

## **FACTSHEET**

**TITLE:** **DECLARATION OF SURPLUS PROPERTY**, requested by the Director of the Parks & Recreation Department, declaring approximately 1.38 acres, more or less, generally located at South 23<sup>rd</sup> Street and N Street, as surplus property.

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

**ASSOCIATION REQUEST:** Interlocal Agreement between Lincoln Public Schools and the City (#12-102)

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 11/02/11  
Administrative Action: 11/02/11

**RECOMMENDATION:** A finding of conformance with the Comprehensive Plan (8-0: Gaylor Baird, Cornelius, Esseks, Francis, Larson, Lust, Partington and Sunderman voting 'yes; Taylor absent).

### **FINDINGS OF FACT:**

1. The Director of the Parks & Recreation Department is requesting to surplus approximately 1.38 acres, more or less, generally located at South 23<sup>rd</sup> Street and N Street for the new parking lot jointly developed by Lincoln Parks & Recreation and Lincoln Public Schools on the south side of N Street at approximately 23<sup>rd</sup> Street.
2. Based upon the "Analysis" set forth on p.3, the staff finds that the proposed declaration of surplus property is in conformance with the Comprehensive Plan, noting that the parking lot and the vacated right-of-way will be transferred to Lincoln Public Schools but the parking lot will still be accessible for public use as trailhead parking for the Billy Wolf Trail.
3. On November 2, 2011, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
4. On November 2, 2011, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed declaration of surplus property to be in conformance with the Comprehensive Plan (**Comprehensive Plan Conformance No. 11011**).
5. The associated agreement with Lincoln Public Schools is also being introduced on August 27, 2012, Bill #12-102.

**FACTSHEET PREPARED BY:** Jean L. Preister

**DATE:** August 20, 2012

**REVIEWED BY:** Marvin Krout, Director of Planning

**DATE:** August 20, 2012

**REFERENCE NUMBER:** FS\CC\2012\CPC11011+ Surplus

**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**for Nov 2, 2011 PLANNING COMMISSION MEETING**

- PROJECT #:** Comprehensive Plan Conformance No.11011
- PROPOSAL:** To find that the declaration of surplus for the parking lot, and the street access that was previously vacated on the south side of N Street and S. 23<sup>rd</sup> Street are in conformance with the Comprehensive Plan.
- LOCATION:** S. 23<sup>rd</sup> Street and N Street
- LAND AREA:** 1.38 acres, more or less
- CONCLUSION:** The declaration of surplus generally conforms with the Comprehensive Plan.

**RECOMMENDATION:** In conformance with the Comprehensive Plan.

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 3, Block 7 and Outlot H, Antelope Valley 2<sup>nd</sup> Addition, Lincoln, Lancaster County, Nebraska

**EXISTING ZONING:** P-Public

**EXISTING LAND USE:** Off-street parking lot and the drop-off lane for Elliot Elementary School. The parking lot is also used as trailhead parking for the Billy Wolf Trail.

**SURROUNDING LAND USE AND ZONING:**

North:	B-4, Downtown	Downtown Commercial
	B-3, Commercial	Office Max, Family Dollar Store, Food Market
South:	P, Public	Antelope Park
East:	P, Public	Elliot Elementary School
West:	B-4, Downtown	Downtown Commercial

**COMPREHENSIVE PLAN SPECIFICATIONS:**

The Future Land Use Map in the 2030 Comprehensive Plan identifies this area as public and green space (p17)

The land use plan displays the generalized location of each land use. It is not intended to be used to determine the exact boundaries of each designation. The area of transition from one land use is often gradual. (p23)

**ANALYSIS:**

1. The Parks & Recreation Department is requesting to surplus the property currently used as a parking lot and a drop-off lane for Elliot Elementary School, south of N Street and S. 23<sup>rd</sup> Street.
2. As part of the “Elliot Park and Playground Improvements” Project, the parking lot will be used as an off-street parking for the school and as trailhead parking for the Billy Wolf Trail running through the Antelope Valley area. The drop-off lane is a vacated right-of-way and is currently being used by the Elliot Elementary School.
3. The parking lot and the vacated right-of-way will be transferred to Lincoln Public Schools.
4. Please note that the parking lot is still accessible for public use as trailhead parking for the Billy Wolf Trail

Prepared by:

