

**CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

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**for February 4, 2003 PLANNING COMMISSION MEETING**

**P.A.S.:** County Final Plat No.03075  
Wyndam Place 1st Addition

**PROPOSAL:** A final plat consisting of 2 lots.

**LOCATION:** N.176<sup>th</sup> Street and Holdrege (Knotting Drive and N. 179<sup>th</sup> Street)

**LAND AREA:** 9.00 acres, more or less.

**CONCLUSION:** Final plat is in conformance with the preliminary plat and Community Unit Plan.

|                               |                      |
|-------------------------------|----------------------|
| <b><u>RECOMMENDATION:</u></b> | Conditional Approval |
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 3 and 4, Block 3, Wyndam Place Addition, all located in Section 24, T10N, R8E of the 6th P.M., Lancaster County, Nebraska;

**EXISTING ZONING:** AG Agricultural and a Community Unit Plan in the Lancaster County Jurisdiction.

**EXISTING LAND USE:** Acreage subdivision.

**SURROUNDING LAND USE AND ZONING:**

North: Agriculture, scattered acreages and one acreage subdivision "Glenwood Acres", zoned AG

South: Agriculture and a native prairie, zoned AG

East: Agriculture and acreages, zoned AG

West Agriculture and two dwellings, zoned AG

**HISTORY:** Wyndam Place Community Unit Plan and Preliminary Plat were approved by the Lancaster County Board on July 17, 2003. Wyndam Place Final Plat was approved on November 13, 2003.

**UTILITIES:** There is no public sewer available. Individual wells and waste disposal are proposed. This is in the Lancaster County Rural Water District #1.

**TRAFFIC ANALYSIS:** 176<sup>th</sup> and Holdrege Streets are gravel county roads. "O" Street is a paved state highway, Hwy 34. The local internal streets are in place.

**ANALYSIS:**

1. This final plat conforms to the Preliminary Plat and Community Unit Plan.
2. This final plat is to adjust the lot line between two approved lots to accommodate a well.

3. The County Engineer's letter of December 31, 2003 notes no objections.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
  - 1.1 The Final Plat Mylar shall have the following changes made to it:
    - 1.1.1 Revise plat to remove "Administrative".
    - 1.1.2 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
  - 1.2 All improvements must be in place and approved by the County Engineer.
2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
  - 2.1 To submit to the County Engineer an erosion control plan.
  - 2.2 To protect the remaining trees on the site during construction and development.
  - 2.3 To submit to lot buyers and home builders a copy of the soil analysis and ~~water~~ report.
  - 2.4 To complete the private improvements shown on the preliminary plat.
  - 2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.
  - 2.6 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.
3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision. All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent.

Prepared by:

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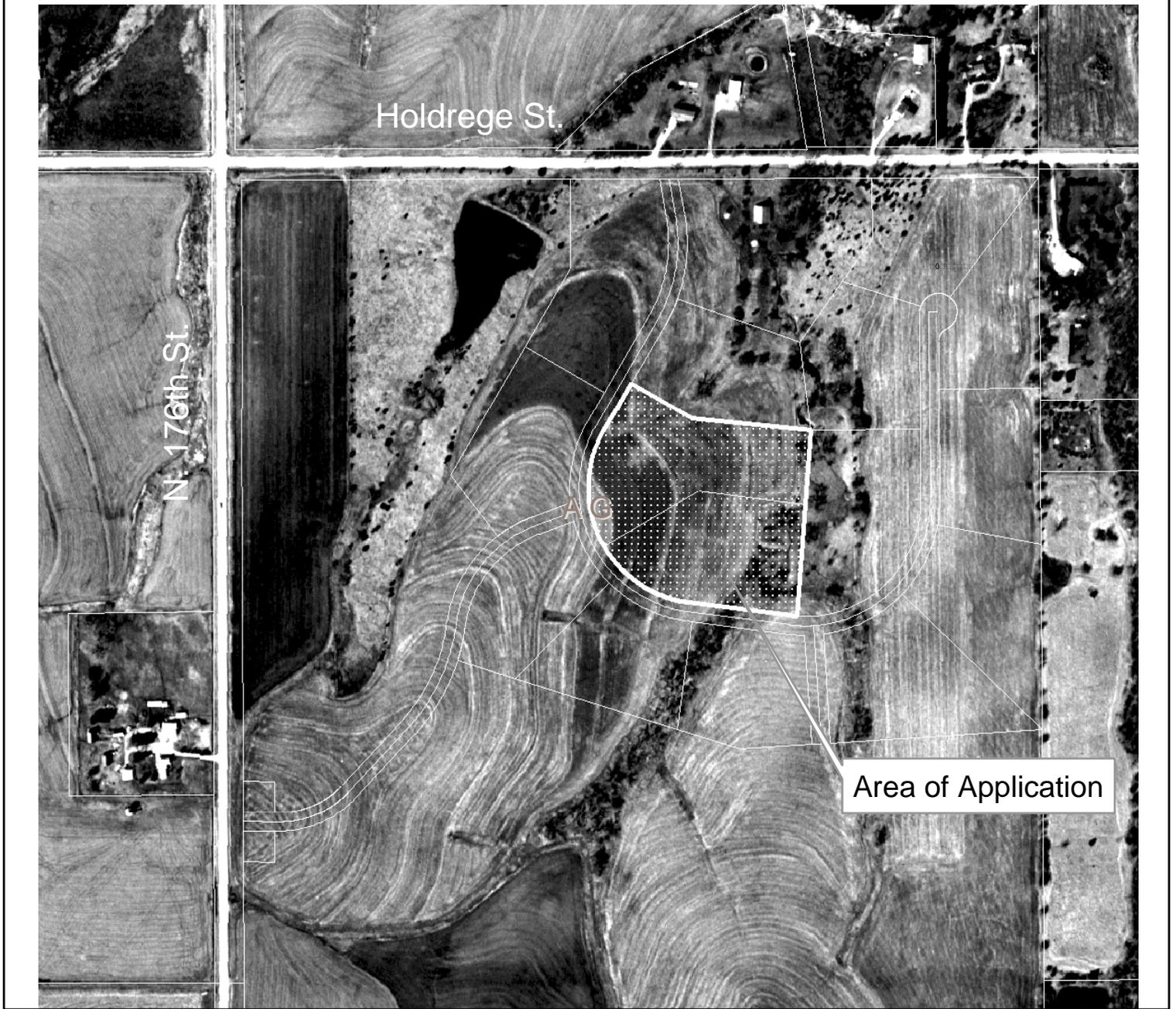
Mike DeKalb  
Planner  
January 9, 2004

