

MAYOR'S NEIGHBORHOOD ROUNDTABLE SUMMARY

January 9, 2017

Tracy Corr opened the meeting on Monday, January 9, 2017 at 5:30 p.m. in the Mayor's Conference Room, City/County/Building, in Lincoln, NE.

Attendance

Thirteen residents and six City staff attended:

Tracy Corr – 40 th & A NA	Jennifer Powell – Country Club NA
Karen Dienstbier – Eastridge NA	Pat Anderson-Sifuentez – Everett NA & NWL
Nick Hernandez – Havelock NA	Myrna Coleman – Highlands NA
Scott Richert – Indian Village NA	Mike DeKalb – University Place CO
Bill Vocasek – West A NA	Russell Miller – Witherbee NA
Mike Renken – NeighWorks-Lincoln	Shawn Ryba – NeighborWorks-Lincoln
Marti Lee – NeighborWorks-Lincoln	Willa DiCostanzo – Health Dept/KLLCB
Jon Carlson – Mayor's Office	Kurt Elder – Urban Development Dept
Wynn Hjermstad – Urban Development Dept	Andrew Thierolf – Planning Dept
Mayor Beutler	

Welcome & Introductions

Everyone introduced themselves. Karen Dienstbier agreed to take meeting notes. The Mayor chose to hold his remarks until the end of the meeting.

Proposed Zoning Text Amendment Relating to Car Sales Set Backs – Ryann Glenn, Attorney, Husch Blackwell: 402-964-5220, ryann.glenn@huschblackwell.com

Ms. Glenn gave a presentation on behalf of her client, A & B Auto Sales. She reviewed the proposed text amendment which would allow parking and car sales in side yards when not abutting residential uses. It would also allow car sales anywhere parking is permitted. In the H-2 and H-3 zoning districts, setbacks would be reduced from 12 feet to zero in some cases.

There was discussion about the use of the side yard and front yard of H-2 and H-3 car sales properties. A question was asked, "How many H-2 and H-3 areas of the city exist currently?" Andrew Thierolf, from Lincoln-Lancaster County Planning Department, responded. Presently there aren't many H-2 and H-3 zoned properties adjacent to residentially zoned properties. In residential areas, there is currently a 15 foot setback for all vehicle sales. By the end of February, a city-wide map will be available showing the placement of the H Districts in the city.

Parking lots have a 6 foot setback in H designated districts and car sales lots have a 12 foot setback. A & B Auto Sales would like to see the text amended to allow car sales to match the same restrictions as parking lots (a 6 foot setback instead of a 12 foot setback). They would like to be allowed to use the front and side yards of the property and they would also like to have car sales lots in any areas where parking lots are now allowed by zoning.

Mr. Thierolf noted that at present there is little policing of any of these policies. Ms. Glenn noted that her client has an area screened by low shrubs on his property. More information will be available in a few months.

Proposed Zoning Text Amendment Relating to Accessory Dwelling Units – Andrew Thierolf, AICP, Lincoln-Lancaster County Planning Department, 402-441-6371; athierolf@lincoln.ne.gov

Mr. Thierolf presented a potential zoning text amendment that would expand locations where accessory dwelling units may be allowed in the city. He also discussed the conditions and procedures that could be used to ensure accessory dwelling units are compatible with the surrounding neighborhood. The proposal is based on uses of the accessory dwelling being long-term rental, not short-term. Fallbrook and a few other multiple dwelling unit areas can already add accessory buildings. Currently, requests for making a dwelling out of an accessory building in older neighborhoods must be requested through the owner of the main dwelling on the property. See [Attachment 1](#).

Roundtable attendees wanted to know who and what areas of town would be affected, whether the owner would be required to live on site, and whether the City would require a special permit. Possible drawbacks discussed included increased vehicular traffic and potential misuse as “party houses.” There was also a concern about possible use of accessory dwelling units for Air B&B purposes.

On Jan. 25, 2017, a working group, representing home builders, architects and others, will consider the amendment and all possible affects – both good and bad. Recommendations from the working group will be shared with the Mayor’s Neighborhood Roundtable in the spring. If you have questions please contact Andrew Thierolf, Tracy Corr, tlines24@hotmail.com or Jon Carlson in the Mayor’s Office.

Neighborhood Data and the City Website – Kurt Elder, GIS Analyst, Urban Development Department, kelder@lincoln.ne.gov, 402-441-7874

Mr. Elder handed out materials illustrating neighborhood data currently available on the website. He is looking for suggestions both to make the existing data more easily accessible and for additional/different data of more use/relevance to neighborhood associations. Unfortunately, there was not enough time for Roundtable attendees to ask questions. Attendees can review current data available on the website [<http://www.lincoln.ne.gov/city/urban/neighborhoods/nastatistics.htm>] and then contact Kurt with suggestions.

Mayor’s Comments

Since the meeting was already running late, the Mayor very briefly summarized the matters presented and asked if attendees had any comments. He mentioned that planning and zoning are difficult issues to comprehend in the short time given to us. Both economic development and code enforcement are very important for neighborhoods. Roundtable participation is a way to stay informed about these and other issues. Attendees agreed to look at matters presented at the Roundtable as an opportunity to have deeper level discussions with the Mayor.

The Mayor is proud of the work that has been accomplished under his watch and was very pleased to read in the newspaper that Lincoln is a #1 city in which to live and raise a family.

