



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER
Special Permit #25014

FINAL ACTION?
Yes

DEVELOPER/OWNER
Gabriel Routzahn

PLANNING COMMISSION HEARING DATE
June 11th, 2025

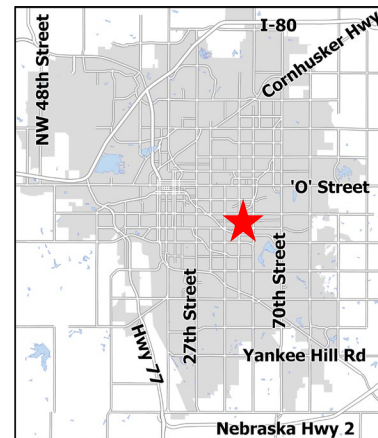
RELATED APPLICATIONS
None

PROPERTY ADDRESS/LOCATION
5300 Everett Street, Lincoln, NE, 68506

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a Special Permit for a Community Unit Plan on a 3.14-acre property. The proposed plan includes the phased development of three new dwelling units, one accessory building and the current residence. The applicant also requests waivers to modify standard setback requirement to accommodate the layout and phased nature of the plan. The goal is to gradually build out the property in a way that supports multi-generational living while preserving the character and continuity of the existing family estate.



JUSTIFICATION FOR RECOMMENDATION

The plan maintains low density, supports long term family use, and includes setback waivers to accommodate thoughtful site design and unique characteristics of the site. The waivers will not impact adjacent neighbors.

APPLICATION CONTACT

Gabriel Routzahn, (970)-567-1564,
routzahn@gmail.com

STAFF CONTACT

Ayden Johnson, (402) 441-6334 or
ayden.johnson@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed Community Unit Plan aligns with the City of Lincoln's Comprehensive Plan by supporting responsible growth, efficient land use, and preservation of neighborhood character. The phased development of single-family homes encourages infill and compact growth while maintaining the low-density residential nature of the area. The plan promotes long-term family stewardship, preserves open space, and reflects the Plan's vision for strong, connected neighborhoods and flexible housing opportunities that meet evolving generational needs.

WAIVERS

1. LMC.27.72.020(a) - Change the exterior setbacks for the lots to be 20' for front, rear and side yards.

(Recommend Approval)

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future Residential on the 2050 Future Land Use Plan.

Land Use Plan - Residential - to provide a stable area of gross density in the range of three to five dwelling units per acre. It is anticipated that some redevelopment will occur in this district. The use of the district includes single- and two-family dwellings, plus support facilities, such as schools, parks, community buildings, and places of religious assembly.

Fundamentals of Growth in Lancaster County

The City of Lincoln's present infrastructure investment should be maximized by planning for well-designed and appropriately-placed residential and commercial development in existing areas of the city with available capacity. This can be accomplished by redeveloping underutilized commercial centers into areas that include a mix of uses, and encouraging higher-density residential redevelopment in appropriate locations, including missing middle housing. New infrastructure investments to serve growth areas can be maximized by encouraging a higher density of both residential and commercial uses in these areas.

Natural and environmentally sensitive areas should be preserved within and between neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods. The natural topography and features of the land should be preserved by new development to maintain the natural drainageways and minimize land disturbance.

Goals Section

G1: Safe, Affordable, and Accessible Housing. Lincoln and Lancaster County will support the development of safe, affordable, and accessible quality housing that meets the diverse needs of the community. PlanForward understands the ongoing need for affordable housing and supports development of 5,000 affordable units by the year 2030.

G2: Complete Neighborhoods. Lincoln and Lancaster County will support complete neighborhoods within both developing and redeveloping areas of Lincoln. A complete neighborhood is one where residents are able to get the goods and services to meet daily needs within 15 minutes of their residence including a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable active transportation options, and civic amenities. Housing variety should include townhomes, senior living facilities, low/no maintenance condominiums, accessory dwelling units, multi-family development, and even small lot single-family.

Elements Section

E1: Complete Neighborhoods and Housing

A complete neighborhood is more than housing - great neighborhoods combine all the elements of parks, education, commercial areas, environmental resources, and housing together in one place.

A complete neighborhood is one where residents have safe and convenient access to goods and services needed for daily life activities.

