

# CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for July 9, 2003 PLANNING COMMISSION MEETING

**P.A.S.:** Final Plat #03009  
G&C Addition

**PROPOSAL:** A final plat consisting of fifteen lots for commercial and industrial development.

**LOCATION:** Southwest of the intersection of South Coddington Avenue and West O Street.

**LAND AREA:** Approximately 12.21 acres.

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

**RECOMMENDATION:**

Approval

## **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** See attached.

**EXISTING ZONING:** H-3 Highway Commercial District, I-1 Industrial District

**EXISTING LAND USE:** The site has been partially graded for construction but is undeveloped.

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

|        |                       |          |
|--------|-----------------------|----------|
| North: | Commercial            | H-3      |
| South: | BNSF Rail Yard        | I-1      |
| East:  | Commercial/Industrial | H-3, I-1 |
| West:  | Homestead Expressway  |          |

## **HISTORY:**

The preliminary plat of G&C Addition was approved March 12, 2003.

## **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, and ornamental lighting. An escrow agreement has been accepted for the completion of storm water detention facilities, street trees, street name signs, and 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.
4. A subdivision agreement is required and has been submitted to the owners for their signature.

Prepared by:

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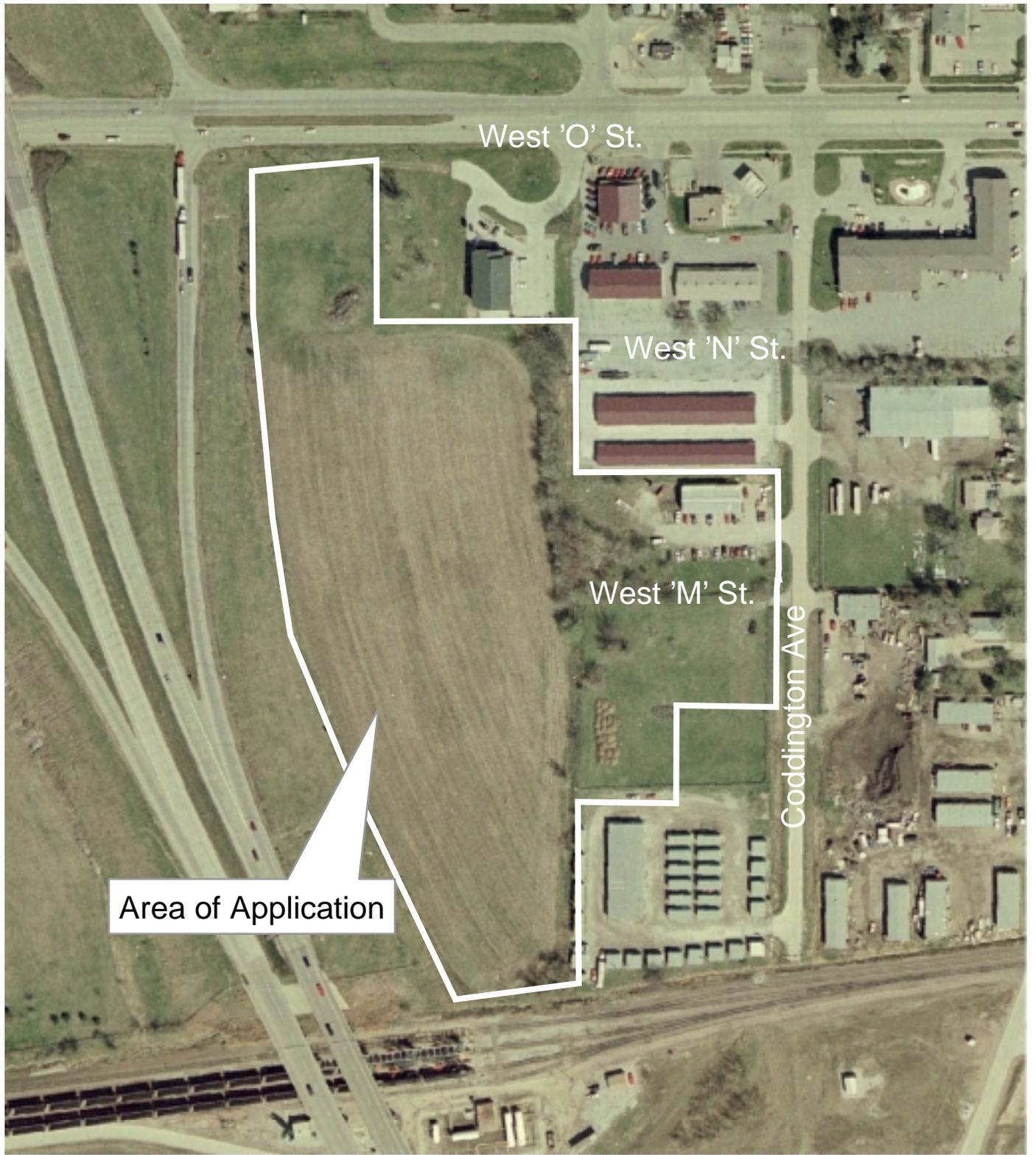
Brian Will, AICP  
Planner  
June 23, 2003

