

## FACTSHEET

**TITLE:** Declaration of Surplus Property, requested by the Housing Rehab and Real Estate Division of the City Urban Development Department, declaring approximately 5,697 sq. ft., more or less, as surplus, generally located at the southwest corner of S. 27<sup>th</sup> Street and Randolph Street.

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

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: Consent Agenda: 06/06/07  
Administrative Action: 06/06/07

**RECOMMENDATION:** A finding of conformance with the Comprehensive Plan (9-0: Strand, Taylor, Sunderman, Larson, Carroll, Esseks, Krieser, Cornelius and Carlson voting 'yes').

### FINDINGS OF FACT:

1. This is a request by the City of Lincoln, Housing Rehab and Real Estate Division, to declare 5,697 square feet, more or less, at the southwest corner of S. 27<sup>th</sup> Street and Randolph Street as surplus. The property is currently being used as a City parking lot, containing seven stalls, which was constructed in association with the South 27<sup>th</sup> Street Widening Project to replace previous on-street parking. A request by the abutting property owner to declare this parking lot as surplus property in 1996 was found not to be in conformance with the Comprehensive Plan. However, circumstances have changed with the fire and demolition of the adjacent two-story building at this corner two years ago. The surplus of this property would encourage development of the now vacant parcel.
2. The staff recommendation to find the proposed declaration of surplus property to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.3-4. Staff recommends that the sale be conditioned on closing of the existing drive near the street intersection and screening of parking areas.
3. On May 24, 2007, staff held a meeting with business people and residents from the vicinity, and they voiced their support for selling the City land to the adjacent owner.
4. On June 6, 2007, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
5. On June 6, 2007, the Planning Commission agreed with the staff recommendation and voted 9-0 to find the proposed declaration of surplus property to be in conformance with the 2030 Comprehensive Plan, **Comprehensive Plan Conformance No. 07010**.
6. The City is negotiating with the abutting property owner who continues to be interested in purchasing the property after it is declared as surplus.

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

**DATE:** June 11, 2007

**REVIEWED BY:** \_\_\_\_\_

**DATE:** June 11, 2007

**REFERENCE NUMBER:** FS\CC\2007\CPC.07010 Surplus

**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**for JUNE 6, 2007 PLANNING COMMISSION MEETING**

**P.A.S.:** Comprehensive Plan Conformance No. 07010

**PROPOSAL:** To find that the surplus of property located at the S.W. corner of S. 27<sup>th</sup> and Randolph Street conforms with the 2030 Comprehensive Plan.

**LOCATION:** S.W. corner of S. 27<sup>th</sup> and Randolph Streets

**LAND AREA:** 5,697 square feet, more or less

**CONCLUSION:** A declaration of surplus for this property generally conforms to the Comprehensive Plan.

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

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 1, Block 1, Houtz Place, located in the SE 1/4 of Section 25-10-6, Lancaster County, Nebraska

**EXISTING ZONING:** B-3 Commercial District

**EXISTING LAND USE:** Parking Lot

**SURROUNDING LAND USE AND ZONING:**

North:	P Public	American Legion Park
South:	B-3 Commercial District	Paramount Laundry
East:	B-3 Commercial District	Shopping center, City owned parking lot
West:	B-3 Commercial District	Vacant Lot

**HISTORY:**

May 24, 2007 Community meeting to discuss the surplus of the parking lot.

January 1996 Miscellaneous # 95017, Declaration of Surplus Property was found not to be in conformance with the Comprehensive Plan.

June 1974 The City of Lincoln purchased the property, in association with the South 27th Street Widening Project to replace previous on-street parking.

## **COMPREHENSIVE PLAN SPECIFICATIONS:**

This area is shown as commercial in the 2030 Comprehensive Plan. The Antelope Valley Master Plan which is adopted by reference provides more specific guidelines.

Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented. As additional centers are built, the City and developers should be proactive in redevelopment of existing centers to make sure that redevelopment is sensitive to the surrounding neighborhood and happens quickly to reduce vacancies. (36)

## **ANALYSIS:**

1. This is a request to find that a declaration of the parking lot, on the S.W. corner of 27<sup>th</sup> and Randolph, as surplus property is in conformance with the Comprehensive Plan.
2. This City parking lot was constructed in association with the South 27th Street Widening Project to replace previous on-street parking. It is currently used as a 7-stall City parking lot.
3. In 1996 Bob Frerichs, the abutting property owner to the west, applied for a declaration of surplus property of the parking lot. At that time the surplus was found not to be in conformance with the Comprehensive Plan.
4. There were 3 major reasons for finding the surplus not in conformance in 1996:
  - a. Declaring this property as surplus and selling it for private development would decrease the availability of parking in an area that is already deficient in the amount of parking that is available. This would increase parking conflicts with the surrounding land uses, and force customers/employees to use the parking lot intended for American Legion Park.
  - b. The businesses to the west provide a key architectural element of the 27th and Randolph intersection. Selling the parking lot could encourage the owner to demolish the existing businesses, which are compatible with the neighborhood, and rebuild a use that is not as architecturally compatible with the neighborhood.
  - c. The current public parking lot serves the entire 27th and Randolph area. If it is sold as surplus property, a public facility would be eliminated.
5. In the last 11 years changes have occurred on this block which now make this surplus generally in conformance with the Comprehensive Plan.

- a. Although parking is limited in this area, the public is not utilizing this parking lot for patronizing local businesses. At the May 24, 2007 community meeting staff asked residents and local business owners if they felt that the community was utilizing the parking lot. They did not feel that it was a needed public facility and they would prefer to see the parking lot surplused and the corner redeveloped. The abutting property owner and potential buyer for the parking lot has observed that the parking lot is being used by employees of Paramount Laundry, the business located to the south.
  - b. The business that were in the building west of this parking lot have moved out of the building and the building has been demolished due to a fire in the building on March 18, 2005. The lot is currently vacant.
  - c. The surplus of this property would eliminate a public facility, but would encourage development. The City is responsible for paying for the maintenance of the existing parking lot.
6. The Antelope Valley design guidelines call for buildings close to the street, with parking behind, to be more pedestrian oriented and that is also consistent with the character of most of the remaining buildings in this shopping district. However, the abutting owner has not found a tenant and is not willing to build a speculative building that he thinks may be harder to lease. Staff is willing to support parking along the street frontages if it is properly screened with landscape materials and the current driveway opening to the parking lot on Randolph near the corner of 27<sup>th</sup> Street is closed.

**Conditions:**

The sale of the property should be conditioned on:

1. Close the driveway on Randolph near 27<sup>th</sup> Street to the parking lot, to improve pedestrian and vehicular safety.
2. Provide for landscape screening of the parking areas along Randolph and 27<sup>th</sup> Street per the City of Lincoln Design Standards Title 3, Chapter 3.5.

Prepared by:

Christy Eichorn  
Planner

**DATE:** May 9, 2007

**APPLICANT:** City of Lincoln  
Urban Development  
808 P Street, Ste 400  
Lincoln, NE 68508

**CONTACT:** Michelle Backemeyer  
441-8617

**OWNER:** City of Lincoln

## COMPREHENSIVE PLAN CONFORMANCE NO. 07010

**CONSENT AGENDA**  
**PUBLIC HEARING & ADMINISTRATIVE ACTION**  
**BEFORE PLANNING COMMISSION:**

May 23, 2007

Members present: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand, Sunderman and Taylor.

The Consent Agenda consisted of the following items: **COMPREHENSIVE PLAN CONFORMANCE NO. 07010; CHANGE OF ZONE NO. 07029; SPECIAL PERMIT NO. 07013; and SPECIAL PERMIT NO. 07014.**

Ex Parte Communications: None.

Carroll moved to approve the Consent Agenda, seconded by Strand and carried 9-0: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand, Sunderman and Taylor voting 'yes'.

Note: This is final action on Special Permit No. 07013 and Special Permit No. 07014, 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.



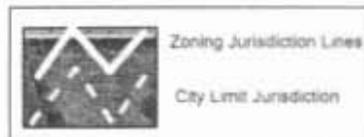
2005 aerial

## Comp Plan Conformance #07010 S 27th & Randolph 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-7	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



S 14th St



S 27th St

A St



**CITY OF LINCOLN  
NEBRASKA**

**MAYOR COLEEN J. SENG**

lincoln.ne.gov

Lincoln-Lancaster County  
Planning Department  
Marvin S. Krout, Director

Jon Carlson, Chair  
City-County Planning Commission

555 South 10th Street  
Suite 213

Lincoln, Nebraska 68508  
402-441-7491  
fax: 402-441-6377

May 14, 2007

**RE: Southwest Corner, S. 27<sup>th</sup> & Randolph Streets**

Please be advised that the Housing Rehabilitation & Real Estate Division of the City of Lincoln Urban Development Department has submitted a request to declare property legally described as Lot 1, Block 1, Houtz Place, generally located at the southwest corner of South 27<sup>th</sup> Street and Randolph Street, as surplus.

