

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for September 3, 2003 PLANNING COMMISSION MEETING

- P.A.S.:** Comprehensive Plan Conformance #03008
- PROPOSAL:** To declare the former Union Pacific right-of-way between 30th and 33rd Streets as surplus.
- LOCATION:** Between 30th and 33rd Streets north of Peter Pan Park.
- LAND AREA:** 1.5 acres, more or less.
- CONCLUSION:** In conformance with the Comprehensive Plan. The area is not necessary for any City department.

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

- LEGAL DESCRIPTION:** Lot 1 Koser Sub and/or the former MoPac right of way north of said Lot 1 between 30th and 33rd Streets, approximately.
- EXISTING ZONING:** I-1, Industrial.
- EXISTING LAND USE:** Undeveloped, used as private alley.

SURROUNDING LAND USE AND ZONING:

North:	Industrial and residential	I-1, Industrial, R-2, Residential
South:	Warehouses, Peter Pan Park	I-1, P, Public
East:	Industrial and residential	I-1, R-2
West:	Residential	R-2

HISTORY:

2003 City of Lincoln Parks and Recreation Department internal review reveals that the land is surplus to their needs and pursues a declaration of surplus property finding of conformance with the Comprehensive Plan.

June 8, 2001 City of Lincoln acquires property and plans to use the land for the MoPac trail.

1993 City of Lincoln builds the MoPac trail south of the abandoned railroad right of way.
September 23, 1997 Union Pacific Railroad Company filed for abandonment for use of a trail.

The zoning was updated to I-1, Industrial during the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan indicates a current trail in the general area (F-95). (This represents the existing MoPac trail just to the south of this site.)

ANALYSIS:

1. This is an application to declare a 50' wide strip of land that lies between two strips of privately zoned industrial land approximately 140' north of the north edge of Peter Pan Park of city owned property near Peter Pan Park as surplus.
2. The Parks and Recreation Department acquired the property after the railroad was abandoned. The land purchase was part of a larger purchase from 18th Street to 33rd Street. The MoPac Trail was constructed to the south of this right-of-way on the north edge of Peter Pan Park, but the City had to purchase the right of way adjacent to the trail because it was part of the larger package from the railroad, knowing they would never use it for the MoPac Trail. A potential purchaser approached the Parks and Recreation Department and asked them to survey their property needs to determine whether or not this property was needed. The Parks and Recreation Department determined the land is surplus to their needs.
3. The potential purchaser would like to redevelop the city owned land along with the abutting land to the south for residential use, with lots backing up to the north edge of the city park.
4. The Parks and Recreation Department Advisory Board supports the request to declare this property surplus.
5. A meeting of the City Department Directors indicated that other departments do not need the land.

Prepared by:

