

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for June 25, 2003 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.03015
Final Plat Name: Stevens Creek Estates Addition

PROPOSAL: A final plat consisting of 4 lots and two Outlots

LOCATION: 190th Street and Havelock Ave.

LAND AREA: 80.229 acres, more or less.

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

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

LEGAL DESCRIPTION: The S1/2 of the SE 1/4 of Section 1, T10N, R6E, in the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agricultural in the Lancaster County Jurisdiction

EXISTING LAND USE: Farm land

SURROUNDING LAND USE AND ZONING:

North: Agriculture, zoned AG

South: Agriculture, zoned AG

East: Agriculture, zoned AG

West: Agriculture, zoned AG

HISTORY: Stevens Creek Estates Preliminary Plat and Community Unit Plan were approved by the Lancaster County Board on August 13 2002.

UTILITIES: There is no public sewer available. This is in the Cass County Rural Water District #2. Public water and private waste disposal is proposed.

TRAFFIC ANALYSIS: This is served by 190th Street and Havelock Avenue, both are county gravel roads. Havelock Avenue is a dirt road one mile to the west. 190th street does not exist

to the south. Access will likely be via 148th (a paved road) to Fletcher to 190th Street. Internal streets are gravel private streets.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. The County Engineer's letter of May 6th notes minor revisions and that improvements are not yet complete.
3. Revisions and installation of improvements are required prior to scheduling to the County Board.

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 Show Outlot B on sheet 3 of 3.
 - 1.1.2 Revise the Dedication to remove "City of Lincoln, a municipal corporation",
 - 1.1.3 Revise the Dedication as requested by the County Engineer.
 - 1.1.4 Remove the Resolution No. from the Planning Commission Approval.
 - 1.1.5 Revise the street name to Maddie Street.
 - 1.1.6 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 Water improvements must be in place (or an equivalent agreement) and approved by the Cass County Rural Water District #2.
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.
 - 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 relinquish the right of direct vehicular access to Havelock Avenue except for Maddie Street and to North 190th Street except for the existing farm access.
 - 2.7 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:

Mike DeKalb
Planner

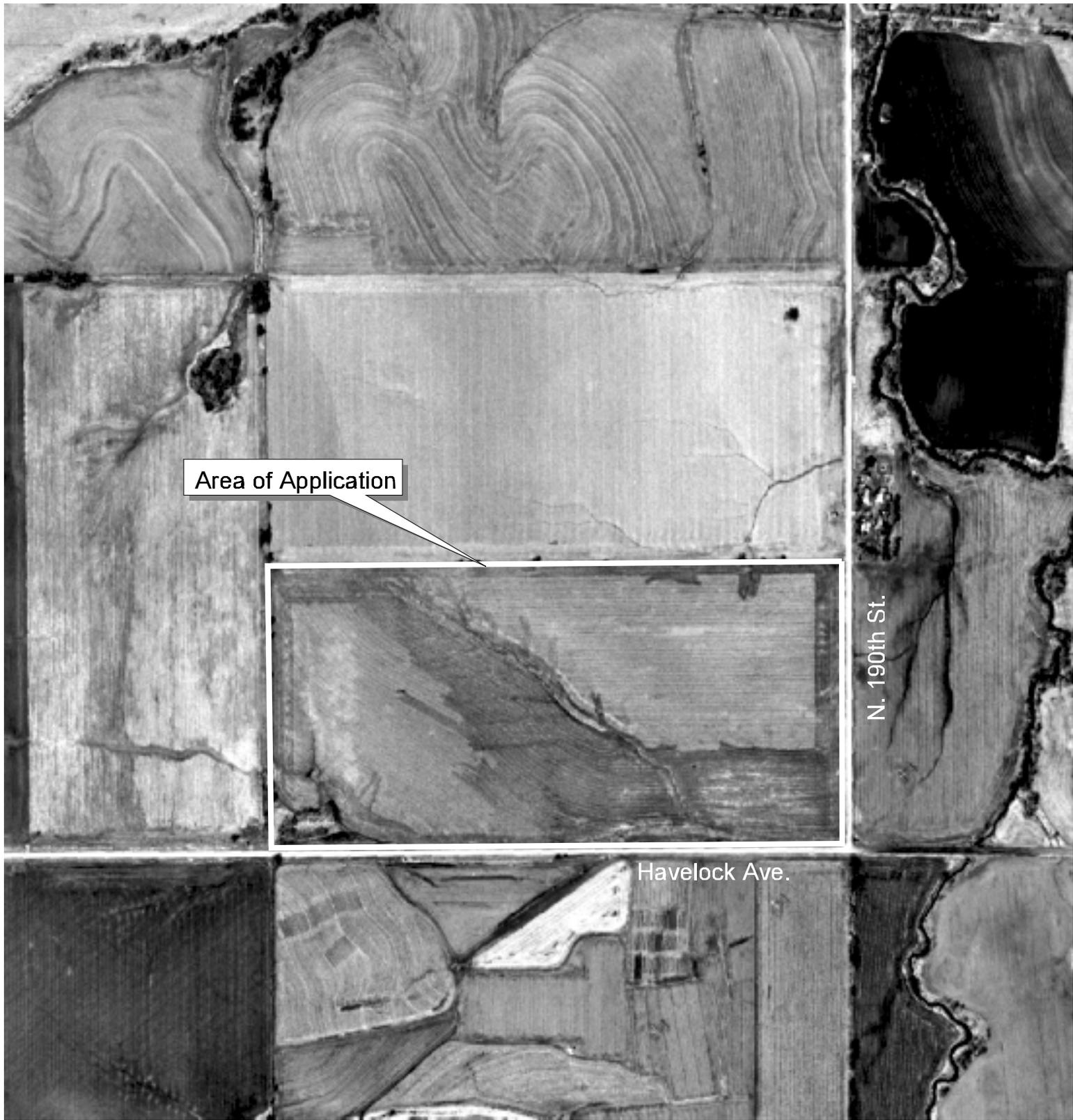
DATE: June 6, 2003

APPLICANT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434-2424

OWNER: Gerry and Dianne Krieser
7540 San Mateo Lane
Lincoln, NE 68516
(402) 420-9963

