

City Council Introduction: **Monday**, October 14, 2002
Public Hearing: **Monday**, October 21, 2002, at **1:30 p.m.**

Bill No. 02-156

FACTSHEET

TITLE: CHANGE OF ZONE NO. 3378, from R-5 Residential and R-6 Residential to R-2 Residential, requested by the Near South Neighborhood Association, consisting of approximately 12 blocks in the "Mount Emerald" area of the Near South neighborhood, generally located at So. 18th Street to So. 21st and 22nd Streets, from A to F Streets.

STAFF RECOMMENDATION: Approval

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 10/02/02
Administrative Action: 10/02/02

RECOMMENDATION: Approval (6-0: Larson, Duvall, Newman, Bills-Strand, Taylor and Schwinn voting 'yes'; Carlson declaring a conflict of interest; Krieser and Steward absent).

FINDINGS OF FACT:

1. The staff recommendation of approval is based upon the "Analysis" as set forth on p.5-7, concluding that this change of zone within areas designated as landmark districts two decades ago is responsive to strategies in the 2025 Comprehensive Plan for preserving single family housing in existing residential areas. The applicant has documented support for the application from more than 2/3 of the affected owners, suggesting that the rezoning reflects the expectations of a substantial majority of the property owners.
2. The Historic Preservation Commission reviewed this application and held a public hearing on September 19, 2002. The Historic Preservation Commission voted unanimously to recommend to the Planning Commission and the City Council affirmative action on the proposed change of zone as favorable to the continued preservation of historic structures in these landmark districts.
3. Additional information provided by staff in response to questions raised by Commissioner Bills-Strand regarding the impact of this change of zone on existing multiple dwelling units is found on p.19-20. (Also See Minutes, p.8).
4. On October 2, 2002, public hearing was held before the Planning Commission. The presentation by Ed Zimmer, Historic Preservation Planner, is found on p.8. Ten individuals testified in support (p.8-12); there were 40-50 people who stood in the audience in support; and the record now consists of 94 petitions in support (one copy is set forth on p.21, the remainder being available for inspection in the Planning Department office) and 72 separate letters/emails in support (p.22-95).
5. Two individuals testified in opposition (p.12-13), and the record consists of one letter in opposition (p.96-97).
6. On October 2, 2002, the Planning Commission agreed with the staff recommendation and voted 6-0 to recommend approval (Commissioner Carlson declaring a conflict of interest; Krieser and Steward absent).

FACTSHEET PREPARED BY: Jean L. Walker

DATE: October 7, 2002

REVIEWED BY: _____

DATE: October 7, 2002

REFERENCE NUMBER: FS\CC\2002\CZ.3378

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Change of Zone #3378

DATE: September 20, 2002

PROPOSAL: To change the zoning on approximately twelve blocks in the "Mount Emerald" area of Near South neighborhood from R-5 and R-6 to R-2.

LAND AREA: 50 acres, more or less

CONCLUSION: This change of zone within areas designated as landmark districts two decades ago is responsive to strategies in the 2025 Comprehensive Plan for preserving single family housing in existing residential areas. The applicant has documented support for the application from more than 2/3 of the affected owners, suggesting that the rezoning reflects the expectations of a substantial majority of the property owners.

<u>RECOMMENDATION:</u>

Approval.

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached

LOCATION: Generally S. 18th Street to S. 21st and 22nd Streets, from A to F Streets.

APPLICANT: Near South Neighborhood Association
David Witters, NSNA Board
1908 C Street
Lincoln, NE 68502
(402) 476-8932

CONTACT: same

EXISTING ZONING: R-5 Residential and R-6 Residential

EXISTING LAND USE: Two churches; single, two, and multiple-family dwellings; bed-and-breakfast inn (by landmark special permit)

SURROUNDING LAND USE AND ZONING:

R-6 Residential uses to north and south. R-5 Residential uses to east. R-6 and R-7 Residential uses to west.

HISTORY:

While portions of the area were platted as early as the 1870s, the core of the area (19th-20th, A-D Sts.) developed as an estate for the “Mount Emerald” mansion of John Fitzgerald, built in 1880.

That land was subdivided in 1904 into 55 house lots and most of the area was developed as single-family housing before Lincoln’s first zoning code was adopted in 1924.

The January 1940 zoning map identifies the portion of this area east of 19th Street as Residence “A”, which permitted “dwellings for not more than two families or households living independently of each other.” No minimum area was specified. The area between 18th and 19th Streets was designated as Residence “B,” which permitted “dwellings for not more than four families or households living independently of each other” plus a caretaker’s apartment.

By 1956, the whole area of the current application was identified as “D” Multiple Dwellings, which was converted to R-6 multi-family Residential District in the 1979 Zoning Update. In 1980 an area bounded by 20th and 25th Streets, from A to E Streets, was rezoned from R-6 to R-5, at the request of the Near South Neighborhood Association.

Also in 1980, a large area of the Near South Neighborhood was listed on the National Register of Historic Places as the Mount Emerald and Capitol Additions Historic Residential District. That listing included almost all of the land within the current application, and additional properties to the north and west. That same year, Lincoln adopted its historic preservation ordinance as a new chapter of the zoning code, allowing designation of overlay landmark districts.

Mount Emerald Landmark District, generally from 18th to 20th Streets, and A to E Streets, as designated as the first Lincoln Landmark district in 1981. In 1983 three more landmark districts adjacent to Mt. Emerald were designated—Capitol Addition to the west, Clark-Leonard to the north, and Sidles-Rogers-Grainger-Walts to the east.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan designates this area as Urban Residential.

Several portions of the Comprehensive Plan address preserving historic resources and existing single family homes within the mixed housing types of older neighborhoods. These strategies are listed below from the most general in the “Community Form” Chapter to the most specific In the “Future Conditions—Residential” Chapter.

Guiding Principles from the Comprehensive Plan Vision: Quality of Life Assets

The community continues its commitment to neighborhoods. Neighborhoods remain one of Lincoln’s great strengths and their conservation is fundamental to this plan. The health of Lincoln’s varied neighborhoods and districts depends on implementing appropriate and individualized policies. The Comprehensive Plan is the basis for zoning and land development decisions. It guides decisions that will maintain the quality and character of the community’s established neighborhoods. (page F 15)

Guiding Principles for the Urban Environment: Overall Form

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. (page F 17)

In “Future Conditions—Residential,” the ***Overall Guiding Principles*** 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. (page F 65)

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

In the same chapter, 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. (page 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. (page F 68)

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

The “Existing Neighborhood Image” on page F 68 depicts some of these principles in an exemplary illustration of a developed neighborhood. The plan illustrates and describes a mix of housing types within the area, but separates them by blockface, explaining in the text annotating the illustration:

1. Encourage mix of compatible land uses in neighborhoods, but similar uses on same block face. Similar housing faces each other: single family faces single family, change to different use at rear of lot. (page F 69)
4. Encourage a mix of housing types, including single family, duplex, attached single family units, apartments, and elderly housing all within one area. Encourage multi-family near commercial areas. (page F 69)
5. Encourage retention of single family uses in order to maintain mix of housing. (page F 69)
6. Encourage historic preservation and the rehabilitation and maintenance of buildings. (page F 69)

Certain recommendations apply to both new and existing residential areas:

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. (page F 72)

Finally, the 2025 Comprehensive Plan incorporates the following strategies:

Strategies for Existing Residential Areas

In existing neighborhoods adjacent to the Downtown, retain existing predominately single family blocks in order to maintain the mix of housing types. The current mix within each neighborhood provides ample housing choices. These existing neighborhoods have significantly greater populations and residential densities than the rest of the community. Significant intensification could be detrimental to the neighborhoods and be beyond infrastructure capacities. Codes and regulations which encourage changes in the current balance of housing types, should be revised to retain the existing character of the neighborhoods and to encourage maintenance of established older neighborhoods, not their extensive conversion to more intensive uses. (page F 73)

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. (page F 73)

ANALYSIS:

1. The review of zoning proposals traditionally addresses the following issues (based in part on Nebraska Revised Statutes Section 15-902):
 - A. **Safety from fire, flood and other dangers;**
No apparent impact.
 - B. **Promotion of the public health, safety, and general welfare;**
This proposal does not appear to have a negative impact on the public health, safety, and welfare.
 - 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 proposed change of zone is includes a broad mix of types from single-family to multiple-family apartments. The historic character of the area was recognized by listing on the National Register of Historic Places in 1980 and designation of Landmark Districts in 1981 and 1983. Approximately 90% of the 134 principal structures in the area appear to have been built as single family homes. About 75 of the houses are in that use today, while 42 have been converted to two or more apartment

units. Two buildings appear to have been constructed as duplexes and eleven buildings as apartment houses of three or more dwelling units. There are also two churches in the area, and two houses used as a “Bed & Breakfast” inn.

D. Conservation of property values; and

This change of zone would reduce the number of dwelling units permitted “by right” on a typical houselot of the area. This may diminish the value of the few undeveloped, buildable lots in the area. It is also possible that property values could be increased by this change of zone if it encourages homeownership. Existing legal uses would remain legal nonstandard or nonconforming uses if the change was implemented. Property values in the area have increases substantially since the designation of the landmark districts in 1981 and 1983, but establishing a direct causal link between those increases and the landmark designations is problematic. Increases in assessed valuation are based on purchase prices of these and comparable properties, and investments in upgrading these houses. It does appear likely that many of these individual decisions regarding purchases and investments were motivated by the historic character of the area and the recognition and partial protection afforded by the landmark designations.

E. Encouraging the most appropriate use of land throughout the area zoned, in accordance with a comprehensive plan.

The 2025 Comprehensive Plan encourages preservation of historic resources and of existing single family housing. The current zoning districts of the subject area, R-5 and R-6, are described in the Zoning Code as intended to provide a “redeveloping area” of moderate to moderately high residential density. The most appropriate use of the land included in this application is preservation of the existing buildings (as indicated by the landmark district designations of 1981 and 1983) and encouragement of single-family housing, so its current zoning to encourage higher density redevelopment is inconsistent with the strategies 2025 Comprehensive Plan. The proposed zoning is more consistent with the Comprehensive Plan.

2. The area of the application consists of all of the Mount Emerald Landmark District, designated in 1981, all of the “Sidles-Rogers-Grainger-Walts (Hillsdale) District” of 1983, and small portions of the Capitol Addition and Clark-Leonard Landmark Districts of 1983. Portions of the proposed area are outside any of these Lincoln landmark districts but are within the National Register district listed in 1980, along E Street at 18th to 19th and around 21st, and at 21st and C Streets. A few lots within the current application stand outside any of the historic districts, including three lots at 21st and D Streets, two lots at 21st and C Street, and one lot at 21st and B Street. These lots appear to be included to simplify the boundaries of the application.
3. A major difference between the existing zoning districts (R-5 and R-6) and the proposed district (R-2) is that the former allow multi-family housing while the residential uses allowed in the latter consist of single-family dwellings and duplexes. The second major difference is in the size of lots required for various uses. R-2 requires 6,000 square feet for single family dwellings and 5,000 square feet per family for duplexes, while R-5's requirements are 5,000 square feet for single family and 2,500 per family for duplexes. In R-6, the size requirement drops to 4,000 square feet for single family homes and 2,500 per family for duplexes.

4. All of the proposed area is platted. The typical lot size is 50'x142' (7100 square feet), meeting the R-2 standard for single-family dwellings but not for duplexes. Duplexes in the area would become "non-standard" under the proposed zoning if they met all conditions but area. Non-standard uses may be enlarged, extended or reconstructed if yard, height, and setback requirements are met, without special permit. Apartment uses currently meeting the R-5 or R-6 standards but not meeting the R-2 standard would become "non-conforming" but not illegal. "Non-conforming" uses may continue but buildings may be enlarged, extended, or reconstructed only under special permit.
5. 89 property owners within the area have signed petitions in support of this application. One example has been included in this report; the remainder are available in the file.
6. Letters and emails have been received in support of this application and are attached.
7. The Historic Preservation Commission was asked by the applicant to review this application. A public hearing was held on September 19, 2002. The Commission moved to :
Recommend to Planning Commission and City Council affirmative action on the proposed Change of Zone as favorable to the continued preservation of historic structures in these landmark districts.
The motion passed unanimously, Jerry Berggren, Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley, and Carol Walker voting "aye."

Prepared by:

Edward F. Zimmer, Ph.D.
Historic Preservation Planner

CHANGE OF ZONE NO. 3378

PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 2, 2002

Members present: Larson, Duvall, Newman, Bills-Strand, Taylor and Schwinn; Carlson declared a conflict of interest; Krieser and Steward absent.

Staff recommendation: Approval.

Proponents

1. **Ed Zimmer** of Planning staff submitted additional information for the record, including 25 letters/emails in support and 5 additional petitions in support. Zimmer also submitted answers to questions which had been posed by Bills-Strand regarding nonstandard and nonconforming uses as a result of this change of zone. With regard to nonstandard and nonconforming uses, Zimmer clarified that nonconforming uses cannot ordinarily be rebuilt without a special permit. However, the zoning ordinance relating to R-2 explicitly states that multiple dwellings existing at the date of the title (1979) become “nonstandard” if the R-2 district is applied. While nonconforming uses would require a special permit to be rebuilt if destroyed, nonstandard do not. Zimmer explained, however, that the nonstandard uses, while they can be rebuilt by right, must meet the yard requirements so the exact footprint might not be able to be rebuilt. The only difference in yard requirements between R-2 and R-5 and R-6, is a 25' front yard rather than 20' front yard. Zimmer clarified that all apartment units would become nonstandard as opposed to nonconforming.

Zimmer showed slides of the area. This change of zone covers portions of a couple of the Near South historic districts. Mount Emerald was a mansion built in 1880 by John Fitzgerald, who had a 10-acre home site with the grand mansion on the hill. The land was sold in 1904 with the mansion still standing and was platted with 55 house lots. The mansion burned down in 1907. It is an area that has been celebrated in postcards and photographs. There are some newer apartment buildings in the area as well as converted apartments. Zimmer has conducted the research and has been unable to find an apartment building in this area that was constructed after the 1979 date. The apartment buildings would become “nonstandard” and could be rebuilt. They would not be required to conform to the modern parking standard or the area per lot per unit requirements, but would have to comply with the building footprint.

Support

1. **Dallas Jones**, 1900 So. 25th Street, member of the Near South Neighborhood Association Board, testified in support. He advised the Commission that this change of zone is not something the neighborhood just thought of--this has been a multi-year endeavor for which they have been planning. There is widespread support for this endeavor in the affected area. The Neighborhood Association attempted to get a response from every owner in the area. There are over 90 petitions that were signed in favor, with one exception. They have received responses in favor from 15 of the 20 investment properties.

Jones further submitted that the reason Near South wants to change the zone is basically because the present use of this particular area is much more consistent with R-2 than R-5 or R-6. It is also much more consistent with the Historic Preservation efforts encouraged by the city some 20 years ago with the adoption of the landmark district. It is consistent with the public good. There are not many reasons why one would not be in favor.

Jones then cited language supporting this change from the Comprehensive Plan. R-6 is not consistent with what is going on in the neighborhood today. Jones assured the Commission that this is not an effort to bring in more and more apartments. The activity in the area is much more consistent with R-2 zoning. R-5 and R-6 zoning is not consistent with the efforts that are made in historic preservation. R-5 and R-6 encourage the development of properties for apartments rather than taking properties and deconverting into single family dwellings. Jones referred the Commission to the analysis in the staff report.

In further support, Jones noted that all existing properties are basically grandfathered. There is no use legal today that is not going to be legal tomorrow if this is approved.

