

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Street and Alley vacation #02019

DATE: December 27, 2002

SCHEDULED PLANNING COMMISSION MEETING:

DATE: January 8, 2003

PROPOSAL: Vacate the east-west alley, west from South 16th Street to the east line of the north-south alley in Block 6, C.C. Burr's Subdivision.

LAND AREA: 2,948 square feet, more or less.

CONCLUSION: The 2025 Comprehensive Plan frequently refers to pedestrian networks and interconnected streets. The Plan states the existing street pattern should be maintained and the sidewalk system should be complete and without gaps. This vacation will eliminate a link in the vehicular and/or pedestrian network in this area. Applicant and the Planning Department have scheduled a meeting to discuss possible alternative solutions to their needs. Therefore, Planning Department recommends deferral until January 22, 2003.

RECOMMENDATION:

Deferral

GENERAL INFORMATION:

LEGAL DESCRIPTION: The East-West Alley, between South 16th Street and the North-South Alley in Block 6, C.C. Burr's Subdivision.

LOCATION: Approximately South 16th and South Streets.

APPLICANT: Houses of Hope of Nebraska, Inc.
2015 South 16th Street
Lincoln, NE 68502
435-3165

OWNER: Same as Applicant

CONTACT: Jason Conrad, Executive Director
2015 South 16th Street
Lincoln, NE 68502
435-3165

SURROUNDING LAND USE AND ZONING:

North:	Group Home	R-5 Residential
South:	Group Home	R-5 Residential
East:	Single-Family Residential	R-5 Residential
West:	Single-Family Residential	R-5 Residential

HISTORY: Prior to the 1979 zoning update, this property was zoned C Multiple-Family Dwelling. The update changed the zoning to R-5 Residential.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan contemplates this property to remain Urban Residential.

Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents. (F 18)

Overall Guiding Principles:

Transit, pedestrian, and bicycle networks should maximize access and mobility to provide alternatives and reduce dependence upon the automobile. (F 66)

Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling and provide multiple connections within and between neighborhoods. (F 66)

Guiding Principles for Existing Neighborhoods:

Maintain existing pattern of streets. (F 69)

Neighborhoods, activity and employment centers, rural communities, and open lands will be connected by a continuous network of public ways. (F 87)

The concept of balance also applies to methods of transportation. While the system must function well for motor vehicles, it should also establish public transportation, bicycling, and walking as realistic alternatives now and in the future. (F 87)

The sidewalk system should be complete and without gaps. (F89)

Pedestrians should be able to walk in a direct path to destinations like transit stops, schools, parks, and commercial and mixed-use activity centers. (F 90)

UTILITIES: The Lincoln Electric System has existing overhead facilities in the alley.

TRAFFIC ANALYSIS: According to the 2025 Comprehensive Plan, the current and future classification of South 16th Street is Minor Arterial. (E 49, F105).

PUBLIC SERVICE: Prescott Elementary School is located 4 blocks east of this property, on South 20th Street.

ANALYSIS:

1. This is an application to vacate the east-west alley, west from South 16th Street to the east line of the north-south alley in Block 6, C.C. Burr's Subdivision.
2. Applicant currently owns both of the lots adjacent to this alley. Applicant is willing to purchase the entire width of the right-of-way if vacated.
3. Applicant desires to use this right-of-way as a parking lot for their office located on an adjacent lot. Applicant will pave this parking lot for easy maintenance.
4. There are existing LES utilities in this alley. Therefore, a permanent easement over the entire area has been requested by LES.
5. There is an existing paved alley return. Public Works will require Applicant to apply for a commercial curb cut, or remove the return and reconstruct curb and gutter in South 16th Street.
6. The length of this block will be increased upon approval of this vacation to approximately 1,093.8 feet. This length exceeds the maximum pedestrian block length of 1,000 feet (LMC §26.23.125), but does not exceed the maximum street block length of 1,320 feet (LMC §26.23.130).
7. A commercial center is located east of this alley, across South 16th Street. This alley provides vehicular and pedestrian access to these businesses for residents to the west.
8. Applicant has agreed to meet with Planning Staff to discuss alternative solutions to their needs. Planning Department requests deferral until the January 22, 2003 Planning Commission meeting. Planning Department anticipates this will allow adequate time for the Applicant and the department to discuss alternatives.

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:

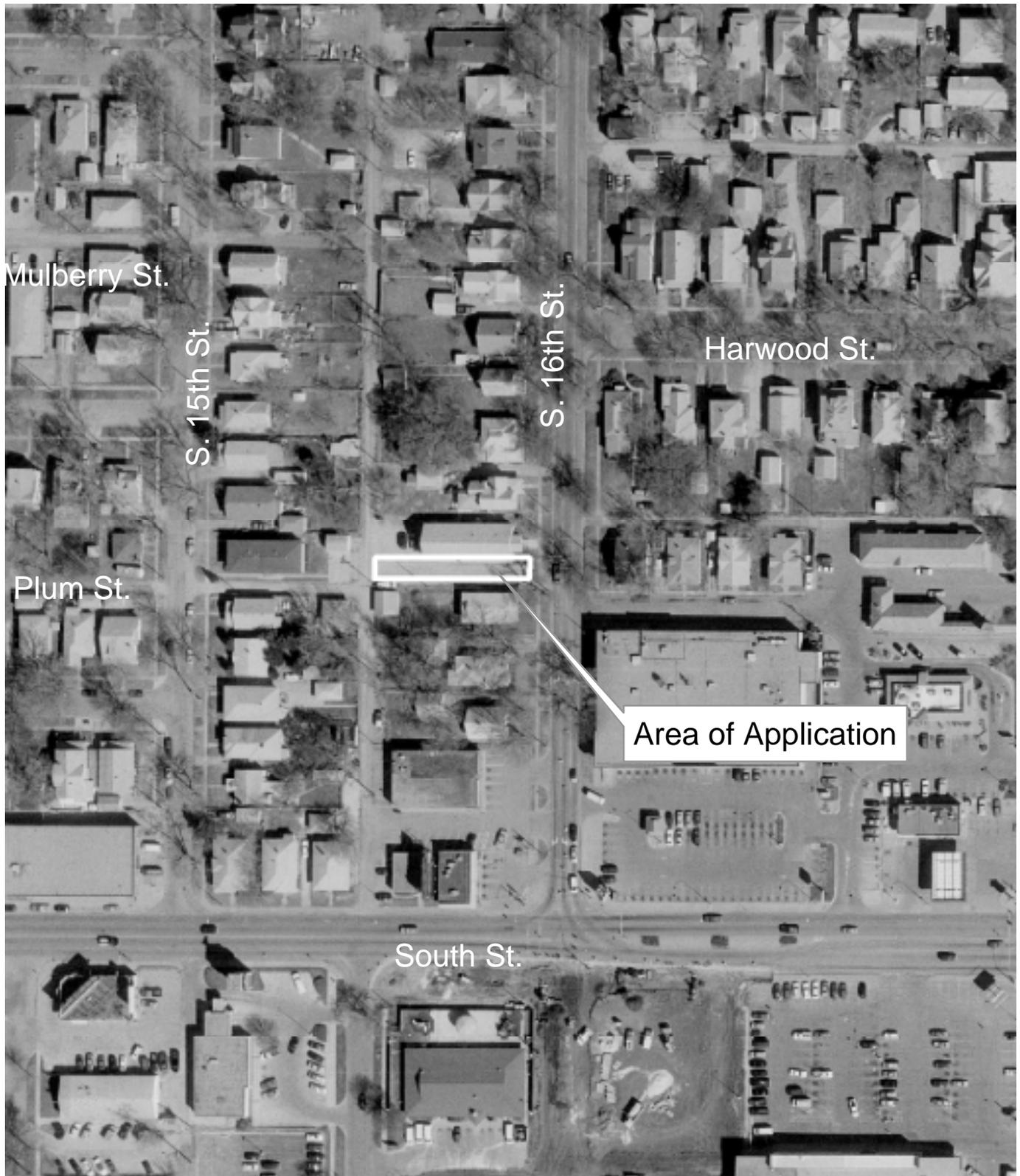
- 1.1 The provisions of LMC chapter 14.20 must be met.

- 1.2 A permanent public easement should be established over the entire vacated area for existing public facilities and pedestrian traffic.

Prepared by:

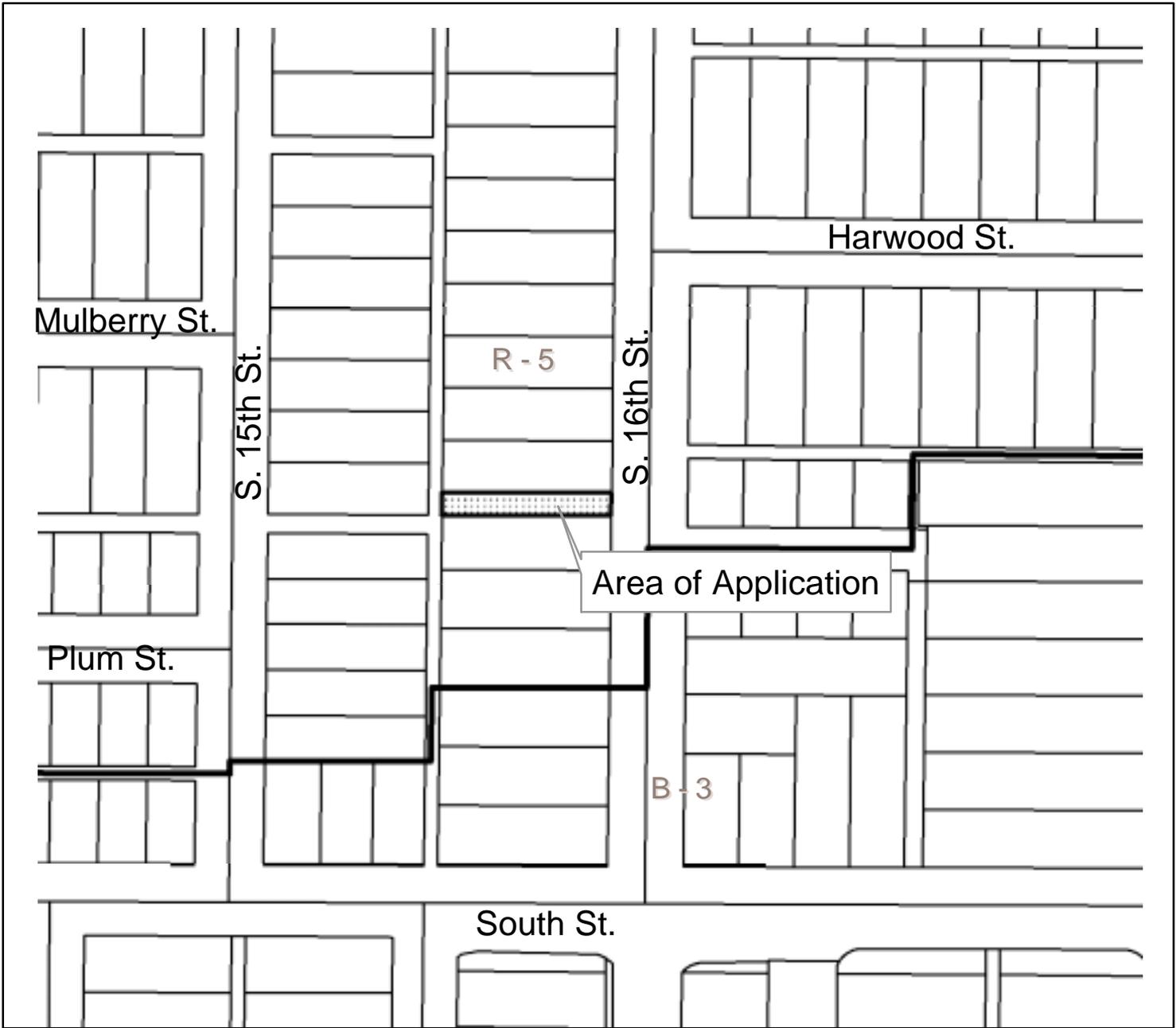
Greg Czaplewski
Planner

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Street & Alley Vacation #02019
S. 16th & South St.



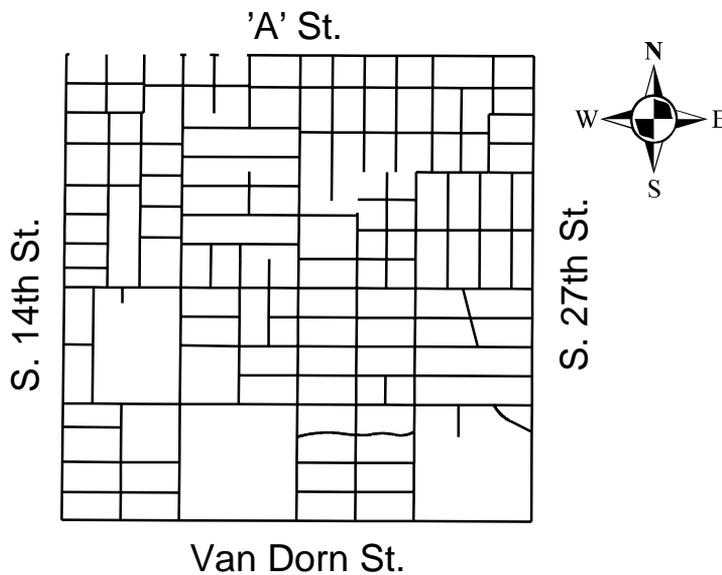
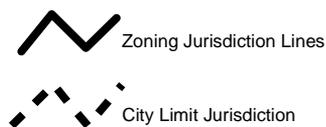


Street & Alley Vacation #02019 S. 16th & South St.

Zoning:

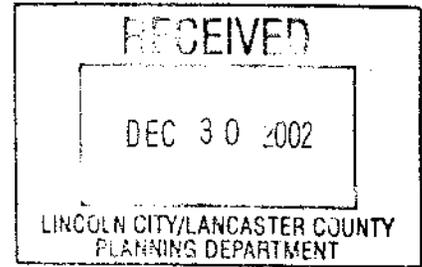
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned 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. 36 T10N R6E





Houses of Hope
Of Nebraska, Inc.
Helping People Find A Better Way To Live.



December 27, 2002

Greg Czapleswski
Planning Department
City County building
555 South 10th, Room 213
Lincoln NE 68508

RE: Petition for Vacation of Public Ways

Dear Greg,

I understand that the Houses of Hope petition has been scheduled for hearing before the Planning Commission on January 8, 2003.

I would request that you put the item on pending status until you and I are able to meet to discuss this matter in more detail. I presume the Houses of Hope request could be reintroduced before the Planning Commission at another date.

Thank you for consideration of this request and I look forward to talking with you.

Sincerely,

Jason Conrad
Executive Director