CONTACT: Brian D. Carstens and Associates

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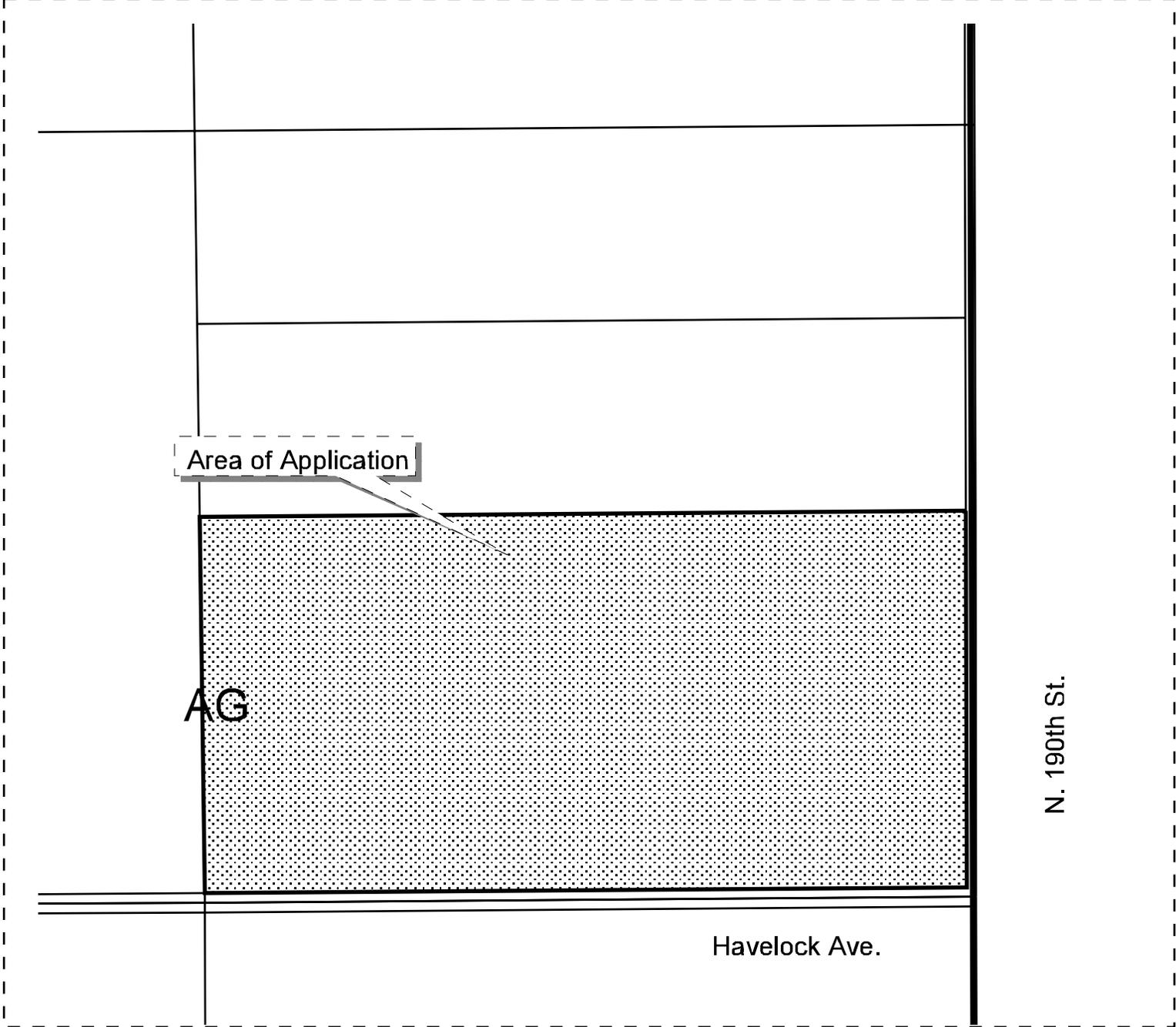
Area of Application

N. 190th St.

Havelock Ave.

**County Final Plat #03015
Stevens Creek Estates Add.
N. 190th and Havelock Ave.**



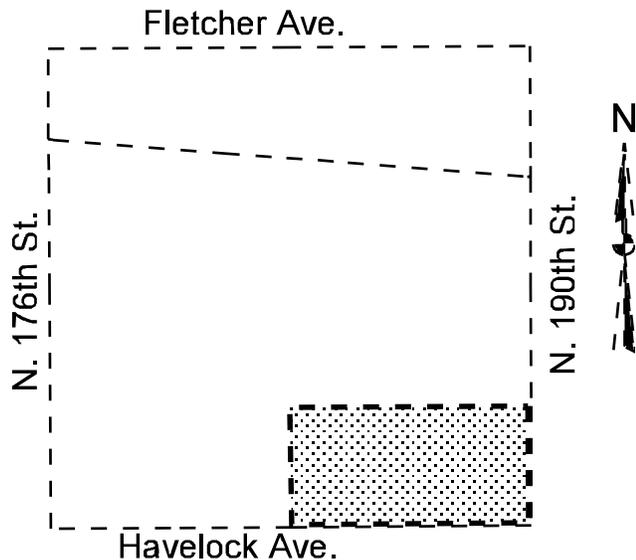
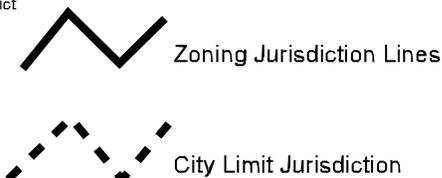


