

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 01024
Morning Glory Estates Addition

DATE: October 1, 2001

PROPOSAL: Final plat 12 commercial lots, 54 residential lots and 4 outlots.

LAND AREA: 53.68 acres, more or less.

CONCLUSION: The final plat is consistent with the approved preliminary plat

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: The remaining portion of lot 93 Irregular Tract and the remaining portion of lot 94 Irregular Tract, all located in the southwest 1/4 of Section 14, T10N, R7E of the 6th P.M., Lancaster County, Nebraska.

LOCATION: Generally located at 84th and Holdrege Streets.

APPLICANT: Donald Linscott
Holdrege Investors
300 North 44th Street, Suite 100
Lincoln, NE 68503

Merle Lassley
University Park Congregation of Jehovah's Witnesses, Inc.
1900 North 84th Street
Lincoln, NE 68505

OWNER: Same

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

EXISTING ZONING: R-4, Residential B-2, Planned Business District and O-3, Office Park District.

EXISTING LAND USE: Church property and Vacant

SURROUNDING LAND USE AND ZONING:

North:	Vacant	AG, Agriculture
South:	Residential	O3, Office Park District and AG
East:	Vacant	AG
West:	Fast food, Commercial and vacant	B2, Planned Business District and H4, General Commercial District

HISTORY: Morning Glory Estates Preliminary Plat #000011, was approved by the Planning Commission on April 18, 2001 and accepted by the City Council July 30, 2001.

Morning Glory Estates Special Permit #1839, Use Permit #128 was approved by the City Council on July 30, 2001.

Change of Zone #3255 from AG Agricultural to R-3 Residential, R-4 Residential, B-2 Planned Neighborhood Business, and O-3 Office Park was approved by the City Council on July 30, 2001.

TRAFFIC ANALYSIS: 84th Street is classified as an Urban Principal Arterial and Holdrege Street is classified as a local street east of 84th Street in the Comprehensive Plan.

PUBLIC SERVICE: The nearest fire station is Southeast #2 located at 84th and Holdrege Streets.

ANALYSIS:

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

Prepared by:

Becky Horner
planner



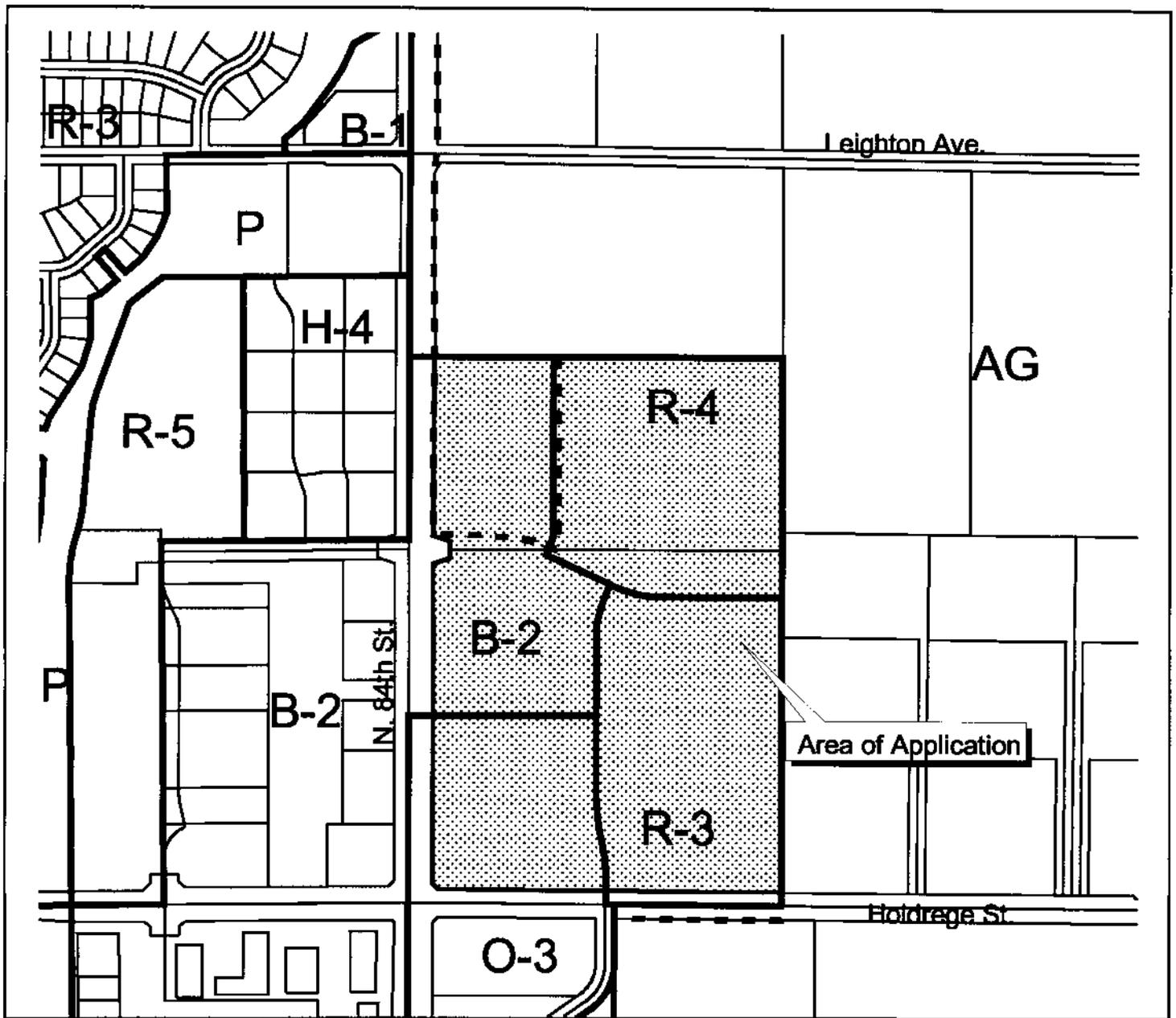
Final Plat #01024
Morning Glory Estates Add.
N. 84th & Holdrege St.



