

## **FACTSHEET**

**TITLE: CHANGE OF ZONE NO. 06066**, from R-4 Residential District to R-2 Residential District; from R-5 Residential District to R-4 Residential District, and from R-6 Residential District to R-4 Residential District, on property generally located from "O" to "A" Street, from 26<sup>th</sup> Street to 33<sup>rd</sup> Street.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 10/25/06  
Administrative Action: 10/25/06

**STAFF RECOMMENDATION:** Approval, except for the R-5 to R-4 portion north of "N" Street.

**RECOMMENDATION:** Approval 7-2 (Cornelius, Sunderman, Taylor, Larson, Krieser, Esseks and Carlson voting 'yes'; Carroll and Strand voting 'no').

### **FINDINGS OF FACT:**

1. This is a request by the Woods Parks Neighborhood Association to change the zoning from R-4 to R-2 on property generally located between 27<sup>th</sup> and 33<sup>rd</sup> Streets, from "N" to "A" Streets; from R-5 to R-4 between 27<sup>th</sup> and 31<sup>st</sup> Streets, from "N" to "O" Streets; and from R-6 to R-4 from "H" to "N" Streets on both sides of 27<sup>th</sup> Street and the east side of 26<sup>th</sup> Street.
2. The staff recommendation of approval, except for the R-5 to R-4 portion north of "N" Street, is based upon the "Conclusion" and "Analysis" as set forth on p.2-3 and 6-12, concluding, in part, that approval of this change of zone would preserve the current development pattern, aid in the preservation of affordable single family homes and may encourage home-ownership. This application is consistent with many other downzoning applications that have been approved in the past four years. The staff is recommending, however, that the R-5 area north of "N" Street, with a predominance of duplexes and four-plexes with shorter alleys and along the "O" Street "transit corridor", should remain R-5.
3. The staff presentation at the Planning Commission hearing is found on p.13-14.
4. The applicant's testimony and other testimony in support is found on p.14-16, and the record consists of two letters in support (p.32-33) and petitions in support containing 58 signatures (p.34-54).
5. Testimony in opposition is found on p.16 and the record consists of one letter in opposition (p.55) from the same individual. The record also consists of petitions in opposition containing 5 signatures (p.50 and 54).
6. On October 25, 2006, the majority of the Planning Commission disagreed with the staff recommendation and voted 7-2 to recommend approval of the change of zone, as requested by the applicant (Carroll and Strand dissenting) (See Minutes, p.17-18).

**FACTSHEET PREPARED BY:** Jean L. Walker  
**REVIEWED BY:** \_\_\_\_\_  
**REFERENCE NUMBER:** FS\CC\2006\CZ.06066

**DATE:** November 6, 2006  
**DATE:** November 6, 2006

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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for October 25, 2006 PLANNING COMMISSION MEETING

**P.A.S.:** Change of Zone #06066

**PROPOSAL:** Request by the Woods Park Neighborhood Association to change the zoning generally from R-4 Residential to R-2 Residential between 27<sup>th</sup> and 33<sup>rd</sup>, from 'N' to 'A' Street, from R-5 to R-4 Residential between 27<sup>th</sup> and 31<sup>st</sup> Street, from 'N' to 'O' Street and from R-6 to R-4 Residential from 'H' to 'N' Street on both sides of 27<sup>th</sup> Street and the east side of 26<sup>th</sup> Street.

**LOCATION:** This area is generally from O to A Street, from 26<sup>th</sup> to 33<sup>rd</sup> Streets.

**LAND AREA:** 215.5 acres, more or less.

**CONCLUSION:** This neighborhood contains a large number of affordable single family homes and a significant mix of housing types. Approximately 40% of the dwelling units in the downzoning area are either duplex or multi-family units. The overall average density is 6.3 dwelling units per acre, which is higher than typical. Approval of this change of zone would preserve the current development pattern, aid in the preservation of affordable single family homes and may encourage home-ownership. This application is consistent with many other downzoning applications that have been approved in the past four years.

Zoning should provide a degree of certainty. The R-2 zoning provides future single home owners greater certainty as to the use of adjacent properties. Most new neighborhoods are zoned R-3 (which is very similar to R-2), which along with private covenants typical of new subdivisions, provides more predictability for home owners.

The older neighborhoods provide the largest stock of affordable housing, both ownership and rental. This application will not significantly decrease the amount of affordable housing in Lincoln. To the contrary, it may aid in preserving affordable single family homes. Most single family homes have less floor area, fewer garage stalls and a smaller lot size than single family homes in newer neighborhoods, which means they will probably remain more affordable.

This application will also not significantly decrease the amount of rental housing in the areas. Existing duplexes and apartments can remain even after the downzoning.

This application provides future direction for this neighborhood. The City should not wait until the mix of housing within the neighborhood is viewed as a "problem." This application establishes a future direction for this neighborhood as one that is primarily single family, but includes a significant mix of duplex and rental housing.

This application conforms to the Antelope Valley Redevelopment Plan which designates the area east of 25<sup>th</sup> Street as Low Density Conservation.

The R-4 to R-2 portion of the downzone is consistent with the Comprehensive Plan and many past downzoning that have been approved. The direct driveway access along the west side and long alleys on the east side of 27<sup>th</sup> Street make it less than desirable for additional density in the R-6 area. However, the R-5 area north of N Street, with a predominance of duplexes and four-plexes with shorter alleys and along the O Street “transit corridor” should remain R-5.

<b>RECOMMENDATION:</b>	Approval, except for the R-5 to R-4 portion north of N Street
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:**

**R-4 Residential to R-2 Residential District**

Lots 1-4, 17-32, Block 1; Lots 1-32 Block 2, Ellendale Addition; Lots 1-26, Block 1; Lots 12-22, Block 2; Lots 1-6 Block 3; Lots 1-6, Block 4; City Park Addition; Lots 1-11, Bickerts Subdivision; Lots 1-12 Block 1; Lots 1-12 Block 2, Davis 2<sup>nd</sup> Addition; Lots 1-24 Block 1; Lots 1-24 Block 2, Dolan’s Addition; Lots 1-25 McAllister’s Addition; Lots 6-23, Homesite addition; Lots 1-6, Homesite Replat of Lots 1-5 Homesite; Lots 1-20, Block 1; Lots 1-12, Block 2; Lots 1-14, Block 3, Park View Addition; Lots 1-20, Block 1; Lots 1-12, Block 2; Lots 1-14, Block 3, Capital View Addition;

Lots 1-14, Block 1; Lots 1-5, Block 2; Lots 1-3, remaining parts Lots 4 and 5, Lots 6-10, Block 3; Lots 3-5, Block 4; Lots 1-11, Block 6, Grant Addition; Lots 1 and 2, Lots 3-6, Lots 13-30, May’s Subdivision; Lots 1-26, Lincoln American Subdivision;

Lots 1- 12 of American Subdivision of Lots 1 and 2, Block 2 Grant Addition; Lots 1-13 of American Subdivision of Lots 4 and 5, Block 3 Grant Addition;

Lots 1-8, Bishop’s Addition; Lots 1-10, Block 1; Lots 1-10 and 17 -26, Block 2; Lots 1-13, Block 3, Summerdale Addition; Lots 1-6, Alpha Addition; Lots 1 and 2, S. M. Miller Subdivision; Lots 1-4, Miller & Winships Subdivision; Outlots B and C, Lots 4-10 and Lots 15 -25, Gillilan’s Orchard Home Addition; Lots A-L and Outlot A, Gehrke’s Subdivision; Lots 1-5, Catlin’s Subdivision; Lots 1-3 and east half of lot 4, Elm Place; Lots 1-13, Randolph Addition;

Lots 1-52, Elmwood Park; Lots 1-26, Randolph Heights; Lots 1-39, Waite’s Subdivision; Lots 1-13, Block 1; Lots 1-12, Block 2, Vore’s Elm Park Annex; Lots 1-13, Block 1; Lots 1-24, Block 2: Lots 1-12, Block 3; Lots 1-12, Block 4; Lots 1-24, Block 5; Lots 1-14, Block 6, Elm Park Addition; Lots 1-7, De Ford’s Subdivision; Lots 1-28, Jansen’s Addition; Lots 9-16, Block 2; Lots 9-16, Block 3; Lots 1-16, Block 4; Lots 1-16, Block 5; Lots 1-16, Block 8; Lots 1-16, Block 9; Lots 1-8, Block 10; Lots 1-8, Block 11, East Lincoln; South half of Block 2; Lots 1-7, Block 3; Lots 5-7, Block 4, Plainview Addition; with adjacent vacated alleys and street right-of-way and C. R. I. & P. railroad right-of-way in the west ½ of Section 30-10-07

Outlots A-D, Lots 6 and 7, Lot 9, Block 15, East Lawn Terrace; in the NW 1/4 of Section 31-10-7

**From R5 Residential to R4 Residential**

Lots 9-13, Block 1; Lots 4-13, Block 6; Lots 4-13, Block 7; Lots 5-8, Block 12, East Lincoln Addition; in the NW 1/4 of Section 30-10-07.

**From R6 Residential to R4 Residential**

Lots 13-24, Block 3; Lots 16-24, Block 4, Elm Park Addition; Lots 1-8, Block 2; Lots 1-8, Block 3, East Lincoln; in the NW 1/4 of Section 30-10-7.

Lots 1-4, 7-12, Block 9; Lots 1-12, Block 10; Lots 1-12, Block 11, Young's East Lincoln; Lots 1-3, Schrank's Subdivision; Lots 1-4, East Side Addition; Lot 56, 57, 81, 87, 88, 136-145, Irregular Tracts; Lots 1-4 Cadwallader Place Subdivision; and adjacent vacated alley and street right-of-way in the east ½ of Section 25-10-6, Lancaster County, Nebraska.

**EXISTING ZONING:** R-6, R-5 and R-4 Residential.

**EXISTING LAND USE:** Single-, two-, and multiple-family dwellings, adjacent to Woods Park, American Legion Park, Muni Park and ball fields and Elliott Elementary School.

**SURROUNDING LAND USE AND ZONING:**

South:	Lincoln Water System reservoir and a few commercial businesses	P Public and B-3 Commercial
North:	Commercial businesses along O Street and Woods Park	P Public and B-1 Local Business
East:	Single/ Two-family dwellings	R-2 Residential
West:	Single, Two-family and multi-family dwellings and Muni Park and ballfields	R-7, R-6 and R-4 Residential

**HISTORY:**

In 1988 a downzoning in the Woods Park Neighborhood was approved for two areas: 1) R-5 to R-4 between M to N Street east of 27<sup>th</sup> and 2) an irregular area from R-6 to R-4 along 24<sup>th</sup> and 25<sup>th</sup> Street. A third part of the application from R-6 to R-4 south of J Street was denied. These downzonings were in conformance with the Woods Park Neighborhood Plan which was adopted in June 1988.

**HISTORY OF OTHER RESIDENTIAL DOWNZONING:**

- Oct 2006 Change of Zone #06054 to amend the handling of nonstandard uses due to downzoning and other related text amendments was **approved** by the City Council.
- Oct 2006 Change of Zone #06045 by the Witherbee Neighborhood Association from R-4 Residential to R-2 Residential on approximately 48 blocks generally between 33<sup>rd</sup> and 48<sup>th</sup>, from O to Randolph Street, and from B-1 Local Business to R-2 Residential at 48<sup>th</sup> and Randolph St. and from O-2 Suburban Office to R-2 Residential for Calvary Cemetery at 40<sup>th</sup> and O Street was **approved**. Density was 4.1 units per acre.
- Oct 2006 Change of Zone #06040 from R-4 to R-2 with small areas from R-5 and R-6, and B-1 to R-2 and one area from B-1 to R-4 by the 40<sup>th</sup> & A Neighborhood Association was **approved**. Density was 6.2 units per acre.
- Apr 2005 Change of Zone #05021 from B-3 Commercial and R-4, R-5, and R-6 Residential to R-5, R-4, and R-2 Residential was **approved** for an area within the University Place Neighborhood. Density was 10.7 units/acre.

