

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for October 26, 2016 PLANNING COMMISSION MEETING

- PROJECT #:** Comprehensive Plan Conformance No. 16005
- PROPOSAL:** To review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposal to declare approximately 30,139 square feet of land as surplus property.
- LOCATION:** Generally located at 2847 A Street
- LAND AREA:** 30,139 square feet, more or less
- CONCLUSION:** The declaration of surplus generally conforms with the Comprehensive Plan. Lincoln Electric System will need to retain a 5.0' easement on the south property line and a 15.0' easement along the north property line.

RECOMMENDATION:	In conformance with the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: A tract of land composed of Lots 2 through 5, and a portion of Lot 1, all in Block 2, Zehrunge and Ames Addition, All Located in the Northwest Quarter of Section 31, Township 10 North, Range 7 East of the 6th P.M., City of Lincoln, Lancaster County, Nebraska.

EXISTING ZONING: B-3 Commercial District, R-6 Residential District

EXISTING LAND USE: Public Parking Lot

SURROUNDING LAND USE AND ZONING:

North: Park Land/Zoo; P
South: Single Family Residential; R-2
East: Bike Trail; P
West: Single Family Residential; R-6

ASSOCIATED APPLICATIONS:

Change of Zone No. 16028 from B-3 Commercial to R-6 Residential
Text Amendment No. 16010 to allow zoo parking in residential zoning within 360' of the Zoo
Street and Alley Vacation No. 16005 to vacate street and alley right of way
Special Permit No. 16047 for Zoo expansion parking

Waiver No. 16007 to waive parking lot surfacing

HISTORY:

The property zoning was changed from Multiple Dwelling District (D)/Commercial District (I) to R-6 Residential/B-3 Commercial with the 1979 Zoning Ordinance update.

Prior to use as a parking lot the historic use of the property was commercial, most recently A Street Antique Collectibles Mall in the early 2000s and previously United True Value Supply & Rental in the 1990s.

A demolition permit was issued in 2009 for the building which was previously on the site.

The City acquired one lot as part of the Rock Island Trail project and the other four lots from the Lincoln Parks and Recreation Foundation in 2010.

COMPREHENSIVE PLAN SPECIFICATIONS:

P. 1.2 - Preservation and enhancement of the many quality of life assets within the community continues. For a “good quality of life”, a community has more than jobs, shelter, utilities and roads - there are numerous services, education, historic, natural and cultural resources that are fundamental to enriching lives. As the population continues to become more diverse, the richness and variety of Lincoln and Lancaster County’s cultural assets will enrich the quality of life for all those living here.

P. 1.9 - This area is shown as Commercial on the Future Land Use Map.

P. 9.12 - The Lincoln Children’s Zoo is one of only five zoos in the nation dedicated to educating our youth. The Zoo’s design is tailored specifically for children. The zoo is located on city-owned land near South 27th Street and A Street, but is managed by a nonprofit organization. The zoo plans to expand its facilities and attractions to the west along A Street and also has plans for additional parking south of A Street.

ANALYSIS:

1. This is a request to find the property generally located at 2847 A Street as surplus. The City acquired one lot as part of the Rock Island Trail project and the other four lots from the Lincoln Parks and Recreation Foundation in 2010. This property currently has a parking lot which gains access from A Street. The property does not contain any structures.
2. The City proposes to sell the lots to the Lincoln Children’s Zoo for parking lot improvements to accommodate the Zoo’s plans for expansion.
3. The Lincoln Children’s Zoo expansion plans include this surplus property as part of parking lot improvements on the south side of A Street.
4. There has been no other opposition to the sale of the property by any other departments or public agencies. There is a request to retain easements; specifically,

Lincoln Electric System requests a 5.0' easement on the south property line and a 15.0' easement along the north property line.

5. The Comprehensive Plan on page 9.12 mentions Zoo plans for expansion of its facilities and attractions to the west along A Street and additional parking south of A Street.
6. The portion of the surplus property that is zoned B-3 would be required to be rezoned to R-6 with the Zoo expansion as a condition of approval of Special Permit No. 16047.
7. The proposal to surplus the land subject to retention of easements for Lincoln Electric System to retain a 5.0' easement on the south property line and a 15.0' easement along the north property line is consistent with the Comprehensive Plan.

