

City Council Introduction: **Monday**, May 14, 2007
Public Hearing: **Monday**, May 21, 2007, at **5:30** p.m.

Bill No. 07-76

FACTSHEET

TITLE: Declaration of Surplus Property, requested by the City of Lincoln, Lincoln Water System, to declare approximately 1.02 acres, more or less, as surplus, generally located at the southwest corner of Highway 6 and Highway 66, Ashland, Nebraska.

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

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 04/25/06
Administrative Action: 04/25/06

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (9-0: Strand, Taylor, Sunderman, Carroll, Esseks, Krieser, Larson, Cornelius and Carlson voting 'yes').

FINDINGS OF FACT:

1. This is a request by the City of Lincoln, Housing Rehab and Real Estate Division, to declare this parcel owned by the City at the City's Ashland facility as surplus.
2. The staff recommendation to find the proposed declaration of surplus property to be in conformance with the Comprehensive Plan is based upon the following "Analysis":
 - A. Other City agencies have been notified and there has been no expression of need for this property.
 - B. A private developer has indicated interest in this area for future housing and commercial development for the City of Ashland.
3. On April 25, 2007, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
4. On April 25, 2007, the Planning Commission agreed with the staff recommendation and voted 9-0 to find the proposed declaration of surplus property to be in conformance with the 2030 Comprehensive Plan (**Comprehensive Plan Conformance No. 07005**).

FACTSHEET PREPARED BY: Jean L. Walker

DATE: May 7, 2007

REVIEWED BY: _____

DATE: May 7, 2007

REFERENCE NUMBER: FS\CC\2007\CPC.07005 Surplus

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for April 25, 2007 PLANNING COMMISSION MEETING

- P.A.S.:** Comprehensive Plan Conformance No. 07005
- PROPOSAL:** To surplus a portion of property at the SW Corner of Highway 66 and Highway 6, Ashland, Nebraska.
- LOCATION:** Highway 66 and Highway 6, in Ashland
- LAND AREA:** 1.02 acres, plus or minus
- CONCLUSION:** This is not in conflict with the Water Master Plan, Lincoln Lancaster County Comprehensive Plan or other plans of the City of Lincoln.

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

LEGAL DESCRIPTION: A 1.02 acre portion of the SW 1/4 of Section 1, Township 12 North, Range 9 East, Saunders County Nebraska. Legal description attached

EXISTING ZONING: City of Ashland jurisdiction.

EXISTING LAND USE: vacant

COMPREHENSIVE PLAN SPECIFICATIONS:

Utility improvements shall be in accordance with the Lincoln Water System Facilities Master Plan and the Comprehensive Plan. The Lincoln Water System Facilities Master Plan will guide future actions and serve as the basis for facilities planning and improvements. Pg 75

LINCOLN WATER SYSTEM AND COUNTY WATER RESOURCES

The Public Works and Utilities Department has completed the Lincoln Water System Facilities Master Plan in 2002. The plan is a guide for short term and long term improvements to the infrastructure of the Lincoln Water System during the planning period. The Facilities Master Plan should be updated to take into consideration the areas added to Tier It The projected maximum day water demand for year 2025 is 141 million gallons per day (MGD), and for 2050 is 205 MGD based on the assumed population growth rate of 1.5% per year. Additional supply, treatment, and transmission improvements will be necessary to meet these growing demands. The well fields currently owned by the Lincoln Water System have a projected maximum capacity approximately equal to the projected need for the year 2050. Additional well field property and water rights will need to be acquired in the planning period to meet these demands. Pg 76

ANALYSIS:

1. The Lincoln Water Department has requested this parcel be declared surplus. Other agencies have been notified and no need has been expressed.
2. A private developer has indicated interest in this area for future housing and commercial development for the City of Ashland.

