

MAYOR'S NEIGHBORHOOD ROUNDTABLE

COUNTY/CITY BUILDING

555 SOUTH 10TH STREET

Room 303

Monday, December 9, 2024, 5:30 p.m.

Meeting Notes

- **Welcome and Introductions**

- Tracy Corr (40th and A/College View), Isaac Remboldt (Irvingdale), Kyle McLaughlin (Bethany), Kay Wenzl (Meadowlane), Dick Piersol (Country Club), Paul Johnson (East Campus), Mary Unger (Prescott), Tut Kailech (East Campus/NWL), Councilmember Tom Beckius, Jon Carlson (Mayors Office), Andrew Theirolf and David Cary (Planning Department), Fred Freytag (Witherbee), Mary Schwab (Witherbee), Midge Pace (Everett), Kathy Linsenmeyer (Everett)

- **Mayor Gaylor Baird Comments**

- Check out the North Pole at Tower Square
- Encourage residents to shop local
- Snow Plow Santa visited several libraries over the past weekend; voting on naming the snow plows will open December 23rd at <https://www.lincoln.ne.gov/City/Departments/LTU/Transportation/Maintenance-Operations/Winter-Operations/Contest>.
- Welcoming next Lincoln Fire and Rescue graduates on January 7th to add 11 more fighter fighters
- Almost \$78 million has gone into street projects and a presentation on this past year accomplishments coming in a few weeks; 30% has come from visitors of the city through the sales tax which ends next year; will start conversations on renewing the funding soon
- Lead Safe Lincoln is working to replace lead service lines in the high need areas through a multi-year project. The program is free to owners to avoid \$8-10,000 in costs to replace the lead service lines. Estimated to help 2,000 households due to the Bipartisan Infrastructure Law loan program administered by NDEE. More information along with the map of the current project area: <https://www.lincoln.ne.gov/City/Departments/LTU/Utilities/LWS/Water-Quality/Lead/LSLR>

- **Mixed Use District Text Amendment –**

- Updates for the H-2 zone located in central Lincoln (48th and O Street) with opportunities to remove some permitted uses and tweak language

to get better uses and allow for more housing opportunities not present today

- No particular development or reason for the change, but was an identified opportunity through the Planning Department to ensure the zoning code reflects community values and what's happening in the city development
- Have been reaching out to property owners who would be impacted by the changes
- See attached slides for more details and the project website: <https://www.lincoln.ne.gov/City/Departments/Planning-Department/Development-Review/H-2-Zoning-Update>
- Comment on whether an apartment would need to provide parking in this H-2 district. No parking is required for the district for any uses, but the parking update found most developers provide parking regardless of any required minimums. Concern still present for parking requirements so overflow isn't directed into the adjacent neighborhood
- Witherbee neighborhood has a lot of unhappy residents related to traffic issues; concern what this change of zone would do to traffic in the area which is dangerous
- Need to address number of curb cuts along O Street. Will this change facilitate consolidated curb cuts. Access Management managed through LTU dictates curb cuts, but multi-site redevelopment would be an opportunity to consolidate curb cuts
- Long term opportunity to create a more transit focused area
- Opportunity for some easement protection area along the street to preserve space for the sidewalk further back from the street which would also go along with the proposed 10 foot setback in the text amendment
- Is crash data used when discussing the text amendment? Opportunity to correct the street to fix safety. Text amendment doesn't directly address this concern, but LTU uses crash data when working on roadway projects
- Analysis on impact of the changes to impervious surface of having less parking in the corridor? Not great changes since amendment doesn't have changes in landscaping requirements and it's mostly related to change in use. Added density above the one-story existing structures possible under this amendment would give more benefit for the existing stormwater runoff levels
- No current plans to expand H-2, but potential to apply this to other corridors that would benefit from mixed-use development patterns in the future
- Separate parking analysis during the last parking text amendment earlier this year which is what removed parking requirements for H-2, so it wasn't discussed again during this text amendment