2. Wynn Hjernstad, of the **Urban Development Department**, testified in support. The city does prepare a Consolidated Plan (the last one prepared in 2000 covers through 2003), which is a guide for housing and community development strategies in Lincoln. One of the issues identified as a problem for neighborhoods is density. Hjernstad submitted that when properly planned, density is a very good thing; however, what we have seen in some older neighborhoods is R-6 on top of a single family neighborhood that stresses that neighborhood because of unplanned density. It causes problems with infrastructure, parking, etc. The Consolidated Plan contains a strategy to explore incentives to reduce residential density in older neighborhoods. Every year, the city prepares a one-year Action Plan to determine what will be done in the next year to meet the four-year goals in the Consolidated Plan. Another strategy is to amend the zoning within our neighborhood revitalization strategy area to promote single family home ownership. Hjernstad believes that is exactly what this proposed change of zone does.

3. David Witters, 1908 C Street, testified in support. He has witnessed many conversions that have destroyed the look and feel of the neighborhood. He is a member of the Near South Zoning Committee. He submitted that the cause of the problems is inappropriate zoning of historic neighborhoods and the need for downzoning. He referred to page 4 of the staff report, which states that, "Significant intensification could be detrimental to the neighborhoods and be beyond infrastructure capacities. Codes and regulations which encourage changes in the current balance of housing types, should be revised to retain the existing character of the neighborhoods and to encourage maintenance of established older neighborhoods, not their extensive conversion to more intensive uses."

Witters believes there are many benefits with this change, including reduction in crime; fewer cars on the street; fewer cars will also mean improved parking, traffic flow and snow removal; less strain on infrastructure; a less transient population will make it easier for kids to develop and maintain relationships and friendships; more parental involvement and support; and increase in property tax base for this area. This is good for the neighborhood and it is called for in the Comprehensive Plan.

Approximately 40-50 people stood in the audience in support.

4. Rob Poggenpohl, 1975 B Street, testified in support. He resides and owns rental property in the area. As a business man he had to first consider how the proposal could negatively impact his rental property. His five-plex would be grandfathered and there would be no change in its current usage. Will this zoning change affect any future sale of my rental property? Will the zoning change decrease my property value? What about insurance? He was informed that his insurance was priced by his own choices. The two factors are what he owes on the property and how much insurance he chooses. His agent also told him that the zoning would not change the insurance rates if the usage remained the same. Another concern he dealt with was sale of his property. His mortgagee informed him that they grant loans on appraised value and cash flow. He was told that downzoning would increase the property's appraised value, making it easier to rent and eventually sell. He supports the downzoning and finds no negative impact as a homeowner or rental property owner. It will protect this historic part of Lincoln.

5. James E. Young, 1901 Prospect Street, testified in support. He used to live in the Mount Emerald district as a tenant for about 10 years. He has lived in Near South all his life. He is a 5th generation Lincolnite, the descendant of settlers of the Village of Lancaster in 1862. He is one of the founders of the Near South Neighborhood Association of 1972. He was President of the Near South Neighborhood Association when the Mount Emerald local landmark was established in 1981, and served on the Historic Preservation Commission for many years. He is a restoration carpenter. His wife, Marcy, was also President of the Near South Neighborhood Association and chaired the committee which published the Near South Walking Tour books. The Neighborhood Tour of Homes sparked much interest in residential preservation. He has seen many changes in the historic residential areas. Some were torn down for parking lots or new apartment buildings. Today we are seeing residents and homeowners taking a great deal of pride in the maintenance and restoration of historic buildings. This neighborhood has been through a lot. Now is the time to support those who spent so much time, effort and money preserving our history. Young urged the Commission to return the zoning of these residential areas to what has been their historic usage and which is now their current predominant use.

6. John Mercier, 1930 B Street, as a former renter and now owner in the Mount Emerald neighborhood, testified in support. As a renter back in the 1980's and 1990's, he lived at 1970 B Street, and in the last two years he has purchased a home at 1930 B Street. Since the time when he was a renter, three of the seven houses on the north side of B between 19th and 20th have deconverted from multi-family to single family dwellings. That is a very normal occurrence in this neighborhood at this time and something of which the neighborhood is very proud. The house that Mercier purchased was previously a boarding house that was unsuccessful after six months. After extensive restoration and investment, he brought it back to a single family dwelling. An important part of that situation is that as the property values in this area rise, it will be less likely for landlords or non-owner occupied situations to occur in this neighborhood in the future just from the standpoint that it will not cash flow. There will be more multi-family uses being deconverted back to single family dwellings and this is in everyone's best interest. Owner-occupied housing is something that the neighborhood supports.

7. Cathie Bailey, 1921 C Street, testified in support. She lived in east Lincoln for 20 years and three years ago purchased a home in Near South. At that time, she was reassured by Ed Zimmer that the R-6 zoning was in the landmark district so it was protected, but she does not believe the landmark district protects it enough. Near South is a 100+ year old neighborhood that was built before there was

zoning, with good housing stock, unique architectural features, nearby retail, schools, churches and parks. They have the daily hassles of heavy traffic and noise. With the R-6 zoning the hassles increase due to the higher density. The current high density zoning in a single family neighborhood area has caused ugly blank wall slip-ins. However, despite the high density zoning, a lot of single family reinvestment is occurring.

Bailey recited that the primary purpose of zoning is to encourage a land use pattern to encourage reinvestment and improve the quality of life. R-2 zoning would help maintain the history of the area and better serve the collective interests of the neighborhood and the city as a whole. R-6 encourages higher density redevelopment. Although "downzoning" is not specifically cited, page F73 of the Comprehensive Plan encourages reconversion of single family structures to less intensive (single family uses) and/or more productive uses. Bailey referred the Commission to the analysis in the staff report which supports that R-2 zoning is more consistent with the Comprehensive Plan.

Bailey further stated that living in an area close to downtown has been a real paradigm shift for her. She now has an option to walk to work, to downtown, entertainment, shopping, churches, parks. There is an enjoyable diversity of age and ethnicity. The view from the homes is very special. This area provides a historic, aesthetic and unique quality and it deserves to be protected and preserved.

8. Ken Winston, 5520 S. 169th Street, Omaha, NE (as of September 17, 2002), testified in support. He lived in Lincoln for 32 years, and the last six of those 32 years were in the Near South neighborhood. He also is a member of the Near South Neighborhood Association. He was chair of the committee that began this downzoning effort. At least 12 meetings were held and he circulated petitions for signatures. Historic preservation is very important for the neighborhood and the community. It is in keeping with the character of the neighborhood. Most of the homes are already single family dwellings. Most conversions have been from multiple to single family. He believes it will protect the property values. The property values are 30-50 percent higher in a comparable area in Omaha because Omaha did not allow conversions and slip-ins. He believes the property values will be higher if the property is appropriately zoned. There is an issue of community preservation. Most communities experience decay in the core of their community, but if we do things like this that encourage single family dwellings and encourage middle class people to continue to reside in the heart of the community, that will help delay and prevent the urban decay and maintain the viability of the inner community.

9. Nora Houtsma, owner of the Rogers House at 2145 B Street and the Ricketts house at 2125 B Street, forming the Rogers House B&B Inn, which has been open for 18 years, testified in support. The Rogers House has a special zoning permit for historic preservation which enables this bed & breakfast business to be located in a residential neighborhood. The district is a treasure that we share with guests far beyond Lincoln, including Texas, Vermont, Missouri, Maryland, Australia, Bangladesh, just to name a few. These guests are drawn by appreciation of history and architecture. The Mount Emerald district is a treasure and deserves further protection for both its residents and for those who come from all places beyond. This change of zone is a strong step to further protect the neighborhood.

10. Greg McCown, 1812 D Street, real estate agent, landlord and property owner in the Near South area, testified in support. He has always appreciated the Near South neighborhood for its character

and history. The real estate market in this neighborhood is very hot right now, bolstered by great interest rates. The houses are being purchased, restored and deconverted at a rapid pace. Our historic areas are positioned extremely well within our city. These districts enjoy close proximity to downtown, the children's museum, zoo, parks, playgrounds, bus routes, schools and a growing elderly population in our downtown environment. All of these attributes encourage families to live and enjoy these neighborhoods. Pure economics have helped Lincoln's core neighborhoods. Historic neighborhoods like the Near South provide the square footage at a price the owners can afford. They are worth more as single family rather than as conversions. R-5 and R-6 does not describe the highest and best use. The market for these rehabilitated homes is very good. The pride of ownership reverses the broken window phenomenon.

Personally, McCown he has lived in the Near South area since 1981. He purchased his home in 1994 and converted it from duplex to single family. By deconverting, he gained around \$20,000 in equity. He also recently purchased the Grainger House at 1970 B Street and will continue the deconversion process in that home.

Overall, McCown submitted that Lincoln has always taken pride in the integrity of the residential neighborhoods. Our historic neighborhoods are in a constant state of change caused by inappropriate zoning. His hope is that we can tip the scales towards saving Lincoln's history mirrored so perfectly in these old homes. The manner in which we regard our history reveals the way we will address our future.

Opposition

1. Jay McMaster, McMaster Enterprise, 858 So. 27th Street, testified in opposition. He has been a realtor for over 63 years. He owns over 12 properties in the area proposed to be downzoned. He believes the property should be left alone. It has been doing what you want it to do. He disagrees with some of the values that have been set. There will be additional taxes on the higher values and the mortgages will go up. This is a problem that does not need to be solved. It is not broken. Leave it alone.

2. Tom Laging, 4100 South Street, testified in opposition. He lived in Near South in Mount Emerald for some 35 years and owns rental property at 1212 So. 20th. In his teaching career, Laging and a colleague authored the Capitol Environs plan, which was one of the first historic surveys of Near South, and it lead to the development of the Mount Emerald district. He believes that the overlay designation that exists provides a protection for the neighborhood and it is in that protection that the historic district gets its power to control what goes on. His feeling about the change of zone is slightly different. This is an attempt to put a suburban density in an inner city neighborhood and he is opposed from the perspective of "just lowering the density". It is still possible to have good density in this historic district if the overlay district contains the proper designation.

Laging further submitted that it is not a density issue as much as it is a quality issue. He believes as an architect that he can do a four-plex or a six-plex, and do a credible job of meeting the criteria that that district has for design. It may not be the old traditional thing, but it would be contextual. That's the issue--to be able to maintain the place quality and the contextual quality of Mount Emerald and still allow reinvestment to occur. Density is good because it allows us to preserve the pedestrian quality

of that area. It is accessible to downtown and you can build on that pedestrian quality of the neighborhood by maintaining its density.

Laging further suggested that if we are truly trying to get the Near South to improve, we should expand the historic districts and the overlay district to encourage more areas and more mixed use areas. There is a tendency with the R-2 to be exclusionary and he does not like that. The neighborhood right now allows a broad range of incomes, renters and owners, and that is positive.

Laging believes that the real issue here is to produce a zoning ordinance that permits the kind of contextual basis for making judgments. If he were to look at what's possible given the existing versus the proposed, it simply says that it is impossible for an owner that has a 50' x 142' lot to construct anything but a single family house as a reuse. He assumes that a four-plex is grandfathered, but if you have a two-plex you cannot go to a four-plex. He believes he can do a credible job on his property of building a four-plex that fits that is of higher quality construction and would be a credit to the neighborhood.

Public hearing was closed.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

October 2, 2002

Newman moved approval, seconded by Larson.

Newman observed that there is overwhelming neighborhood and community support. The Historic Preservation Commission voted unanimously in favor. She believes all property owner rights are protected. It is in conformance with the Comprehensive Plan. The time is right. She does not see a downside. She is thrilled that the neighborhood association came forward with this request.

Bills-Strand did have concerns about protecting homeowners of the multiples. Given the change from nonconforming to nonstandard is important. She will vote in favor because it is a unique and historic area.

Schwinn will support this because of the overwhelming support. However, he finds it interesting that the two things people don't like are sprawl and density, and he hasn't figured out how we are going to make both of those work. He did appreciate Mr. Laging's comments about what can be done; however, he has done work in older neighborhoods in Clinton and East Campus and it has been easy to do redevelopment within the R-2 zoning.

Motion for approval carried 6-0: Larson, Duvall, Newman, Bills-Strand, Taylor and Schwinn voting 'yes'; Carlson declaring a conflict of interest; Krieser and Steward absent



**Change of Zone # 3378
S. 18th & 'C' St.**



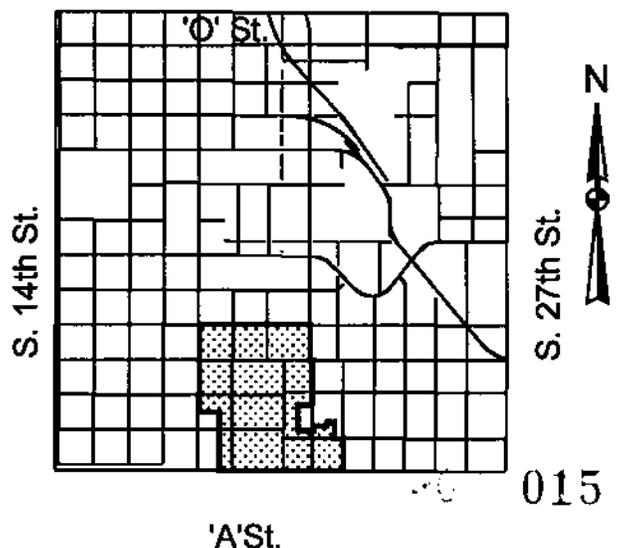
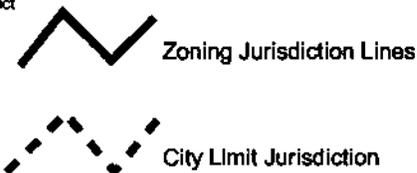