- Apr 2005 Change of Zone #05014 from R-4, R-5, R-6, and R-7 Residential to R-2 Residential was **approved** for an area within the Near South Neighborhood. Density was 7.6 units/acre.
- May 2004 Change of Zone #04026 from R-4 to R-2 was **approved** for an area within the Irvingdale/Country Club Neighborhood. Density was 4.9 units/acre.
- Jan 2004 Change of Zone #3424 from R-4, R-5, and R-6 Residential to R-2 Residential was **approved** for an area within the Everett Neighborhood. Density was 4.1 units/acre.
- Sept 2003 Change of Zone #3416 from R-4 Residential to R-2 Residential was **approved** for an area within the Witherbee Neighborhood. The Planning Department suggested the issue of downzoning areas within established neighborhoods should be further studied. Density was 3.8 units/acre.
- Aug 2003 Change of Zone #3412 from R-4 Residential to R-2 Residential was **approved** for an area within the Antelope Park Neighborhood. Density was 5.2 units/acre.
- Apr 2003 Change of Zone #3397 from R-4 Residential to R-2 residential was **approved** within the existing Franklin Heights Neighborhood Landmark District.
- Oct 2002 Change of Zone #3378 from R-5 and R-6 Residential to R-2 Residential was **approved** within the existing Mount Emerald Neighborhood Landmark District. The Planning Department referred to new language in the recently adopted Comprehensive Plan on preserving the character of the existing neighborhoods.
- Feb 2002 Change of Zone #3354 from R-4 Residential to R-2 Residential was **approved** for an area within the Antelope Park Neighborhood.
- Jun 1995 Change of Zone #2890 from R-4 Residential to R-2 Residential was **approved** for a small area of the Near South Neighborhood located at 27<sup>th</sup> and Washington Streets.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Comprehensive Plan shows the requested area primarily as Urban Residential, with Commercial designations generally where commercial zoning is currently located. (F 25)

**COMP PLAN SPECIFICATIONS IN SUPPORT OF THIS CHANGE OF ZONE:**

Preservation and renewal of historic buildings, districts, and landscapes is encouraged. Development and redevelopment should respect historical patterns, precedents, and boundaries in towns, cities and existing neighborhoods. (F 17)

The **Overall Guiding Principles** for future residential planning include:

One of Lincoln’s most valuable community assets is the supply of good, safe, and decent single family homes that are available at very affordable costs when compared to many other communities across the country. Preservation of these homes for use by future generations will protect residential neighborhoods and allow for many households to attain the dream of home ownership. (F 65)

The **Guiding Principles for Existing Neighborhoods** include:

Preserve, protect, and promote city and county historic resources. Preserve, protect and promote the character and

unique features of rural and urban neighborhoods, including their historical and architectural elements. (F 68)

Preserve the mix of housing types in older neighborhoods. (F 68)

Promote the continued use of single-family dwellings and all types of buildings, to preserve the character of neighborhoods and to preserve portions of our past. (F 68)

**Strategies for New & Existing Residential Areas**

Single family homes, in particular, add opportunities for owner-occupants in older neighborhoods and should be preserved. The rich stock of existing, smaller homes found throughout established areas, provide an essential opportunity for many first-time home buyers. (F 72)

**OTHER RELEVANT COMP PLAN SPECIFICATIONS:**

The **Guiding Principles for the Urban Environment: Overall Form** include:

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. (F 17)

Transit Corridors", oriented to transit stops, when properly planned and coordinated, can help organize urban development and revitalize existing commercial centers. Transit corridors should be developed by providing transit stops and greater concentrations of commercial and residential uses along corridors, such as particular arterial streets, in order to minimize transit travel times and maximize ridership. (F 19)

Provision of the broadest range of housing options throughout the community improves the quality of life in the whole community. (F 65)

**Strategies for New Residential Areas**

Structure incentives to encourage more efficient residential and commercial development to make greater utilization of the community's infrastructure. (F 72)

One **Quality of Life Asset** from the **Guiding Principles from the Comprehensive Plan Vision** states:

The community continues its commitment to neighborhoods. Neighborhoods remain one of Lincoln's great strengths and their conservation is fundamental to this plan. (F 15)

The **Guiding Principles for the Urban Environment: Residential Neighborhoods** include:

Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood. (F 18)

Develop and promote building codes and regulations with incentives for the rehabilitation of existing buildings in order to make it easier to restore and reuse older buildings. Encourage reconversion of single family structures to less intensive (single family use) and/or more productive uses. (F 73)

**ANALYSIS:**

1. This is a request by the Woods Park Neighborhood Association to change the zoning for:
  - a. approximately 46 blocks from R-4 Residential to R-2 Residential which includes 760 single family units (70%) and 236 duplex units (22%) and 83 multi-family units (8%) for a total of 1,079 dwelling units
  - b. from R-5 to R-4 Residential between 27<sup>th</sup> and 31<sup>st</sup> Street, from 'N' to 'O' Street which includes 8 single family units, 10 duplex units and 45 multi-family units for a total of 63 units.

- c. from R-6 to R-4 Residential from 'H' to 'N' Street on both sides of 27<sup>th</sup> Street and the east side of 26<sup>th</sup> Street which includes 50 single family units, 54 duplex units and 122 multi-family units.
2. This request is made as part of the association's work since 1976 "to diligently preserve the historic character of our neighborhood." (See application letter)
  3. The Woods Park Neighborhood Association has conducted two informational meetings in order to inform property owners about this proposal. Planning staff attended both meeting on September 13<sup>th</sup> nearly 6 weeks prior to the Planning Commission public hearing. The second meeting was held on October 11<sup>th</sup>. All property owners were mailed a notice of the informational meeting at the beginning of September by the neighborhood. On September 22<sup>nd</sup> notice letters of the Planning Commission hearing were sent to over 1,000 property owners by the City – over 4 weeks prior to the October 25<sup>th</sup> public hearing.
  4. A review process for change of zone proposals is not defined within the Zoning Ordinance. However, Neb. Rev. Stat. §15-902 provides a list of considerations that has traditionally been utilized for such reviews.
    - a. **Safety from fire, flood and other dangers.** – No apparent impact
    - b. **Promotion of the public health, safety, and general welfare.** – This proposal appears to coincide with some policies and guidelines enumerated in the Comprehensive Plan, while other policies and guidelines are neutral or mixed on this proposal.
    - c. **Consideration of the character of the various parts of the area, and their particular suitability for particular uses, and types of development.** – The housing within this proposal is a mixture of single- and two-family and multiple-family dwellings. There are 818 single-family, 150 two-family (300 units) and 57 multiple-family (250 units) buildings.
 

**Conservation of property values.** – It is difficult to determine the effect a change of zoning will have on property values. On one hand, property values could diminish if houses could no longer be converted into duplexes due to the increased lot area requirements, or redeveloped for apartments. On the other hand, this may have the effect of encouraging home ownership, which could stabilize or increase property values. Higher density residential zoning can create uncertainties that tend to drive owner-occupants from a neighborhood and promote conversion of single-family houses and lots to multiple-family use. However, downzonings prevents new multiple-family on most of the lots.
    - d. **Encouraging the most appropriate use of land throughout the area zoned, in accordance with a comprehensive plan.** – The Comprehensive Plan encourages efficient use of existing infrastructure and diversity of housing choices. At the same time,

the Plan identifies Lincoln's commitment to its neighborhoods, as well as an encouragement to preserve existing single-family homes for single-family uses. These concurrent goals often pose as competing arguments in neighborhood downzone requests.

5. All new construction of principal buildings in residential districts within the 1950 city limits are required to meet the City of Lincoln Neighborhood Design Standards. These standards are designed to recognize that certain areas of Lincoln "retain much of the traditional physical character of their original lower density development."
6. The uses allowed by right in the R-2 and R-4 districts are identical. Neither district allows multiple-family by right. The R-2 district conditional uses require a greater separation between group homes, and allow a less densely occupied domestic shelter than the other districts.
7. On October 9, 2006 the City Council unanimously approved Change of Zone #06054 which addressed many of the concerns in regards to downzoning and nonstandard uses. In general this amendment:
  - a. **Removed Nonstandard Label from Existing Single Family and Two Family Residences** – Amended Height and Area Regulations in R-1 through R-8 Residential zoning districts to state that when an existing lot is occupied by a single or two family dwelling and has less lot area or width or both it shall not be considered nonstandard.
  - b. The change also permitted in the R-2 district an existing two family dwelling with less than the required 10 foot side yard setback to be enlarged, extended or rebuilt as long as a minimum 5 foot side yard setback (or existing setback, whichever is greater) is provided. It also stated that an existing two family dwelling with at least a 5 foot side yard setback will not be considered as nonstandard. A similar provision was included in R-1 as long as a 10 foot side yard setback in maintained.
  - c. **Amended Nonstandard Provisions for Multi-Family** – Amended R-1, R-2, R-3 and R-4 Residential zoning districts to clarify that multiple-family residential uses made nonstandard through a downzoning, if destroyed, retain the licensed number of units they had at the time the use was destroyed. It also specified that "grandfathering" of multiple-family units that become nonstandard based on the date of the zoning change (downzoning) should apply to all multiple-family dwellings licensed at the time of the change, not just those built prior to May, 1978.
8. The table on the next page shows the requirements for residential uses in each district.

	<b>R-2</b>	<b>R-4</b>	<b>R-5</b>	<b>R-6</b>
<b>Lot area</b> , single family	6,000 sf	5,000 sf	5,000 sq. ft.	4,000 sq. ft.
Lot area, two family	5,000 sf / family	2,500 sf / family	2,500 sf / family	2,500 sf / family
Lot area, townhouse	N/A	N/A	2,500 sf / family	2,500 sf / family
Lot area, multiple-family	N/A	N/A	1,500 sf / unit	1,100 sf / unit
<b>Avg. lot width</b> , single family	50 feet	50 feet	50 feet	50 feet
Avg. lot width, two family	40 feet / family	25 feet / family	25 feet / family	25 feet / family
Avg. lot width, townhouse	N/A	N/A	20 feet / family	20 feet / family
Avg. lot width, multi-family	N/A	N/A	50 feet	50 feet
<b>Front yard</b> , single-family	25 feet	25 feet	25 feet	20 feet
Front yard, two family	25 feet	25 feet	25 feet	20 feet
Front yard, townhouse	N/A	N/A	20 feet	20 feet
Front yard, multiple-family	N/A	N/A	20 feet	20 feet
<b>Side yard</b> , single family	5 feet	5 feet	5 feet	5 feet
Side yard, two family	10 feet, 0 at common wall	5 feet, 0 at common wall	5 feet, 0 at common wall	5 feet, 0 at common wall
Side yard, townhouse	N/A	N/A	10 feet, 0 at common wall	5 feet, 0 at common wall
Side yard, multiple-family	N/A	N/A	7 feet, 10 if over 20 feet in height	7 feet, 10 if over 20 feet in height
<b>Rear yard</b>	Smaller of 30 feet or 20% of depth	Smaller of 30 feet or 20% of depth	Smaller of 30 feet or 20% of depth	Smaller of 30 feet or 20% of depth
<b>Parking</b>	2 spaces / dwelling unit	2 spaces / dwelling unit	1.75 spaces / dwelling unit	1.75 spaces / dwelling unit

### Nonstandard Uses

9. In addition to the text changes in Change of Zone #06054, there are a couple of special permits available for nonstandard uses as well. One permit allows a nonstandard single- or two-family structure to extend into a required yard up to the extent to which a portion of it already does. Another special permit allows nonstandard, and even nonconforming, uses to be rebuilt to the setbacks existing at the time the use was destroyed. Neither of these special permits can be used to allow a standard use to occupy a required yard setback.
10. This area as a whole appears to be fully built with very few vacant lots available. There are a few lots with very small homes on them, that could also be removed to permit redevelopment for duplex use. Therefore, the primary opportunity for additional two-family residences appears to be converting existing single-family dwellings.