- B-2 district with TJ max building left out because it's a district with a Use Permit which includes a site plan that has more enhanced requirements and already has a lot of the features of the proposed H-2 district
- For more questions reach out to Andrew at atheirolf@lincoln.ne.gov
- **Announcements/Holiday Events to Share**
 - Witherbee Park added 3,500 new flower bulbs over 2 weekends funded through a strong neighborhoods grant (\$1,000) with some additional private donations; funds still available up to \$2,500 for any neighborhoods with projects. More details at <https://civicnebraska.org/strongneighborhoods/>.
 - Neighborhood Alliance meeting Saturday December 14th on the Comprehensive Plan (10 am at Bennett Martin Public Library 4th Floor Conference room)
 - List of Community Builders and the schools and neighborhoods they cover can be found at <https://www.google.com/maps/d/u/0/viewer?mid=1Fz7NoYBDXm4t1bLlhCzpeUP6aGp7Iis&ll=40.822952042257185%2C-96.71160419999998&z=13>.
- **Next Meeting (January 13, 2025) / Agenda Ideas**
 - Presentation from LTU on final year of the Lincoln on the Move sales tax and what's to come
- **Other Comments**
 - Would like to address the noise ordinance during snow removal season to allow using anything other than a shovel between 10 pm and 7 am.
 - Planning would be happy to come back to present on the University Place Neighborhood and Redevelopment Plan.
- **Adjourned at 6:37 pm**

Mayor's Neighborhood Roundtable Sign In Sheet

Date: December 9, 2024

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Lincoln **STRONG** **NEIGHBORHOODS** ***Alliance***



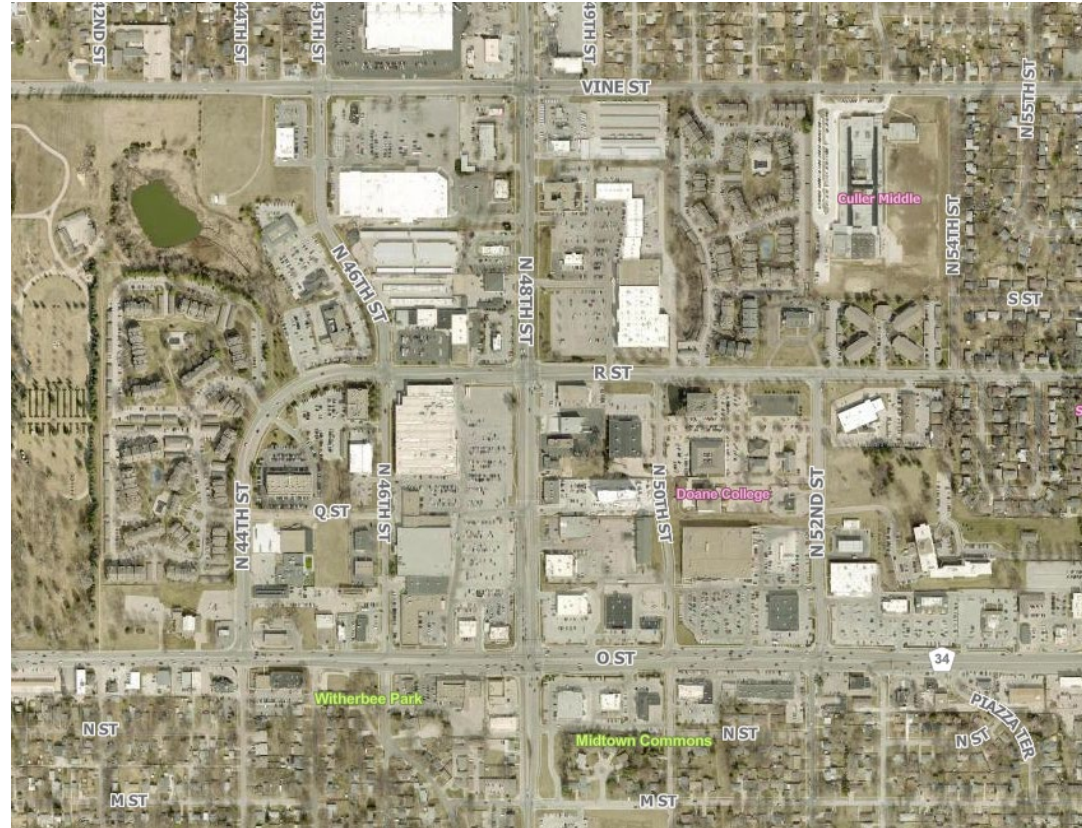
Come discuss Elements and Policies of the Comprehensive Plan that impact our neighborhoods. The Comprehensive Plan is set to be revised in 2025. Later that day, Strong Towns will have a meeting (same location) from 3-5 PM. It's a great organization to meet individuals interested in engaging with thier communities. Especially if you're only free that afternoon!

December 14th, 2024
Saturday, 10:00 A.M. - 11:30 A.M.
Bennett Martin Public Library
4th Floor Conference Room

For more info contact: isaac@lnkna.net

H-2 Updates

Zoning Text
Amendment and
Change of Zone



Helping Lincoln be the quality-of-life capitol of the country



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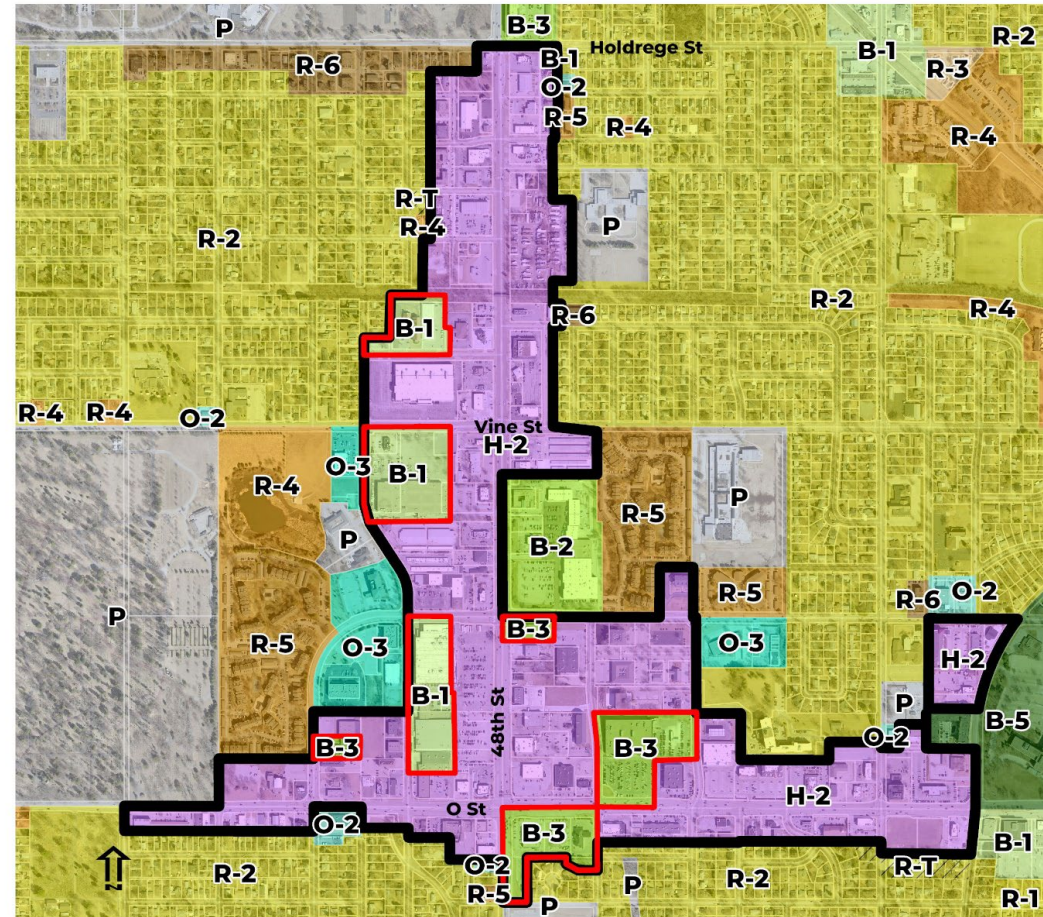
Purpose

- Modify the H-2 district to become a mixed-use district supportive of high-quality redevelopment
 - Allow housing options
- Focused on the commercial corridor near 48th & O Street
 - Could be applied to other commercial corridors in the future



Application Details

- Includes two elements:
 - Change of zone
 - Text amendment
- Change of zone:
 - Re-zone miscellaneous B-1 and B-3 properties to H-2
 - All sites proposed for change generally meet H-2 standards
 - Does not impact site layout or operation of any existing uses



H-2 Text Amendment

- Updated name and description
 - Current: H-2 Highway Business District
 - Proposed: H-2 Mixed-Use Corridor District
 - Includes updated description
- New uses
 - Residential uses are not currently allowed in H-2. This proposal would add residential as a permitted use.
 - Some uses currently permitted in H-2 but not appropriate near residential would be removed
 - Sexually-oriented live entertainment, truck wash facilities, recycling/salvage facilities
 - These uses are not present today within the H-2 zoning area



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H-2 Text Amendment

- Updated site development standards
 - New standards for residential
 - Slightly reduced setbacks to provide opportunity for greater density
 - No change to setbacks when abutting a residential district

		H-2	H-2 (proposed)
Dwellings	Lot Area (sq ft)	n/a	1,000 (per unit)
	Frontage	n/a	0'
	Front Yard	n/a	20'
	Corner Front Yard	n/a	20'
	Side Yard/Side Yard Abutting Residential	n/a	0'/10'
	Rear Yard/Rear Yard Abutting Residential	n/a	0'/Smaller of 30' or 20% of depth
	Height	n/a	55' *
Other Allowed Uses	Average Lot Width	0'	0'
	Lot Area (sq ft)	0'	0'
	Frontage	0'	0'
	Front Yard	20'	20'
	Corner Front Yard	20'	20'
	Side Yard/Side Yard Abutting Residential	5'/20'	0'/20'
	Rear Yard/Rear Yard Abutting Residential	5'/Smaller of 30' or 20% of depth	0'/Smaller of 30' or 20% of depth
	Height	55' *	55' *

* In all H zoning districts, if the height of the building is over 45 feet but not more than 55 feet, that portion of the building in excess of 45 feet shall be required to have one additional foot of setback to any required side and/or rear yard abutting an R-1 through R-4 zoning residential district for each one foot of building height in excess of 45 feet.



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H-2 Text Amendment

- Updates to alcohol sales requirements
 - Making it easier to locate alcohol establishments in the H-2 district aligns with the concept of a mixed-use walkable district
 - On-and-off-sale alcohol requirements would match the B-2 and B-5 districts
 - Alcohol sales requires a 100-foot setback from residential districts and a few other protected uses (daycares, churches, etc.)
 - Current in H-2: 100-foot alcohol setback measured from building edge
 - Proposed in H-2 (current in B-2 and B-5): 100-foot alcohol setback measured from front door of sales establishment



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H-2 Text Amendment



- This change would make it easier for some establishments to meet the alcohol sales setbacks
 - Fresh International Market (formerly Fresh Thyme) has expressed interest in selling alcohol – they would meet the setbacks with this proposed change