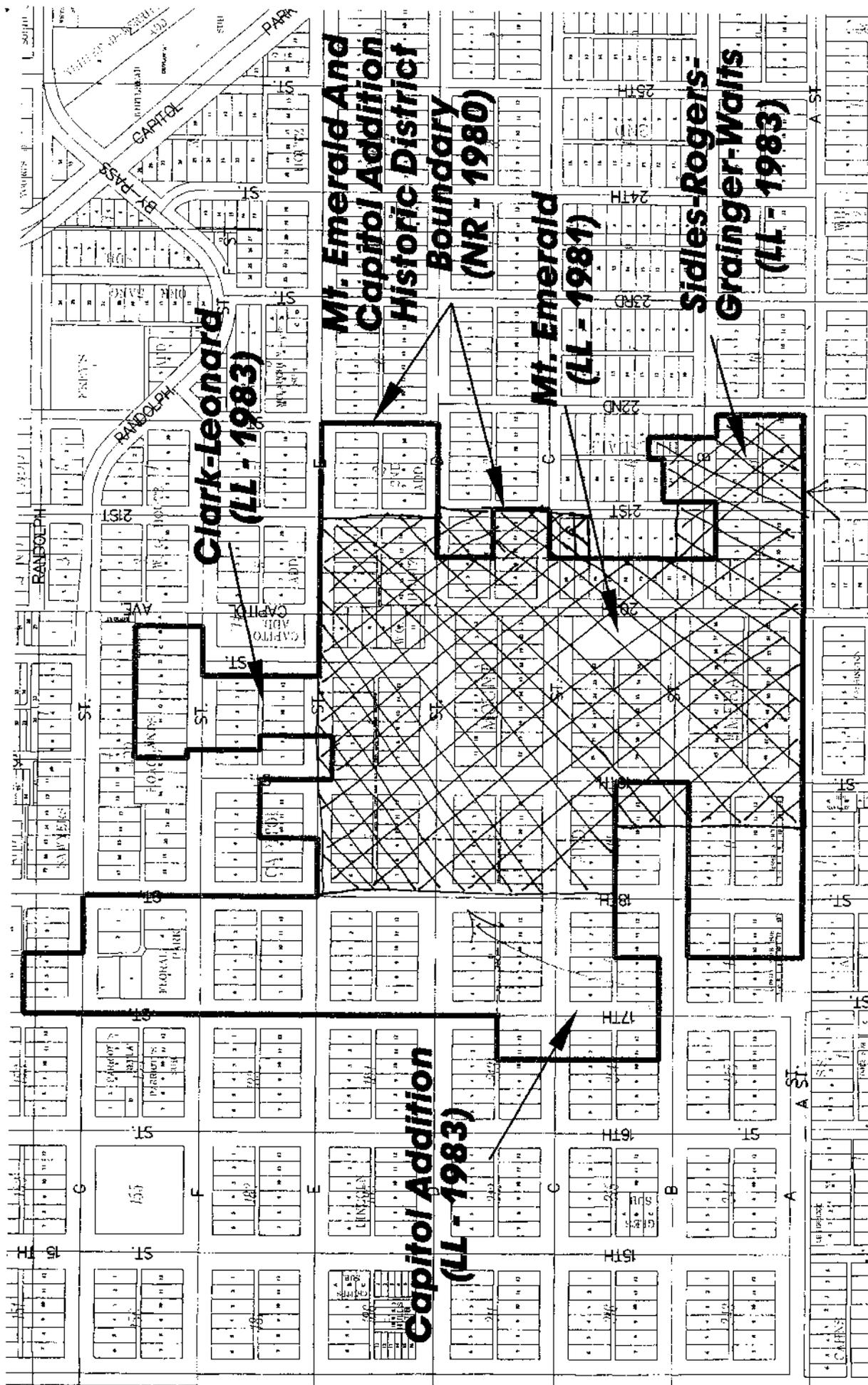
**Change of Zone # 3378
S. 18th & 'C' St.**

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
- L-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 25 T10N R6E





3 Mt. Emerald Area

Proposed C of Z 3378

Historic Preservation Commission
c/o Planning Department
555 S. 10th
Lincoln, NE 68508



September 5, 2002

Dear Commissioners:

Please find attached our application for a change of zone concerning the Mount Emerald and Sidles-Rogers-Grainger-Walts Landmark Districts. Our desire is for these areas to be rezoned from R6 to R2.

Since 1972, Near South Neighborhood Association (NSNA) has worked to revitalize and promote our historic neighborhood and community. One of the key elements of these efforts has been to recognize significant historical aspects of our neighborhood, and educate the public about the importance of preserving our community's heritage. In 1980, Near South worked to help create the Historic Preservation Commission and statutes. Under these statutes, the City of Lincoln designated the Mount Emerald Landmark District in 1981, and the Sidles-Rogers-Grainger-Walts Landmark District in 1983.

These designations were due, in large part, to the recognition that a significant portion of the included properties retained their original appearance, even if some had been converted to apartment uses. Both districts represented a remarkable degree of intact single-family residences - a trait even more evident today. Many of the homes have been restored physically and in use. In fact, we believe that the historic districts have been a tremendous success. Declaring these areas landmark districts helped assure owners that their restoration and conservation investments would receive a level of protection, and the market responded accordingly.

In the twenty years since the landmark designation, new owners have been drawn to the Mount Emerald area in large numbers. They recognize the value and significance of these homes. They are eager to carry forth the careful stewardship of these precious community resources. The generations change, but the heritage and desire to preserve it remain. It is extremely rewarding and exciting to see the neighborhood flourish with new families, much as it must have nearly one hundred years ago.

Despite an intervening zoning designation that prescribed high intensity multi-family use for this area, the Mount Emerald and Sidles-Rogers-Grainger-Walts Landmark Districts exist today as predominantly single-family residences. We believe that the current R6 zoning does not accurately describe the current characteristic nor prescribe any desirable future characteristic for these historic districts. NSNA believes that it better serves the homeowners and the community to align the zoning with the area's predominant use by rezoning these districts to R2. It preserves our community heritage. It rewards and protects individual investment. It is good public policy.

Thank you for your thoughtful consideration in this matter. NSNA remains eager and willing to discuss this change, and answer any questions.

Sincerely,



David Witters

NSNA Board

017



NOV
↑



Edward Zimmer
10/01/2002 05:52 PM

To: mbills@WOODSBROS.com
cc: marvnbun@aol.com, Jean L Walker/Notes@Notes, Ray F Hill/Notes@Notes, rpeo@netinfo.ci.lincoln.ne.us@Notes
Subject: Questions about Change of Zone 3378

Dear Mary Bills-Strand,

Jean Walker forwarded your questions to me as the staffer who wrote the report on CZ3378. I'll consolidate both of your emails and insert answers among your questions.

What is the down side to changing zoning from R-6 to R-2?

Mary, the permitted number of dwelling units per lot would be less, so if someone wanted to increase the number of units on their property--say taking a duplex up to a 4-plex, they would no longer be able to do so.

If a house is destroyed by a fire, wind, whatever - will it be harder to re-build under the new zoning?

No. Single family houses are permitted in both districts, although R-2 requires a bigger front yard (25 feet as opposed to 20 feet) and larger lot size (6000 sq. feet instead of 5000 sq. ft.) than R-5 and R-6. However, if a house already exists on a lot made undersized by the change to R-2, that use would be considered "nonstandard," which can be rebuilt **without** any special permission.

Let's consider other uses than houses, such as apartments. Existing uses which are lawful before a change of zone remain legal afterwards, but if they are not ordinarily permitted in the new district, they become "non-conforming." Most non-conforming uses cannot be enlarged, extended, reconstructed, or otherwise structurally changed without a special permit.

However, in the R-2 district (as in many of the residential zones) there is a specific provision of the zoning code that states "Multiple dwellings existing in this district on the effective date of this title shall be considered nonstandard uses..." (LMC27.13.080[g]).

As I mentioned above, the key difference between "nonconforming" and "nonstandard" uses is that nonstandard uses **can** be enlarged, extended, or reconstructed without special permit (LMC27.61.090).

The "effective" date referred to in the zoning code is May 8, 1979. I do not believe any apartment buildings have been constructed within the area of this proposal since 1979. 1212 S. 19th Street, an 8-plex, is probably the newest apartment house in the area and I believe it was constructed in 1973. So if the zoning is changed to R-2, that building would become a nonstandard use. If it suffered some catastrophe, an 8-plex could be rebuilt.

If a garage is destroyed by a tree - can it be rebuilt?

Yes. If the garage is legally located today, that circumstance would be unchanged. The R-5, R-6, and R-2 districts have identical requirements for rear yards and the setbacks of accessory buildings, except R-2 provides a few more options for locating garages on double-frontage lots.

Will it be more difficult to add a garage in the backyard if the zoning is changed? (In the Neighborhoods Inc. program it is not uncommon to add a garage as an improvement to the property) --

No.

will this limit current homeowners in any way if the zoning is changed?

If by homeowners you mean owner-occupants, the only change for single family houses is that new

homes would have a front yard requirement of 25 feet rather than 20 feet. However, there are other provisions of the zoning code that would typically align the required front yard with those of the existing houses around a vacant parcel. If by homeowners you mean property owners, than I hope I provided the answer in my response to your first question.

I should also point out that new construction in the R-5 and R-6 districts must meet the Neighborhood Design Standards for compatible new construction. In the R-2 district, those Standards do not apply. For the area within this application, the design review process of the Historic Preservation Commission applies regardless of the underlying zoning district.

If someone has a five-plex or an eleven-plex that would burn down, would they be able to rebuild?

Yes, as I mentioned above in discussing non-conforming and non-standard uses.

If they cannot rebuild, I would assume that lending institutions will really struggle with a zoning change as what they have used as collateral has been changed and doesn't have the value it once had. It would also make it very hard to refinance a multi-dwelling without the proper zoning or a well-guarded grandfather clause to protect them.

I think LMC27.13.080(g) and LMC27.61.090 are those clauses.

Before I can vote to support a change in zone, I need to know the answers to those questions to protect the current property owners.

I hope that answers your questions. I will provide this information to the other Commissioners at the meeting and cover it in my opening remarks as well. Thank you for your careful examination of the issues.

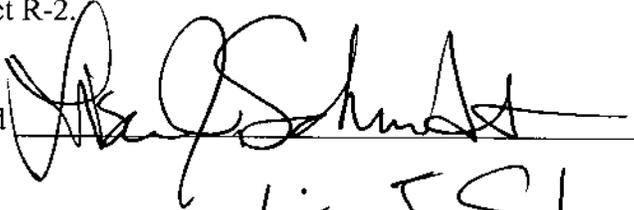
Ed Zimmer
Historic Preservation Planner
Lincoln Planning Dept.
(402)441-6360
ezimmer@ci.lincoln.ne.us

Historic Neighborhood Change of Zone Petition

Parcel ID:	10-25-427-009-000		
Owner Name:	SCHMIDT, LISA J		
Owner Address:	1515 S 22 ST LINCOLN NE 68502		
Situs Address:	2100 B ST LINCOLN		
Taxing District:	0001 LINCOLN		
Property Class:	CV URBAN HOUSE CONVERT/APTS		

Legal Description:
HILLSDALE ADD BLOCK 6 W90' LOTS 10 & 11

I support changing the zoning of my property from Residential District R-6 to Residential District R-2.

Signed  Date 11 JUN 02

Printed Name Lisa J. Schmidt



pstruwe@unlnotes01.
unl.edu

09/17/2002 10:24 AM

To: plan@ci.lincoln.ne.us
cc:
Subject: Change of Zone #3378

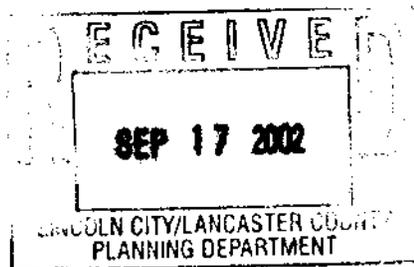
Please vote yes on change of zone #3378.
I urge your support of this rezoning.
Please vote yes to protect our homes and neighborhood.

I strongly support this change.

I don't live in this area, but I do live in the Hawley Historic Landmark District. I also own an apartment house in the Hawley Historic Landmark District. I too would welcome a lowering of zoning from R6 to R2 or R3. If anything happened to my rental property, I would welcome the chance to replace it with a single family home that would fit with the neighborhood.

I am committed to the older homes and neighborhoods. The money invested in the older homes to bring them up to current day standards is extensive. Please protect the investment we old home owners are making in our homes. This is not a business to us, but our lives, community and neighborhood.

Peggy Struwe
530 North 25th Street
Lincoln, NE 68503





"Phil, Cindy, Chris, Liz
Porter"

<noplace@navix.net>

09/17/2002 06:43 AM

To: plan@ci.lincoln.ne.us

cc:

Subject: Vote YES on change of zone #3378.

We urge your support of this rezoning. Every city needs to have a heart. These older neighborhoods are the heart of Lincoln. Dense zoning erodes the character, and causes the neighborhood to become run down by absentee ownership. We have invested a lot on our 1913 house. Please help us protect it. You can see the difference when you drive down the street where it's been turned into apartments, it looks on the verge of abandonment.

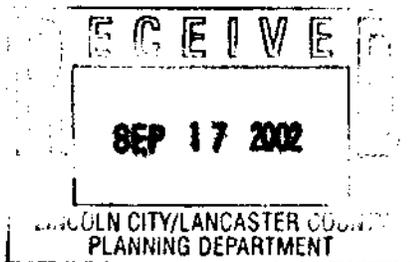
Thanks

Phil Porter

& family

2009 S. 24th St.

Near South, Ne.

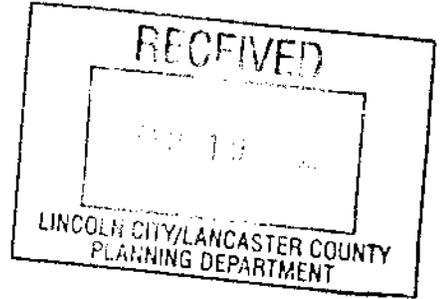


1425 So 22nd St
Lincoln NE 68502

Members of the Lincoln-Lancaster County
Planning Commission.

555 So 10th St.

Lincoln NE 68508



Dear Planning Commissioners,

Please support the proposal to
downzone the Mount Emerald historic
district and environs.

As a member of the Near South Neighborhood
Assn., I can testify to the value of this
initiative for us but it is truly a
benefit for the city as a whole.

Yours truly,

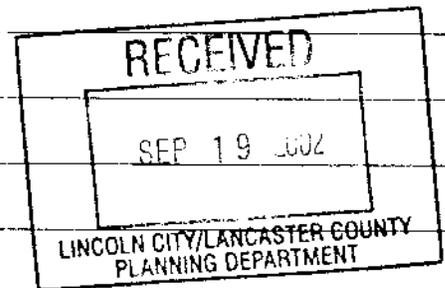
Karla Hahn

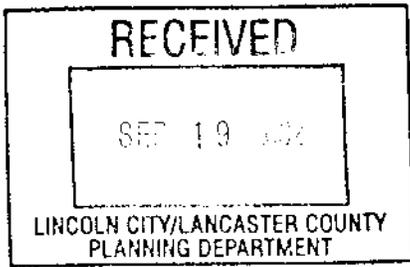
9-12-02

Dear Planning Commission

I am writing for your support
of the Mount Emerald Downzoning. I hope
~~I~~ I can count on your vote.

William Carver (Lincoln resident since 1971, at current
2202 Washington St address since 1994)
Lincoln NE 68502
H 477-8325 W 475-3928





September 12, 2002

Dear Planning Commission Members:

My name is David Witters. I live at 1908 e Street, and have lived in Lincoln for 35 years. I would very much appreciate your support for the Mount Emerald downzoning initiative. I think this is a great way to preserve this neighborhood. Please vote for this initiative.

Thank you

David Witters



Jean L Walker
09/18/02 07:34 AM

To: "The McCowns" <gmccown@neb.rr.com>
cc: Ray F Hill/Notes@Notes, Marvin S Krout/Notes@Notes, Edward Zimmer/Notes@Notes
Subject: Re: Re-zoning

Thank you for your comments. A copy will be distributed to the Planning Commission prior to the public hearing, which is tentatively scheduled for October 2, 2002.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
"The McCowns" <gmccown@neb.rr.com>



"The McCowns"
<gmccown@neb.rr.com>
m>
09/17/2002 09:22 PM

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Re-zoning

Lincoln-Lancaster County Planning Department,
555 S. 10th Street, Room 213
Lincoln, NE 68508
(402) 441-6360

Dear Planning Department,

This is in regards to the change of zone #3378 for Mount Emerald and Sidles-Grainger-Rogers-Walts Landmark districts. I feel that the current R-6 zoning is not only inappropriate for the neighborhood but encourages further erosion of our historic homes.

My name is Greg McCown. My wife Wendy and I have lived with our three children at 1812 D Street for over eight years. We purchased our house as a duplex conversion and lived in the first floor apartment until we were financially able to take over the entire house and deconvert it to its former glory. We have always appreciated the Near South neighborhood as having the character and history that we enjoy living in. That is why we feel Lincoln has an important decision to make regarding the future of our history.