11. The multi-family uses would be classified as non-standard and if they were destroyed, they could be rebuilt with the licensed number of units by right if they could meet the new required setbacks of 25 foot front yard and 10 foot side yard. They would also have the option to apply for a special permit to request the previous setbacks.

**Older Neighborhood Characteristics**

12. This neighborhood contains a mix of single-, two-, and multiple-family residences. The combined density for the blocks under consideration is 6.3 units per acre, which compares to densities of 3.8 to 10.7 units per acre in other neighborhoods where R-2 downzoning was approved under the current 2025 Comprehensive Plan.
13. Overall, the density in the older areas of Lincoln is 8.1 dwelling units per residential acre, which is about over a 50% increase compared to the 5.3 units per acre in newer areas.

	Older Neighborhoods	Newer Neighborhoods
Occupied Residential Acres	6,379	9,091
Total Dwelling Units	51,623	48,306
<b>Dwelling Units Per Residential Acre *</b>	<b>8.1*</b>	<b>5.3*</b>
Multi-Family Units D. U.	17,812	11,810
Multi-Family Units Per Residential Acre	28.2	20.3
Single Family Detached D. U.	28,880	30,235
Duplex D. U.	4,584	1,444
Single Family Attached D. U.	347	4,817

Notes: \*Residential acres don't include right-of-way, so this number is not strictly comparable to the density stated in downzoning reports which includes right-of-way. The city limits as of January 1, 1950 was used for the definition between "old" and "new" areas and the outer boundary of the "new" area was city limits as of August 31, 2006. Dwelling unit and occupied acres count is as of January 1, 2006.

14. Currently, there are also about 6,000 more apartment units in older neighborhoods at this time. The Comprehensive Plan encourages apartments in older neighborhoods and also in newer neighborhoods so that there are housing choices near new shopping, employment, education and recreational areas.

**Predictability in Zoning**

15. Zoning should provide a degree of certainty. The R-2 zoning provides future single home owners greater certainty as to the use of adjacent properties. Most new neighborhoods are zoned R-3 (which is very similar to R-2), when in combination with private covenants, provides more predictability for home owners. A review of recent new subdivisions zoned R-3 such as

Big Thompson Creek, North Hills, Old Mill Village, Prairie Village, Stone Bridge Creek and Timber Valley revealed that about 5 to 25% of the lots were large enough for duplex use. This compares to older neighborhoods zoned R-4 where as much as 75% to 95% of the lots may permit duplex uses.

16. Even in the neighborhoods where 20% of the lots would meet the lot size for a duplex, neighborhood covenants may prohibit duplex uses. Even if there were not protective covenants prohibiting a duplex use, once the neighborhood is built out, it is less likely any of the single family homes would be converted to a duplex.
17. For those neighborhoods in a Community Unit Plan (CUP), in addition to covenants, the CUP site plan often describes which lots are allowed for single family, which are two-family or multi-family uses.
18. The area from approximately 28<sup>th</sup> Street to the west is in the Antelope Valley Redevelopment Plan. The land west of 25<sup>th</sup> Street (outside of this application) is designated as "M" Medium Density. The land east of 25<sup>th</sup> is designated as "LDC" which is defined as

**"LDC - Low Density Conservation District:** Preservation, restoration and renovation of the area's many quality and viable older homes is the primary emphasis in this category. With a land use density similar to Low Density, new housing products would be allowed, but primarily to replace lesser quality housing structures that cannot be economically updated."

#### **Analysis of Individual Changes of Zones:**

19. The R-4 to R-2 portion of this proposal is very similar to other downzoning which have recently been unanimously approved by the City Council such as
  - a. Witherbee II (Change of Zone #06045),
  - b. 40<sup>th</sup> & A (#06040),
  - c. Irvingdale/ Country Club (#04026),
  - d. Witherbee I (#3416),
  - e. Antelope Park II (#3412) and
  - f. Franklin Heights (#3397)
20. In each of these previous downzones, over 62 % of the dwelling units were in single family use with many duplexes mixed in the neighborhood. The density of these other downzones ranged from 4.0 to 6.5 dwelling units per acre. The R-4 to R-2 portion of this Woods Park application is 70% single family and has a density of around 5.5 dwelling units per acre, which are comparable to the other applications
21. The R-4 to R-2 portion includes 236 duplexes and 83 multi-family units. It already has a significant mix of housing types within the application area.

22. This R-4 area also includes the **East Lincoln/Elm Park Historic District** and the **Bungalow Historic District**. Both are local landmark districts and are north of Randolph Street and range from 27<sup>th</sup> to 33<sup>rd</sup> Street. The Comprehensive Plan encourages the preservation of historic buildings. Previous downzonings in the Near South and University Place included downzoning of local and National Register Historic Districts as one aspect of preservation efforts of these historic areas.
23. The R-5 to R-4 portion affects property north of N Street, close to the commercial zoning along O Street. This area is primarily in use as 4 unit multi-family buildings, some of which were originally built as single family buildings. The Woods Park Neighborhood Association (WPNA) stated one reason they proposed R-4 zoning was due to concerns about parking in this area and the impact more 4 plexes on these and the adjacent blocks. Already there is competition for on-street parking with the adjacent commercial uses. Most lots in Woods Park are 50 by 142 feet in length which would allow a 4 plex in R-5 zoning or a duplex if zoned R-4 Residential.
24. These four blocks between N and O Street provide convenient access to O Street. There are only 8 buildings in single family use left in these four blocks. The Comprehensive Plan encourages the development of higher density residential along "Transit Corridors" such as O Street. This area is an appropriate place for a few more units that R-5 zoning would bring along this corridor.
25. The R-6 to R-4 portion includes land on both sides of 27<sup>th</sup> Street. The WPNA notes in their application letter, that this area was included in part due to concern about traffic and parking in the alley between 27<sup>th</sup> and 28<sup>th</sup> Street. This north-south alley provides the sole access to lots on the east side of 27<sup>th</sup> Street. Increased density on the east side of 27<sup>th</sup> will only increase these problems.
26. Conversely, there is no alley access for most of the lots on the west side of 27<sup>th</sup> Street, which means that each lot has a driveway on 27<sup>th</sup> Street. There is a median in 27<sup>th</sup> which limits access to right-in and right-out. Additional density on the busy, four lane S. 27<sup>th</sup> Street only further increases the number of cars slowing to enter and exit the numerous individual driveways.

Prepared by:

Stephen Henrichsen, AICP  
[shenrichsen@lincoln.ne.gov](mailto:shenrichsen@lincoln.ne.gov)  
Planning Department, (402) 441-6374

**Date:** October 16, 2006

**Applicant and Contact:** Woods Park Neighborhood Association  
Becky Martin  
338 S. 29<sup>th</sup> Street  
Lincoln, NE 68510  
402 - 435- 0740

## CHANGE OF ZONE NO. 06066

### PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 25, 2006

Members present: Krieser, Taylor, Cornelius, Sunderman, Strand, Larson, Esseks, Carroll and Carlson.

Staff recommendation: Approval, except for the R-5 to R-4 portion north of "N" Street.

Ex Parte Communications: None.

Additional information for the record: **Steve Henrichsen of Planning staff** submitted two letters in support from the Lincoln Neighborhood Alliance and the Witherbee Neighborhood Association.

Staff presentation: **Steve Henrichsen of Planning staff** explained the three parts to this proposal:

1) the area east of 27<sup>th</sup> Street, east of the alley between 27<sup>th</sup> and 28<sup>th</sup>, going from 27<sup>th</sup> to 33<sup>rd</sup>, from N Street south of O, all the way down to A Street – this area is currently zoned R-4 and the request is to change the zone to R-2. Staff recommends approval because it is consistent with other downzoning recommendations. This area has a fairly high overall density of 6.3 dwelling units per acre. 40% of the overall area in the downzone is duplexes and multi-family uses, but the area from R-4 to R-2 is closer to 70% single family.

2) the area on both sides of 27<sup>th</sup> Street generally south of N Street down toward Randolph, including some property on the east side of 26<sup>th</sup> – this is a change from R-6 to R-4. Staff also supports this change. It is in the Antelope Valley Redevelopment area and is shown as a low density conservation area. There is not an alley on the west side of 27<sup>th</sup> Street. Any more additional dwelling units on 27<sup>th</sup> Street on the west side would all take direct driveway access so there would be problems in the longer term with additional units on the west side of 27<sup>th</sup>. There is an alley on the east side of 27<sup>th</sup> Street which is shared with the single family units to the east, on the west side of 28<sup>th</sup> Street. The neighborhood purportedly has a lot of parking and traffic problems along these long alleys. That is why the staff supports the change from R-6 to R-4.

3) the area from R-5 to R-4 includes a small area that is north of N Street, south of O, south of commercial zoning along O Street. Henrichsen agreed that this is close, but the staff believes it may be appropriate to remain as R-5 in terms of a future transit corridor along O Street and the majority of uses north of N are in four-plex uses.

Henrichsen advised that the neighborhood association held two additional neighborhood meetings and has complied with all of the requests of the Planning Commission in terms of additional notification. Despite that fact that the Planning Department sent out over 1,000 letters, Henrichsen has received less than eight calls or e-mails on this application. The majority have been in support. There was one mailing from the neighborhood association and one mailing from the Planning Department.

## Proponents

**1. Becky Martin**, 338 S. 29<sup>th</sup> Street, testified in support as the chair of the Downzone Committee for the Woods Park Neighborhood Association. The top goal is to retain the historic fabric and integrity of the neighborhood and to put a limit on density. The neighborhood consists of two historic districts, and, along with the current design standards for new construction, this change of zone will help accomplish their goal.

The Neighborhood Association requests that the Planning Commission support the entire application. The R-4 to R-2 would strengthen a stable area in the neighborhood and there has been no opposition to this portion of the application. The R-6 to R-4 would greatly enhance another wonderful area. Martin showed a map of the east side of 27<sup>th</sup> Street where the alley access is very limited. Any increase in density would make that rather difficult. She also showed photographs depicting the current flavor of the neighborhood, which is not all multiples. Most of the homes were built in the early 1900's or late 1800's, with a multiple slipped in once in awhile. The rest of the streetscape is very much the old house fabric of the rest of the neighborhood. When 27<sup>th</sup> was widened, many driveways were taken out. There are no driveways on the east side of 27<sup>th</sup> Street because of the widening. There can be dramatic use of the alleys. This could become very troubling if there was an increase in density.

The R-5 area is another great area with similar characteristics. Out of 25 structures there are only 5 that were built to be multi-family. There is nearly 70% support of the proposed R-5 area, with no opposition. (This is the area staff is recommending be denied).

Martin submitted that limiting the density in this neighborhood would only strengthen an already vital neighborhood in Lincoln.

Esseks inquired whether there is any data on the sale prices of the homes. Marvin suggested that they vary immensely, anywhere from \$85,000, with an average of \$100,000 to \$140,000, and then there are some valued closer to \$200,000 or more.

**2. Sandra Johnson**, 631 S. 30<sup>th</sup> Street, current President of the Woods Park Neighborhood Association, testified in support and expressed appreciation to the staff for helping them work through all of the important issues having to do with this application. The Neighborhood Association does depart with staff on the N Street corridor, which is a fairly short stretch. The City Council has recently approved the Witherbee downzoning action that is very similar, going from 33<sup>rd</sup> to 48<sup>th</sup> Street.

