

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat #01014, Meints Addition

Date: August 15, 2001

PROPOSAL: A final plat consisting of one outlot and the dedication of N. 23rd Street.

CONCLUSION: The Final Plat does not conform to the approved preliminary plat, however, a lot that was not included in the preliminary plat has since been purchased by the owner and included in the final plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 49, 53, 114 & 115 Irregular Tracts, Lincoln, Lancaster County, Nebraska, located in the southeast quarter of Section 12 T10N R6E of the 6th principal meridian.

LOCATION: 23rd and Cornhusker Highway.

APPLICANT: B.E.G.I., L.L.C.
1609 N. Street
Lincoln, NE 68508
(402) 474-3000

CONTACT: J.D. Burt
Design Associates
1609 N. Street
Lincoln, NE 68508
(402) 474-3000

EXISTING ZONING: I-1, Industrial and H-3 Highway Commercial

EXISTING LAND USE: Commercial.

SURROUNDING LAND USE AND ZONING:

| | | |
|-------|----------------------------|--------|
| North | Undeveloped Land | I1 |
| South | Commercial | H3 |
| East | Undeveloped and Commercial | I1, H3 |
| West | Commercial and Industrial | I1, H3 |

HISTORY: Meints Addition Preliminary Plat #97035 was approved on May 5, 1999 by the Planning Commission.

ANALYSIS:

The Final Plat does not conform to the approved preliminary plat, however, a lot that was not included in the preliminary plat has since been purchased by the owner and included in the final plat.

Executive orders have been approved for the completion of street paving, water mains, sanitary sewers, storm sewers, and ornamental street lighting. An escrow of security fund has been created to guarantee the completion of sidewalks, street name signs, and the installation of permanent markers.

There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent and all special assessment installment payments are current.

A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

Becky Horner
Planner

attachments: Information from the applicant.
Technical information.



Judson St.

N. 20th St.

Area of Application

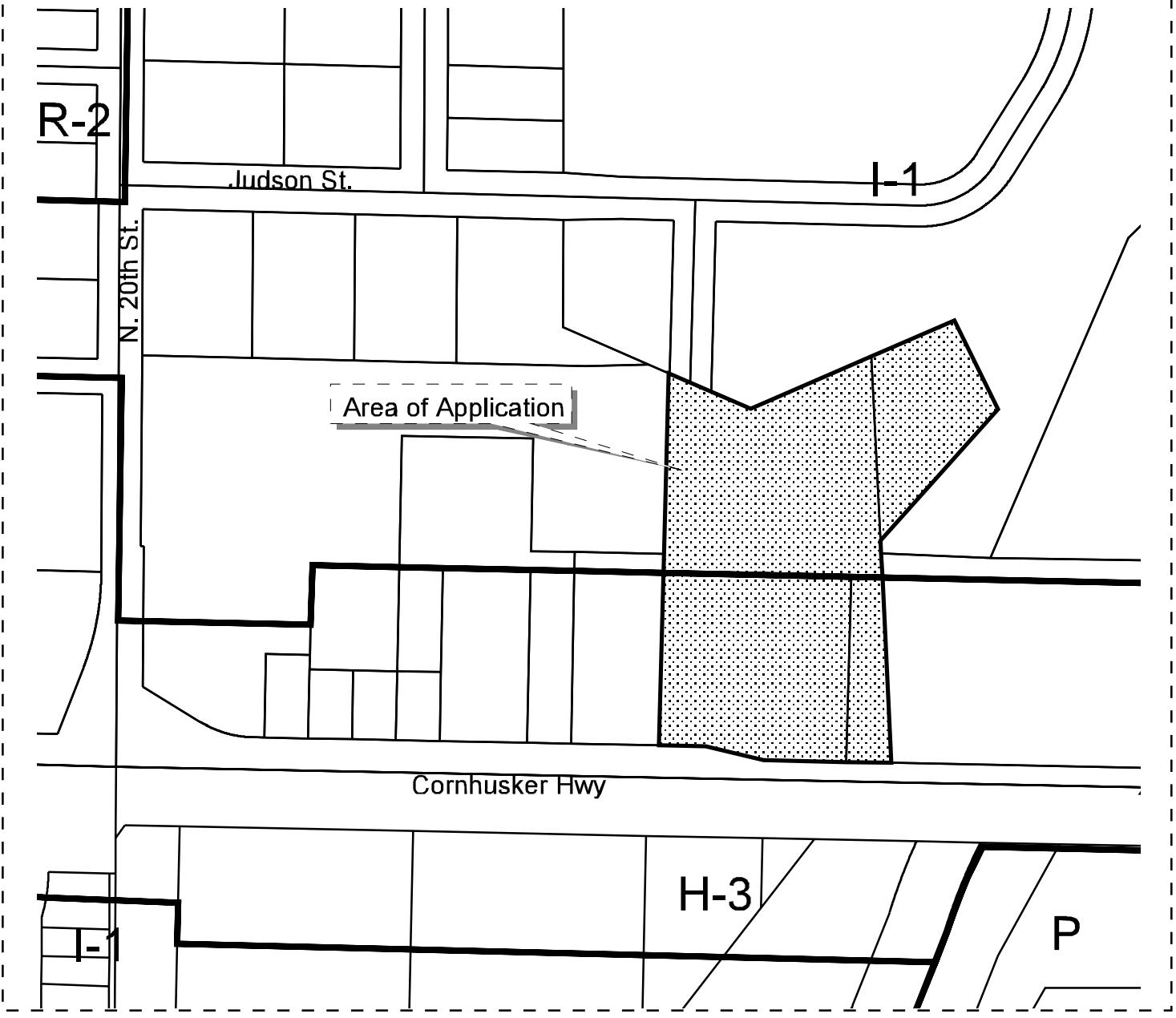
Cornhusker Hwy

**Final Plat #01014
Meints Addition**



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

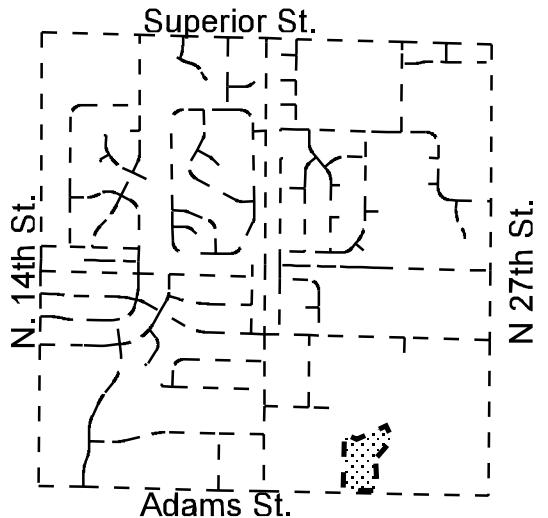


Final Plat #01014
Meints Addition

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. 12 T10N R6E



INTER-DEPARTMENT COMMUNICATION**CITY OF LINCOLN
PARKS & RECREATION DEPARTMENT**

DATE: June 27, 2001
TO: Kay Liang
SECTION: Planning
FROM: Steve Nosal
SUBJECT: Meints Addition Final Plat #01014
REVISED *forwarded 7-10-01*
CC:

The Lincoln Parks and Recreation staff have reviewed the above and have the following comments to make.

- 1.) Since this final plat involves a outlot reserved for future development no street trees are required at this time.



INTER-DEPARTMENT COMMUNICATION

DATE May 7, 2001

TO Kay Liang, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN #29N-23E

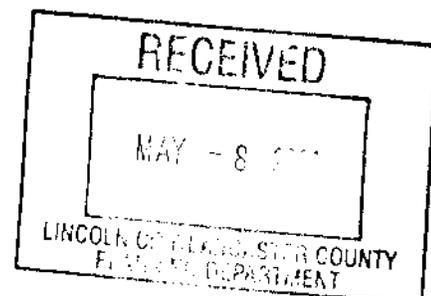
Attached is the Revised Final Plat for Meints Addition.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

Sharon Theobald

ST/nh
Attachment
c: Terry Wiebke
Easement File



TRANSMITTAL MEMO

PLANNING DEPT.
655 S. 10th ST., #213

Meints Addition # 01014

4.19.01

PROJECT NAME AND NUMBER

DATE

Becky Horner

FINAL PLAT # 01014
(12 COPIES minimum)

