

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for JUNE 6, 2007 PLANNING COMMISSION MEETING

P.A.S.: Comprehensive Plan Conformance No. 07010

PROPOSAL: To find that the surplus of property located at the S.W. corner of S. 27th and Randolph Street conforms with the 2030 Comprehensive Plan.

LOCATION: S.W. corner of S. 27th and Randolph Streets

LAND AREA: 5,697 square feet, more or less

CONCLUSION: A declaration of surplus for this property generally conforms to the Comprehensive Plan.

<u>RECOMMENDATION:</u>	In general conformance with the Comprehensive Plan.
-------------------------------	---

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1, Block 1, Houtz Place, located in the SE 1/4 of Section 25-10-6, Lancaster County, Nebraska

EXISTING ZONING: B-3 Commercial District

EXISTING LAND USE: Parking Lot

SURROUNDING LAND USE AND ZONING:

North:	P Public	American Legion Park
South:	B-3 Commercial District	Paramount Laundry
East:	B-3 Commercial District	Shopping center, City owned parking lot
West:	B-3 Commercial District	Vacant Lot

HISTORY:

May 24, 2007 Community meeting to discuss the surplus of the parking lot.

January 1996 Miscellaneous # 95017, Declaration of Surplus Property was found not to be in conformance with the Comprehensive Plan.

June 1974 The City of Lincoln purchased the property, in association with the South 27th Street Widening Project to replace previous on-street parking.

COMPREHENSIVE PLAN SPECIFICATIONS:

This area is shown as commercial in the 2030 Comprehensive Plan. The Antelope Valley Master Plan which is adopted by reference provides more specific guidelines.

Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented. As additional centers are built, the City and developers should be proactive in redevelopment of existing centers to make sure that redevelopment is sensitive to the surrounding neighborhood and happens quickly to reduce vacancies. (36)

ANALYSIS:

1. This is a request to find that a declaration of the parking lot, on the S.W. corner of 27th and Randolph, as surplus property is in conformance with the Comprehensive Plan.
2. This City parking lot was constructed in association with the South 27th Street Widening Project to replace previous on-street parking. It is currently used as a 7-stall City parking lot.
3. In 1996 Bob Freriches, the abutting property owner to the west, applied for a declaration of surplus property of the parking lot. At that time the surplus was found not to be in conformance with the Comprehensive Plan.
4. There were 3 major reasons for finding the surplus not in conformance in 1996:
 - a. Declaring this property as surplus and selling it for private development would decrease the availability of parking in an area that is already deficient in the amount of parking that is available. This would increase parking conflicts with the surrounding land uses, and force customers/employees to use the parking lot intended for American Legion Park.
 - b. The businesses to the west provide a key architectural element of the 27th and Randolph intersection. Selling the parking lot could encourage the owner to demolish the existing businesses, which are compatible with the neighborhood, and rebuild a use that is not as architecturally compatible with the neighborhood.
 - c. The current public parking lot serves the entire 27th and Randolph area. If it is sold as surplus property, a public facility would be eliminated.
5. In the last 11 years changes have occurred on this block which now make this surplus generally in conformance with the Comprehensive Plan.
 - a. Although parking is limited in this area, the public is not utilizing this parking lot for patronizing local businesses. At the May 24, 2007 community meeting staff asked residents and local business

owners if they felt that the community was utilizing the parking lot. They did not feel that it was a needed public facility and they would prefer to see the parking lot surplused and the corner redeveloped. The abutting property owner and potential buyer for the parking lot has observed that the parking lot is being used by employees of Paramount Laundry, the business located to the south.

- b. The business that were in the building west of this parking lot have moved out of the building and the building has been demolished due to a fire in the building on March 18, 2005. The lot is currently vacant.
 - c. The surplus of this property would eliminate a public facility, but would encourage development. The City is responsible for paying for the maintenance of the existing parking lot.
6. The Antelope Valley design guidelines call for buildings close to the street, with parking behind, to be more pedestrian oriented and that is also consistent with the character of most of the remaining buildings in this shopping district. However, the abutting owner has not found a tenant and is not willing to build a speculative building that he thinks may be harder to lease. Staff is willing to support parking along the street frontages if it is properly screened with landscape materials and the current driveway opening to the parking lot on Randolph near the corner of 27th Street is closed.

Conditions:

The sale of the property should be conditioned on:

1. Close the driveway on Randolph near 27th Street to the parking lot, to improve pedestrian and vehicular safety.
2. Provide for landscape screening of the parking areas along Randolph and 27th Street per the City of Lincoln Design Standards Title 3, Chapter 3.5.

