

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat #02014
Highlands Business Park 2nd Addition

DATE: May 15, 2002

PROPOSAL: A final plat consisting of two outlots, the purpose of the plat is to dedicate right-of-way for NW 14th Street and W Highland Boulevard.

LAND AREA: 50.35 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot A, Highlands Business Park 1st Addition located in the SW 1/4 of Section 3, the SE 1/4 of section 4, the NE 1/4 of section 9, and the NW 1/4 of Section 10, T10N, R6E, City of Lincoln, Lancaster County, Nebraska.

LOCATION: Generally located on the west side of NW 12th Street at Highland Boulevard.

APPLICANT: J. Robert Duncan
Duncan Aviation
Municipal Airport
Lincoln, NE 68524
(402)475-2611

Tonn M. Ostergard
Crete Carrier Corp.
400 NW 56th Street
Lincoln, NE 68528

OWNER: Same

CONTACT: Michael Johnson
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402)474-6311

EXISTING ZONING: I-2, Industrial Park, O-3, Office Park

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	Highlands Golf Course	O-3, Office Park, P, Public
South:	Warehouses	I-2, Industrial Park
East:	Vacant, warehouses, residential	R-3, residential, O-3, I-2
West:	Airport	AG, Agricultural, P

HISTORY: Preliminary Plat #95014, Highlands Business Park was approved by the City Council on November 6, 1995.

City Council approved Change of Zone #2931 from I-2, Industrial Park to O-3, Office Park on November 6, 1995 on this property.

The zone was changed from A-A, Rural and Public Use District, A-2, Single Family Dwelling District, and M, Restricted Industrial District to I-2, Industrial Park during the 1979 zoning update.

TRAFFIC ANALYSIS: NW 12th Street is identified in the Comprehensive Plan Functional Street and Road Classification as an Urban Minor Arterial. NW 14th Street and W Highland Boulevard are local streets and not classified.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by,

Becky Horner
Planner



Area of Application

W. Superior St.

W. Kearney St.

North Park Rd.

NW 12th St.

Highland Blvd

Kingbird Rd.

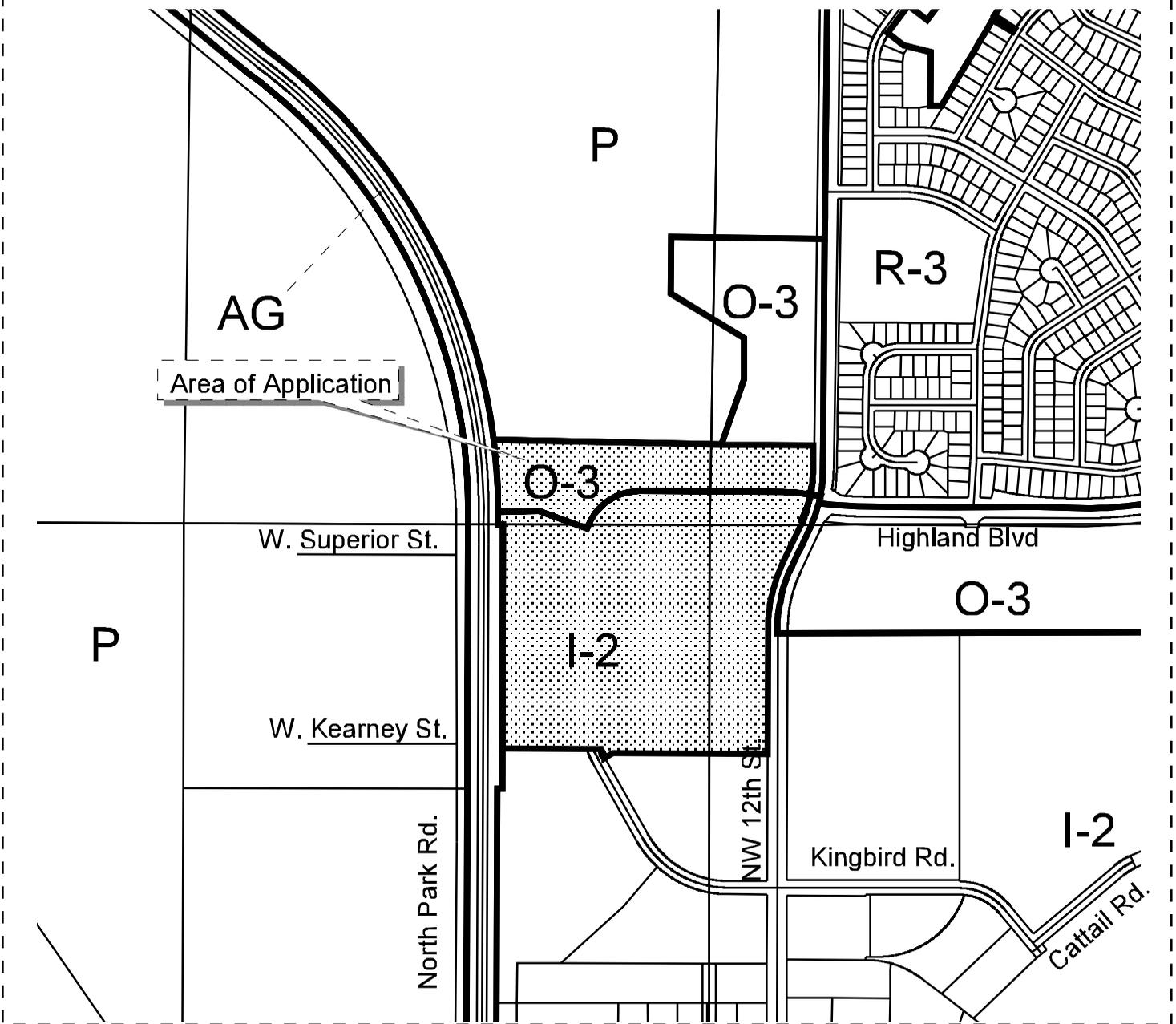
Cattail Rd.