CHECKED IN BY:

LETTER
PLAT

DISTRIBUTION

| | | |
|--|---|--|
| City Engineer's Office | / | |
| Public Works - Survey Check - Barle Blum | / | |
| L.E.S. - Theobald (3) | / | |
| L.E.S. - Lahman | / | |
| Alltel Communications - Al Schroeder-401 S. 21 st St. | / | |
| Building & Safety / Fire Prevantion - Bob Fiedler | / | |
| Parks & Recreation | / | |
| Building & Safety (where existing buildings) | | |
| County Engineer (County plats only) | | |
| Ray Hill | / | |
| Nicole Fleck-Tooze (Floodplain/Wetlands) | | |
| Planner/Pre Plat: | | |
| | | |

Please review the attached plans and return your comments to me by April 30, 2001
(10 days from submittal)

Please review this application relative to the minimum improvements which your department has responsibility, and please provide the surety amount for those improvements.

Kay Wang
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

APRIL 25, 2001 BLB -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 # **DRF01051**

Address

Job Description: **MEINTS ADDITION #01014**

Location: **MEINTS ADDITION #01014**

Special Permit: **N**

Preliminary Plat: **N**

Use Permit: **N**

CUP/PUD: **N**

Requested By: **KAY LANG**

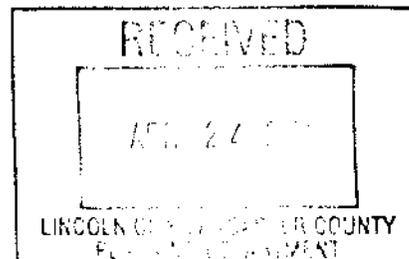
Status of Review: **Approved**

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

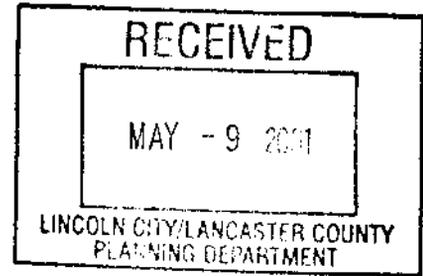
Comments:

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



Memorandum



To: Kay Liang, Planning Department
From: Gary Lacy, Public Works and Utilities *GLL*
Subject: Final Plat #01014, Meints Addition
Date: May 9th, 2001
cc: Roger Figard, Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Final Plat #01014 for Meints Addition. Public Works has the following comments:

- ✓ Storm Sewer - The storm sewer system approved with the preliminary plat is satisfactory. An estimate of \$16,700 has been calculated in conjunction with a proposed executive order for the cost of the construction of the storm sewers within this addition. Design standards require that "As-built" plans for the storm water detention facilities be provided to Public Works upon completion of the project.
- Street Paving - The street paving approved with the preliminary plat is satisfactory. An estimate of \$96,800 has been calculated in conjunction with a proposed executive order for the cost of the construction of the street paving within this addition. Included in this amount is \$13,000 for the construction of the private roadway in the access easement.
- ✓ Water Mains - The water mains approved with the preliminary plat are satisfactory. An estimate of \$20,000 has been calculated in conjunction with a proposed executive order for the cost of the construction of the water mains within this addition.
- ✓ Sanitary Sewers - The sanitary sewer system approved with the preliminary plat is satisfactory. An estimate of \$8,600 has been calculated in conjunction with a proposed executive order for the cost of the construction of the sanitary sewers within this addition.
- ✓ Ornamental Lighting - An estimate of \$13,000 has been calculated in conjunction with a proposed executive order by Lincoln Electric System for the cost of the installation of the ornamental lighting for this addition.
- ✓ Sidewalks - A \$20,800 bond should be required for the construction of the sidewalks within this addition.
- ✓ Survey Markers - A \$200 bond should be required to guarantee the placement of the permanent survey markers within this addition.
- ✓ Street Signs - A \$115 bond should be required for the installation of the street signs for this addition.

The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but

Kay Liang
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May 9th, 2001

not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.