

URBAN DESIGN COMMITTEE

The Urban Design Committee will hold a meeting on **Tuesday, February 4, 2024**, at **3:00 p.m.** in the County-City Building, 555 S. 10th Street, Lincoln, Nebraska in **City Council Chambers** on the 1st floor. For more information, contact the Planning Department at 402-441-7491.

AGENDA

1. Approval of UDC meeting record of [November 05, 2024](#).

ADVISE

2. [Updates to H2 District](#)– *Advisory Review*

Urban Design Committee's agendas may be accessed on the Internet at
<https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Urban-Design-Committee>

ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #UDR25006
APPLICATION TYPE	Final Action
ADDRESS/LOCATION	H-2 District Updates
HEARING DATE	February 4, 2025
ADDITIONAL MEETINGS	-
APPLICANT	Andrew Thierolf, AThierolf@lincoln.ne.gov
STAFF CONTACT	Arvind Gopalakrishnan, 402-441-6361, agopalakrishnan@lincoln.ne.gov

RECOMMENDATION: APPROVAL

Summary of Request

The main purpose of bringing this proposal to the Urban Design Committee is to receive input on new proposed design standards for sidewalks in the H-2 district. These changes are part of a broader proposal that modifies the H-2 zoning district to become a mixed-use district supportive of high-quality redevelopment.

Nearly the entirety of the H-2 district is located along the N. 48th Street corridor between O Street and Holdrege Street, and also along O Street between 40th Street and Cotner Boulevard. The existing zoning for this area has contributed to the creation of a suburban-density, auto-oriented, commercial district.

Proposed changes for H-2 include:

- Add residential as a permitted use and remove some uses not appropriate near residential.
- Adjust required setbacks to allow for greater potential density.
- Adjust the alcohol sales setbacks to make it easier to sell on-and-off sale alcohol in H-2. With the addition of residential uses in H-2 it could become prohibitively difficult to open new alcohol establishments in the area given the current regulations.



N. 48th Street corridor between O Street and Holdrege Street



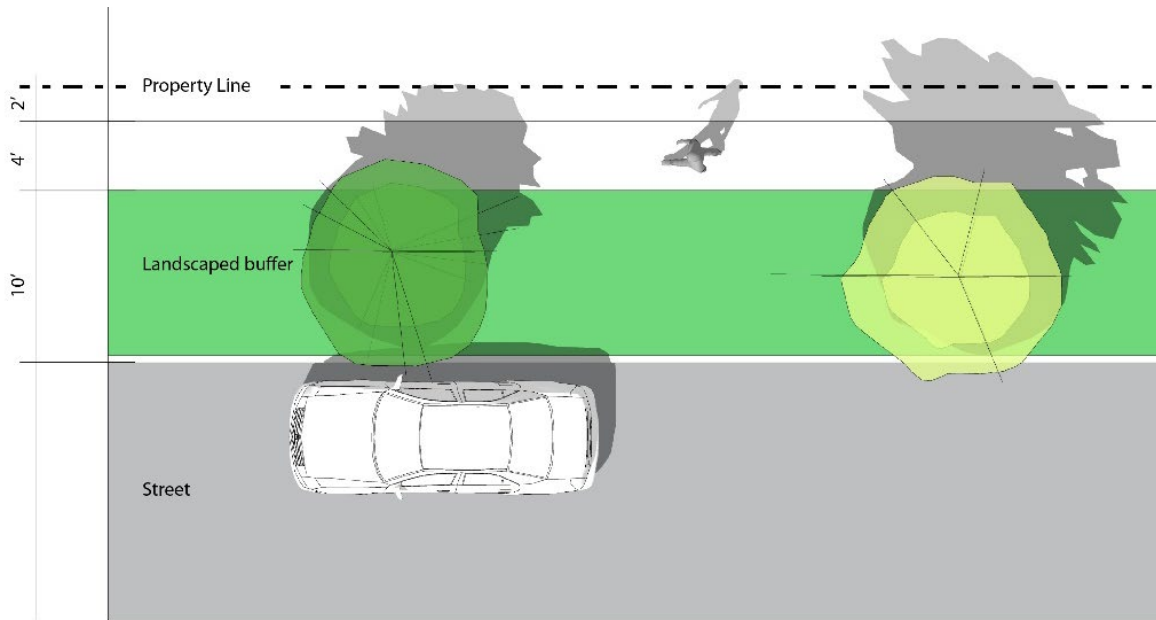
Street between 40th Street and Cotner Boulevard.