Becky Horner
Planner

DATE: August 18, 2003

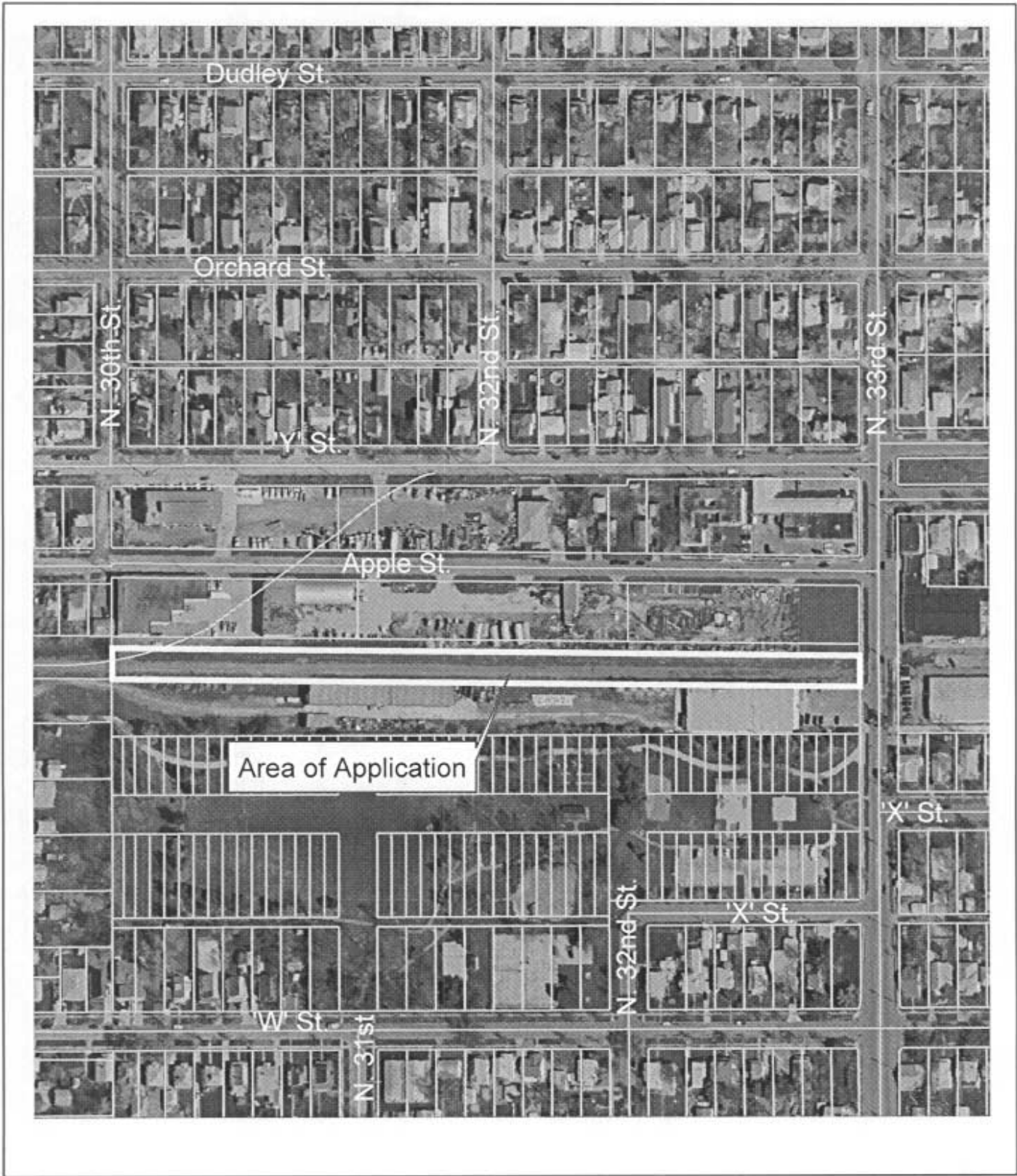
APPLICANT Lynn Johnson, Parks and Recreation Department
CONTACT & City of Lincoln
OWNER: 2740 A Street
Lincoln, NE 68502
(402)441-7847



