

**FACTSHEET**

**TITLE:** **SPECIAL PERMIT NO. 300C**, request of Jeffrey Monzu on behalf of FarmHouse Fraternity, for an amendment to existing special permit located at 3601 Apple Street.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 09/28/2016  
Planning Commission Action: 09/28/2016

**STAFF RECOMMENDATION:** Conditional approval

**RECOMMENDATION:** Conditional Approval (6-0: Sunderman, Harris, Corr, Cornelius, Weber and Scheer voting 'yes'; Lust and Hove absent).  
**Resolution No. PC-01524**

**OPPONENTS:** None present at hearing.

**REASON FOR LEGISLATION:**

A request per Section 27.63.280 to amend an existing Special Permit to allow for reconstruction of a non-conforming facility and to increase the allowable square footage from 22,300 square feet to 32,000 square feet; an increase in allowable parking from 57 stalls to 88 stalls; and an increase in allowable members residing on the premises from 80 members to 88 members plus a housemother.

**DISCUSSION/FINDINGS OF FACT:**

1. On September 15, 2016, this application was before the Historic Preservation Commission for an advisory review. The Commission recommended approval by a 6-0 vote and their minutes can be found on pp.32-35.
2. This special permit request was heard before the Planning Commission on September 28, 2016.
3. The staff recommendation of conditional approval of Special Permit No. 300C is based upon the "Analysis" as set forth on pp.10-11, concluding that this is a reasonable request to allow reconstruction of a non-conforming use which will have minimal increase in traffic impact or negative effects on surrounding properties, provided there is limitation to the increase of members residing on the premises and landscaping is installed, including setback and screening for the expanded parking area adjacent the residential property to the east. The staff presentation is found on p.14.
4. The applicant's testimony, including a request to amend the staff report by striking Condition No. 1.6, is found on pp.14-15. Other testimony in support of this application is found on p.14.
5. There was no testimony in opposition to this special permit.
6. Planning Commission discussion with staff regarding the requested deletion of Condition No. 1.6 is found on pp.15-16. The applicant's rebuttal is found on p.15-16.
7. On September 28, 2016, the Planning Commission voted 6-0 to agree with the staff recommendation of conditional approval as presented, and adopted Resolution No. PC-01524 (pp.4-7) approving Special Permit No. 300C.
8. On October 11, 2016, a letter of appeal was filed by the applicant, Jeff Monzu, 8600 Indian Hills Drive, Omaha, NE 68114. (p.2-3).

**FACTSHEET PREPARED BY:** Geri Rorabaugh, Administrative Officer

**DATE:** October 24, 2016

**REVIEWED BY:** David R. Cary, Planning Director

**DATE:** October 24, 2016

F:\DevRev\Factsheet\CC\2016\SP300C Appeal

**APPEAL**  
of Planning Commission action  
to City Council

Today's Date 10/11/16 (this form must be received by the City Clerk within 14 days of the action by the Planning Commission)

To: City Clerk  
Teresa Meier  
555 S. 10th St., Ste. 103  
Lincoln NE 68508  
402-441-7436  
tmeier@lincoln.ne.gov

Dear Clerk:

I am submitting this letter of appeal to Resolution No. PC-01524, adopted by the Lincoln-Lancaster County  
Planning Commission on (Date) 9/26/2016, approving Special Permit No. 300C on property  
generally located at 3601 Apple St., Lincoln, NE.

Please advise me of the hearing date before the City Council.

**Signature of person requesting appeal:** \_\_\_\_\_

**Printed Name** Jeffrey S. Monzu

**Address** 8600 Indian Hills Dr. Omaha, NE 68114  
*Street City State ZIP*

**Phone Number** (402) 390-4217

**Email** jsmonzu@leoadaly.com

cc: Planning Department  
Geri Rorabaugh  
555 S. 10th St., Ste. 213  
Lincoln NE 68508  
402-441-6365  
grorabaugh@lincoln.ne.gov

# LEO A DALY

100

October 11, 2016

PLANNING  
ARCHITECTURE  
ENGINEERING  
INTERIORS

Ms. Teresa Meier  
Lincoln City Clerk  
555 S 10<sup>th</sup> Street, Suite 103  
Lincoln, NE 68508

Ms. Meier:

The FarmHouse Fraternity, located at 3601 Apple Street in Lincoln, recently received approval of their Special Use Permit No. 300C (Resolution No. PC-01524) allowing it to continue development of their replacement project. The revision to the Special Use Permit allows it to expand to 32,000 GSF, house 88 members and have allowable on-site parking for up to 88 cars.



656.1915

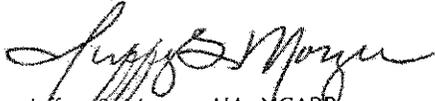
ABU DHABI  
ATLANTA  
AUSTIN  
BEIJING  
CHICAGO  
COLLEGE STATION  
CORPUS CHRISTI  
DALLAS  
DAMMAM  
DENVER  
DOHA  
FLINT  
FORT WORTH  
HONG KONG  
HONOLULU  
HOUSTON  
LANSING  
LAS VEGAS  
LOS ANGELES  
MIAMI  
MILPITAS  
MINNEAPOLIS  
OMAHA  
ORANGE  
RIYADH  
SACRAMENTO  
SAN ANTONIO  
SAN MARCOS  
TAMPA  
WACO  
WASHINGTON, DC  
WEST PALM BEACH

The fraternity has outgrown their current building and wishes to update and improve amenities available to their members. In addition, they plan to lessen house density with the added square footage and increase off-street parking and perimeter landscaping to enhance outward appearance to the neighboring properties. As such, the current facility and an adjacent property to the east (3639 Apple St) will be demolished and replaced with a new facility and grounds located on the existing site. The project design will follow necessary design requirements pursuant to the R-2 zoning.

Although the Special Use Permit was approved, it was approved with conditions. All are acceptable and able to be accommodated in some fashion except for item 1.6 which is requesting "Show dumpster location on plan along south property line in parking area further from the residential property to the west". We respectfully ask for item 1.6 to be removed as a condition of the approval. Plans are for a service area on the west side of the building. This service area would allow for service trucks to access the intended areas of the house in a zone that is off-street and does not navigate through member parking areas. The dumpster location that would be part of this service area would actually be approximately 55' from the nearest point of the adjacent 4-plex unit to the west. We are not aware of any ordinance requiring a distance from this structure and the design intent is to comply with The Planning Department Design Standards for Screening and Landscaping Chapter 3.50, Section 7.11.

Thank you for consideration of this request. If you have any questions, please feel free to contact me.

Sincerely,



Jeffrey S. Monzu, AIA, NCARB  
LEO A DALY  
Vice President, Senior Project Manager  
jsmonzu@leoadaly.com

---

RESOLUTION NO. PC- 01524

SPECIAL PERMIT NO. 300C

1           WHEREAS, Nebraska FarmHouse Association has submitted an application designated  
2 as Special Permit No. 300C to amend an existing Special Permit to allow for reconstruction of a  
3 non-conforming facility and to increase the allowable square footage from 22,300 square feet to  
4 32,000 square feet; an increase in allowable parking from 57 stalls to 88 stalls; and an increase  
5 in allowable members residing on the premises from 80 members to 88 members plus a  
6 housemother, on property generally located at 3601 Apple Street and legally described as:

7                       Lots 1-5, Block 9, Woods Brothers University Addition; vacated  
8 Fontenelle Street between the south right-of-way line of Apple  
9 Street and the north line of right-of-way of the vacated MOPAC  
10 Railroad Co.; and the north 50 feet of the vacated MOPAC  
11 railroad right-of-way abutting Lots 1.5, Block 9; and Lot 10,  
12 Meadow Lark Addition and the 35 foot adjacent strip to the south,  
13 all in the Northeast Quarter of Section 19, Township 10 North,  
14 Range 7 East of the 6<sup>th</sup> P.M., Lincoln, Lancaster County,  
15 Nebraska;

16           WHEREAS, the Lincoln City-Lancaster County Planning Commission has held a public  
17 hearing on said application; and

18           WHEREAS, the community as a whole, the surrounding neighborhood, and the real  
19 property adjacent to the area included within the site plan for this amendment to the approved  
20 site plan will not be adversely affected by granting said amendment; and

21           WHEREAS, said site plan together with the terms and conditions hereinafter set forth  
22 are consistent with the Comprehensive Plan of the City of Lincoln and with the intent and

1 purpose of Title 27 of the Lincoln Municipal Code to promote the public health, safety, and  
2 general welfare.

3 NOW, THEREFORE, BE IT RESOLVED by the Lincoln City-Lancaster County Planning  
4 Commission of Lincoln, Nebraska:

5 That the application of Nebraska FarmHouse Association, hereinafter referred to as  
6 "Permittee", to amend an existing Special Permit to allow for reconstruction of a non-conforming  
7 facility and to increase the allowable square footage from 22,300 square feet to 32,000 square  
8 feet; an increase in allowable parking from 57 stalls to 88 stalls; and an increase in allowable  
9 members residing on the premises from 80 members to 88 members plus a housemother, on  
10 the property described above, be and the same is hereby granted under the provisions of  
11 Section 27.63.280 of the Lincoln Municipal Code upon condition that construction be in  
12 substantial compliance with said application, the site plan, and the following additional express  
13 terms, conditions, and requirements:

14 1. This permit approves the reconstruction of the FarmHouse Fraternity, a  
15 nonconforming use, with an increase in allowable square footage from 22,300 square feet to  
16 32,000 square feet; an increase in allowable parking from 57 stalls to 88 stalls; and an increase  
17 in allowable members residing on the premises from 80 members to 88 members plus a  
18 housemother.

19 2. Before receiving building permits:

20 a. The Permittee shall cause to be prepared and submitted to the Planning  
21 Department a revised site plan including 3 copies with all required revisions as listed below:

- 22 i. Final design for the project shall be subject to Historic  
23 Preservation Commission certificate of appropriateness approval  
24 with the Commission having review authority over the demolition  
25 of 3639 Apple Street residence, the new construction and the  
26 project as a whole.
- 27 ii. Add note on plans on how many approved persons for residence  
28 per the Special Permit.
- 29 iii. Provide screening and landscaping plan that meets Design  
30 Standards to the satisfaction of the Planning Director. Also, show

1 all existing trees to remain as part of the landscaping plan  
2 including retention of trees on west and east.

- 3 iv. Show location of bike trail and any trail easements on the  
4 property.
- 5 v. Show 14' setback line for landscaping on south side of the original  
6 property.
- 7 vi. Show dumpster location on plan along south property line in  
8 parking area further from the residential property to the west.
- 9 vii. Change Schematic Design Not for Construction to Special Permit  
10 #300C.
- 11 viii. Remove building strikeout and Addition text south of the Proposed  
12 New Construction building location. Also, remove University text  
13 along west property line and Meadow Lark Addition text along the  
14 east property line.
- 15 ix. Remove all light text on building corners/periphery areas.
- 16 x. Identify 25' front building setback line along Apple Street right of  
17 way.
- 18 xi. Show 20' setback line for parking lot on the east side of the  
19 property.
- 20 xii. Add 10' utility easement as identified by LES that would be  
21 located 44 feet north of the south property line, extending east-  
22 west through the parking area. This is a new easement to cover  
23 existing facilities.

24 b. Permittee shall provide verification from the Register of Deeds that the  
25 letter of acceptance as required by the approval of the special permit has been recorded with  
26 the Register of Deeds.

27 c. The construction plans must substantially comply with the approved  
28 plans.

29 3. All privately-owned improvements, including landscaping and recreational  
30 facilities, shall be permanently maintained by the Permittee or an appropriately established  
31 owners association approved by the City.

32 4. The physical location of all setbacks and yards, buildings, parking and circulation  
33 elements, and similar matters shall be in substantial compliance with the location of said items  
34 as shown on the approved site plan.

1           5.       The terms, conditions, and requirements of this resolution shall run with the land  
2 and be binding upon the Permittee, its successors and assigns.

3           6.       The Permittee shall sign and return the letter of acceptance to the City Clerk.  
4 This step should be completed within 60 days following the approval of the special permit. The  
5 City Clerk shall file a copy of the resolution approving the special permit and the letter of  
6 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the  
7 Permittee. Building permits will not be issued until the letter of acceptance has been filed.

8           The foregoing Resolution was approved by the Lincoln City-Lancaster County Planning  
9 Commission on this 28<sup>th</sup> day of September, 2016.

ATTEST:

*die* Annid Baneer  
Chair

Approved as to Form & Legality:

*Richie*  
Chief Assistant City Attorney

# LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

## for September 28, 2016 PLANNING COMMISSION MEETING

**PROJECT #:** Special Permit No. 300C

**PROPOSAL:** A request per Section 27.63.280 to amend an existing Special Permit to allow for reconstruction of a non-conforming facility and to increase the allowable square footage from 22,300 square feet to 32,000 square feet; an increase in allowable parking from 57 stalls to 88 stalls; and an increase in allowable members residing on the premises from 80 members to 88 members plus a housemother.

**LOCATION:** 3601 Apple Street

**LAND AREA:** 1.72 Acres

**EXISTING ZONING:** R-2 Residential District

**CONCLUSION:** This is a reasonable request to allow reconstruction of a non-conforming use which will have minimal increase in traffic impact or negative effects on surrounding properties, provided there is limitation to the increase of members residing on the premises and landscaping is installed, including setback and screening for the expanded parking area adjacent the residential property to the east.

<b>RECOMMENDATION:</b>	Conditional Approval
------------------------	----------------------

### GENERAL INFORMATION:

**LEGAL DESCRIPTION:** Lots 1-5, Block 9, Woods Brothers University Addition; vacated Fontenelle Street between the south right of way line of Apple Street and the north line of right-of-way of the vacated MOPAC Railroad Co.; and the north 50 feet of the vacated MOPAC railroad right-of-way abutting lots 1-5, Block 9; and Lot 10 Meadow Lark Addition and the 35 foot adjacent strip to the south, all in the Northeast 1/4 of Section 19, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska.

**EXISTING LAND USE:** FarmHouse Fraternity, UNL East Campus fraternal organization.

### **SURROUNDING LAND USE AND ZONING:**

North:	Single family dwellings, Idylwild Park	R-2
South:	Mopac Trail, Single family dwellings	R-2
East:	Single family dwellings	R-2
West:	Multiple family dwellings	R-2, R-5

## **HISTORY:**

**MARCH 1954.** Special Permit No. 11 approved for the Nebraska Farm House Association to construct a fraternity house.

**FEBRUARY 1965.** Special Permit No. 300 approved, amending Special Permit No. 11 to permit additions to the existing fraternity house and to provide adequate parking.

**MAY 1979.** The zoning designation in this area was changed from A-2 to R-2 Residential during the 1979 Zoning Update.

**MAY 1986.** Special Permit No. 300A was approved to construct a two-story addition to the fraternity.

**AUGUST 1987.** An administrative amendment to Special Permit No. 300A was approved to expand the parking lot two feet to the east and to revise the parking lot layout.

**NOVEMBER 1998.** Special Permit No. 300B was approved to expand and renovate the FarmHouse Fraternity. This permit approved the expansion of the FarmHouse Fraternity for a total of 22,300 square feet of floor area and the associated expansion of the parking lot to 57 total spaces, provided that no more than 80 members may reside on the site at any one time.

## **COMPREHENSIVE PLAN SPECIFICATIONS:**

P. 1.9 - The 2040 Future Land Use Map shows this area as Urban Residential.

P. 7.8 - For existing neighborhoods, housing diversity is often already in place, but efforts must focus on maintaining this balance and variety. The diversity of architecture, housing types and sizes are central to what makes existing neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sensitive to the existing neighborhoods.

P. 7.9 Good design and appropriate placement are key to successful redevelopment.

P. 7.9 - Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements.

**UTILITIES:** This site is served by existing utilities.

**TRAFFIC ANALYSIS:** Apple Street and Idylwild Drive are both local streets. The expansion of resident members from 80 to 88 plus a housemother should not substantially impact traffic.

