

FACTSHEET

**TITLE: COMPREHENSIVE PLAN CONFORMANCE
NO. 18004 - DECLARATION OF SURPLUS PROPERTY**
(820 South 27th Street)

BOARD/COMMITTEE: Planning Commission

APPLICANT: David Landis, Director of the
Urban Development Department

RECOMMENDATION: A finding of conformance
with the Comprehensive Plan (7-0: Hove,
Edgerton, Finnegan, Harris, Joy, Washington, and
Corr voting 'yes'; Beckius declared a conflict of
interest; Scheer absent)

STAFF RECOMMENDATION: A finding of
conformance with the Comprehensive Plan

OTHER DEPARTMENTS AFFECTED: Urban
Development

SPONSOR: Planning Department

OPPONENTS: None present at hearing.

REASON FOR LEGISLATION:

The City is requesting the declaration of surplus property for 2,744 square feet of property located just south of Randolph Street on the East side of S. 27th Street. The City's Parking Division maintains the property and has decided it could be declared surplus and sold. Previously the City acquired the property as excess land in conjunction with the widening of South 27th Street. This request seeks to find conformance with the Comprehensive Plan to declare the property as surplus.

DISCUSSION / FINDINGS OF FACT:

1. On February 14, 2018, this request for the proposed declaration of surplus property appeared on the Consent Agenda of the Planning Commission.
2. The staff recommendation to find the proposed declaration of surplus property to be in conformance with the 2040 Comprehensive Plan is based upon the "Analysis" as set forth on p.2, concluding that the City acquired this property as excess land to be used as replacement parking for on street parking that had been removed because of the South 27th Street project. The City has no plans to use this property and therefore it is appropriate to surplus. There has been no opposition to the sale of the property by any departments or public agencies.
3. On February 14, 2018, the Planning Commission agreed with the staff recommendation and voted 7-0 to find the proposed declaration of surplus property to be in conformance with the 2040 Comprehensive Plan **(Comprehensive Plan Conformance No. 18004)**.

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer

DATE: February 20, 2018

REVIEWED BY: David R. Cary, Director of Planning

DATE: February 20, 2018

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

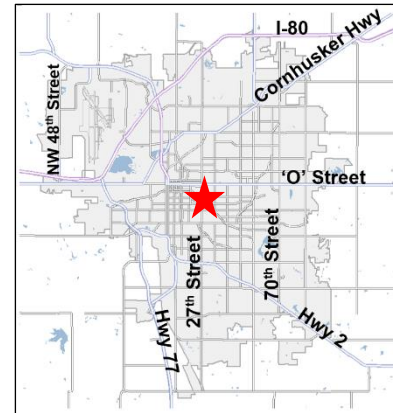
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Comprehensive Plan Conformance #18004 820 S. 27 th Street	FINAL ACTION? No	DEVELOPER/OWNER City of Lincoln
PLANNING COMMISSION HEARING DATE February 14, 2018	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 820 S. 27 th Street/Near Southeast corner of Randolph Street and S. 27 th Street

RECOMMENDATION: IN CONFORMANCE WITH THE COMPREHENSIVE PLAN

BRIEF SUMMARY OF REQUEST

The City is requesting the declaration of surplus property for 2,744 square feet of property located just south of Randolph Street on the East side of S. 27th Street. The City’s Parking Division maintains the property and has decided it could be declared surplus and sold. Previously the City acquired the property as excess land in conjunction with the widening of South 27th Street. This request seeks to find conformance with the Comprehensive Plan to declare the property as surplus.



JUSTIFICATION FOR RECOMMENDATION

The City acquired this property as excess land to be used as replacement parking for on street parking that had been removed because of the South 27th Street project. The City has no plans to use this property and therefore it is appropriate to surplus. There has been no opposition to the sale of the property by any departments or public agencies.

APPLICATION CONTACT

Michelle Backemeyer, (402) 441-8617 or mbackemeyer@lincoln.ne.gov

STAFF CONTACT

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

This declaration of surplus property conforms to the Comprehensive Plan.

ANALYSIS

1. This is a request to find in conformance with the Comprehensive Plan the surplus of approximately 2,744 square feet of property located near the Southeast corner of Randolph Street and South 27th Street. The property was acquired in conjunction with the widening of South 27th Street, and the excess land was used to replace on street parking that had been removed because of the project. The City's Parking Division currently maintains the lot, collects no revenue and has decided it could be declared surplus and sold.
2. The City has no plans to use this property and as such can be designated as surplus. However, the intent is that the City will still retain the property until such time that it can be combined as part of a larger redevelopment.
3. The property is zoned B-3 Commercial District, which is the same as the adjacent parcels to the north and south along South 27th Street. The Future Land Use is commercial as well. However, given the small size of the parcel it is not likely viable as a standalone commercial site and should be combined as part of a larger redevelopment.
4. No utilities have identified easements which need to be retained as part of the property surplus designation other than Lincoln Electric System will need to retain an easement for existing facilities.
5. This request is to declare a small, 2,744 square foot property being used as parking as surplus. The request is consistent with the Comprehensive Plan and will allow the City to sell a property that is no longer needed.

EXISTING LAND USE & ZONING: B-3 Commercial

APPROXIMATE LAND AREA: 2,744 square feet

LEGAL DESCRIPTION: Lot 8, Replat of Elm Place

Prepared by

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

Date: February 1, 2018

Applicant/Owner: City of Lincoln
555 South 10th Street, Suite 205
Lincoln, NE 68508

Contact: Michelle Backemeyer
City of Lincoln Urban Development Department
555 South 10th Street, Suite 205
Lincoln, NE 68508
(402) 441-8617 or mbackemeyer@lincoln.ne.gov

CPC18004 820 S. 27th.gjw.docx

CONDITIONS OF APPROVAL - COMPREHENSIVE PLAN CONFORMANCE #18004

BEFORE THE DEED TRANSFER THE FOLLOWING MUST BE COMPLETED:

- 2.1 Retain easement as requested by LES for existing facilities.



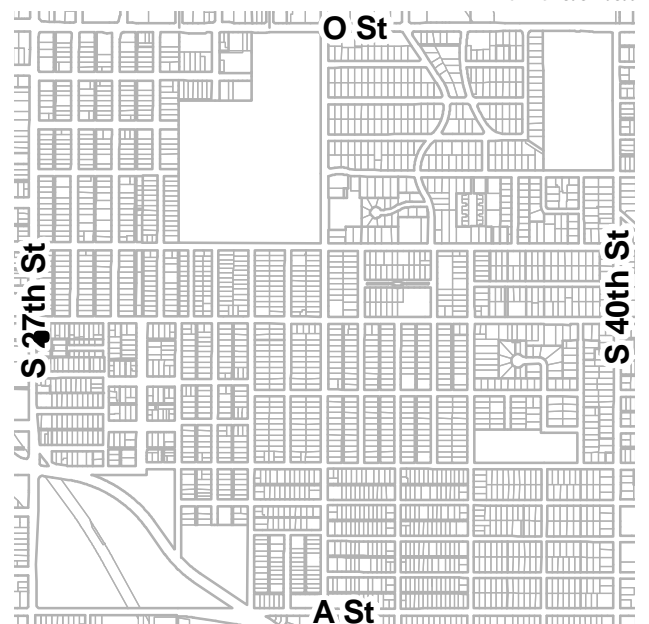
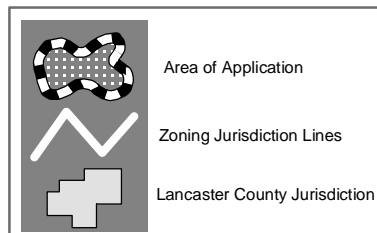
2016 aerial

**Comp Plan Conformance #: CPC18004
S 27th St & Randolph St**

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

**One Square Mile:
Sec.30 T10N R07E**



January 17, 2018

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

Dear David:

Enclosed is an application to declare surplus a lot located at the SE corner of 27th and Randolph Streets also referred to as 820 S. 27th Street and legally described as Lot 8, Replat of Elm Place. The City acquired this property in conjunction with the widening of South 27th Street, and the excess land was used to replace on street parking that had been removed because of the project. The City's Parking Division maintains the lot, collects no revenue and has decided it could be declared surplus and sold. There has been no opposition to the sale of the property by any other departments or public agencies other than a 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 February 14, 2018, 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

COMPREHENSIVE PLAN CONFORMANCE NO. 18004

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

February 14, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, and Washington; Scheer absent.

The Consent Agenda consisted of the following items: **COMPREHENSIVE PLAN CONFORMANCE NO. 18001, COMPREHENSIVE PLAN CONFORMANCE NO. 18002, CHANGE OF ZONE NO. 18002, COMPREHENSIVE PLAN NO. 18003, COMPREHENSIVE PLAN CONFORMANCE NO. 18004, and SPECIAL PERMIT NO. 18001.**

For the sake of transparency, Harris declared she has a child currently enrolled at Dimensions and her older daughter also attended there.

Commissioner Beckius declared a Conflict of Interest on Comprehensive Plan Conformance No. 18004 and recused himself from the vote.

Edgerton moved approval of the Consent Agenda, seconded by Finnegan, and carried, 7-0: Edgerton, Finnegan, Harris, Hove, Joy, Washington and Corr voting 'yes'; Beckius and Scheer absent.

Note: This is a recommendation to City Council on **COMPREHENSIVE PLAN CONFORMANCE NO. 18001, COMPREHENSIVE PLAN CONFORMANCE NO. 18002, CHANGE OF ZONE NO. 18002, COMPREHENSIVE PLAN NO. 18003, and COMPREHENSIVE PLAN CONFORMANCE NO. 18004.** This is FINAL ACTION on **SPECIAL PERMIT NO. 18001** unless appealed to the Office of the City Clerk within 14 days.