**APPLICANT:** Brian D. Carstens and Associates  
601 Old Cheney Road, Suite C  
Lincoln, NE 68512  
(402) 434-2424

**OWNER:** Bernie and Connie Heier, Husband and Wife, as joint tenants  
2600 So. 120 Street  
Lincoln, NE 68516  
(402) 483-6070

**CONTACT:** Brian D. Carstens and Associates

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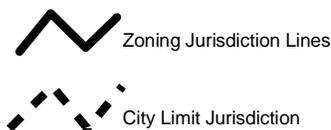
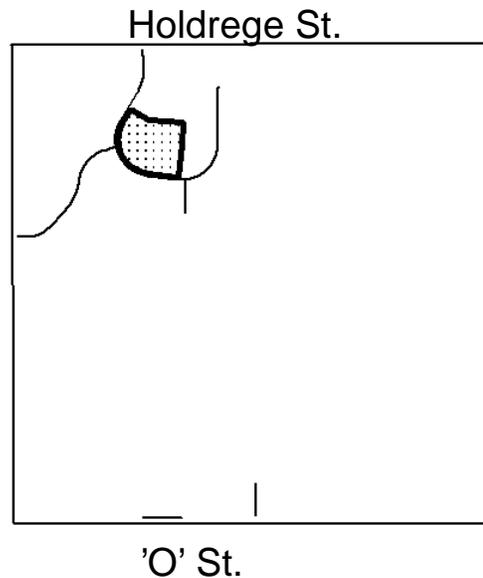


