential neighborhoods
 - Typically on local streets rather than arterials

11th and B

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- B-1 Neighborhood Retail District
 - 35' height limit (same as R-1 to R-6)
 - Would apply Corridor Design Standards
 - Would apply same sign regulations as R-T



Discussion on B-1 Proposal

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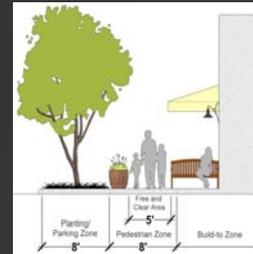
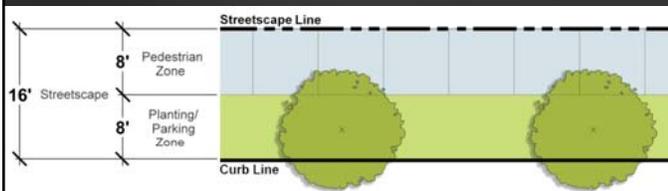
- Zoning changes feedback sheet

Proposed Concept	Yes	Not Sure	No	Additional Comments
Consolidating the existing B-1 district into different zoning districts subject to design standards is appropriate.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Consolidating H-1 into H-3 makes sense and will not be subject to design standards.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Rezoning some H-3 to H-2 where adjacent to neighborhoods is appropriate and would be subject to design standards.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Rezoning Abbott Sports Complex from H-2 to H-3 so that it would not be subject to design standards is appropriate.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Rezoning some H-4 areas that are isolated from neighborhoods to H-3 and not subject to design standards is appropriate.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
In general, the proposed zoning changes make sense if design standards are in place.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
The new proposed B-1 district is a good idea worth exploring further.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
More uses should be allowed in the new proposed B-1 district.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Automotive uses such as sales, repair and car washes should be allowed in the new proposed B-1.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Drive-throughs should be allowed in the new proposed B-1.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
The new proposed B-1 should not be limited to 35'; it should be 50' like other commercial districts.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
The new proposed B-1 would provide an appropriate buffer or transition from commercial to residential districts.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____

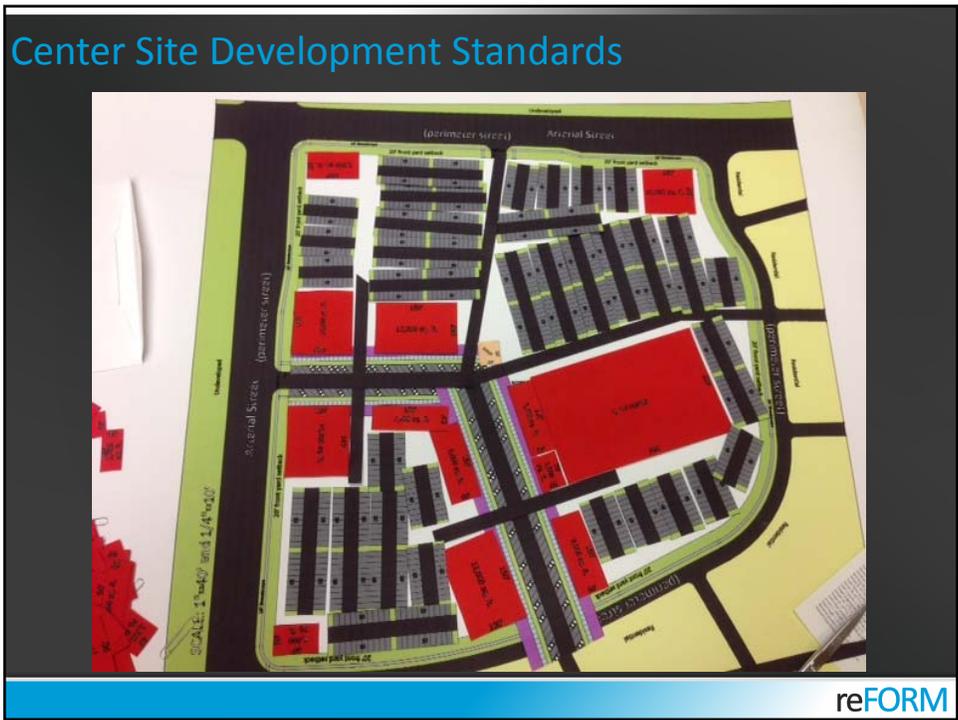
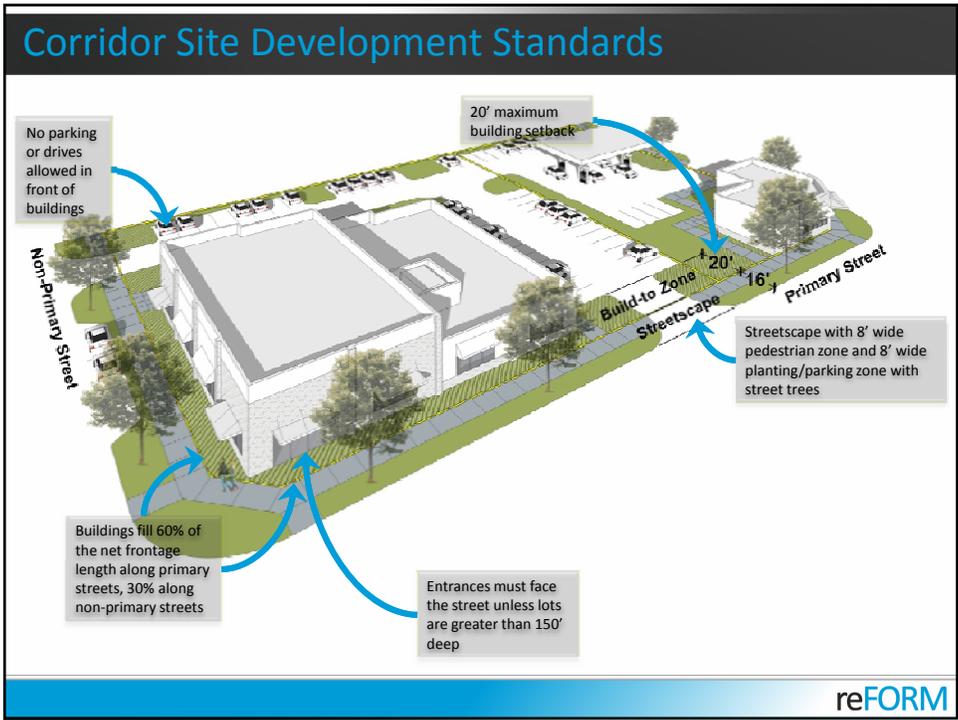
Topic Summaries, Clarifications, and Modifications