**AESTHETIC CONSIDERATIONS:** The new building will be located in the same approximate location as the existing. Screening will be provided to buffer the parking area from the area to the east. The Historic Preservation Commission reviewed preliminary building drawings and the site layout at their September 15, 2016 meeting and recommended approval of the Special Permit subject to their review of final design (See attached meeting minutes).

## **ANALYSIS:**

1. This is a request for an amendment to existing special permit for a non-conforming use to allow the Nebraska FarmHouse Association to replace their existing facility at 3601 Apple Street. The applicant is requesting an increase in allowable square footage from 22,300 square feet to 32,000 square feet; an increase in allowable parking from 57 stalls to 88 stalls; and an increase in allowable members residing on the premises from 80 members to 88 members plus a housemother. The building will be three floors and will meet the 35' height limit of the R-2 District.
2. The fraternity has outgrown their current building and wishes to update and improve amenities available to their members. Primary features of the project will include: study, sleeping member living units, additional group study and technology rooms, added technology and data infrastructure, additional on-site parking with minimized frontage to Apple Street and updated mechanical and electrical systems for overall systems efficiency.
3. The fraternity proposes to demolish the existing house at 3639 Apple Street which they own to allow for grounds expansion. The proposed demolition will require approval of the Historic Preservation Commission as this property is located in the East Campus Neighborhood Historic District. The Commission reviewed preliminary building drawings along with the site layout of the project as a whole at their September 15, 2016 meeting and recommended conditional approval of the Special Permit subject to the applicant submitting final design for their review (see attached minutes). East Campus Community Organization (ECCO) President, Paul Johnson was in attendance at the meeting and noted the neighborhood group supports the current proposal.
4. Construction on the new building would start in May 2017 with the existing fraternity house being demolished and members living off site for a year before moving back in August 2018.
5. The November 1998 Special Permit approved an expansion of the existing FarmHouse Fraternity for a total of 22,300 square feet of floor area and the associated expansion of the parking lot to 57 spaces, with no greater than 80 members residing on the site at any one time.
6. The applicant provided notes from East Campus Community Organization (ECCO) website (see attached). In October 2014, fraternity representatives met with neighborhood members about their plans. The neighbors and ECCO raised a number of concerns about these early plans. The conversation was then put on hold until spring of 2016.
7. The neighbors and ECCO representatives had concerns about the number of residents, the amount of off-street parking, the footprint of the new facility, retention of character of the neighborhood, retention of surrounding property values, including sufficient screening for nearby homes and the image at the end of Idylwild Boulevard.
8. In the ECCO website meeting notes provided by the applicant, it was mentioned that in 2016, after two meetings of a working group and one meeting with the ECCO board, ECCO and Farmhouse representatives agreed in principle to certain points. These points included as they relate specifically to the request: the maximum number of residents could increase from 80 to 88, the re-development should not attempt to provide on-site parking for 100% of

members, the house should be located on the west side of the property, roughly the location of the current house, and removing the house at 3639 Apple Street would be necessary to get adequate green space and parking.

9. The parking requirement per 27.67.040 for a fraternity is 0.75 spaces per resident. 66 parking spaces are required. The applicant is requesting through the Special Permit an increase in allowable parking from 57 stalls to 88 stalls but is only proposing 80 stalls on the site plan.
10. Stormwater quality will be required to be taken into account prior to Building and Safety Department approval per City Code 28.03.
11. Zoning Ordinance 27.63.280 provides the following criteria shall be given specific consideration:
  - (a) *Effects on adjacent property, traffic, city utility service needs;*  
The new building will be constructed in the same general area as the existing building. This combined with perimeter landscape buffers and with Historic Preservation Commission design review would provide for a context sensitive design respective of the neighborhood. Further, traffic and utility service needs would not substantially change with the increase of member count by 8 persons plus a housemother, who currently resides on the premises.
  - (b) *Density of land use zoning for the subject property and adjacent property;*  
The density of the land use zoning for the subject property and adjacent property would not significantly change because the property is being expanded to add the parcel to the east and the increase in resident members to 8 persons plus a housemother.
  - (c) *The degree of hardship upon the applicant which would be caused by failure to grant.*  
Failure to grant this permit would not prohibit the current nonconforming use authorized by prior Special Permit #300B to continue as it currently exists. However, the ability of the Fraternity to increase membership and expand square footage to meet current facility needs and provide additional off-street parking and perimeter landscape screening would be limited without approval of the request.

### **CONDITIONS OF APPROVAL:**

Per Section 27.63.280, this approval permits the reconstruction of the FarmHouse Fraternity, a nonconforming use, with an increase in allowable square footage from 22,300 square feet to 32,000 square feet; an increase in allowable parking from 57 stalls to 88 stalls; and an increase in allowable members residing on the premises from 80 members to 88 members plus a housemother.

### **Site Specific:**

1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department 3 copies of a revised site with all required revisions listed below:
  - 1.1 Final design for the project shall be subject to Historic Preservation Commission certificate of appropriateness approval with the Commission having review authority over the demolition of 3639 Apple Street residence, the new construction and the project as a whole.

- 1.2 Add note on plans on how many approved persons for residence per the Special Permit.
  - 1.3 Provide screening and landscaping plan that meets Design Standards to the satisfaction of the Planning Director. Also, show all existing trees to remain as part of the landscaping plan including retention of trees on west and east.
  - 1.4 Show location of bike trail and any trail easements on the property.
  - 1.5 Show 14' setback line for landscaping on south side of the original property.
  - 1.6 Show dumpster location on plan along south property line in parking area further from the residential property to the west.
  - 1.7 Change Schematic Design Not for Construction to Special Permit #300C.
  - 1.8 Remove building strikeout and Addition text south of the Proposed New Construction building location. Also, remove University text along west property line and Meadow Lark Addition text along the east property line.
  - 1.9 Remove all light text on building corners/periphery areas.
  - 1.10 Identify 25' front building setback line along Apple Street right of way.
  - 1.11 Show 20' setback line for parking lot on the east side of the property.
  - 1.12 Add 10' utility easement as identified by LES that would be located 44' feet north of the south property line, extending east-west through the parking area. This is a new easement to cover existing facilities.
2. Before receiving building permits provide the following documents to the Planning Department:
    - 2.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.
  3. Prior to the issuance of a building permit:
    - 3.1 The construction plans must substantially comply with the approved plans.

**Standard:**

- 4 The following conditions are applicable to all requests:
  - 4.1 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee or an appropriately established owners association approved by the City.

- 4.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
- 4.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
- 4.4 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

George Wesselhoft, Planner  
(441-6366, [gwesselhoft@lincoln.ne.gov](mailto:gwesselhoft@lincoln.ne.gov))  
September 15, 2016

**APPLICANT/** Nebraska FarmHouse Association

**OWNER** 3601 Apple Street  
Lincoln, NE 68503

**CONTACT:** Jeff Monzu  
8600 Indiana Hills Drive  
Omaha, NE 68114

# SPECIAL PERMIT NO. 300C

## SPECIAL PERMIT NO. 300C

### TO ALLOW FOR RECONSTRUCTION OF A NON-CONFORMING FACILITY

### GENERALLY LOCATED AT 3601 APPLE STREET.

### PUBLIC HEARING BEFORE PLANNING COMMISSION:

September 28, 2016

**Staff recommendation:** Conditional Approval.

Members present: Cornelius, Corr, Harris, Sunderman, Weber and Scheer, present; Hove and Lust absent.

There were not ex parte communications disclosed on these items.

**Staff Presentation:** **George Wesselhoft of the Planning Department** stated FarmHouse owns this area south of Apple Street and southwest of Idylwild Park, including one residential property within the special permit boundary approved in 1998. The fraternity has outgrown their current building and wishes to upgrade their facility. Because the house is located within the East Campus Historic District area, the applicant submitted their ideas to the Historic Preservation Commission, who advised unanimously to approve the project with the condition that the final plans come back to them for review. Also present at that meeting was the President of the East Campus Community Organization. He indicated that the neighborhood supports the new plans, unlike an earlier proposal that generated a number of concerns. There is a request to increase parking and the staff report lists 12 conditions that must be met.