**Final Plat # 02014
Highlands Business Park 2nd Add.**



Photograph Date: 1997 & 1999

Lincoln City - Lancaster County Planning Dept.

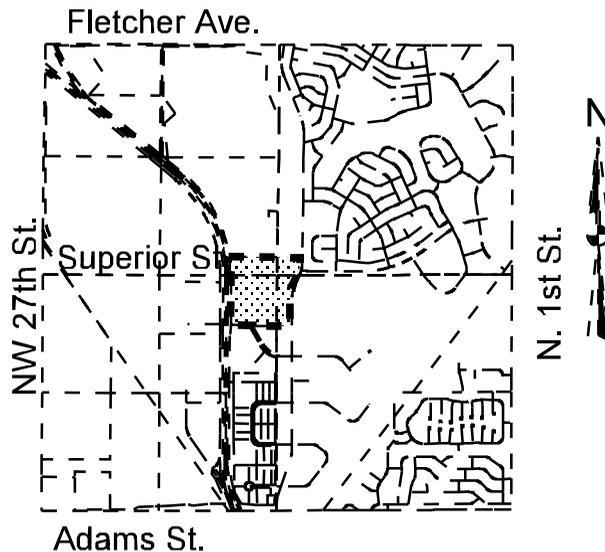


**Final Plat # 02014
Highlands Business Park 2nd Add.**

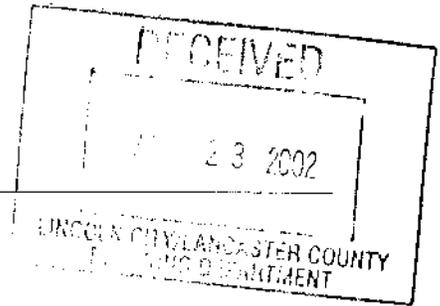
Zoning:

- 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

- Four Square Mile
- Sec. 3 T10N R6E
- 4 T10N R6E
- 9 T10N R6E
- 10 T10N R6E



M e m o r a n d u m



To: Becky Horner, Planning Department

From: Charles W. Baker, Public Works and Utilities *CB*

Subject: Highlands Business Park 2nd Addition Final Plat # 02014

Date: April 23, 2002

cc: Roger Figard
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Highland Business Park 2nd Addition Final Plat. Public Works has the following comments:

- The utilities and paving to serve this final plat have been completed by executive orders. Since only outlots are being created, no additional bonds will be required until lots are created.
- This plat is being requested to establish public right-of-way for the existing paving in Kingbird/Highland Blvd.
- Public Works has no objections and finds the final plat request satisfactory.

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF02046**

Address

Job Description: **HIGHLANDS BUSINESS PARK 2ND AD**

Location: **HIGHLANDS BUSINESS PAR**

Special Permit: **N**

Preliminary Plat: **N**

Use Permit: **N**

CUP/PUD: **N**

Requested By: **BECKY**

Status of Review: **Approved**

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

