

DIRECTORS' ORGANIZATIONAL MEETING

**Monday, June 14, 2021
555 S. 10th Street
COUNCIL CHAMBERS**

I. MINUTES

1. Approval of Directors' Minutes from June 7, 2021

II. ADJUSTMENTS TO AGENDA

III. CITY CLERK

IV. MAYOR'S OFFICE

V. DIRECTORS CORRESPONDENCE

PLANNING DEPARTMENT

1. Street and Alley Vacation 21001
2. Administrative Approvals from June 1, 2021 through June 8, 2021

LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT

1. Public Health Update provided by Pat Lopez, Director, Lincoln-Lancaster County Health Department

VI. BOARDS/COMMITTEE/COMMISSION REPORTS

1. BOH – Bowers (06.08.21)
2. MAC – Shobe (06.08.21)
3. PBC – Meginnis, Raybould (06.08.21)
4. Parks and Recreation – Washington (06.10.21)

VII. CONSTITUENT CORRESPONDENCE

1. Boy Scout visit to next Council meeting – Dr. Douglas Hepler
Staff response provided by Angie Birkett, City Council Secretary

Angela M. Birkett

From: Geri K. Rorabaugh
Sent: Monday, June 07, 2021 11:20 AM
To: Council Packet
Cc: David R. Cary; Steve S. Henrichsen; Michelle R. Backemeyer; Daniel K. Marvin; George J. Wesselhoft
Subject: BP210607-1 Street and Alley Vacation 21001 - Revised Summary Report Cover Sheet
Attachments: BP210607-1 SAV21001 Revised Summary Report Cover Sheet.pdf

Attached is a revised cover sheet for the summary report on Street and Alley Vacation 21011 (Bill 21-49), correcting the appraised value of the related rights-of-way as determined by Michelle Backemeyer's memo dated April 8, 2021. This matter is scheduled for introduction before the City Council today, June 7, 2021.

Thank you,

Geri Rorabaugh

Administrative Officer

Lincoln-Lancaster County Planning Department

402 441-6365

CORRECTED SUMMARY REPORT (6/7/2021)

PLANNING DEPARTMENT SUMMARY REPORT

APPLICATION: STREET & ALLEY VACATION

21001 – Vacate rights-of-way along R and T Street, east of No. 36th Street.
(3600 R Street)

PLANNING COMMISSION RECOMMENDATION:

A finding of Conformance (8-0: Ball, Campbell, Edgerton, Joy, Beckius and Corr voting 'yes'; Scheer declared a conflict of interest).

APPLICANT: Gatehouse Row LP

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

OPPONENTS: None present at hearing.

REASON FOR LEGISLATION:

This is a request to vacate right of way for R Street and T Street located east of N. 36th Street. Also, the request includes two east-west alley right-of-way areas north and south of T Street. All of these were thought to have been previously vacated. Only R Street right of way has physical improvements which include a brick street that serves as a drive entrance into Wyuka Cemetery. The right-of-way is part of SP21003 Gatehouse Rows Community Unit Plan (CUP) and includes 0.52 acres, more or less.

DISCUSSION / FINDINGS OF FACT:

1. On March 17, 2021, this proposed street and alley vacation was before the Planning Commission as part of the Consent Agenda.
2. The staff recommendation to find the proposed vacation to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.2, concluding that the right-of-way areas are not functioning as public streets today and were all thought to have been previously vacated. With the conditions of approval, vacation of the public right-of-way would accommodate the proposed redevelopment of the area.
3. On March 17, 2021, the Planning Commission agreed with the staff recommendation and voted 8-0 (Scheer declared a conflict of interest) to find the proposed vacation to be in conformance with the 2040 Comprehensive Plan.
4. The appraisal memo of April 8, 2021, by Michelle Backemeyer of the Housing Rehab & Real Estate Division of the Urban Development Department is found on p.19, recommending that the vacated rights-of-way along the north half of "R" Street be sold to the abutting property owner for \$3,762, and the remaining right-of-way be sold for \$5,878.00. As indicated in the memo, a storm sewer easement will need to be retained.
5. The funds for the vacated street in the amount of \$5,878.00 \$9,640.00 have been paid to the City Clerk, thus the requirements of provisions of Chapter 14.20 of the Lincoln Municipal Code have satisfied.

SUMMARY REPORT PREPARED BY: Geri Rorabaugh, Administrative Officer **DATE:** May 12, 2021; Rev. 6/7/2021

REVIEWED BY: David R. Cary, Director of Planning  **DATE:** May 12, 2021; Rev. 6/7/2021

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INTEROFFICE MEMORANDUM

Michelle Backemeyer

TO: Mayor Gaylor Baird
& City Council Members

FROM: Michelle R. Backemeyer
Real Estate & Relocation
Assistance Agent

DEPARTMENT: City Council Office

DEPARTMENT: Urban Development Department

ATTENTION:

DATE: April 8, 2021

COPIES TO: Soulinnee Phan, City Clerk
David Cary, Planning
Yohance Christie, City Attorney
Byron Blum, LTU
Geri Rorabaugh, Planning
Jennifer Brinkman, Mayor's Office

SUBJECT: Street and Alley Vacation No.21001
R and T Streets, East of N. 36th and
Alleys North and South of T Street

A request has been made by Wyuka Cemetery and Christian Sanders and Sarah Holland to vacate "R" and "T" Streets, east of 36th Street and the two alleys north and south of T Street. The areas to be vacated are related to a planned affordable housing project. The majority of the area was thought to have already been vacated but no records of any prior vacations was found. The entire area to be vacated is approximately .52 acres or 22,766 square feet.

