

City Council Introduction: **Monday**, January 27, 2003
Public Hearing: **Monday**, February 3, 2003, at **1:30 p.m.**

Bill No. 03-16

FACTSHEET

TITLE: **ALLEY VACATION NO. 02015**, requested by Peter Katt on behalf of BFP, Ltd., to vacate the north-south alley from the north line of L Street to the vacated east-west alley in Block 84, Original Plat of Lincoln, generally located at approximately 8th & L Streets.

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

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 12/11/02
Administrative Action: 12/11/02

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (8-0: Carlson, Duvall, Larson, Newman, Schwinn, Steward, Bills-Strand and Taylor voting 'yes'; Krieser absent).

FINDINGS OF FACT:

1. The staff conclusions and recommendation to find the proposed alley vacation to be in conformance with the 2025 Lincoln City-Lancaster County Comprehensive Plan is based upon the "Analysis" as set forth on p.3.
2. On December 11, 2002, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
3. The Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposal to be in conformance with the Comprehensive Plan.
4. The City Clerk has determined that the provisions of Chapter 14.20 of the Lincoln Municipal Code have been met.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: January 21, 2003

REVIEWED BY: _____

DATE: January 21, 2003

REFERENCE NUMBER: FS\CC\2003\SAV.02015

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Street and Alley Vacation #02015

DATE: Nov. 21, 2002

SCHEDULED PLANNING COMMISSION MEETING:

DATE: December 11, 2002

PROPOSAL: To vacate the north-south alley from the north line of L Street to the vacated east-west alley in Block 84, Original Plat of Lincoln.

LAND AREA: 1,420 square feet, more or less.

CONCLUSION: This alley vacation is in conformance with the 2025 Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The north-south alley from the north line of L Street to the vacated east-west alley in Block 84, Original Plat of Lincoln.

LOCATION: Approximately 8th and L Streets.

APPLICANT: BFP, Ltd.
c/o Associated Tax Appraisers
P.O. Box 56561
Houston, TX 77256-6561

OWNER: same as Applicant

CONTACT: Peter Katt
1045 Lincoln Mall, Ste. 200
Lincoln, NE 68509

SURROUNDING LAND USE AND ZONING:

North:	Industrial	I-1 Industrial
South:	Offices	I-1 Industrial
East:	Industrial	I-1 Industrial
West:	Industrial, office	I-1 Industrial

HISTORY: No relevant history.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan shows this area as Industrial. (F 25)

UTILITIES: Utilities are available.

TRAFFIC ANALYSIS: L Street, which this alley takes access from, is currently identified in the 2025 Comprehensive Plan as a Local street. (E 49) The future classification of this street is also Local. (F 103)

ANALYSIS:

1. This is a request to vacate the north-south alley from the north line of L Street to the vacated east-west alley in Block 84, Original Plat of Lincoln.
2. The Applicant desires to obtain this land vacation in order to better utilize the existing dairy plant.
3. Applicant's dairy plant occupies nearly the entire block. This portion of alley is the only one yet to be vacated within this block.
4. Applicant is willing to purchase that portion of the vacated alley that abuts its property.
5. There are no utilities located in this alley, therefore no easements will be required.
6. The vacation of this alley will not create lots that do not front upon and have access to a public street, as required by the Land Subdivision Ordinance.

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:

1. The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.

Prepared by:

