COMPATIBILITY WITH THE COMPREHENSIVE PLAN
The Plan shows an alignment for Yankee Hill Road consistent with the newly constructed street. The old Yankee Hill Road extension across the railroad tracks into Cheney is no longer shown in the Plan either. The new alignment and vacation of the old right-of-way match what is shown in the Plan, and all necessary easements will be retained. This request is in conformance with the Comprehensive Plan.
KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 10.14 – The right-of-way to be vacated is not shown on the Functional Street and Road Classification plan, nor the Long Range Transportation Plan, only the newly aligned street.

ANALYSIS

1. This is a request to vacate excess right-of-way for Yankee Hill Road east of South 84th Street. The right-of-way became excess with the opening of the newly aligned Yankee Hill Road which now curves north and intersects with Highway 2 at South 91st Street.

2. Plans for a revised Yankee Hill Road alignment were in response to development pressure in the area. This included the Jensen family donation of land for a public park southeast of the intersection of South 84th Street and Yankee Hill Road. Also, major commercial centers were approved on both sides of Highway 2 east of South 84th Street. A portion of the Jensen Parks site was later acquired by Lincoln Public Schools as a future school site, which is now home to Moore Middle School. Planned improvements to the street network in the area have been incorporated into the Comprehensive Plan and Long Range Transportation Plan to help provide improved infrastructure to serve this growing part of the city in response to these and other changes.

3. One of the planned improvements for the area included the realignment of Yankee Hill Road. The realignment curved north to intersect with Highway 2 at South 91st Street. The goal was to enhance its utility and increase its ability to better serve area residents.

4. East of South 84th Street, Yankee Hill Road was a gravel road that extended east and terminated at an intersection with Breqagan Road in Cheney. The entrance into Cheney includes an undesirable diagonal railroad crossing. The new alignment now curves north and intersects with Highway 2 at South 91st Street (also an arterial street), and provides greatly enhanced access to the area.

5. The new street has been built and is now open. As a result, the old right-of-way is no longer needed for a street. The master plan for Jensen Park incorporates the City-owned land on both sides of the right-of-way proposed for vacation into the larger park. A street through this part of the park is not a part of the master plan.

6. Both Jensen Park and Moore Middle School/YMCA have access to the new street via an intersection at Yankee Woods Drive. Serving no purpose in the larger street network, the right-of-way for the old roadway alignment is no longer needed. It also eliminates an undesirable railroad crossing. As a result, the right-of-way is excess and should be vacated and put to better use.

7. There are existing utilities in the vacation area. Utility easements will be retained to ensure continued access to repair and replace the utilities.

8. Vacating the subject right-of-way will avail it to its highest and best use, eliminate excess right-of-way, and facilitate development of a regional park for the City. This request is consistent with the Comprehensive Plan and Lincoln Municipal Code.

ADJACENT LAND USE & ZONING:
North: Vacant AG
South: Moore Middle School P

RELATED APPLICATION HISTORY

June 2017 - CPA#17003 was approved amending the Future Land Use Map of the Comprehensive Plan to reflect a land exchange between the City and Krueger Development to consolidate land for the planned regional park site.

July 2017 - CPC#17010 was approved declaring 34.4 acres of City-owned land surplus so that it could be exchanged for 39.76 acres of land deemed more suitable to be added to the future regional park site.

APPROXIMATE LAND AREA: 2.28 acres, more or less.

LEGAL DESCRIPTION: See attached.
CONDITIONS OF APPROVAL - STREET AND ALLEY VACATION #18001

BEFORE THE VACATED LAND IS TRANSFERRED TO THE CITY THE FOLLOWING MUST BE COMPLETED:

1.1 Include retention of utility easements with deed transfer.
Street and Alley Vacation #: SAV18001
S 84th St & Yankee Hill Rd

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.23 T09N R07E**
- **Sec.26 T09N R07E**

2016 aerial
Brian Will

**Subject:** FW: SAV#18001 - Yankee Hill Road

**From:** JJ Yost  
**Sent:** Thursday, April 12, 2018 3:35 PM  
**To:** Brian Will <bwill@lincoln.ne.gov>  
**Subject:** RE: SAV#18001 - Yankee Hill Road

Brian,

The majority of the 170-acre Jensen Park site (land located south of the former Yankee Hill Road alignment) was acquired in 1995 using funds donated by Dale and Karen Jensen. An additional six acres of land located north of the former Yankee Hill Road alignment was acquired in 2009 as part of a Land and Water Conservation Program conversion at Holmes Lake. This parcel was selected with the intent to combine into one contiguous park site upon future realignment of Yankee Hill Road (now completed) and this proposed vacation of the former Yankee Hill Road right of way. In doing so, it provides the park with a large, fairly level area of land suitable for the future development of a multi-field ballfield complex. Development of Jensen Park is anticipated to be constructed in multiple phases over time as both the demand for recreational opportunities increases and funding is identified.

Thanks, J.J.
SW4, SEC 23-09-07

LOT 119 I.T.

LOT 67 I.T.

LOT 68 I.T.

