

MEETING RECORD

NAME OF GROUP:

PLANNING COMMISSION

**DATE, TIME AND
PLACE OF MEETING:**

Wednesday, August 6, 2003, 1:00 p.m., City
Council Chambers, First Floor, County-City Building, 555
S. 10th Street, Lincoln, Nebraska

MEBERS IN

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

August 6, 2003

Duvall moved to approve the revised staff recommendation of conditional approval, seconded
:

Bills-Strand recalled discussing the nonstandard versus nonconforming during the Emerald Heights downzoning. How does this differ? Hill stated that it does not differ. Nonconforming uses would be treated the same as any other district changed from R-4 to R-2.

Bills-Strand then referred to the north side of Sumner where there are very narrow lots. Hill suggested that to be a nonstandard issue relating to setbacks and lot area. They are nonstandard under R-4 or R-2. As nonstandard, if they were to be rebuilt, they would have to meet the setback requirements. If they are meeting setbacks now, even though the lot is smaller than minimum, they would be able to build in the same footprint. Bills-Strand believes there are less setbacks in the R-4. Hill advised that the R-4 and R-2 have the same front, side and rear yard setbacks. Changing from R-4 to R-2 zoning does not change the yard requirements.

Steward

Schwinn suggested considering the history of R-4 zoning and where it came from. A lot of it had to do with people subdividing their basements to add extra living quarters, especially after the war. He wonders if R-4 zoning is even relevant to our community anymore. Maybe we should have a better concept in planning when making these changes. A lot of the newer neighborhoods are zoned R-3, which allows closer setbacks on the street side and larger back yards. He will vote against this change of zone because he wants to see a larger consideration from the Planning staff. There are concerns about “smart growth” that say we want

Proponents

1. **Kent Seacrest** appeared on behalf of **Ridge Development Company and Southview, Inc.** These proposals are for the northeast and northwest corners of 27th Street and Yankee Hill

Motion for conditional approval, with amendments, carried

Staff recommendation: Conditional approval of the waiver of right-of-way and water mains, and denial of the waiver of depth-to-width ratio.

Carlson clarified that the applicant wants two lots, one 125 x 436 and one 110 x 436. Ray Hill of Planning staff referred to p.172 of the agenda, which is what the applicant is required to accomplish. Again, the staff's concern has to do with the lot to the south--not the lot abutting W. Stockwell. The staff believes that this subdivision, if approved in this manner, may constrain any future subdivision. With the long narrow direction east and west, if someone wanted to subdivide and move down to the area to the south, then we would be again dealing with two different property owners and that is where we have found difficulty because the two property owners are not agreeable as to design or timing of future development. The staff's recommendation looks further into the future as to how this land will someday be subdivided, and it is the staff's opinion that the way it is proposed now will restrict future subdivision of this area.

do it would not be possible.

Carlson suggested that the applicant could just

amendment be processed? Hill

views. In the past, we have never required anyone to pay to process a Comprehensive Plan Amendment, and now we

CHANGE OF ZONE NO. 3413

FROM R-4 RESIDENTIAL TO R-2 RESIDENTIAL,

ON PROPERTY GENERALLY LOCATED

AT NO. 24TH STREET AND SUPERIOR STREET.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION: August 20, 2003

Members present: Bills-Strand, Larson, Duvall, Carlson, Krieser, Taylor, Marvin, Steward and Schwinn.

Staff recommendation: Denial.

Ex fere f 82001L TO R-2 RESI5E95 TD -0003

_____ : None.

Ex Parte Comm

Brian Will of Planning staff submitted a revised staff report and recommendation. the applicant had requested a two week delay to allow for an additional advertised. What is now submitted is a revised recommendation from account that additional waiver and modifying the conclusion, of approval. The staff is now recommending approval.

- _____
1. **Brian Carstens** appeared on behalf of **Gary and John VerMaas**. This is a project just south of the existing Indian Village p

street trees all along the

critical.

Carlson stated that he will support the motion.

Motion for approval, with the added condition of approval, carried 9-0: Bills-Strand, Larson, Duvall, Carlson, Krieser, Taylor, Marvin, Steward and Schwu0n votu0g 'yes'.

There beu0g no further business, the meetu0g was adjourned at 3:55 p.m.

Please note: These minutes will not be formally approved until the next regular meetu0g of the Plannu0g Commission on August 20, 2003.

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