Prepared by

George Wesselhoft, Planner
(402-441-6366, gwesselhoft@lincoln.ne.gov)

October 13, 2016

APPLICANT/OWNER: City of Lincoln
Attn: David Landis
555 S. 10th Street, Suite 205
Lincoln, NE 68508

CONTACT: City of Lincoln
Michelle Backemeyer
555 S. 10th Street, Suite 205
Lincoln, NE 68508

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2016 aerial

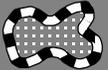
Comp Plan Conformance #: CPC16005
S 27th St & A St

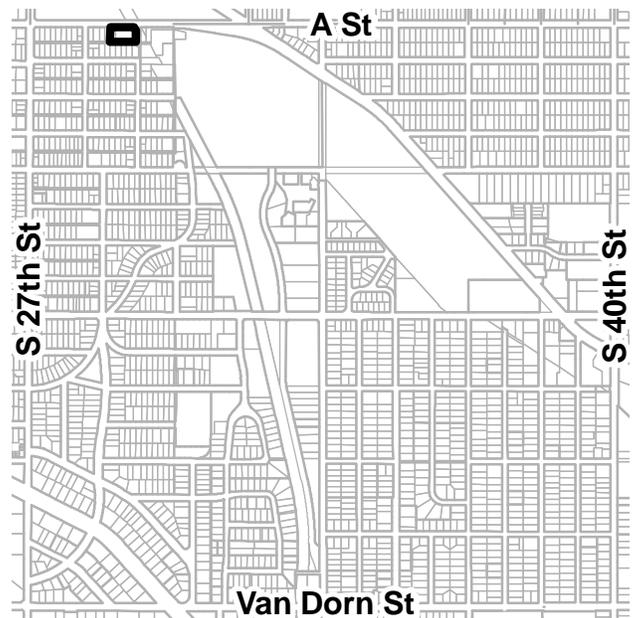


One Square Mile:
Sec.31 T10N R07E

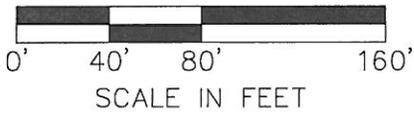
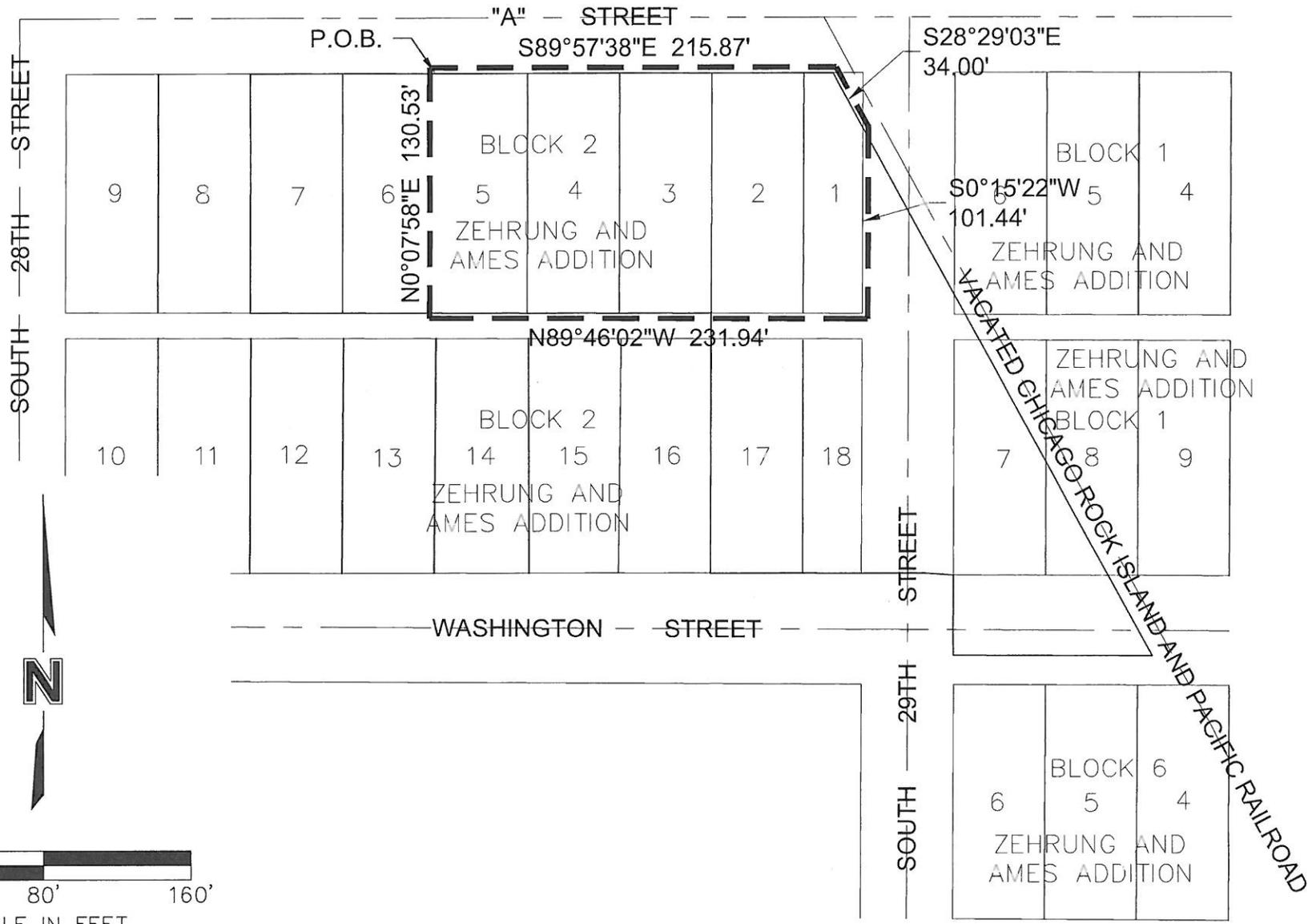
Zoning:

- 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

	Area of Application
	Zoning Jurisdiction Lines
	City of Lincoln Jurisdiction



C:\WG: F:\2016\0501-1007\016-0630\40-Design\Survey\SRV\Exhibits\Legal Drawings\016-0630_Legal Other.dwg USER: mjohnson
 DATE: Sep 08, 2016 3:01pm X:\EFC: V_SURVEY_160630



PROJECT NO:	016-0630
DRAWN BY:	MRJ
DATE:	SEPT. 8TH, 2016

SURPLUS PROPERTY EXHIBIT



601 P Street, Suite 200
 P.O. Box 84608
 Lincoln, NE 68508
 TEL 402.474.6311
 FAX 402.474.5160

EXHIBIT
B

LEGAL DESCRIPTION SURPLUS PROPERTY

A TRACT OF LAND COMPOSED OF LOTS 2 THROUGH 5, AND A PORTION OF LOT 1, ALL IN BLOCK 2, ZEHRUNG AND AMES ADDITION, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 2, ZEHRUNG AND AMES ADDITION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF "A" STREET, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 5, AND ON THE NORTH LINE OF LOTS 4 THROUGH 1, BLOCK 2, ZEHRUNG AND AMES ADDITION, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 33.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M. ON AND ASSUMED BEARING OF S89°57'38"E, A DISTANCE OF 215.87' TO A POINT LOCATED 10.00' WEST OF AND PERPENDICULAR TO THE CENTER LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY, THENCE S28°29'03"E, ON A LINE 10.00' SOUTH OF AND PARALLEL THE CENTER LINE OF SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 34.00' TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 1, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 29TH STREET; THENCE S00°15'22"W, ON THE EAST LINE OF SAID LOT 1, SAID LINE BEING THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 101.44' TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE NORTH LINE OF THE EAST-WEST ALLEY IN BLOCK 2, ZEHRUNG AND AMES ADDITION; THENCE N89°46'02"W, ON THE SOUTH LINE OF SAID LOT 1, AND ON THE SOUTH LINE OF SAID LOTS 2 THROUGH 5, SAID LINE BEING THE NORTH LINE OF SAID EAST-WEST ALLEY, A DISTANCE OF 231.94' TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N00°07'58"E, ON THE WEST LINE OF SAID LOT 5, A DISTANCE OF 130.53' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 30,139.14 SQUARE FEET OR 0.69 ACRES, MORE OR LESS.

THURSDAY, SEPTEMBER 08, 2016

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DWG: F:\2016\0501-1000\016-0630\40-Design\Curvey\Survey\016-0630_ Legal Drawings\016-0630_ Legal Other.dwg
 DATE: Sep 08, 2016 3:09pm
 USER: mjohnson

PROJECT NO: 016-0630	SURPLUS PROPERTY LEGAL DESCRIPTION		601 P Street, Suite 200 P.O. Box 84608 Lincoln, NE 68508 TEL 402.474.6311 FAX 402.474.5160	EXHIBIT
DRAWN BY: MRJ			A	
DATE: SEPT. 8TH, 2016				

August 16, 2016

David Cary, Director
City of Lincoln-Lancaster County Planning Department
555 S. 10th Street
Lincoln, NE 68508

Dear David:

Enclosed is an application to declare surplus the City property located at approximately 2847 "A" Streets. The City acquired one lot as part of the Murdock Trail project, and the other four from the Lincoln Parks and Recreation Foundation in 2010, and we are now selling the lots to the Lincoln Children's Zoo for parking lot improvements to accommodate the Zoo's plans for expansion. There has been no other opposition to the sale of the property by any other departments or public agencies other than the request to retain easements as noted in the attached responses.

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 September 14, 2016, agenda.

If you have questions or need additional information, please contact me at 441-8617 or at mbackemeyer@lincoln.ne.gov. Thank you.

Sincerely,



Michelle R. Backemeyer
Real Estate and Relocation
Assistance Agent

cc: Dave Landis, Director, Urban Development Dept.

Attachments