**County Final Plat #03015
Stevens Creek Estates Add.
N. 190th and Havelock Ave.**

Zoning:

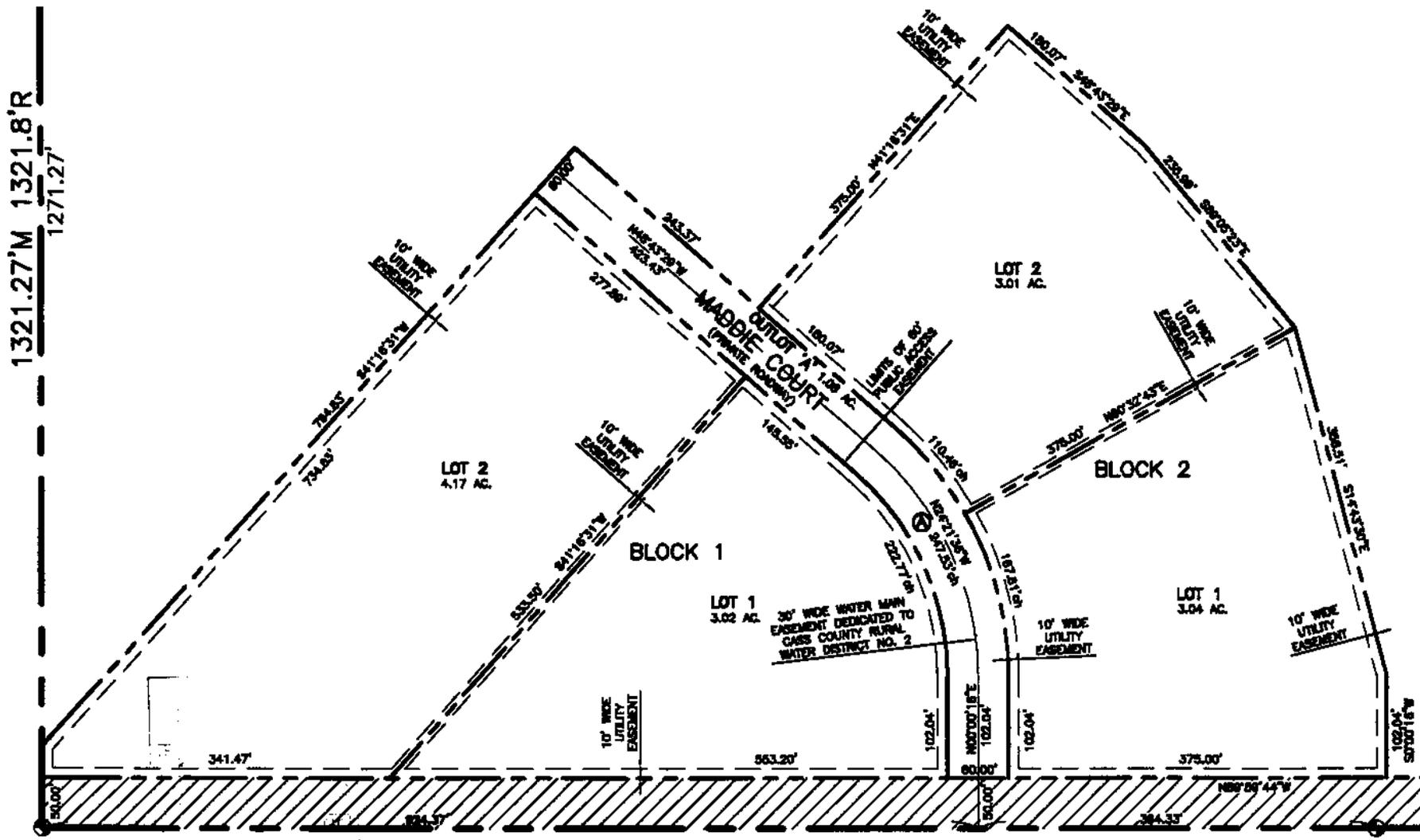
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned 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. 1 T10N R8E