Lincoln, as a city, has taken pride in the integrity of its residential areas, especially those neighborhoods that document our living history. Allowing R-6 zoning to exist in these areas creates an environment attractive to outside investors. This in turn increases the density and eventually forces out the existing owner-occupied homes. These historic homes should and can be preserved by simply re-visiting these zoning issues.

As new home prices increase dramatically, and as Lincoln's expansion becomes more expensive for the city, people are looking into these historic

areas. Families are finding the size they need by restoring these large homes, many times even de-converting multi-units back to single family occupancy. The market for these rehabilitated homes is very good, but in order for that market to remain attractive, we must decide now to create an environment that encourages families once again.

Unfortunately our historic neighborhoods are barely holding a balance between owner-occupieds and investor properties. Any action or non-action could easily upset this balance. My hope is that we tip the scales toward saving Lincoln's history; for the future of our city is nothing without its past to reflect and build on.

I ask that you pass the change of zone #3378. Thank you for your attention to this.

Sincerely,

Greg & Wendy McCown

IN SUPPORT

ITEM NO. 3.3: CHANGE OF ZONE NO. 3378
(p.143 - Public Hearing - 10/02/02)



<cergio@alltel.net>
09/20/2002 09:52 AM

To: <plan@ci.lincoln.ne.us>
cc:
Subject: rezoning of nearsouth

Please vote yes on change of zone #3378 to protect our homes and neighborhood.

I strongly support this change.

Sincerely
Cerah Hedrick
Nearsouth Home Owner

IN SUPPORT

ITEM NO. 3.3: CHANGE OF ZONE NO. 3378
(p.143 - Public Hearing - 10/02/02)



"Kitty Fynbu"
<misskitty@neb.rr.com>
>

To: "Planning Commission" <plan@ci.lincoln.ne.us>
cc:
Subject:

09/21/2002 10:00 AM

Members of the commission-

Please vote yes on change of zone #3378. This change would be congruent with the comprehensive plan which call for retaining existing predominantly single- family blocks as single-family blocks. City officials and concerned neighbors have no leverage to do this without the zoning change. Much of this neighborhood has already received historic designation- the city should follow suit by changing the zoning to encourage investment in renovation.

Thank you-

Kitty M Fynbu

President, Irvingdale Neighborhood Association

475-0132

IN SUPPORT

ITEM NO. 3.3: CHANGE OF ZONE NO. 3378
(p.143 - Public Hearing - 10/02/02)



Elizabeth Chase
<echase@alltel.net>

09/21/2002 06:08 PM
Please respond to
echase

To: plan@ci.lincoln.ne.us
cc:
Subject: change of zone #3378

Lincoln-Lancaster County Planning Commissioners:

I am not a resident of the Near South neighborhood, but I am concerned with the preservation of Lincoln's most prominent and historic neighborhood area.

I urge you to vote YES on the change of zone #3378.

Elizabeth Chase
4830 South Haven Drive
Lincoln, NE 68516-1252
(402) 489-5714



echase.vcf



Scott Anderson
<sanderson7@unl.edu
>

To: plan@ci.lincoln.ne.us
cc:
Subject: re-zoning

09/24/2002 07:54 AM

To whom it may concern,
We would like to voice our support for the Change of Zone #3378. We have lived in this neighborhood and have seen a trend toward the return of some of the historic old houses back to single family dwellings. We believe that this is correct and proper for our neighborhood. The current R6 zoning is a mistake. It is a crime to tear down these beautiful old houses and replace them with apartments which cause strife to our neighborhood. The Mount Emerald Landmark district exists today as a predominantly single-family area and an R2 classification more accurately matches the actual use.

We have spent thousands of dollars to improve our home. We like the fact that we see more and more families in the neighborhood. The apartment and multi-plex complexes do little to contribute and more to degrade our neighborhood.

I urge your support of this rezoning and change. Please vote yes on change of zone #3378. Please vote yes to protect my home and neighborhood.

Sincerely,
Scott and Julie Anderson

Scott and Julie Anderson
2045 D Street
Lincoln, Nebraska
68502



"Matt & Jennifer
Brinkman"

<brinkman_mj@alltel.n
et>

To: <plan@ci.lincoln.ne.us>

cc:

Subject: Near South Change of Zone #3378

09/24/2002 09:50 PM

Members of the Lincoln-Lancaster County Planning Commission and Lincoln City Council:

As the owner of an older home in an established area of Lincoln, I would like to provide another voice of support for the Near South neighborhood's request for a change of zone from R6 to R2 (Change #3378).

My husband and I bought our home in the East Campus neighborhood two years ago. We did so because we loved the historic feel of the area and character of the house we purchased. We have spent the last two years planning and making small improvements to the home, including the refurbishment of the basement level. To date, I would estimate we have spent nearly \$5000 and will continue to make major improvements to our home in order to maintain a residence in the neighborhood we love.

We were very supportive of the recent historic landmark designation for part of the neighborhood, which included our home. We are committed to maintaining the historic nature of our home as we continue to make improvements.

It is my understanding that the Mount Emerald Landmark District was established in 1981. It is important these designations engender a certain level of protection to assure owners that restoration and conservation investments are not made in vain. The rezoning requested will protect the investment owners have made purchasing and restoring the homes in this area.

The East Campus neighborhood struggles with issues similar to the Near South. We are adjacent to the University of Nebraska's East Campus and have lots of rental housing mixed with historic homes in the area. As a concerned citizen, I urge you to vote yes on this zone change to protect these historical homes and this special neighborhood.

Sincerely,

Jennifer Brinkman
1166 Idylwild Drive
Lincoln, NE 68503
(402) 325-0309



"Bob Peters"
<bpeters@inebraska.com>

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Change of Zone # 3378

09/24/2002 08:50 PM

Dear Planners:

My wife and I live at 1745 S. 25th St., just outside the area covered by this Change of Zone, but still with a block of its boundaries. We purchased our home in 1977 and since that time have put thousands of dollars into the maintenance and improvement of it. We believe that older homes in neighborhoods with lots of tree is the preferred place to live and raise children. Our three (3) grown daughters have benefited from living in the Near South Neighborhood.

We urge you to support this change of zone and allow this area of our city to return to its normal state - single family homes.

Sincerely yours,

Robert W. & Mary Helen Peters



Ann Baker
<abjb@mail.cornhuske
r.net>

To: council@ci.lincoln.ne.us, plan@ci.lincoln.ne.us
cc:
Subject: Change of Zone #3378

09/25/2002 09:51 AM

Dear People,

I live at 1954 B St. in a single family dwelling that has been such since it was built in 1909. I moved in here with my family in 1999. Previous owners were my relatives. We were happy to move in to a truly "family" home and neighborhood. In light of the recent attempt to convert a neighboring home to a bed and breakfast I believe this rezoning to be a particularly urgent and important issue that needs your cogent attention. Rezoning would protect the investments in time and money that people have made in purchasing and restoring these wonderful homes. The current R6 zoning is mainly responsible for any and all negative attributes of the Mount Emerald Landmark District and its surrounding area. Greedy landlords see an easy way to make a quick buck by tearing down older wonderful homes with true character. The replacement units are bland and lifeless apartments with numerous occupants that own even more numerous vehicles. The result is a stew of incongruous ingredients. I was once an apartment dweller and remember well how little concern I had for homes and families in my rebellious youth. We also have no need for businesses. This change fits in with the Comprehensive Plan in retaining existing single-family blocks as single-family. Please vote yes to protect our homes and neighborhood by voting yes on change of zone #3378.

Most sincerely,

Jonathan F. Baker
Concerned Lincoln citizen

IN SUPPORT

CHANGE OF ZONE NO. 3378
(p.143 - Public Hearing - 10/02/02)



<njbusch@earthlink.net
t> To: plan@ci.lincoln.ne.us
cc:
Sent by: Subject: Change of Zone #3378
njbusch@earthlink.net

09/25/2002 08:58 AM
Please respond to
njbusch

Dear Members of the Planning Commission:

I am a home owner in the Near South Neighborhood and would like to encourage you to vote yes on Change of Zone #3378. VJ Nelson and I have owned the house at 1811 D Street for 10 years and in that time have made thousands of dollars worth of improvements to the house and property.

We love living in this area of Lincoln and want to work to preserve the unique feel and look of the neighborhood as well as to decrease or eliminate the crime associated with high density areas.

Please support our efforts to change the zoning to R2 in our neighborhood.

Thank you.

Best wishes,

Nancy J. Busch, PhD
VJ Nelson
1811 D Street
Lincoln, NE 68502



Bill Wayne
<wwayne@unl.edu>
09/25/2002 11:13 AM

To: plan@ci.lincoln.ne.us
cc:
Subject: rezoning for Mt Emerald district

Dear PlanningCommission Members:

When we bought our home at 1980 "C" Street in 1967, more than half of the houses in that block had been converted into multiple housing units and we were told that the one we bought had been slated for demolition and replacement with a 4-plex. We moved into it in August 1968, when I started teaching at UNL, and began renovating it, mostly by ourselves. Our first task was to dig out the foundation and repoint the joints and seal the stone foundation to stop the flow of water into the basement. Ceiling plaster was being held in place by the paper covering it in a couple of rooms. The ceilings were not completely level, so we replaced most of the ceilings with acoustic tile. We also removed paint from the oak trim around all the rooms and varnished it, then panelled the living room with oak.

Since we have lived here, most of the houses in the block that had held 3 or 4 living units have been returned to single family homes. Establishment of the Mount Emerald Historic District has, we are sure, helped in that process. To make sure it continues, we support fully the proposal to change the zoning category from the present R-6 to R-2. We urge you to support and vote for this rezoning request.

Sincerely yours,
William J. Wayne and Naomi

Wayne

IN SUPPORT

CHANGE OF ZONE NO. 3378
(p.143 - Public Hearing - 10/02/02)



"William Carver"
<WilliamC@MidWestP
araMedical.com>

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Change of Zone #3378

09/25/2002 12:23 PM

Dear Planning Commission: My wife and I purchased our dream home in the Near South Neighborhood in November 1993 because of the landmark designation the City made over 20 years ago regarding the Mount Emerald and Sidles-Granger-Rogers-Walts Landmark Districts. Our home was a 5 plex apartment unit when we purchased it. We have since converted it back to a single family home. Needless to say, we have invested a substantial amount of money and sweat equity into our home. Our home has been the site of my son's prenuptial dinner, the Near South Neighhood Association Mother's Day Tour, the Women's Chamber of Commerce Holiday Tour and my nephew's wedding this comming Spring. Please vote YES on Change of Zone #3378 to protect my home and our older neighborhoods. Sincerely, William C Carver @ 2202 Washington St Lincoln NE 68502 (402) 477-8325 / (402) 475-3928.

September 25, 2002

TO: Planning Commission Members

RE: Change of Zone #3378

Dear Planning Commission Members:

This letter is written regarding Change of Zone #3378 for the downzoning of portions of the Near South neighborhood.

My husband and I have lived in our home in the Mount Emerald District for three years. We were drawn to the Near South neighborhood for the historic beauty of our home, convenient location to many services and proximity to Downtown Lincoln. There has been considerable expense and care given to our home on "C" Street to restore the beauty and historic integrity. It is very exciting for us to witness the increased interest in our historic neighborhood as more people move in to restore and de-convert homes to single family use.

The Near South neighborhood has been subjected to many negative factors due to the current R-5/R-6 zoning such as ugly slip-in apartments, high density and parking problems. When a large home goes up for sale in our area, we wait nervously and hope the buyer will maintain or restore it to single family use. Our neighborhood needs and deserves protection from the problems experienced due to the current zoning.

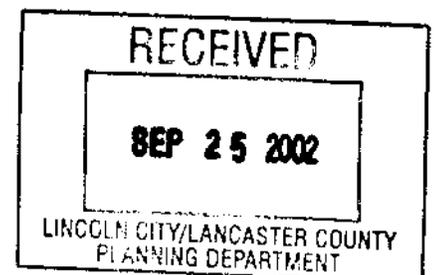
The proposed Change of Zone will help protect our homes and neighborhood and we strongly encourage your support of this rezoning. Thank you.

Sincerely,


Cathie Bailey


Dave Dinsmore

039



IN SUPPORT

CHANGE OF ZONE NO. 3378
(p.143 - Public Hearing - 10/02/02)



"Steve Souders"
<ss84152@alltel.net>

09/25/2002 04:31 PM

To: <plan@ci.lincoln.ne.us>
cc:
Subject: rezoning

To Whom It May Concern:

We support the rezoning and vote "yes" on change of zone #3378. We strongly support this change and need to protect our homes and neighborhood.

Steve and Sue Souders



Mark Brohman
<mbrohman@ngpc.state.ne.us>

To: plan@ci.lincoln.ne.us
cc:
Subject: Change of Zone #3378

09/26/2002 11:29 PM

Dear Commissioners,

I am writing to you urging you to vote for Change of Zone #3378. My wife and I strongly support this rezoning action. We live in the Near South Neighborhood at 2637 Washington Street. We bought our house in 1991 and have spent over \$35,000 restoring it and converting it from a duplex, back to a single family house. Shortly after buying our house, we got all of the neighbors on both sides of our block (26th to 27th on Washington) and the north side of Everett Street (26th to 27th) to sign a petition to down zone our block so duplexing would not be allowed. There was one house that was a duplex at the time and it was "grandfather in" but fortunately since then, it has become a single family home again. A few years after the down zoning was approved, and that was a battle, even with all the landowners signing, a fire burned a house down just one lot away from our house. Speculators started stopping by and dreaming of duplexes and triplexes, until they found the down zoning in place. It spared our neighborhood.

We bought our home and invested in it because we enjoy the older neighborhood and its characteristics. Please help the Mount Emerald and Sidles-Grainger-Rogers-Walts Landmark Districts protect themselves. **Vote yes on Change of Zone #3378.**

Sincerely,

Mark Brohman
2637 Washington Street
476-3734

IN SUPPORT

ITEM NO. 3.3: CHANGE OF ZONE NO. 3378
(p.143 - Public Hearing - 10/02/02)



Tuehling@aol.com
09/26/2002 09:17 PM

To: plan@ci.lincoln.ne.us
cc:
Subject: Change of Zone #3378

To the Lincoln-Lancaster County Planning Department.

I strongly support the change of zone #3378 and I urge you to vote yes to make this change. I have lived in my home at 1040 South 19th Street for more than 18 years. My wife and I purchased our home and converted it from a duplex to its original use, a single family dwelling. We love the character of the old homes in this neighborhood and I have spent many hours working on restoring our home.

Tim Young
474-2227



"Christy Aggens"
<christyaggens@hotmail.com>

To: plan@ci.Lincoln.ne.us
cc:
Subject: Mt. Emerald Change of Zone

09/26/2002 02:17 PM

Dear Lincoln Planning Commission,

I am writing to express my enthusiastic support for the proposed change in zone (from R-6 to R-2) in area referred to as Mt. Emerald. I have lived as a renter in the area for many years and now own a four-plex (known as 1825 E Street) that is within the proposed re-zone area. I feel very strongly that neighborhood should be zoned according to the density that it was designed to support. Please vote "yes" on the proposed change.

Sincerely,

Christy Aggens
1501 A St. #1
Lincoln, NE 68502

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Quentin Faulkner
<qfaulkner1@unl.edu>

09/26/2002 02:36 PM

To: plan@ci.lincoln.ne.us
cc:
Subject: Support for Change of Zone #3378

Ladies and Gentlemen of the Lincoln-Lancaster County Planning Commission:

We are writing to express our enthusiastic support of Change of Zone #3378, that will change the present R6-zoning of the Mount Emerald and Sidles-Rogers-Walts Landmark Districts to R2-zoning.