**Comp. Plan Conformance #03008
Surplus Property - N. 30th & 'X' St.
Mo Pac Trail**

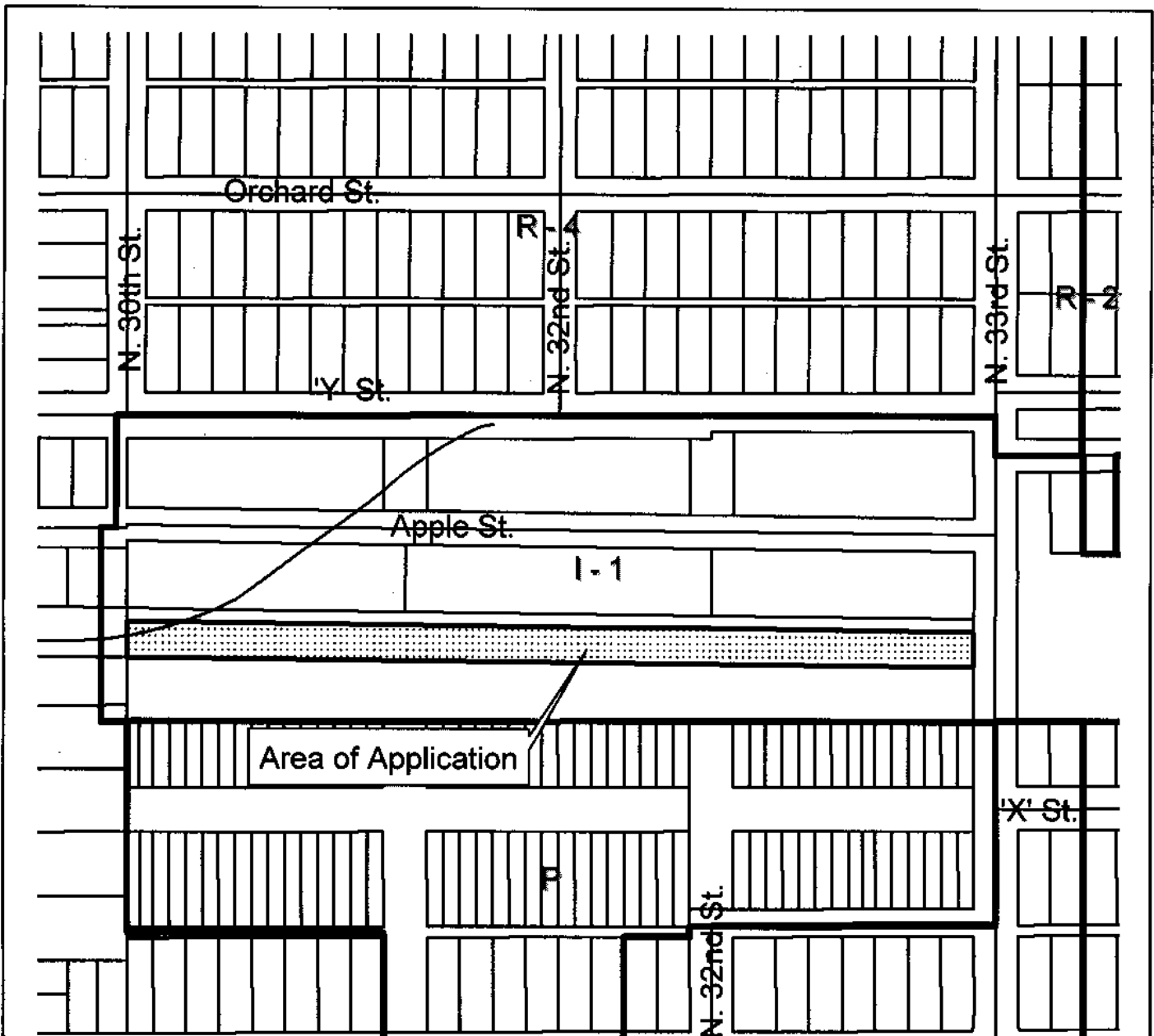


Lincoln City - Lancaster County Planning Dept.
2002 aerial



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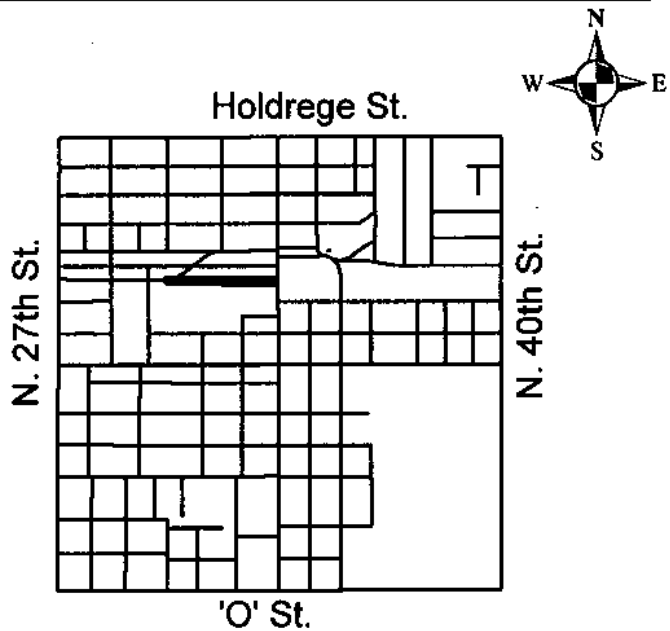


