

City Council Introduction: **Monday**, September 26, 2005  
Public Hearing: **Monday**, October 3, 2005, at **1:30 p.m.**

Bill No. 05-140

## FACTSHEET

**TITLE:** An Ordinance requested by the Real Estate Division of the City of Lincoln Urban Development Department, at the request of T&A Investment, LLC, declaring the north 7 feet of Lot 1, Block 3, Engleside Addition, as surplus property, generally located at 22<sup>nd</sup> & Holdrege Streets (1445 No. 22<sup>nd</sup> Street).

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** N/A

**STAFF RECOMMENDATION:** A finding of conformance with the Comprehensive Plan.

### FINDINGS OF FACT:

1. The Real Estate Division of the Urban Development Department has requested the declaration of the subject property as surplus. The property is located at the southwest corner of 22<sup>nd</sup> Street and Holdrege Street, adjacent to property recently purchased by T&A Investment, LLC.
2. The purpose of this request is to re-assemble Lot 1, as it existed when acquired by the city, to eliminate the lot width deficiency of the T&A property that now exists. The city ownership requested to be declared surplus is adjacent to the north limits of the T&A ownership.
3. The Director of Planning has determined that the seven feet requested to be vacated is in excess of the 66 ft. right-of-way specified in the Comprehensive Plan for this segment of Holdrege Street. Therefore, this proposed declaration of surplus property is in conformance with the Comprehensive Plan (**Comprehensive Plan Conformance No. 05012**).

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** September 19, 2005

**REVIEWED BY:** \_\_\_\_\_

**DATE:** September 19, 2005

**REFERENCE NUMBER:** FS\CC\2005\CPC.05012



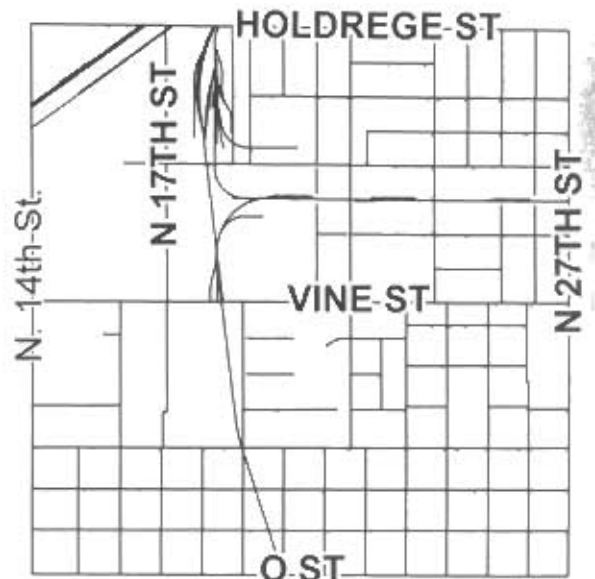
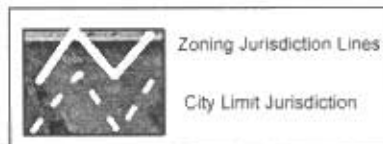
2005 aerial

## Comp. Plan Conformance #05012 1445 N. 22nd 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. 24 T10N R6E



**interoffice**  
**MEMORANDUM**

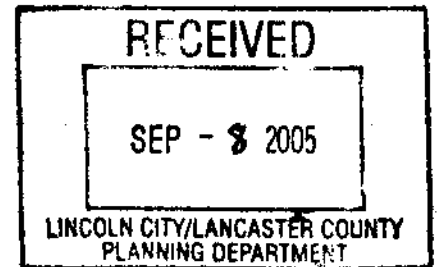
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**to:** Jean Walker, Planning Department *Michelle Backemeyer*  
**from:** Michelle Backemeyer, Housing Rehab and Real Estate Division  
**subject:** Declaration of Surplus Properties - North 7 feet of Lot 1, Block 3, Engleside Addition  
**date:** September 7, 2005