Prepared by:

Mike DeKalb
441-6370, mdekalb@lincoln.ne.gov
Planner

DATE: April 4, 2007

APPLICANT: City of Lincoln
Lincoln Water System

CONTACT: Michelle Backmeyer
City of Lincoln, Housing Rehab and Real Estate Division
808 P Street, Ste 400
Lincoln, NE 68508
(402) 441-8617

OWNER: City of Lincoln, Lincoln Water System

COMPREHENSIVE PLAN CONFORMANCE NO. 07005

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

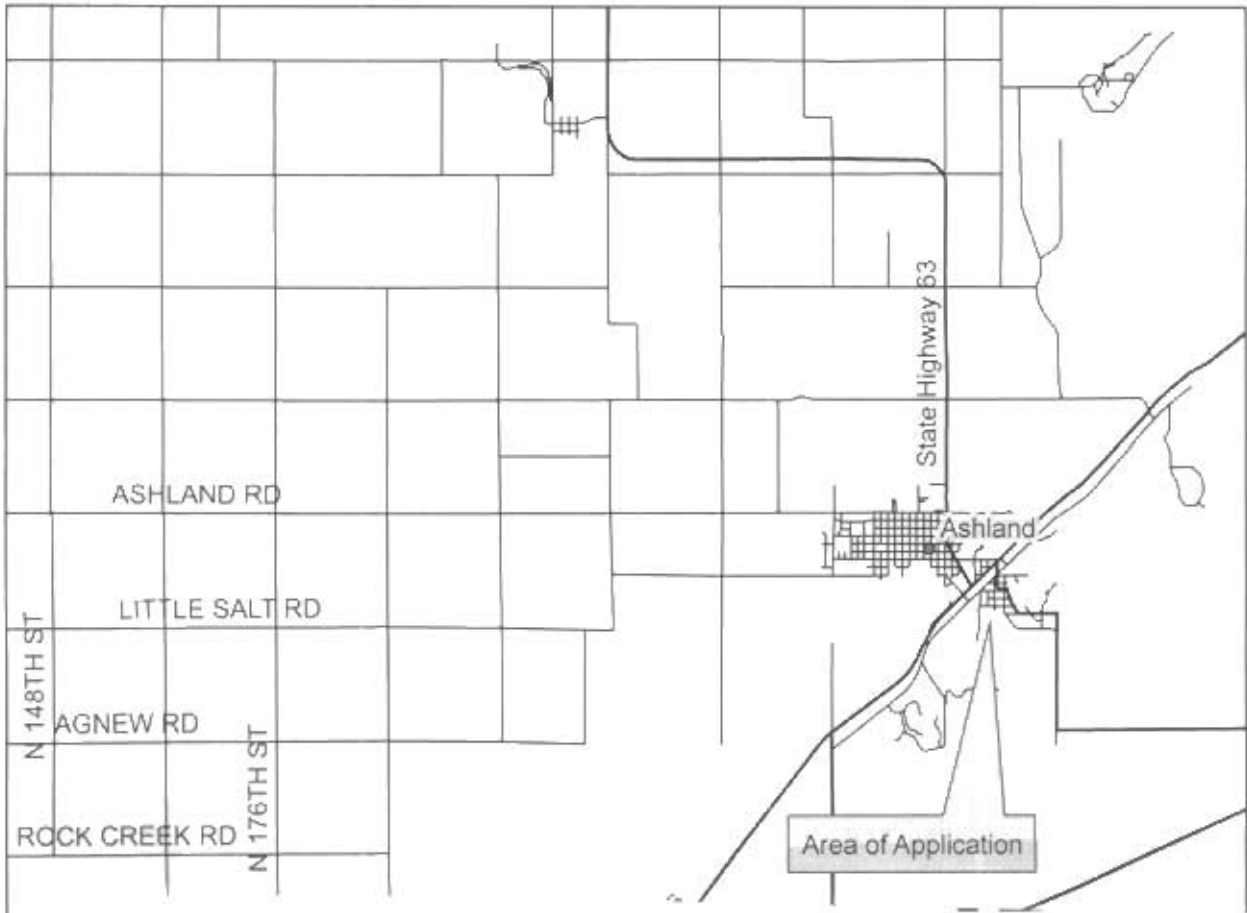
April 25, 2007

Members present: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand, Sunderman and Taylor.

