

FACTSHEET

TITLE: **DECLARATION OF SURPLUS PROPERTY**
(North 70th Street and Cuming Street)

BOARD/COMMITTEE: Planning Commission

APPLICANT: David Landis, Director of the
Urban Development Department

RECOMMENDATION: A finding of conformance
with the Comprehensive Plan (7-0: Sunderman,
Corr, Hove, Cornelius, Scheer, Harris and Lust
voting 'yes'; Beecham and Weber absent)

STAFF RECOMMENDATION: A finding of
conformance with the Comprehensive Plan

OTHER DEPARTMENTS AFFECTED: Urban
Development

SPONSOR: Planning Department

OPPONENTS: None

REASON FOR LEGISLATION:

To declare approximately 545 square feet, more or less, located at North 70th Street and Cuming Street, as surplus property.

DISCUSSION / FINDINGS OF FACT:

1. The staff recommendation to find the proposed declaration of surplus property to be in conformance with the 2040 Comprehensive Plan is based upon the "Analysis" as set forth on p.3, concluding that the property is no longer needed for right-of-way. An easement will need to be retained for an existing sanitary sewer line.
2. On July 23, 2014, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
3. On July 23, 2014, the Planning Commission agreed with the staff recommendation and voted 7-0 to find the proposed declaration of surplus property to be in conformance with the 2040 Comprehensive Plan **(Comprehensive Plan Conformance No. 14014)**.

FACTSHEET PREPARED BY: Jean Preister, Administrative Officer

DATE: August 4, 2014

REVIEWED BY: Marvin Krout, Director of Planning

DATE: August 4, 2014

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for JULY 23, 2014 PLANNING COMMISSION MEETING

PROJECT #: Comprehensive Plan Conformance No. 14014

PROPOSAL: To review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposal to declare approximately 545 square feet, more or less, as surplus property.

LOCATION: N. 70th Street and Cuming Street

LAND AREA: 545 square feet, more or less.

CONCLUSION: The declaration of surplus generally conforms with the Comprehensive Plan. An easement will need to be retained over an existing sanitary sewer.

<u>RECOMMENDATION:</u>	In conformance with the Comprehensive Plan.
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Remaining portions of Lots D and E, Block 37, Bignell's Replat, Lancaster County, NE

EXISTING ZONING: I-1, Industrial

EXISTING LAND USE: vacant

SURROUNDING LAND USE AND ZONING:

North:	I-1 Industrial	Undeveloped
South:	R-2 Residential	Single-family and two-family dwellings
East:	R-2 Residential	Single-family and two-family dwellings
West:	I-1 Industrial	Railroad yard

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2040 Lincoln and Lancaster County Comprehensive Plan identifies this area as Industrial in the Future Land Use Plan. (p.1.9)

Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities. (p.5.2)

ANALYSIS:

1. This is a request to find the declaration of surplus property in the area described above in conformance with the Comprehensive Plan.
2. The property being considered for surplus is currently vacant and does not contain any structures.
3. This request is the result of the adjacent property owner expressing interest in purchasing this parcel from the City. There has been no opposition to the sale of the property from any other City department.
4. This property was acquired by the City at a Sheriff's sale in 1967, most likely for street right-of-way purposes. The property is no longer needed for right-of-way. An easement will need to be retained for an existing sanitary sewer line.

Prepared by:

Tom Cajka
Planner

DATE: July 8, 2014

APPLICANT: David Landis, Director
Urban Development
555 S. 10th St. Suite 205
Lincoln, NE 68508

CONTACT: Clint Thomas
Urban Development
555 S. 10th Suite 205
Lincoln, NE 68508
402-441-7569

