

**LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**

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**for January 7, 2004 PLANNING COMMISSION MEETING**

- P.A.S.:** Street and Alley Vacation #03014
- PROPOSAL:** Vacate that portion of the east west alley from vacated South 26<sup>th</sup> Street to South 27<sup>th</sup> Street, between “N” and “O” Streets, that has not already been vacated.
- LOCATION:** Approximately South 27<sup>th</sup> and “O” Streets.
- LAND AREA:** 2,480 square feet, more or less.
- CONCLUSION:** The vacation of this alley conforms to the Comprehensive Plan and Zoning Ordinance provided necessary public easements are retained.

<b>RECOMMENDATION:</b>	<b>Conforms to the Comprehensive Plan</b>
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:**

That portion of the east west alley adjacent to Lots 1-3, the east 5 feet of Lots 4 and 9, and Lots 10-12, Block 1, J O Youngs East Lincoln Addition, located in the northeast 1/4 of Section 25 T10N R6E, Lancaster County, Nebraska.

**SURROUNDING LAND USE AND ZONING:**

North:	Commercial	B-3 Commercial
South:	Commercial	B-3 Commercial
East:	Commercial	B-3 Commercial
West:	Commercial	B-3 Commercial

**COMPREHENSIVE PLAN SPECIFICATIONS:**

The 2025 Land Use Plan shows the area of this vacation as Commercial. (F 25)

**TRAFFIC ANALYSIS:**

The Comprehensive Plan shows South 27<sup>th</sup> as a Minor Arterial and “O” Streets as a Principal Arterial, both now and in the future. (E49, F103) This alley extends west from South 27<sup>th</sup> Street, and dead-ends approximately half-way to vacated South 26<sup>th</sup> Street. This alley appears to serve primarily as access to a parking lot and trash receptacles. The parking lot also has access off of “N” Street. Therefore, the alley return onto South 27<sup>th</sup> Street should be removed, and curb, gutter and sidewalk should be installed across the vacated right-of-way.

**ALTERNATIVE USES:**

The area within this vacation is too narrow and too small to be utilized on its own for building purposes.

**ANALYSIS:**

1. This is a request to vacate that portion of the east west alley from vacated South 26<sup>th</sup> Street to South 27<sup>th</sup> Street, between “N” and “O” Streets, that has not already been vacated.
2. Applicants intend to purchase this property if vacated, and use it for parking area and building access.
3. The vacation of this alley will not create lots without frontage or access to a public street, nor will it create a block length that exceeds 1000'.
4. The vacation of this alley will eliminate an existing dead-end right-of-way.
5. Alltel, LES, and Public Works all have existing facilities within the area of this vacation, and have requested a permanent easements over the entire vacated area for maintenance of and future additions to these facilities.
6. LES must be contacted if this right-of-way is vacated so they can remove one street light.
7. Upon approval of this request, Applicants should be required to remove the existing alley return at South 27<sup>th</sup> Street and install new curb, gutter and sidewalk across the area, at an estimated cost of \$3,5000. Applicant should post a bond to guarantee this work.

**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL**

**AGENDA THE FOLLOWING MUST BE COMPLETED:**

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code must be met.
- 1.2 Provide a permanent utility easement over the entire vacated area for maintenance of existing facilities and for future construction of new facilities.
- 1.3 Post a bond in the amount of \$3,500 to guarantee the removal of the alley return at South 27<sup>th</sup> Street and construction of new curb, gutter, and sidewalk.

