

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 01020
North Creek Business Park Addition

DATE: October 25, 2001

PROPOSAL: This is a request to plat 10 commercial lots and 2 outlots.

LAND AREA: 55.52 Acres, more or less

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

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 42 Irregular Tract, Outlot B, North Creek Commercial Park, all located in the south half of Section 36 T11N R6E of the 6th P.M., Lincoln, Lancaster County, Nebraska.

LOCATION: Fletcher Avenue, west of North 27th and south of Interstate 80.

APPLICANT: Robert Hampton
Lincoln North Creek L.L.C.
6101 Village Drive, Suite 101
Lincoln, NE 68516
(402) 434-5650

OWNER: Same

CONTACT: Robert Dean
Engineering Design Consultants
630 N. Cotner Boulevard
Lincoln, NE 68505
(402) 464-4011

EXISTING ZONING: H4, General Commercial District, H3, Highway Commercial District and R3, Residential District.

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	Agriculture	AG, Agricultural
South:	Residential, vacant	R3, Residential, B-2 Planned Neighborhood Business District
East:	Residential	R3
West:	Agriculture	AG

HISTORY: On **July 30, 2001** City Council approved Change of Zone #3313 which changed the zone from R-3 Residential to H-3 Highway Commercial.

North Creek Trade Center Preliminary Plat was approved by the Planning Commission on **December 13, 2000** and accepted by the City Council on **April 23, 2001**.

On **April 23, 2001** City Council approved Change of Zone #3260 which changed the zone from AG, Agricultural to R-3 Residential, H-3, Highway Commercial and H-4, General Commercial and from R-3 to H-4 and H-3.

The area was zoned A2, Residential until 1979 when it was updated to R3, Residential as part of the zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan specified this area as industrial/employment center when the N 27th Street Subarea Plan was adopted in September 1996. (Comprehensive Plan Amendment #94-03)

TRAFFIC ANALYSIS: Fletcher Avenue is specified as an urban/rural minor arterial in the Comprehensive Plan Street and Road Classification.

ANALYSIS:

The Final Plat conforms to the approved preliminary plat.

An escrow of security fund has been created to guarantee the completion of sidewalks, street trees, street name signs, street paving, landscaping, and the installation of permanent markers.

Executive orders have been created to guarantee the completion of water mains, storm sewers, sanitary sewers and street paving.

The developer is not required to escrow for ornamental street lighting along Fletcher Avenue. The Lincoln Electric System is responsible for installing ornamental street lights along major streets.

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.



Area of Application

Hunts Dr.

Starview Ln

Wilderness View

Limestone Rd. North

S. 8th St.

Schoolhouse Ln.

Old Cheney Rd.

**Final Plat #01012
Wilmer's 2nd Add.**

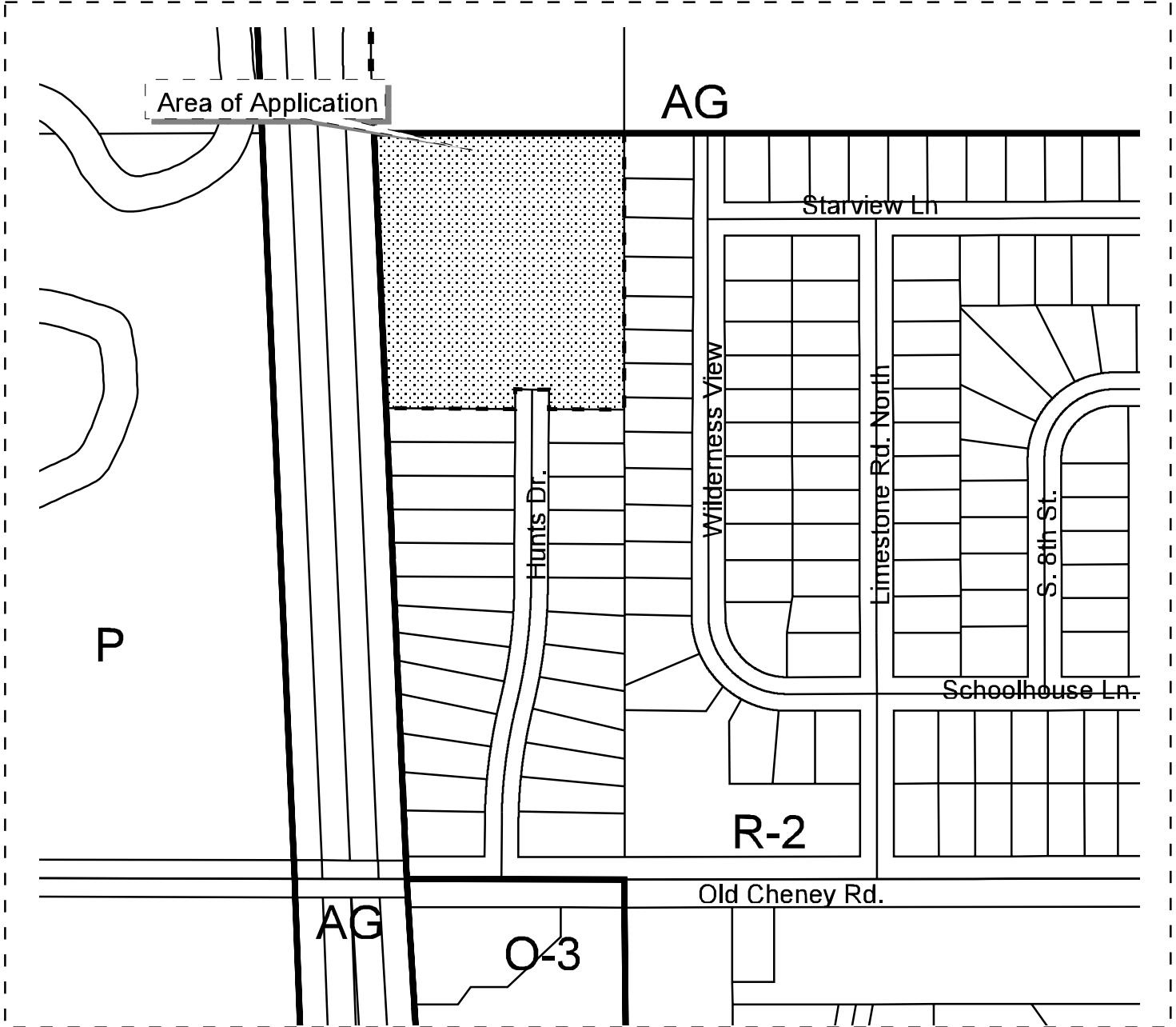


Sheet _____ of _____

Date: _____

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

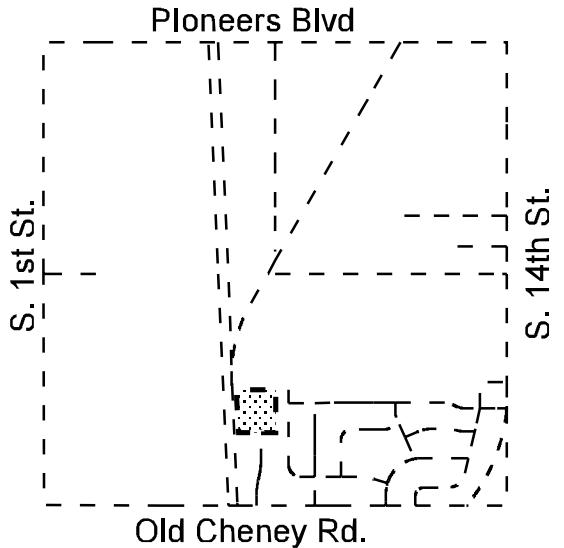


**Final Plat #01012
Wilmer's 2nd Add.**

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

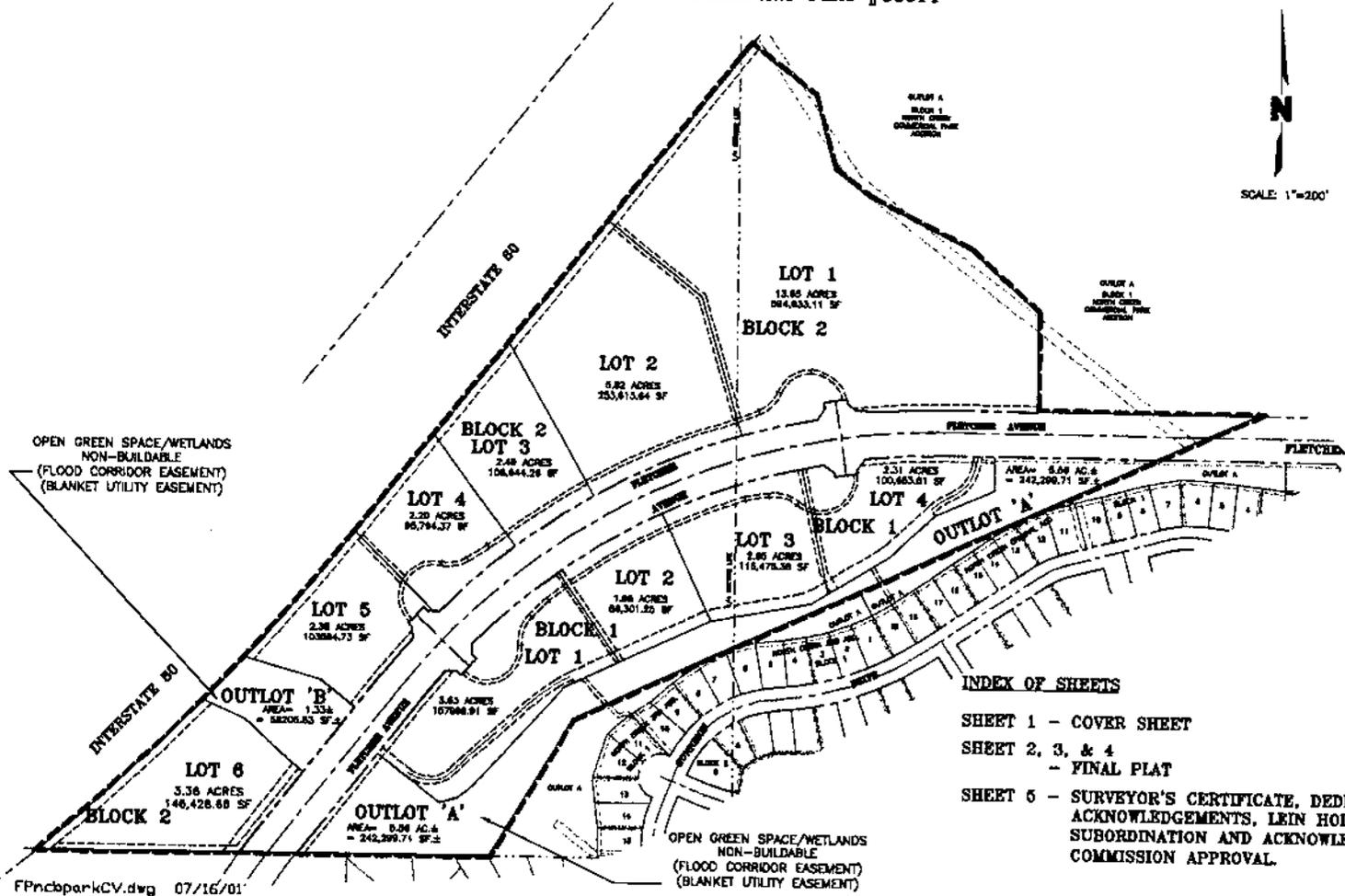
One Square Mile
Sec. 11 T9N R6E



NORTH CREEK BUSINESS PARK

FINAL PLAT

NORTH CREEK TRADE CENTER
PRELIMINARY PLAT #00014



N
SCALE: 1"=200'

INDEX OF SHEETS

- SHEET 1 - COVER SHEET
- SHEET 2, 3, & 4 - FINAL PLAT
- SHEET 5 - SURVEYOR'S CERTIFICATE, DEDICATION AND ACKNOWLEDGEMENTS, LEIN HOLDER CONSENT AND SUBORDINATION AND ACKNOWLEDGEMENTS AND PLANNING COMMISSION APPROVAL.