OWNER: City of Lincoln

COMPREHENSIVE PLAN CONFORMANCE NO. 14014

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

July 23, 2014

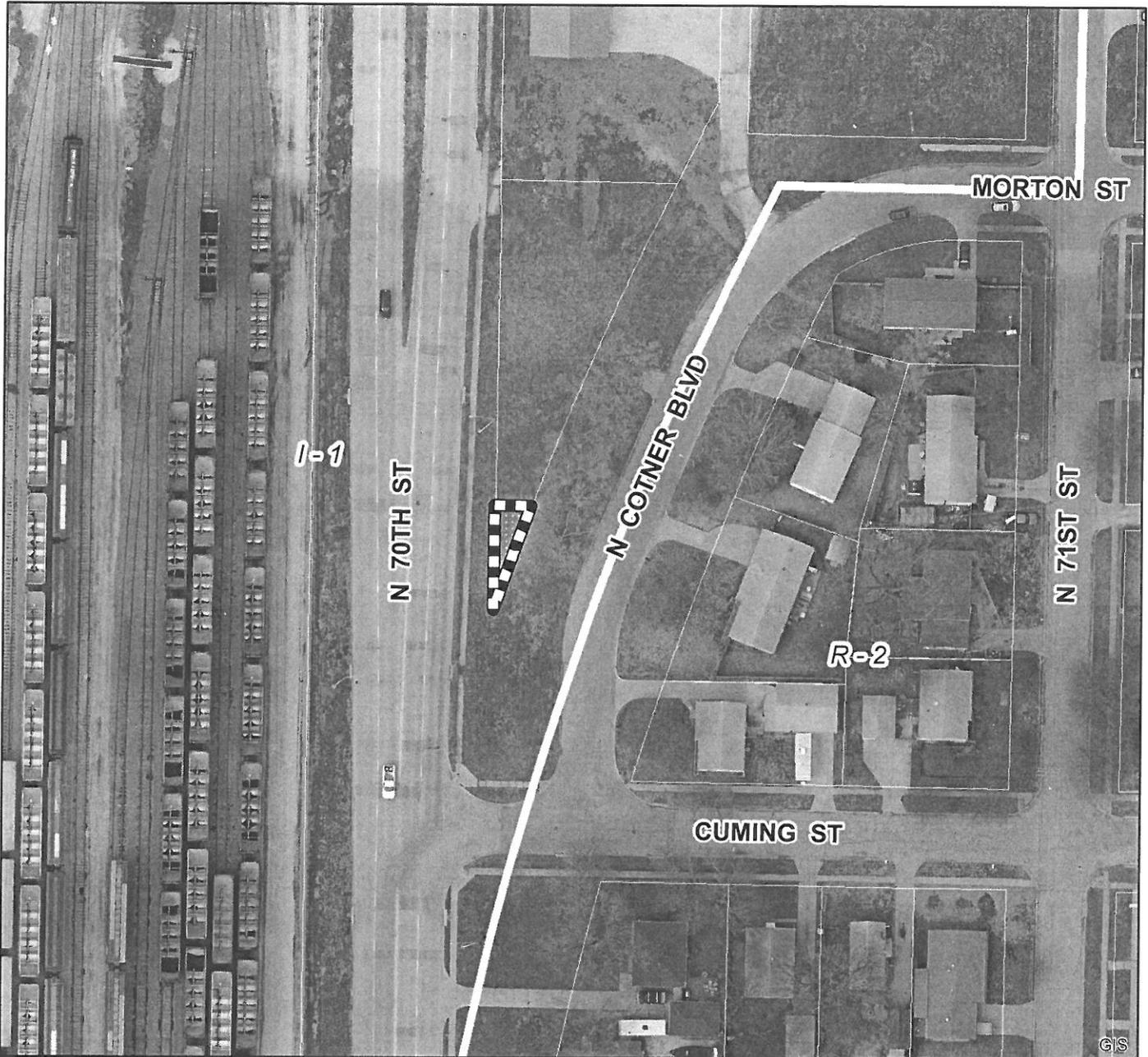
Members present: Corr, Harris, Sunderman, Hove, Scheer, Cornelius and Lust; Beecham and Weber absent.

The Consent Agenda consisted of the following items: **COMPREHENSIVE PLAN CONFORMANCE NO. 14014, CHANGE OF ZONE NO. 07018A, SPECIAL PERMIT NO. 14018 and STREET AND ALLEY VACATION NO. 14004.**

There were no ex parte communications disclosed.

