

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat #01010, Wilderness Ridge 3rd Addition

Date: August 13, 2001

PROPOSAL: A final plat consisting of 73 residential lots and 5 outlots.

CONCLUSION: The final plat conforms to the approved preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot E, Wilderness Ridge Addition, located in the east ½ of Section 25, T9N, R6E of the 6th P.M., City of Lincoln, Lancaster County, Nebraska.

LOCATION: Generally located at South 27th Street and Whispering Wind Boulevard.

APPLICANT: Michael Johnson
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68503
(402)474-6311

OWNER: Thomas E. White John Brager
Ridge Development Company Ridge Development Company
P.O. Box 22796 P.O. Box 22796
Lincoln, NE 68542 Lincoln, NE 68542
(402)421-1604 (402)421-9222

Gerald L. Schleich
Home Real Estate-Corporate Office
3901 Normal Boulevard, Suite 203
Lincoln, NE 68506
(402)436-3111

EXISTING ZONING: R-3, Residential

EXISTING LAND USE: This site is undeveloped.

SURROUNDING LAND USE AND ZONING:

North	Undeveloped Land	R3
South	Agriculture	AG
East	Agriculture	AG
West	Parkland	P

HISTORY: Wilderness Ridge Addition Preliminary Plat No. 99005 was approved by the Planning Commission on May 19, 1999.

ANALYSIS:

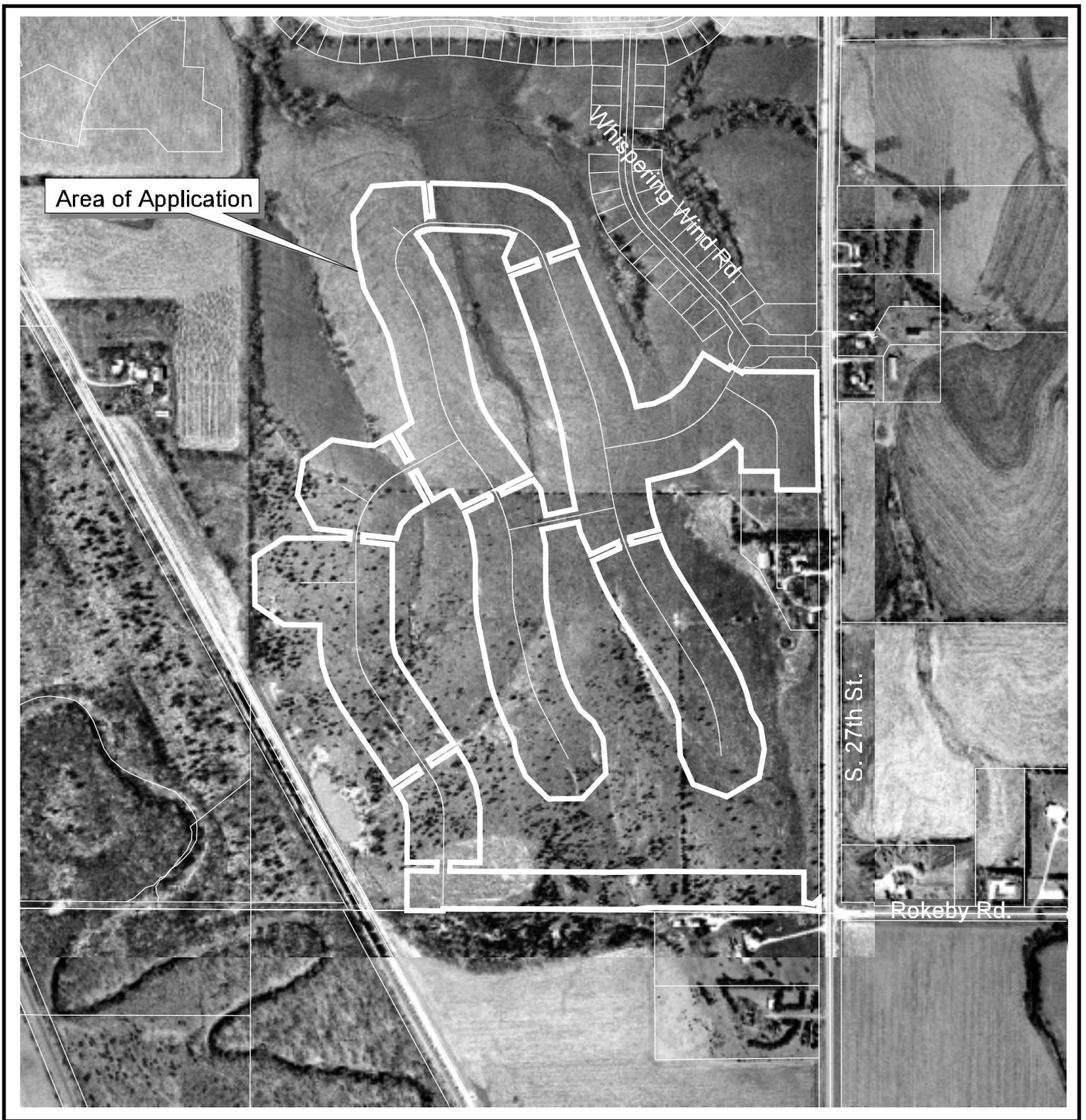
1. The Final Plat conforms to the approved preliminary plat.
2. A subdivision agreement is required and will be submitted to the owners for their signature.
3. Executive orders and escrows have been approved for the completion of the required improvements.