Prepared by:

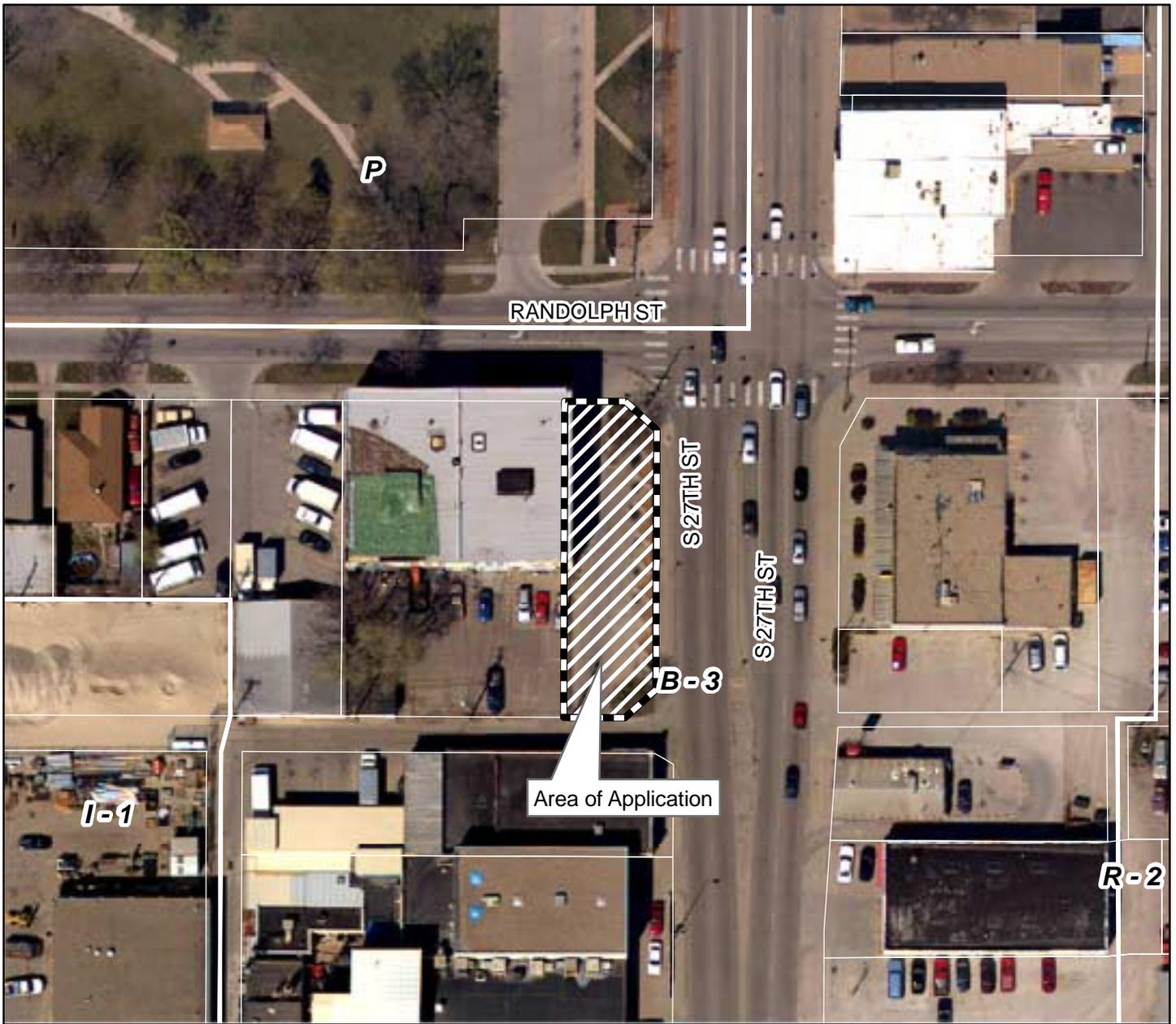
Christy Eichorn
Planner

DATE: May 9, 2007

APPLICANT: City of Lincoln
Urban Development
808 P Street, Ste 400
Lincoln, NE 68508

CONTACT: Michelle Backemeyer
441-8617

OWNER: City of Lincoln



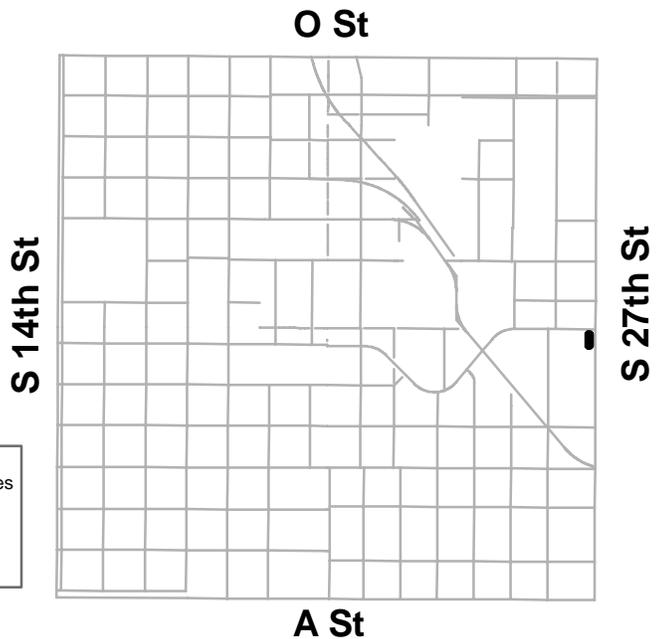
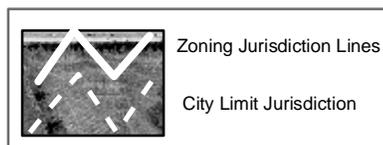
2005 aerial