Corr asked for clarification about the discrepancy in parking numbers. Wesselhoft stated the applicant can answer the question, but the number is in the range of 80 stalls.

Corr asked if the existing building has any historical significance, adding that she assumes that would have been noted by the Historic Preservation Commission. Wesselhoft said he believes the existing building is from the 1950s.

### **Proponents:**

**1. Jeff Monzu, architect with Leo A. Daly and FarmHouse alumnus,** stated the intent is to replace this fraternity facility to better suit current needs and improve technology. This also includes improvements to on-site parking and addresses more of the amenities students are looking for. The plan includes between 79-81 stalls depending on how the final plans develop. The historic district runs along the north and east. The house on the property is part of that but the current frat house is not. We plan to keep as many existing trees as possible. Creating a significant and attractive landscape buffer is a goal of both the neighborhood and the fraternity.

We ask that Condition 1.6 be stricken in order to provide a separate area along the west for delivery and garbage service. The closest apartment buildings are 50 feet away from the dumpsters and, functionally, this location works well since the kitchen is located on that side.

Cornelius asked where the dumpsters are currently located. Monzu said at the back and sometimes they have been on the east.

Harris asked about overflow parking for fraternity parties or events. Monzu said most events are for family members and there is on-street parking. People can use the lot if there are available spots since not every member will own a vehicle. Right now, some members use on-street parking so moving them to the lot will free up lots of parking for the neighborhood. We hoped to eliminate on-street parking altogether, but not even the neighborhood can control that and we will keep parking for our residents off the street and in the lot.

**2. Paul Johnson, President of the ECCO Board**, stated they have been working with FarmHouse for the last year and there were many working group meetings held with the building committee. We did not like that we were losing one house, but felt that the increased parking and decreasing the number of residents down to 88 both made up for that. At the neighborhood meeting, he was surprised at how few questions and concerns there were and believes that most neighbors are in favor of the project. Though they have not seen final designs, he is confident they will continue to work together to come up with a building everyone likes. His input regarding the dumpsters being located at the back is that it would increase truck traffic and possibly cause the loss of parking stalls, so the access drive is probably a good plan.

There was no testimony in opposition.

### **Staff Questions:**

Cornelius asked how staff feels about eliminating Condition 1.6. Wesselhoft said that with the Mopac Trail 50-foot right-of-way, if the dumpsters were placed in the south part of the lot, they would be at a greater distance from the houses. If placed at the west, they will be closer to the apartments.

Sunderman and Harris both wondered if there are dumpsters used by the apartments to the west. Wesselhoft said he is not sure.

### **Applicant Rebuttal:**

Monzu stated the purpose of requesting this permit is to make sure there is approval to go on with this scope of project. Final plans will go back to the Historic Preservation Commission for review.

Scheer asked if there will continue to be ongoing dialogue with neighbors. Monzu said they will continue to update the neighborhood and will take comments and address concerns.

Corr asked if the Planning Department is fine with striking Condition 1.6, or if it can be changed in the future.

**Steve Henrichsen of the Planning Department** stated it would not be removed later. The apartments to the west are 4-plexes with no rear dumpsters or service areas.

Weber asked about adding conditions to address service-truck traffic. Henrichsen said that is part of the operations and would be difficult to enforce. It would also be difficult to change later in the process. We felt the current plan with the dumpsters in a more central location and on their own property was better than moving them to the west side.

Harris asked how many parking stalls the dumpsters would take up. Monzu said he is not able to answer at this time, but it would impact the layout. It would not be anything like 10 stalls but it would

be a few. Henrichsen added that the current site plan has them backing in with the same type of turning movement since there is not a turn radius for trash service. Monzu said that while it is true the trucks could back in and out, the area on the east is intended to be an entry point for residents. Plus, most of the trash generated comes from the kitchen on the west. We will follow whatever is required but, organizationally, and with the distance from the neighbors, we do not see it as a problem.

**SPECIAL PERMIT NO. 300C**  
**ACTION BY PLANNING COMMISSION:**

**September 28, 2016**

Cornelius moved approval; seconded by Sunderman.

Corr stated she is inclined to be fine with striking Condition 1.6. Trash service can be heard in her own neighborhood and is not much of a nuisance. If the neighborhood is fine with that idea, then she would be too. She is interested to hear what other Commissioners think.

Cornelius stated he did not strike that point because he is sensitive to the people living in the apartment complex. FarmHouse should keep their services internal instead of forcing them over to the side. He is on the fence about it because it would push noise and smell over but then it is 50 feet away, and he also hears trucks in his neighborhood. He tends to be more conservative when he is on the fence about an issue.

Harris said that as someone who has lived in both urban and quieter residential areas, there is a lot more sound with a dumpster with large amounts of trash and glass bottles than a residential garbage can. She would feel more comfortable if the affected adjacent neighbor were present to comment.

Cornelius suggested they are more comfortable if they get the extra off-street parking.

Sunderman wondered how much more parking it creates. At this point, he is in agreement with Commissioner Harris that the amount of noise will be quite a bit more.

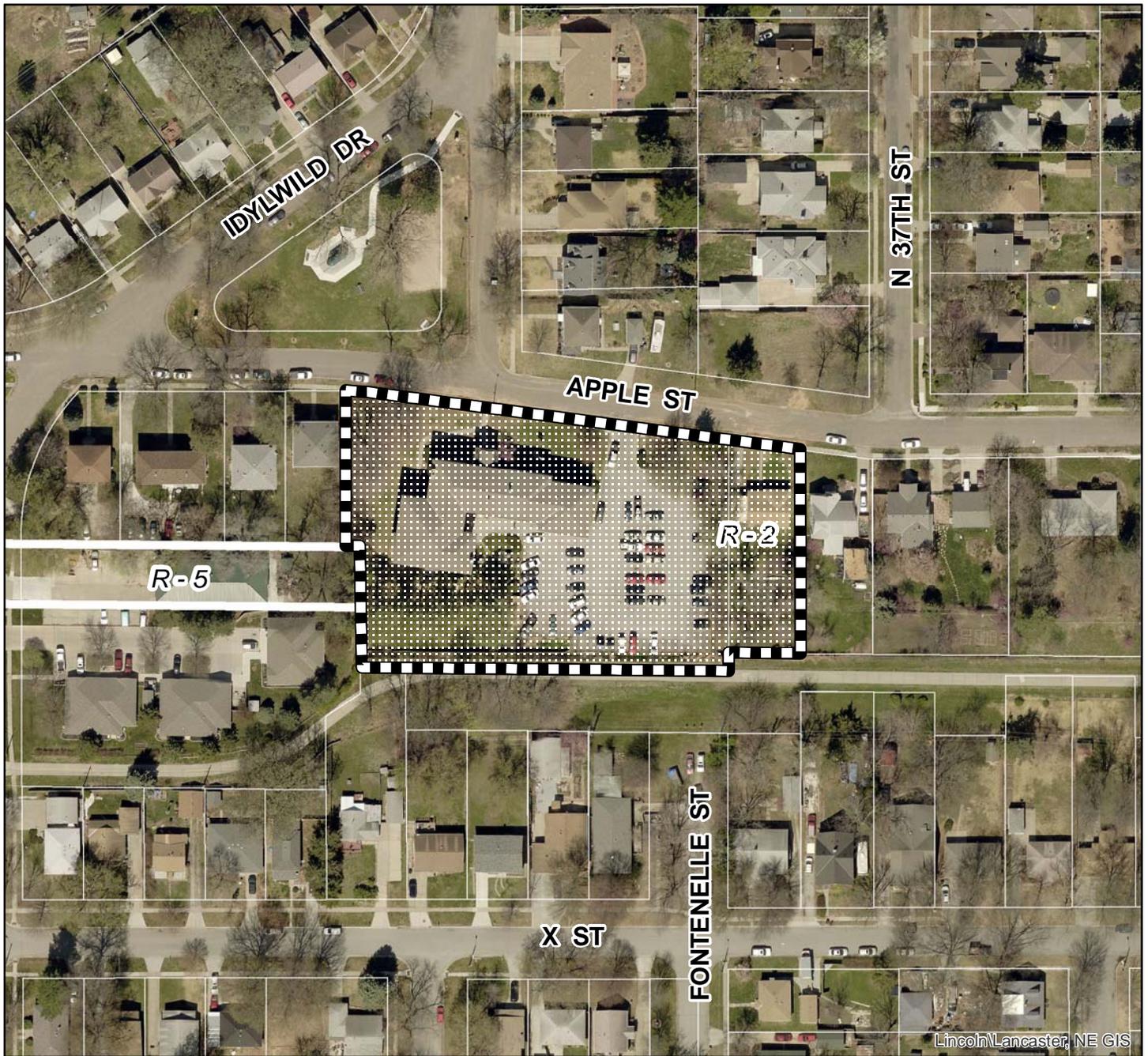
Scheer agreed and stated that because the applicant is in the early stages of design, people can come together and find a way to make this work.