Prepared by:

Becky Horner
Planner

attachments: Information from applicant
Technical information

F:\FILES\PLANNING\PC\FP\01000\FP01010.RDH.wpd



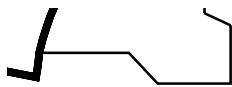
Final Plat #01010
Wilderness Ridge 3rd Add
27th & Whispering Wind Blvd



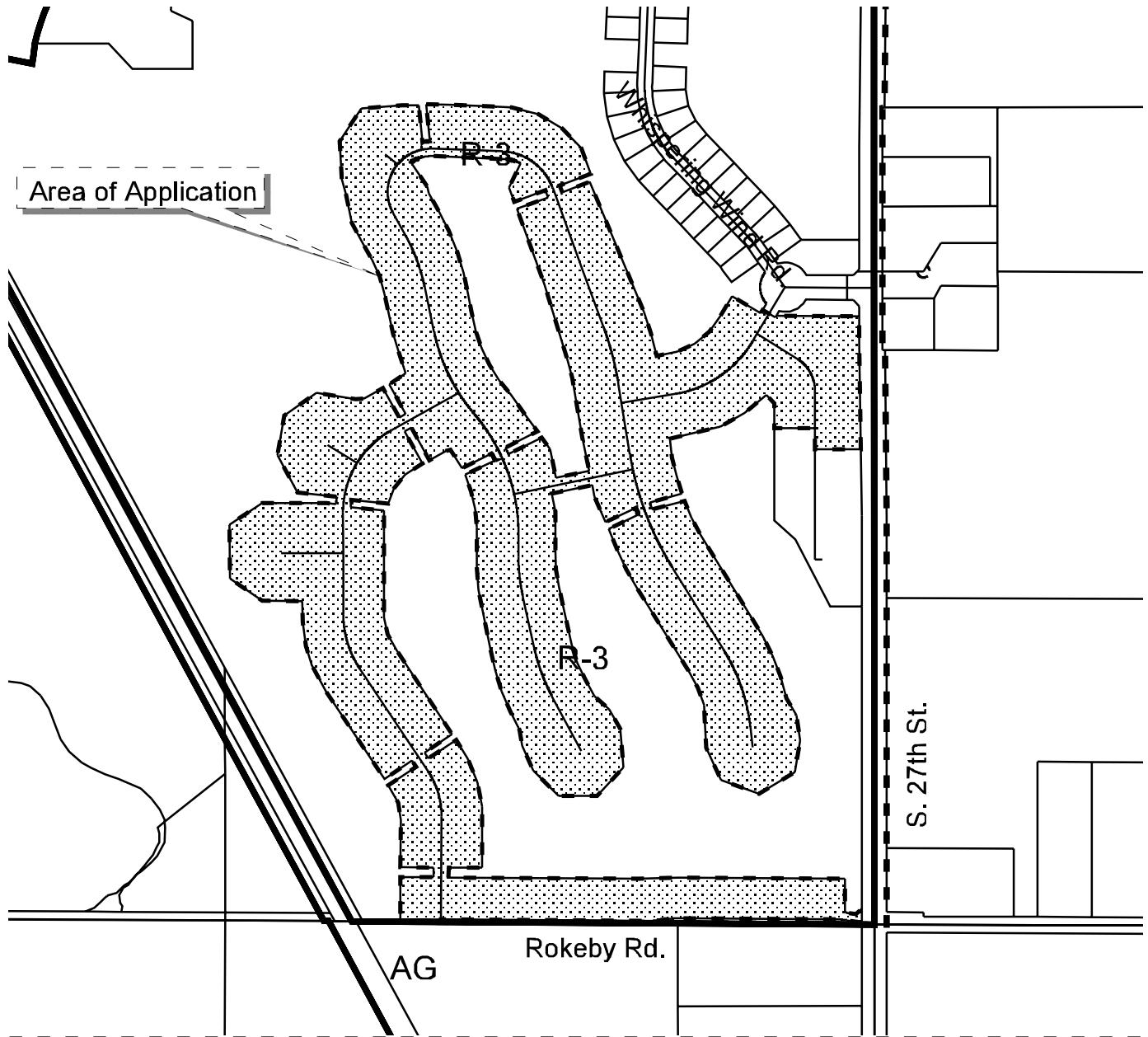
Sheet _____ of _____

Date: _____

Photograph Date: 1999



Area of Application



**Final Plat #01010
Wilderness Ridge 3rd Add
27th & Whispering Wind Blvd**

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. 25 T9N R6E

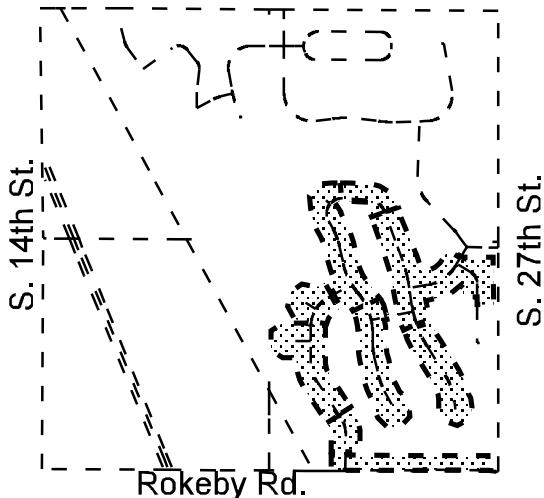


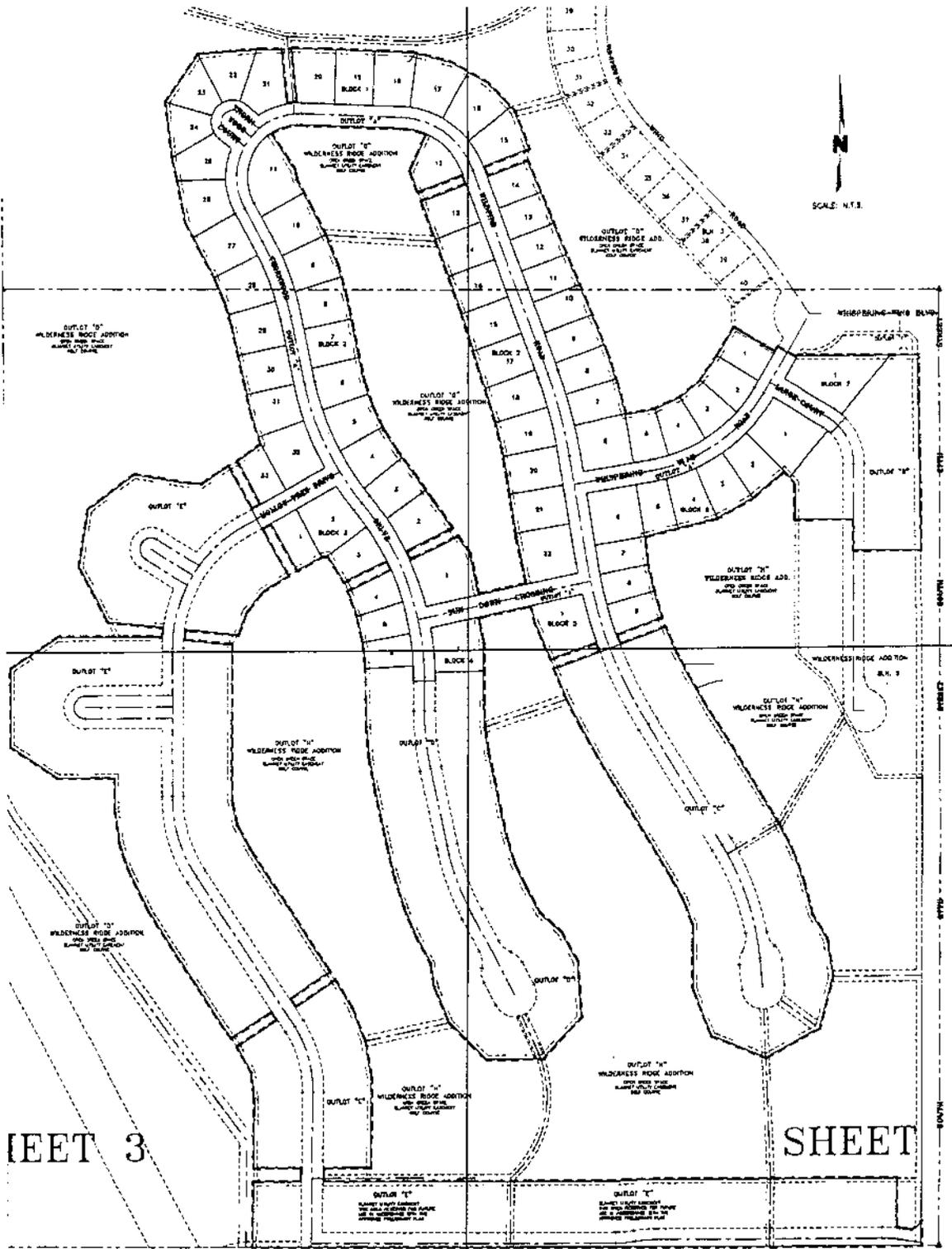
Zoning Jurisdiction Lines



City Limit Jurisdiction

Yankee Hill Rd.





