

## MEETING RECORD

**NAME OF GROUP:** Urban Design Committee

**DATE, TIME AND**

**PLACE OF MEETING:**

Thursday, May 10, 2007, 11:00 a.m., Room 206, County-City Building, 2<sup>nd</sup> Floor, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS AND OTHERS**

**IN ATTENDANCE:**

Members: Mike Eckert, JoAnne Kissel, Thomas Saddler, Gordon Scholz and Scott Sullivan. Kim Todd and Mary Anne Wells absent.

Others: Charles Hamilton (Hamilton Property Law); Ed Zimmer, Steve Henrichsen and Michele Abendroth (Planning Department.)

**STATED PURPOSE:**

Special Urban Design Committee Meeting

The meeting was called to order at 11:00 a.m.

### **Appeal of Planning Director's decision on Neighborhood Design Standards for a house at 3285 Leighton Street**

Zimmer stated that under the current language in the Neighborhood Design Standards, there is a provision for the Planning Director to approve a design that does not strictly comply with one or more of the standards and find that it meets the intent of the standards. Written notification of this decision is sent to all neighbors within 200 feet of the property, and the neighbors have 14 days to appeal the Director's finding. The Urban Design Committee is the hearing body for such appeals.

Habitat for Humanity has acquired the site at 3285 Leighton Street. The design has been revised considerably since the first plan. The lot sits in the 100-year floodplain which requires that the living floor be raised at least six feet. In order to do this, the original design had only the garage door on the front of the house. The revised plan has the garage and crawl space on the lower level, a first floor entrance with a porch beside the garage and reads as a split level home.

Zimmer provided images in a PowerPoint presentation of the surrounding homes in the neighborhood. He noted that there is not a unifying design feature in this neighborhood. Features considered when determining if a house meets the neighborhood design standards are the elevation of the house, porch features and the garage.

The Planning Director felt this was a good solution in getting the living area of the home out of the floodplain, so he approved the design.

Kissel stated that she feels this is a good solution to the problem. Sullivan stated that he feels this is a creative design concept to deal with the floodplain, but he has concerns with the lack of an elevated porch and the scale. He suggested possibly having a hipped roof instead of a gabled roof. Scholz stated that he would prefer to see the garage off the alley, as very few of the homes have a garage on the front. Eckert stated that the revised mapping information on the floodplain may affect the design and suggested that the information be obtained.

Sullivan feels that there are issues to resolve with the design, and he offered his services free of charge to help in revising the design.

Kissel moved approval of the Planning Director's waiver of the strict application of the Neighborhood Design Standards, seconded by Saddler. Motion carried 4-1. Eckert, Kissel, Saddler and Scholz voting 'yes'; Sullivan voting 'no'; Todd and Wells absent.

**Misc.**

There being no further business, the meeting was adjourned at 12:04 p.m.

*\*\*Please note that these minutes will not be formally approved until the next meeting of the Urban Design Committee. \*\**