10/2/01

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

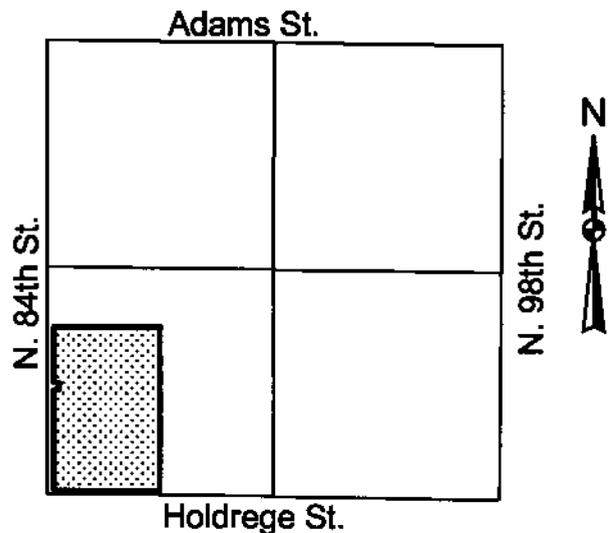
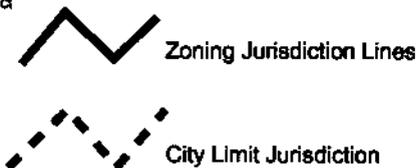


Final Plat #01024
Morning Glory Estates Add.
N. 84th & Holdrege St.

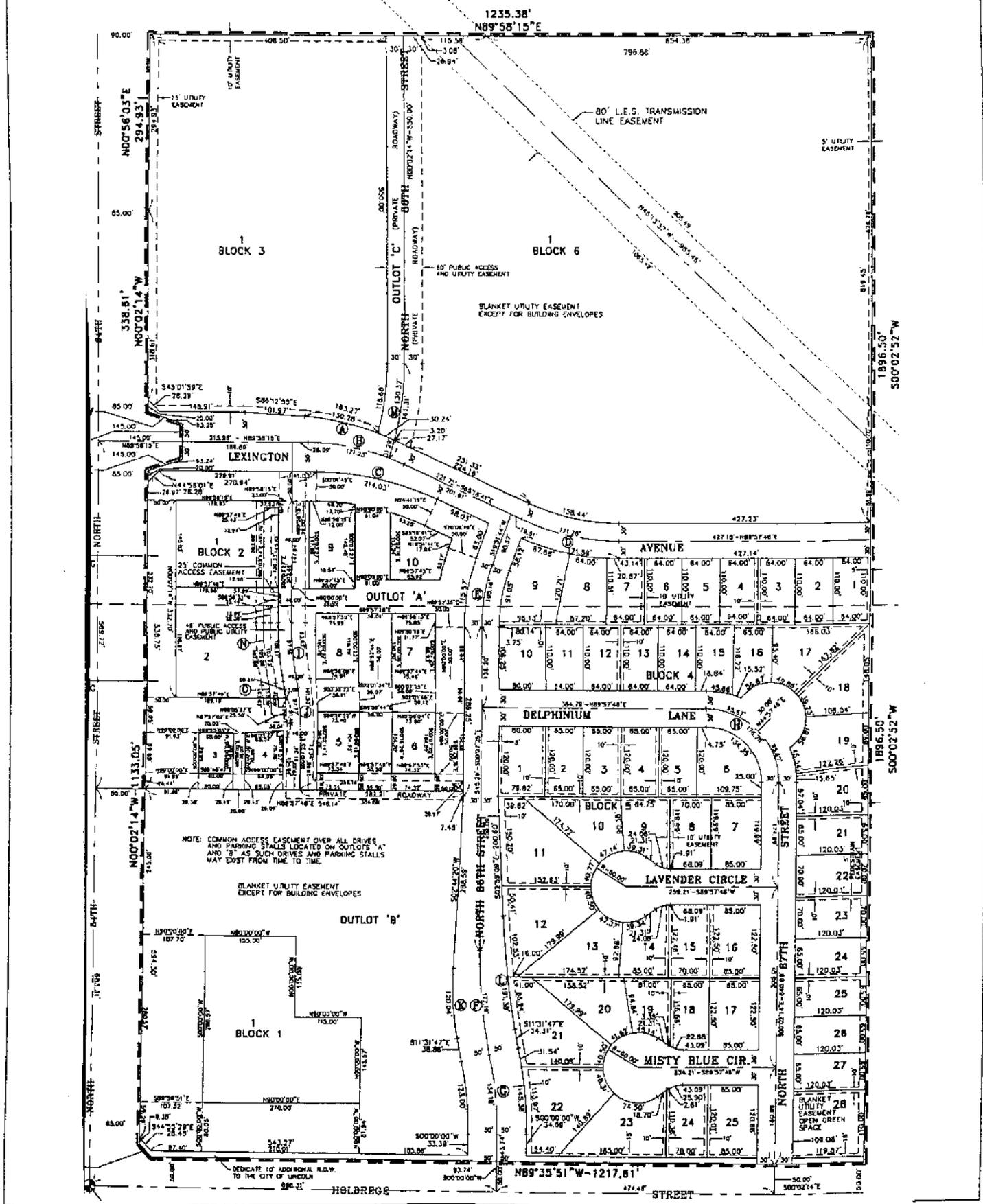
Zoning:

- 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-1 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. 14 T10N R7E



Date: 10.2.01
 Lincoln City - Lancaster County Planning Dept.



MORNING GLORY ESTATES ADDITION
 FP#01024

Date: 10/2/01



27 July 2001



OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

Ms. Kathleen L. Sellman
Planning Department
County-City Building
555 South 10th Street
Lincoln, Nebraska 68508

Re: Morning Glory Estates Addition
Final Plat
OA Project No. 2-2000-0487-02-11-502

Dear Kathleen:

Enclosed are 15 prints of the above referenced Final Plat, a check in the amount of \$760.00 for the application fee, the completed application form, and one set of prints reduced to 8½ x 11. The proposed plat is generally located at North 84th and Holdrege Streets, and more particularly described in the Surveyor's Certificate. The tax status form is being prepared by the City Treasurer and an ownership certificate is being prepared by Nebraska Title Company.

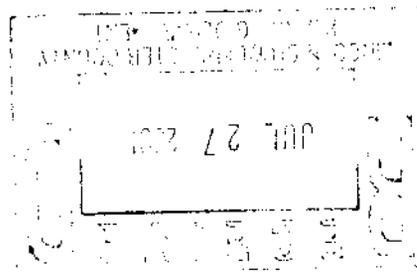
We are not showing a private water line easement or a private sanitary sewer line easement that is located in proposed lot 1, block 6 of this plat. We confirmed with the Planning Department prior to submitting this plat that we didn't need to show these easements since they were private. Additional information can be obtained regarding these lines upon request.

The proposed plat consists of 66 lots and 3 outlots. The Owners and Developers of this property are Mr. Donald W. Linscott, President, Holdrege Investors, L.L.C., 300 North 44th Street, Suite 100, Lincoln, NE 68503, Phone No. 402-467-1234; and Mr. Merle Lassley, President, and also Mr. Jim Newman, Secretary/Treasurer for University Park Congregation of Jehova's Witnesses, Inc., 1900 North 84th Street, Lincoln, NE, 68505, Phone No. 402-489-9720.

Please contact me if you have any questions or require additional information.

Sincerely,

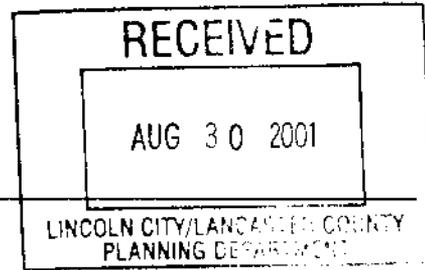

Michael R. Johnson, R.L.S.



Encls.

cc Don Linscott
Merle Lassley
Mike Rierden

M e m o r a n d u m



To: Becky Horner, Planning Department

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

Subject: Morning Glory Estates Addition, Resubmittal

Date: August 29, 2001

cc: Roger Figard
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Morning Glory Estates Addition Resubmittal showing public access and utility easements on the roadways with Public Utilities and finds the plat satisfactory.

Morning Glory Resubmittal
PROJECT NAME AND NUMBER

8/23/01
DATE

Becky
CHECKED IN BY:

FINAL PLAT
(12 COPIES minimum)

LETTER	PLAT	RECEIVED
		SEP 5 2001
LINCOLN CITY/LANCASTER COUNTY PLANNING DEPARTMENT		

DISTRIBUTION

City Engineer's Office	X	X
Public Works - Survey Check - Bernie Blum	X	X
L.E.S. - Theobald (3)	X	X
L.E.S. - Hennessey		
Alltel Communications - Al Schroeder-401 S. 21 st St.		
Building & Safety / Fire Prevention - Bob Fiedler		
Parks & Recreation <i>Land, Plan already sent</i>	X	X
Building & Safety (where existing buildings)		
County Engineer (County plats only)		
Ray Hill		
Planner/Pre Plat:		

SEPT. 4, 2001 BLB - OK

Please review the attached plans and return your comments to me by 8/31/01
(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.

Becky Hornier
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

- AUGUST 29, 2001 BLB
- CURVE 'N' - ARC AND CHORD LENGTHS ARE INCORRECT
 - CURVE 'N' ON DRAWING IS SHOWN AS 105.38 SHOULD BE 105.90
 - FIX LAST LINE OF DEDICATION SHOULD BE LOT 22, NOT 23



Memo

To: Becky Horner, Planning Department

From: Mark Canney, Parks & Recreation 

Date: October 1, 2001

Re: Morning Glory Estates Addition FP

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no comments at this time.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.

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 # DRF01081

Address

Job Description: MORNING GLORY ESTATES ADD

Location: MORNING GLORY ESTATES

Special Permit: N

Preliminary Plat: N

Use Permit: N

CUP/PUD: N

Requested By: BECKY HORNER

Status of Review: Approved

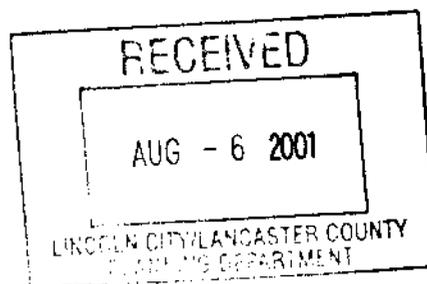
Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

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





INTER-DEPARTMENT COMMUNICATION

TO: Becky Horner, City Planning

DATE: August 31, 2001

SUBJECT: DEDICATED EASEMENTS
DN#18N-86E

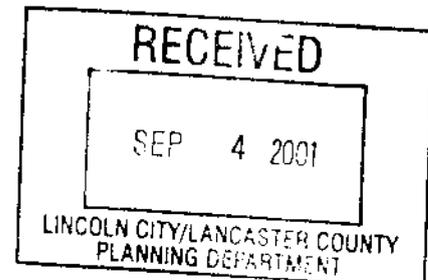
FROM: Sharon Theobald

Attached is the Final Plat for Morning Glory Estates

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map. In particular a 15' easement between 86th and 88th along Holdrege St.

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



ST/nh

Attachment

c: Terry Wiebke
Easement File