Greg Czaplewski
Planner

STREET & ALLEY VACATION NO. 02015

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

December 11, 2002

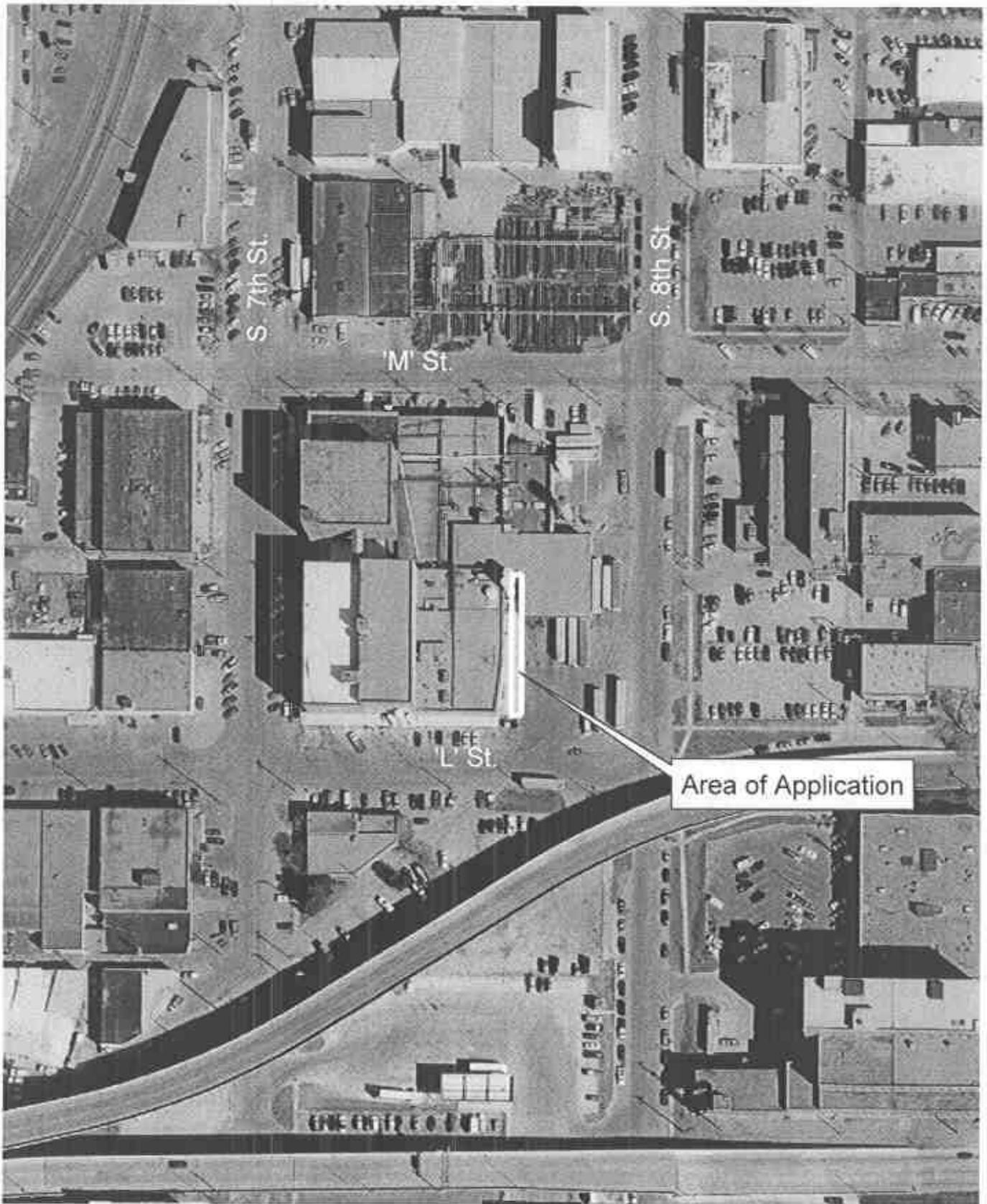
Members present: Carlson, Duvall, Larson, Newman, Schwinn, Bills-Strand, Steward and Taylor; Krieser absent.

The Consent agenda consisted of the following items: **SPECIAL PERMIT NO. 1973A; SPECIAL PERMIT NO. 1996; FINAL PLAT NO. 02010, MEADOW VIEW 1ST ADDITION; FINAL PLAT NO. 02032, STONE BRIDGE CREEK 2ND ADDITION; FINAL PLAT NO. 02040, NEBRASKA HEART HOSPITAL; FINAL PLAT NO. 02042, NORTH HILLS 4TH ADDITION; WAIVER OF DESIGN STANDARDS NO. 02022; STREET AND ALLEY VACATION NO. 02015; and STREET AND ALLEY VACATION NO. 02016.**

Item No. 1.1, Special Permit No. 1973A, was removed from the Consent Agenda and scheduled for separate public hearing.