**3. Michael James**, 145 S. 28<sup>th</sup> (in the R-5 area), testified in support. He is disappointed that staff does not recommend his property for the R-4 zoning. The dwellings on his block were built as single family. His block has the established neighborhood look and is a mix of single family and conversion apartment houses. He knows there are three single family homes on the 100 block of 28<sup>th</sup> Street. These were conversion apartments at one time. There is no shortage of affordable housing in this neighborhood, counting three "for rent" signs on his street. The alley that runs behind his house between 27<sup>th</sup> and 28<sup>th</sup> from N to O is used as a primary road. It is the only access to parking for most of the residents on 28<sup>th</sup> Street. There are no curb cuts on the west side of 28<sup>th</sup>. This alley serves to access the businesses on O Street and 27<sup>th</sup> Street. It is used to avoid traffic signals at 27<sup>th</sup> and O. His neighborhood cannot support more density in this area. The infrastructure cannot accommodate it. There is not a lot of street parking available. He requested that the Planning Commission consider the

high level of support from the property owners, including the owners of the multiple units. The precedent was set when Witherbee downzoned to R-2 on the south half of the 100 block from 33<sup>rd</sup> to 48<sup>th</sup> Street. The applicant is not asking that any properties zoned for office or business be rezoned.

**4. Matt Spilker**, 519 S. 27<sup>th</sup> Street (in the R-6 to R-4 area), testified in support. He believes this is a matter of crime and safety in the neighborhood as it relates to population density. He purchased his home six years ago and has witnessed or been the victim of seeing individuals parking in front yards, onsidewalks, drug sales, noise problems, trespassing, gang activity, destruction of property and theft. All of his neighbors have been witnesses or victims of shootings, beatings, domestic assault, drug sales, etc. Spilker indicated that he is not here to tell the Planning Commission that multi-family housing units are the cause of all crime in his neighborhood, but he is here to say that, based on his experience and the observations of his neighbors, the majority of the crime they have witnessed has been attributed directly to rental units, particularly the multi-family dwelling units. The more people you put into a neighborhood, the more problems you are going to have.

In addition, Spilker pointed out that 10 of the 16 parcels are owner-occupant single family dwellings around his block and there was no opposition on his block, including the owners of the two apartment complexes. As population density increases in this neighborhood, some of these owner-occupants are going to leave. He believes this change of zone will help provide stability in this neighborhood.

**5. Greg Sanford**, 18000 N. 98<sup>th</sup> Street, Waverly, who owns property at 2827 and 2829 M Street, testified in support. This duplex was built as a duplex and is consistent with the neighborhood. This is a very good neighborhood and it is an easy rental area; however, he does not want to see more buildings or destroy the architecture in the neighborhood. He does not want to see more multi-family dwellings in this area.

**6. Cheryl Widhalm**, 146 S. 28<sup>th</sup> (R-5 to R-4 area), testified in support, stating that there are three key points:

1) there is a tremendous amount of support from the property owners. Currently, out of 25 property owners, there have been 17 in support and none opposed.

2) crime and safety is a concern in the R-5 to R-4 area. She sees local law enforcement in her neighborhood often. She hears fighting and swearing on a regular basis. There have been 27 reported crimes in the last 60 days, which is an average of one crime every two days. Out of those 27 crimes, 5 of them have happened on her block.

3) the alley between 28<sup>th</sup> and 29<sup>th</sup>, between N and O, goes all the way through to O Street and can be accessed from O Street. It is used for large semi-trucks that bring supplies to businesses on the city block. This alley is also used by tenants and owners that live on 28<sup>th</sup> and traffic that turns off O Street. All properties park in the rear of their home except one, creating a high volume of traffic and congestion in the alley.

**7. Heidi Uhing**, 627 S. 28<sup>th</sup> Street, testified in support. This proposal is an effort to balance history and density in the neighborhood. The back of her property is the alley behind those businesses on 27<sup>th</sup> Street and the apartment complexes. She generally supports the downzoning but her focus is on the R-6 to R-4 area. The area now contains enough, if not too many, rental units to meet the demand.

There are five “for-rent” signs near her home. The density creates a parking issue and safety problems. The parking in the alley presents some obstacles. It is a long paved alley used for several businesses, three rental houses and some six-plexes. She estimates that anywhere from 50-60 cars use that alley for parking.

**8. Randy Smith**, 705 S. 32<sup>nd</sup> Street (R-4 to R-2 area), testified in support. He has lived in the neighborhood for 10 years and urged the Planning Commission to support the entire application. He believes this will benefit the neighborhood and the city as whole. He agrees that this will aid in preserving affordable single family homes in the neighborhood. He lived in the neighborhood for six years as a renter and has owned his home for four years. This downzone will help the neighborhood preserve the historic character and will help preserve a stock of quality, affordable single family homes near the center of the city . There are relatively few structures in the neighborhood that were constructed to be multi-family, and many of these have been converted back to single family. For example in the R-5 to R-4 area, the James house on the northwest corner of 28<sup>th</sup> and N was a duplex and is now single family. Cheryl Widhalm’s house was also formerly multi-family. The house on the southwest corner was a duplex and has been converted to single family. There is a long term trend in the neighborhood to restoring many of the original single family homes back to single family use. This downzone will help protect these investments in the neighborhood.

### Opposition

**1. Darrel Ihde**, 1331 Cottonwood Drive, who owns a property on the west side of 27<sup>th</sup> with driveways (401 S. 27<sup>th</sup>), testified in opposition. His property is now a conversion duplex zoned R-6 and he wishes to keep it zoned R-6. If the downzone is approved, he would request to be allowed to at least build a 4-plex. He would never build an 8-plex. He does have driveways, two slabs for off-street parking and a four-stall garage. He is opposed to downzoning 401 South 27<sup>th</sup> Street.

### Staff questions

Esseks asked staff to reiterate the opposition to the R-5 to R-4 area along N Street between N and O Street. Henrichsen agreed that there are points for and against. In terms of the land use map for the area, he agreed that it is possible that some of the multi-family have converted back to single family. Those properties are usually a challenge to keep updated. In the area from N to O Street, it is possible that there may be more properties in single family use. However, there is support in the Comprehensive Plan for transit corridors where O Street might be a corridor for more intensive residential uses, thus it might be appropriate to retain the R-5 zoning. Certainly some of the alleys between N and O Streets are shorter in terms of distance but may have a fair amount of traffic.

### Response by the Applicant

Becky Martin encouraged the Planning Commission to support the entire package.

She showed photographs of the Ihde property, depicting a parking problem. Even though the west side has more parking, the east side on M and L will see overflow with visitors or guests or high rental uses.

With regard to the R-5 area, she asked the Commission to consider the property owner support. It is kind of a transition area, but if we leave the mix as is, it is a nice transition rather than the potential of increasing the density.

She also submitted that most of the structures in the neighborhood were built to be single family, including the streets and the infrastructure.

**ACTION BY PLANNING COMMISSION:**

October 25, 2006

Cornelius moved approval, including the R-5 to R-4 area, seconded by Esseks.

Cornelius believes this to be a very thought-out application. He recognizes the thought of staff as far as the exception, but there is a degree of support that he thinks needs to be taken into account. We're looking at a neighborhood that is transitioning from higher density, hearing over and over that dwellings are being de-converted, and he would like to support this by including the R-5 area.

Larson agreed. There may have been some de-conversions in the R-5 area along N Street, so it is not as much a multi-family street as originally thought.

Esseks indicated a desire to support the motion. The properties seem to be mostly owner-occupied. When he looks at the assessed valuations for 2006, he finds a lot of very affordable homes, and when he looks at all closed sales of existing homes in 2005, the average is \$144,000. It looks as though most of these homes are below the average for the total city. It would not surprise him if this area keeps that average down. This is a marvelous asset for the community with the numerous relatively inexpensive homes that are owner-occupied. We should do everything we can to protect this asset.

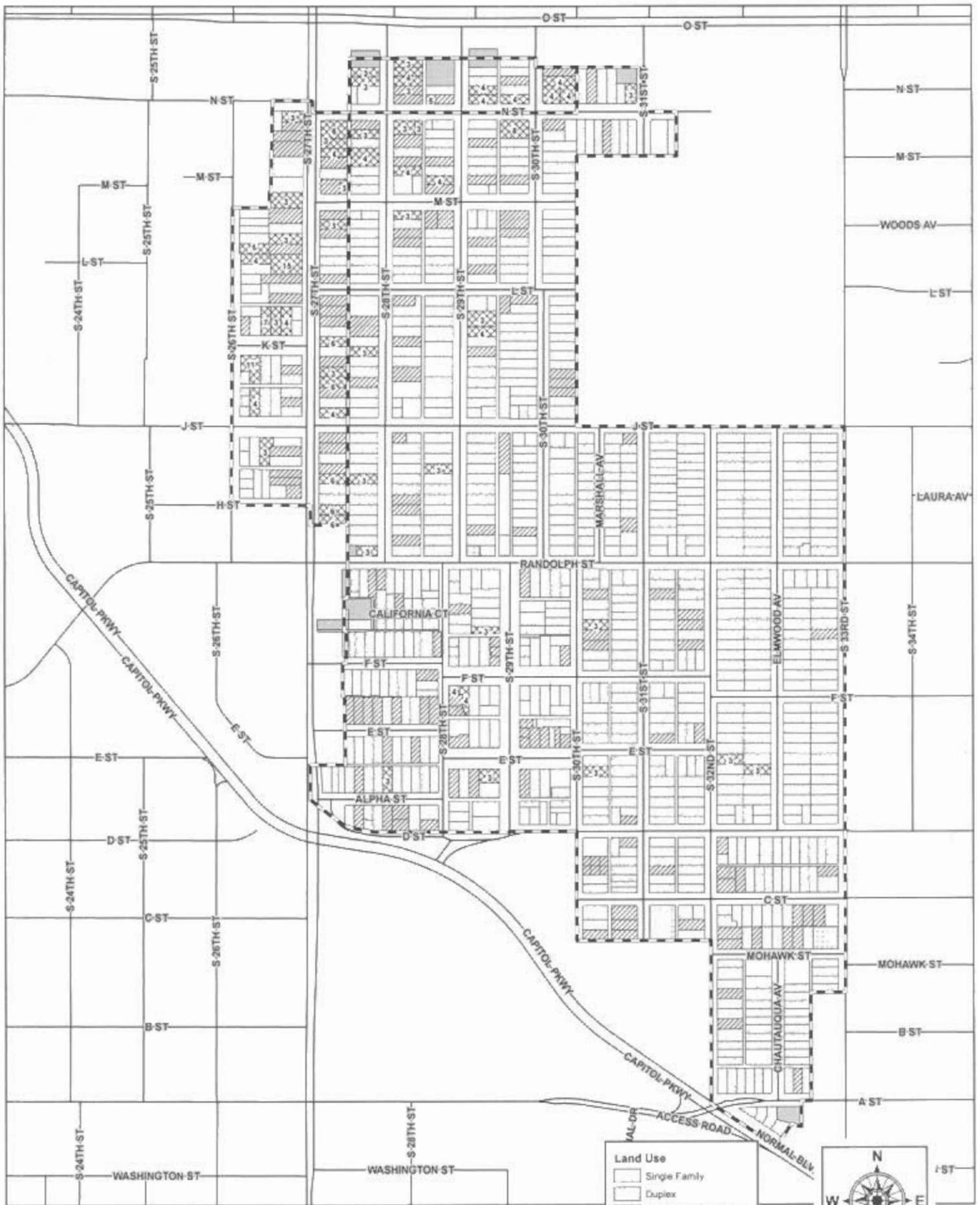
Carroll stated that he will oppose the motion. Parts of the neighborhood need to have a zoning change but this is too sweeping. He cited some facts from the Urban Land Institute higher density development study: Myth #1: higher density development overburdens schools; Myth #2: higher density development lowers property values in the surrounding area; Myth #3: higher density development creates more regional traffic congestion and parking problems than lower density development; and Myth #4: higher density development leads to higher crime rates. This is from a nonprofit organization that studies urban density across the states.

