

URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER Urban Design Record #26082
APPLICATION TYPE Advisory Review
ADDRESS/LOCATION N. 28th Street and Vine Street
HEARING DATE September 1, 2026
ADDITIONAL MEETINGS September 15, 2026 Planning Commission
APPLICANT Codah Gatewood, 402-477-1666, cgatewood@shive-hattery.com
STAFF CONTACT Paul Barnes, 402-441-6372, pbarnes@lincoln.ne.gov

RECOMMENDATION: APPROVAL

Summary of Request

TJK Investments is working with Shive-Hattery on the next phase of development for the Containers on Vine project. The first phase was reviewed by UDC in May 2018 with one structure built near Vine Street. The project scope of this phase includes six new two-story residential structures and two detached garage structures off the alley. The residential units will be constructed out of shipping containers, similar to the existing residential structure adjacent to Vine Street. All six units will face inward toward a common space.

This project previously received TIF which requires advisory design review by the Urban Design Committee (UDC).

Additional details are found on the attachments.

Compatibility with the Design Standards

The project location is subject to Neighborhood Design Standards since the property is zoned residential and lies within the 1950 city limits. The Neighborhood Design Standards take design cues off the same and facing block fronts. The facing block front contains one residential structure that faces Vine Street and a detached garage that takes access off N. 28th. The same block face contains seven residential structures, one of which is another container home that was reviewed by UDC in 2018 and built in 2019.

The developer is also submitting an application for a Community Unit Plan (CUP) to allow for the development layout as shown. CUPs allow for certain zoning and subdivision waivers while encouraging creative neighborhood design.

Key Neighborhood Design Standards to be reviewed include roof pitch, building orientation, front porches, garage location, and building height. Nearly all design standards are found to be met:

- Roof pitch is 3/12 which is the same as the existing container unit near Vine Street. Neighborhood Design Standards support a steeper roof and discourage flatter roofs.
- All units are laid in a semi-circle pattern that is oriented toward a common open space fronting N. 28th Street. Orientation of residential structures on the same block face is towards N. 28th Street. While not all units in the proposed development directly orient toward N. 28th Street, the orientation of the units

toward a common space does create a neighborly design around a space that will have shared use by all future residents.

- Front porches are common on this block face with the proposed development proposing to create front porches with pergolas and storage container doors.
- Garages in this neighborhood are typically found behind the house with the proposed development using the alley for access. One garage stall and one driveway parking space per unit is proposed.
- All new units are proposed to be two stories at a height of 24' 6". Three of the existing homes on the same block are two stories, with one of them also being the existing container unit near Vine Street. The existing container structure is slightly taller at 28'.

Recommendation

Nearly all of the Neighborhood Design Standards are met with the proposal except for the requirement that the units all be oriented toward N. 28th Street. However, the semi-circle layout of the units around the common space abutting N. 28th Street creates a neighborly design and is supported by staff.

**ATTACHMENT A
SITE MAP**

ATTACHMENT A - Location Map



UDR26082 - 705 N 28th St





















VINE STREET
CENTERLINE

SITE PLAN
181'-0" x 249'-5"
44515 SF
1.02 ACRES

Vine Street

131.53'

8.48'

63.40'

59.42'

138.37'

5' SIDE YARD SETBACK

25' FRONT YARD SETBACK

20' REAR YARD SETBACK

50.03'

50'

