

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Pointe East Estates 10th Addition Final Plat No.02020

DATE: June 24, 2002

PROPOSAL: A final plat consisting of 20 lots.

LAND AREA: 5.57 acres more or less

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

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot "B", Block 3, Pointe East Estates 7th Addition located in the northeast quarter of Section 3, Township 9 North, Range 7 East of the 6th P.M., City of Lincoln, Lancaster County, Nebraska.

LOCATION: East Pointe Rd. and S. 81st St.

APPLICANT: Glen E. Herbert
8540 Chaparral Circle
Lincoln, NE 68520
(402) 489-9511

OWNER: same as applicant

CONTACT: Richard L. Chase
Blessing and Chasse Engineers
4830 S. Haven Dr.
Lincoln, NE 68516
(402) 489-5667

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: vacant

SURROUNDING LAND USE AND ZONING:

North: R-3 Residential; Single family residential
South: R-3 Residential; Single family residential
East: R-3 Residential; Single family/two family residential; church
West: R-3 Residential; Single family/two family residential; Lux middle school

HISTORY:

September 17, 1993 City Council approved Change of Zone No. 2751, Van Dorn Acres Final Planned Unit Development.

March 8, 1993 City Council approved Preliminary Plat No. 92010, Van Dorn Acres.

UTILITIES: To be provided with this plat.

TRAFFIC ANALYSIS: East Pointe Rd. and S. 81st St are local roads.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. An Agreement for Escrow of Security Fund has been accepted for the completion of sidewalks, street trees and setting permanent monuments.
3. 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.

Tom Cajka
Planner

attachments: Technical information.



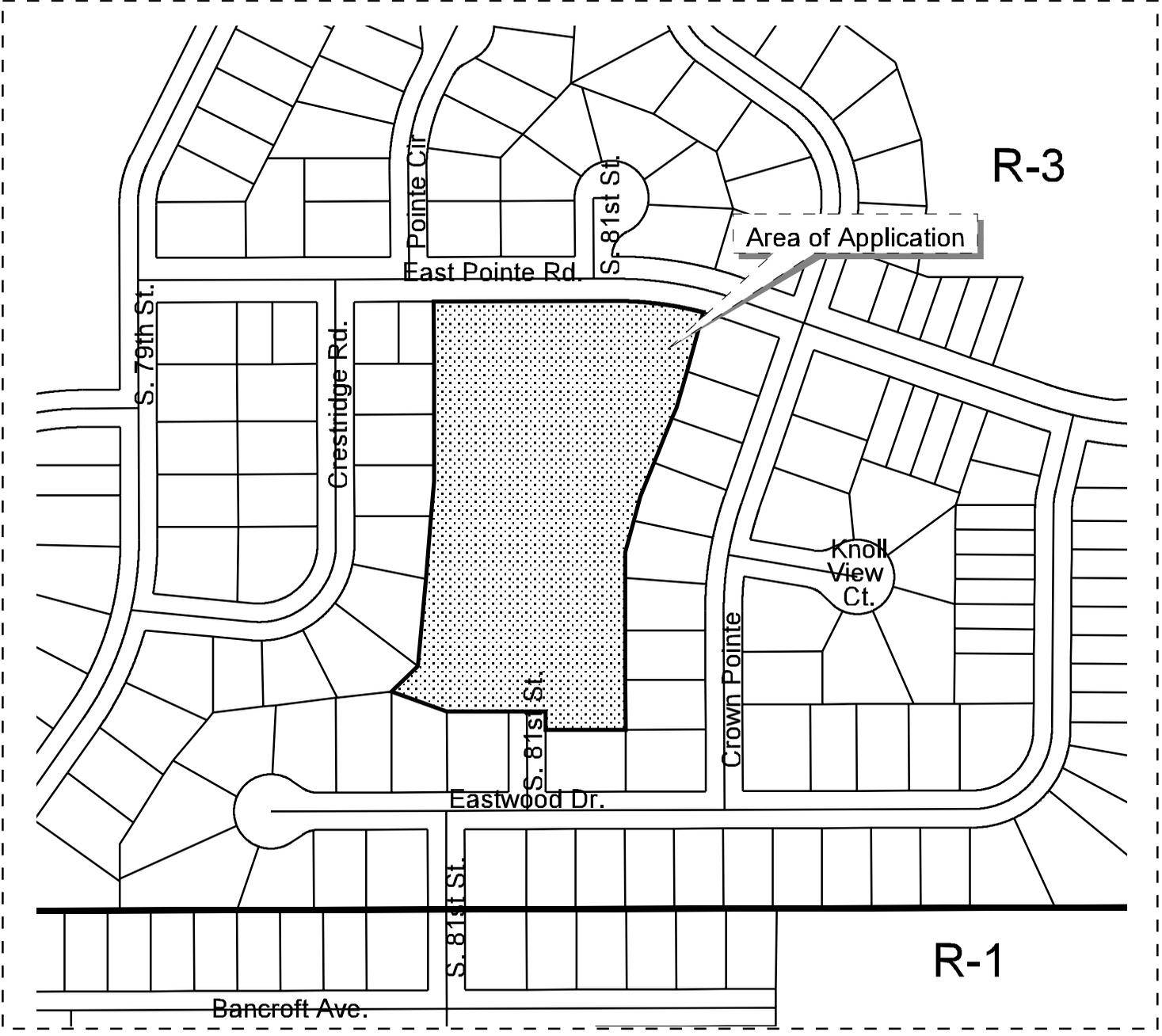
Area of Application

**Final Plat #02020
Pointe East Estates 10th**



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.



Final Plat #02020
Pointe East Estates 10th

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. 3 T9N R7E