Carroll does not believe this neighborhood is in jeopardy. The neighborhood is improving on its own the way it is today.

Taylor stated that he will support the motion. This is another example of neighborhoods studying their own situation and making decisions to chart their own course and sustain the type of neighborhood in which they want to live. Downzoning does work. It is very pragmatic and practical.

Carlson stated that he will support the motion. He believes that there may be some philosophical application and some actual practical application. These people have done their leg work and have demonstrated the particular aspects of their neighborhood. The fact that they are trying to stabilize and strengthen indicates that we should take this opportunity to change the zoning. To strengthen single family ownership helps the schools and the existing condition.

Motion for approval, as requested by the applicant, carried 7-2: Krieser, Taylor, Cornelius, Sunderman, Larson, Esseks and Carlson voting 'yes'; Carroll and Strand voting 'no'. This is a recommendation to the City Council.

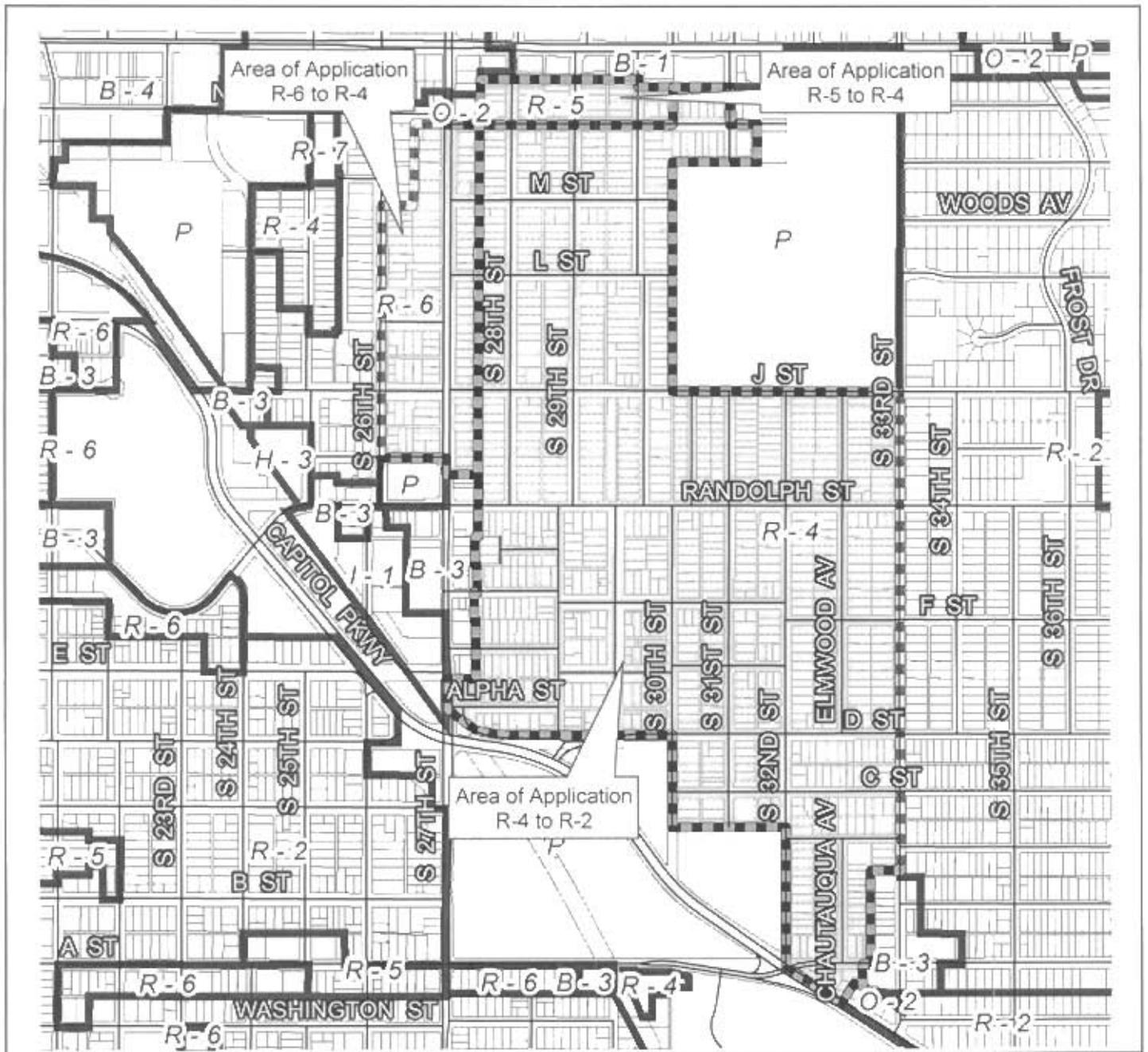


# EXISTING LAND USE

Woods Park Neighborhood Proposed Change of Zone

Land Use	
[White Box]	Single Family
[Horizontal Lines Box]	Duplex
[Wavy Lines Box]	Multiple Family (w/units)
[Dotted Box]	Industrial (I/S)
[Cross-hatch Box]	Public / Semi-Public
[Solid Grey Box]	Commercial
[Diagonal Lines Box]	Open Space or Vacant





## Change of Zone #06066 Woods Park Neighborhood

### Zoning:

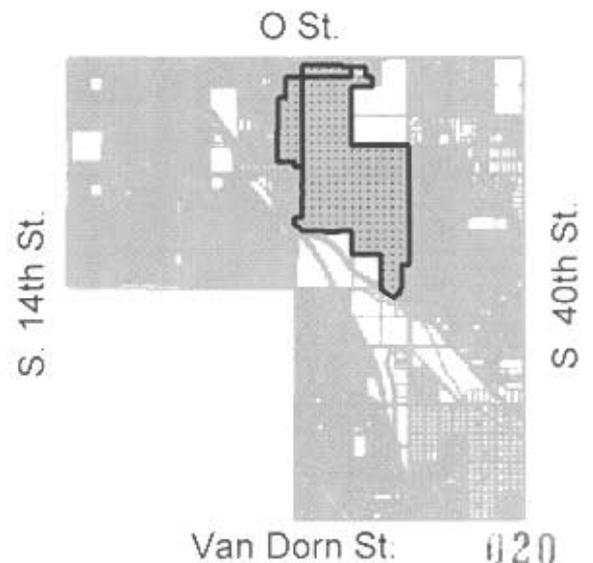
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned 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

Three Square Miles  
 Sec. 25 T10N R06E  
 Sec. 30 T10N R07E  
 Sec. 31 T10N R07E



Zoning Jurisdiction Lines

City Limit Jurisdiction



September 15, 2006

Steve Henrichsen  
Lincoln – Lancaster Co. Planning. Dept.  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

RE: Woods Park Neighborhood Association Down Zoning Purpose Statement

Dear Mr. Henrichsen:

The Woods Park Neighborhood Association is requesting a change of zone for the areas indicated on the attached legal description sheet. Please also note the areas as indicated on the attached zoning map.

Since 1976 Woods Park Neighborhood Association has worked diligently to preserve the historic character of our neighborhood. Two areas have been designated historic landmark districts about 1992: East Lincoln/Elm Park and the Bungalow District. We also down zoned two residential areas in 1988. The neighborhood boasts strong business districts, Elliott School and community non-profits that support needs, not only of our neighborhood, but also the city of Lincoln. Additionally we are very proud of the parks we have: Antelope Park, Neighbors Park, American Legion Park and, of course, Woods Park. The preservation of this neighborhood is an asset to the City – especially with the Antelope Valley Project encompassing a part of our neighborhood.

As a core neighborhood in the Heart of Lincoln, we have many concerns about the increased density and the resulting problems of that density. These concerns support our desire to down zone. Following are the concerns that the neighborhood has.

- Woods Park neighborhood, which was platted in the late 1800s, does not accommodate the increase in density;
- Higher density has resulted in an increase in parking problems (i.e. lack of parking space has resulted in parking on yards or set backs);
- The infrastructure, including water, sewer, streets and alleys, were designed for single-family dwellings and lower density;
- Increased use of alleys with the increase in density has resulted in deterioration of the alley surfaces.
- The alley east of 27<sup>th</sup> Street between "N" and Randolph Streets is the only garage/parking access for the homes facing 27<sup>th</sup> and for many homes facing 28<sup>th</sup> Street. It is unable to handle an increase in traffic as it is currently a street for these residents even though it is the size of an alley.

We have noticed with the increase in density a shift from a neighborhood made up of homeowners to one made up of renters. Many of the single family dwellings are now

used as duplexes or multiples. These are generally rental properties operated by absentee landlords. While we appreciate the many responsible landlords, we have noticed that absentee landlords tend to allow properties to deteriorate over time. These properties also often have an accumulation of trash, old discarded appliances, furniture and tires – all a health hazard. This condition leads to overall decline of property values throughout the neighborhood. The combination of a deteriorating neighborhood and higher density is often a formula for higher crime rates, which is true in Woods Park neighborhood. Currently members of the Woods Park Neighborhood Association are working with the City on gang related issues, such as graffiti, drug and alcohol abuse, and drive-by shootings.

Our neighborhood understands this change in zone would not eliminate multiple family dwelling units nor do we wish to do so. We simply need to put a lid on the number of units so as not to increase the density and thus stabilizing it.

To our knowledge, there are not any associated applications or projects related to our application.

Included in our application packet, please find our application and fee, a map from the City of Lincoln outlining the proposed zoning change area, as well as a hard copy and an electronic file of legal descriptions of the parcels affected. In addition, I have included copies of correspondence to our neighbors concerning this proposed zone change. Since our first neighborhood meeting on this issue, several owners in the R-6 to R-4 zoned area have requested being added to our application. We are in the process of contacting the owners in this area.

Woods Park Neighborhood Down Zone Request would like to be slated for the Planning Commission meeting scheduled October 25, 2006.

If any additional information is needed or if you need to notify our neighborhood about the progress of our application, please feel free to contact me at 435-0740. Thank you very much for your assistance with our request.

Sincerely,



Becky Martin  
Woods Park Neighborhood Association  
Down Zoning Committee, Chair

**Wednesday, September 13, 2006**  
**Elliot School 7:00 p.m.**  
**WPNA Down Zoning**

August 28, 2006

**Dear Woods Park Neighbor:**

Woods Park Neighborhood needs your help. On Wednesday, September 13, the first of two public informational meetings will be held to discuss a proposed residential down zoning application to the city of Lincoln. We want to insure that Woods Park Neighborhood continues to be

- strong,
- safe, and
- a highly desirable place to live.

Woods Park has a long history of working diligently to encourage home ownership and to preserve the historic character of the neighborhood. High-density development in neighborhoods designed primarily for single-family use can threaten those values and can result in an increase in problems with

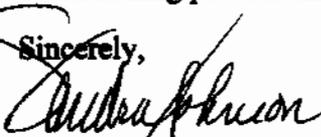
- parking,
- infrastructure,
- alley deterioration,
- higher crime rates,
- graffiti and vandalism.

This neighborhood down zoning proposal will not eliminate multiple family dwelling units, but will put a lid on future high-density development. Down zoning grandfathers in all existing investments so no one is at risk of losing what they own, but it gives assurance to single family homeowners that if they buy a house in an older neighborhood, they won't be faced with a slip-in apartment next door, as has happened in many older neighborhoods in the past. All current properties will be grandfathered for their current use and not all properties will be affected.