We have lived at 1505 A Street, in the Near South Neighborhood, for 28 years, since 1974. We decided to purchase a home there because of the cultural variety of the neighborhood, as well as its stately beauty. We have invested more than \$20,000 and countless hours of labor to restore our home.

As Lincoln evolves from a small city to a large one, its historic core will become more and more significant, both for its unique ambiance and fine homes as well as for its witness as to how Lincoln's residents value and preserve the evidence of their past. The Near South Neighborhood Association has provided exemplary leadership in preserving the area; it now needs your action to confirm its work and preserve the Near South for generations to come.

We sincerely hope that each one of you will vote on October 2 to change the Landmark Districts' R6-zoning to R2-Zoning.

Very truly yours,

Quentin and Mary Murrell Faulkner
1505 A Street
Lincoln, NE 68502

--

Quentin Faulkner
Larson Professor of Music
School of Music
University of Nebraska-Lincoln
Lincoln, NE 68588-0100
phone: (402)472-2976 (office; voice mail)
(402)475-2927 (home)
fax: (402)472-8962
e-mail: qfaulkner1@unl.edu

IN SUPPORT

ITEM NO. 3.3: CHANGE OF ZONE NO. 3378
(P.143 - Public Hearing - 10/02/02)



"Steve Van Buren"
<SVanBuren@DigitalIM
S.com>

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Support for Change of Zone #3378

09/26/2002 12:43 PM

My wife and I and our three kids moved into the near South area on 24th and Garfield over two years ago because we loved the history and character of the neighborhood. We continually do our part in making the area a better place to live. It saddens me when I hear so many people talking about how much they love older homes, but they don't like the area they are in. That is why I would like to give my support for the change of zone #3378. The Comprehensive Plan calls for retaining existing predominately single-family blocks as single-family. It calls for changing codes and regulations to retain neighborhood character, to discourage extensive conversion to more intensive uses, and to encourage deconversion back to single-family uses.

The current R6 (apartment) zoning does not accurately describe these historic neighborhoods. The R6 zoning is a mistake. No one wants to tear down these beautiful historic homes. The market is very strong for these homes. Rezoning will protest the investments people have made purchasing and restoring these homes. It rewards and protects individual investment. It preserves our community heritage. It is good public policy.

Please vote yes on change of zone #3378. It's a vote to protect our homes and neighborhood.

Thank you,
Steve Van Buren and family

IN SUPPORT

ITEM NO. 3.3: CHANGE OF ZONE NO. 3378
(p.143 - Public Hearing - 10/02/02)



"Carol B"
<carolserv@hotmail.com>
m>

To: plan@ci.lincoln.ne.us
cc:
Subject: Near South Neighborhood zoning change

09/27/2002 01:43 PM

Planning Commissioners/Planning Department,

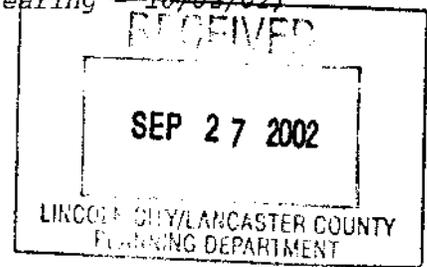
We are in support of changing the zoning, for the Near South Neighborhood, from R6 zoning to R2 zoning. We believe the Near South Neighborhood represents some of the unique heritage of Lincoln and should be preserved to reflect the history of single family homes. Many homebuyers of Lincoln would welcome the opportunity of owning a home in this neighborhood. Many of these homes would be ideal for first time homebuyers, large families that may not be able to afford to build the square footage they need for their families, or persons that take pride in the beauty of fixing up these old homes. We believe giving back this neighborhood the zone change would maybe also alleviate the crime level that comes sometimes with large areas of rental. This zone change would also restore pride by having a property owner in residence of the property. This change is a good one!

John and Carol Brown
Landon's Neighborhood

Send and receive Hotmail on your mobile device: <http://mobile.msn.com>

IN SUPPORT

ITEM NO. 3.3: CHANGE OF ZONE NO. 3378
(p.143 - Public Hearing - 10/02/02)



September 24, 2002

Lincoln-Lancaster County Planning Department
555 S. 10th Street, Room 213
Lincoln, NE 68508

Re: Change of Zone #3378

Dear Planning Commissioners:

I am writing in support of change of zone #3378. I do not live in the neighborhood, however; I strongly support the preservation of these neighborhoods. This rezoning would discourage the tearing down of any more beautiful historic homes and would encourage the retention of predominately single-family blocks and single-family neighborhoods. The Comprehensive Plan calls for this type of action.

I encourage you to vote for the change of zone #3378. Thank you for your consideration.

Sincerely,

Marleen Rickertsen

IN SUPPORT

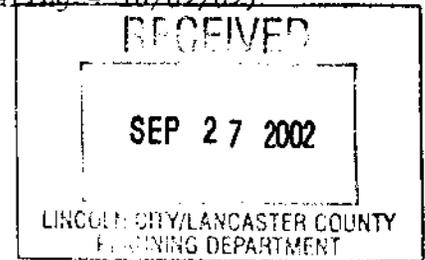
ITEM NO. 3.3: CHANGE OF ZONE NO. 3378
(p.143 - Public Hearing - 10/02/02)

9-24-02

To: Lincoln Planning Commission

From: Vera Engdahl
4939 Meredith
Lincoln, NE 68506

Re: Change of Zone No. 3378



I strongly agree with the proposed change in zoning. As a property owner in the area I feel it is important to maintain the integrity of the neighborhood.

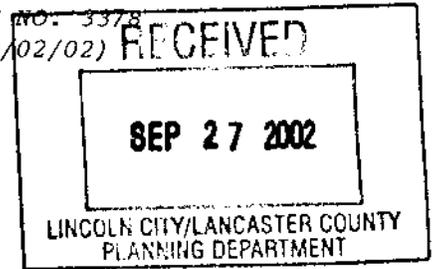
I pride myself on keeping my property in excellent condition and require my tenants to maintain the grounds. If it was to become a high density area it would reduce the desirability of responsible people to live there, and in time could make it a very undesirable place to live.

The area simply was not designed for high density, so please do what is necessary to make sure that it does not happen.

Sincerely,

A handwritten signature in cursive script that reads "Vera Engdahl".

Vera Engdahl



1521 South 20th Street
Lincoln, NE 68502
September 25, 2002

Lincoln-Lancaster County Planning Department
555 S. 10th Street, Room 213
Lincoln, NE 68508

Dear Planning Department:

I want to go on record in support of the request to change the zoning of the Mount Emerald and Sidles-Grainger-Rogers-Walts Landmark Districts to R-2 (Change of Zone request #3378).

I have lived just 1.5 blocks south of this area since 1986, and one of the reasons I purchased a home in the general area almost 16 years ago was its proximity to the Mount Emerald district with its stately single-family homes. In fact, my own home showed on the city tax rolls in 1986 as an eight-plex, but I soon reverted it back to the single-family dwelling as it was originally built. I initially spent \$20,000 to revert the home back to single-family status, and I continue to make improvements as time and money allow. Mount Emerald and nearby districts were originally intended as an area of single-family homes, and there is nothing I hate seeing more than such homes being converted into apartments (or worse, being razed and replaced by what I consider ugly apartment buildings). These old houses end up getting "chopped up" and I've seldom seen conversions that kept the original architectural elements as they should. I think Lincoln should do everything it can to protect such historic areas, or they'll eventually turn into large tracts of apartments, whether new construction or conversion of existing structures. Down-zoning this particular area to R-2 would prevent this from happening.

As I understand it, the following facts support down-zoning this area to R-2:

- **The Comprehensive Plan calls for retaining existing predominantly single-family blocks as single-family.** It calls for changing codes and regulations to retain neighborhood character, to discourage extensive conversion to more intensive uses, and to encourage de-conversion back to single-family uses.
- **The current R-6 (apartment) zoning does not accurately reflect the original intent of this historic neighborhood.**
- **The City of Lincoln designated the Mount Emerald Landmark District in 1981.** The Mount Emerald Landmark District exists today as a predominantly single-family area. R-2 more closely matches the actual uses. It's better for the homeowners and the community to rezone this area R-2, and it keeps the intent and use in line with the Landmark District designation. Declaring this area a landmark district helped assure owners that their restoration and conservation investments would receive a level of protection, and the market responded accordingly. In the twenty years since the landmark designation, new owners have been drawn to the Mount Emerald area in large numbers (including myself, although I am not directly in the district, but just south of it). They recognize the value and significance of these homes. The *community* made the decision over twenty years ago that this area should be protected, so I think it just makes sense that the zoning should be changed to R-2 to *match* that decision. Rezoning to R-2 would help protect the investments people have made purchasing and restoring these homes. I think that if we're really concerned about preserving our community heritage, this rezoning is simply good public policy.

In summary, I urge you to vote "yes" on Change of Zone request #3378.

Sincerely,

A handwritten signature in cursive script that reads "Paul R. Krutak, Jr." Below the signature, the name "Paul R. Krutak, Jr." is printed in a standard font.

Paul R. Krutak, Jr.



David Witters
<ditters@madonna.org>

To: "plan@ci.lincoln.ne.us" <plan@ci.lincoln.ne.us>
cc:
Subject: Change of Zone #3378

09/27/2002 04:43 PM

Dear Planning Commissioners:

I would like to express my very strong support for Change of Zone #3378. This change of zone is very important to the preservation of one of Lincoln's best landmark areas. It will encourage homeowners and landlords to continue to invest money into maintenance, restoration and preservation of these architecturally significant structures, while at the same time protecting the investment of all property owners in the designated area. The original R6 zoning was a mistake and it is time that the City recognizes this. Please vote yes on Change of Zone #3378.

Thank you.

Dave Witters



JC4frigo@aol.com
09/27/2002 09:40 PM

To: plan@ci.lincoln.ne.us
cc:
Subject: Change of zone #3378

Dear Planning Commission Members:

My husband and I purchased a home in the Hillside Historic District seven years ago. At the time we purchased the house, it was functioning as a "grey area" group home.

We have invested many hours of labor and a great deal of love and money to convert it to a wonderful single family home.

As I drive through the Near South on my short cut to UNL where I teach, I am always struck by the beauty of the many single family homes that have been rehabilitated and are being well kept. Unfortunately, my eyes do their best to not notice the unattractive and not street-friendly apartment houses that have been slipped into the neighborhood as well as the ill-kept large older homes that have been broken into many apartment units and are also often not well maintained.

Both my husband and I would like to voice our enthusiastic support for the down-zoning of the Near South historic districts from R6 to R2. Not only would we like to preserve our own investment in improving the neighborhood, but would like to protect it for future generations as a wonderful place to live.

The Near South Historic Districts should be jewels of Lincoln. The proximity of these historic districts to the State Capital and Lincoln's increasingly lively downtown, as well as the Sunken Gardens and the Children's Zoo should reflect the value that Lincolniters feel for their city. Pride and renewal rather than urban blight.

We sincerely hope that you will vote to down-zone the Near South Historic Districts to an R2 status.

Judith and John Cherry



"Corrie Kielty"
<ckielty@neb.rr.com>
09/27/2002 08:00 PM

To: <plan@ci.lincoln.ne.us>
cc:
Subject: vote yes on change of zone #3378

Dear Planning Commissioner:

I am writing to ask for your vote on the change of zone #3378. I strongly support this change of zone as it will assist in retaining the character of the neighborhood and preserve these historic homes in the Mount Emerald and Sidles-Grainger-Rogers-Walts Landmark Districts.

Declaring this area a landmark district helped to preserve the neighborhood. The market for single family homeowners to purchase has grown since that time. With your vote to change the zoning from R6 to R2 the area will be further preserved and enhanced by encouraging more deconversion of these homes to single family dwellings.

Please vote yes on the change of zone #3378.

Corrie Kielty
637 North 24th Street
Lincoln, NE 68503
476-7791



Mark van Roojen
<mvr1@earthlink.net>
09/27/2002 04:37 AM

To: plan@ci.lincoln.ne.us
cc:
Subject: Support for Change of Zone #3378

Dear Planning Department members,

I'm writing in support of the proposal to rezone part of the Near South Neighborhood from R6 to R2. While I live just south of the actual section of the neighborhood which is being proposed for a zoning change, it is important to me that my entire neighborhood stay as residential as possible. It seems to me that the proposed zoning change would serve that end.

My wife and I have been restoring our own house on South 23rd street for the past 6 years since I purchased it. There is a lot more to do and it is a lot of work. But it seems to me worth it partly because I genuinely love old houses, but also because the neighbors we have and the neighborhood that we live in. So far the neighborhood seems relatively stable, and I enjoy the mixture of people who live nearby. But I would hate to see some of the nice houses that surround us razed to fit in an apartment building. I know that the change of zoning won't extend as far as our own house, but it seems to me both a good idea on general principles, and a small step toward preserving the general character of the near south.

Thank you for your kind attention.

Mark van Roojen
1835 South 23rd Street
Lincoln, NE 68502
(402) 438-3724



Joan V Ray
09/27/02 03:58 PM

To: Marty Hager <mhager@graphicsplusne.com>
cc: "council@ci.lincoln.ne.us" <council@ci.lincoln.ne.us>
Subject: Re: vote yes on change of zone 3378

Dear Mr. Hager: Your message has been received in the Council Office and will be forwarded to the Council Members for their consideration. Thank you for your input on this issue.

Joan V. Ray
City Council Office
555 South 10th Street
Lincoln, NE - 68508
Phone: 402-441-7515
Fax: 402-441-6533
e-mail: jray@ci.lincoln.ne.us

RECEIVED
SEP 27 2002
CITY COUNCIL
OFFICE

Marty Hager <mhager@graphicsplusne.com>



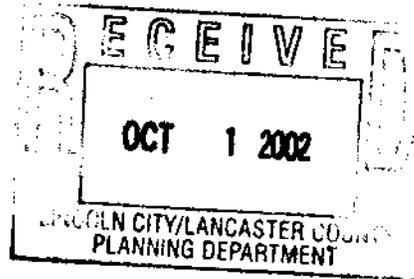
Marty Hager
<mhager@graphicsplusne.com>
09/27/02 04:00 PM

To: "council@ci.lincoln.ne.us" <council@ci.lincoln.ne.us>
cc:
Subject: vote yes on change of zone 3378

As a board member on the Antelope Park Neighborhood Association I urge you to support the Historic Neighborhood Rezoning of the Mount Emerald and Sidles-Grainger-Rogers-Walts Landmark Districts. Please vote yes on change of zone #3378 and show us that you care about our homes and older established neighborhoods.

Regards,

Martin Hager



September 27, 2002

Lincoln City Council
555 South 10 Street
Lincoln, NE 68508

RECEIVED
SEP 30 2002
CITY OFFICE

Dear Lincoln City Council Members:

I am writing in support of the Change of Zone #3378 in the Mt. Emerald Historic District.

The City of Lincoln recognized the value of this important part of our community's heritage when it designated the area as the Mount Emerald Landmark District in 1981. Rezoning from R6 to R2 will help protect the valuable investments people have made purchasing and restoring these homes, and preserves our community heritage. Change of Zone #3378 also better supports the guidelines for low-density land use in inner city areas as set forth in Lincoln's Comprehensive Plan.

Thank you for your vote in support of Change of Zone #3378 in the Mt. Emerald Historic District.