Comp Plan Conformance #07010 S 27th & 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. 25 T10N R06E





CITY OF LINCOLN
NEBRASKA

MAYOR COLEEN J. SENG

lincoln.ne.gov

Lincoln-Lancaster County
Planning Department
Marvin S. Krout, Director

Jon Carlson, Chair
City-County Planning Commission

555 South 10th Street
Suite 213

Lincoln, Nebraska 68508

402-441-7491

fax: 402-441-6377

May 14, 2007

RE: Southwest Corner, S. 27th & Randolph Streets

Please be advised that the Housing Rehabilitation & Real Estate Division of the City of Lincoln Urban Development Department has submitted a request to declare property legally described as Lot 1, Block 1, Houtz Place, generally located at the southwest corner of South 27th Street and Randolph Street, as surplus.

You are invited to attend a neighborhood meeting to discuss future development of this property, hosted by the City of Lincoln-Lancaster County Planning Department, on Thursday, May 24, 2007, at 7:00 p.m., at Elliott Elementary School, 225 So. 25th Street.

For more information, please contact the project planner, Christy Eichorn, in the Planning Department at 402-441-7603 or ceichorn@lincoln.ne.gov.

Sincerely,

Marvin S. Krout
Director of Planning

Q:\pc\nofr\2007\27th & Randolph Neighborhood Meeting

- cc: Urban Development
- Mayor Chris Beutler
- City Council
- Planning Commission
- Ken Smith, Public Works & Utilities

May 9, 2007

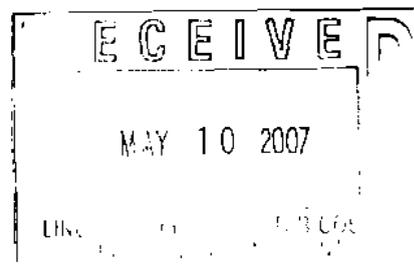
Bob Frerichs
6459 Boxelder Drive
Lincoln, NE 68506

Dear Bob,
Thanks for attending the May 8, 2007 board meeting of the Woods Park Neighborhood Association to solicit neighborhood input for and answer questions about your planned rebuilding of property at 27th and Randolph Street. We very much appreciate your taking the time to talk about the status of the project and to ask for neighborhood ideas. As we discussed, the Woods Park Neighborhood Association board has no objections to your buying the City-owned parking lot adjacent to your property. The board wishes you success with the development and looks forward to a good addition to the neighborhood.

Sincerely,



Sandra Johnson
Woods Park Neighborhood Association President
639 S 30th Street
Lincoln, NE



5-8-09

TO: CITY OF LINCOLN

RE: 27 AND RANDOLPH CITY PARKING LOT

WE THE UNDER SIGNED SUPPORT THE SURPLUSING OF THE
THE PARKING LOT PROPERTY TO ROBERT FRERICHES.

NAME	BUSINESS	ADDRESS	PHONE
Garyc J. J. J. -	States Auto	836-2027	476-2118
Tam Allen	PARAMOUNT LINES	837 S. 27	435-4313

RECEIVED

MAY 10 2009



Paramount Linen and Uniform Rental

*837 South 27th Street
Lincoln, Nebraska 68510
Lincoln: 435-4313
Omaha: 346-8208*

December 1, 2006

Mr. Bob Frerichs
6459 Boxeider Dr.
Lincoln, Ne. 68506

Dear Bob,

We have no objection to you and the City of Lincoln entering into an operating agreement on the public parking east of your property.

Sincerely,

Tom Allman Jr.

October 19, 2006

Bob Frerichs
6459 Boxelder Drive
Lincoln, NE 68506

Dear Bob,

Thanks for attending the October 10, 2006, board meeting of the Woods Park Neighborhood Association to solicit neighborhood input for your planned rebuilding of property at 27th and Randolph Street. We very much appreciate your taking the time to talk about the status of the project and to ask for neighborhood ideas. As we discussed the Woods Park Neighborhood Association board have no objections to your continuing operating agreement with the city of Lincoln for use of the parking lot associated with this property. The board wishes you success with the development and looks forward to a good addition to the neighborhood.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sandra Johnson". The signature is written in black ink and is positioned above the typed name and title.

Sandra Johnson
Woods Park Neighborhood Association President
639 S 30th Street
Lincoln, NE