**APPLICANT/**

**OWNER:** Gary Christensen  
1101 Arapahoe Street, Suite 3  
Lincoln, NE 68502

**CONTACT:** Richard Onnen  
Engineering Design Consultants  
2200 Fletcher Avenue, Suite 102  
Lincoln, NE 68521  
(402) 438-4014

attachments: G&C Addition Final Plat.



West 'O' St.

West 'N' St.

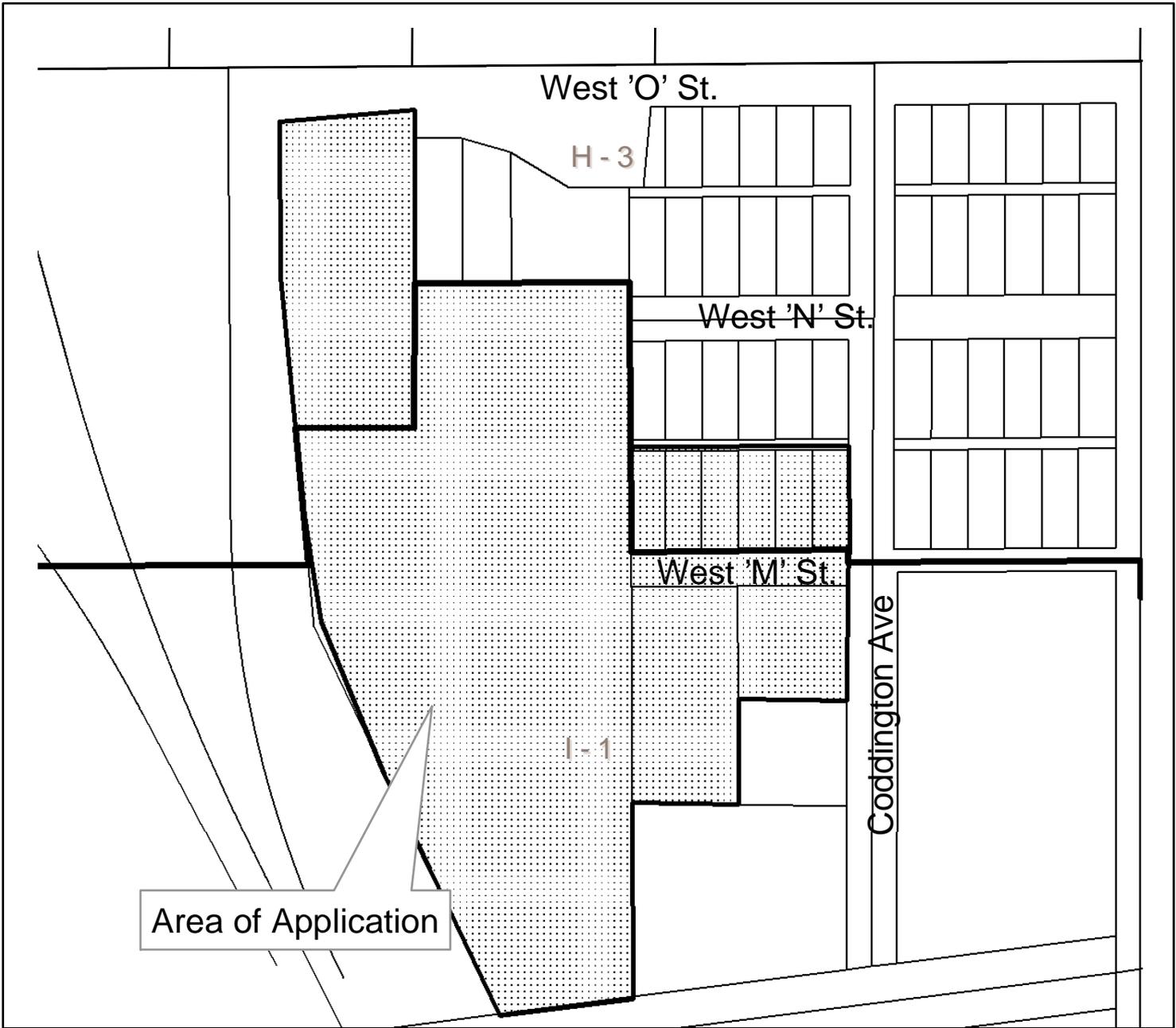
West 'M' St.