Announcements

- ***Recycled Soul***, a dance party to increase recycling in Lincoln, at the Bourbon Theater on Saturday, January 14. Doors open at 7 pm, show begins at 8 pm, free will donations (no cover), ages 18+. Performances by DJ Old Moaner & DJ Relic, \$pencilove and Polar Bear. See [Attachment 2](#).
- ***Lincoln Neighborhood Forum: Building on Shared/Common Goals***, Saturday, January 28th at the Jane Snyder Trail Center, 228 N. 21st Street, 9 am to Noon. All are welcome, continental breakfast provided. RSVP by January 25th to NeighborWorks-Lincoln, 402-477-7181, x107. See [Attachment 3](#).

- **Lincoln Paint-a-thon 2017:** homeowner applications are now available online at <http://www.paintathon.org/homeowner-application> or **see Attachment 4**. Applications must be received by June 1, 2017.

Next Meeting/Agenda

The next meeting of the Mayor's Neighborhood Roundtable will be February 13, 2017 at 5:30 p.m. The topics will include a presentation by Scott Hofeling on the Emerald Ash Borer.

Adjournment

The meeting adjourned at approximately 6:45 p.m.

Notes submitted by Karen Dienstbier.

ACCESSORY DWELLING UNITS



Accessory Dwelling Units (ADUs) are currently not allowed in most zoning districts in Lincoln. The City Council has directed the Planning Department to explore the idea of a Zoning Ordinance amendment that would allow ADUs in residential districts throughout the city.

WHAT IS AN ACCESSORY DWELLING UNIT?

An ADU is a self-contained dwelling unit on the same lot as a single-family dwelling. ADUs typically include living space, one bathroom, and a small kitchen. They can be attached or detached from the main dwelling.



BENEFITS

- Living space for a relative
- Affordable housing option
- Guest house/pool house/hobby house
- Alternative income for homeowner
- Allow homeowners to “age in place”

ITEMS TO CONSIDER WHEN DEVELOPING REGULATIONS

- Types of tenants - relatives / non-relatives
- Size
- Setbacks
- Parking
- Design
- Procedure - is a special permit required?
- Must the owner live on-site?

THE UPDATE PROCESS

A working group of neighborhood representatives, architects, and homebuilders has been assembled to assist with the update process. Any potential update could be available by late Winter / early Spring. Additional outreach would take place once the initial draft is developed.

The Lincoln-Lancaster County Planning Department welcomes your questions or comments.

Andrew Thierolf
402-441-6371
athierolf@lincoln.ne.gov

SATURDAY, JANUARY 14



A DANCE PARTY TO INCREASE RECYCLING IN LINCOLN

DJ OLD MOANER & DJ RELIC | \$PENCELOVE | POLAR BEAR
(GETTIN' HIPPER FUN BUNCH)

DOORS 7PM // SHOW 8PM
FREE WILL DONATIONS (NO COVER)
AGES 18+



PAID FOR BY RECYCLE LINCOLN
6500 HOLDREGE ST, LINCOLN NE 68505

Lincoln Neighborhood Forum:

Building on Shared/Common Goals

Saturday, January 28, 9am-noon

Jane Snyder Trail Center

228 N. 21st St., Lincoln 68503

Opening Remarks: Councilwoman Gaylord Baird

What's in it for you?

- Opportunity to meet with fellow neighborhood representatives
- Bend the ear of your City Council representatives and City Staff
- Win door prizes (and there are some good ones)
- Eligible for one of two \$1000 Neighborhood Grants.

Topics:

Marketing/Promoting neighborhoods
Communicating with residents
Enhancing Parks and Public Spaces
Improving safety

Retaining and Growing Participation
Building Partnerships
Improving the Neighborhood

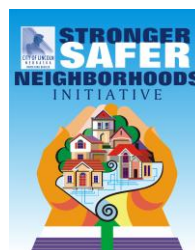
Continental Breakfast provided.

All are welcome. Please **RSVP by January 25, 2017** by either calling NeighborWorks Lincoln, 402-477-7181 x 107 or email

pat.anderson@nwlincoln.org or marti.lee@nwlincoln.org



Sponsored by:





Homeowner Application

The Lincoln Paint-a-Thon brings together volunteers to paint the exterior of homes owned by low-income individuals who are over the age of 65 or permanently disabled. The program is designed for homeowners who cannot afford to hire to have the work done and do not have the physical ability to do it themselves.

- There is no charge to the homeowner.
- A committee selects the recipients from the pool of applications based on the greatest need, the condition of the house and the availability of donation funds and volunteers.
- Recipients can choose from a handful of preselected paint colors.
- Selected homeowners will be notified by June 23, 2017.
- The painting will be done on August 19, 2017.
- To apply, please complete and sign the following form and mail to:

BuildUP
 C/O Marshall Ford
 1929 S. 23rd St.
 Lincoln, NE 68502

- All applications must be received by June 1, 2017.
- If you have questions or need help completing the form, call 402-617-6466.

Name of Applicant (Homeowner): _____ Age of Applicant: _____

Address: _____

City: _____ ZIP Code: _____

Phone: _____

Are you permanently disabled? _____
 If yes, please enclose verification of your disability, for example, SSI or SSD letter.

Do you own this home? (Yes) (No) Are you currently living in the home? (Yes) (No)

The house is: (One Story) (One and One-Half Story) (Two Story)

What is the combined, before-taxes annual income of all individuals in the home (including salary, Social Security, SSI or SSD, AFDC, alimony, child support, pensions, annuities, rental income):

Do you agree to have photos taken of your home? (Yes) (No)

I understand and agree to have my home painted by volunteers. I understand that if any of the information in this form is incorrect, the project may be terminated.

Applicant Signature

Date