STEVENS CREEK ESTATES ADDITION

FINAL PLAT
 BASED ON PRELIMINARY PLAT #02010

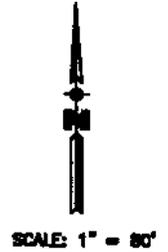


S 1/4 Cor
 Sec. 1 T10N R8E

County Final Plat #03015
Stevens Creek Estates Add.
N. 190th and Havelock Ave.

HAVELOCK AVE.

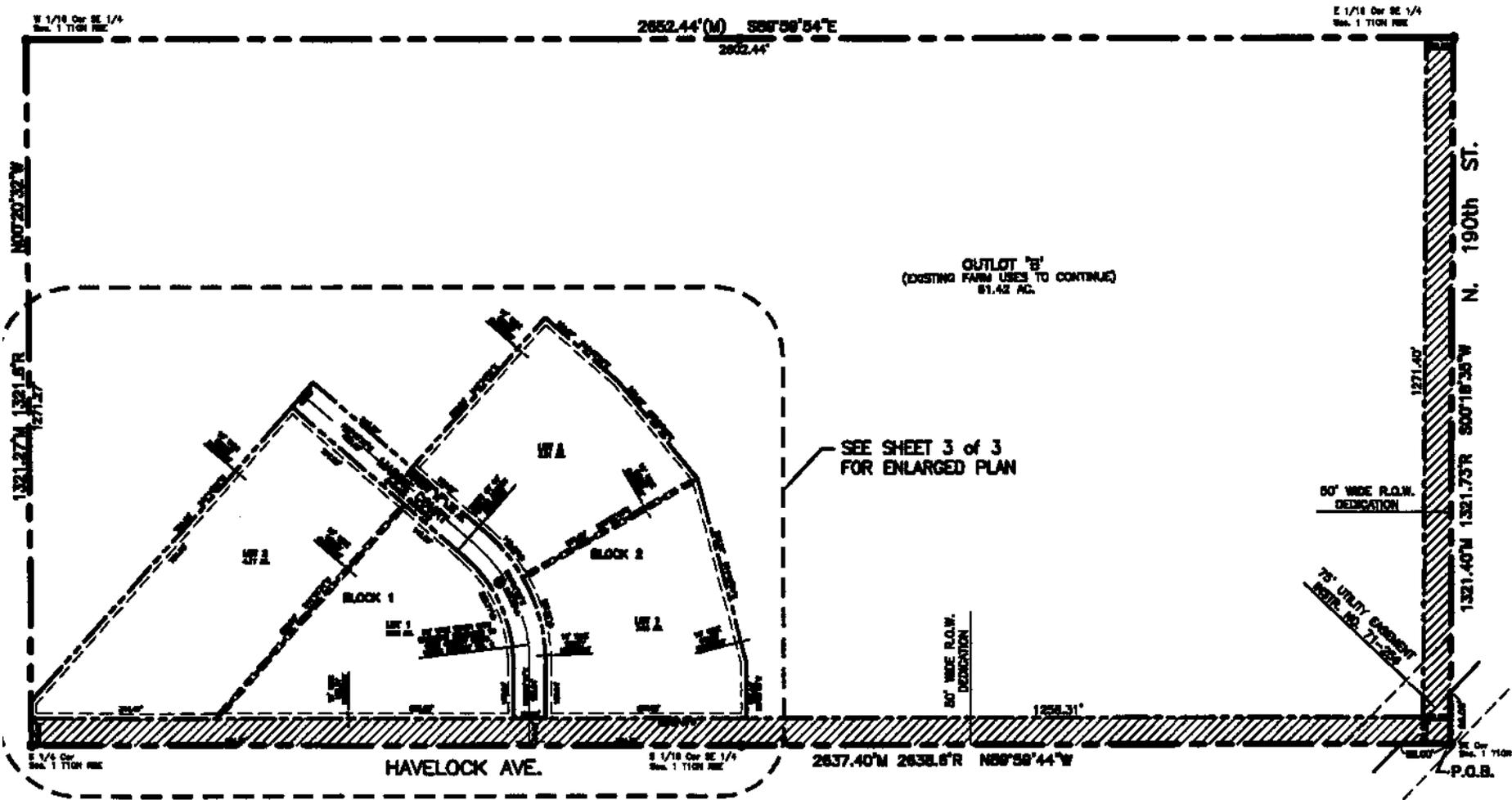
S 1/16 Cor SE 1/4
 Sec. 1 T10N R8E



SCALE: 1" = 80'

STEVENS CREEK ESTATES ADDITION

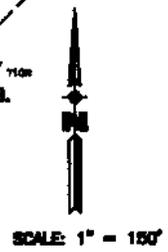
FINAL PLAT
 BASED ON PRELIMINARY PLAT #02010



County Final Plat #03015
Stevens Creek Estates Add.
N. 190th and Havelock Ave.

CURVE DATA:

- Ⓐ R = 300.00'
- Δ = 48°43'45"
- T = 130.86'
- L = 228.15'
- Chord = 247.93'
- Chord = N24°21'38\"/>



Lancaster

County

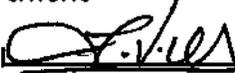
Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY - LARRY V. WORRELL
COUNTY SURVEYOR



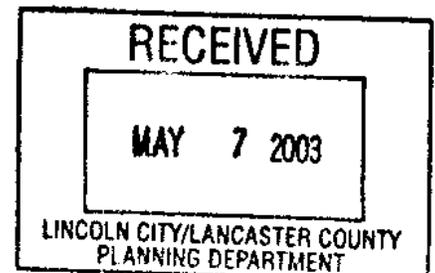
DATE: May 6, 2003
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: STEVENS CREEK ESTATES - FINAL PLAT

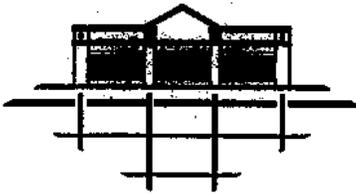
This office has reviewed subject Final Plat and would offer the following comments:

- 1) The improvements are not complete for this development. The Final Plat cannot be processed at this time.
