

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 01030 **DATE:** November 13, 2001
Corrected Plat Hartland Homes East 4th Addition

PROPOSAL: A final plat consisting of 87 residential lots and 3 outlots.

LAND AREA: 61.02 acres

CONCLUSION: The plat conforms with the approved preliminary plat.

This plat corrects a survey error in the previously approved Hartland Homes East 4th Addition.

<u>RECOMMENDATION:</u>	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 42,43,64,67,83 and 108 IT's located in the SE 1/4 S10, T9N, R7E, Lancaster County, Nebraska.

LOCATION: S. 84th Street and Old Cheney Rd.

APPLICANT: Hartland Homes
P.O. Box 22787
Lincoln, NE 68542

OWNER: Same

CONTACT: Lyle L. Loth
ESP
601 Old Cheney Rd. Suite A
Lincoln, NE 68512

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North: R-3 Residential

South: R-3 Residential

East: R-3 Residential

West: R-3 Residential

HISTORY:

1. Hartland Homes East 4th Addition Final Plat No. 01008 was approved on July 11, 2001.
2. Hartland Homes East 1st Addition Preliminary Plat No. 00021 was approved on March 5, 2001.

ANALYSIS:

1. The Final Plat conforms to the approved preliminary plat.
2. Under the Hartland Homes East 4th Addition Final Plat, Executive Orders were approved for the completion of street paving, water mains, sanitary sewer, storm sewer and ornamental lighting. An agreement for use of escrow funds has been created to transfer escrows from Hartland Homes East 4th Addition and guarantees the completion of sidewalks, landscape screen, street trees, street name signs and the installation of permanent markers.
3. 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.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Tom Cajka
Planner



Area of Application

S. 80th St.

Glynoaks Dr.

S. 80th Pl.

Grand Oaks Dr.

S. 80th St.

Augusta Dr.

S. 84th St.

Old Cheney Rd.

**Final Plat #01030
Hartland Homes East 4th
Corrected Plat**

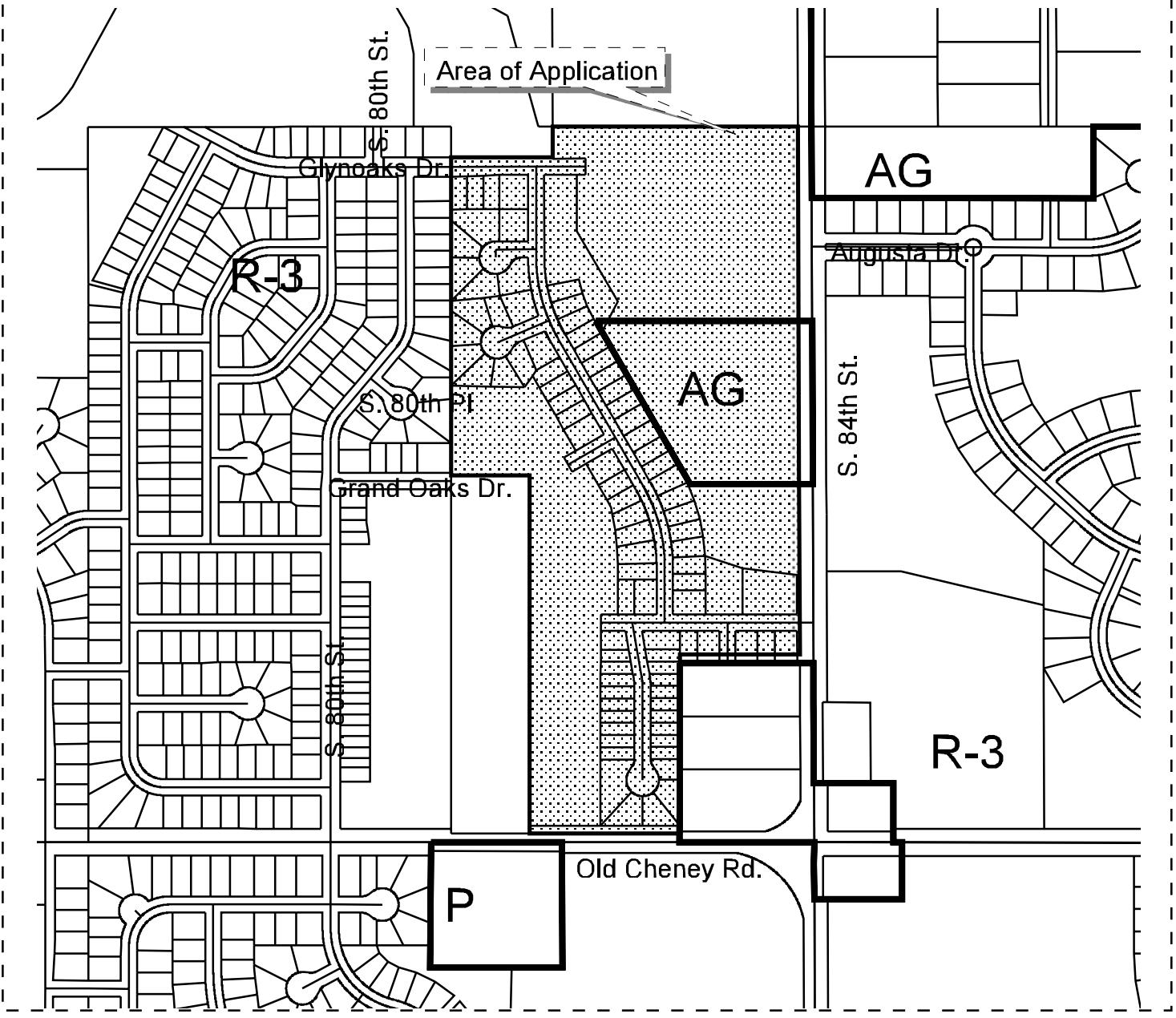


Sheet _____ of _____

Date: _____

Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.



**Final Plat #01030
Hartland Homes East 4th
Corrected Plat**

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

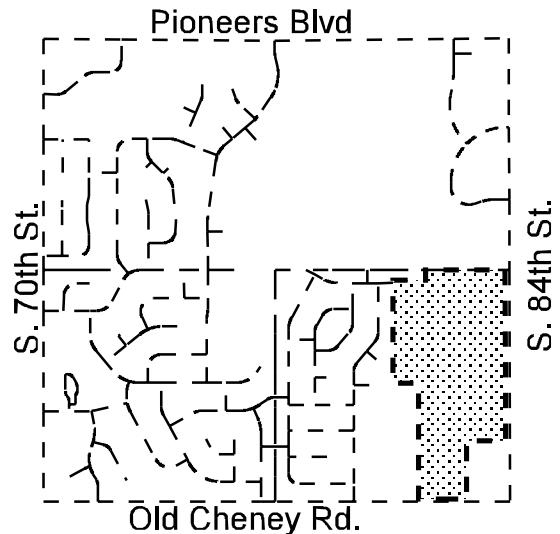
One Square Mile
Sec. 10 T9N R7E



Zoning Jurisdiction Lines



City Limit Jurisdiction



Sheet ___ of ___

Date: