

**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**for November 8, 2006 PLANNING COMMISSION MEETING**

**PROJECT #:** Comprehensive Plan Conformance No. 06015

**PROPOSAL:** Finding a declaration of surplus property for a tract of land in conformance with the Comprehensive Plan.

**LOCATION:** South of W. Van Dorn St. and east of S. Coddington Ave.

**LAND AREA:** 14.6 acres, more or less

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

<b>RECOMMENDATION:</b>	<b>Conformance with the Comprehensive Plan</b>
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** see attached

**EXISTING ZONING:** AG-Agricultural

**EXISTING LAND USE:** Open space

**SURROUNDING LAND USE AND ZONING:**

North: R-3, Residential	Single family and attached single family residential
South: AG, Agricultural	Bison trail and open space
East: Ag, Agricultural	Lincoln Water System and Bison Trail
West: AGR, Agricultural Residential	Single family residential on acreages.
NW: B-2, Planned Neighborhood Business	Undeveloped, proposed office and commercial

**ASSOCIATED APPLICATIONS:**

Annexation #06017  
Change of Zone #06071

**HISTORY:**

June 13, 2005 Use Permit #133 for 40,000 s.f. of office and commercial floor area and Change of Zone #3419 to B-2 was approved by the City Council.

June 13, 2005 Annexation #01008 to annex approximately 5 acres at the southeast corner of W. Van Dorn St. and S. Coddington Ave. and Comp Plan Conformance #04006 to surplus .24 acres were approved by the City Council.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Land Use Map of the 2025 Comprehensive Plan identifies the area as Urban Residential. (F-23)

**ANALYSIS:**

1. This is a request by the Parks and Recreation Department to declare property generally located southeast of the intersection of West Van Dorn Street and South Coddington Avenue as surplus property. Associated with this application is a change of zone and annexation.
2. The subject property and parcels to the south were purchased by the City in May 2003 for a future community park. After reviewing the site and the needs for a future park, the Parks & Recreation Department determined that they could surplus the subject property and still have adequate space for a park. The area of the future park, located south of the Bison Trail, is approximately 39 acres.
3. This application is in response to an inquiry from the Seostris Shrine. The Shriners are proposing to build a new facility on this site if the surplus declaration is approved.
4. The Parks Department has met with the West A Neighborhood Association and the Yankee Hill Neighborhood Association and received support of the proposed project.
5. In June 2005, the Parks & Recreation Department requested that .24 acres adjacent the west side of this property be declared as surplus. The City Council approved this request.
6. This parcel is surrounded by a much larger tract owned by the City. Bison Trail is located south of the surplus property and a future park is proposed south of Bison Trail
7. This surplus declaration is necessary for the City to sell the property.

Prepared by:

Tom Cajka  
Project Manager

**DATE:** October 24, 2006

**APPLICANT:** Lynn Johnson, Director  
Parks & Recreation Department  
2740 "A" St.  
Lincoln, NE 68502  
(402) 441-8265

**OWNER:** City of Lincoln



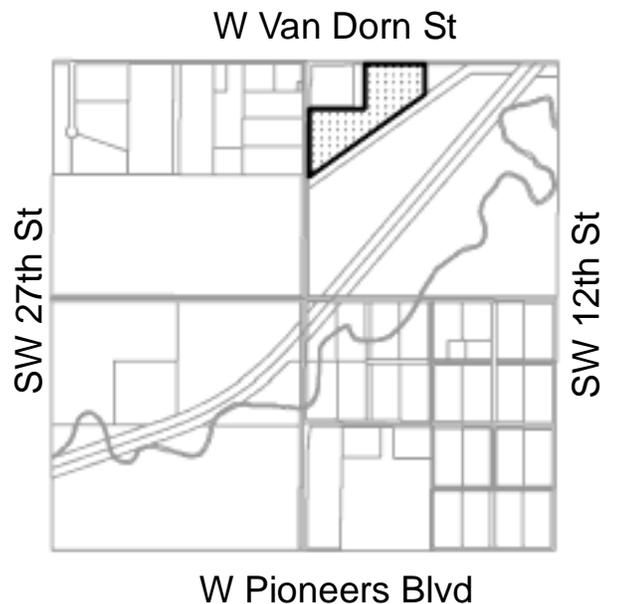
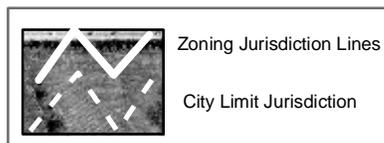
**Annexation #06017 &  
Comp Plan Conformance # 06015  
Coddington Ave & W Van Dorn St**