Figure E1.a: Strategies for Design, Sustainability and Complete Neighborhoods in Developing Areas

1. Encourage a mix of compatible land uses to develop more complete neighborhoods:
 - a. Similar uses on the same block face: residential faces residential.
 - b. Similar housing densities developed near each other: single-family and "missing middle" residential (3-12 units) scattered throughout with higher density residential (more than 12 units) near the neighborhood edge or clustered near commercial centers.
 - c. Non-residential uses, including parking lots, should be screened from residential areas.
 - d. Locate Commercial Centers so as residents can safely access essential goods and services (i.e. not located across arterial streets) and no more than a 15-minute walk from all residences.
2. Plan for residences to be located within 1 mile to an existing or planned multi-use trail.
3. Plan for residences to be located within 1/2 mile to an existing or planned neighborhood park.

4. Integrate transit stops into developing neighborhoods and within a ½ mile distance from residences.
5. Plan for elementary or middle schools to be within a 15-minute walking distance to residences.
6. Develop shorter block lengths to provide multiple connections across residential and commercial areas.
7. Provide pedestrian connections when maximum block lengths are exceeded.
8. Encourage shared City and School facilities (aka SPARKS).

Existing Neighborhoods

The diversity of architecture, housing types and sizes are central to what make existing neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sensitive to the existing neighborhoods.

Infill and redevelopment is supported and must respect the street pattern, block sizes, and development standards of the area, such as parking at the rear and porches, windows, and doors on the front street side.

Policies Section

P2: Existing Neighborhoods - Continue our commitment to strong, diverse, and complete neighborhoods.

Action Steps

1. Promote the preservation, maintenance, and renovation of existing housing and supporting neighborhood uses throughout the City, with special emphasis on low and moderate income neighborhoods.
2. Maintain and enhance infrastructure and services, commensurate with needs, in existing neighborhoods.
3. Promote the continued use of residential dwellings and all types of buildings, to maintain the character of neighborhoods and to preserve portions of our past. Building code requirements for the rehabilitation of existing buildings should protect the safety of building occupants, while recognizing the need for flexibility that comes with rehabilitating existing buildings.
4. Implement the housing and neighborhood strategies as embodied in the Affordable Housing Coordinated Action Plan, City of Lincoln Consolidated, Annual Action Plans, and subsequent housing and neighborhood plans. These plans provide the core for affordable housing and neighborhood preservation actions for public and private agencies.
5. Retain and encourage a mix of housing in existing and new neighborhoods in order to provide a mix of housing types at a variety of price points.
6. Implement elements of Complete Neighborhoods for existing neighborhoods.
7. Develop and utilize a measurement tool to evaluate neighborhoods in terms of how well they achieve PlanForward's goals for design, sustainability, and Complete Neighborhoods goals.
8. Encourage public and private investment in neighborhood infrastructure and services to support economic diversity that improves the quality of life for all residents.
9. Balance expanding housing options and neighborhood character. Infill development should include housing for a variety of incomes and households and should complement the character of the existing neighborhood by including appropriate transitions, scale, and context.
10. Develop and propose zoning text amendments that will allow platted, nonconforming lots to be buildable.
11. Promote neighborhood and community design that supports healthy and active lifestyles.

P17: Predictability - Strive for predictability for neighborhoods and developers.

Action Steps

1. Continue to make updates as needed to zoning and subdivision ordinances, along with design standards, to support economic development, complete neighborhoods, and other PlanForward initiatives.
2. Support timely and efficient implementation of the growth tiers framework through the Capitol Improvement Program and other coordinated infrastructure enhancements.

CLIMATE ACTION PLAN SPECIFICATIONS:

- p. 8 Strategic Vision - Lincoln will reduce net greenhouse gas emissions 80% by 2050 (relative to 2011 levels). This ambitious goal will serve as a guiding target for municipal operations, the Lincoln Electric System, local businesses and institutions, and our entire community in the years to come. Lincoln joins scores of cities across the country who have set a similar “80x50” goal to reduce emissions. A myriad of strategies in the plan speak to achieving this target, from increasing energy efficiency, generating more electricity from renewable energy, switching to electric vehicles and active commuting modes, and employing natural climate solutions.
- p. 19 Key Initiative - Improve Protections for and with Lincoln Residents
- Maintain the Community Rating System (CRS) rating that allows for a 25% reduction in flood insurance premiums for property owners in floodplains.
 - Continue to encourage installation of green infrastructure strategies where appropriate, to include grants and incentives. Examples of green infrastructure strategies include rain gardens, bioswales, and permeable pavement to reduce stormwater runoff.