North 28th Street

NORTH 28TH STREET
CENTERLINE

Public Alleyway

CYCLEWORKS & MOOSE'S TOOTH TO WEST

ALLEYWAY
CENTERLINE

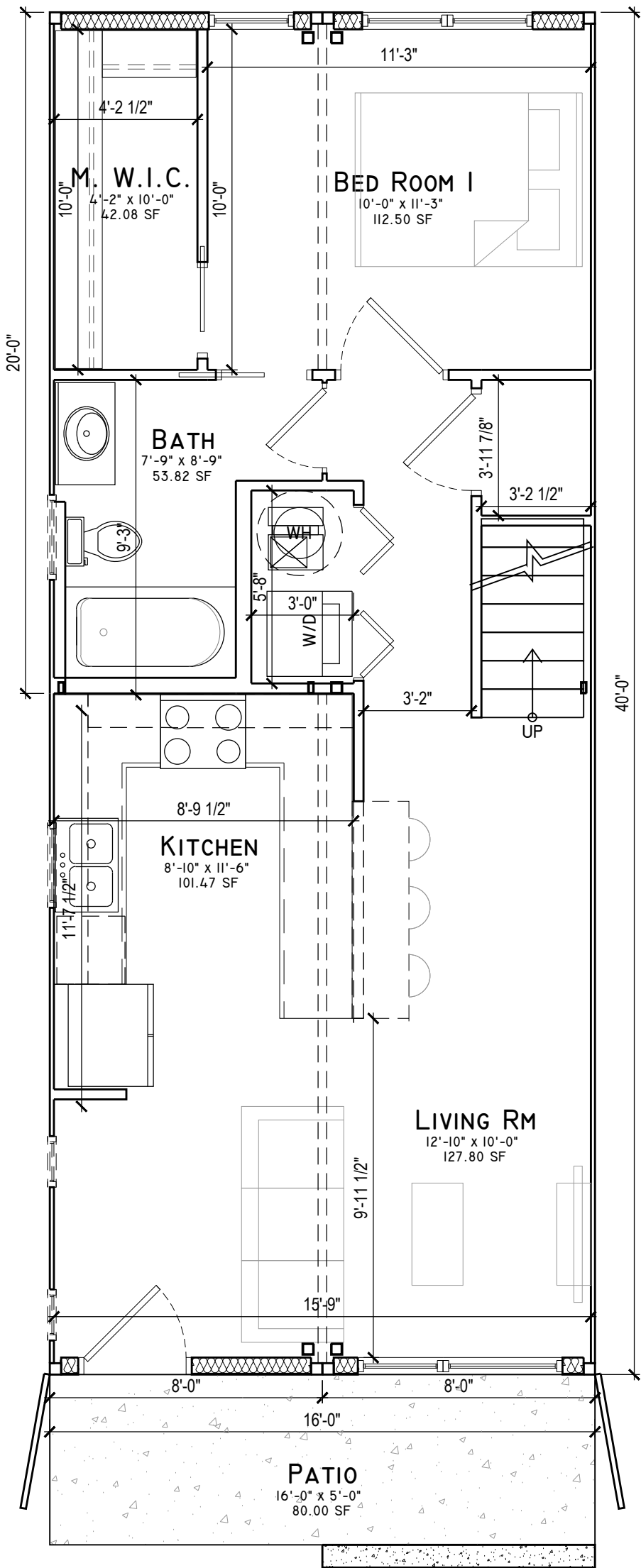
EXISTING STRUCTURE

6 Driveway Stall
6 Garage Stalls
12 Total Stalls