Larson moved to approve the remaining Consent Agenda, seconded by Bills-Strand and carried 8-0: Carlson, Duvall, Larson, Newman, Schwinn, Steward, Bills-Strand and Taylor voting 'yes'; Krieser absent.

Note: This is final action on Special Permit No. 1996, Meadow View 1st Addition Final Plat No. 02010, Stone Bridge Creek 2nd Addition Final Plat No. 02032, Nebraska Heart Hospital Final Plat No. 02040 and North Hills 4th Addition Final Plat No. 02042, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.

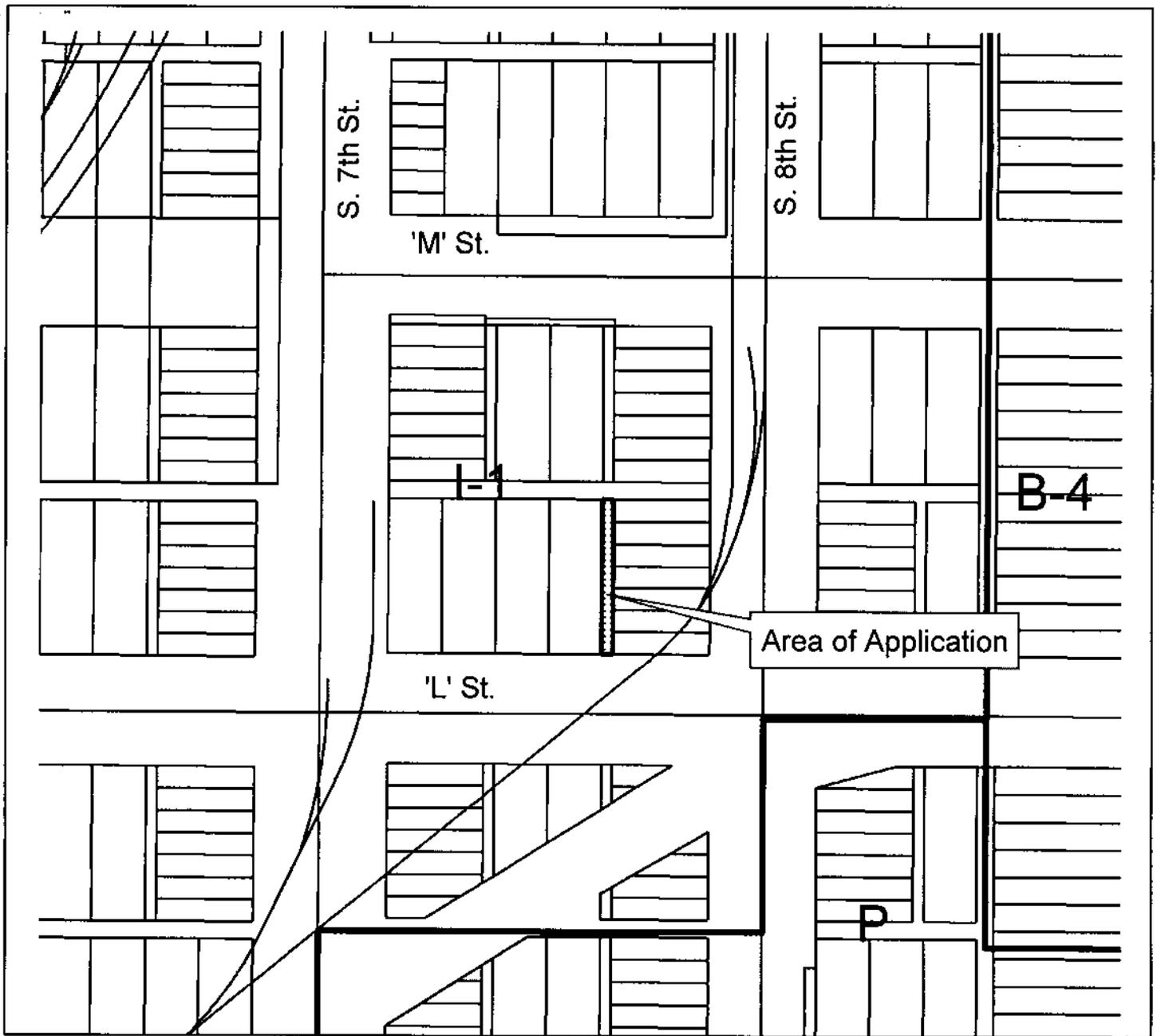


Street & Alley Vacation #02015
S. 8th & 'L' St.

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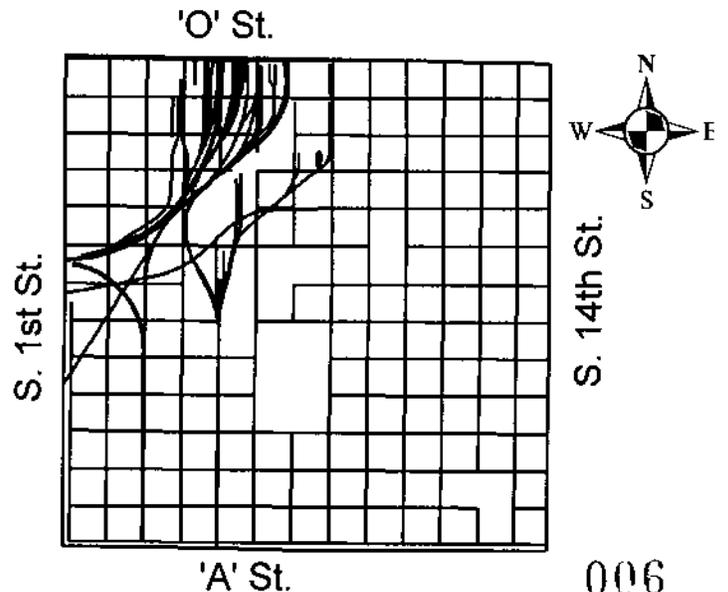


Street & Alley Vacation #02015
S. 8th & 'L' St.

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.26 T10N R6E



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Lincoln



Nebraska's Capital City

November 5, 2002

Lincoln City/Lancaster County
Planning Commission
Lincoln, NE 68508

