

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Final Plat No. 02017  
Hartland Homes East 8<sup>th</sup> Addition

**DATE:** September 20, 2002

**PROPOSAL:** A final plat consisting of 48 lots.

**LAND AREA:** 11.71 acres

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

**RECOMMENDATION:**

Approval

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Outlot "B", Corrected Plat of Hartland Homes East 4<sup>th</sup> Addition and a part of Lot 84 I.T. located in the S.E. 1/4 of Section 10, Township 9 North, Range 7 East, Lancaster County, Nebraska.

**LOCATION:** S. 82<sup>nd</sup> Street and Old Cheney Road

**APPLICANT:** Hartland Homes, Inc.  
P.O. Box 22787  
Lincoln, NE 68542  
(402) 477-6668

**OWNER:** same as applicant

**CONTACT:** Lyle Loth  
E.S.P.  
601 Old Cheney Rd. Suite A  
Lincoln, NE 68512  
(402) 421-2500

**EXISTING ZONING:** R-3 Residential

**EXISTING LAND USE:** Open space

**SURROUNDING LAND USE AND ZONING:**

North: R-3 Residential  
South: R-3 Residential  
East: R-3 Residential  
West: R-3 Residential

**HISTORY:** Hartland Homes East 1<sup>st</sup> Addition Preliminary Plat was approved on March 5, 2001 by City Council.

**UTILITIES:** Available

**TRAFFIC ANALYSIS:** The streets shown within this plat are local streets.

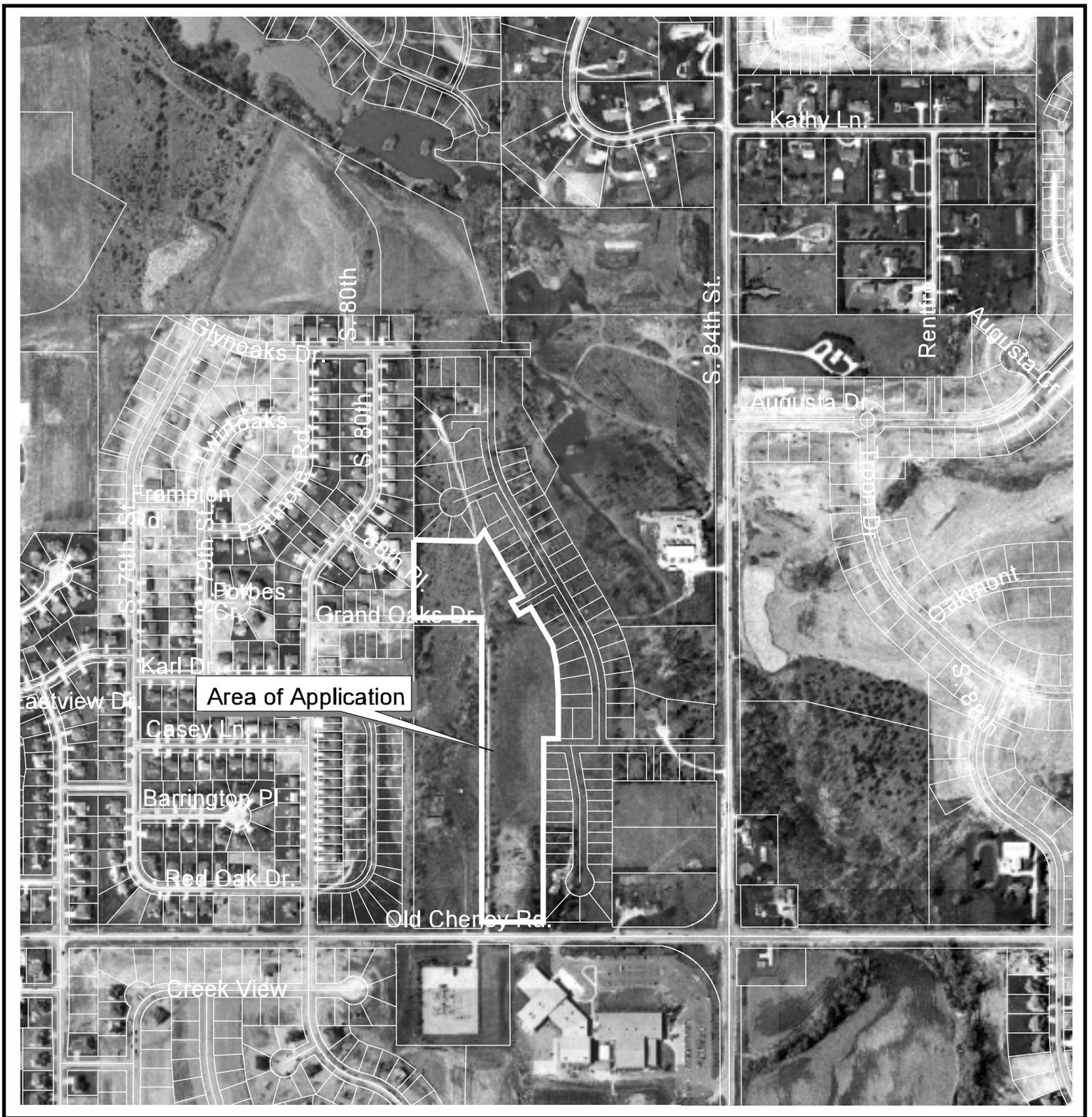
**ANALYSIS:**

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. Agreement of Escrow has been accepted for the completion of sidewalks, street trees, landscape screen, setting permanent monuments and street signs.
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.