Sincerely,



Neana Skretta
1233 South 24 Street
Lincoln, NE 68502

RECEIVED
OCT 1 2002
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

September 27, 2002

RECEIVED
SEP 30 2002
CITY COUNCIL
OFFICE

Lincoln City Council
555 South 10 Street
Lincoln, NE 68508

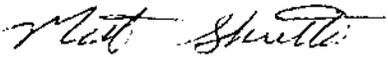
Dear Lincoln City Council Members:

I am writing in support of the Change of Zone #3378 in the Mt. Emerald Historic District.

The City of Lincoln recognized the value of this important part of our community's heritage when it designated the area as the Mount Emerald Landmark District in 1981. Rezoning from R6 to R2 will help protect the valuable investments people have made purchasing and restoring these homes, and preserves our community heritage. Change of Zone #3378 also better supports the guidelines for low-density land use in inner city areas as set forth in Lincoln's Comprehensive Plan.

Thank you for your vote in support of Change of Zone #3378 in the Mt. Emerald Historic District.

Sincerely,



Matt Skretta
1233 South 24 Street
Lincoln, NE 68502

RECEIVED
OCT 1 2002
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT



"Denise Kjar"
<dkjar@inetnebr.com>

09/29/2002 04:07 PM
Please respond to dkjar

To: Plan@ci.lincoln.ne.us
cc:
Subject: change of zone 3378

Dear Planning Commission

Re: Change of Zone #3378 Historic Neighborhood Rezoning.

I am a 30 year resident of the Near South, nine years at 2121 F Street. The Mount Emerald Landmark District should be rezoned to R-2 to more closely match the nature of the neighborhood. My home is just north of this beautiful, historic area of Lincoln. R-6 zoning seems totally inappropriate for this area.

Please rezone this area from R-6 to R-2.

Denise Kjar
2121 F Street
Lincoln, Ne



"Peg Hart"
<PHart@doane.edu>
09/29/2002 04:50 PM

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Change Of Zone #3378

We are writing in strong support of the proposed change of zone (from R6 to R2), within the Mount Emerald Landmark District and surrounding areas of the Near South neighborhood.

For two years we have lived at 1930 B, a home on the National Register of Historic Places known as the Watkins House. The previous owner failed to successfully run a boarding house here, and we purchased the home from a bank after foreclosure. Through ongoing restoration and substantial investment, we have returned the house to a wonderful single-family home.

New owners deconverting homes back to single-family dwellings are a regular occurrence in this neighborhood. As previous renters on this same block in the early 90's, we have witnessed this first-hand. At least three of the seven houses on our side of the block have deconverted since we were renters. Families are buying previously owner-occupied or landlord-rented properties because they value the craftsmanship of older homes and character of this historic neighborhood. This will be a continuing trend since landlords cannot make these now highly-valued homes cash-flow as apartments.

We understand why R6 zoning was previously appropriate, but the issues this neighborhood had to deal with in the 60's and 70's are now resolved. The times have changed and so should the zoning. Allow our historic neighborhood the same protections you enjoy in your own neighborhoods. Please vote yes on zone change 3378.

In closing, before making your decision we ask that you visit the neighborhood, talk to the people and see the changes.

Thank you for your consideration on this matter.

Respectfully,
John Mercier and Peggy Hart



SKZIERS@aol.com
09/29/2002 02:47 PM

To: plan@ci.lincoln.ne.us
cc:
Subject: CHANGE OF ZONE #3378

I am writing to express my support of changing the zoning of Mount Emerald to R2. I live in the Near South, 1719 So 25th and I have two friends with families that live in Mount Emerald neighborhood. I have lived in my home for the past 18 years and I want to stay in the Near South. The future of Mount Emerald affects me and the rest of the inner city of Lincoln that I don't want to deteriorate anymore into "Absentee Landlord Apartment Land" with cutup beautiful old homes.

Thanks,
Sharon Ziers



"Cheryl"
<ccf@neb.rr.com>
09/29/2002 01:05 PM

To: <plan@ci.lincoln.ne.us>
cc:
Subject: change of zone

We support Change of Zone #3378 and urge your support of this rezoning. We have lived in the Near South since 1975 and love the old single-family homes in this area. Please vote yes to protect our homes and neighborhood. George and Cheryl Frederick

September 30, 2002

To: Members of the Lincoln-Lancaster County Planning Department and the Lincoln City Council

From: Andrew Wedeman, homeowner, 1901 B Street, Mount Emerald

RE: Change of Zone #3378

Dear member of the committee

As the owner of a historic home in the Mount Emerald district, I would like to take this opportunity to strongly support the proposed change in zoning for this area from R6 to R2.

Eight years ago when I bought my home, I was attracted to the Mount Emerald area because of its historic nature and a strong hope that the movement toward a revival of single family dwellings would continue. Since then, I have spent considerable time and expense trying to restore my own home to its original character. As such, I have done what I can to preserve the historic character of the Mount Emerald area.

Although individual efforts are obviously necessary, preserving the character and charm of this area requires proper zoning and specifically restrictions on the construction of multiplex units and the conversion of single family homes into multiplex units. A simple walk through the streets of the Mount Emerald area quickly reveals the extent to which a lack of proper regulation has left the area's architectural character scared by the "slipping in" of apartment complexes and the shoddy conversion of stately homes into cheap apartment buildings.

By rezoning this area as R2, the Planning Department and the City Council will create a new and powerful incentive for individuals to invest in the re-conversion of multiplex "house apartments" back into single family homes, thus rescuing many of these beautiful buildings from the inevitable deterioration common to "house apartments." Moreover, the proposed action will help protect existing property owners from threats, such as we have experienced twice on my block in the past several years, that absentee landowners will convert homes into unregulated boarding houses or what would amount to short-term rental hotels, the existence of either of which not only seriously undermined the value of my own home investment but which also threatened to precipitated the flight of individuals seeking to restore the historic character of Mount Emerald.

In closing, I would urge the Planning Department and the City Council to approve the shift in zoning from R6 to R2. The Mount Emerald District is a tremendous urban asset and preservation of its character helps ensure the vitality of downtown Lincoln. Rezoning will encourage homeowners such as my self to invest in the area and to continue to restoration of the area to its original character as a predominantly single family home residential area.

Andrew Wedeman, 1901 B Street

9-30-02

To the Lincoln-Lancaster County Planning Dept.

Please vote YES on change of zone #3378.

My husband, 3 children and I live at 2401 Garfield Street. We purchased our house almost 9 years ago as a fixer-upper. We have replaced the roof, 2/3 of the basement, added central air and a new furnace, carpeted and re-finished the wood floors, painted both interior and exterior and are now replacing windows. We received the 1996 Near South Neighborhood Assn. President's award and are members of the Near South Neighborhood Assn.

Most of our neighbors are families living in single-family homes. Many of them have re-finished their homes. By changing our zoning to R-2, you will attract new families to our neighborhood and encourage current families to stay. This, in turn, protects our financial investment, the city's tax base and uses less of the city's services like the police dept.

Please help us keep our neighborhood safe and family-oriented.

Thank you

062

Susan Mulcher



deckersl@unlnotes.unl
.edu

09/30/2002 09:48 AM

To: plan@ci.lincoln.ne.us
cc:
Subject: Change of Zone #3378

Planning Commission
plan@ci.lincoln.ne.us

Dear Commissioners,

I would like to add my enthusiastic support for Change of Zone #3378. My husband and I have lived in the neighborhood for many years. The historic Mount Emerald and Hillsdale Landmark Districts are an invaluable and irreplaceable community asset. These fine old homes are a precious living reminder of our Lincoln heritage. Changing the zoning from R6 to R2 will match the zoning with the current and historical uses. It preserves our neighborhood. It protects the property owners' investments. Please vote yes on the rezoning.

Sincerely,

Dika Eckersley
1345 Garfield



Joan Hruza
<hruza@alltel.net>
09/30/2002 11:03 AM

To: plan@ci.lincoln.ne.us
cc:
Subject: Please vote yes on change of zone #3378

Lincoln-Lancaster County Planning Department:

I strongly urge you to rezone the Mount Emerald Landmark District from a zone 6 to a zone 2. These wonderful historic homes should be preserved. This is best done by private owners. Many lovely homes in Lincoln are degraded by ugly exterior stairways, multiple mail-boxes, meters, and entrances plus congested street parking.

These elegant old homes were the castles of their day. There are many would be owners that would return them to their true elegance if only they had the assurance that they would not have their investment compromised by the possibility of apartments as neighbors. Sadly, sometimes converted homes bring problem tenants, crime, and unsafe neighborhoods.

Lincoln is growing with the addition of many new spaces for apartments. It seems the prudent thing to do to protect Lincoln's innercity and its wonderful historic architecture.

We live in an old historic home amid other old historic homes in the Country Club area. We have worked on our home and yard. It has been placed on the National Registry of Historic Places. We hold many special events for community fundraisers and arts benefits in our home. There is constant demand for the use of these big old restored homes for such events. Because of their unique architectural features, they tend to draw crowds, thus making the event more successful.

One of the reasons we moved to Lincoln was because of the wonderful old homes in the various neighborhoods in Lincoln. Please protect them and begin with the change of Zone #3378 from Zone 6 to Zone 2.

Joan and Tom Hruza
2501 Sheridan Blvd
435-1296
hruza@alltel.net



"Judy Troutman"
<trudy@inebraska.com
>

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Re: Near South Change of Zoning

09/30/2002 04:32 AM

To Planning Commission:

I support the change of zoning in the Mount Emerald Historic District to single family. I feel that we, as a community, should do everything possible to preserve the beauty of historic neighborhoods. Many of the neighborhoods have already been damaged by previous zoning decisions, & there is a viable market for these homes.

Please vote yes on the change of zoning #3378.

Thank you for your support.

Judy Troutman



Emily Herrick
<eherrick@unlserve.un
l.edu>

To: plan@ci.lincoln.ne.us
cc:
Subject: Support of Change of Zone #3378

09/30/2002 01:08 PM

Lincoln-Lancaster County Planning Department:

I am writing to express my strong support for Change of Zone #3378 regarding the Mount Emerald area. I have lived in the Near South Neighborhood for about 10 years, 5 of those years in the Mount Emerald neighborhood. Walking through that neighborhood is a pleasure, and one of the most important reasons is watching the changes -- the improvements people have made on beautiful and on previously-not-so beautiful homes. The current R6 zoning does not accurately describe much of the neighborhood as it currently exists. In addition, I feel that the R6 zoning discourages such improvements and that a change to R2 zoning would encourage them, as well as help to protect the sometimes considerable investments of time, money and love that people have put into their homes. Maintaining livable neighborhoods for families in the heart of Lincoln is to the benefit of the entire city and this change of zone would aid in that effort.

Sincerely,

Emily Herrick
1309 Garfield
Lincoln, NE 68502



"Lisa Good"
<lgood@alltel.net>
09/30/2002 01:51 PM

To: "Planning Department" <plan@ci.lincoln.ne.us>
cc:
Subject: Zoning Change #3378

<?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />
September 29, 2002

Lincoln-Lancaster Planning Commission
Lincoln, Nebraska

Dear Commissioners:

I strongly urge your support of the rezoning change #3378 regarding the Mount Emerald Historic District area in the Near South Neighborhood.

Before moving to the Antelope Park Neighborhood, I lived in The Mount Emerald Historic District, in fact, I was born at 1922 C Street. This area is simply magical. Certainly, if Lincoln PBS were ever to do a historical "If these walls could speak" documentary like Omaha PBS did, the Lincoln homes in the Mount Emerald district could provide more than their fair share of enchanting lore. It is only in this compact inner-city area of Lincoln where you can find real horse carriage houses, second floor ballrooms, grand oak sweeping staircases, ornate woodwork trim, servant stairs, sleeping quarters for soldiers, heirloom roses, plumbing fixtures that defy logic, nooks, crannies, transom windows, sleeping porches ---so many quaint and irreplaceable amenities that tell the heritage of a rich successful Lincoln when it was young.

When I worked for PBS, I would often have the job of entertaining the visiting celebrities...invariably, this would result in a tour of "the grand mansion" district that is referenced in zone change #3378. Most everyone who visited this area left with a very positive impression of Lincoln thanks to this historic area. They were impressed that this area was being improved and reinvested in, and not decaying and turning into crime and overcrowding. The people that live in this area are vibrant too---I can't be sure, but I venture that this area is just as thriving, cutting edge and interesting---maybe more now than when this area was developed in the early 1900's!

The fact that this area was officially preserved as a historical district in 1981 was very forward thinking. But, as a commission, you need to provide the future insurance for this area with zoning protection. It is unfortunate that the zoning wasn't changed in 1981, as it is obvious that the single family usage of this area speaks for itself. But, there is no time like the present to right this oversight and protect this irreplaceable area for future generations to admire, live in and protect.

Thank you for helping to preserve Lincoln's grand heritage with a vote of yes on zone correction #3378.

Appreciatively,

Lisa J. Good, Interim President
Antelope Park Neighborhood Association



jbrazda@lps.org

09/30/2002 02:21 PM

To: plan@ci.lincoln.ne.us
cc:
Subject: Change of Zone #3378

Dear Planning Commission Members:

I ask for your support of Change of Zone #3378, which will rezone the Mount Emerald and Sidles-Grainger-Rogers-Walts Landmark Districts from R6 to R2. This will comply with the recommendations of the new Comprehensive Plan which calls for retaining single-family blocks and discourages extensive conversion.

I have lived at my residence of 1908 C for five years. During that time I have invested considerable sums to update and renovate our historic home. I also watch my neighbors invest in their homes and have seen great improvements in our neighborhood and its surrounding areas. We see the value of these homes and want the city to understand our commitment to historic preservation.

We believe there is a market for these older homes as we watch the evolution of a truly beautiful neighborhood regain its character. Please help us protect our investments. By supporting this zone change, you can help us encourage others to move into our neighborhood and preserve Lincoln's history.

Sincerely,
Jorja Brazda



Roger Lott
<rlott@uninotes.unl.ed
u>

To: plan@ci.lincoln.ne.us
cc:
Subject: Mount Emerald zoning change

09/30/2002 04:40 PM

Members of the Planning Commission;

We are writing to urge you vote for the proposed change in zoning for Mount Emerald and Sidles-Grainger-Roger-Walts Landmark Districts, change of zone number 3378. We have lived at 1944 B street since 1989. The house was divided into four apartments when we bought it and we have made it back into a single family residence. The year we did so we were invited to be on the Near South Open House Tour, and we have opened our home many times since for fund raisers for civic and political events. Last year we were honored to be a part of the national Home and Garden channel program about Lincoln on the program entitled "A Place to Call Home." The program featured a number of homes in Lincoln, all in long established neighborhoods. The people who produced this program clearly thought that the older, established neighborhoods in Lincoln are very important features of the city.

Neighborhoods like Mount Emerald, as well as the others included in the application, make Lincoln more attractive and livable as a community.

Our neighborhood of Mount Emerald has been changing from multifamily to single family during the time we have lived here. It is a strong and beautiful area. To allow any of the homes in Mount Emerald to be turned into apartments or to be torn down to build apartment buildings would be a real and serious loss to Lincoln. Mount Emerald, as well as the other neighborhoods that are a part of this proposed change in zone deserve to be protected. Many of the homes included in the proposal are among the most important in the city. Thank you for your consideration.

Roger and Ann Lott



"Steve Heiser"
<seheiser@alltel.net>
09/30/2002 05:49 PM

To: <plan@ci.lincoln.ne.us>
cc: <jcjc@navix.net>
Subject: Historic Rezoning

Lincoln-Lancaster County Planning Department
555 S. 10th Street Room 213
Lincoln, NE 68508

Dear Members,

My name is Steve Heiser, I live at 1723 F St. with my wife and daughter. We have lived in the Near South since 1989, not all at the before mentioned address. We purchased that in 1996. We have made numerous improvements and worked very hard to do so.