Rashi Jain  
Planner

**DATE:** August 14, 2011

**APPLICANT:** Lynn Johnson  
Director, Parks and Recreation Department

**CONTACT:** same as applicant

**OWNER:** City of Lincoln

# COMPREHENSIVE PLAN CONFORMANCE NO. 11011

## CONSENT AGENDA

### PUBLIC HEARING & ADMINISTRATIVE ACTION

#### BEFORE PLANNING COMMISSION:

November 2, 2011

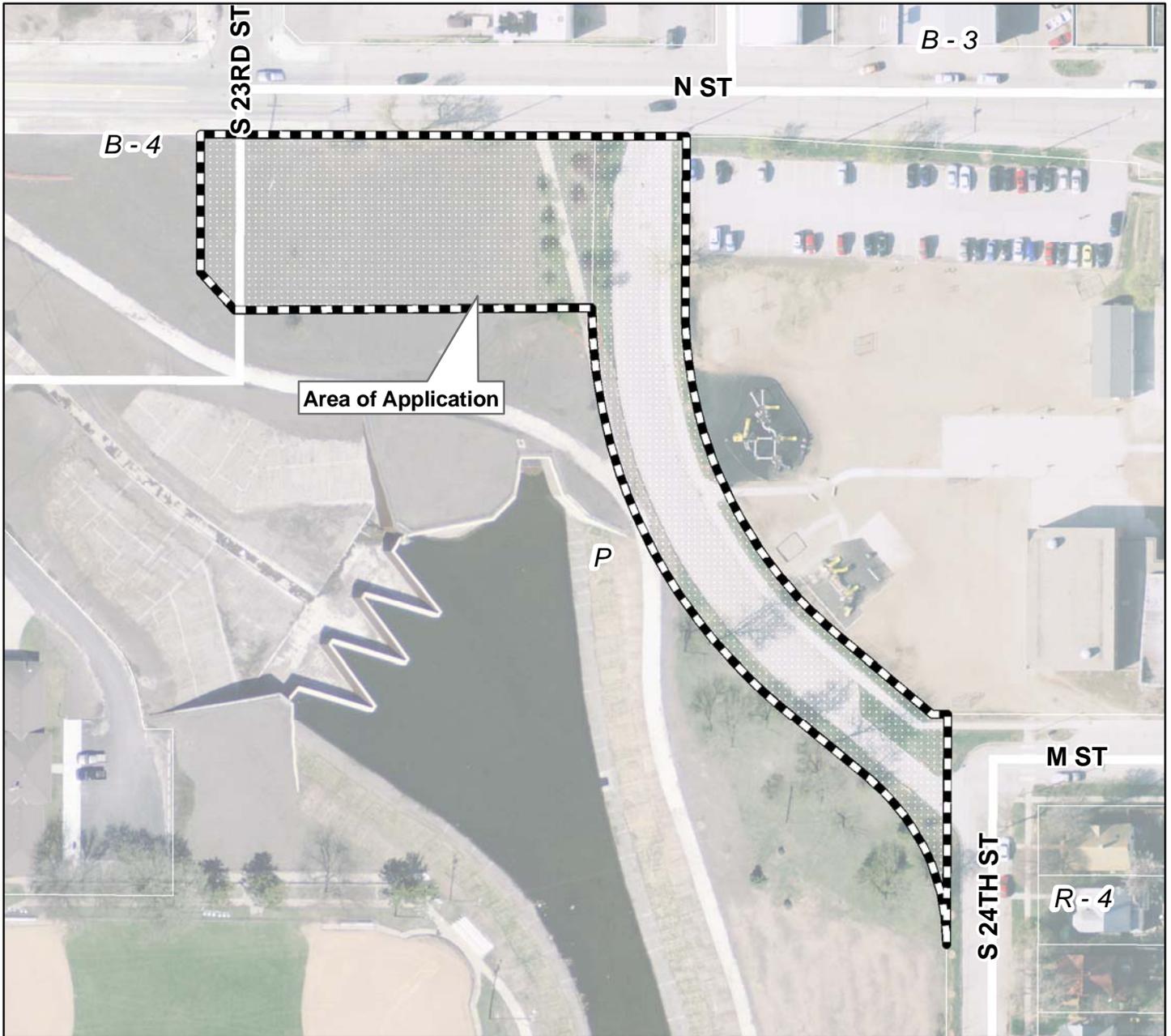
Members present: Gaylor Baird, Cornelius, Esseks, Francis, Larson, Lust, Partington and Sunderman; Taylor absent.