Hove moved to approve the Consent Agenda, seconded by Sunderman and carried 7-0: Corr, Harris, Sunderman, Hove, Scheer, Cornelius and Lust voting 'yes'; Beecham and Weber absent.

Note: This is final action on Special Permit No. 14018, unless appealed to the City Council within 14 days.

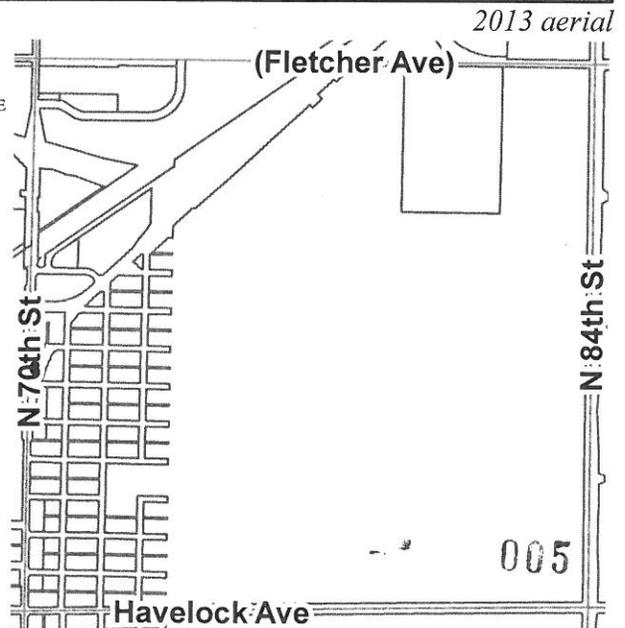
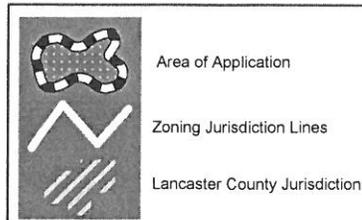


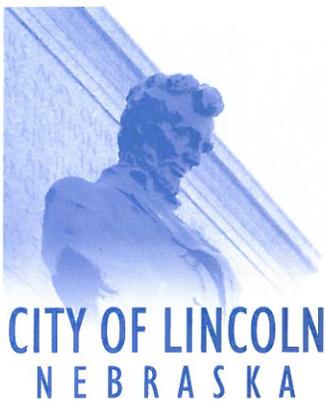
Comp Plan Conformance #: CPC14014
Surplus Property
N 70th & Cuming St

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.03 T10N R07E





MAYOR CHRIS BEUTLER
lincoln.ne.gov

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Lincoln, Nebraska 68508
402-441-7606
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June 20, 2014

Marvin Krout, Director
City of Lincoln-Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear Marvin:

Enclosed is an application to declare surplus a small portion of City property located at approximately 70th and Cuming Streets. The City acquired this property in 1967 via a Sheriff's Sale. This request is the result of the adjacent property owner expressing interest in purchasing the small parcel. There has been no opposition to the sale of the property by any other departments or public agencies other than a request to retain easements.

Please forward the request to the Planning Commission for their earliest consideration for Comprehensive Plan conformance. My understanding is that the request should be on the July 23, 2014 agenda.

If you have questions or need additional information, please contact me at 441-7569 or at cthomas@lincoln.ne.gov. Thank you.

Sincerely,

Clinton W. Thomas
Real Estate and Relocation
Assistance Agent

cc: Dave Landis, Director, Urban Development Dept.

Michelle R. Backemeyer

From: Brian A. Kramer
Sent: Thursday, May 22, 2014 11:34 AM
To: Michelle R. Backemeyer
Cc: Miki Esposito; Donna K. Garden
Subject: Surplus Property at approximately 70th & Cuming Street

Michelle,

Wastewater has sanitary lines that cross or abut the property in question and need to retain 30' wide easements over the lines. These easements could impact the buyers ability to expand or build new.



Brian A. Kramer
Superintendent of Collection