

# CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for June 23, 2004 PLANNING COMMISSION MEETING

**P.A.S.:** Final Plat No.04060  
Hilltop Estates 2<sup>nd</sup> Addition

**PROPOSAL:** A final plat consisting of 3 lots.

**LOCATION:** S. 82<sup>nd</sup> Street and Pella Road (S 84<sup>th</sup> Street Court and Pella Road)

**LAND AREA:** 10.50 acres, more or less.

**CONCLUSION:** Final plat is in conformance with the preliminary plat and Community Unit Plan.

<b><u>RECOMMENDATION:</u></b>	Conditional Approval
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## **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 1, 2, and 3 Block 1, Hilltop Estates 2<sup>nd</sup> Addition, all located in Section 23, T7N, R7E of the 6th P.M., Lancaster County, Nebraska;

**EXISTING ZONING:** AG Agricultural and a Community Unit Plan in the Lancaster County Jurisdiction.

**EXISTING LAND USE:** Acreage subdivision.

## **SURROUNDING LAND USE AND ZONING:**

North: Agriculture, zoned AG

South: Single Family, zoned AG (Hilltop Estates, approved by the Village of Firth)

East: Agriculture, zoned AG, Burlington main line tracks abut, in a cut.

West: Agriculture, zoned AG

**HISTORY:** Hilltop Estates Community Unit Plan and Preliminary Plat were approved by the Lancaster County Board on November 16, 1999. Hilltop Estates 1<sup>st</sup> Addition Final Plat was approved on January 16, 2001.

**UTILITIES:** There is no public sewer available. Individual wells and waste disposal are proposed.

**TRAFFIC ANALYSIS:** This served by Pella Rd. And S. 82<sup>nd</sup> St. Both are gravel county roads..

**ANALYSIS:**

1. This final plat conforms to the Preliminary Plat and Community Unit Plan.
2. This final plat is to adjust the lot lines between lots 1, 2, and 3 of Hilltop Estates 1<sup>st</sup> Addition.
3. The County Engineer's letter of May 27, 2004 is in agreement with the changes.
4. This is a split jurisdiction plat between Lancaster County, the northern portion, and with the Village of Firth, the southern portion.

**CONDITIONS:**

1. Prior to scheduling this final plat onto the County Board's agenda:
  - 1.1 The Final Plat Mylar shall have the following changes made to it:
    - 1.1.1 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
  - 1.2 All improvements must be in place and approved by the County Engineer.
  - 1.3 Approved by the Village of Firth.
2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
  - 2.1 To submit to the County Engineer an erosion control plan.
  - 2.2 To protect the remaining trees on the site during construction and development.
  - 2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
  - 2.4 To complete the private improvements shown on the preliminary plat.
  - 2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and

continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

- 2.6 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.
3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision. All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent.

Prepared by:

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Planner  
June 4, 2004

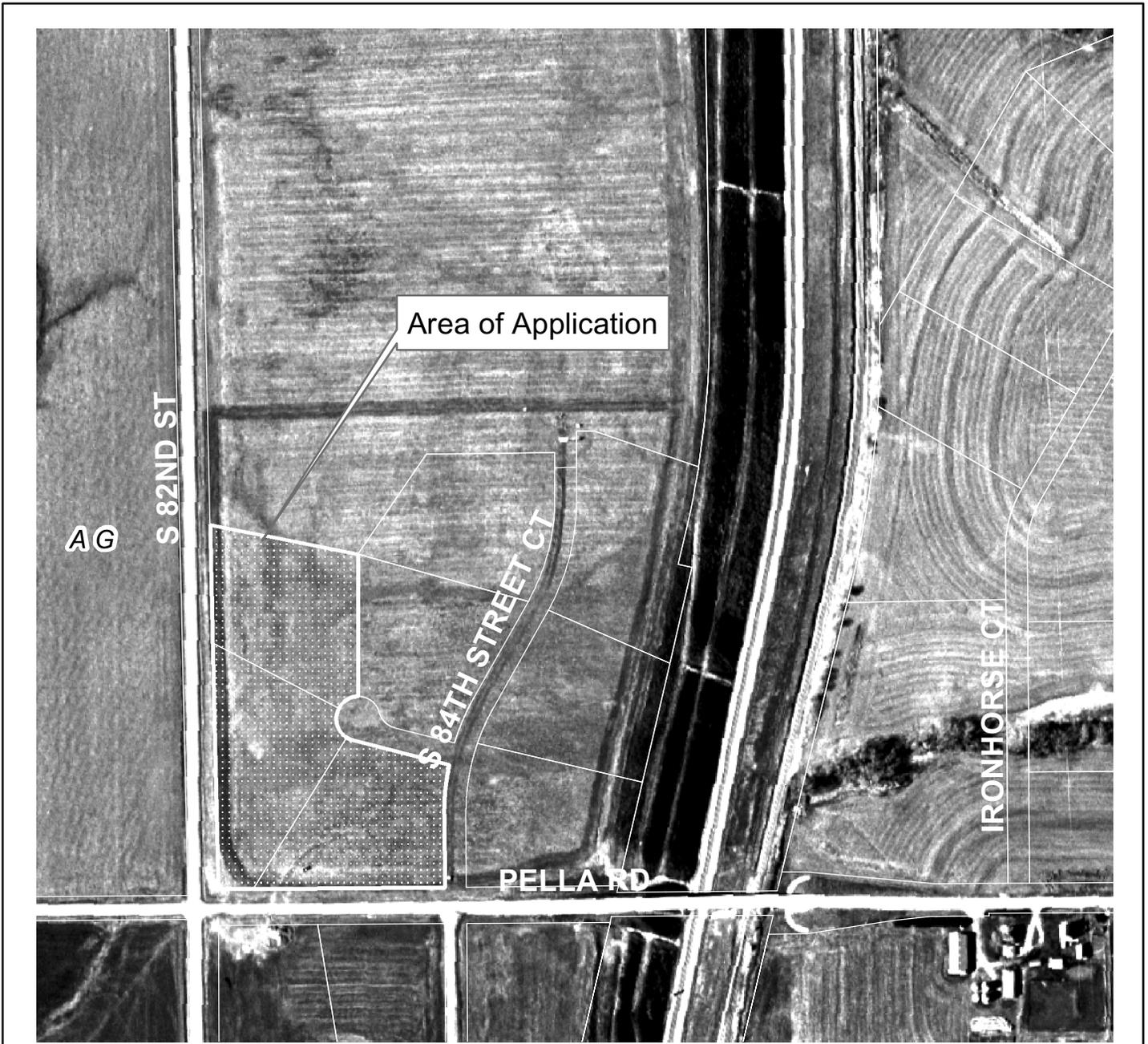
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**County Final Plat #04060  
Hilltop Estates 2nd Add  
S. 82nd and Pella Rd.**

2002 aerial

**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. 23 T7N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction

