

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 01027
Muff 5th Addition

DATE: November 30, 2001

PROPOSAL: A final plat consisting of 12 residential lots

LAND AREA: 10.36 acres, more or less

CONCLUSION: Final plat is in conformance with the preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 74 I.T. and Lot 105 I.T., located in the SW 1/4 of Section 27, T10N, R6E of the 6th P.M., Lancaster County, Nebraska.

LOCATION: West C Street and Hanneman Drive

APPLICANT: Park Ridge Apartments, L.L.C.
1542 S. 1st Street
Lincoln, NE 68502

OWNER: Same

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

EXISTING ZONING: R-3 Residential with a community unit plan

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

| | | |
|--------|-----|------------------|
| North: | I-1 | Vacant |
| South: | R-2 | Residential uses |
| East: | R-2 | Residential uses |
| West: | R-2 | Susan C.U.P. |

HISTORY:

Aug. 27, 2001 City Council approved Special Permit #1733B, Preliminary Plat #01005, and Change of Zone #3233. These actions changed the zoning in the area from R-2 to R-3 and increased the number of dwelling units from 83 to 166.

May 3, 1999 City Council approved Special Permit #1733A, the Muff 1st Addition Community Unit Plan, which added 44 dwelling units to the existing C.U.P. with density bonuses for low income and handicap housing. The approval also adjusted front yard setbacks from 25' to 23.5' and side yards on some lots from 10' to 5'.

July 6, 1998 City Council approved Special Permit #1733, the Muff Addition Community Unit Plan, consisting of 5 single family dwellings and 34 duplex dwelling units. The Preliminary Plat was approved by Planning Commission on June 3, 1998. There were no adjustments to height or yard requirements.

This area was converted from A-2 Single Family Dwelling to R-2 Residential in the **1979 Zoning Update**.

UTILITIES: Available

TRAFFIC ANALYSIS: This plat is served by local streets.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Bonds have been accepted for the completion of a temporary turnaround, sidewalks, sidewalks in pedestrian easements, street trees, street name signs, permanent markers and landscape screen.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

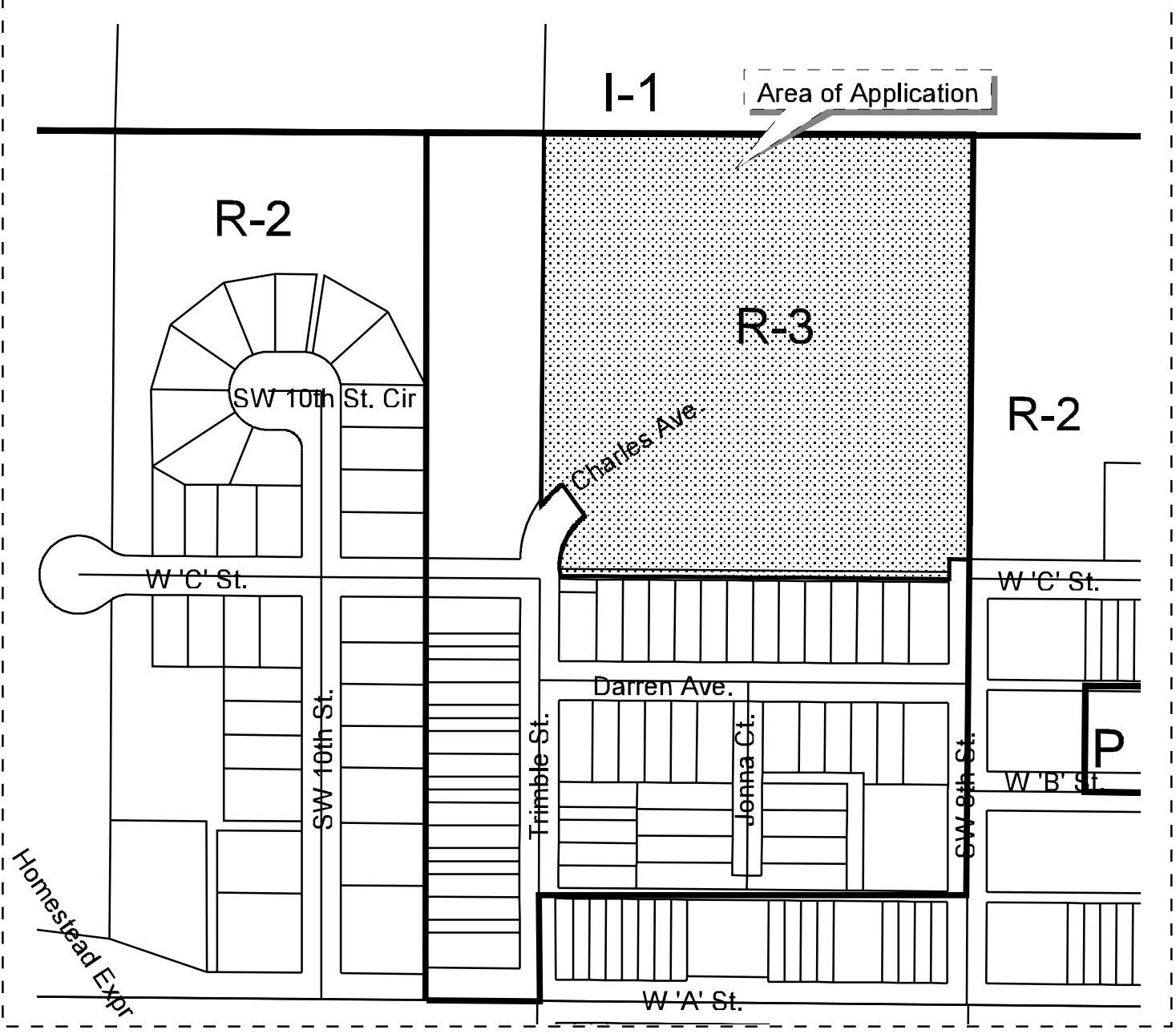
Jason Reynolds
Planner



**Final Plat #01027
Muff 5th Addition
SW 8th & West 'C'**



Photograph Date: 1997



Final Plat #01027
Muff 5th Addition
SW 8th & West 'C'

- 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. 27 T10N R6E

