

ITEM #:	<u>21</u>
DATE:	<u>11-25-25</u>
DEPT:	<u>P&H</u>

COUNCIL ACTION FORM

**SUBJECT: ZONING TEXT AMENDMENT FOR SOUTH LINCOLN SUB AREA MIXED
USE DISTRICT (S-SMD) SINGLE FAMILY DESIGN STANDARDS**

BACKGROUND:

On August 12, 2025, City Council gave direction to amend the South Lincoln Sub Area Mixed-Use District (S-SMD) in response to a request from Jim Gregory. Mr. Gregory owns the home at 129 Washington Avenue, at the corner with S. 2nd Street, which is within S-SMD. His plan is to remove the existing house and replace it with a new house.

After discussing his building plans with staff, Mr. Gregory requested amendments to S-SMD in order to be able to construct his preferred design. Many of the issues were driven by the site being a corner lot and having to meet design requirements on two facades. **The proposed changes are limited to corner lot properties and change side setbacks, roof form, facade length for single- and two-family dwellings. The changes do not apply to apartments or commercial buildings.** The changes are described in detail below.

PROPOSED ORDINANCE:

The following are the proposed changes to Article 4 and to the S-SMD base zoning district (see Attachment A):

- In Sec. 29.402, Setbacks, (4), Through Lots and Corner Lots, add an exception for single- and two-family development to not have the same setbacks on all street frontages.
- In Table 29.1003(3), modify the S-SMD developments standards for single- and two-family properties.
 - Modify the requirement for a 25 foot minimum setback to 15 feet on side streets for corner lots
 - Modify a requirement for a 40 foot maximum building form to 48 feet for primary and secondary facades
 - Modify a requirement for a 8 foot recessed façade to be recessed by only 4 feet
 - Remove the requirement for roofs to have gable end sections or at least two or more dormers facing a street on secondary facade

In his application for a text amendment, Mr. Gregory requested that the requirement for gable end sections or at least two or more dormers apply to roofs on all sides. This would affect both primary and secondary façades. The design of Mr. Gregory's proposed house, however, complies with the requirement for the primary façade, which has a gable end. Therefore, staff proposed only changing the secondary facade, which was agreeable with Mr. Gregory at the P&Z hearing. Attachment A shows all changes in strikeout and underline format.

PLANNING & ZONING COMMISSION:

On November 5, 2025, the Planning and Zoning Commission reviewed the proposed text

amendment. The Commission heard a report from staff, including on staff's proposed change from what the applicant requested regarding roofs on secondary facade. Mr. Gregory spoke to the Commission and stated that he supported the staff-proposed change to his original request.

The Commission voted 6-0-0 to recommend that Council approve the staff recommended text amendment, with changes to the roofs only applied to secondary facades.

ALTERNATIVES:

1. Approve on first reading the amended regulations for Sec. 29.402(4), setbacks on through lots and corner lots, and the development requirements in Table 29.1003(3) for the South Lincoln Sub Area Mixed-Use District (S-SMD), with changes to the roofs only applied to secondary façades per the attached ordinance.
2. Amend the Zoning Ordinance from the staff recommendation in Attachment A.
3. Take no action.

CITY MANAGER'S RECOMMENDED ACTION:

The primary issue is applying design standards to both primary and secondary facades, which only occur with corner lots. Under current conditions there are approximately 12 corner properties with single-family homes that are subject to the standard. **The proposed change will only apply to these 12 lots in the S-SMD zoning district. The changes will allow Mr. Gregory to proceed with his plans as desired. These changes, however, will only apply to single- and two-family properties. The regulations are unaltered for all other uses, including multifamily and commercial.**

The changes proposed by staff do not entirely align with Mr. Gregory's request. Mr. Gregory asked that the changes to the roof requirements be applied to all sides of a building. Staff proposes that this change only applies to secondary façades. However, the recommended changes will still allow Mr. Gregory to proceed with his proposed design, which has a primary façade that complies with the current standard. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

ATTACHMENT(S):

[Attachment A - Proposed Text Amendment.pdf](#)
[Ordinance-ZTA \(S-SMD\) Design Standards.PDF](#)