Coddington Ave

Area of Application

**Final Plat #03009  
G & C Addition  
SW 24th & West 'O' St.**

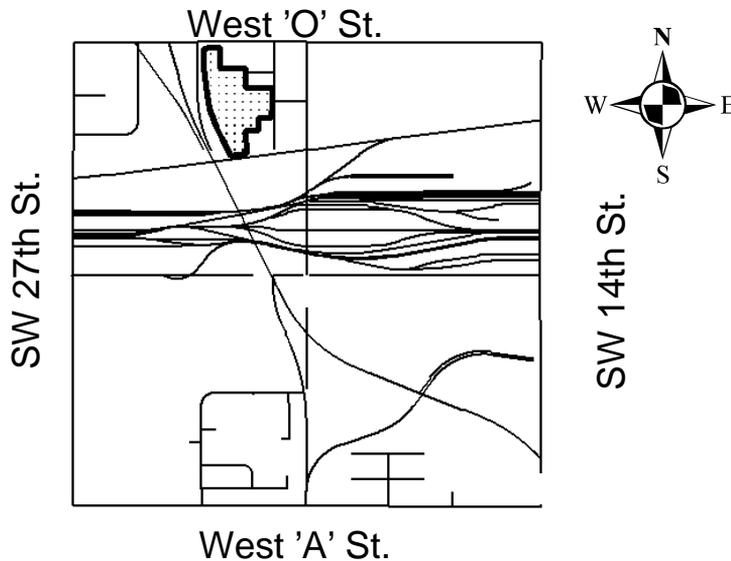
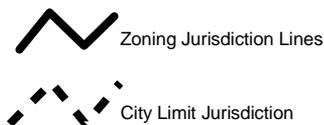