Corr took the opportunity to thank the applicant for working so extensively with the neighborhood.

Weber said he understands the concerns about the noise but, when considering access for service trucks, it would be easier for them to get into an area with fewer parked cars or objects to hit.

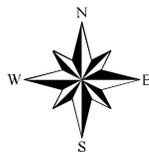
Corr said she also considered that and suggested that perhaps the drive could go all the way to the south. She is confident there will be still be something they can do.

Motion carried 6-0: Cornelius, Corr, Harris, Sunderman, Weber, and Scheer voting 'yes' (Hove and Lust absent).



2016 aerial

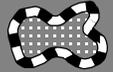
**Special Permit #: SP300C**  
**Farmhouse Fraternity**  
**Idylwild Dr & Apple St**



One Square Mile:  
 Sec.19 T10N R07E

**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

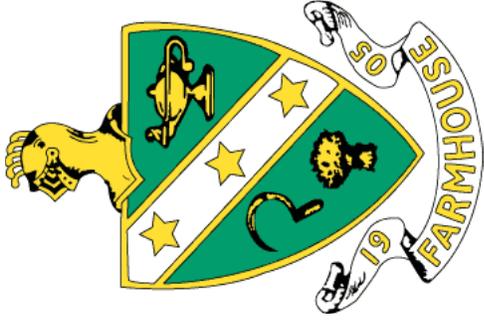
-  Area of Application
-  Zoning Jurisdiction Lines
-  Lancaster County Jurisdiction





# FarmHouse Fraternity- UNL

August 10, 2016



ECCO Update

## **ECCO CONCERNS**

- **NUMBER OF MEMBERS**
- **OFF STREET PARKING**
- **FOOTPRINT OF NEW FACILITY**
- **CHARACTER OF NEIGHBORHOOD**
- **RETENTION OF SURROUNDING PROPERTY VALUES**
- **IMAGE AT END OF IDYLWILD BLVD.**

## **ECCO CONCERNS**

- **NUMBER OF MEMBERS**
- **OFF STREET PARKING**
- **FOOTPRINT OF NEW FACILITY**
- **CHARACTER OF NEIGHBORHOOD**
- **RETENTION OF SURROUNDING PROPERTY VALUES**
- **IMAGE AT END OF IDYLWILD BLVD.**

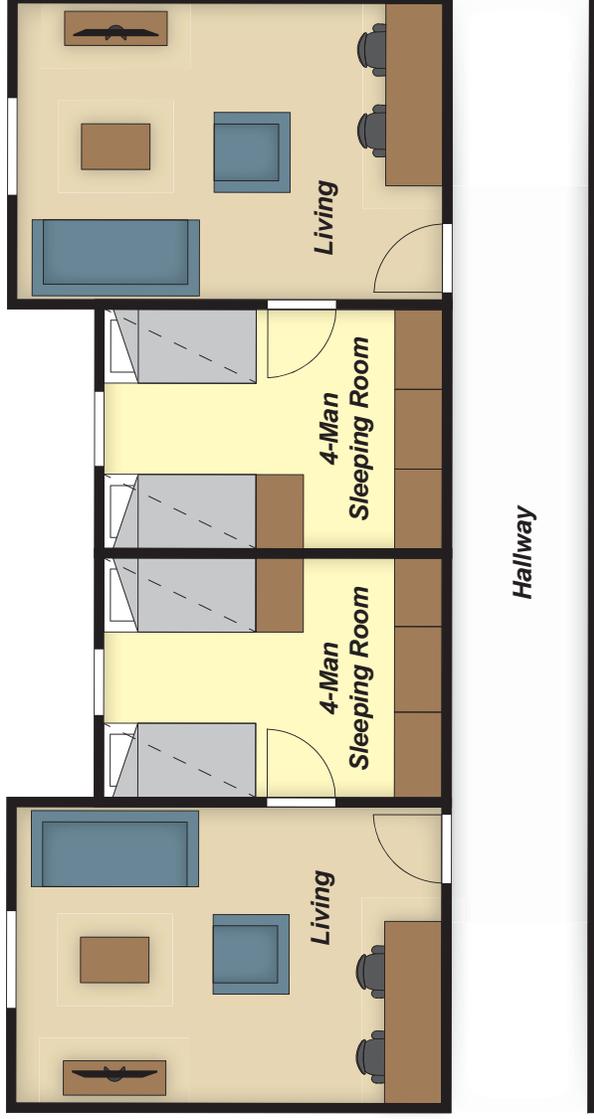
Issues for Consideration - Why are we doing this project?

DESIGN DECISIONS

- TOTAL CAPACITY DESIRED **92 88 Members Plus Housemother**
- STORAGE NEEDS **TBD**
  - MEMBER POSSESSIONS
  - SUPPLIES
- STYLE OF LIVING UNITS/ STUDY ROOMS **Suite Style - Living/Sleeping/Study -3-4 person**