Wilderness Ridge 3rd Addition **** Resubmittal**
PROJECT NAME AND NUMBER

July 16, 2001
DATE

FINAL PLAT #01010

SURVEYED SITE PLAN showing
existing bldgs., structures &
setbacks _____
LANDSCAPE/STREET TREE PLAN
3 copies
PLAT _____
LETTER _____

DISTRIBUTION

City Engineer's Office				
Public Works- Survey Check - Bernie Blum			X	
L.E.S. - Theobald (3) / Norris PPD				
L.E.S. - Lahman				
Alltel Communications - Al Schroeder-401 S. 21 st St.				
Parks & Recreation				
County Health (County plats only)				
County Engineer (County plats only)				
Building & Safety (where existing buildings)				
Ray Hill				

Please review the attached plans and return your comments to me by July 23, 2001.

Please review this application relative to the minimum improvements which your department has responsibility. If installation of improvements are required, please provide the surety amount for those improvements.

Kay Liang
PROJECT PLANNER

If you have any questions, need additional information or cannot meet the deadline, please let me know.
Phone # 441-7491 FAX # 441-6377

July 16, 2001 BLB - OK
SJT - OK

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 # DRF01042

Address

Job Description: WILDERNESS RIDGE FP 01010

Location: WILDERNESS RIDGE 3RD F

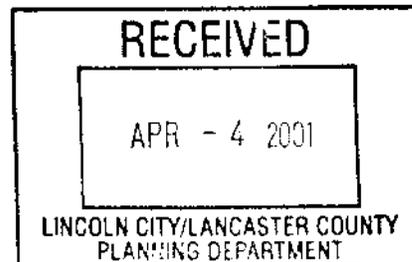
Special Permit: N

Preliminary Plat: N

Use Permit: N

CUP/PUD: N

Requested By: KAY LIANG



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