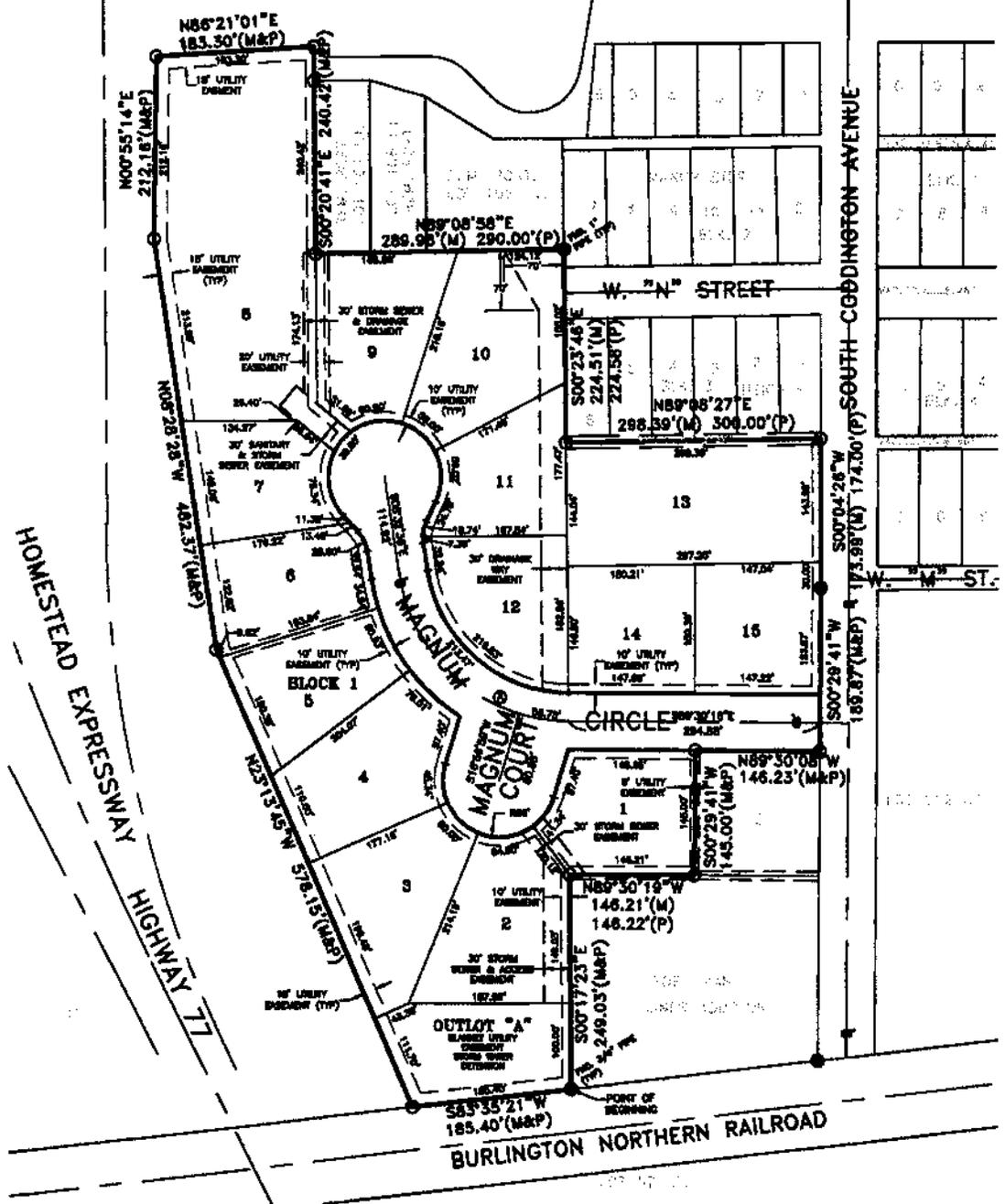
**Final Plat #03009**  
**G & C Addition**  
**SW 24th & West 'O' St.**  
**Zoning:**

One Square Mile  
 Sec. 28 T10N R6E

- 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



"O" STREET

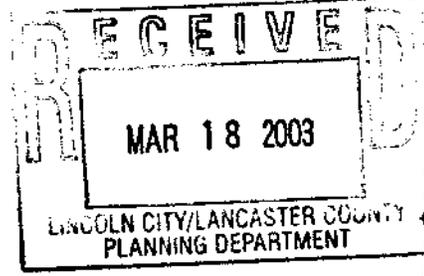


SCALE 1"=100'

# G & C ADDITION

FINAL PLAT

BASED UPON G & C ADDITION PRELIMINARY PLAT #02022



**LEGEND**

- - CORNER FOUND
- - CORNER SET (3/8" REBAR)
- ⊙ - SECTION CORNER
- - MEASURED DISTANCE
- (P) - PLATTED DISTANCE
- - PLAT LIMITS
- - - - - PROPOSED EASEMENT
- - - - - CENTER LINE
- - - - - SECTION LINE

**LOT AREA TABLE**

| BLOCK 1 |             |     |
|---------|-------------|-----|
| LOT NO. | AREA IN SF. |     |
| 1       | 23,907.70   | SF. |
| 2       | 28,079.04   | SF. |
| 3       | 26,433.26   | SF. |
| 4       | 27,492.91   | SF. |
| 5       | 22,431.97   | SF. |
| 6       | 22,350.00   | SF. |
| 7       | 21,523.33   | SF. |
| 8       | 78,146.27   | SF. |
| 9       | 26,046.00   | SF. |
| 10      | 30,921.13   | SF. |
| 11      | 22,342.21   | SF. |
| 12      | 22,981.57   | SF. |
| 13      | 42,886.32   | SF. |
| 14      | 22,136.49   | SF. |
| 15      | 22,300.74   | SF. |
| OUTLOTS |             |     |
| OUTLOT  | AREA IN SF. |     |
| A       | 23,893.02   | SF. |

**CENTERLINE CURVE DATA**

Ⓐ Δ=87°42'  
 T=170.70'  
 L=382.81'  
 R=200.00'  
 CB=N48°01'27"W  
 LC= 209.88'