

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

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**for October 26, 2005 PLANNING COMMISSION MEETING**

**PROJECT #:** Comprehensive Plan Conformance # 05013

**PROPOSAL:** The Urban Development Department has requested a review of the application for surplus property at 305 and 345 "F" Street for conformance with the Comprehensive Plan.

**LOCATION:** 4<sup>th</sup> and "F" Streets

**LAND AREA:** 35,500 square feet, or 0.8 acre, more or less.

**CONCLUSION:** The Urban Development Department purchased this property as part of a relocation agreement with the previous owner. Due to site conditions, the Urban Development Department is unable to use public funds to develop this property as intended with residential uses. This property is surplus to the needs of the City.

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

**LEGAL DESCRIPTION:** Lots 1-5, Block 172, Original Lincoln, located in the SW 1/4 of Section 26 T10N R6E, Lancaster county, Nebraska.

**EXISTING LAND USE AND ZONING:**

Single-family dwelling and vacant commercial building R-4 Residential

**SURROUNDING LAND USE AND ZONING:**

North:	Single- and two-family dwellings	R-4 Residential
South:	Single- and two-family dwellings	R-4 Residential
East:	Single- and two-family dwellings	R-4 Residential
West:	Single- and two-family dwellings	R-4 Residential

**ASSOCIATED APPLICATIONS:** Special Permit #05048

**HISTORY:**

Jul 1979 Change of Zone #1708 changed the zoning on this property from I-1 Industrial to R-4 Residential.

May 1979 The zoning update changed the zoning on this property from K Light Industrial to I-1 Industrial.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 2025 Future Land Use Plan shows this area as Urban Residential. (F 25)

**TRAFFIC ANALYSIS:** South 4<sup>th</sup> and "F" Street are identified as local streets, both now and in the future. (E 49, F 103) Local streets provide the lowest level of mobility and generally exhibit the lowest traffic volumes. (F 105) South 3<sup>rd</sup> Street contains railroad tracks, South 4<sup>th</sup> Street is not paved, "F" street is paved.

**ENVIRONMENTAL CONCERNS:** This site is entirely located within the 100-year floodplain. Specific design considerations must be met for new construction on this property. Any development on this property will be required to maintain the amount of flood storage it currently provides.

**ANALYSIS:**

1. This is a request to declare property located approximately at 345 and 305 "F" Street as surplus.
2. The City acquired this property in September, 2005, with the intent to demolish the existing structure and redevelop the property with residential uses. The City has determined there are site conditions that prevent it from doing so as a public project. These site conditions include proximity to the railroad tracks, location in the floodplain, and underground contamination from a previous owner.
3. The Urban Development Department has concluded that selling this property for private development is their only alternative. See attached history provided by Applicant.

Prepared by

Greg Czaplewski, 441-7620, gczaplewski@lincoln.ne.gov

**Date:** October 12, 2005

**Applicant:  
and  
Owner:** Marc Wullschleger, Director  
Urban Development Department  
808 "P" Street, Suite 400  
Lincoln, NE 68508  
441.7126

**Contact:** Steve Werthman, Housing Rehabilitation & Real Estate Manager  
Urban Development Department  
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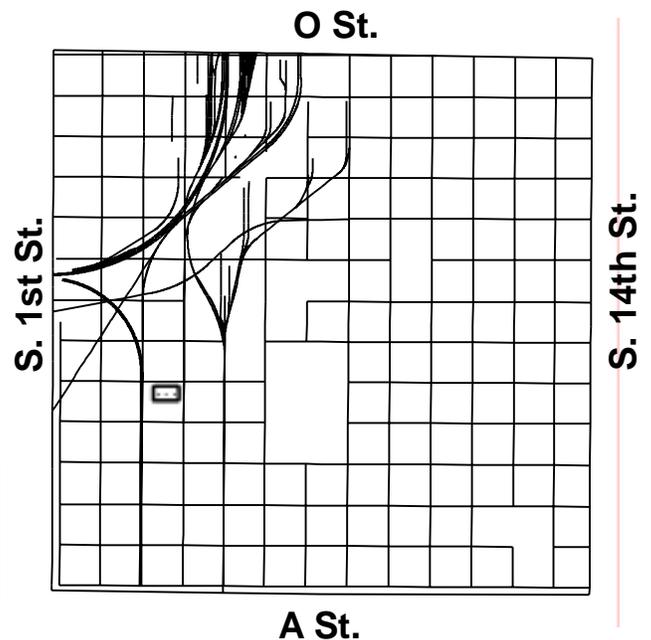
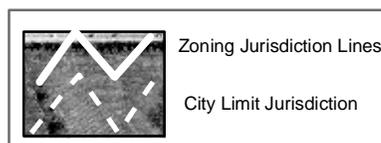
2005 aerial

# Comp. Plan Conformance #05013 305 & 345 'F' 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. 26 T10N R6E





**CITY OF LINCOLN**  
**NEBRASKA**

MAYOR COLEEN J. SENG

lincoln.ne.gov

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Marc Wullschleger, Director  
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Lincoln, Nebraska 68508  
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September 15, 2005

Marvin Krout  
Director  
Lincoln/Lancaster County Planning Department  
555 South 10<sup>th</sup> Street, Suite 213  
City/County Mailroom Box 16  
Lincoln, NE 68508

RE: Surplus Property Declaration at 345 and 305 "F" Street, Lincoln, Nebraska

Dear Marvin:

The Urban Development Department, City of Lincoln wishes to declare the site commonly known as Cedar Hollow Foods located at 345 and 305 "F" Street as surplus to its needs. The property involved is legally described as:

Lots 1 through 5, Block 172, Original Lincoln, Lancaster County, Nebraska, and contains a total of 35,500 square feet, more or less.