Being part of the Near South, it shocks me that a Historic District like the Mount Emerald and Sidles-Rogers-Grainger-Walts Landmark is zoned R6.

The R6 zoning is a mistake. My family and I strongly urge you to support the rezoning to R2.

Please vote yes on change of zone #3378

Thank You

Sincerely, the Heiser Family



"Brunito1"
<Brunito1@prodigy.net
>

09/30/2002 12:11 PM

To: "Lincoln-Lancaster County Planning Department"
<plan@cl.lincoln.ne.us>
cc:
Subject: Change of Zone # 3378

Planning Commissioners

I am emailing today to urge that you all vote 'yes' on change of zone #3378. Doing so will protect the Mount Emerald Landmark District.

Hank Balters
3025 Sheridan Blvd
Lincoln, NE 68502

September 30, 2002

Commissioners
Lincoln-Lancaster County Planning Dept.
555 S. 10th Street, Room 213
Lincoln, NE 68508

Via email plan@ci.lincoln.ne.us

Dear Commissioners:

I am writing to you to ask your **support of proposal #3378-change of zone** in the Mount Emerald and Sidles-Granger-Rogers-Walts Landmark Districts.

I have been a resident of the Mount Emerald area on three different occasions for 15 years. Five years ago I bought my home at 1801 D Street, and have been restoring and renovating it since that time. My 1922 Georgian brick home is an architectural beauty and one that I have always admired, so I feel very fortunate to own it. I also take pride in updating the old girl, preserving the structure and detailing from her era, while modifying the electrical systems and plumbing to accommodate modern appliances and technology. To date I have spent nearly \$200,000.00 on the purchase and renovation of the house. I believe it has been worth every penny of debt to keep this home in excellent condition and to preserve its architectural integrity.

Commissioners, it is that very architectural integrity, and the character of these homes, that cannot be replicated. That is what draws proud homeowners to these neighborhoods in the near south area. Twenty-one years ago, Mount Emerald was designated by the city of Lincoln as a landmark district. This helped to ensure owners that their restoration projects would be good investments, and their homes would be protected. Our district today is predominantly single-family and thankfully more and more old-home lovers are buying and renovating large homes that were formerly apartments. Because R2 better reflects the actual composition of this area, and our neighboring district to the east, I believe it in everyone's best interest to rezone from R6. Rezoning will help to maintain the market and protect my home's value. Preserving these grand old homes preserves the heritage of Lincoln. It is good public policy to rezone.

Each morning I walk my dog, Claudia. We stroll down to A Street, east to 23rd and weave our way back to 18th, up and down B and C streets, until we are back home. I have witnessed costly and time-consuming renovations for 5 years. I have also watched some of the rental units in our neighborhood becoming more dilapidated and rarely improved. As of this morning's walk, there are 2 homes for sale by owner (and 1 that recently sold in one week) and 4 with commercial real estate sale signs in the lawns. Of those 4, 3 are SOLD (one in a week, one in just 3 days). These properties range in price from \$189,000 - \$260,000. And the beautifully restored Castle apartments, my former home, while a rental unit is much more than that and does not compare to other

apartments. It recently sold for over \$800,000 and earns an estimated average monthly rent of about \$800...nearly the equivalent of a mortgage payment. In comparison, there are 4 apartment for rent signs; 3 in old homes which rent for around \$300. They have been for rent for some time now, and generally if they do not rent prior to UNL's return to school, they do not rent. Obviously there is great interest in buying and owning these old homes and the market is strong. There is not need for additional rental units in our neighborhood. **Please vote YES on the rezoning change #3378.** Help us to maintain confidence in our efforts to continue the preservation of the Mount Emerald and Sidles-Granger-Rogers-Walts Landmark Districts.

Due to work schedule conflicts, I respectfully submit this letter of support, and ask for yours. I would be happy to answer any questions that you might have and can be reached at my office at 477-4435. Thank you in advance.

Sincerely,

Cara E. Potter
1801 D Street
Lincoln, NE



Carey Potter
<CPotter@NACDS.org
>

To: "plan@ci.lincoln.ne.us" <plan@ci.lincoln.ne.us>
cc:
Subject: Support Change of Zone #3378

09/30/2002 04:34 PM

Due to a work conflict, it doesn't look like I will be able to appear in person. Please consider the attached letter in support of the rezoning of the Mount Emerald / Sidles-Grainger-Rogers-Walts landmark districts in the near South area.

Thank you in advance.

Carey Potter

Regional Manager NACDS

402-477-4435 phone

402-477-4436 fax

402-730-0276 cellular

cpotter@nacds.org

National Association of Chain Drug Stores

140 N 8th Street, Suite 440

Lincoln, NE 68508



<<rezone letter.doc>> rezone letter.doc

Dear Members of the Planning Dept,

We are writing to urge your support of the rezoning of Zone #3378, the Mount Emerald Landmark District. As homeowners in this neighborhood since 1989, we have watched our neighbors' various restoration projects progress, and have been pleased with the reconversion of these beautiful homes back to single family dwellings. This trend has continued to attract families with young children, bringing new life and energy, as well as diminishing the traffic stemming from more intensive housing, and has raised the value of this lovely historic neighborhood in many ways.

Our family was initially attracted to our Frank Lloyd-Wright inspired home due to the house's style and craftsmanship, as well as to the aesthetics of the tree-lined neighborhood. Over the years, our restoration efforts have continued, and to date, our financial (improvement) investments range around \$65,000.00.

Please vote yes on this important rezoning issue, to protect our home and neighborhood.

Thanks for your assistance.

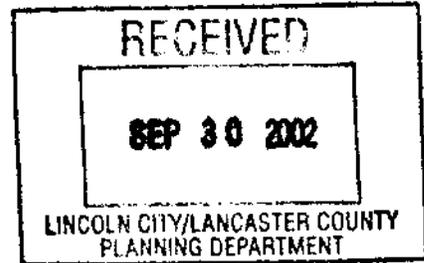
Yours Sincerely,
The Baskin Family, 1941 B Street

075

CHRISTIAN M. PETERSEN
1315 SOUTH 21ST STREET
LINCOLN, NEBRASKA 68502

29 September 2002

Lincoln-Lancaster Co. Planning Dept.
555 South 10th Street, Room 213
Lincoln, Ne 68508
RE: Zone # 3378



Dear Planning Dept -

In 1983 I bought the Prophet-Jelad-Lawrence house at 1315 South 21st Street. The house's historic pedigree appealed to me as well as its generous proportions and scale.

Details in the building are superb - the house has great "bones". Restoration was a challenging joy; an interesting "time-travel" back to a unique period in Lincoln's history. I'm pleased to live here and proud of the restoration that has been done.

To this end I feel compelled to write in support of zoning change from R6 to R2. This will ensure the integral charm of the Mant Emerald historic district. Once this is gone, it is gone FOREVER!!

Zoning R6 in this part of the Near South is asking for trouble and will clearly be counter-productive to the preservation efforts my neighbors and I have so diligently undertaken.

Yours Sincerely,

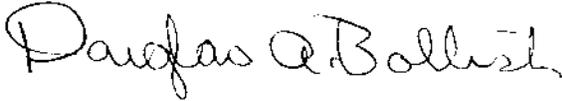
Christian M. Petersen 076

Sept. 25, 2002

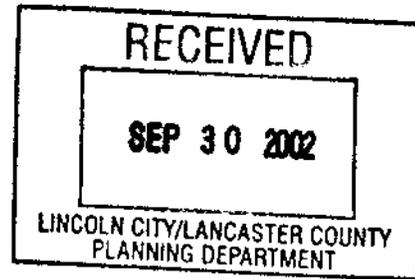
Dear Planning Commission,

I am a home owner in an older area of Lincoln and I would like to state my approval of the proposed zone change number 3378. This is a fine old neighborhood and it would be a shame to allow over crowding to diminish it. With all of the expansion and building that is going on in Lincoln, we need to be very diligent in maintaining the integrity and desirability of the older areas.

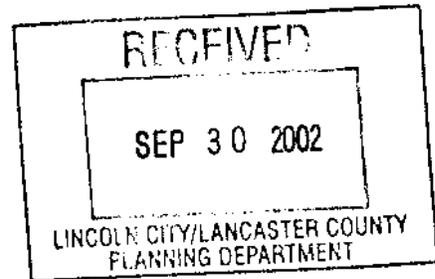
Sincerely,



Doug Bollish
301 No. 35
Lincoln, NE 68503



September 27, 2002



Planning Commission
555 South 10 Street
Lincoln, NE 68508

Dear Planning Commission Members:

I am writing in support of the Change of Zone #3378 in the Mt. Emerald Historic District.

The City of Lincoln recognized the value of this important part of our community's heritage when it designated the area as the Mount Emerald Landmark District in 1981. Rezoning from R6 to R2 will help protect the valuable investments people have made purchasing and restoring these homes, and preserves our community heritage. Change of Zone #3378 also better supports the guidelines for low-density land use in inner city areas as set forth in Lincoln's Comprehensive Plan.

Thank you for your vote in support of Change of Zone #3378 in the Mt. Emerald Historic District.

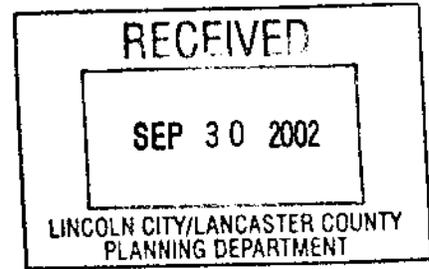
Sincerely,

A handwritten signature in cursive script that reads "Neana Skretta".

Neana Skretta
1233 South 24 Street
Lincoln, NE 68502

September 27, 2002

Planning Commission
555 South 10 Street
Lincoln, NE 68508



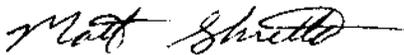
Dear Planning Commission Members:

I am writing in support of the Change of Zone #3378 in the Mt. Emerald Historic District.

The City of Lincoln recognized the value of this important part of our community's heritage when it designated the area as the Mount Emerald Landmark District in 1981. Rezoning from R6 to R2 will help protect the valuable investments people have made purchasing and restoring these homes, and preserves our community heritage. Change of Zone #3378 also better supports the guidelines for low-density land use in inner city areas as set forth in Lincoln's Comprehensive Plan.

Thank you for your vote in support of Change of Zone #3378 in the Mt. Emerald Historic District.

Sincerely,



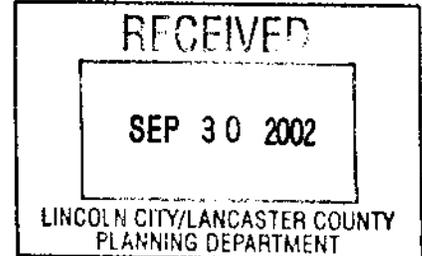
Matt Skretta
1233 South 24 Street
Lincoln, NE 68502

IN SUPPORT

ITEM NO. 3.3: CHANGE OF ZONE NO. 3378
(p.143 - Public Hearing -10/02/02)

Judith and John Cherry
2144 A Street
Lincoln, Nebraska 68502
September 27, 2002

Lincoln-Lancaster County Planning Dept.
555 S. 10th Street Room 213
Lincoln, NE 68508



Dear Planning Commission Members:

My husband and I purchased a home in the Hillsdale Historic District seven years ago. At the time we purchased the house, it was functioning as a "grey area" group home.

We have invested many hours of labor and a great deal of love and money to convert it to a wonderful single family home.

As I drive through the Near South on my short cut to the University where I teach I am always struck by the beauty of the many single family homes that have been rehabilitated and are being well kept. Unfortunately, my eyes do their best to not notice the unattractive and not street-friendly apartment houses that have been slipped into the neighborhood as well as the ill-kept large older homes that have been broken into many apartment units and are also often not well maintained.

Both my husband and I would like to voice our enthusiastic support for the down-zoning of the Near South historic districts from R6 to R2. Not only would we like to preserve our own investment in improving the neighborhood, but would like to protect it for the future generations as a wonderful place to live.

The Near South Historic Districts should be jewels of Lincoln. The proximity of these historic districts to the State Capital and Lincoln's increasingly lively downtown not to mention the Sunken Gardens and the Children's Zoo should reflect the value that Lincolnites feel for their city. Pride and renewal rather than urban blight.

We sincerely hope that you will vote to down zone the Near South Historic Districts to an R2 status.

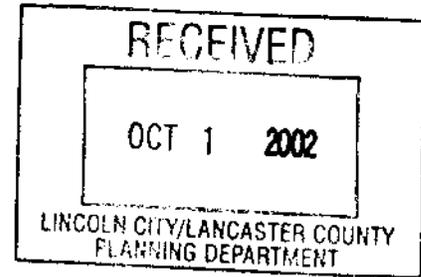
Sincerely,
Judith and John Cherry

DAVID DALE
Photography

1621 "A" Street Lincoln, NE 68502

402.477.2824

Fax: 402.474.4333



September 30, 2002

Lancaster County Planning Commission,

We have lived in the Near South / Mt. Emerald area since 1976 except for the years 1979 through 1982. We moved to this area because of the historic homes and the feel of the neighborhood. We have seen things in our neighborhood ebb and flow through the years but have seen a positive re-emergence in the last 5-10 years or so. Many homes have been turned back into single family dwellings, and many other homes have been fixed up and repainted with many colors, to show off the fine details of the architecture.

We are writing to show our support for the rezoning from R-6 to R-2, (yes to change of zone #3378) to help stop more homes from degrading until they are considered unlivable and then torn down to have an unattractive apartment building built in its place. By voting for the rezoning, we can also minimize the parking problems we've acquired.

I feel that in almost any other neighborhood in Lincoln, their covenants and their affluence would never allow apartments, let alone apartments that don't even fit into the architecture or look of the neighborhood, into their neighborhood!

Please vote yes to changing the zoning from R-6 to R-2 to protect our investments in our homes and our neighborhood.

Thank You

David & Kathy Dale

Jacquelyn Herman
1835 Euclid Ave.
Lincoln, NE 68502-2616

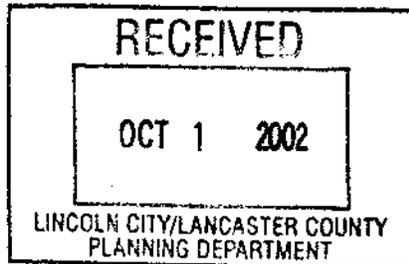
Sept. 29, 2002

Dear Planning Commission Members,

I write as a 35 year resident
in the Near South area.

My husband and I believe
it would be in the best interest
of our community, and the city of
Lincoln at large, to rezone the
Mt. Emerald Landmark District
to an R2 classification.

I thank you for your consid-
eration.



Jacquelyn Herman



erickson.zink@att.net

10/01/2002 11:36 AM

To: plan@ci.lincoln.ne.us

cc:

Subject: Change of Zone #3378, Historic Neighborhood Rezoning

Dear Planning Commission Members:

As a long time resident of Lincoln, I am writing to urge your support of the proposed change of zone #3378. This proposed change of zoning for the historic neighborhoods of Mount Emerald and Sidles-Grainger-Rogers-Walts Landmark Districts would more accurately reflect the public policies and intents that have been articulated by policy makers over the last several years in the actions to define and designate these historic districts. These historic districts are an irreplaceable asset to our community as a whole and as such our community should be proactive in defining public policies to protect these assets.