ANALYSIS

1. The current site at 5300 Everett St, zoned R-1, currently consists of two lots: the west lot (1.79 acres) contains a single-family home, and the east lot (1.35 acres) is undeveloped. The proposed Community Unit Plan (CUP) aims to gradually transform the property into a multi-generational property, resulting potentially in four developed lots over time.
2. The CUP is intended to support long-term residential development that preserves the character of the neighborhood while providing flexibility for evolving family needs. The applicant seeks to utilize phased development and setback modification to optimize site layout, maintain open space, and comply with city planning goals.
3. The proposed development will occur in three phases:
 - a. Phase 1
 - i. Continue with common ownership of both lots
 - ii. Construct a 42'x56' accessory building on Lot 2
 - iii. Site the accessory building in accordance with future setback requirements
 - b. Phase 2
 - i. Eliminate common ownership of both lots
 - ii. Construct a single-family home on the southern portion of Lot 2
 - iii. Establish a shared private driveway
 - iv. Use the modified new setbacks on both lots
 - c. Phase 3
 - i. Subdivide lots 1 and 2 into two additional lots, totaling 4 lots. The subdivision of each lot may occur at different times
 - ii. Construct single-family homes on the newly created lots 3 and 4
 - iii. Use the new setbacks on the new lots
4. A shared private driveway will provide efficient and safe access to the new homes while minimizing the number of curb cuts onto public streets. This approach supports neighborhood character and reduces traffic disruptions.
5. The proposed CUP preserves a 20-foot setback from neighboring properties and maintains the existing tree line

to the south, providing a natural buffer toward the adjacent school. While the resulting four lots are slightly smaller than those nearby, they remain very low density and are designed to minimize impact on surrounding residents and the school community.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: R-1 Residential

SURROUNDING LAND USE & ZONING

North:	R-1 Residential
South:	P Public
East:	R-1 Residential
West:	R-2 Residential

APPROXIMATE LAND AREA: 3.14 acres

LEGAL DESCRIPTION: Lots 1-2, 5300 Addition, Lincoln, Lancaster, Nebraska, 

Prepared by Ayden Johnson, Planner
(402) 441-6334 or ayden.johnson@lincoln.ne.gov

Date: May 29th, 2025

Applicant/Contact/Owner: Gabriel Routzahn

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/Boilerplates/SP25014 5300 Everett Street CUP.alj.docx>

CONDITIONS OF APPROVAL - SPECIAL PERMIT #25014

Per Section 27.63.320 this approval permits a Community Unit Plan for 4 dwelling units including waivers to modify setbacks to 20' to the north, east and west, as well as 10' setbacks within CUP and to the adjacent property to the south.

Site Specific Conditions:

1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 2 copies with all required revisions and documents as listed below:
 - 1.1 Add phasing notes as page 3 of the CUP plan.
 - 1.2 Add to first sentence of phase one that says "Continue with common ownership of both lots - no consolidation final plat is required".
 - 1.3 Remove dimensions of accessory building to avoid confusion.
 - 1.4 Change phase 2, 4th point and phase 3, 3rd point to state "All buildings will follow setbacks for lots shown on site plan".
 - 1.5 Delete "see attached exhibit" from Phase 2 and Phase 3.
 - 1.6 Relocate the Sanitary sewer so it is public and located within the driveway easement.
 - 1.7 Add to the General Notes, "Signs need not be shown on this site plan, but need to be in compliance with chapter 27.69 of the Lincoln Zoning Ordinance, and must be approved by Building & Safety Department prior to installation".
2. Before receiving building permits for Phase 2 provide the following documents to the Planning Department:
 - 2.1 Verification that the required easements as shown on the site plan have been recorded with the Register of Deeds.

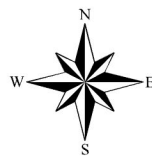
Standard Conditions:

3. The following conditions are applicable to all requests:
 - 3.1 Before starting the operation all development and construction shall substantially comply with the approved plans.
 - 3.2 All privately-owned improvements shall be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.
 - 3.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 3.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant.