A key element of the H-2 proposal is creating a more walkable environment in the area. This proposal would create new streetscape design standards that would apply to H-2. There are many segments of O Street and 48th Street that nearly fill the existing right-of-way, causing sidewalks to be close (five feet or less) from the street curb. This contributes to an unpleasant and potentially unsafe pedestrian experience.

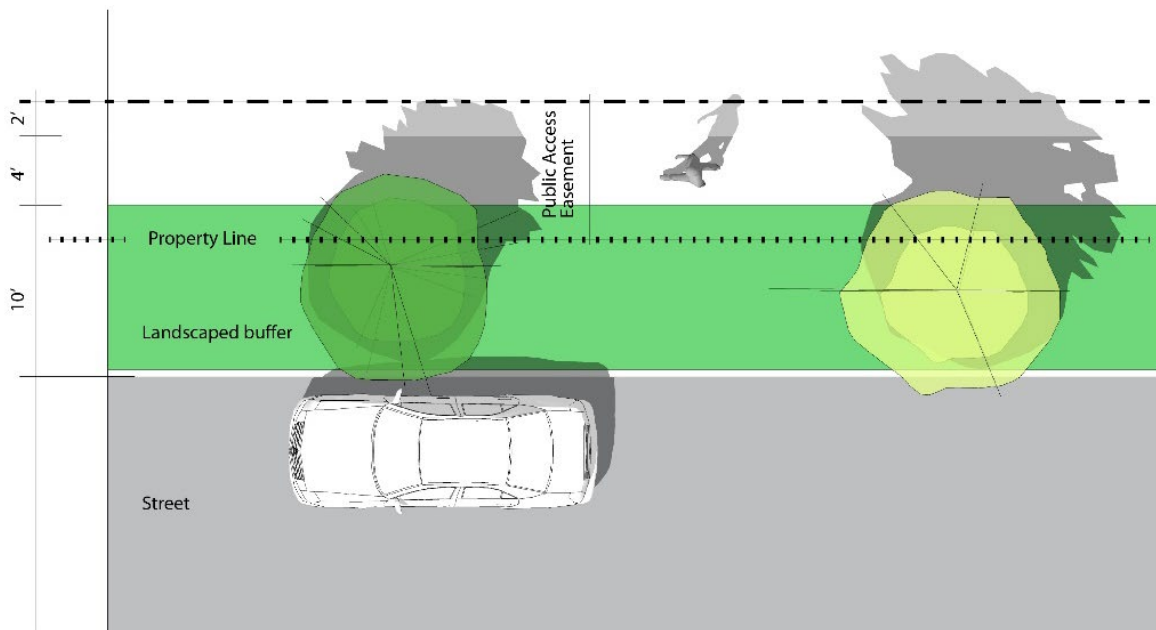
With the proposed design standards, the sidewalk would need to be at least ten feet from the back of the street curb with a landscaped buffer with street trees between the sidewalk and street. If space is not available in the right-of-way, a pedestrian easement would be provided on private property. The streetscape design standard would only apply to parcels being redeveloped (i.e. New construction, changes in use, major remodeling projects, or redevelopment.) . This same strategy has been used on a site-by-site basis in the area, but this is the first time that a district-wide design standard has been created for sidewalk placement within infill areas. As with all design standards, the new streetscape design standard can be appealed to the Urban Design Committee by an applicant.

https://inlanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2025/02 Feb/item_01_H2_District_Updates.docx

