

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 01002
Knights Court Addition

Date: July 2, 2001

PROPOSAL: A final plat consisting of 26 lots and one outlot.

GENERAL INFORMATION:

APPLICANT: Tom Cajka
Ross Engineering
645 "M" Street - Suite 201
Lincoln, NE 68508
402-474-7677

OWNER: Council Building Association
6040 South Street
Lincoln, NE 68506

LOCATION: 6040 South Street

LEGAL DESCRIPTION: Park Manor South Outlot "A" in the NW 1/4 of Section 33, Township 10 North, Range 07 East of the 6th P.M., Lancaster County.

REQUESTED ACTION: Approval of final plat

EXISTING ZONING: R-2 Residential

SIZE: 4.6 acres, more or less

HISTORY:

The Knights Court Preliminary Plat was approved on January 10, 2001 by the Planning Commission.

The Knights Court Community Unit Plan was approved by City Council on February 12, 2001

ANALYSIS:

The Final Plat conforms to the approved preliminary plat.

An executive order has been approved for the completion of water mains. An escrow of security fund has been created to guarantee the completion of storm sewers, street paving, ornamental lighting, sidewalks, landscape screening, street trees, street name signs, waste water collection system, and the setting of permanent monuments.

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.

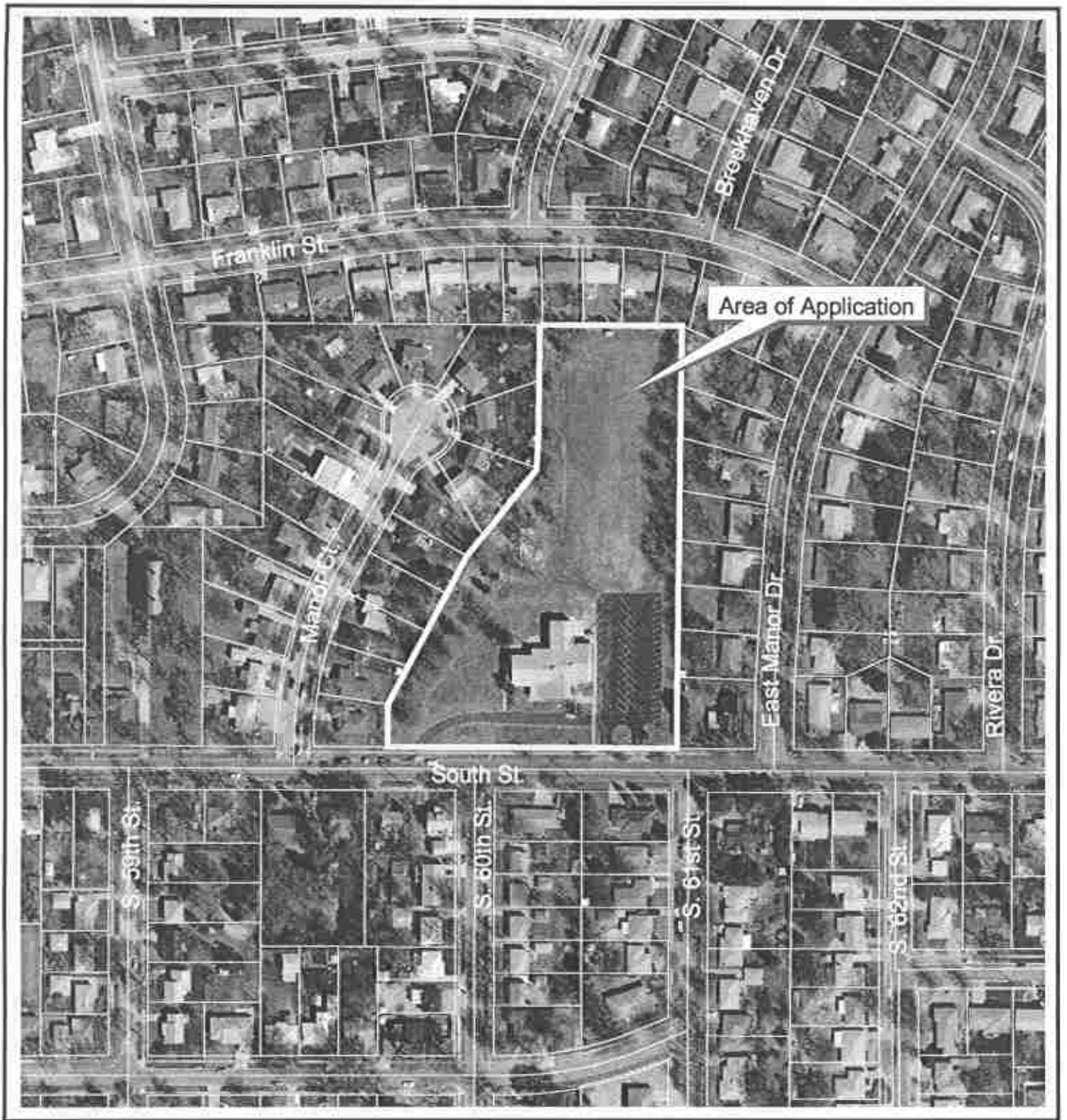
A subdivision agreement is required and will be submitted to the owners for their signature.