**County Final Plat #03075  
Wyndam Place 1st Addition  
N. 176th & Holdrege St.**

**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. 24 T10N R8E





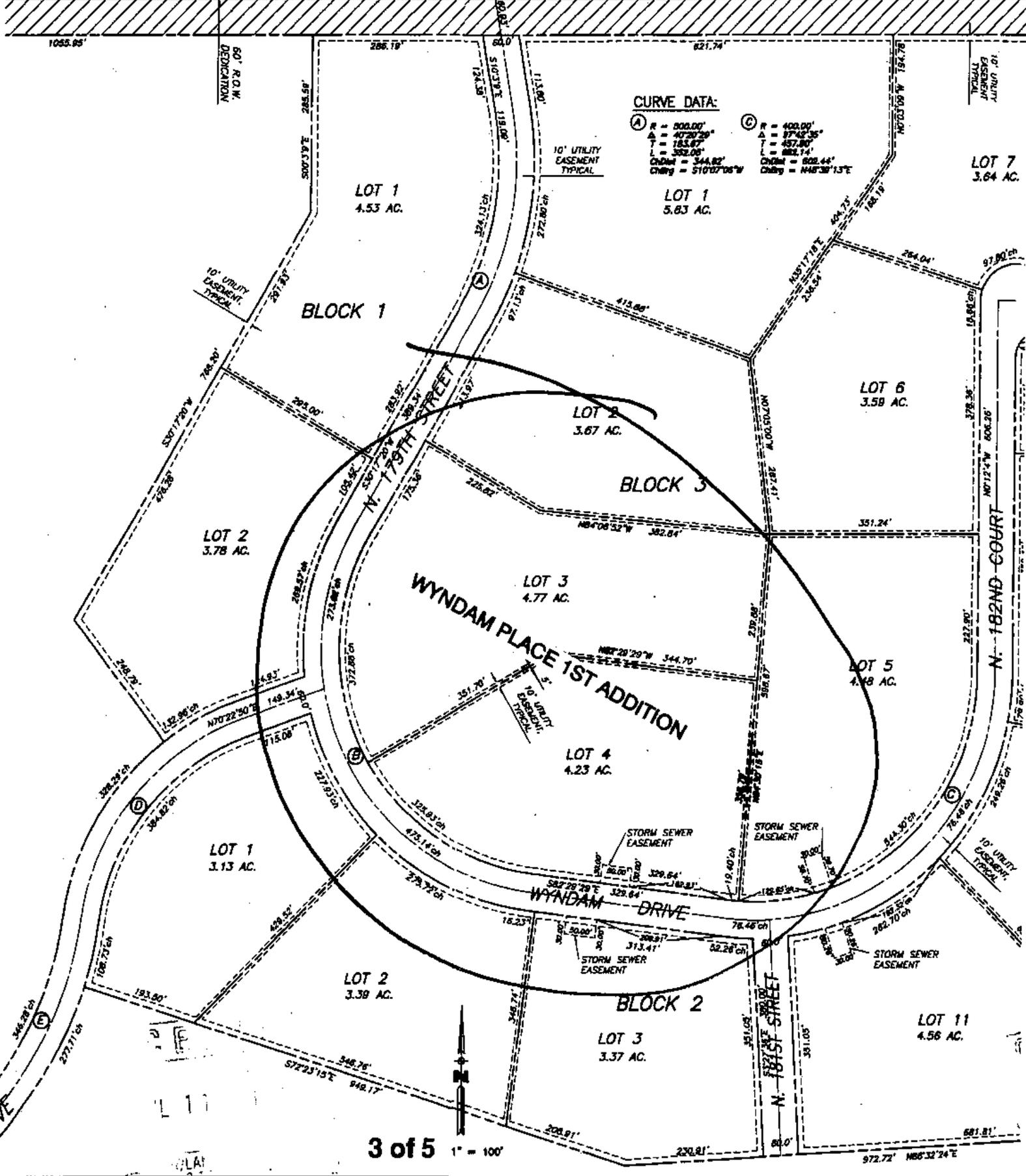
# WYNDAM PLACE ADDITION

FINAL PLAT

BASED ON COUNTY PRELIMINARY PLAT #03000

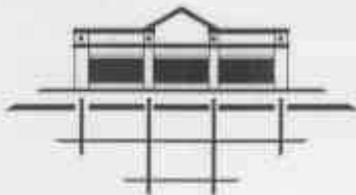
HOLDREGE STREET

N89°56'51"E 2618.85'



### CURVE DATA:

- (A) R = 500.00'  
Δ = 40°20'29"  
T = 18.50'  
L = 392.00'  
Chord = 344.82'  
Chng = 51°07'08"W
- (B) R = 400.00'  
Δ = 97°42'35"  
T = 457.80'  
L = 682.74'  
Chord = 602.44'  
Chng = 146°38'13"E
- (C) R = 400.00'  
Δ = 97°42'35"  
T = 457.80'  
L = 682.74'  
Chord = 602.44'  
Chng = 146°38'13"E



**BRIAN D. CARSTENS AND ASSOCIATES**  
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN  
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

December 29, 2003

Mr. Marvin Krout  
Director of Planning  
Lincoln City- Lancaster County Planning Department  
555 South 10th Street  
Lincoln, NE 68508

RE: WYNDAM PLACE 1<sup>ST</sup> ADDITION  
COUNTY FINAL PLAT

Dear Mr. Krout,

On behalf of Bernie and Connie Heier, we are submitting the Final Plat for Wyndam Place 1<sup>st</sup> Addition. We are modifying the internal lot line between two existing lots. The lot lines need to be modified to allow an existing well be located on one lot only. The lots have the identical square footage as the existing lots as per the County Preliminary Plat #03000 and Special Permit #198 of Wyndam Place.

Enclosed with this application is the following:

- 16 copies of the Final Plat
- Final Plat Application
- Final Plat Technical Checklist
- Application Fee - \$175.00
- Certificate of Ownership
- 8 1/2" x 11" Reductions

Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: Bernie & Connie Heier



Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

Engineering

DEPUTY - LARRY V. WORRELL  
COUNTY SURVEYOR

Department



DATE: December 31, 2003

TO: Mike DeKalb  
Planning Department

FROM: Larry V. Worrell  
County Surveyor

SUBJECT: WYNDAM PLACE 1<sup>ST</sup> ADDITON  
COUNTY FINAL PLAT NO. 03075

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Upon review, this office has no direct objections to this submittal.

LVW/bml