The Urban Development Department now wishes to receive formal approval of the City Council for disposal of these properties to a private party.

By this letter, we are requesting that the Planning Department initiate the procedure to declare the property surplus by placing the matter on the Planning Commission's Agenda on October 12, 2005 for its report and recommendation to the City Council and to thereafter forward this request to the City Council for approval of the sale of the property.

Please find attached reference material for the property in question.

Thank you for your assistance and attention to this matter. If you need anything further in order to proceed with this request, please call Troy Gagner at 441-7862.

Sincerely,

Marc Wullschleger, Director  
Urban Development

## **History of the Economic Development Effort for the Site**

Starting in 2003, Darl Nauman and Troy Gagner, Economic Development Coordinators for the Mayor's Office and Urban Development Department respectively, began working with Cedar Hollow Foods (Arck Foods) in an effort to solve some of the problems the owners were experiencing at 4<sup>th</sup> & F Street.

Arck Foods wanted to expand their current operation which would increase the size of their building, add employees and increase the number of 18-wheelers delivering to the site. They had clearly outgrown this location and were receiving offers from other states to relocate their business.

The neighborhood had an expanding industrial site that was no longer a good fit for the area.

Darl and Troy were faced with the task of relocating this business to a more suitable area while, at the same time, keeping this thriving business in Lincoln.

Arck Foods has now been successfully relocated to 6240 McCormick Drive in Lincoln and 39 jobs were not only retained but another 20 jobs were created for the local economy. Clearly, the City of Lincoln has already obtained a benefit from this transaction.

The second part of the task is to find a neighborhood-friendly use for the old location.

The first alternative was residential use, however, several issues were raised during the exploration of this option. The environmental review, required by HUD, found contamination on two of the five lots. Another one of the lots contained a house which is part of the historic district. The proximity of the railroad tracks brought up concerns of noise and vibration. The flood plain was also an issue for locating any type of residential housing.

Inquiries were made into the possibility of land for the Parks and Recreation Department but a "mini-park" was not a practical or efficient budget alternative with Cooper Park only two blocks away.

Another alternative was to change the zoning to "B" or "I", however, that would open the possibility of an undesirable use of this land in the future. The neighborhood did not want just any business use on the property and industrial zoning was out of the question. If the site was currently zoned Industrial instead of a special permit with industrial use, then Arck Foods could have sold the property to a company with a more-intensive, less-desirable use.

This is the reason Urban Development is proposing to continue a special permit for this site along with its request for surplus.

At some point in the future, if this site is no longer used for what Urban Development is proposing, the decision for the future use would revert back to the control of the City with input

## **Neighborhood**

from the neighborhood.

Urban Development is working with a retail greenhouse owner who wishes to move his business to Lincoln and this site fulfills his needs as well as the need of the area for a neighborhood friendly business.

Here is a summary of the major issues that were considered to arrive at this proposal;

### **Flood Plain**

This business will have no net rise in regard to the flood plain as the 12,000 sq ft “footprint” of the Arck Foods building will be replaced with less than 5,000 sq ft. If the greenhouse is considered a flow-through structure, then the benefit to the flood plain will be even greater. The new owner will work with Public Works and Building & Safety on the retail structure (600 sq. ft.) for elevation/flood-proofing or a combination of both. The grade on the site will not change.

### **Environmental**

No structures will be placed on the contaminated area. The contamination will be capped with a parking lot (and a possible location for a trail head for the City bike trail) on the north half of Lot 1. The owner will further grant the City access to the property for monitoring of the contamination.

The greenhouse owner, in the conducting of his business, will have at any given time six 40lb bags of Peters 20-20-20 Fertilizer and uses insecticidal soap and horticultural oil to control insects.

### **Historic**

The existing house that was used as a break room by Arck Foods will be preserved by the new owner. The house’s front and backyard area will be landscaped as an example of the products available from the greenhouse.

### **Neighborhood**

The Urban Development Department has met with the South Salt Creek Neighborhood Association and obtained their approval for the proposed use.

The neighbors will benefit from the reduction of truck traffic to the area and the removal of the Arck Foods building.

As previously discussed, ownership of this land by the Parks Department was not a practical alternative. However, the proposed gardens on the site will greatly enhance the neighborhood environment.

The Special Permit will prevent any future use of the land for anything except the proposed use.

### **Economic Development**

The City of Lincoln has already benefitted from the relocation of Arck Foods which retained 39 jobs and created an additional 20 jobs.

The greenhouse owner is a long time resident of Lincoln and has been waiting for the right opportunity to relocate. This proposal will add another small business to the community.