Prepared by:

Greg Czaplewski  
Planner

**Date:** December 15, 2003

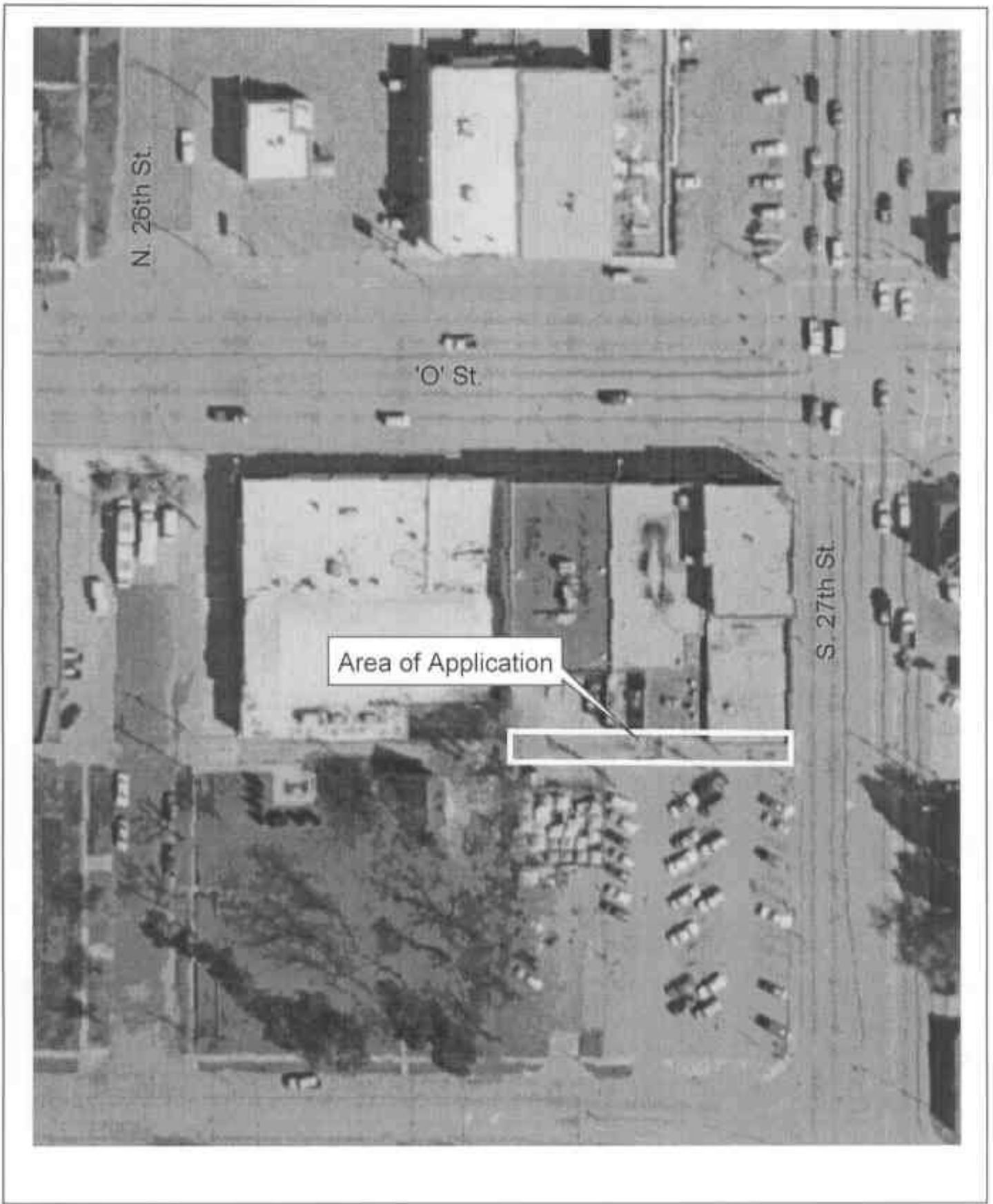
**Applicants:** William Cintani  
9221 Tuscan Court  
Lincoln, NE 68520