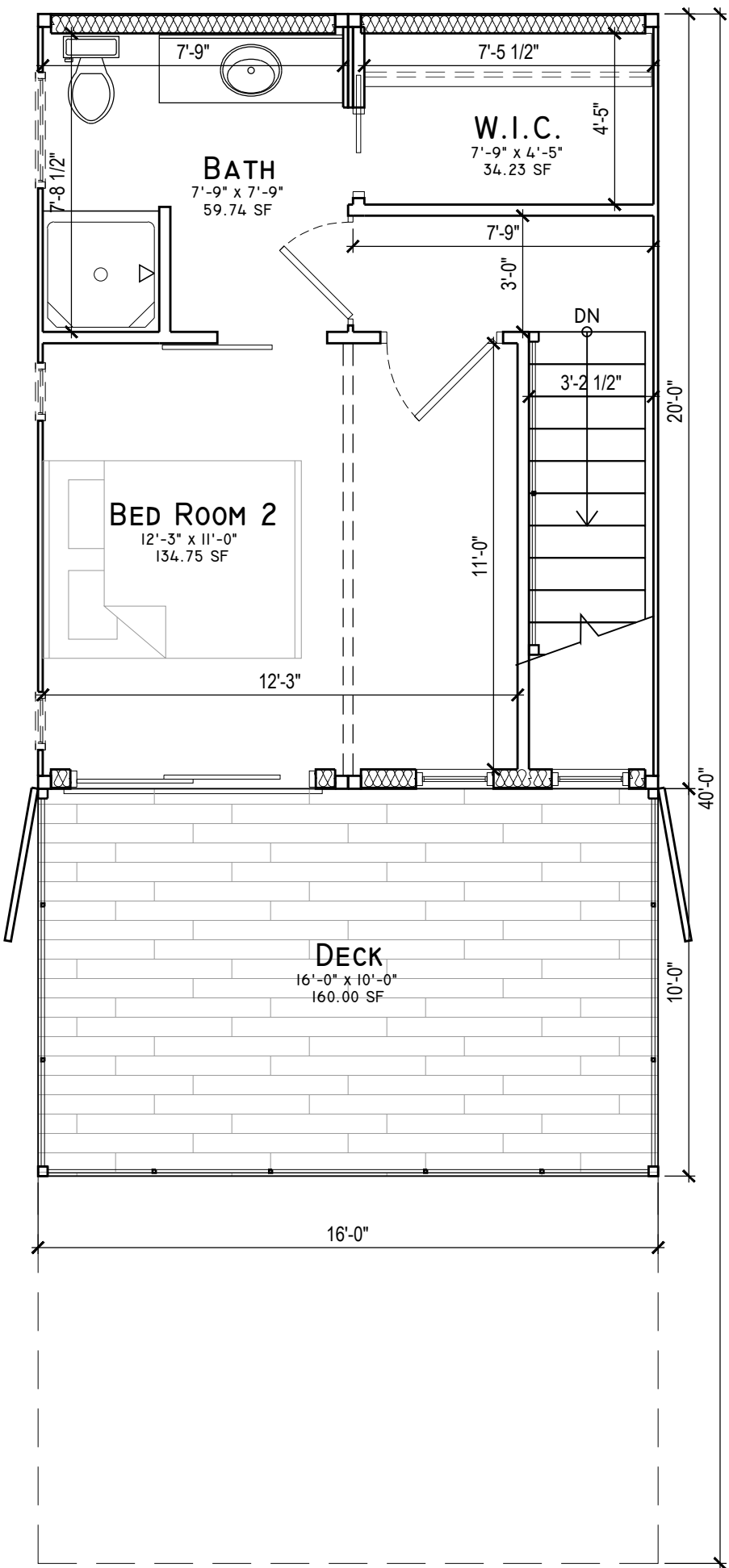
EXISTING STRUCTURE

6 single structures
6 units
6 - 2 BR

OPTION 01
1"=20'-0"



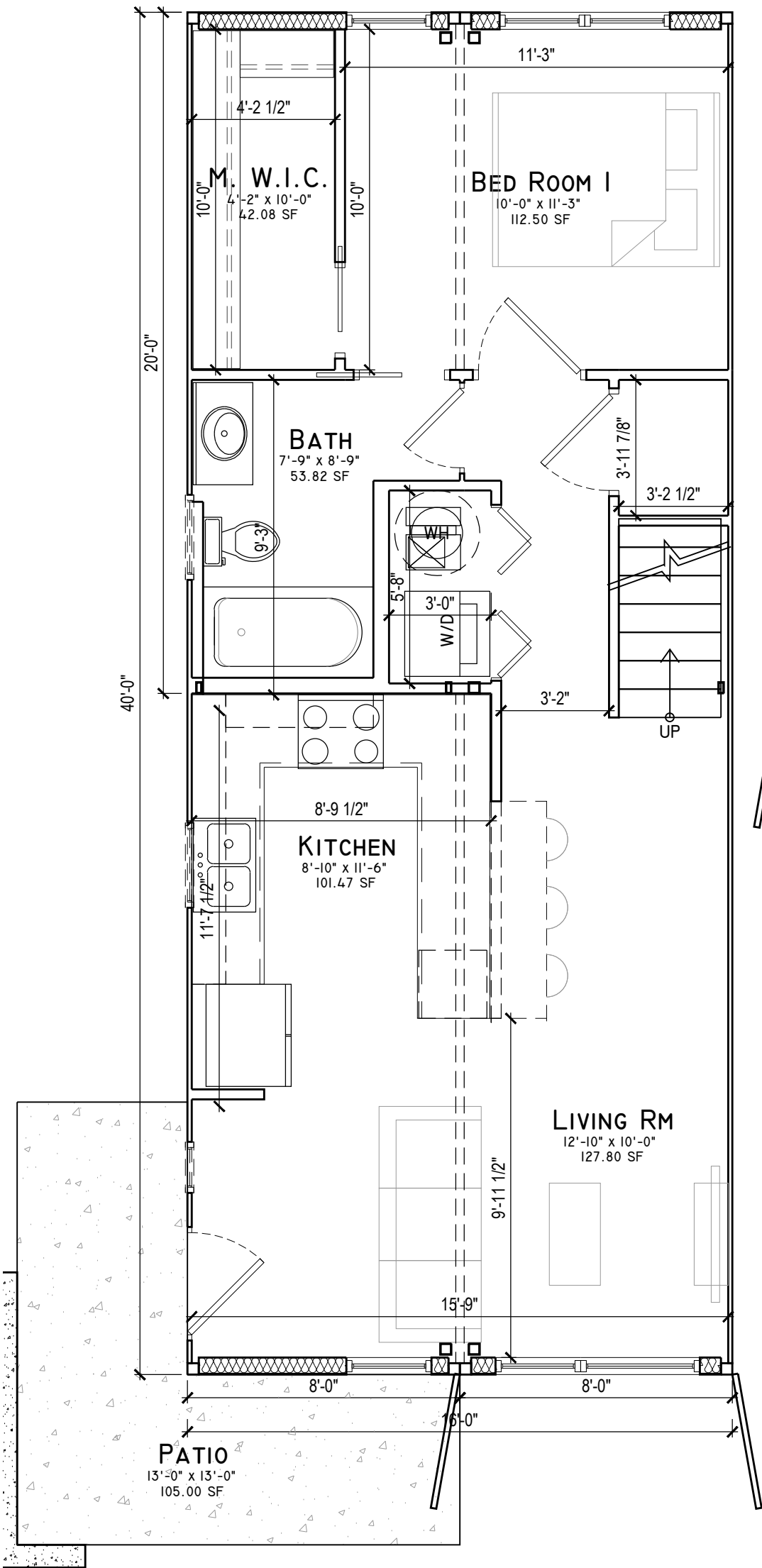
First Floor
(2) 40' x 8' SHIPPING CONTAINERS 640 SF