The Consent Agenda consisted of the following items: **COMPREHENSIVE PLAN CONFORMANCE NO. 07005, CHANGE OF ZONE NO. 07019, AND STREET AND ALLEY VACATION NO. 07002.**

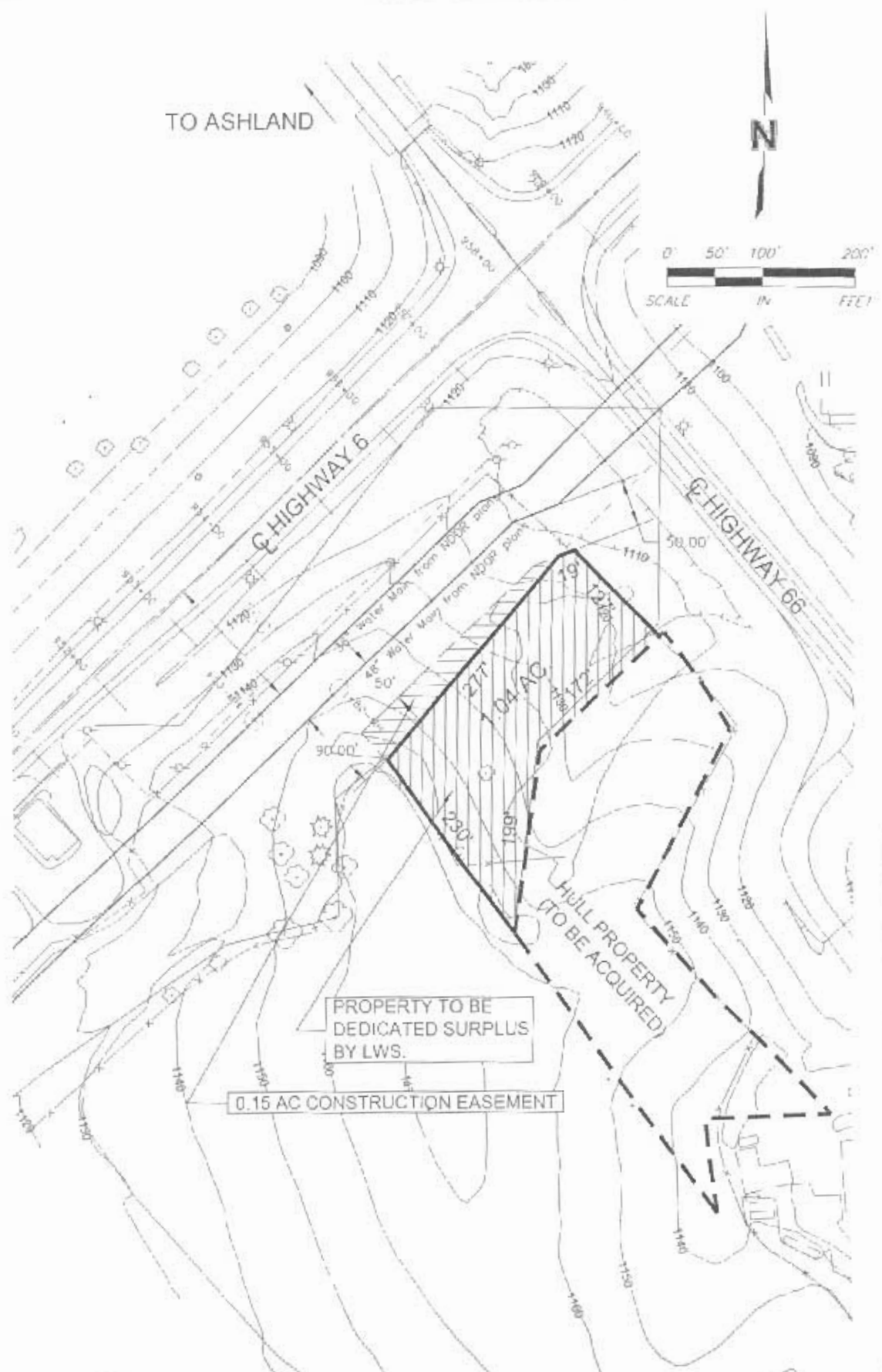
Ex Parte Communications: None.