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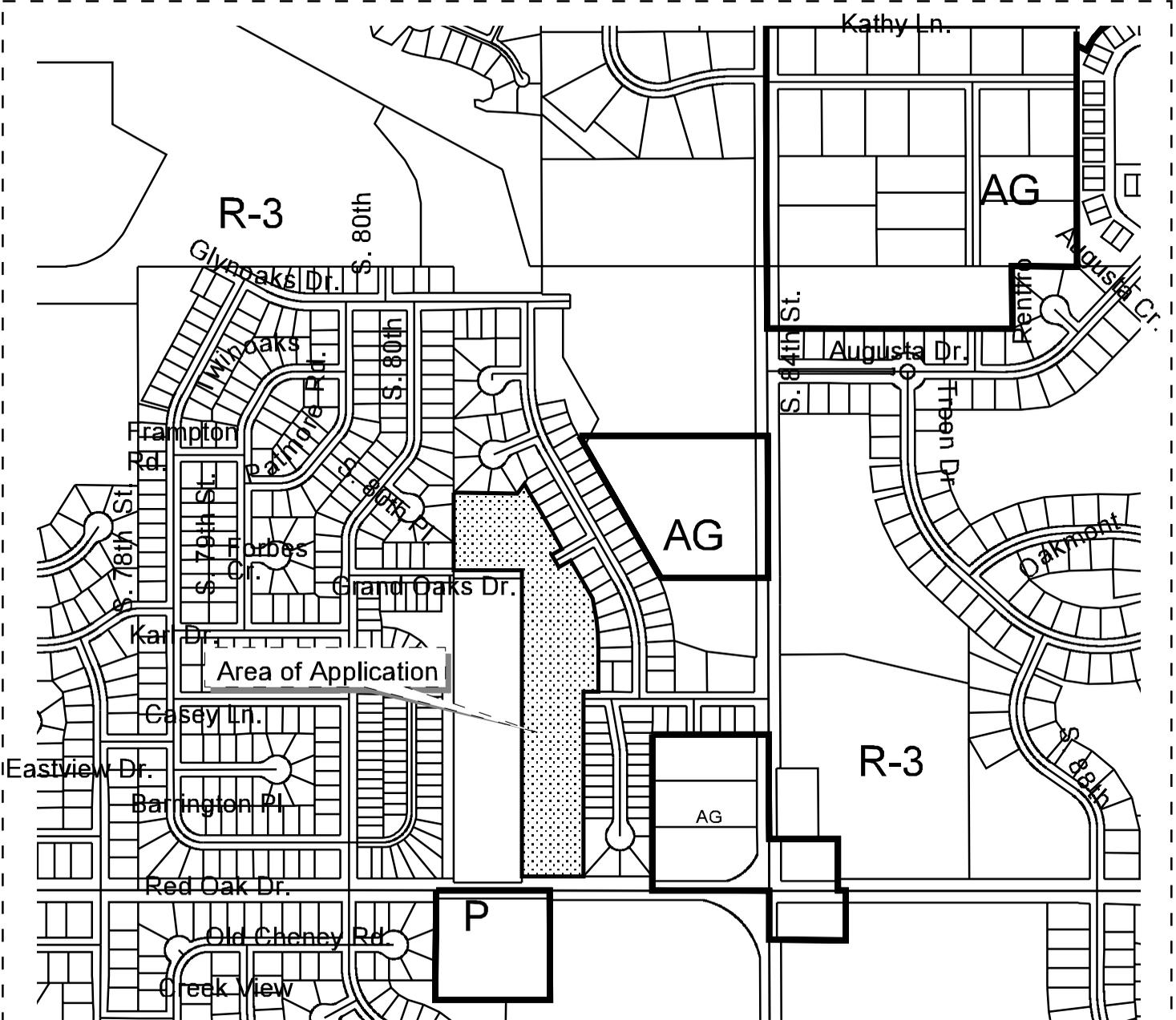
Tom Cajka  
Planner

attachments: Information from the applicant.  
Technical information.



**Final Plat #02017  
Hartland Homes East 8th Add**





# Final Plat #02017 Hartland Homes East 8th Add

- 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. 10 T9N R7E