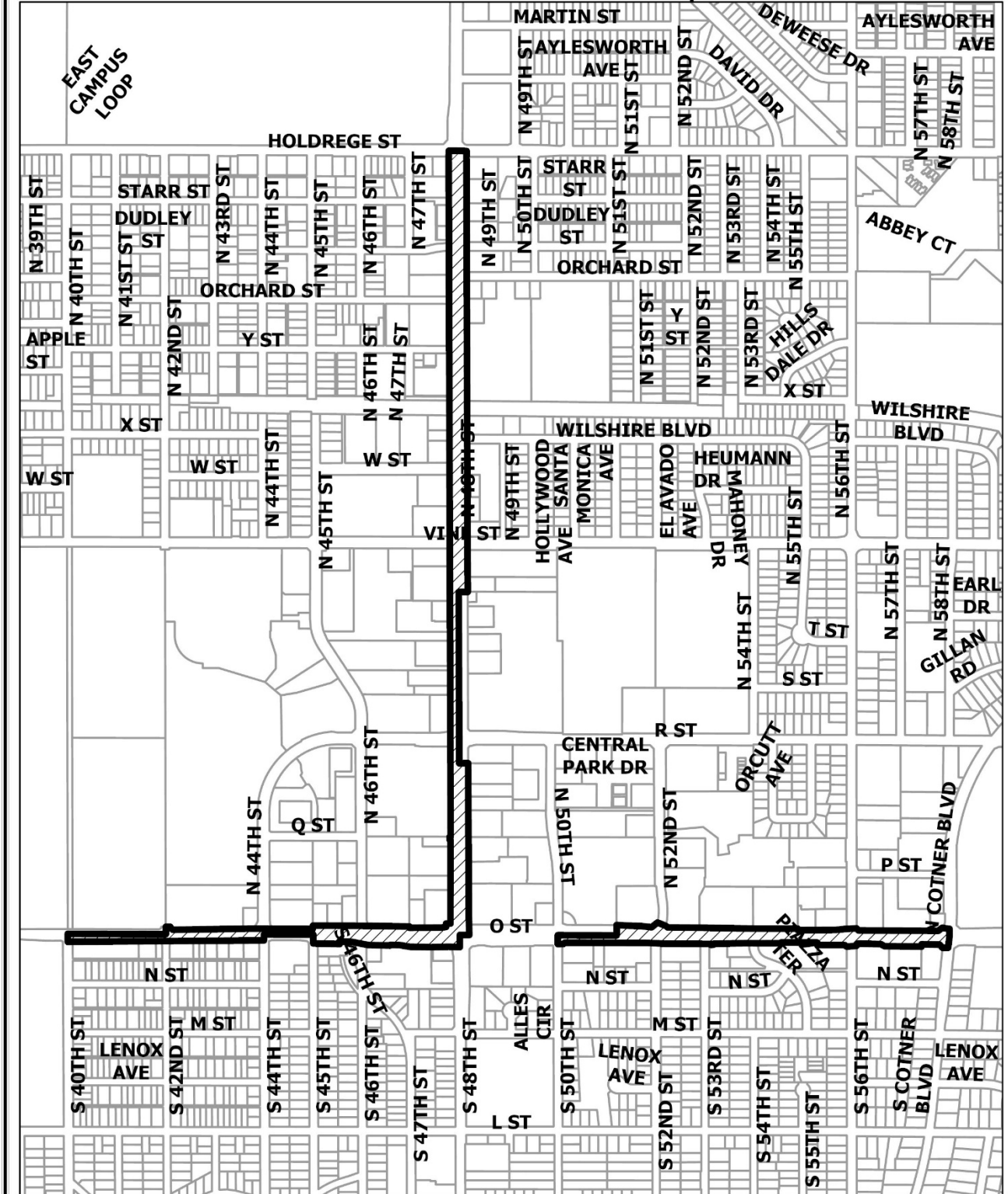
Sidewalks would be required to be located 10 feet from back of street curb.



If space is not available within the right-of-way, sidewalks would be located on private property and a pedestrian easement would be required.



ATTACHMENT A - Location Map



2024 Aerial



UDR25006 - Updates to H-2 District
 O Street from 40th St to Cotner Blvd
 N 48th St from O St to Holdrege St

Project: GIS\Project\Dev\Review\UDC_LocationMaps.aprx
 PDF: I:\Boards\UDC\REPORTS\Location Maps