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Streetscapes



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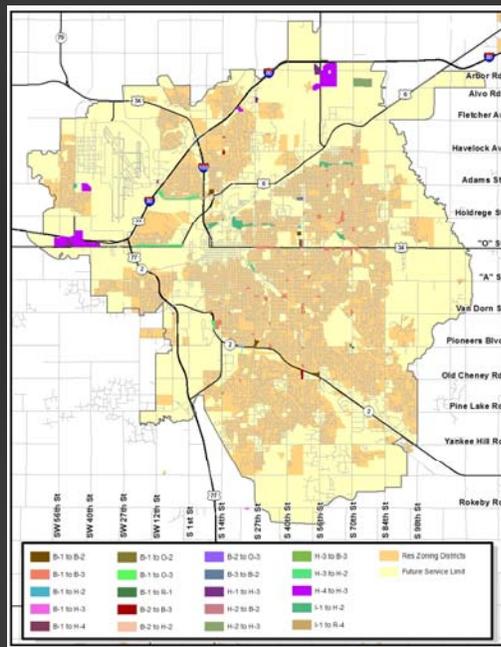


Screening and Landscaping



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Zoning



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Building Design Standards

- Articulation ✓
- Parking Structures ✓



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Building Design Standards

- Entrance Design
 - Address buildings with multiple tenants (at least one entrance).



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Building Design Standards

- Transparency

- Transparent area relates to durable base requirement (3 feet).
- Percentages are decreased proportionately (15%, 40%, 55%).



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Building Design Standards

- Materials

- Remove "architectural grade metal" from list.
- Allow metals as accent material unless approved by waiver.

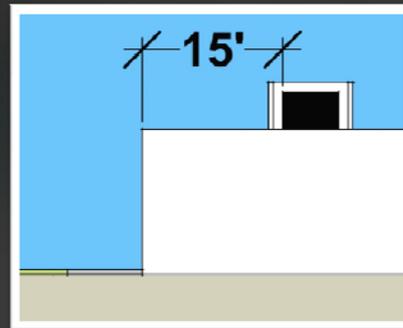
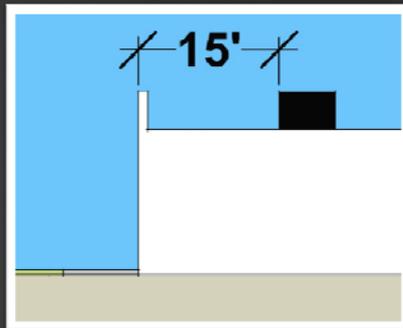


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Building Design Standards

• Equipment Screening

- Remove ground-level screening requirement (already covered in 3.50).
- Limit required height of parapet walls (not to exceed equipment height).
- Locate 15 feet from face of building and screen with parapet or enclosure.



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Discussion

Questions and identification of topics needing more discussion and clarification.

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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)

The screenshot shows the City of Lincoln Planning Department website. The header includes the city logo and 'Planning Department'. A navigation menu on the left lists various planning services. The main content area features a 'Long Range Planning' section with a sub-header 'reFORM: Zoning reFORMs for a New Chapter of City Building'. Below this is a paragraph of introductory text and a 'DRAFT REPORT' section with a list of interactive links: Cover, Table of Contents, Introduction, REMOVE Zoning Barriers, REESTABLISH a Sense of Place in our Commercial Centers, REINFORCE Landscape/Screening Requirements, and REALIGN Zoning Map with Development Goals. A 'Change Items Resulting from Feedback and Further Consideration' link is also present. At the bottom, a 'REFORM COMMITTEES' section provides details about the review process for design standards and zoning changes.

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