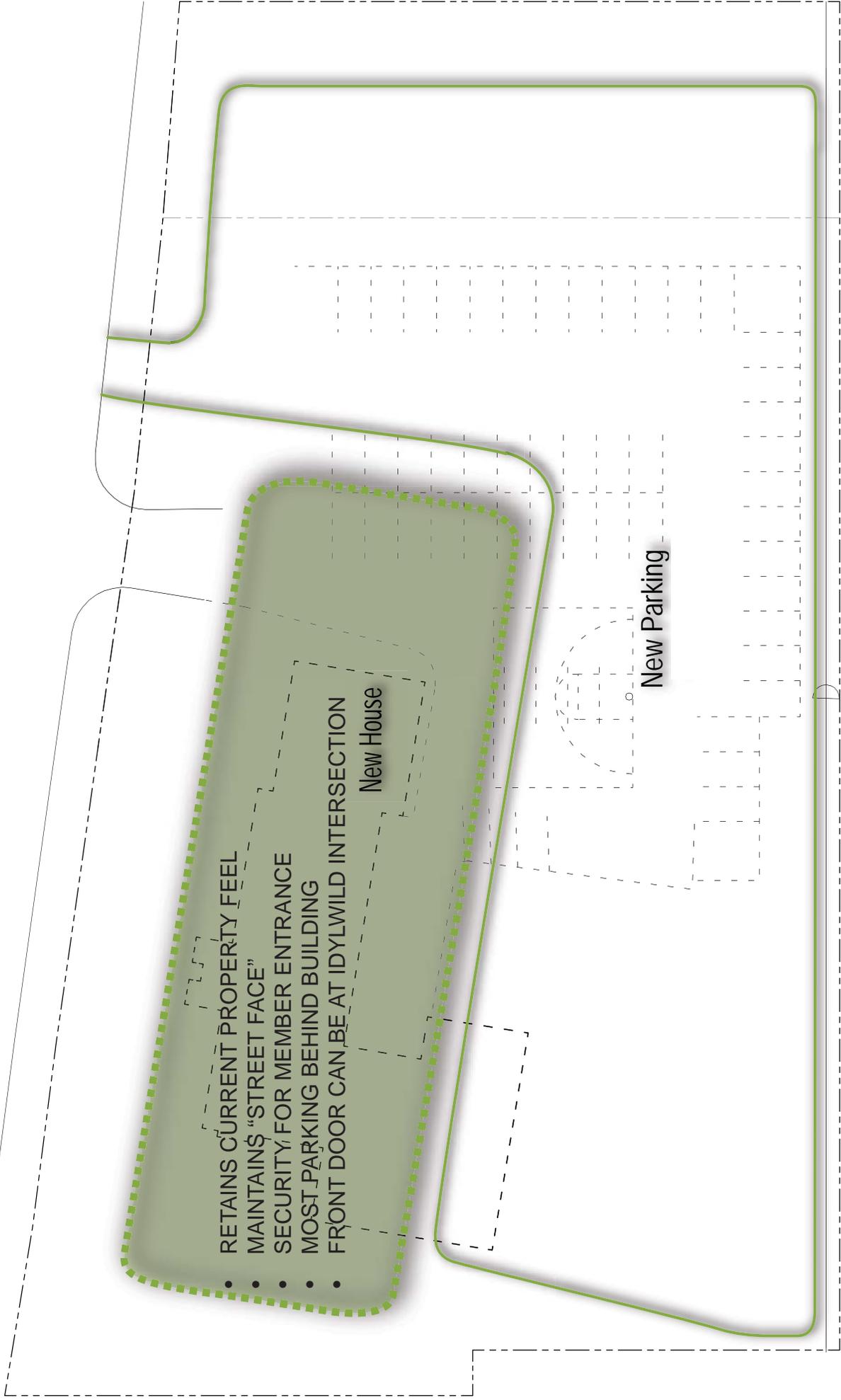
FACILITY ISSUES

- ADA ACCESSIBILITY
- INFRASTRUCTURE NEEDS- HVAC, ELECTRICAL
- ENERGY EFFICIENCY
- TECHNOLOGY NEEDS
- ASBESTOS ABATEMENT NEEDED
- MODERN LAYOUT AND AMENITIES DESIRED
- SPACE FOR MEMBER PARKING



***Typical Member Units***

# NEW CONSTRUCTION

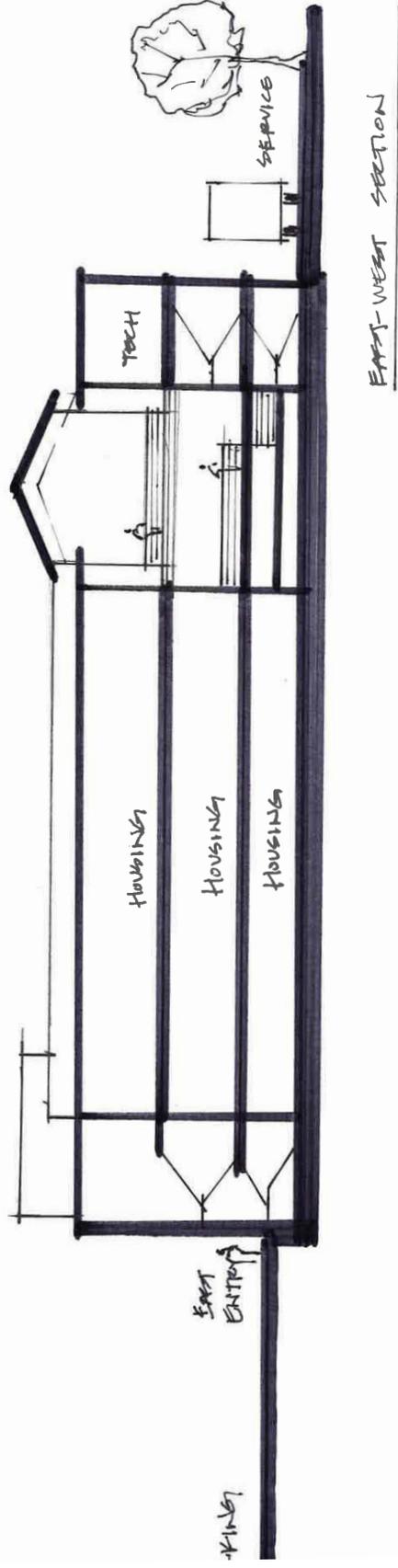
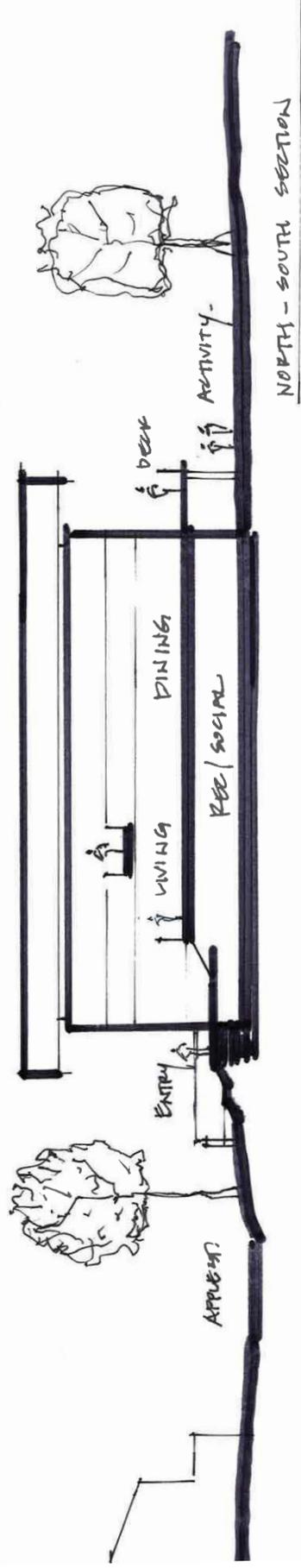


# NEW CONSTRUCTION- Conceptual Site Plan

building footprint area: 11191 sf  
parking count: 79 stalls



NEW CONSTRUCTION- Conceptual Site and Building Section



**NEW CONSTRUCTION- Conceptual Perspective View**



---

[Home \(/\)](#)   
 [Contact Us \(/contact-us.html\)](/contact-us.html)   
 [Membership \(/membership.html\)](/membership.html)   
 [Neighborhood Information \(/neighborhood-information.html\)](/neighborhood-information.html)  
[Calendar & Events \(/calendar-events.html\)](/calendar-events.html)   
 [Newsletters \(/newsletters.html\)](/newsletters.html)   
 [ECCO Board \(/ecco-board.html\)](/ecco-board.html)   
 [History \(/history.html\)](/history.html)

## Farmhouse Fraternity Project

### August 4, 2016 - Farmhouse Building Project Meeting Notice

For several years, the Farmhouse fraternity (located at Idylwild and Apple Streets) has had a visioning committee to evaluate the housing needs of their members and to plan for the future. That group ultimately decided to construct a new building on their current location rather than renovate the existing building. In October 2014, fraternity representatives met with neighborhood members about their emerging plans. The neighbors and ECCO raised a number of concerns about these early plans. That phase of conversations was tense, and conversation came to an end when the fraternity refocused attention after the tragic death of a member.

In spring 2016, fraternity representatives contacted ECCO board members stating that they would like to start a new set of discussions with the goal of formulating a plan that both the fraternity and the neighborhood could support. The makeup of the new team from the Farmhouse, which included Greg Ibach (Farmhouse alumnus and current Director of the Nebraska Department of Agriculture) and Steve Gangwish (Farmhouse Alumni President) among other alumni and current fraternity members, was an indication of the importance the fraternity placed on these discussions. Other members of the team included some ECCO board members and nearby neighbors. The working group met twice (4/28/2016 and 6/16/2016) before meeting with the full ECCO board on 7/14/2016.

These new discussions started with all parties developing a clear understanding of each other's interests and concerns. With a series of frank discussions, the committee worked to find a plan that would meet the objectives of both the fraternity and the neighborhood. By the end of these meetings, all parties were able to agree to the set of principles listed below. We believe these discussions can be the basis of developing a final plan that both the neighborhood and the Farmhouse can support. Below is a summary of the conversations and a description of the next steps for the rebuilding process.

Below is a summary of the team's conversations.

=Summary

Some of the primary reasons that Farmhouse representatives have chosen rebuilding as their preferred option include the following needs or desires:

- Allow all members to live in the house through their senior year (the initial number proposed was 92),
- Switch to suite-style living and sleeping spaces,
- Address ADA accessibility, energy efficiency, and HVAC infrastructure,
- Improve technology infrastructure,
- Asbestos abatement,
- Provide additional room for storage.