STAFF RECOMMENDATION:

Approval

Jason Reynolds
Planner

F:\FILES\Planning\PC\FP\01000\FP01002.knightscourt.jwr.wpd



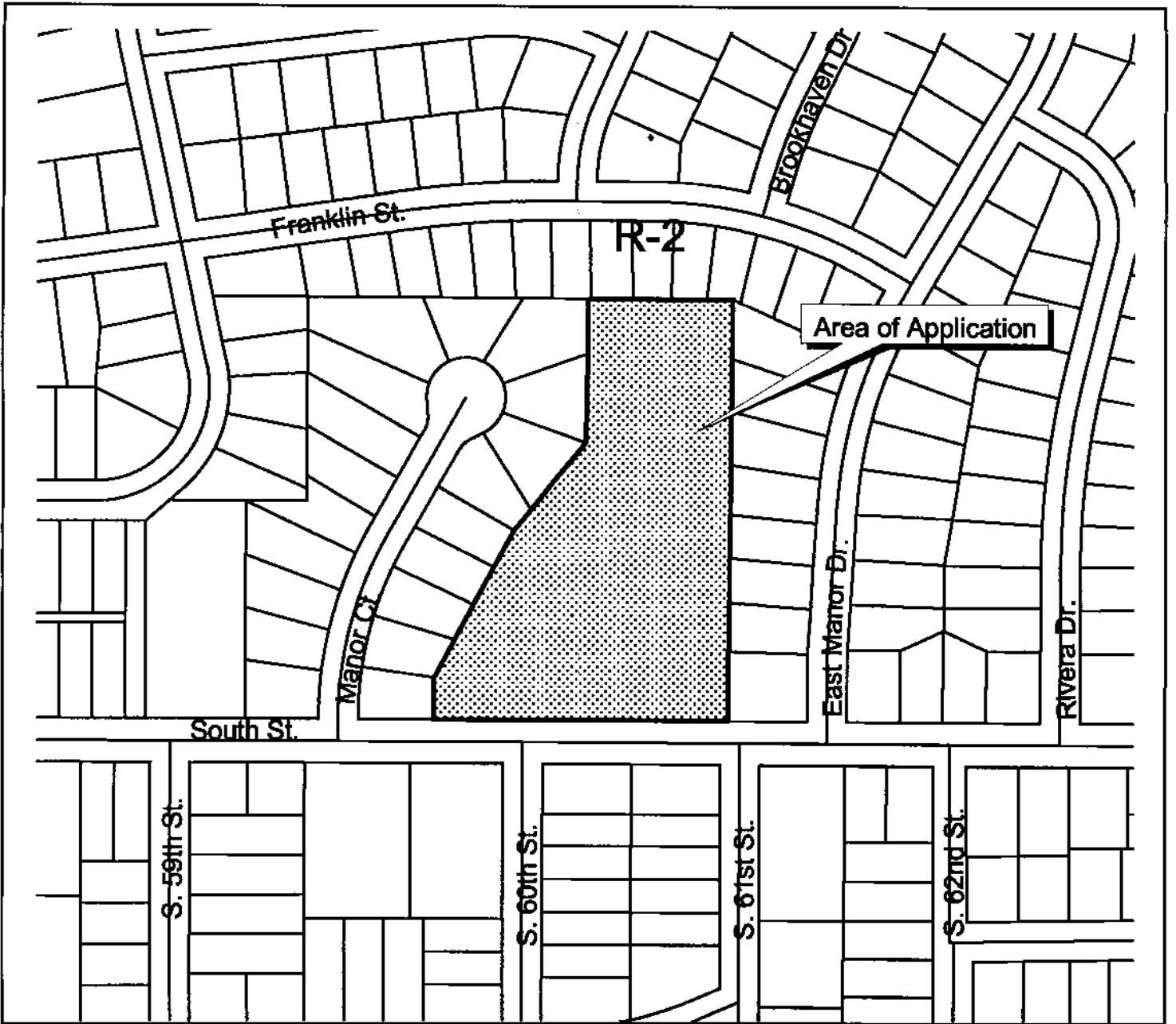
**Final Plat #01002
Knights Court Addition**



Date: 7-2-01

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

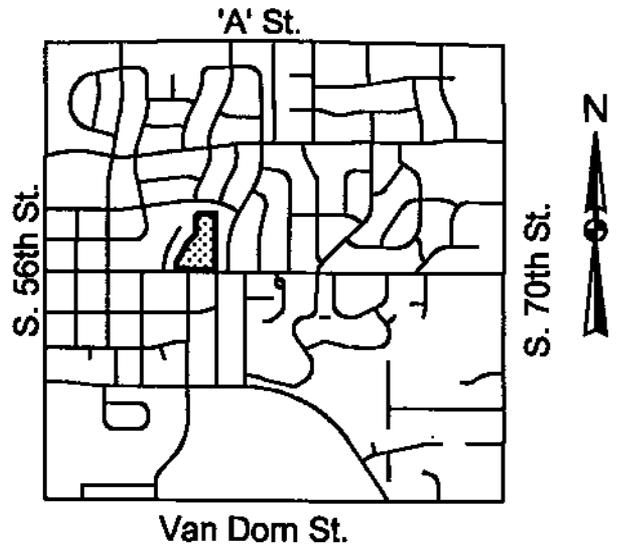
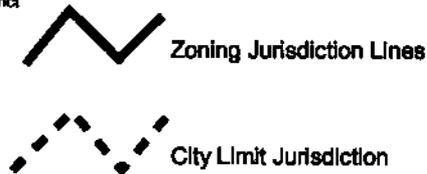