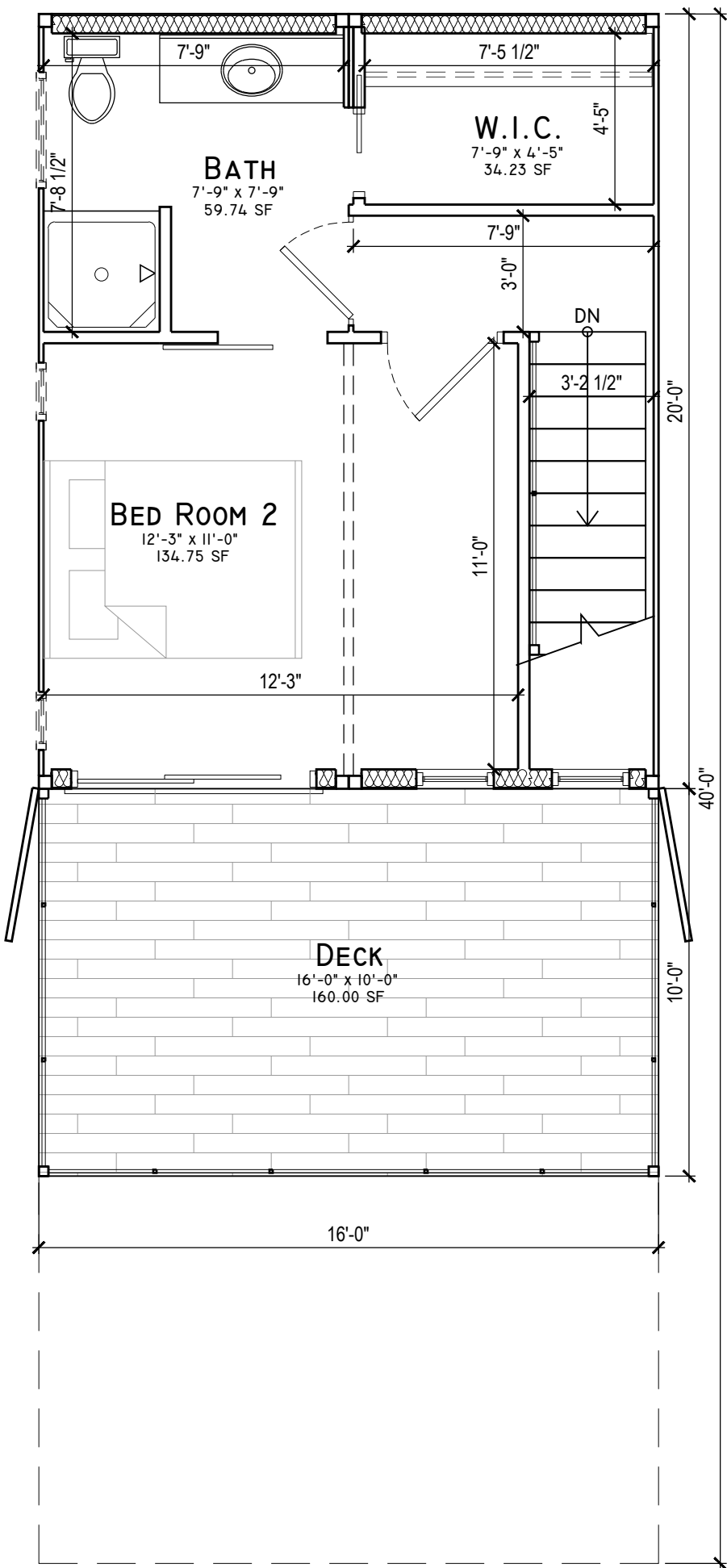
Second Floor
(2) 20' x 8' SHIPPING CONTAINERS 320 SF

(2) 40 + (2) 20
2 BEDROOM
1/4"=1'-0"

TOTAL SF: 980 SF



First Floor
(2) 40' x 8' SHIPPING CONTAINERS 640 SF



Second Floor
(2) 20' x 8' SHIPPING CONTAINERS 320 SF

(2) 40 + (2) 20
2 BEDROOM - STREET FACING
1/4"=1'-0"
TOTAL SF: 980 SF