The neighbors and ECCO representatives had the following concerns about the re-development:

- Number of residents in the house
- Amount of off-street parking
- Footprint of new facility
- Retention of character of neighborhood
- Retention of surrounding property values, including sufficient screening for nearby homes
- Image at end of Idylwild Boulevard

After two meetings of the working group and one meeting with the board, the ECCO board and Farmhouse representatives agreed in principle to the following points.

- The maximum number of residents could increase from 80 to 88.
- The re-development should not attempt to provide on-site parking for 100% of members.
- The house should be located on the west side of property, roughly the location of the current house.
- ECCO would support getting access to easement area in SE corner for parking.
- Removing the house just east of the current parking lot would be necessary to get adequate green space and parking.

Some additional details about the first three of these points of agreement follow.

==== **Number of residents**

During initial discussions, Farmhouse indicated their interest in increasing the number of members who can live in the house from their current maximum of 80 to 92. After these discussions, they reduced the proposed maximum to 88.

This change would allow fraternity members to live in the house through all four years of college. Most fraternities only house freshmen and sophomores. Having juniors

and seniors in house would allow for mentorship of younger students.

The fraternity is currently limited to 80 residents because of a special City of Lincoln zoning permit. Until they were made aware of this restriction in October 2014, there had been 84-88 people in the house in the last few years.

#### ==== Parking

The city requires that fraternities provide .75 parking spots for each 1 resident, which would be 66 spots for a house with 88 residents. The current house property has 55 available parking spaces; the revised plan would include approximately 79 spaces.

Farmhouse has purchased the house to the east of their property and would take it down as part of the development. The fraternity indicated they would be interested in establishing a long-term agreement about the maintenance of the property.

Although having off-street parking would be ideal for both the fraternity and the neighborhood, all agreed that the result of providing off-street parking spaces for all of the residents would reduce the amount of screening that could be placed around the fraternity. In addition, since street parking is used by so many others and because it is unlikely that we could eliminate parking on both sides of Idylwild, there would be cars parked in front of the fraternity with or without the expanded parking lot. The end result would be more parked cars in the area and less green-space and screening.

#### ==== Footprint/location of new facility

In 2014, Farmhouse planned to build the new facility on the current parking lot and have the members live in the house during construction. Many board members and neighbors saw this plan as unacceptable, Farmhouse has reconsidered options and now would plan to put the house on the west side of the property, approximately where the current house is located. This location will help maintain the integrity of the view from Idylwild and take advantage of the slope of the area to reduce the impact of the fraternity building on nearby single family residences.

#### NEXT STEPS

Farmhouse plans to present their big picture proposal to the city in early September 2016 and continue to develop detailed plans and architectural renderings. Construction would start in May 2017 with students moving in during August 2018.

Though the neighbors on the working group and ECCO board have concerns about some current specifics of the developing plans (e.g., amount of pavement and resulting runoff, loss of mature trees), we are optimistic that the collaborative process will continue and that the concerns will be addressed as fully as possible. The fraternity will keep neighbors informed of their plans through the working group. As noted above, the neighbors on the working group and ECCO board members appreciate and support the changes proposed by the Farmhouse representatives. All are happy that we were able to agree on the principles listed earlier in this summary.

The neighbors and ECCO board members greatly appreciate the willingness of the Farmhouse team to take a step back and a new start to this planning process. We greatly appreciate the new Farmhouse team's willingness to listen to the concerns of the neighborhood, and to collaborate with the neighborhood to make changes to their original plans to try to meet our concerns.

## April 28, 2016 - Farmhouse Building Project Update

The FarmHouse Fraternity building project is again in the planning stages.

FarmHouse would like to finalize their plans by the end of summer & begin construction in May 2017.

A small group from ECCO consisting of Richard Sutton, Rebecca Carr, Kirsten and Steve Carrell, Bob Rokeby, and Ann Bleed met with Steve Gangwish, President of the Farmhouse Alumni Association, who drove in from Kearney for the meeting, and other alumni Greg Ibach, Jeff Monzu, Cora Lee Scritzmeier, the House Mother, and Jon Freese, President of the Farmhouse chapter. The two groups met April 28, 2016 to talk about plans for the rebuilding of the Farmhouse fraternity house.

All in all, we had a good meeting.

Greg Ibach reviewed the fraternity's objectives:

- Provide for a suite-like living space rather than the sleep-dorm type of space
- Provide parking for all members on the property
- Provide for new technical needs such as increased use of computers etc.
- Provide Asbestos abatement
- Provide more storage room
- Keep the noisy activities of the fraternity away from residential housing
- Maintain the character of the neighborhood
- Provide new heating and air conditioning equipment
- Increase the number of members living in the fraternity house.

We were also told that the building committee was taking a step back and reconsidering the building plans. The committee is now willing to consider several different sight plans and is anxious to work with ECCO to achieve a win-win plan that ECCO can support when the fraternity applies to change their special permit before the Planning Commission. They are also looking for housing and parking for the FH residents off-site during the building period.

The group from ECCO said they too would like to find a site plan that ECCO could support, but that we had concerns about the number of students living in the house, the site plan and landscaping of the fraternity footprint, protecting the nearby residences from the impact of the fraternity, the visual impact of the fraternity on the immediate area, and traffic. They stated fund raising has gone well so they are in a good financial condition.

A major focus of the discussion was the number of fraternity members who would live in the house. Farmhouse is aware that they are only permitted to have 80 residents in the house, but in fact they have had up to 86 residents in the house in recent years. They would really like to be able to house 92 residents and are willing to spend extra money to prevent adverse impacts on the neighborhood. The ECCO residents made it very clear that we thought the neighborhood would strongly object to a permit that would allow 92 residents in the house. We discussed this topic at length and agreed that we would try to find a compromise we could be accept. The other major topic was how the house would be situated on the property. ECCO stated they would like to have the house itself situated on the west end of the property.

Farmhouse would like to reach an agreement with ECCO on their site plans by Aug 1 so that they could obtain their permit from the Planning Commission, start building by May 2017, and have students move in in August of 2018.

The ECCO working group will meet again with representatives from Farmhouse in the near future and will then plan for a meeting with ECCO as a whole in June or July. If you have any concerns you would like us to consider please contact Paul Johnson at ECCOpres@EastCampus.org, Ann Bleed at ann.s.bleed@gmail.com, or Rebecca

Carr at rebecca.e.carr@gmail.com

## October 2014

Hello to Our ECCO Neighbors,

I wanted to provide notes from our progress the past few weeks, with regard to the Farmhouse Fraternity project. We have discussed as many questions and answers as we possibly could – and include a great deal of that information here for your review.

We are most grateful for the time, effort, and good advice and answers provided by Planning Department members Marvin Kraut and Paul Barnes. We are indeed lucky to have such caring members of our City government – they have given us a great deal of their time this past week, and have clearly listened to our concerns – and heard our voices! We all appreciate it very much! It was good to hear that the requests we've made so far, and the concerns we have raised, seem reasonable to the Planning Department.

The "next step" is to review the revised plan from the Farmhouse representatives, as soon as we have received it. We remain concerned about the potential adverse effects on the East Campus neighborhood as a result of Farmhouse fraternity's announcement of proposed changes, yet optimistic that we will reach resolution. It is critical to us to protect the character of our neighborhood, including property values of our ECCO residents, while working with Farmhouse to develop a plan that benefits all parties concerned. As indicated earlier, we will know more, once we see the next iteration of the Farmhouse plan. The information we've learned so far has been crucial to helping us understand our options.

We will keep everyone posted as new developments continue – we've made a solid start in asking and answering the necessary questions, and establishing all of the facts that we can, in order to understand the situation and determine the best course of action. The ECCO Board will stay on top of this issue, and will continue to work with the Farmhouse representatives, as advised by the Planning Department.