Carroll moved to approve the Consent Agenda, seconded by Cornelius and carried 9-0: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand, Sunderman and Taylor voting 'yes'.



Comp. Plan Conformance #07005

DWG: P:\Projects\07005\07005-Plan\07005-Plan.dwg USER: pas
 DATE: 06/15/2006 10:56am REF: 07005 Boundary 10' COGS, cont 10-0265.dwg 10-0265.dwg



Comp. Plan Conformance #07005

PROJECT NO: 2006-0265
 DRAWN BY: KAR
 DATE: 12/1/06

LWS PROPERTY EXHIBIT
 ASHLAND, NE

MOLSSON
 ASSOCIATES

1111 Lincoln Ave., Suite 111
 P.O. Box 80000
 Lincoln, NE 68501-0000
 TEL: 402.474.8311
 FAX: 402.474.3188

EX-101.T
 1

SET 1" PIPE
w/PLASTIC CAP

SET 1" PIPE
w/PLASTIC CAP

LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A PARCEL OF LAND COMPOSED OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 9 EAST OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE, EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF NORTH 89 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 218.80 FEET TO A SOUTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN BOOK 133, PAGE 30, RECORDS OF SAUNDERS COUNTY, NEBRASKA, SAID POINT BEING MONUMENTED WITH A 1" PIPE; THENCE NORTH 29 DEGREES 18 MINUTES 35 SECONDS EAST, ALONG A NORTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN SAID BOOK 133, PAGE 30, A DISTANCE OF 284.92 FEET TO A POINT, SAID POINT BEING MONUMENTED WITH A 2" AXLE; THENCE NORTH 27 DEGREES 24 MINUTES 24 SECONDS WEST, ALONG A WESTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 100.27 FEET TO A POINT, SAID POINT BEING MONUMENTED WITH A 1" SMOOTH BAR; THENCE NORTH 51 DEGREES 25 MINUTES 33 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 203.33 FEET TO A POINT, SAID POINT BEING MONUMENTED WITH A 1" PIPE WITH A PLASTIC CAP; THENCE NORTH 52 DEGREES 55 MINUTES 41 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 203.37 FEET TO A POINT, SAID POINT BEING MONUMENTED WITH A 1" PIPE WITH A PLASTIC CAP; THENCE NORTH 56 DEGREES 16 MINUTES 57 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 233.25 FEET TO A POINT, SAID POINT BEING MONUMENTED WITH A 1" SQUARE PIPE; THENCE NORTH 77 DEGREES 37 MINUTES 00 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 124.28 FEET TO A POINT, SAID POINT BEING MONUMENTED WITH A 1" AXLE; THENCE NORTH 00 DEGREES 53 MINUTES 47 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 127.83 FEET TO A POINT, SAID POINT BEING MONUMENTED WITH A 2" REBAR; THENCE NORTH 51 DEGREES 18 MINUTES 22 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 70.46 FEET TO THE POINT OF BEGINNING, SAID POINT BEING MONUMENTED WITH A 1" SMOOTH BAR; THENCE NORTH 41 DEGREES 00 MINUTES 57 SECONDS EAST A DISTANCE OF 298.81 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 66, AS REFERRED TO IN BOOK 316, PAGE 456, RECORDS OF SAUNDERS COUNTY, NEBRASKA, SAID POINT BEING MONUMENTED WITH A 1" PIPE WITH A PLASTIC CAP; THENCE SOUTH 47 DEGREES 50 MINUTES 25 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 129.48 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN SAID BOOK 133, PAGE 30, SAID POINT BEING THE MOST SOUTHERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN SAID BOOK 316, PAGE 456, SAID POINT BEING A WESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN BOOK 292, PAGE 910, RECORDS OF SAUNDERS COUNTY, NEBRASKA, SAID POINT BEING LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 66, SAID POINT BEING MONUMENTED WITH A 1" PIPE WITH A PLASTIC CAP; THENCE SOUTH 45 DEGREES 45 MINUTES 27 SECONDS WEST, ALONG A SOUTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN SAID BOOK 13, PAGE 30, A DISTANCE OF 180.78 FEET TO A POINT, SAID POINT BEING MONUMENTED WITH A 5/8" REBAR; THENCE SOUTH 07 DEGREES 32 MINUTES 33 SECONDS WEST, ALONG A NORTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN SAID BOOK 133, PAGE 30, A DISTANCE OF 206.67 FEET TO A POINT, SAID POINT BEING MONUMENTED WITH A 1" AXLE; THENCE NORTH 35 DEGREES 01 MINUTES 36 SECONDS WEST, ALONG A NORTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN SAID BOOK 133, PAGE 30, A DISTANCE OF 232.21 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 44,536.83 SQUARE FEET OR 1.02 ACRES, MORE OR LESS.