You are invited to attend a neighborhood meeting to discuss future development of this property, hosted by the City of Lincoln-Lancaster County Planning Department, on Thursday, May 24, 2007, at 7:00 p.m., at Elliott Elementary School, 225 So. 25<sup>th</sup> Street.

For more information, please contact the project planner, Christy Eichorn, in the Planning Department at 402-441-7603 or [ceichorn@lincoln.ne.gov](mailto:ceichorn@lincoln.ne.gov).

Sincerely,

Marvin S. Krout  
Director of Planning

Q:\pc\notifR2007\27th & Randolph Neighborhood Meeting

- cc: Urban Development
- Mayor Chris Beutler
- City Council
- Planning Commission
- Ken Smith, Public Works & Utilities

May 9, 2007

Bob Frerichs  
6459 Boxelder Drive  
Lincoln, NE 68506

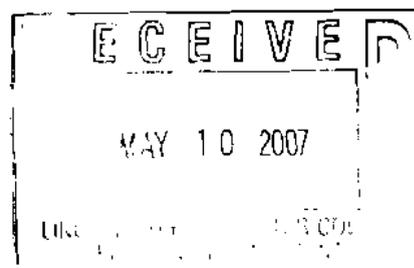
Dear Bob,

Thanks for attending the May 8, 2007 board meeting of the Woods Park Neighborhood Association to solicit neighborhood input for and answer questions about your planned rebuilding of property at 27<sup>th</sup> and Randolph Street. We very much appreciate your taking the time to talk about the status of the project and to ask for neighborhood ideas. As we discussed, the Woods Park Neighborhood Association board has no objections to your buying the City-owned parking lot adjacent to your property. The board wishes you success with the development and looks forward to a good addition to the neighborhood.

Sincerely,



Sandra Johnson  
Woods Park Neighborhood Association President  
639 S 30<sup>th</sup> Street  
Lincoln, NE



5-8-09

TO: CITY OF LINCOLN

RE: 27 AND RANDOLPH CITY PARKING LOT

WE THE UNDER SIGNED SUPPORT THE SURPLUSING OF THE  
THE PARKING LOT PROPERTY TO ROBERT FRERICHES.

NAME	BUSINESS	ADDRESS	PHONE
<i>Garyc Spain</i>	<i>State Auto</i>	<i>836-2027</i>	<i>476-2118</i>
<i>Tom Allen</i>	<i>PARAMOUNT LINEN</i>	<i>837 S. 27</i>	<i>435-4313</i>

RECEIVED



*Paramount Linen and Uniform Rental*

837 South 27th Street  
Lincoln, Nebraska 68510  
Lincoln: 435-4313  
Omaha: 346-8208

December 1, 2006

Mr. Bob Frerichs  
6459 Boxeider Dr.  
Lincoln, Ne. 68506

Dear Bob,

We have no objection to you and the City of Lincoln entering into an operating agreement on the public parking east of your property.

Sincerely,

Tom Allman Jr.

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October 19, 2006

Bob Frerichs  
6459 Boxelder Drive  
Lincoln, NE 68506

Dear Bob,

Thanks for attending the October 10, 2006, board meeting of the Woods Park Neighborhood Association to solicit neighborhood input for your planned rebuilding of property at 27<sup>th</sup> and Randolph Street. We very much appreciate your taking the time to talk about the status of the project and to ask for neighborhood ideas. As we discussed the Woods Park Neighborhood Association board have no objections to your continuing operating agreement with the city of Lincoln for use of the parking lot associated with this property. The board wishes you success with the development and looks forward to a good addition to the neighborhood.

Sincerely,



Sandra Johnson  
Woods Park Neighborhood Association President  
639 S 30<sup>th</sup> Street  
Lincoln, NE