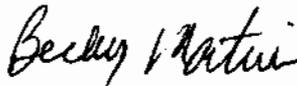
**Not all properties will be affected by the down zoning request.** Please see the enclosed map and zoning table showing current zoning and proposed changes.

The Lincoln City Council has unanimously approved down zoning in many neighborhoods all over town, including Near South, University Place, Irvingdale, Witherbee, Everett, and Woods Park. Now is the time to act. If the quality of life in Woods Park is important to you please come to the meeting on September 13. Steve Henrichsen of the Planning Department will be present to answer questions and to discuss the down zoning process and what it means to you.

Sincerely,



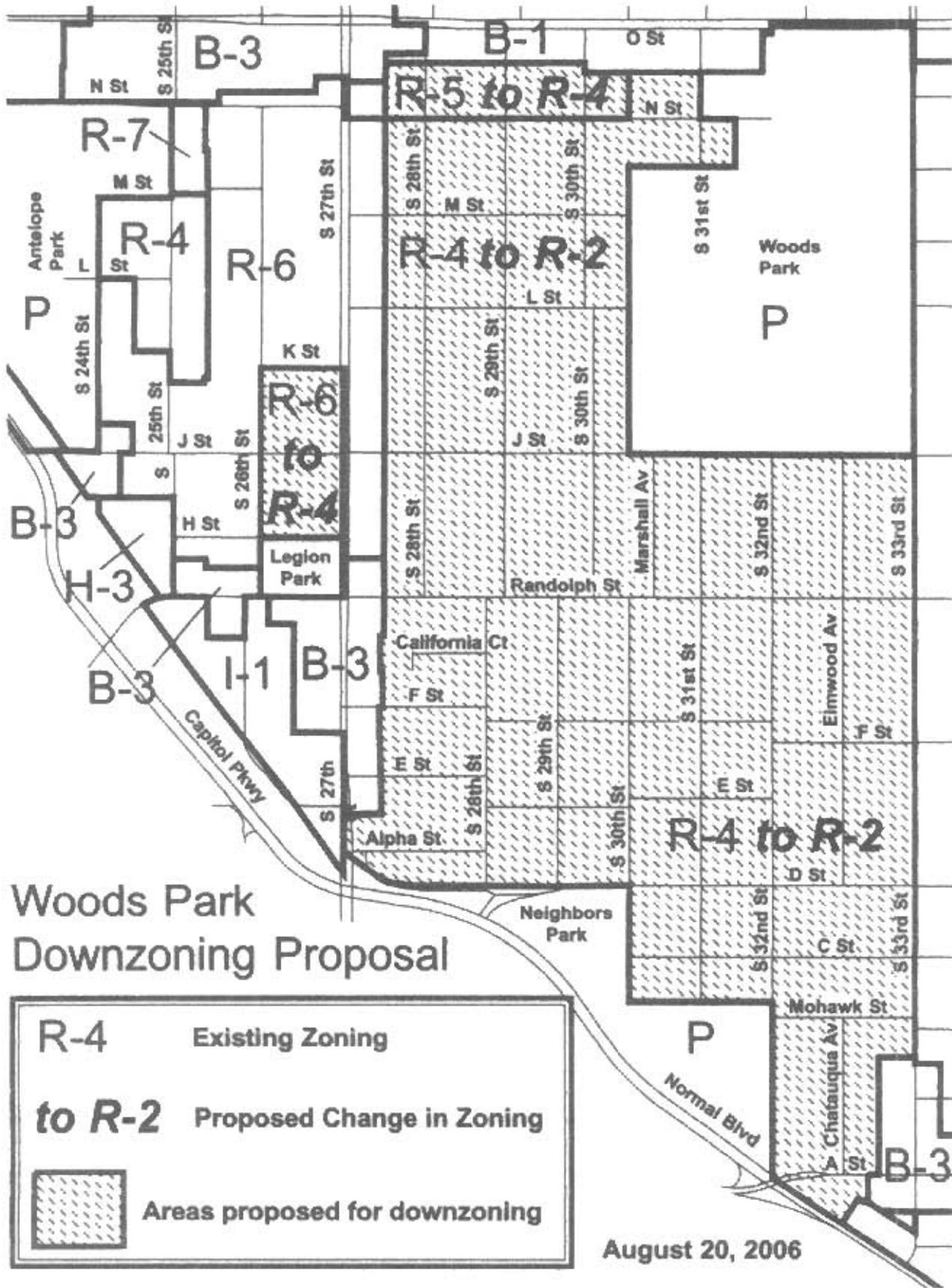
Sandra Johnson  
WPNA Resident  
[sjohnson5@neb.rr.com](mailto:sjohnson5@neb.rr.com)  
435-3226



Becky Martin  
Down Zone Committee Chair  
[rjmartin2@windstream.net](mailto:rjmartin2@windstream.net)  
435-0740

### Zoning District Requirements

	R-2	R-4	R-5	R-6	R-7
Lot area, single family	6,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.
Lot area, two family	5,000 sq. ft. / family	2,500 sq. ft. / family	2,500 sq. ft. / family	2,500 sq. ft. / family	2,000 sq. ft. / family
Lot area, townhouse	N/A	N/A	2,500 sq. ft. / family	2,500 sq. ft. / family	2,000 sq. ft. / family
Lot area, multiple-family	N/A	N/A	1,500 sq. ft. / unit	1,100 sq. ft. / unit	700 sq. ft. / unit
Avg. lot width, single family	50 feet	50 feet	50 feet	50 feet	50 feet
Avg. lot width, two family	40 feet / family	25 feet / family	25 feet / family	25 feet / family	25 feet / family
Avg. lot width, townhouse	N/A	N/A	20 feet / family	20 feet / family	20 feet / family
Avg. lot width, multiple-family	N/A	N/A	50 feet	50 feet	50 feet
Front yard, single-family	25 feet	25 feet	25 feet	20 feet	20 feet
Front yard, two family	25 feet	25 feet	25 feet	20 feet	20 feet
Front yard, townhouse	N/A	N/A	20 feet	20 feet	20 feet
Front yard, multiple-family	N/A	N/A	20 feet	20 feet	20 feet
Side yard, single family	5 feet	5 feet	5 feet	5 feet	5 feet
Side yard, two family	10 feet, 0 at common wall	5 feet, 0 at common wall	5 feet, 0 at common wall	5 feet, 0 at common wall	5 feet, 0 at common wall
Side yard, townhouse	N/A	N/A	10 feet, 0 at common wall	5 feet, 0 at common wall	5 feet, 0 at common wall
Side yard, multiple-family	N/A	N/A	7 feet, 10 if over 20 feet in height	7 feet, 10 if over 20 feet in height	Total of 15 feet, min. 7 / side
Rear yard	Smaller of 30 feet or 20% of depth	Smaller of 30 feet or 20% of depth	Smaller of 30 feet or 20% of depth	Smaller of 30 feet or 20% of depth	Smaller of 30 feet or 20% of depth



Thursday, September 21, 2006

Dear Woods Park Neighbor,

Our neighborhood has a long tradition of beautiful homes and caring citizens. In a continuing effort to enhance living and working conditions for all of us, we need your help.

Following the example of many Lincoln neighborhoods, the Woods Park Neighborhood Association is proposing zoning changes to a majority of residential properties in the Woods Park area. We are writing to you because you live, or own property, along 26<sup>th</sup> or 27<sup>th</sup> Street. This area is a mix of single and multiple family dwelling units. As a result, parking problems, as well as other high density population issues, have arisen.

Currently, a majority of property along 26<sup>th</sup> and 27<sup>th</sup> Streets is zoned R-6. This zoning designation allows construction of new multiple family units. R-4 zoning prevents construction of new multiple family units where single and double family units currently exist.

The proposed zoning changes, from R-6 to R-4 (see attached map), will not affect current living structures. Furthermore, if existing multiple family units in the affected area are destroyed by acts of nature, or must be completely replaced due to deterioration, the R-4 designation will not prevent that.

The main benefits of the proposed change are additional stability and predictability in our neighborhood. This, in turn, will increase the desirability of owning property or living in the Woods Park Neighborhood. If you own a home and live along 26<sup>th</sup> or 27<sup>th</sup> Street, you will not have to worry about multiple family units being built next door where a single family home now exists. If you own rental property along 26<sup>th</sup> or 27<sup>th</sup> Street, the proposed change limits any growth in population density and will make your property more attractive to potential buyers and tenants alike.

Please take a few moments to review the enclosed information. Your opinion is critical as we discuss the proposed changes with city representatives. A stamped, self-addressed postcard is included for your convenience.

You will be receiving another letter soon about the next informational meeting. In the meantime, if you have additional questions, please contact any one of us.

Thanks again for helping us enhance health and safety in the Woods Park Neighborhood.

Sincerely,

Matt Spilker  
519 South 27<sup>th</sup> Street  
mspilker@earthlink.net  
402-601-5589

Sandra Johnson  
WPNA President  
sjohnson5@neb.rr.com  
402-435-3226

Becky Martin  
Down Zone Committee Chair  
rjmartin2@windstream.net  
402-435-0740

\_\_\_\_\_ I support down zoning my property from R-6 to R-4.

\_\_\_\_\_ I oppose down zoning my property from R-6 to R-4.

Name (please print):

Address of affected property:

Signature:

Date:

Thank you for your help!

\_\_\_\_\_ I support down zoning my property from R-6 to R-4.

\_\_\_\_\_ I oppose down zoning my property from R-6 to R-4.

Name (please print):

Address of affected property:

Signature:

Date:

Thank you for your help!

\_\_\_\_\_ I support down zoning my property from R-6 to R-4.

\_\_\_\_\_ I oppose down zoning my property from R-6 to R-4.

Name (please print):

Address of affected property:

Signature:

Date:

Thank you for your help!

\_\_\_\_\_ I support down zoning my property from R-6 to R-4.

\_\_\_\_\_ I oppose down zoning my property from R-6 to R-4.

Name (please print):

Address of affected property:

Signature:

Date:

Thank you for your help!

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Julie Felzien

725 Marshall Avenue  
Lincoln, NE 68510

435-0806



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Fax (402) 434-3805  
Home (402) 475-1529  
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Lincoln, NE 68516



### Residential Satisfaction Report Positive

About 30 Woods Park home owners living west of 27<sup>th</sup> Street recently completed a city survey on their opinions about their neighborhood. 60% or more of respondents said they were satisfied or very satisfied about living conditions in their area. They almost unanimously feel safe in the daytime, 70% feel safe at night, and 65% think that the condition of most houses, sidewalks, and streets are acceptable. Areas they would like to see addressed by the city include crime, the level of lighting, and the conditions of some yards. The survey was part of the Antelope Valley Redevelopment project.

### Down-zoning the Neighborhood?

A committee of Woods Park neighbors are meeting to discuss approaching the City Council about down-zoning the residential parts of Woods Park neighborhood to R-2. Current zoning ranges from R-4 to R-6. The higher the R number, the more multi-unit housing can be built or converted on any given lot. R-2 zoning allows no more than a single house or duplex on a lot. The goal is to reduce crime in the area and create a more stable, enjoyable neighborhood. Existing apartment buildings would be grandfathered in but could not be rebuilt on the same scale. For more information, contact Becky Martin at 435-0740.

### American Legion Park Remodeling Underway / Planting Delayed

Lincoln Parks and Recreation Department has removed the existing features from the park at 27<sup>th</sup> and Randolph and will begin rebuilding the playground shortly. Construction on the new shelter, sidewalks, lighting, and other features will follow. More trees will be planted this fall. The scheduled planting of a garden between 27<sup>th</sup> Street and the parking lot has been delayed until fall in order to improve the irrigation system. If you would like to help with the planting of this garden, contact Jean Chicoine at 476-7134.