The Consent Agenda consisted of the following items: **COMPREHENSIVE PLAN CONFORMANCE NO. 11011, COMPREHENSIVE PLAN CONFORMANCE NO. 11012, CHANGE OF ZONE NO. 11037 and USE PERMIT NO. 11003.**

Ex Parte Communications: None

Francis moved approval of the Consent Agenda, seconded by Lust and carried 8-0: Gaylor Baird, Cornelius, Esseks, Francis, Larson, Lust, Partington and Sunderman voting 'yes'; Taylor absent at time of vote.

Note: This is final action on Use Permit No. 11003, 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.

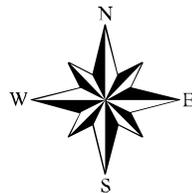


2010 aerial

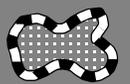
## Comp Plan Conformance #11011 S 23rd & N St

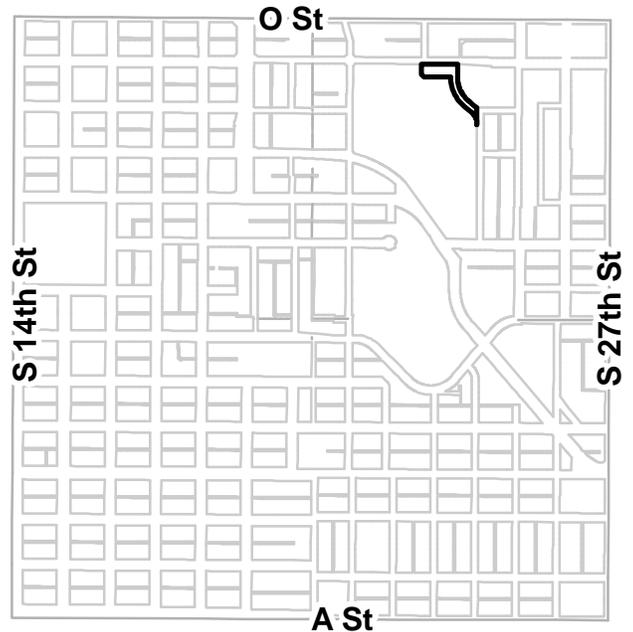
### Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



One Square Mile  
Sec. 25 T10N R06E

	Area of Application
	Zoning Jurisdiction Lines
	City Limit Jurisdiction





RECEIVED

SEP 22 2011

Lincoln/Lancaster Co.  
Planning Department

# Memo

To: Christy Eichorn, Planning Department  
Cc: Lynn Johnson  
From: J.J. Yost *J. Y.*  
Date: 9/21/2011  
Re: Antelope Park – Elliott School Parking Lot – Declaration of Surplus Property

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Lincoln Parks & Recreation (LPR) and Lincoln Public Schools (LPS) have jointly developed a new parking lot on the south side of N Street at approximately 23<sup>rd</sup> Street on a parcel described as Lot 4, Block 7, Antelope Valley 2<sup>nd</sup> Addition. As part of the "Elliott Park & Playground Improvements" project, this parking lot is intended to serve (a) primarily as an off-street parking facility for the Elliott Elementary School located immediately to the east, and (b) secondarily as trailhead parking for the Billy Wolff Trail running through the Antelope Valley region. To align with its primary use and LPS's intentions to maintain the new hard-surfaced parking lot, LPR and LPS are jointly interested in transferring ownership of Lot 4 from LPR to LPS. Therefore, LPR is requesting the property be evaluated for Comprehensive Plan Conformance in accordance with Declaration of Surplus Property.

The portion of Antelope Park now defined as Lot 4 generally represents the location of the former Kuklin Pool facility. The operation of the pool was discontinued in 2007 as the facility had aged to a condition that structural deficiencies were making it economically unfeasible to continue its operation. The facility was subsequently demolished during construction of the Antelope Valley improvements and the property remained dormant until construction of the new parking lot in 2011. It should be noted that the majority of Lot 4 lies within the boundary of a portion of Antelope Park/Lewis Ballfields that is protected under the Federal Land & Water Conservation Fund (LWCF) program as a result of a LWCF grant received in 1971. This encumbrance will require LPR to complete a conversion process through the National Park Service that will include replacing the effected property with the acquisition of new property of equal value as determined by appraisal.



At this time, LPR is preparing to initiate the conversion process and a transfer agreement between LPR and LPS is being drafted. I have attached a City of Lincoln Zoning Application for Comprehensive Plan Conformance. Please let me know if you have any questions or need additional information.