Special Permit #: SP25014
5300 Everett St CUP
S 52nd St & Everett St

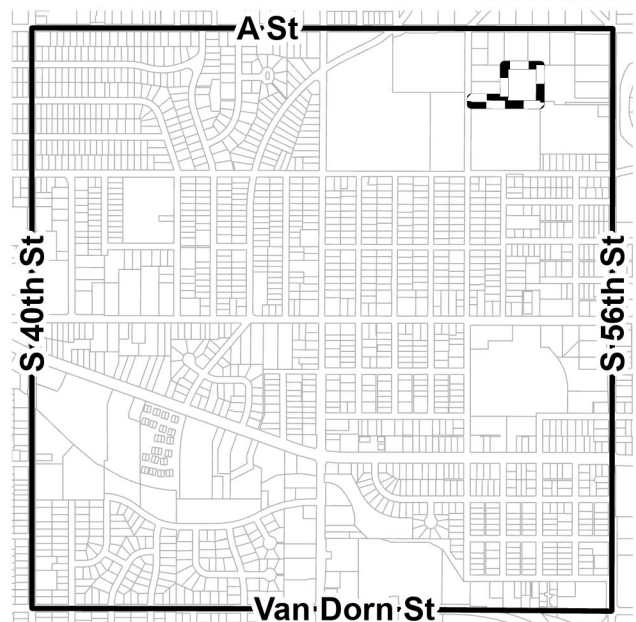
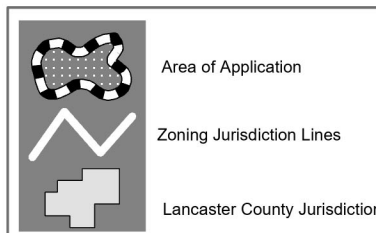
2024 aerial



Zoning:

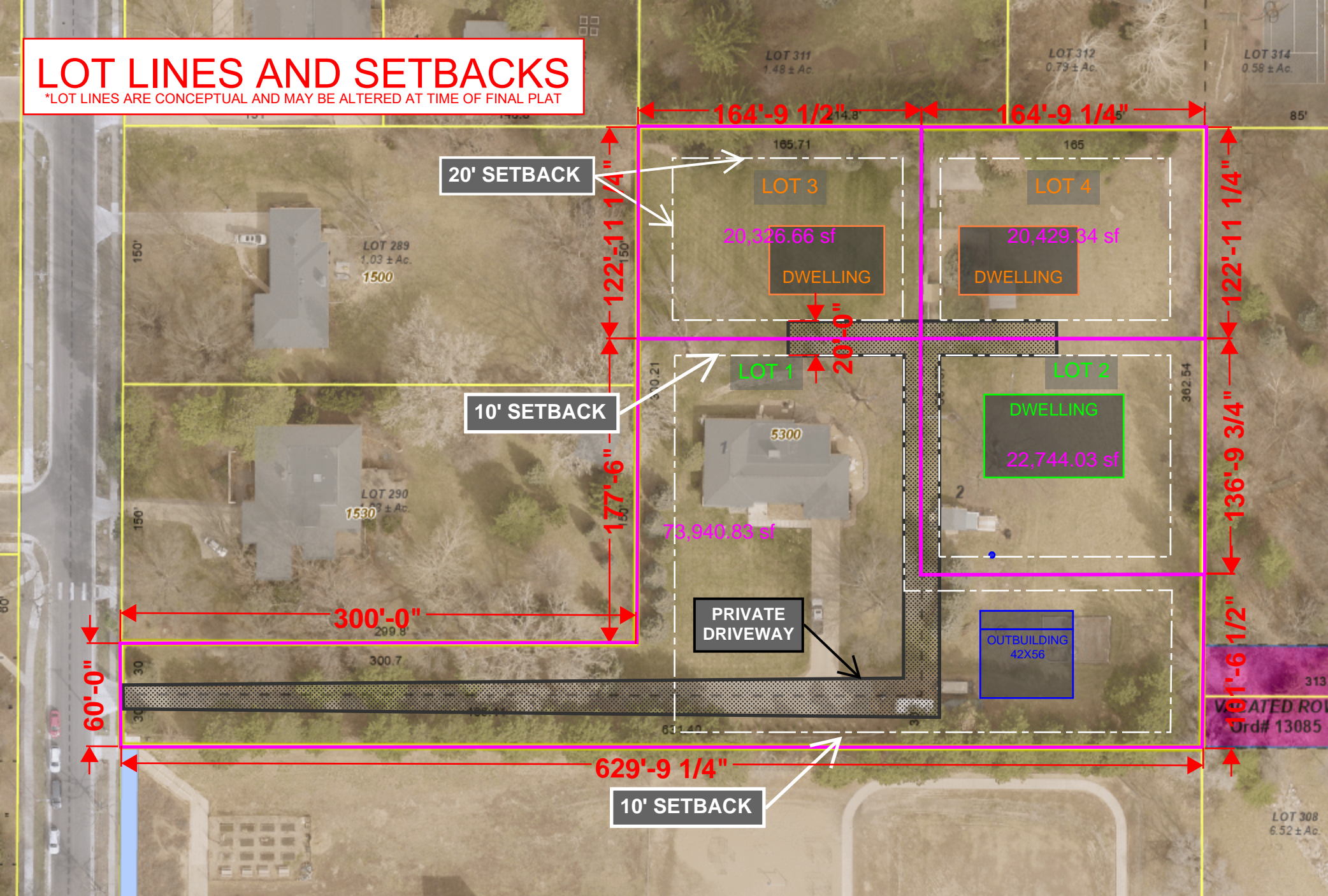
R-1 to R-8 Residential District
AG Agricultural District
AGR Agricultural Residential District
O-1 Office District
O-2 Suburban Office District
O-3 Office Park District
R-T Residential Transition District
B-1 Local Business District
B-2 Planned Neighborhood Business District
B-3 Commercial District
B-4 Lincoln Center Business District
B-5 Planned Regional Business District
H-1 Interstate Commercial District
H-2 Highway Business District
H-3 Highway Commercial District
H-4 General Commercial District
I-1 Industrial District
I-2 Industrial Park District
I-3 Employment Center District
P Public Use District