2005 aerial

**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. 4 T09N R06E



**LEGAL DESCRIPTION**  
SURPLUS PROPERTY  
(FUTURE LOT 1 BISON VISTA ADDITION)

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 40 I.T., LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 1,239.75 FEET TO A POINT, THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS WEST ALONG A LINE PERPENDICULAR FROM THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 60.00 FEET TO **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING SOUTHERLY ALONG SAID LINE, A DISTANCE OF 292.82 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEAST LINE OF SAID LOT 40 I.T., THENCE SOUTH 54 DEGREES 23 MINUTES 13 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 40 I.T., A DISTANCE OF 1,465.73 FEET TO A POINT LOCATED 60.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 36 MINUTES 43 SECONDS EAST ALONG A LINE LOCATED 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 723.49 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 36 I.T., THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS EAST ALONG A SOUTH LINE OF SAID LOT 36 I.T., AND AN EXTENSION OF SAID SOUTH LINE, A DISTANCE OF 463.23 FEET TO A POINT, THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 60.09 FEET TO A POINT, THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 66.00 FEET TO A POINT, THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 156.19 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 20 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 183.00 FEET, AN ARC LENGTH OF 63.88 FEET, A TANGENT LENGTH OF 32.27 FEET, A CHORD LENGTH OF 63.56 FEET, AND A CHORD BEARING OF NORTH 09 DEGREES 49 MINUTES 29 SECONDS WEST TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 20 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 417.00 FEET, AN ARC LENGTH OF 145.56 FEET, A TANGENT LENGTH OF 73.53 FEET, A CHORD LENGTH OF 144.82 FEET, AND A CHORD BEARING OF NORTH 09 DEGREES 49 MINUTES 29 SECONDS WEST TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 5.00 FEET

TO A POINT LOCATED 60.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS EAST ALONG A LINE LOCATED 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 690.41 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 636,011.34 SQUARE FEET OR 14.60 ACRES, MORE OR LESS.

Tuesday, October 03, 2006  
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# Memorandum

September 28, 2006

TO: Marvin Krout, Planning

FR: Lynn Johnson, Parks and Recreation



RE: Comprehensive Plan Conformance Request

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The purpose of this memo is to request review of a proposal to declare a publicly owned parcel as surplus for conformance with the Lincoln/Lancaster County Comprehensive Plan. The subject parcel is located generally southeast of the intersection of West Van Dorn Street and Coddington Avenue.

## Background

The subject parcel and associated parcel located south of the Bison Trail right-of-way were purchased in May, 2003 as the location of a future community park. This future community park is intended to serve residents living in southwest Lincoln, and is identified within the Lincoln/Lancaster Comprehensive Plan. In November, 2004 representatives of the Sesostris Shrine expressed interest in purchasing the subject parcel for the purposes of constructing a 30,000 shrine center and appurtenant facilities, including parking, a hard-surface practice field and storage building, and a maintenance building.

In considering the request, we evaluated the ability to accommodate the typical activity areas for a community park on the remaining 39-acre parcel located south of the Bison Trail. We've determined that this area is adequately size and configured to allow development of sports fields, day use activity areas, possibly an outdoor pool, and associated parking areas. Thus we believe that the subject parcel can be declared surplus to needs of the City.

The Parks and Recreation Advisory Board discussed the possibility of selling the subject property to the Sesostris Shrine in September 2005, and recommended that the Department continue to explore the concept and meet with neighborhood associations in the area. The Department subsequently met the West A Neighborhood Association and the Yankee Hill Neighborhood Association and received favorable reactions to the project. The Parks and Recreation Advisory Board recommended that the subject property be declared surplus and sold to the Sesostris Shrine for development of a community facility during their regular meeting on November 5, 2005.

Please phone me at 441-8265 with questions. Thank you for your assistance.