

reFORM

Zoning reFORMs for a New Chapter of City Building

December 11, 2013



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Meeting Schedule

- Full joint committee meeting on 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.

You made it!!

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What have we done?

- Research and development of draft proposal
- Over 20 outreach meetings and presentations
- Discussions with impacted City departments
- Website for information and comment
- We heard that “the devil is in the details”
- 11 committee meetings from October 2 to December 11
- Reviewed feedback and input that resulted in modifications and a better package
- Considering next steps



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Why have we done this?

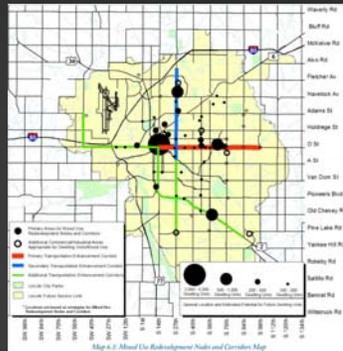
- Let's remind ourselves of the big picture...



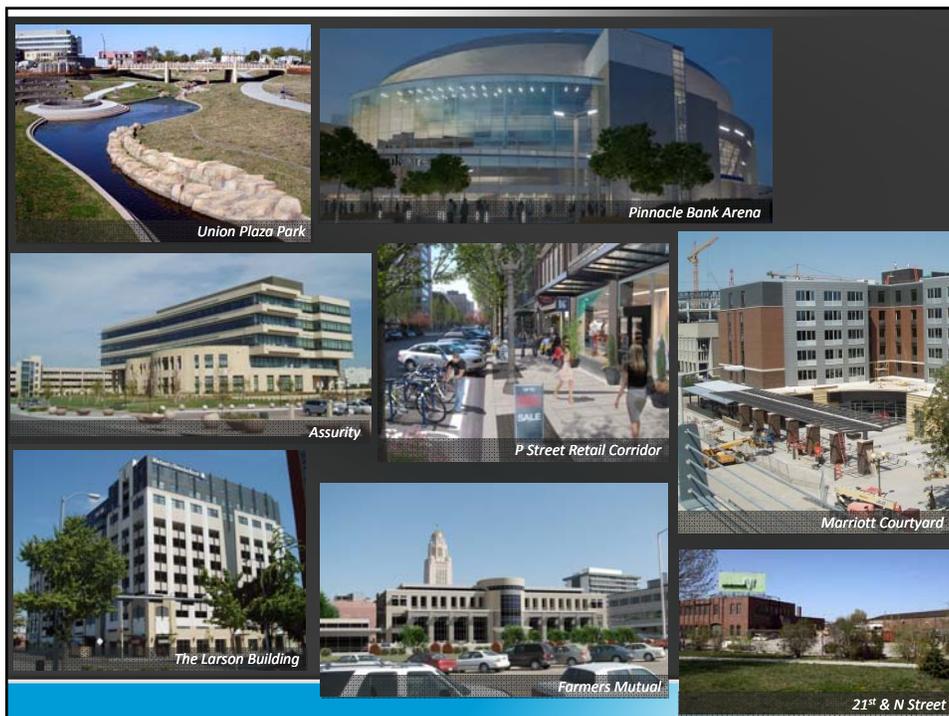
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Infill /Redevelopment and Placemaking

- 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



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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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Lincoln Deserves Better Design

- This proposal attempts to bring the lower performing commercial developments up to an improved standard for Lincoln
- Require the typical chain store to reach into the second or third drawer of plans to provide something better
- Better design helps provide Lincoln economic stability and increased performance over time



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Numerous Communities Using Design Standards



CVS, Columbus, Ohio



Aksarben Village, Omaha, NE



Village Gardens, Lincoln, NE

Topic Summaries, Clarifications, and Modifications

Parking – Provide options and flexibility; generally supported



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Height and Setbacks – Generally supported with design standards

- Modification: Count 1/2 of an alley ROW toward a setback requirement (not the full alley ROW)



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Streamline the Project Review Process

- Clarification: Notification methods for waivers to design standards will be similar to what is done for Downtown and Neighborhood Design Standards where notice is sent to nearby properties.



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Promote Residential Development In and Near Commercial Development

- Modification: Remove proposal to reduce PUD minimum size to 1 acre, and instead provide for waivers to height and lot regulations (not uses) through a Use Permit process, not a Special Permit process. This would be an optional tool in the B-3 and H-2 Corridor Districts.