### Swimming Pools Required to be Fenced

City code requires that home swimming pools 18" or deeper must be surrounded by a 4' high fence with a self-latching gate. Young children should also be supervised when using a pool.

### WPNA Down Zoning Project – Special Neighborhood Meeting

The Down Zoning Committee has been working with the City Planning Department to identify areas of the Woods Park neighborhood to be down zoned. Down zoning is a process to change the type and number of residences in an area from a higher density to a lower density. It does not eliminate multiple family dwelling units, such as apartments and townhouses, but it will restrict the kind of housing that can be built in the future. Down zoning also grandfathers in all existing investment property so landlords are not at risk of losing income.

The Planning Commission and the City Council will hold public hearings on the proposed zoning change. There is a \$370 application fee and the Down Zoning Committee is accepting donations to cover this cost as well as expenses such as postage and printing. Send your contribution to the WPNA Treasurer: Dan Sloan, 405 South 28<sup>th</sup> Street, Lincoln, NE 68510.

The goal of down zoning is to insure a strong, safe neighborhood that is a desirable place to live. Woods Park has a long history of working diligently to encourage home ownership and to preserve the historic character of the neighborhood. High-density development in neighborhoods designed primarily for single-family use can threaten those values and often results in an increase in crime rates, vandalism and graffiti, neighborhood deterioration, parking problems, and infrastructure degradation. Many neighborhoods in central Lincoln have recently down zoned, including Near South, University Place, Irvingdale, Witherbee, Everett, and 40<sup>th</sup> & A.

The first of two public informational meetings to discuss the proposed residential down zoning will be held on **Wednesday, September 13<sup>th</sup>**, at **Elliot Elementary School, 25<sup>th</sup> and N Streets**. The meeting will begin at **7 PM** and is in the school cafeteria. Enter on the south side of the school; the cafeteria is on the lower level. See the attached map and table to determine the zoning on your block and the impact of any proposed change. For more information, contact Becky Martin at 435-0740 or [rjmartin2@windstream.net](mailto:rjmartin2@windstream.net)



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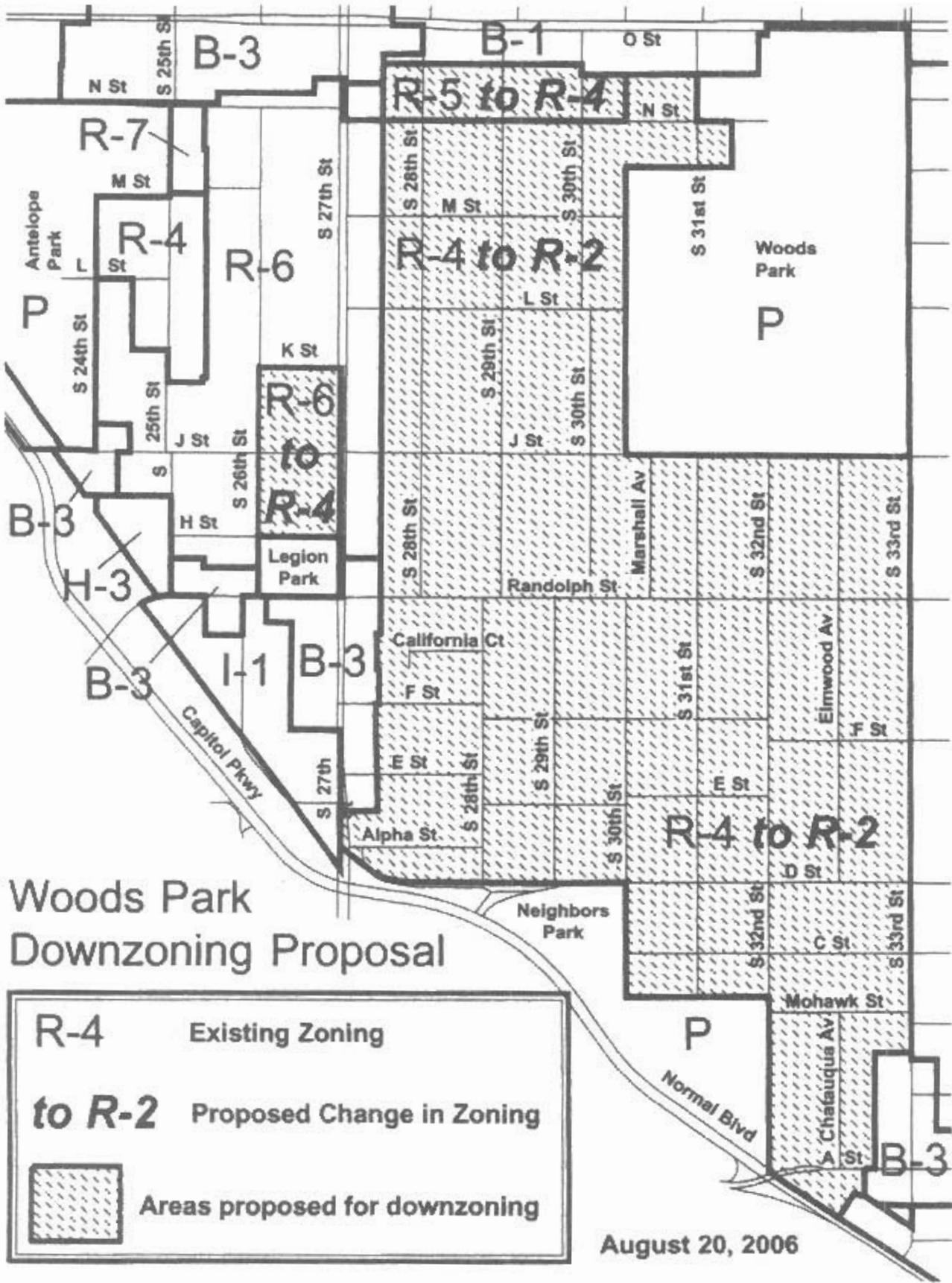
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### Zoning District Requirements

	R-3	R-4	R-5	R-6	R-7
Lot area, single family	6,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.
Lot area, two family	5,000 sq. ft. / family	2,500 sq. ft. / family	2,500 sq. ft. / family	2,500 sq. ft. / family	2,000 sq. ft. / family
Lot area, townhouse	N/A	N/A	2,500 sq. ft. / family	2,500 sq. ft. / family	2,000 sq. ft. / family
Lot area, multiple-family	N/A	N/A	1,500 sq. ft. / unit	1,100 sq. ft. / unit	700 sq. ft. / unit
Avg. lot width, single family	50 feet	50 feet	50 feet	50 feet	50 feet
Avg. lot width, two family	40 feet / family	25 feet / family	25 feet / family	25 feet / family	25 feet / family
Avg. lot width, townhouse	N/A	N/A	20 feet / family	20 feet / family	20 feet / family
Avg. lot width, multiple-family	N/A	N/A	50 feet	50 feet	50 feet
Front yard, single-family	25 feet	25 feet	25 feet	20 feet	20 feet
Front yard, two family	25 feet	25 feet	25 feet	20 feet	20 feet
Front yard, townhouse	N/A	N/A	20 feet	20 feet	20 feet
Front yard, multiple-family	N/A	N/A	20 feet	20 feet	20 feet
Side yard, single family	5 feet	5 feet	5 feet	5 feet	5 feet
Side yard, two family	10 feet, 0 at common wall	5 feet, 0 at common wall	5 feet, 0 at common wall	5 feet, 0 at common wall	5 feet, 0 at common wall
Side yard, townhouse	N/A	N/A	10 feet, 0 at common wall	5 feet, 0 at common wall	5 feet, 0 at common wall
Side yard, multiple-family	N/A	N/A	7 feet, 10 if over 20 feet in height	7 feet, 10 if over 20 feet in height	Total of 15 feet, min. 7 / side
Rear yard	Smaller of 30 feet or 20% of depth	Smaller of 30 feet or 20% of depth	Smaller of 30 feet or 20% of depth	Smaller of 30 feet or 20% of depth	Smaller of 30 feet or 20% of depth

SUPPORT

ITEM NO. 4.1: CHANGE OF ZONE NO. 06066  
(p.137 - Public Hearing - 10/25/06)



"seven\_f\_ranch"  
<seven\_f\_ranch@juno.com>  
10/25/2006 11:18 AM

To <plan@lincoln.ne.gov>, <shenrichsen@lincoln.ne.gov>,  
<council@lincoln.ne.gov>

cc

bcc

Subject WNA support for Change of Zone #06066

October 25, 2006

Lincoln Planning Commission  
and Lincoln City Council,

On behalf of the Witherbee Neighborhood Association I am writing to inform you that WNA supports the Woods Park Neighborhood Association zoning improvement request, Change of Zone

# 06066. We support the request for the reasons that were outlined in our recent zoning change request and for the affirmative reasons contained in the Planning Department's review of this application. While it can be argued that such zoning changes should have been proactively pursued and adopted by the city, at least approval of the proactive request by neighborhoods should be granted by the appropriate public officials. We urge you approve the request as soon as possible.

Sincerely,

Mike Fitzgerald, Past President  
Witherbee Neighborhood Association

SUPPORT

ITEM NO. 4.1: CHANGE OF ZONE NO. 06066  
(p.137 - Public Hearing - 10/25/06)



Russell Miller  
<neb31340@atttel.net>  
10/24/2006 07:34 PM

To plan@lincoln.ne.gov  
cc  
bcc

Subject Woods Park Neighborhood change of zone 06066

24 October 2006

Hello,

I am representing Lincoln Neighborhood Alliance and LNA is in favor of this down-zoning action.

One of the agenda items in the LNA's Plan for Action is called Neighborhood Preservation which is concerned with actions that undermine home ownership.

Most first time home buyers are not aware of zoning and its implications and regulations as to what can be develop on the neighboring properties or in the neighborhood. The easy assumption is that since the neighborhood has appeared this way the past 50 years, the appearance will remain permanent.

The real estate industry's 'Seller Disclosure Sheet' furthers this misconception because its 2 pages of detailed check off items leave the new buyer with the impression that it has covered everything. It does not mention zoning and the implications of the neighborhood zoning classification.

The adoption of this down-zoning action as proposed by the Woods Park Neighborhood Association will help insure that new buyers and current home owners will realize that what you see now is what you get and there is a very high probability that it will stay that way in the future.

Thank you,  
Russell Miller for Lincoln Neighborhood Alliance  
daytime phone 499-2611

The following is the complete excerpt from LNA's Plan for Action about neighborhood down-zoning which closely follows a similar item in Lincoln's Comprehensive Plan.

"Neighborhood Preservation. Whereas zoning designations that conflict with current or historical use patterns create increased density that is detrimental to character of existing neighborhoods, undermines home ownership, and is beyond the neighborhood infrastructure capacity (parking, water, sewer, etc).  
Resolved: The city should support down-zoning in neighborhoods where strong support exists."

R-5 to R-4 Change of Zone

25 Structures

Returned Survey cards as of 10/24/2006

Support ~~13~~ 13 ~~attached~~ ~~7~~ more on the way

Opposed 0

Thinking about it 1

Woods Park #06066

I support down zoning my neighborhood from R-5 to R-4.

I oppose down zoning my neighborhood from R-5 to R-4.

Name (please print): *Matthew White*  
Address of affected property: *5828 N Street Lincoln, NE 68570*  
Signature: *[Signature]*  
Date: *10-27-06*

Thank you for your help!

I support down zoning my neighborhood from R-5 to R-4.

I oppose down zoning my neighborhood from R-5 to R-4.