Comp. Plan Conformance #07005

interoffice
MEMORANDUM

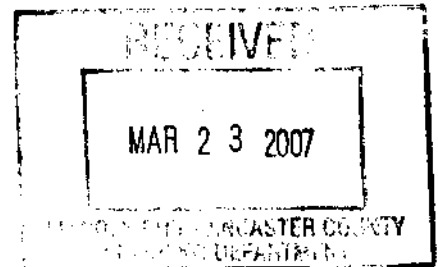
to: Jean Walker, Planning Department
from: Michelle Backemeyer, Housing Rehab and Real Estate Division
subject: Declaration of Surplus Properties - SW Corner of Highways 6 and 66, Ashland, NE
date: March 23, 2007

Michelle Backemeyer

Please place on the next Planning Commission agenda a request to declare surplus 1.02 acres of land located at the SW corner of Highways 6 and 66. The legal description of the area is 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



**interoffice
MEMORANDUM**

| |
|-----------------|
| RECEIVED |
| JAN 26 2007 |
| BY: _____ |

Michelle Backemeyer

to: Lynn Johnson, Parks & Recreation Department
from: Michelle Backemeyer, Housing Rehab and Real Estate Division
subject: Declaration of Surplus Property - SW Corner of Highway 66 and Highway 6, Ashland, Nebraska
date: January 24, 2007

We have received a request to declare surplus a portion of the property owned by the Lincoln Water System at the southwest corner of Highway 6 and Highway 66, in Ashland. As soon as the developer completes their survey, they will provide the City with a legal description of the exact area they wish to purchase. The Lincoln Water Department has determined the property is surplus to their needs and has no objections to selling the property.

Please respond in 30 days or less as to any comments or objections your department may have in declaring this property surplus. If we have not received a response during this time period, we will assume you have no objections and will proceed with the disposition of this property.

Attachments

*Michelle - We have no comments.
Thanks, Lynn*



Dave Heineman
Governor

STATE OF NEBRASKA

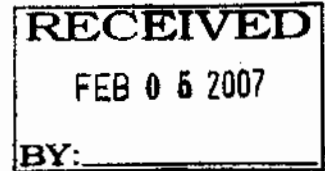
DEPARTMENT OF ROADS

John L. Craig, Director

1500 Highway 2 • PO Box 94759 • Lincoln NE 68509-4759
Phone (402)471-4567 • FAX (402)479-4325 • www.dor.state.ne.us

February 1, 2007

Michelle Backemeyer
Housing Rehab & Real Estate Division
City of Lincoln
808 P St Suite 400
LINCOLN NE 68508



Re: SW corner of Highways 66 and 6 Ashland, Ne

Dear Ms Backemeyer:

In reply to your memo of January 24, 2007, the Department of Roads has no objection to the Lincoln Water System disposing of a tract of land at the SW corner of Highways 6 & 66 as long as everyone understands that access will be from the existing road to the south of the property. No new access breaks on Highways 6 and 66 will be allowed in the intersection area.

Sincerely,

Frank Blankenau
Property Management Supervisor
Right of Way Division

Mk

Cc: file