John and Marilyn Long  
2645 "O" Street  
Lincoln, NE 68510

B & J Partnership, Ltd.  
340 Victory lane  
Lincoln, NE 68528

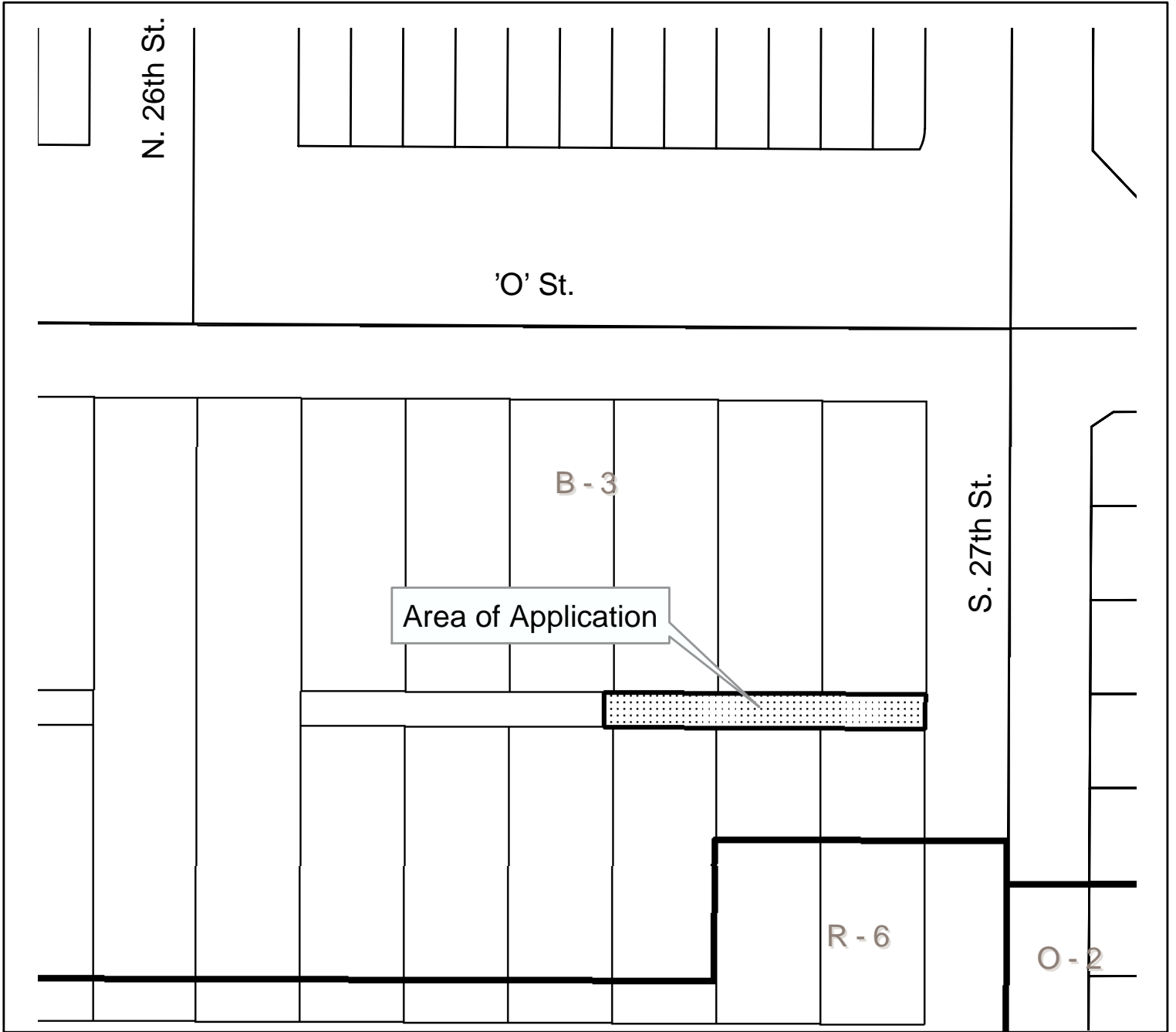
**Owner:** Same as Applicants

**Contact:** William Cintani  
9221 Tuscan Court  
Lincoln, NE 68520  
483.7465



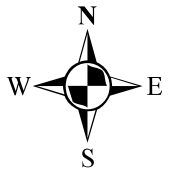
**Street & Alley Vacation #03014**  
**E/W alley between 'O' and 'N'- 26th to 27th**





# Street & Alley Vacation #03014

## E/W alley between 'O' and 'N'- 26th to 27th



### Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Convervation 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 R6E