- 2) There is no need for block numbers since there are no public streets to separate areas of the plat.
- 3) The dedication must show "only one residential access per lot."
- 4) Street name "Maddie Court" should be changed to "Street" since there is no permanent cul-de-sac at the end, unless there are additional lots proposed.

LVW/DP/cm

SUBDIV.WK/Stevens Creek Estates/Final Plat Comments.Mem





BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

April 29, 2003

Mr. Marvin Krout
Planning Department
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: Stevens Creek Estates Addition
Final Plat

Dear Marvin,

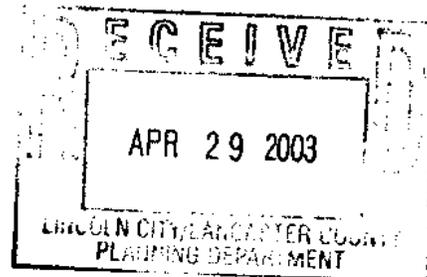
On behalf of Gerry & Dianne Krieser we are here within submitting the Final Plat for Stevens Creek Estates Addition. We are creating 4 Single Family Acreage Lots as per the County Preliminary Plat #02010 and County Special Permit #194.

Enclosed with this application is the following:
16 copies of the Final Plat
Application for Lancaster County Final Plat
Final Plat Technical Checklist
Application Fee - ~~\$140.00~~

If you have any question, please give me a call.

Sincerely,

Brian D. Carstens



cc: Mr. Gerry Krieser