CURVE DATA

NW4, SEC 26-09-07

VACATION OF FORMER
YANKEE HILL ROAD (PARCEL B)
VACATION OF FORMER YANKEE HILL ROAD RIGHT-OF-WAY
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23-09-07,
AND THE NORTHWEST QUARTER OF SECTION 26-09-07

PART OF FORMER YANKEE HILL ROAD RIGHT-OF-WAY, LOCATED IN
THE SOUTHWEST QUARTER OF SECTION 23-09-07 & THE NORTHWEST
QUARTER OF SECTION 26-09-07

A TRACT OF LAND COMPOSED OF A PORTION OF THE FORMER YANKEE HILL ROAD RIGHT-OF-WAY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 26, ALL IN TOWNSHIP 09 NORTH, RANGE 07 EAST OF THE 6th PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A
COMMENCING FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 49 MINUTES 09 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1029.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 61 DEGREES 47 MINUTES 35 SECONDS EAST, A DISTANCE OF 70.23 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID FORMER YANKEE HILL ROAD, SAID POINT BEING 33.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 49 MINUTES 09 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF THE FORMER YANKEE HILL ROAD, SAID LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 259.08 FEET TO A POINT; THENCE SOUTH 42 DEGREES 05 MINUTES 17 SECONDS EAST, A DISTANCE OF 27.15 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 15 DEGREES 52 MINUTES 08 SECONDS, AN ARC LENGTH OF 55.39 FEET, A CHORD BEARING OF SOUTH 34 DEGREES 09 MINUTES 13 SECONDS EAST, AND A CHORD DISTANCE OF 55.22 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID FORMER YANKEE HILL ROAD, SAID POINT BEING 33.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 49 MINUTES 09 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FORMER YANKEE HILL ROAD, SAID LINE BEING 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 432.07 FEET TO A POINT; THENCE NORTH 61 DEGREES 47 MINUTES 35 SECONDS EAST, A DISTANCE OF 70.23 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 22,982 SQUARE FEET (0.53 ACRES) MORE OR LESS.

AND ALSO:

PARCEL B
COMMENCING FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 23; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 49 MINUTES 09 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1485.55 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT IN A
COUNTERCLOCKWISE DIRECTION HAVING A RADIUS OF 342.00 FEET, A DELTA ANGLE OF 1 DEGREES 59 MINUTES 18 SECONDS, AN ARC LENGTH OF 11.87 FEET, A CHORD BEARING OF NORTH 22 DEGREES 18 MINUTES 52 SECONDS WEST, AND A CHORD DISTANCE OF 11.87 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 3 DEGREES 28 MINUTES 52 SECONDS, AN ARC LENGTH OF 12.15 FEET, A CHORD BEARING OF NORTH 21 DEGREES 34 MINUTES 06 SECONDS WEST, AND A CHORD DISTANCE OF 12.15 FEET TO A POINT; THENCE NORTH 19 DEGREES 49 MINUTES 40 SECONDS WEST, A DISTANCE OF 11.36 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID FORMER YANKEE HILL ROAD; THENCE NORTH 89 DEGREES 49 MINUTES 09 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FORMER YANKEE HILL ROAD, SAID LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 866.41 FEET TO A POINT ON THE SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE FOR THE OMAHA PUBLIC POWER DISTRICT; THENCE SOUTH 34 DEGREES 36 MINUTES 14 SECONDS EAST, ALONG THE SAID SOUTHWESTERLY RAILROAD RIGHT-OF-WAY, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 35 DEGREES 39 MINUTES 40 SECONDS EAST, ALONG THE SAID SOUTHWESTERLY RAILROAD RIGHT-OF-WAY, A DISTANCE OF 40.52 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID FORMER YANKEE HILL ROAD, SAID POINT BEING 33.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 49 MINUTES 09 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FORMER YANKEE HILL ROAD, SAID LINE BEING 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 73.15 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID FORMER YANKEE HILL ROAD; THENCE SOUTH 59 DEGREES 56 MINUTES 47 SECONDS EAST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID FORMER YANKEE HILL ROAD, A DISTANCE OF 144.83 FEET TO A POINT ON THE SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE FOR THE OMAHA PUBLIC POWER DISTRICT; THENCE SOUTH 35 DEGREES 39 MINUTES 40 SECONDS EAST, ALONG THE SAID SOUTHWESTERLY RAILROAD RIGHT-OF-WAY, A DISTANCE OF 85.18 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT IN A COUNTERCLOCKWISE DIRECTION HAVING A RADIUS OF 3,414.21 FEET, A DELTA ANGLE OF 1 DEGREES 27 MINUTES 43 SECONDS, AN ARC LENGTH OF 87.12 FEET, A CHORD BEARING OF SOUTH 39 DEGREES 07 MINUTES 27 SECONDS EAST, AND A CHORD DISTANCE OF 87.12 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID FORMER YANKEE HILL ROAD; THENCE NORTH 59 DEGREES 56 MINUTES 47 SECONDS WEST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID FORMER YANKEE HILL ROAD, A DISTANCE OF 417.14 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID FORMER YANKEE HILL ROAD, SAID POINT BEING 33.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 49 MINUTES 09 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FORMER YANKEE HILL ROAD, SAID LINE BEING 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 684.74 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT IN A COUNTERCLOCKWISE DIRECTION HAVING A
RADIUS OF 166.00 FEET, A DELTA ANGLE OF 0 DEGREES 14 MINUTES 58 SECONDS, AN ARC LENGTH OF 0.72 FEET, A CHORD BEARING OF NORTH 15 DEGREES 29 MINUTES 37 SECONDS WEST, AND A CHORD DISTANCE OF 0.72 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT IN A COUNTERCLOCKWISE DIRECTION HAVING A RADIUS OF 342.00 FEET, A DELTA ANGLE OF 5 DEGREES 42 MINUTES 07 SECONDS, AN ARC LENGTH OF 34.04 FEET, A CHORD BEARING OF NORTH 18 DEGREES 28 MINUTES 10 SECONDS WEST, AND A CHORD DISTANCE OF 34.02 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 76,182 SQUARE FEET (1.75 ACRES) MORE OR LESS.

F:\Projects\014-1538\_TRNS\Sheets\ROW\Legals\FORMER YHR ROW VACATIONS.docx
February 24, 2017