Final Plat #01002 Knights Court Addition

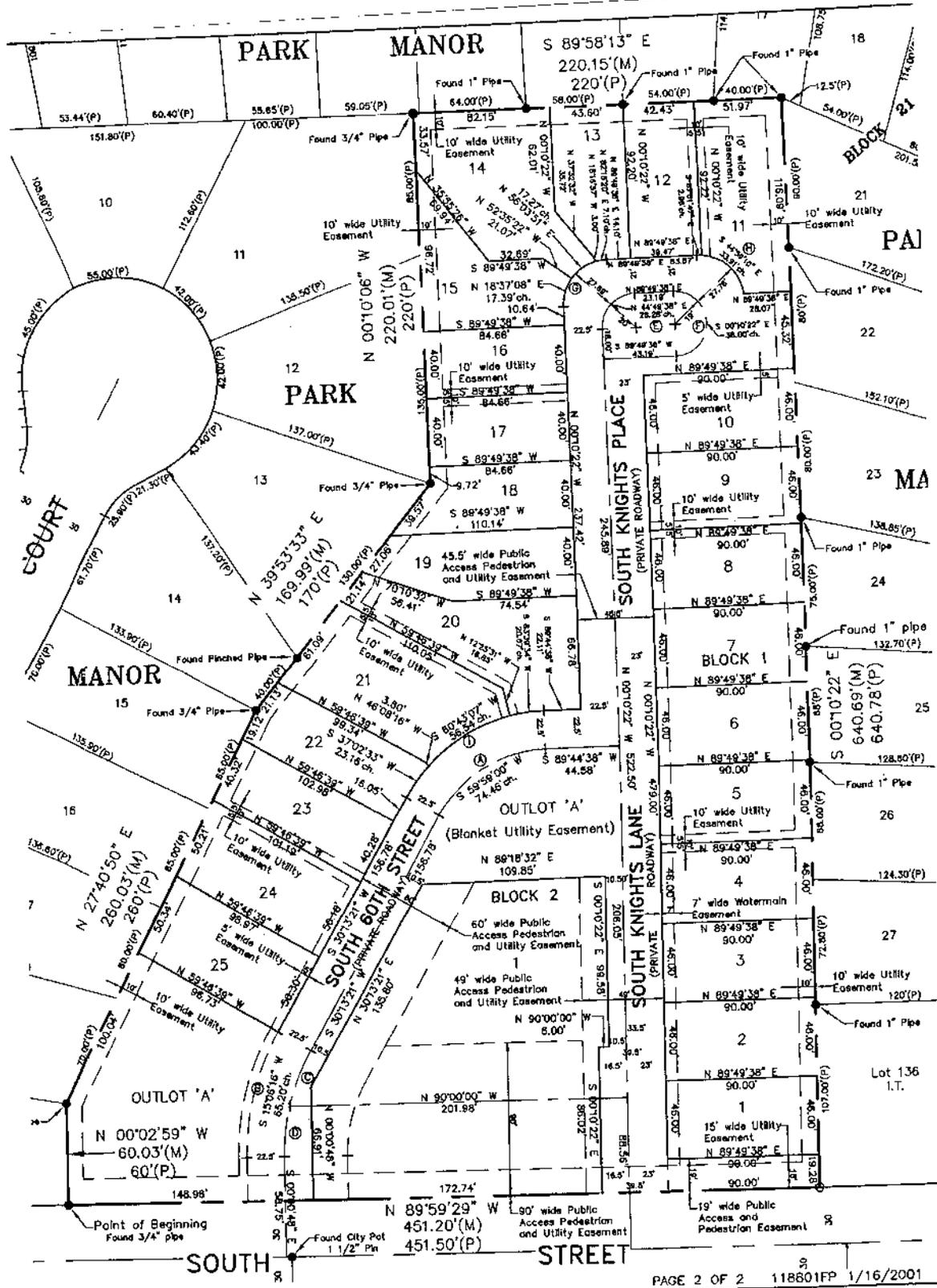
Zoning:

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. 33 T10N R7E



Date: 7-2-01
Lincoln City - Lancaster County Planning Dept.



APPLICATION FOR A FINAL PLAT

Lincoln Municipal Code, Title 26, City of Lincoln Jurisdiction

ADDRESS OR LOCATION OF PLAT:

South 60th Street and South Street

PLANNING DEPARTMENT USE ONLY:	
RECEIPT NO.	_____
DATE	_____
FINAL PLAT #	_____
FEE PAID \$	_____
\$50 + \$5/Lot (Maximum \$550)	

SUBDIVIDER:

Name: Council Building Association
Address: 6040 South Street
Lincoln, NE 68506

Telephone #: (402) 488-5742

AGENT (Authorized to act on Subdivider's behalf):

Name: Ross Engineering, Inc.
Address: 201 North 8th Street, Suite 401
Lincoln, NE 68508

Telephone #: (402) 474-7677

OWNER:

Name: Council Building Association
Address: 6040 South Street
Lincoln, NE 68506

Telephone #: (402) 488-5742

ANY OTHER ASSOCIATES:

Name: _____
Address: _____

Telephone #: () _____

NAME OF FINAL PLAT: Knights Court Addition **NUMBER OF LOTS:** 26 and 1 Outlot

- (a) Does the subdivider have any interest in the land surrounding the plat? Yes ___ No X. If yes, please describe the nature of such interest: _____

- (b) Will the final plat require any zoning or other action (use permit, special permit, P.U.D., C.U.P., change of zone, or vacations) to complete the development? Yes ___ No X. If yes, please describe the nature of the action.

- (c) The final plat is based upon the preliminary plat for Knights Court, approved by City Council on _____, 19____, Resolution No. _____.
- (d) Is the final plat consistent with the approved preliminary plat? Yes X No ___ If not, please explain the proposed changes and the reasons therefor: _____

- (e) Have all of the improvements required by the preliminary plat been completed? Yes ___ No X (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed: No improvements have been made to date.

Applicant's Signature: Tom J. Carter

Date: 2-6-01