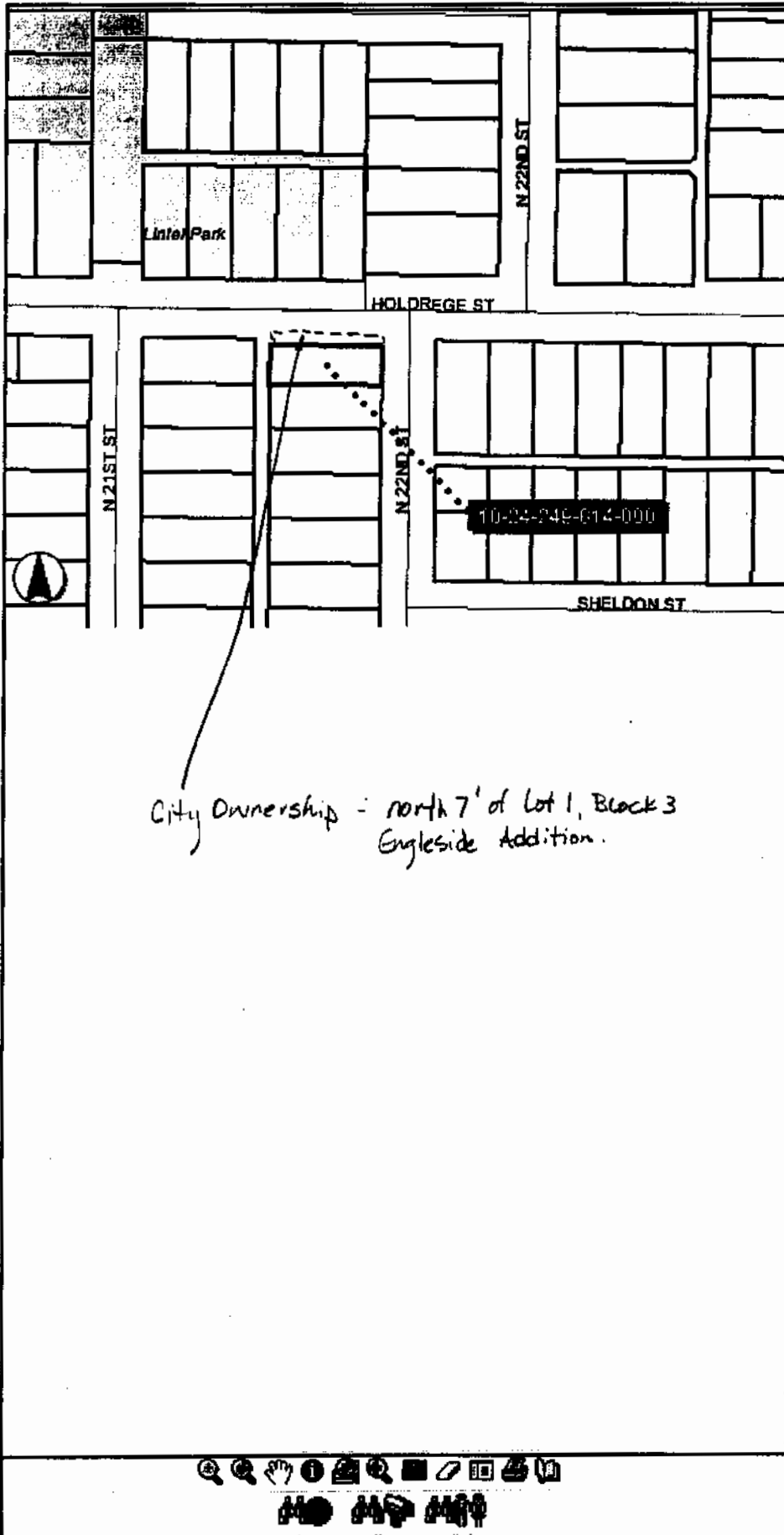
Please place on the next Planning Commission agenda a request to declare surplus the North 7 feet of Lot 1, Block 3, Engleside Addition as noted on the attached map.

We have requested responses from other City Departments and public agencies in accordance with the surplus property disposition procedures. Copies of the returned responses and the original request are attached. If you have any questions, please feel free to call me at 441-8617.

Attachments



003



IMS Home InterLinc Comments

- Legend**
- Lakes/Streams
  - Parcels
  - Streets
  - Schools
  - Parks
  - City Limit
  - County

The data displayed is a representation of the County Assessor's parcel data. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. Click on the Parcel ID to view the actual County Assessor Data. The first selection will open up a new window. Subsequent selections will be displayed in the same window.

**Owner Name** T&A Investment Llc  
**Address** 1445 N 22 St  
**Parcel ID** 10-24-249-014-000  
**Legal Description** ENGLSIDE ADD BLOCK 3 LOT 1 EX N7' STREET

Show Layer List



Zoom Out

Exhibit "A" 004

**Design  
Associates** of Lincoln, Inc.

Pershing Square  
1609 'N' Street  
Lincoln, NE 68508  
Phone: (402) 474-3000 • Fax: (402) 474-4045

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July 28, 2005

Clint Thomas  
City of Lincoln  
Real Estate Division  
808 "P" Street, Suite 400  
Lincoln, NE 68508

RE: Surplus Property- 22<sup>nd</sup> and Holdrege Streets

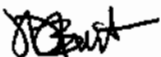
Clint,

On behalf of T&A Investment, L.L.C., a Nebraska Limited Liability Company (T&A), please consider this correspondence a formal request to declare as surplus city property legally described as 'the north seven (7) feet of Lot 1, Block 3, Engleside, Addition, LLCN.' The subject property is located at the southwest corner of 22<sup>nd</sup> Street and Holdrege Street adjacent to property recently purchased by T&A. The purpose of this request is to re-assemble Lot 1, as it existed when acquired by the city. This re-assembly will eliminate the lot width deficiency of the T and A property that now exists. Exhibit "A" shows the limits of the T&A ownership. The city ownership requested to be declared surplus is adjacent to the north limit of the T&A ownership.

It is our understanding this parcel was retained by the city for future right-of-way necessary for implementation of the Northeast Radial roadway project. Since that time, the Northeast Radial project has been abandoned and Holdrege Street has been re-designed west of 19<sup>th</sup> Street as part of the Antelope Valley Project. Holdrege Street is identified as a minor arterial and currently functions with two through lanes and common left turn lane. Street improvements to Holdrege requiring right-of-way in excess of 66 feet in width are not proposed. It appears the subject property is no longer needed for right-of-way or any other public purpose.

Your favorable consideration regarding this request is most appreciated. Please feel free to contact our office if additional information or clarification is desired.

Sincerely,



JD Burt  
For the firm

Attachment: Exhibit "A"

EC: Dale Stertz, Building and Safety  
Buff Baker, Public Works  
Thane Jensen, T&A Investment, LLC