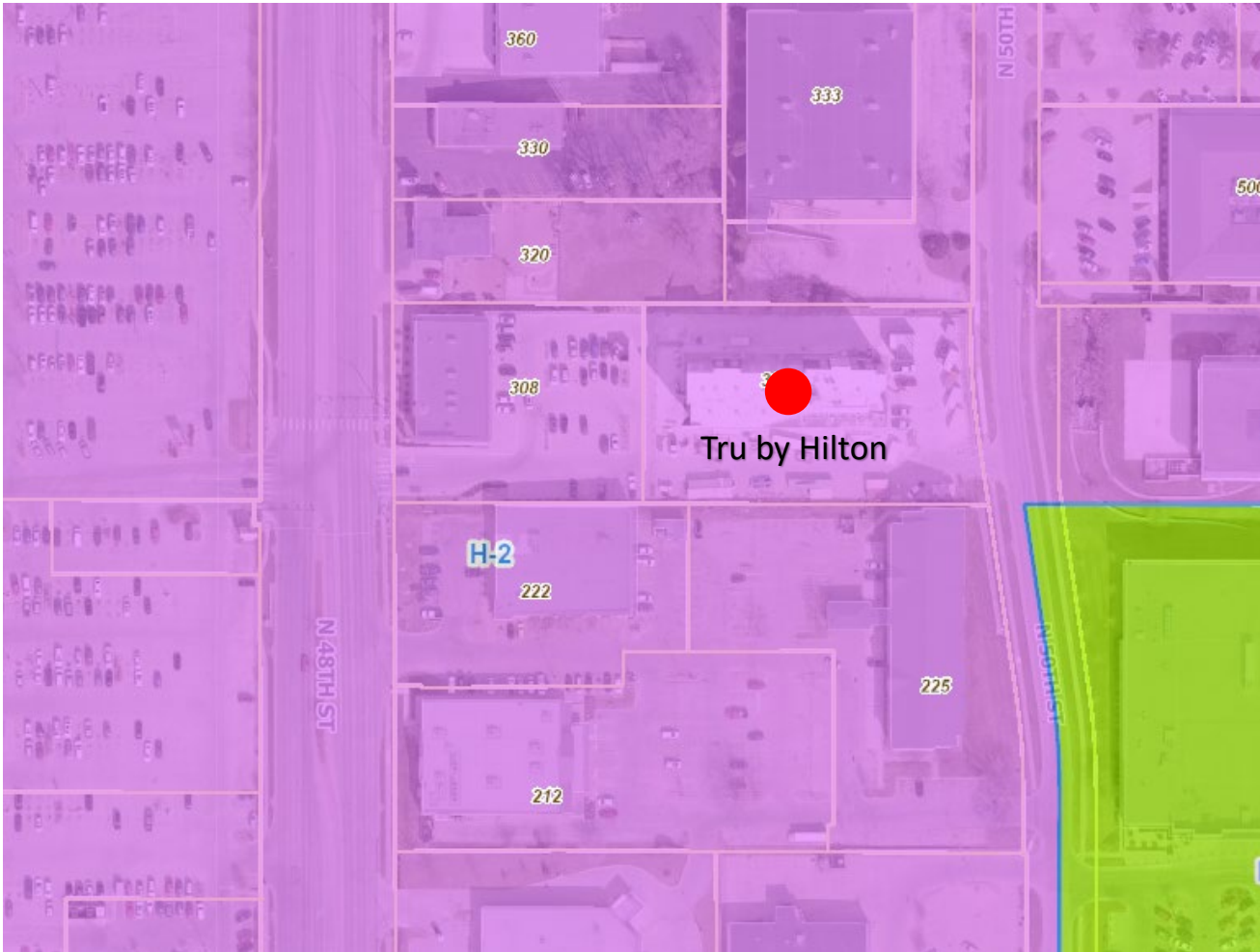


H-2 Text Amendment

- Updates to alcohol sales requirements
 - Hotels currently need to meet a 100-foot setback to serve alcohol
 - Restaurants currently have a 25-foot setback to serve alcohol
 - With this proposal, hotels in H-2 would only need to meet a 25-foot setback to serve alcohol



H-2 Text Amendment



- Tru by Hilton (former Skate Zone) would be able to sell alcohol with this proposed change



H-2 Text Amendment

- New sidewalk design standards
 - Some areas near 48th & O have sidewalks directly on the back of street curb due to right-of-way space limitations
 - Pedestrian experience is unpleasant
 - Proposed standards would require sidewalks to be 10 feet from back of street curb
 - Pedestrian easement on private property would be needed if right-of-way doesn't have adequate space
 - This has previously been implemented on some sites in the area
 - Would only apply when a site is redeveloped



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Other Cleanup Items

- H-3 Updates
 - Updated name and description for the H-3 district
 - Transition from “highway commercial” to general “heavy commercial”
 - H-3 is already being used in this way and is no longer exclusively near highways
 - Minor setback and use updates
- H-1 and H-4 Updates
 - Delete H-1 because it is no longer used
 - Minor text cleanup to H-4
- I-3 Updates
 - Intended for light industrial business parks
 - Current: minimum district size of 30 acres
 - Proposed: minimum district size of 5 acres



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