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Screening and Landscaping

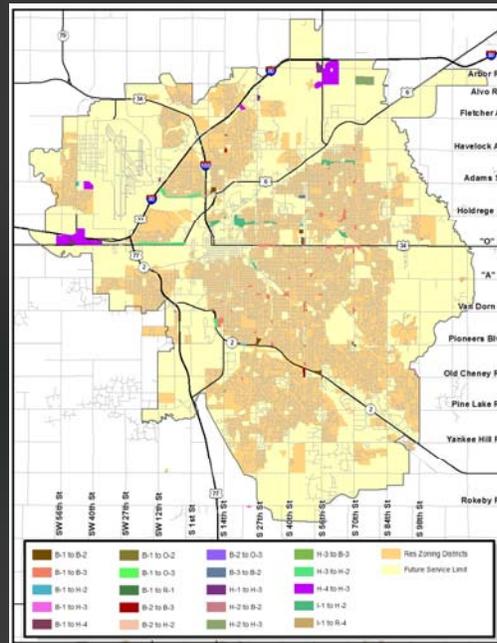
- Modification: Allow for option for required buffer trees to be placed on adjacent residential property per an agreement with property owners.
- Clarification: Allow buffer trees to count toward parking lot required trees.



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Zoning

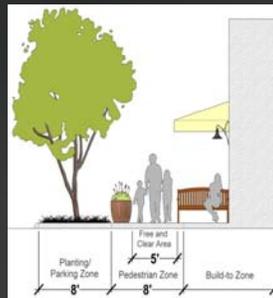
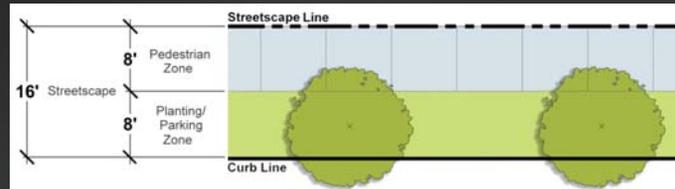
- Clarification: Staff will look more closely at the new B-1 District uses, sign allowances, and design standards to ensure it is workable and reasonable.



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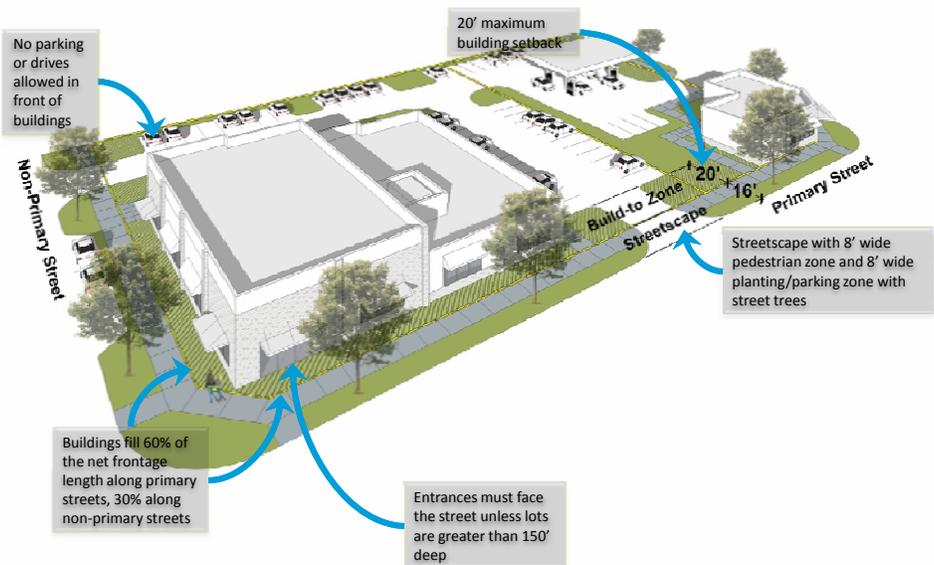
Streetscapes

- Clarification: Street trees must "average" 50 foot spacing with exact locations determined on a site by site basis.



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Corridor Site Development Standards



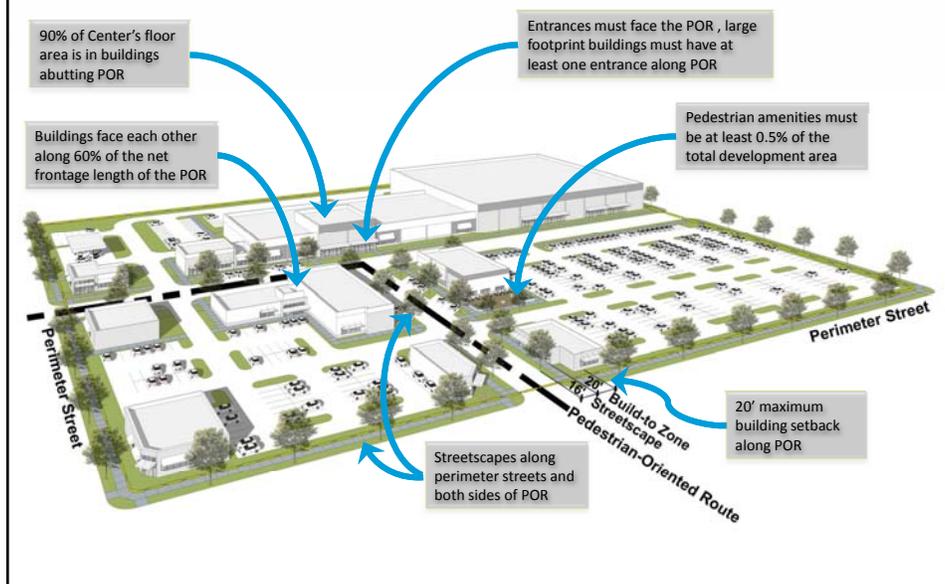
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Corridor Site Development Standards