RE: Vacating the North-South Alley from the North Line of "L" Street to the Vacated East-West Alley in Block 84, Original Plat of Lincoln

Dear Ladies and Gentlemen:

The Department of Public Works and Utilities has received a proper petition from BFP Ltd., owners of the west 55 feet of Lots 1 through 7, Lincoln Land Company's Subdivision of Lots 11 and 12, Block 84 Lincoln and Lot 10, Block 84, Lincoln to vacate the above described public right-of-way. Petitioner is requesting this vacation for dairy plant purposes.

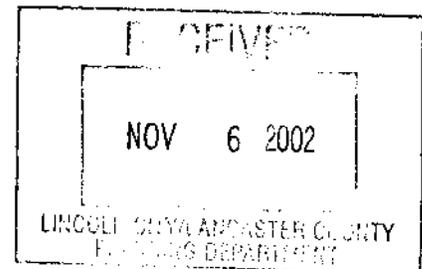
There are no utilities in this alley, therefore no casements will be required. Public Works recommends approval of this vacation request. This vacation contains an area of 1,420 square feet, more or less.

Sincerely,


Byron Blum
Engineering Services

- cc: Mayor Wesely
- Allan Abbott
- Marvin Krout
- Marc Wullschleger
- Roger Figard
- Nicole Fleck-Tooze
- Joan Ross
- Randy Hoskins
- Clint Thomas
- Dana Roper

NOV 6 2002
PLANNING DEPARTMENT



L-St Vac Ltr rdm.wpd