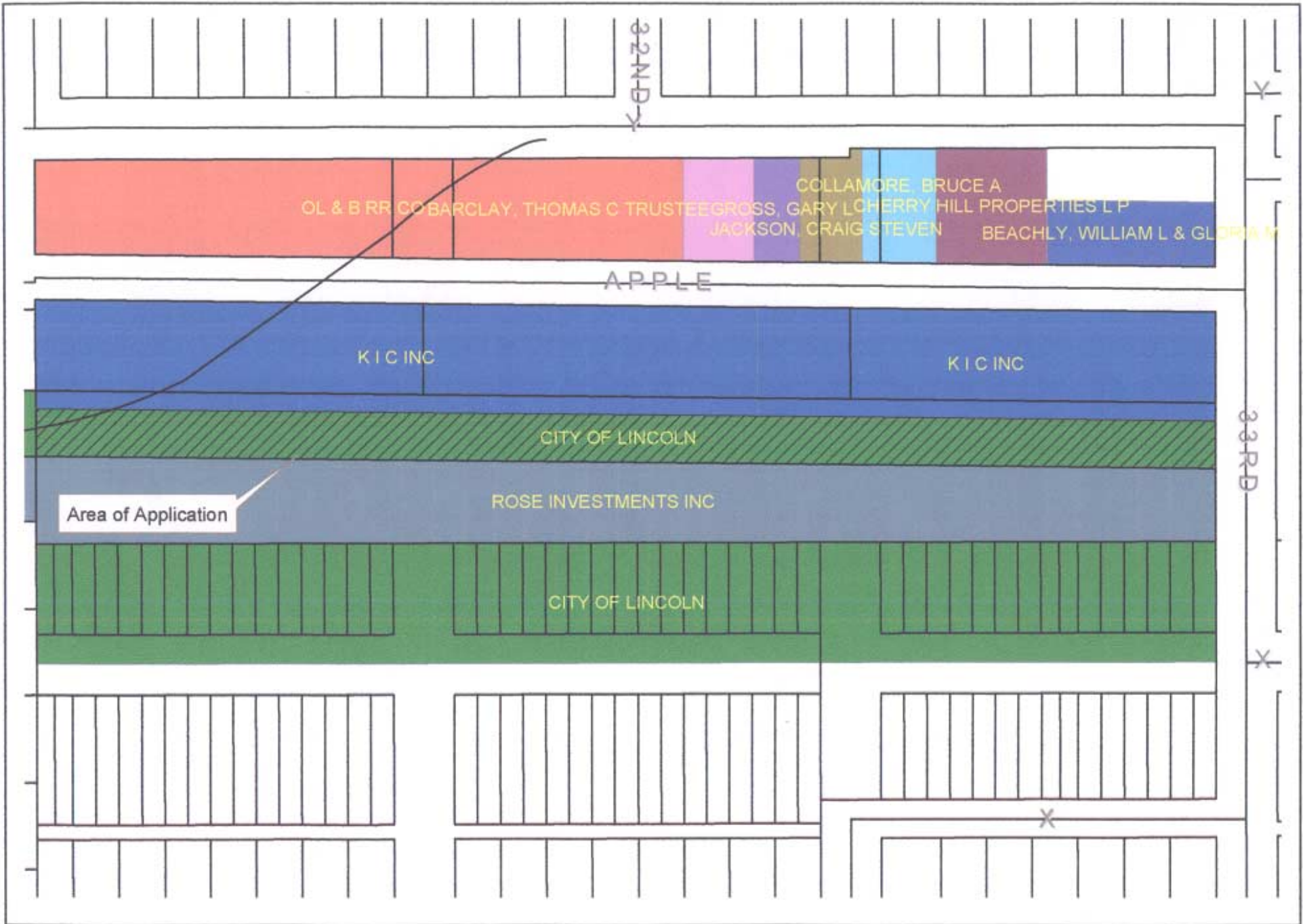
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Zoning:

One Square Mile
Sec. 19 T10N R7E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conversion 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





**Comp. Plan Conformance #03008
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Mo Pac Trail**



Memo

To: Director of Planning Department
From: J.J. Yost, Planning & Construction Manager for Parks & Recreation for Lynn Johnson, Director of Parks and Recreation
Cc: Steve Werthmann, Housing Rehab. & Real Estate Manager for Urban Development
Date: August 7, 2003
Re: Declaration of Surplus Property – Mopac Railroad Right-of-Way between 30th and 33rd Street

Please place on the next Planning Commission agenda a request to declare surplus the old Mopac Railroad Right-of-Way (ROW) between 30th and 33rd Streets.

The existing Mopac Recreation Trail connection in this area has been constructed through Peter Pan Park located just south of the Mopac ROW. As a result, the rail-banked portion of the Mopac ROW between 30th and 33rd Streets, which is separated from park property by an approximately 140-foot wide parcel of land, is surplus to the needs of the City for constructing additional recreation trail. The City therefore intends to transfer the land to Mr. Gene Carroll (Rose Investments, Inc.) for the purpose of constructing affordable housing units along the property located along the northern perimeter of Peter Pan Park. In return, Mr. Carroll will transfer a portion of land located immediately adjacent to the northwest corner of the park to the City for additional park property.

The request for surplus will help fulfill the City of Lincoln's goal for affordable housing and is in compliance with the 2025 Comprehensive Plan. Please note that the Parks & Recreation Advisory Board – Fees and Facilities Committee endorsed the request for surplus during their 29 July 2003 meeting.

We will request responses from other City Departments in accordance with the surplus property disposition procedures.

Please contact Mr. Lynn Johnson at 441-8265 if you have any additional questions.