Name (please print): *Helen Hindman*  
Address of affected property: *136 S. 30*  
Signature: *[Signature]*  
Date: *10-20-06*

Thank you for your help!

I support down zoning my neighborhood from R-5 to R-4.

I oppose down zoning my neighborhood from R-5 to R-4.

Name (please print): *James Sintek*  
Address of affected property: *145 S. 30*  
Signature: *[Signature]*  
Date: *Oct 20, 2006*

Thank you for your help!

I support down zoning my neighborhood from R-5 to R-4.

I oppose down zoning my neighborhood from R-5 to R-4.

Name (please print):  
Address of affected property:  
Signature: *[Signature]*  
Date: *10-21-06*

Thank you for your help!

I support down zoning my neighborhood from R-5 to R-4.  
 I oppose down zoning my neighborhood from R-5 to R-4.

Name (please print):

Address of affected property: 1414 So. 29th

Signature: Robert Bleed

Date: 10/21/06

Thank you for your help!

I support down zoning my neighborhood from R-5 to R-4.

I oppose down zoning my neighborhood from R-5 to R-4.

Name (please print): Cheryl Widhalm

Address of affected property: 146 S. 28 St

Signature: Cheryl Widhalm

Date: 10-22-06

Thank you for your help!

I support down zoning my neighborhood from R-5 to R-4.

I oppose down zoning my neighborhood from R-5 to R-4.

Name (please print): Scott Witt

Address of affected property: 147 S 27th

Signature: Scott Witt

Date: 10/21/06

Thank you for your help!

I support down zoning my neighborhood from R-5 to R-4.

I oppose down zoning my neighborhood from R-5 to R-4.

Name (please print): 3012 N

Address of affected property:

Signature:

Date:

Thank you for your help!

I support down zoning my neighborhood from R-5 to R-4.

I oppose down zoning my neighborhood from R-5 to R-4.

Name (please print): *Christen T. Anderson*

Address of affected property: *126 S. 29<sup>th</sup> St*

Signature: *[Handwritten Signature]*

Date: *Oct 20, 2006*

Thank you for your help!

I support down zoning my neighborhood from R-5 to R-4.

I oppose down zoning my neighborhood from R-5 to R-4.

Name (please print): *Carol James*

Address of affected property: *145 S. 28th St*

Signature: *Carol James [Handwritten Signature]*

Date: *Oct. 20, 2006*

Thank you for your help!

*also*

*Rental House 2728 N. St*

-----Original Message-----

**From:** Denise Walden [mailto:dwalden05@hotmail.com]  
**Sent:** Saturday, October 21, 2006 5:56 PM  
**To:** cbartell@neb.rr.com  
**Subject:** Woods Park Down-Zoning

I, Wes Walden, owner of a 4-plex at 2912 N St., Lincoln, NE, support the Woods Park Down-Zoning.

Wes Walden

-----Original Message-----

**From:** Tripp Drake [mailto:tdrake@alltel.net]  
**Sent:** Saturday, October 21, 2006 5:46 PM  
**To:** cbartell@neb.rr.com  
**Subject:** Woods Park Neighborhood Down Zone

I support the Woods Park neighborhood Down Zone limiting the density of the neighborhood.

I own property at:

140 s. 30th street

Lincoln, NE

Raymond W. Drake III

038

R-6 to R-4 Change of Zone

100 Structures

Returned Survey cards as of 10/24/2006

Support ~~35+3~~ *35+3 on the way*  
Opposed 5

*Woods Park # 060066*

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Susan J. Struck

Address of affected property: 2627 K Street

Signature: Susan J. Struck

Date: 09-26-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Scott BAUMFALK

Address of affected property: 2626 J St.

Signature: Scott Baumfalk

Date: 9/25/06

Thank you for your help!

Support

R6 to R-4

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Julian Chakry

Address of affected property: 518 S. 26th St.

Signature: Julian Chakry

Date: 10-7-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Dan ISAACS

Address of affected property: 2616 J St

Signature: Dan Isaacs

Date: 9-26-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Neil Hammond

Address of affected property: 532 S. 27th

Signature: Edna Hammond

Date: 10/10/06

Thank you for your help!

✓  
✓

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): ROBERT J. HARRIS

Address of affected property: 426 So 26th

Signature: Robert J Harris

Date: 9/26/06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Jeanie Cline

Address of affected property:

410 S 27

Signature: Jeanie Cline

Date: 10/10/06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Jason T. Rice

Address of affected property: 520 S 27th

Signature: Jason T. Rice

Date: 10-10-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): DAVID RABE

Address of affected property: 539 S 27th

Signature: *[Signature]*

Date: 25 Sept 06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print):

Address of affected property: 217 S 27th ST

Signature: *[Signature]* LINCOLN, NE 68510

Date: 9/24/06

Thank you for your help!  
Bentley

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Joyce G McShannon

Address of affected property: 447 South Z7

Signature: *[Signature]*

Date: 10/1/06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Anita Fowler

Address of affected property: 2611 J

Signature: *[Signature]*

Date: 10-8-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Chris Knopp

Address of affected property: 6205 26th

Signature: *Chris Knopp*

Date: 10-10-06

Thank you for your help!

✓ ✓  
✓ ✓

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Willie Tomack

Address of affected property: 3265 26th

Signature: *Willie Tomack*

Date: 10-1-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Elverta Wolcott

Address of affected property:

410 So. 26th

Signature: *Elverta P. Wolcott*

Date: 10-10-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): William Fenwick

Address of affected property: 420 S. 26th St

Signature: *William Fenwick*

Date: 10/01/2006

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): MAE L. LEMOND

Address of affected property: 423 So 27th

Signature: Mae L. Lemond

Date: 10/1/06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): NAÏFE KASTENS

Address of affected property: 310 S 26th

Signature: Naïfe Kastens

Date: 10/10/06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Beverly J. Hier

Address of affected property: 324 So 26 St.

Signature: Beverly J. Hier

Date: 10-01-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Richard Hobson

Address of affected property: 234 S. 27th St.

Signature: Richard Hobson

Date: 10-9-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): TIMOTHY BENAVIDEZ

Address of affected property: 505 S 27th ST

Signature: *Timothy Benavidez*

Date: 11 OCT 06

Thank you for your help!

✓  
✓

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): WAYNE W. ANDERSON

Address of affected property: LAURA J ANDERSON

Signature: *Wayne W. Anderson*

Date: *10-1-06*

Thank you for your help!

40020

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): JEAN L. CHICONE

Address of affected property: 629 So. 27th St

Signature: *Jean L. Chicone*

Date: 10-1-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print):

Address of affected property: AINA'S (Aunt) LASENIKS

Signature: *Aina's Laseniks*

Date: 10-2-06

Thank you for your help!

26212K

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): RALPH & DEB KUWAMOTO

Address of affected property: 618 So 27th

Signature: *Ralph & Deb Kuwamoto*

Date: 9/20/06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): JOHN E. BUSSEY

Address of affected property: 230 S 27

Signature: *John E. Bussey*

Date: 9/25/06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Matt Spilker

Address of affected property: 519 S. 27th St.

Signature: *Matt Spilker*

Date: 9-20-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Robert Florell

Address of affected property: 2605 K St

Signature: Robert Florell

Date: Sept. 25, 2006

Thank you for your help!

✓  
✓

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Nathan & Carrie Odgaard

Address of affected property: 546 S. 27th

Signature: Carrie Odgaard

Date: 9/25/06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): KIM MAI-BARNIE

Address of affected property: 2612 J St

Signature: Kim Mai-Barnie

Date: 9/30/06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): KIM & DAN MAYHEW

Address of affected property: 417 S. 27th

Signature: Kim & Dan Mayhew

Date: 9-20-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Gary Hernandez

Address of affected property: 3045 S. 11th

Signature: [Handwritten Signature]

Date: 9/25/06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): [Handwritten Name]

Address of affected property: [Handwritten Address]

Signature: [Handwritten Signature]

Date: 10-24-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): David Moe

Address of affected property: 3035/305 S. 27th

Signature: [Handwritten Signature]

Date: 10/23/06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print):

FRANKIE ALBERTO

Address of affected property:

528 ...

Signature:

Frankie Alberto

Date:

10-23-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print):

William Sanders

Address of affected property:

2226 26th St.

Signature:

William Sanders

Date:

10-22-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print):

John B. Dymov

Address of affected property:

612 ...

Signature:

John Dymov

Date:

10-27-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print):

Sun Hui Sanders

Address of affected property:

2622 H St Lincoln

Signature:

SHW

Date:

10-22-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): J.L. McMASTER + ADDY

Address of affected property: 6258 27

Signature: JLM

Date: 9/26/06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Terry Bowers

Address of affected property: 404 So 27<sup>th</sup>

Signature: T Bowers

Date: 10/2/06

Thank you for your help!

R6 to R4

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Darrell & Betty Hode

Address of affected property: 407 S. 27

Signature: Via email

Date:

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print):

Address of affected property:

Signature: Vera Hawkins

Date: Oct 4, 06

Thank you for your help!

Oppose

R-6 to R-4 Change of Zone

South 28<sup>th</sup> Street, Sharing alley with East side of 27<sup>th</sup> Street  
From N to Randolph Streets

Returned Survey cards as of 10/24/2006  
Support 9  
Opposed 1

*Woods Park # 060069*

R-6 to R-4 West side of 28th  
Support

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): PEGGY OLSON

Address of affected property: 509 S 28th, 519 S 28th

Signature: *Peggy Olson*

Date: 10/9/2006

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): G STEVEN FERRIS

Address of affected property: 34 S. 28th St

Signature: *G Steven Ferris*

Date: 10/9/06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Heidi Whing & Scott Scholtz

Address of affected property: 627 S. 28th St.

Signature: *Heidi Whing*

Date: 10/10/06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print):

JEFF & PAM KNOTT

Address of affected property:

645 S 28th

Signature: *Jeffrey Knott*

Date:

9/24/06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Swann & Gary Andrews

Address of affected property: 647 S. 28th Street

Signature: Smanarevsky

Date: October 10, 2006

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Marcella R Hunt

Address of affected property: 335 South 28<sup>th</sup>

Signature: Marcella R. Hunt

Date: 10/4/06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): Christine Carberry

Address of affected property: 545 80<sup>th</sup> W

Signature: Christine Carberry

Date: 10-10-06

Thank you for your help!

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): STACY DIECKHANS

Address of affected property: 217 S. 28th

Signature: Stacy Dieckhans

Date: 10/13/06

Thank you for your help!

R-6 to R-4 West Side of 28<sup>th</sup>  
Oppose

I support down zoning my neighborhood from R-6 to R-4.

I oppose down zoning my neighborhood from R-6 to R-4.

Name (please print): IVAN E BURR

Address of affected property: 221 50 28<sup>th</sup>

Signature: Ivan E. Burr

Date: 9-2-06

05

Thank you for your help!



"darrell ihde"  
<lhdereator@hotmail.com>  
09/25/2006 10:49 PM

To plan@lincoln.ne.gov  
cc  
bcc

Subject Down zoning-Woods Park Neighborhood Asso.

To: Planning Commission  
From: Darrell & Betty Ihde

Subj: 401 South 27th Street

We have received your letter dated 9-22-2006 in ref. to the above subject. My wife and I many years ago purchased this property in the hopes of some day developing it as we did at 4945 leighton. We do not build slip in units rather we build quality that would blend in. We oppose this on our property. We provide ample parking for our tentents as required by the City Code. The property to the north of ours is a 16 unit and provides housing to many. If we can not maintain R-6 on this property we feel it is not worth investing in any property in the City of Lincoln due to this type of action. We here by request from the City Planning Commission that we keep our R-6 zoning. If you feel that we need to be present at your meeting to keep the current zoning, then please advise us. Thank you for your consideration.

Darrell and Betty Ihde