The proposed rezoning is a reasonable public policy initiative in light of the value of these historic neighborhoods to our community and the re-development pressures they face. I strongly urge your support of this rezoning.

--

Larry K. Zink
4926 Leighton Ave.
Lincoln, NE 68504
402-464-6937



RPOGGENPOHL@aol.com

10/01/2002 10:42 PM

To: plan@ci.lincoln.ne.us
cc:
Subject: Down zoning historic mount emerald.

Dear Planing Commission.

I am writing to inform you that I am an owner of rental property in the proposed down zone area, as well as a long time home owner in the proposed area. I am all for the down zoning change. I firmly believe this is a win-win situation for both landlords and homeowners alike. As a land lord, I am protected through the grandfather clause included in this proposal for my property's current usage. This grandfather clause in no way changes any use of my property now or in the future. As a home owner in this area, I realize the down zoning effort will help protect this family neighborhood from increased density, therefore supporting the city's recently approved Comprehensive Plan.

Please vote FOR down zoning in Lincoln's historic Mount Emerald neighborhood. No one loses. Everyone's property values will continue to rise and one of Lincoln's most important historic neighborhoods will continue to thrive.

Thank you,
Rob Poggenpohl

P.S. PLEASE VOTE FOR DOWN ZONING IN MOUNT EMERALD.



"Bill & Melissa
Yindrick"

<wyindrick@neb.rr.co
m>

To: <plan@ci.lincoln.ne.us>
cc:
Subject: zoning change

10/01/2002 10:41 AM

My family and I reside at 1920 B street, and I am writing today in support for change of zone #3378. We have been Mount Emerald residents for 4 years, and were drawn to this area not only by the history and grandeur of the homes, but because of the "family neighborhood" feel of the area. We support the change of zone both for the preservation of these homes, and for a strong, continued movement towards the single family homes neighborhood. Please give our request consideration upon voting for this change.

Thank you-

William and Melissa Yindrick and family.



"Harold L. Allen"
<ha65456@alltel.net>
10/01/2002 10:06 AM

To: "Lincoln-Lancaster County Planning Department"
<plan@ci.lincoln.ne.us>
cc:
Subject: Change of Zone #3378

Dear Planning Commissioners:

As residents of the "close in" area of central Lincoln, we strongly urge the approval of the Change of Zone Request #3378. We have resided in the general area of subject change of zone request for the past 37 years, and in our present home since 1968.

Our reading of the recently adopted Comprehensive Plan leads us to believe the Plan calls for the retaining of existing predominately single-family blocks as single-family, and for CHANGING codes and regulations to retain neighborhood character, to discourage extensive conversion to more intensive uses, and to encourage deconversion back to single-family uses.

The requested change of zone is certainly in keeping with the stated intent of the Comprehensive Plan!

We were thrilled in 1981 when the Mount Emerald Landmark District received its historic designation, and say a "thank you" to those responsible on our several trips each week through the district as we drive through the area to attend church and/or go shopping. The community made the decision over 20 years ago that this area should be protected, and the requested zoning change from R6 to R2 matches that decision.

Older, large single-family homes are in great demand, and the potential buyers recognize the value and significance of these homes. Rezoning would protect the investments people have made, and are willing to make, in purchasing and restoring these homes. Rezoning rewards and protects individual investment, preserves our community heritage, and is simply good public policy.

Please vote YES on change of zone #3378. We urge your SUPPORT of this rezoning.

Sincerely,

Harold L. "Hal" Allen
Barbara H. "Bobbie" Allen
2320 Sheridan Blvd.
402-435-0254



peggy9fred@netscape.
net

10/01/2002 10:04 AM

To: plan@ci.lincoln.ne.us
cc: council@ci.lincoln.ne.us
Subject:

My wife and I strongly support Change of Zone 3378.

We have lived at 1990 C Street for 19 years, and, like many others in the Near South, have spent thousands fo dollars preserving and upgrading our home. We believe that R2 zoning will encourage such efforts and protect the district from R6 development and the usual slip-in apartments.

Sincerely yours,

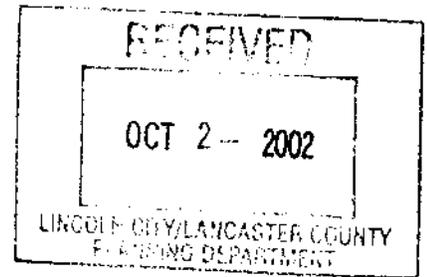
Frederick and Peggy Link

The NEW Netscape 7.0 browser is now available. Upgrade now!
<http://channels.netscape.com/ns/browsers/download.jsp>

Get your own FREE, personal Netscape Mail account today at
<http://webmail.netscape.com/>

IN SUPPORT

ITEM NO. 3.3: CHANGE OF ZONE NO. 3378
(p.143 - Public Hearing - 10/02/02)



PRESERVATION ASSOCIATION OF LINCOLN

c/o ROGERS HOUSE 2145 B ST. LINCOLN, NEBRASKA 68502

October 2, 2002

Lincoln Lancaster Planning Commission
555 South 10th Street
Lincoln, NE 68508

RE: Change of Zone No. 3378: Mount Emerald and Sidles-Rogers-Grainger-Walts
Landmark Districts

Dear Commissioners:

It has come to the attention of the Preservation Association of Lincoln (PAL) that the Near South Neighborhood Association and residents are applying for a reassignment of land use zone from R5 and R6 to R2 for the Mount Emerald and Sidles-Rogers-Grainger-Walts Landmark Districts. PAL supports this community preservation initiative and encourages the commission's affirmative action.

PAL considers these two early Lincoln landmark residential districts important assets to the larger community. They stand as excellent examples of the value of historic designation to save an area for current residents and future generations. In the two decades since official designation, these residential neighborhoods have seen a rebirth as a community for families. Therefore, PAL thinks the zoning should reflect this land use, that which matches the original single family development.

PAL encourages the Planning Commission's favorable adoption of this application.

Sincerely,


Lilly Blase
President

IN SUPPORT

~~ITEM NO. 3.3: CHANGE OF ZONE NO. 3378~~
(p.143 - Public Hearing - 10/02/02)

**JO GUTSSELL, 2105 B STREET, LINCOLN, NEBRASKA 68502
402.476.9598**

2 October 2002

Lincoln-Lancaster Planning Commission
County-City Building
555 South 10th Street
Lincoln, Nebraska 68502

Re: Change of Zone #3378

Dear Planning Commissioners:

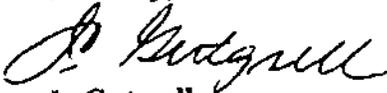
The application to change the zoning of approximately twelve blocks in the Near South Neighborhood encompassing two historic landmark districts would do a great deal to preserve what is left of this wonderful historic area of Lincoln.

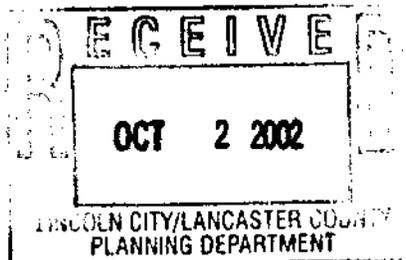
Additionally, it would help to alleviate even greater pressures on the infrastructure. The area has many more people living in it than was ever intended. Our infrastructure has never been improved to support the higher population of the neighborhood. This change of zone would at least prevent many more people from inhabiting the area.

Please support this change of zone.

Thank you.

Sincerely,


Jo Gutsell





LouVicM@aol.com
10/02/2002 08:04 AM

To: plan@ci.lincoln.ne.us
cc:
Subject: Yes on change of zone #3378

Dear Planning and Zoning Commission,

As residents and homeowners in the Near South Neighborhood for nine years, we urge you to approve zoning change #3378. Rezoning our neighborhood to R2 would, finally, allow the zoning laws to reflect the residential character that this wonderful central Lincoln neighborhood should never have lost.

Please don't punish our neighborhood by continuing the inaccurate R6 apartment zoning. Do you know what it's like to worry each time a neighboring house goes up for sale that it will be purchased, torn down and replaced with an architecturally inappropriate "slip in" apartment in what is fundamentally a single-family home area? Those of us who live in the many single-family homes in the Near South know this feeling all too well.

We have invested many thousands of dollars to refurbish, restore and maintain our historic home. We love our neighborhood and its location, but we often wonder if the city cares a bit about its older neighborhoods. This zoning change to R2 would help protect the investment people are making in the neighborhood's lovely old homes. That's good for the neighborhood, the tax base and the community as well as the homeowners who take such pride in their neighborhood.

We strongly support this rezoning and urge you to vote yes on change of zone #3378. This just makes good sense to have the zoning reflect the predominantly single-family nature of this historic area. It is sound public policy. Please vote for the zoning change. Help us protect and preserve this vital Lincoln neighborhood!

Sincerely,
Vicki A. Miller
Mary Lou Meier
homeowners
1130 South 20th Street



TSSEDR@aol.com
10/02/2002 06:54 AM

To: plan@ci.lincoln.ne.us
cc:
Subject: chage of zone #3378

Planning Commission:

I have lived in Lincoln (for the second time) since 1985. After living in the Near South for a year my wife and I purchased a house on 'C' Street in 1986. We have invested more money in the house after the purchase than the purchase price itself. We have raised three children here.

We are very supportive of the proposed zoning change before you now. The Mount Emerald District needs to be maintained as a primarily single family area as per the Comprehensive Plan and in keeping with prior historic designation. Those who have invested not only financially but with their day to day existence in the neighborhood strongly urge you to vote for this zone change.

Thank you for your consideration.

Thomas S. Stalder
Eileen D. Rock



slarrick@unlnotes.unl.
edu

10/02/2002 10:07 AM

To: plan@ci.lincoln.ne.us
cc:
Subject: Support for Change of Zone #3370

I support Change of Zone #3378 proposed by the Near South Neighborhood Association. This change is in keeping with the Comprehensive Plan's priority toward encouraging higher rates of homeownership. It also helps protect the architectural integrity of historic homes in two of the neighborhood's Historic Landmark Districts.

Thanks for your support of this important proposal.

Steve Larrick
South Salt Creek Community Organization
920 South 8th Street
Lincoln, NE 68508



"Melissa Landis"
<meleeska@hotmail.com>

To: ezimmer@ci.lincoln.ne.us, Plan@ci.lincoln.ne.us
cc:
Subject: Support for Change of Zone #3378

10/02/2002 10:56 AM

This letter serves to voice my support for change of zone #3378 listed on the agenda for the planning commission today. This change will protect the historic Mount Emerald Landmark district in the heart of the Near South Neighborhood. I'm sure the commission shares my concerns for historic preservation in Lincoln's established neighborhoods. With the Mount Emerald Landmark district the Near South offers a unique perspective of Lincoln's past. A perspective in need of your consideration and action. Thank you for your time and attention.

Sincerely,
Melissa Landis
1735 South 16th
Lincoln, NE. 68502
890 8037

Chat with friends online, try MSN Messenger: <http://messenger.msn.com>

IN SUPPORT

ITEM NO. 3.3: CHANGE OF ZONE NO. 3378
(p.143 - Public Hearing - 10/02/02)

2 OCT 2002

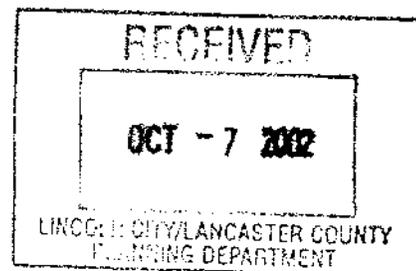
TO THE LINCOLN LANCASTER COUNTY PLANNING DEPT

PLEASE VOTE YES ON CHANGE OF ZONE # 3378, MY SON AND I HAVE LIVED AT 1617 S 24TH ST SINCE DEC 1980. I AM A MEMBER OF THE NEAR SOUTH NEIGHBORHOOD SINCE 1980. MOST OF OUR NEIGHBORS ARE FAMILIES LIVING IN SINGLE FAMILY HOMES. MANY OF THEM HAVE REFINISHED THEIR HOMES AND SPENT COUNTLESS HOURS ON LANDSCAPING AND THE QUANTNESS OF THEIR PROPERTIES. BY CHANGING OUR ZONING TO 5-2, YOU WILL ATTRACT NEW FAMILIES TO OUR NEIGHBORHOOD AND ENCOURAGE CURRENT FAMILIES TO STAY, IN TURN, PROTECT OUR FINANCIAL INVESTMENT , THE CITIES TAX BASE AND USES LESS OF THE CITIES SERVICES LIKE THE POLICE DEPARTMENT. PLEASE HELP US KEEP OUR NEIGHBORHOOD SAFE AND FAMILY ORIENTED. IF WE WANTED TO LIVE IN AN APARTMENT HOUSE WITH ALL THE PARKING PROBLEMS AND THE SPEEDERS AND THE LOUD PARTIES LIKE WE DID WHEN WE WERE TEENS WE WOULD MOVE TO ONE OF THE HUNDREDS OF EMPTY APARTMENTS THAT LINCOLN HAS TO OFFER. THANK YOU FOR YOUR TIME AND CONSIDERATION.

MIKE HOLTZHAUSER, 402-476-2233

Plan - Lancaster Planning Dept.
Please support a change
of the zone # 3372. The need
our community preserved. Please
vote in favor of changing the zoning
to R.2.

Norm Charlotte Kuep
1511 Washington St
68502

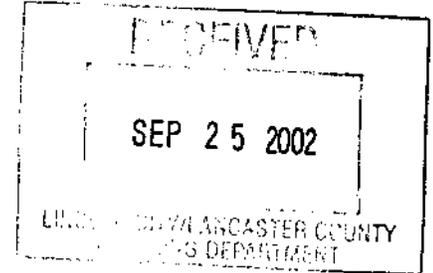


MULTIPLE LISTING SERVICE
CITY AND FARM SALES

858 SOUTH 27th STREET
LINCOLN, NEBRASKA 68510

September 24, 2002

Lincoln-Lancaster County Planning Department
 Planning Commission Members
 555 South 10th Street Suite 213
 Lincoln, NE 68508



RE: CHANGE OF ZONE NO. 3378
R5-R6 to R2

Dear Commission:

I am personally very much opposed to the change.

Being in the Real Estate Business over 60 years and having followed its progress and being a part of the growth toward and to our up coming community, I know of what I speak.

The area we are talking about is, from the beginning of Lincoln, the real path of its major growth – South and East of the heart of ‘Downtown’. That is the pattern of most communities; grow by following the old pattern of being along the high elevation, away from railroads and rivers. This area was bounded by the railroad on the East, Salt Creek on the West, the Rock Island railroad following the Antelope Creek as it entered from the South to downtown.

Today there is the market for the larger family homes ‘in that price range’ South and North of the old part of town where new schools and shopping changes are more updated.

By changing the zoning you will find the market not there for the big old conversion buildings, even though they will have the ‘Grandfather’ clause with them this is only one step to having the area put in to the ‘Historical’ area. With the old conversion property and an income producing property by such, they are kept up and are a good and respectful part of the neighborhood, with laws on the books to see that they are kept in good repair and presentation to the public, all because it is a part of having a good return on the investments.

To all of this, we the public have done a good job the way it is. Do not make the change and have real trouble in a few years from now. Leave well enough alone for I have seen what can happen to a City like our own that has taken the wrong solution and will never be able to fix the problem it has made.

We must accept the fact that this area has helped with giving the City a good market for affordable apartment housing, keeping good people in the employment market.

Sincerely,



J.L. McMaster, President
McMaster Enterprise Inc.

cc: David Witters
Jon Carlson