One Square Mile:
Sec.32 T10N R07E



LOT LINES AND SETBACKS

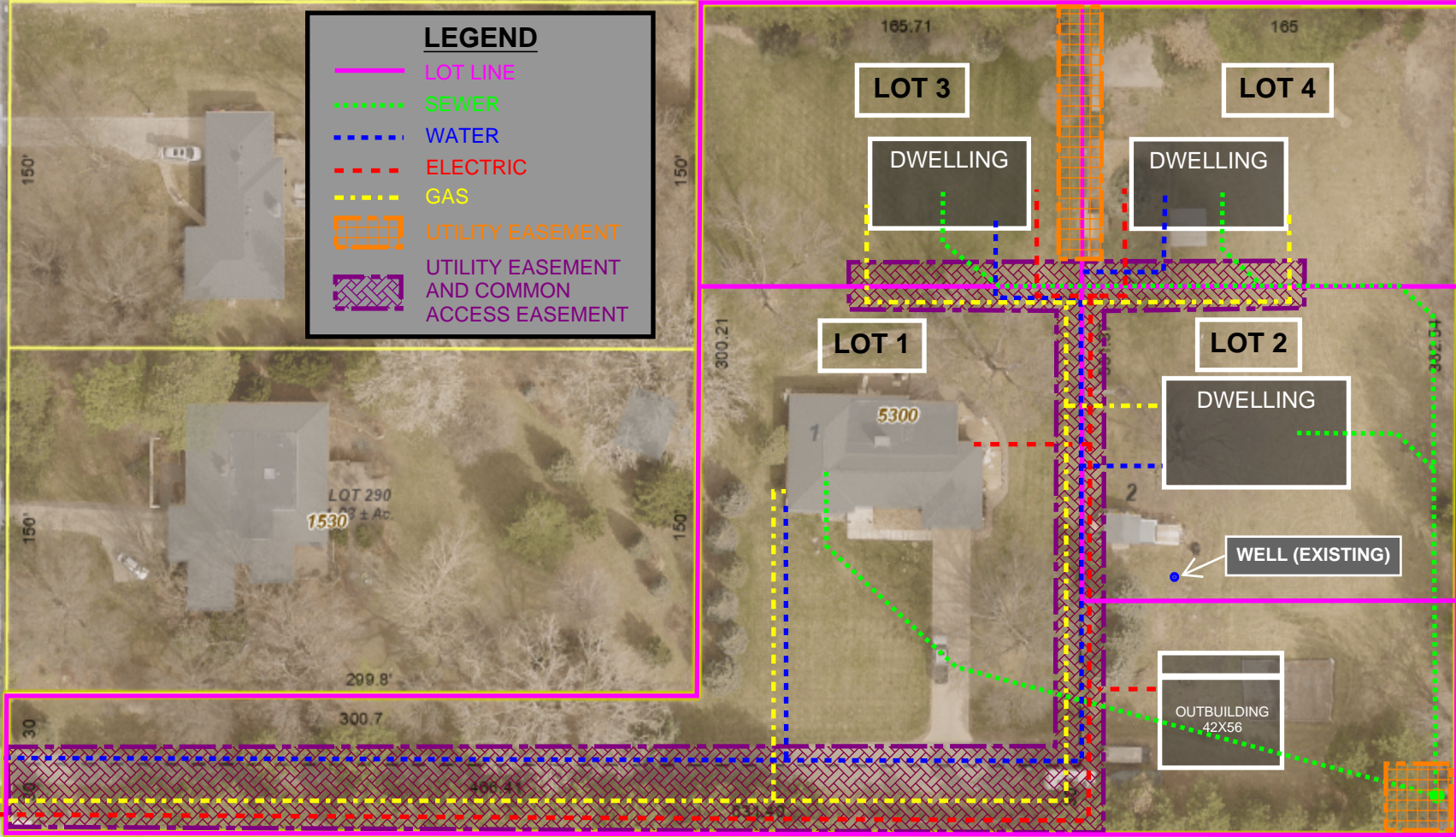
*LOT LINES ARE CONCEPTUAL AND MAY BE ALTERED AT TIME OF FINAL PLAT



UTILITIES AND EASEMENTS

LEGEND

- LOT LINE
- SEWER
- WATER
- ELECTRIC
- GAS
- UTILITY EASEMENT
- UTILITY EASEMENT AND COMMON ACCESS EASEMENT



Routzahn

Community Unit Plan Proposal

Gabriel Routzahn

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Lincoln, NE 68506
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970.567.1564

DEAR PLANNING COMMISSION:

I am pleased to present my phasing plan to support the community unit plan for our property located at 5300 Everett St. (Zoned R-1).

Backstory: My wife's grandparents, Ed and Mary Copple, bought and developed this parcel in 1956/57, and built the addition in 1964. They lived here until they passed away; Mary in 2017, Ed in 2018. My wife and I purchased the property from the family estate and moved here with our two children in June 2019.

Currently, the property consists of two lots totaling 3.14 (pi!) acres, with our home being on the west lot (1.79 acres). The east lot (1.35 acres) is undeveloped.

We are proposing the following three-phase community unit plan which will ultimately result in four developed lots:

- * Phase 1:
 - o Continue with common ownership of both lots
 - o Construct a 42x56 accessory building on Lot 2
 - o Accessory building would be located with respect to future setbacks
- * Phase 2
 - o Eliminate common ownership of two lots
 - o Construct a single family home on southern portion of Lot 2
 - o Establish a shared private driveway
 - o Establish new setbacks on both lots
 - o See attached exhibit
- * Phase 3
 - o Subdivide Lot 1 and Lot 2 into two additional lots, for a total of four lots
 - o On Lot 3 and Lot 4, construct a single-family home
 - o Establish additional setbacks
 - o See attached exhibit

Thank you for your time and this opportunity.

Sincerely,

Gabriel Routzahn

Routzahn

Community Unit Plan Details

Gabriel Routzahn

5300 Everett St

Lincoln, NE 68506

routzahn@gmail.com

970.567.1564

- * Four lots (totaling 3.14 acres) with one single family home per lot
 - o Lot 1 – 1.58 acres (including private drive)
 - o Lot 2 – 0.56 acres
 - o Lot 3 – 0.50 acres
 - o Lot 4 – 0.50 acres
- * Lot lines and area are conceptual and may be altered at time of final plat
- * Shared private driveway
- * 20' setbacks between adjacent properties north, east and west
- * 10' setbacks within CUP and between adjacent property to the south (school)
- * Shared deep well for irrigation (existing)