- Clarification: Corridor standards may be used instead of Center standards when requested on sites of 10 acres or less and less than 500 feet in depth.
- Modification: For Centers that are smaller in size and are applying Corridor standards, provide an option for plazas to count toward the net frontage length requirement, but not require plaza space on the site.
- Modification: In Corridor developments where a continuous street wall is in excess of 300 feet, require a publicly accessible break in the street wall to allow interaction between the front and back of a corridor site.
- Modification: Develop an exception in the Corridor standards to allow drive thru access in the fronts of buildings where site constraints limit the use of the site.

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Center Site Development Standards



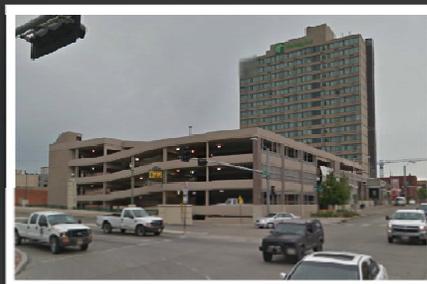
Center Site Development Standards

- Clarification: Site standards allow for large boxes to be counted toward the 90% net frontage length along the Pedestrian Oriented Route if adjacent to the P.O.R. For example, liner buildings on the side of the larger store could be fronted to the P.O.R. and the floor area of the big box can be counted toward the 90% frontage requirement.
- Clarification: 10% of the floor area in a Center is allowed to be located on pad sites completely detached from the P.O.R.
- Clarification: The Planning Department will be responsible for administering new design standards.
- Modification: Provide more flexibility in how floor area is counted toward the 90% frontage requirement along the P.O.R. (i.e. allow limited separation between buildings that otherwise provide a connection to the P.O.R. and count that floor area toward the 90% requirement).
- Modification: Develop language that recognizes how building and site development standards can be applied in a reasonable fashion in already developing centers.

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Building Design Standards

- Articulation ✓
- Parking Structures ✓



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Building Design Standards

- Entrance Design
 - Modification: (existing language) "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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Building Design Standards

- Transparency
 - Modification: Expand the transparency building design standard requirement on facades to 3-9 feet instead of 4-9 feet to match the durable materials requirement up to 3 feet. Adjust the percentage of transparency proportionately (i.e. 70% to 55%; 50% to 40%; 20% to 15%)



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Building Design Standards

• Materials

- Modification: Remove reference to “architectural grade metal” and allow other conditions to control what materials are allowed; do not include metal in the list of heavy materials, allowing it to be an accent material unless approved by a waiver.

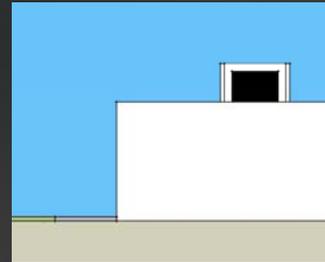
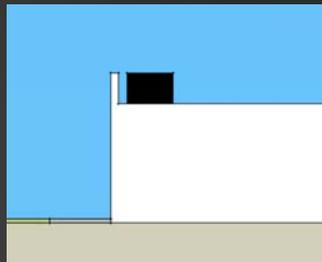


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Building Design Standards

• Equipment Screening

- Modification: Rooftop mechanical screening to be set back from the edge of the building at least 15 feet from any face of the building, and mechanical equipment to be screened by a rooftop enclosure or a parapet with permanent materials compatible with the materials of the principal facades of the building. In no case shall the parapet wall or roof top enclosure be required to exceed the height of the mechanical equipment.
- Modification: Remove reference to screening of ground floor mechanical equipment in reFORM and clarify that ground floor screening is already covered by existing standards in Chapter 3.50 Design Standards for Screening and Landscaping 7.11 (“...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”)

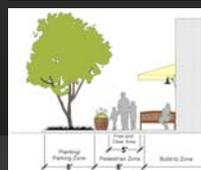


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Next Steps:

- Final Committee meeting on December 11
- Assess feedback and modifications
- Work with the Planning Commission in 2014
- If a package moves forward for formal approval, another round of public outreach will take place
- Meetings with property owners impacted by potential zoning changes
- Formal approval process later



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Thank you!!



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