The property was viewed by the writer, and "R" Street adjacent to the residential house is approximately 33 x 190 feet in size for a total of 6,270 square feet. It includes a large tree and brick roadway to an entrance gate into the cemetery. The remaining areas (south half of "R" Street, "T" Street and the two alleys north and south of "T" Street) consist of 16,496 square feet. They include the other half of the brick roadway, grass areas and volunteer trees. The portion of "T" Street to be vacated does not line up with the physical location of "T" Street, west of 36th Street. Review by the writer also discovered a storm water drainage pipe running under "R" Street, and an easement will need to be retained for that purpose. No other utilities were mentioned.

The entire area is zoned R-4. Since there are two different types of properties within the R-4 zoning, two different valuations will be used. The portion of "R" Street adjacent to the residential property will be considered similar to residential lot value. A lot in this area would most likely be valued between \$35,000 to \$40,000 or \$2.77 to \$3.18/sf. For this purpose, \$3.00/sf will be used as the underlying value. Unbuildable strips such as the one being vacated rarely have any value to anyone except the abutting landowner and in this case plans are for it to become part of a larger development. It is not expected any purchaser would be willing to pay more than 20% of fee value for assemblage especially with the retention of the storm water drainage easement. With that, the north half of "R" Street is calculated as follows:

$$\text{North Half of "R" Street} - 6,270 \text{ sf} \times \$3.00 \times 20\% = \$3,762$$

Wyuka Cemetery, the other applicant, owns approximately 8 acres they plan to sell to the developer of the affordable housing project. The remaining property is considered residential development land, and the developer has indicated a purchase price of approximately \$.44/sf or \$19,172 per acre. Part of this area (6,270 sf) is also encumbered by the storm water system and the remaining areas having no encumbrances. With that, the remaining areas are calculated as follows:

South Half of "R" Street - 6,270 sf x \$.44 x 50% =	\$1,379
"T" Street & Alleys - 10,226 sf x \$.44 =	<u>\$4,499</u>
Total	\$5,878

Therefore, if the areas are to be vacated, it is recommended they be sold to the two applicants for \$3,762 and \$5,879 for a grand total of \$9,640.



Memorandum

Date: ♦ June 8, 2021

To: ♦ City Clerk

From: ♦ Rhonda Haas, Planning Dept.

Re: ♦ Administrative Approvals

cc: ♦ Geri Rorabaugh, Planning Dept.

This is a list of City administrative approvals by the Planning Director from June 1, 2021, through June 8, 2021:

Administrative Amendment 21020, to Change of Zone 17030C, Wandering Creek PUD, approved by the Planning Director on June 1, 2021, to remove the Long Pine Road crossing, revise the lot layout to the property previously identified as the “Lokahi” property. Also, to adjust the connection to 98th Street at Rattlesnake Road and eliminate the Elm Creek Road connection to 98th Street with the roundabout at South Street and 98th Street shifted south on property generally located at Van Dorn Street and South 98th Street.

Administrative Amendment 21028, to Use Permit 06004, Yankee Ridge Commercial Center, approved by the Planning Director on June 2, 2021, to correct the maximum allowed floor area allowed to 244,000 square feet and to increase the building square footage for Block 1, Lot 3 to 6,300 square feet on property generally located at 40th Street and Yankee Hill Road.

Administrative Amendment 21031, to Use Permit 116A, Northern Lights Commercial Center, approved by the Planning Director on June 2, 2021, to adjust the square footage for Lots 1A, 1B, and 5 in the Lot Land Use Table, remove the square footage labels from the lots, correct setback labels, and specify that Lots 1A and 1B can be treated as a single lot until such time as a final plat has been filed that makes them into two lots on property generally located at 84th Street and Northern Lights Drive.

Angela M. Birkett

From: Angela M. Birkett
Sent: Monday, June 07, 2021 12:40 PM
To: 'Hepler, Dr. Douglas'
Cc: James M. Bowers
Subject: RE: Boy Scout visit to next council meeting

Good Afternoon Mr. Hepler,

Thank you for contacting the office of the Lincoln City Council.

On behalf of the City Council we welcome your son, Sean, to attend an upcoming meeting. Council meetings are open to the public, so no special permission is needed to attend.

The City Council meets regularly every Monday at 3:00 p.m. with an exception to the last Monday of the month they meet at 5:30 p.m. The 3:00 p.m. June meetings will be held on today, the 14th and 21st; the 5:30 p.m. will be held on June 28th. City Council meetings are held in the City County Building located at 555 South 10th Street, in the City Council Chambers located in suite 111 on the first floor.

Please let me know if you have any additional questions or need further assistance.

Thank you,

Angie Birkett
Administrative Secretary
Lincoln City Council
555 South 10th St., Ste 111
Lincoln, NE 68508
Phone 402-441-6867
Fax 402-441-6533
abirkett@lincoln.ne.gov



From: Hepler, Dr. Douglas [mailto:heplerd@kwajalein-school.com]
Sent: Monday, June 07, 2021 12:28 PM
To: Council Packet <CouncilPacket@lincoln.ne.gov>
Subject: Boy Scout visit to next council meeting

Hello. My son Sean is working on his Eagle Scout rating, and, to complete the Communications Merit Badge, he needs to attend one public meeting of a local government. Can you let us know when your next City Council meeting will be, and also if we need any special permission to attend? Thanks so much.

Dr. Douglas Hepler

Teacher-KJSHS

amentum/Dyncorp International LOGCAP IV

P: 805-355-2011

A: US Army Garrison Kwajalein Atoll, Republic of the Marshall Islands

E: HeplerD@kwajalein-school.com / Douglas.Hepler@dyn-intl.com

W: amentum.com / dyn-intl.com / dilogcap.com



Virus-free. www.avg.com