

FACTSHEET

TITLE: STREET VACATION NO. 00012, requested by the Director of Planning, to vacate Charleston Street between the I-180/North 6th Street right-of-way, west to the eastern right-of-way line of Sun Valley Boulevard.

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan with conditional approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda, 9/6/00
Administrative Action: 9/6/00

RECOMMENDATION: A finding of conformance with the Comprehensive Plan and conditional approval (8-0: Bayer, Carlson, Duvall, Hunter, Krieser, Newman, Taylor and Schwinn voting 'yes'; Steward absent).

FINDINGS OF FACT:

1. The Planning staff recommendation to find the proposed street vacation to be in conformance with the Comprehensive Plan with conditions of approval is based upon the following analysis:
 - A. This request is to vacate a portion of Charleston Street for the development of the Lincoln Baseball Park Addition.
 - B. The current right-of-way makes a turn to the northwest after passing under the I-180 bridge and heads toward the bridge crossing Salt Creek.
 - C. The bridge across Salt Creek will remain as part of the pedestrian system incorporated into the baseball complex.
 - D. Public Works reports that the Lincoln Water System, the Lincoln Electric System, and ALLTEL have facilities in the proposed area of vacation. A permanent easement for the entire area of vacation will need to be retained for existing and future maintenance and construction of utilities.
 - E. The plan for the northern practice field lies directly over the proposed vacation. Charleston Street is directly in back of "home plate." To avoid any problems with future utility work, the practice diamond location should be adjusted to avoid conflicts with the utility easements, the actual utilities are moved outside the practice field, or be willing to accept the possibility that utility work may have to occur on the ball diamond.
 - F. Charleston Street is shown in the 1994 Comprehensive Plan as a collector. The subdivision of the area realigns Charleston to curve around the baseball complex and places the Salt Creek crossing further south. This realignment and crossing relocation is generally in conformance with the Comprehensive Plan.

2. On September 6, 2000, this item was placed on the Consent Agenda of the Planning Commission and opened for public hearing. No one came forward to speak.
3. The Planning Commission agreed with the staff recommendation.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: September 11, 2000

REVIEWED BY: _____

DATE: September 11, 2000

REFERENCE NUMBER: FS\CC\FSV00012

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: STREET VACATION NO. 00012
CHARLESTON, I-180 TO SUN VALLEY

DATE: AUGUST 18, 2000

PROPOSAL: The Planning Department has requested the vacation of Charleston Street between I-180/North 6th Street and Sun Valley Boulevard

GENERAL INFORMATION:

APPLICANT: Kathleen A. Sellman, AICP, Director of Planning
Planning Department
The City of Lincoln
555 South 10th Street - Room 213
Lincoln, NE 68508
402-441-7491

CONTACT: Richard A. Houck, AICP
Planning Department
The City of Lincoln
555 South 10th Street - Room 213
Lincoln, NE 68508
402-441-6373

LOCATION: Charleston Street between I-180/North 6th Street right-of-way, west to the eastern right-of-way line of Sun Valley Boulevard.

LEGAL DESCRIPTION: The Charleston Street right-of-way from the northwestern right-of-way line of I-180/North 6th Street, northwesterly to the southeastern right-of-way line of Sun Valley Boulevard, all located in the NW¼ of Section 23, Township 10 North, Range 6 East of the 6th P.M. Lincoln, Lancaster County, Nebraska.

EXISTING ZONING: I-1 Industrial District and P Public Use District

PURPOSE: The proposed vacated right-of-way will become part of the Lincoln Baseball Park complex, with the existing bridge being used for pedestrian traffic. Charleston Street will be relocated, traveling south to intersect with a new east/west street, Ballpark Street/Circle.

SIZE: 48,400 square feet more or less.

ANALYSIS:

1. This request is to vacate a portion of Charleston Street for the development of the Lincoln Baseball Park Addition.
2. The current right-of-way makes a turn to the northwest after passing under the I-180 bridge and heads toward the bridge crossing Salt Creek.
3. The bridge across Salt Creek will remain as part of the pedestrian system incorporated into the baseball complex.
4. Public Works reports that the Lincoln Water System, the Lincoln Electric System, and ALLTEL have facilities in the proposed area of vacation. A permanent easement for the entire area of vacation will need to be retained for existing and future maintenance and construction of utilities.
5. The plan for the northern practice field lies directly over the proposed vacation. Charleston Street is directly in back of “home plate.” To avoid any problems with future utility work, the practice diamond location should be adjusted to avoid conflicts with the utility easements, the actual utilities are moved outside the practice field, or be willing to accept the possibility that utility work may have to occur on the ball diamond.
6. Charleston Street is shown in the 1994 Comprehensive Plan as a collector. The subdivision of the area realigns Charleston to curve around the baseball complex and places the Salt Creek crossing further south. This realignment and crossing relocation is generally in conformance with the Comprehensive Plan.

STAFF RECOMMENDATION:

1. The proposed vacation generally conforms with the 1994 Comprehensive Plan.
2. Conditional Approval of the Vacation.

Conditions:

1. Provide the required easement for the Lincoln Water Department, the Lincoln Electric System, and ALLTEL.

Prepared by:

Richard A. Houck, AICP
Planner II
Planning Department

STREET & ALLEY VACATION NO. 00012

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

September 6, 2000

Members present: Bayer, Carlson, Duvall, Hunter, Krieser, Newman, Taylor and Schwinn; Steward absent.

The Consent Agenda consisted of the following items: **SPECIAL PERMIT 1864; SPECIAL PERMIT NO. 1857, FINIGAN RIDGE COMMUNITY UNIT PLAN; PRELIMINARY PLAT NO. 00020, FINIGAN RIDGE; FINAL PLAT NO. 99013, LINCOLN PLATING ADDITION; FINAL PLAT NO. 99049, SILVER SPRINGS 4TH ADDITION; COUNTY FINAL PLAT NO. 00012, BENTZINGER'S PLEASANT ACRES; FINAL PLAT NO. 00018, WILLOW SPRINGS ADDITION; COUNTY FINAL PLAT NO. 00024, IRONHORSE ACRES; STREET & ALLEY VACATION NO. 00012; and STREET & ALLEY VACATION NO. 00014.**

Item No. 1.2a, Special Permit No. 1857; Item No. 1.2b, Preliminary Plat No. 00020 and Item No. 1.5, County Final Plat No. 00012, were removed from the Consent Agenda and scheduled for separate public hearing.

Newman moved to approve the remaining Consent Agenda, seconded by Schwinn and carried 8-0: Bayer, Carlson, Duvall, Hunter, Krieser, Newman, Taylor and Schwinn voting 'yes'; Steward absent.

Note: This is final action on Special Permit No. 1864, Lincoln Plating Addition Final Plat No. 99013, Silver Springs 4th Addition Final Plat No. 99049, and Willow Springs Addition Final Plat No. 00018, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.