Two documents are below:

- Planning Commission Summary Document – includes questions from our October 13 meeting collected by Ann Bleed and forwarded to the Planning Department. This document formed the basis for our October 16 meeting, and was reviewed in detail by all present, with Marvin's and Paul's additional input and information.
- Meeting with ECCO Board, neighbors, and Planning Department representative Marvin Kraut and Paul Barnes – includes notes from our October 16 meeting

Thanks to our Board and the many neighbors who have given us their input, concerns, and contributions. This is indeed a thorny issue, with old zoning and special permit issues pre-dating – and affecting – the current proposal from Farmhouse. There will no doubt be upcoming public meetings – we will let everyone know the dates and times. If you have any questions at all, we remain committed to helping in any way that we can. We appreciate the input of so many – that way, we can be certain that all options and perspectives are heard, weighed, and perhaps incorporated to make a better plan. The goal is to help formulate a plan we can all support. Stay tuned....

Mary Eisenhart

ECCO Board President, 10/19/2014



(/uploads/3/4/0/6/34062220/planning\_commission\_meeting\_-\_10-16-2014-1.pdf)

**planning\_commission\_meeting\_-\_10-16-2014-1.pdf**

Download File (/uploads/3/4/0/6/34062220/planning\_commission\_meeting\_-\_10-16-2014-1.pdf)



(/uploads/3/4/0/6/34062220/planning\_commission\_summary\_document\_-\_10-16-2014.pdf)

**planning\_commission\_summary\_document\_-\_10-16-2014.pdf**

Download File (/uploads/3/4/0/6/34062220/planning\_commission\_summary\_document\_-\_10-16-2014.pdf)

Web Hosting (<http://www.fatcow.com/>) by FatCow

ECCO, East Campus Neighborhood Lincoln Nebraska

**MEETING RECORD EXCERPT**

**RE: Farm House Fraternity**

Meeting of 09/15/2016

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, September 15 2016, 1:30 p.m.,  
Conference Room 214, 2<sup>nd</sup> Floor, County-City  
Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

**FARM HOUSE FRATERNITY EXPANSION AND RECONSTRUCTION**

**ADJACENT TO EAST CAMPUS**

**NEIGHBORHOOD LANDMARK DISTRICT.**  
**2016**

**September 15,**

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee and Munn; Francis absent.

Zimmer said this proposal is for the Farm House Fraternity adjacent to the East Campus Neighborhood Landmark District. It involves the demolition of one house within the district. The purpose of today's discussion is to advise Planning Commission regarding the Special Permit. That permit is proposed to include the condition that the design come back to this Commission since it is only conceptual at this time. The applicant has agreed to that condition.

McKee noted that the role of HPC today is advisory.

Jeffrey S. Monzu, architect with Leo A. Daly, said the goal is to replace the current facility. The application includes the request to allow the number of members living in the proposed 32,000 square foot house to increase from 80 to 88, with a house monitor. An increase in parking is included.

They have applied for the changes to make sure the project can move ahead as currently envisioned. At this point in the design process, images are conceptual. Last spring and throughout the summer, they met with the neighborhood board to address concerns. A large neighborhood meeting was held to make sure that if they went forward, there would be general support for the direction they are heading with the design. A final design will be presented, but for now, they needed to make sure the project can even continue.

McKee asked if the neighborhood viewed the new ideas favorably. Monzu said the concerns came down to size, membership, and the image of Idylwild Drive. They first requested capacity for 92 students but compromised down to 88, which is more than

allowed now. Gengler asked how that compares to actual numbers living in the house. Monzu said 80 students live in the house now. The intent is to create more group living with improved amenities.

Monzu said Farm House owns the house next door. Demolition of that house will allow an increase in parking and proper screening. The footprint of the new building is not much larger than that of the existing structure. An original idea relocated the building to the east end. This was changed back to the west end because the neighbors want the new house to stay where it is currently located.

Hewitt pointed out that along Greek Row on City campus, they are having a hard time keeping their houses full. He asked if Farm House will be able to keep their membership and people in the house. Monzu said yes. Part of their model is to keep upperclassmen in the house as role models. Interest is still strong and they have not seen a decline in membership.

Monzu said the new house is more square and fronts slightly more to Apple Street. The parking is wrapped around the back where members will have entry access to the house. The main entry will still be aligned with Idylwild. There will be a significant buffer zone of land and trees around the perimeter and along the west side.

Gengler asked if the house proposed for removal is considered contributing to the East Campus District. Zimmer said it is considered contributing and is located at the edge of the district. Monzu said it is a 1-story bungalow frame house. There are a number of similar homes along Apple Street. It does not compare with the historical homes along 37<sup>th</sup> and 38<sup>th</sup> Streets. Zimmer indicated it is not a focal point.

Monzu went on to say that there are two apartment buildings to the west. The proposed frat house will be similar in height. The lowest level will be slightly sub-grade. The intent is to create a more residential look. They are studying the motifs, gabled roofs and dormers. The mass of the new structure is also similar to the old. In terms of parking, they are required to provide parking for 75% of capacity. Not every member owns a vehicle. Most of the parking will be off-street.

McKee asked how the East Campus Community Organization (ECCO) views this project.

Paul Johnson, President of the ECCO Board, stated the project was initially presented two years ago and it went over badly at that time. That was when the building was proposed on the east and included leaving the old building in place during construction. There were huge concerns about parking for the students as well as construction equipment. Last spring, they came back with the reboot. The proposed house has been moved back to the original location. The advantage of having more off-street parking stalls offsets the loss of the one house. They were shocked at how few questions and concerns there were to this proposal. Overall, there has been lots of communication

with the neighborhood. Based on what has been shown so far, the neighborhood is generally fine with the plans.

Gengler wondered if the neighborhood had suggested a more residential-feeling building. P. Johnson said the original concept was a modern block building that did not fit at all. Monzu said effort is being made now to incorporate the gables, etc., and to break up the front face to make it more modular. There is a desire to have something appropriate for the neighborhood. It is a new facility so it is not being designed to look old.

P. Johnson said the position of the front doors towards the end of Idylwild will create a nice focal point and it is an improvement over the driveway that was part of the old concept.

Monzu added that they are meeting with the Farm House building group so there will be updated images available soon.

Zimmer said that the Planning Staff recommendation on the Special Permit would be that it be approved with the inclusion of the condition that the building design will come back to HPC. The applicant agrees with it because they need to know if they can progress with the design. This body can advise based on the fact that it has seen the site arrangement and heard from the applicant and neighbors.

Munn asked if the building is currently designed to meet the height limits. Monzu said they are at the height limit right now.

Bavitz asked if anything needs to be done today related to the demolition of the house. Zimmer said that will come later, though it is an element of this package. As a body, you can signal now how you might deal with that aspect since this preliminary site plan does incorporate the loss of that house.

Gengler asked for more information about the general timeline of the project. Monzu said the intent is to go through the permitting process so that they can start work as soon as school is out. Zimmer said the Special Permit appears before Planning Commission on September 28<sup>th</sup> and is Final Action, unless appealed. That is why it is here today. It is understandable where they are in the design, but asking you to offer a full blessing when it is not designed yet is a step too far.

Chair Munn noted that there has not been much discussion today about the removal of the house. He wondered what would happen if the house stayed.

P. Johnson said that currently, there are 54 stalls and 80 residents. With this proposed plan, there would be 79 stalls with 88 residents, plus the house monitor. That lot would allow a wide space on the east side for green space and landscaping buffer. Munn

noted that if the house stayed, there would likely be parking right up to the line, and not as many spots. Monzu and P. Johnson agreed.

Gengler asked if the house is occupied. Monzu said it is owned by Farm House and is rented out. It is occupied. P. Johnson added Farm House has owned the house for several years.

Zimmer said that HPC faced similar questions with the AGR expansion. Those were better houses, and all of that project was under the district.

P. Johnson said the owners of the adjoining house participated in the working groups.

**ACTION:**

Munn clarified that this action is to make a recommendation on the Special Permit.

Johnson moved to recommend approval of the Special Permit for the Farm House Fraternity expansion and reconstruction with the Condition that the final design be reviewed by HPC; seconded by Gengler. Motion carried, 6-0: Bavitz, Gengler, Hewitt, Johnson, McKee, and Munn voting 'yes'; Francis absent.

There being no further business, the meeting was adjourned at 3:36 p.m.