

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Ashley Heights 3rd Addition Final Plat #03003 **DATE:** March 5, 2003

SCHEDULED PLANNING COMMISSION MEETING: **DATE:** March 19, 2003

PROPOSAL: A final plat consisting of 40 lots and 1 outlot.

LAND AREA: 9.25 acres, more or less.

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

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

LEGAL DESCRIPTION: Outlot B, Ashley Heights Addition in the NE 1/4 of S18 T10N R6E.

LOCATION: Generally located at NW 48th and north of W. Thatcher Lane.

APPLICANT: M & S Construction
805 M Street
Lincoln, NE 68508

OWNER: M & S Construction

CONTACT: Michael Johnson
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402)474-6311

EXISTING ZONING: R-3, Residential

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	Residential, undeveloped	R-3, Residential
South:	Agricultural	AG, Agricultural
East:	Residential	R-3
West:	Residential	R-3

HISTORY: On **April 1, 2002**, City Council approved Special Permit #1833A, amending the Ashley Height CUP to add two lots, revise the grading plan, relocate the park and reconfigure a portion of the lots.

On **April 16, 2001**, City Council approved Comprehensive Plan Amendment #94-52 which showed this area as commercial and residential.

On **April 16, 2001**, City Council approved Annexation #00001, Change of Zone #3248, Special Permit #1833 and Preliminary Plat #00005. This changed the zone from I-2, Industrial to H-4, General Commercial, B-2, Planned Neighborhood Business District, and R-3, Residential for 295 dwelling units.

On **October 8, 1984**, City Council approved Change of Zone #2123, which changed the zoning of 0.34 acres of land on the southeast corner of NW 48th and W. Adams St. from AG Agricultural to I-2 Industrial Park.

On **July 2, 1984**, City Council approved Change of Zone #2106, which changed the zoning on 151 acres at the southeast corner of NW 48th and W. Adams from AG Agricultural to I-2 Industrial Park. This request by the Chamber of Commerce was associated with Comprehensive Plan Amendment #27.

The property was converted from A-A Rural and Public Use to AG Agricultural in the **1979** zoning update.

On **December 27, 1977**, City Council denied Change of Zone #1582, which would have changed the zoning of one lot adjoining commercially zoned property at West Cleveland Ave. and NW 48th Street from A-A Rural and Public Use to G Local Business.

On **June 30, 1975**, City Council approved Change of Zone #1429, which changed the zoning of several lots between W. Cleveland and W. Madison Ave. from A-A Rural and Public Use to G Local Business.

On **September 5, 1972**, City Council denied Change of Zone #1224, which would have changed the zoning on the west side of NW 48th south of W. Adams from A-A Rural and Public Use to A-2 Single Family.

On **September 5, 1972**, City Council denied Special Permit #613, which would have allowed the construction of a mobile home court on the west side of NW 48th south of W. Adams. This application was associated with Change of Zone #1224.

On **June 25, 1962**, City Council approved Change of Zone #395, which changed the zoning on the southwest corner of NW 48th and W. Adams from A-A Rural and Public Use to G Local Business.

ANALYSIS:

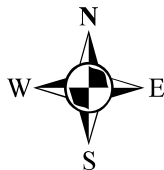
1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, and storm sewers. Agreement of Escrow of Security Funds have been accepted for the completion of sidewalks, street lights, street name signs, survey markers, street trees and landscape screen.
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.

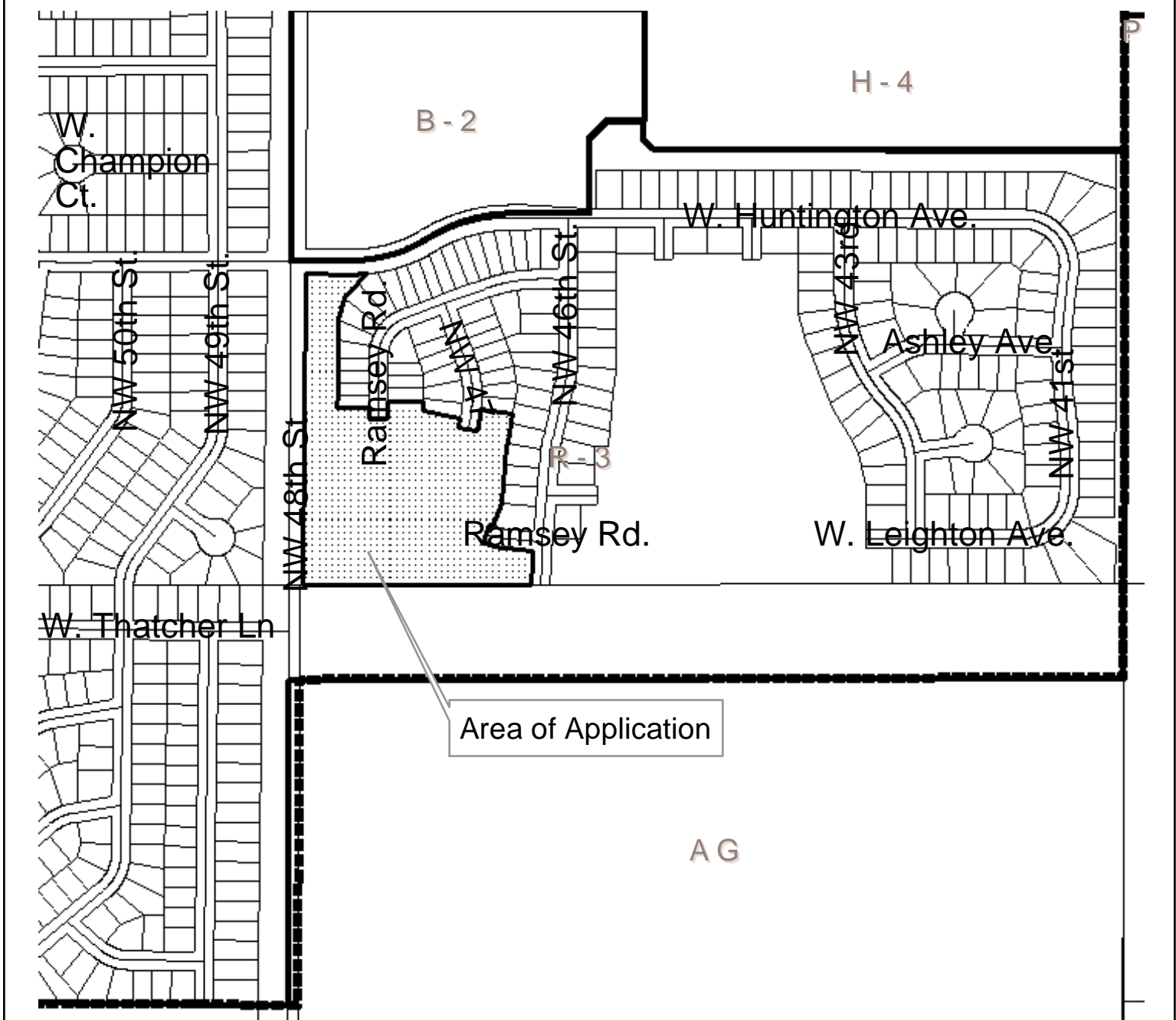
Prepared by:

Becky Horner
Planner



**Final Plat #03003
Ashley Heights 3rd Add.**





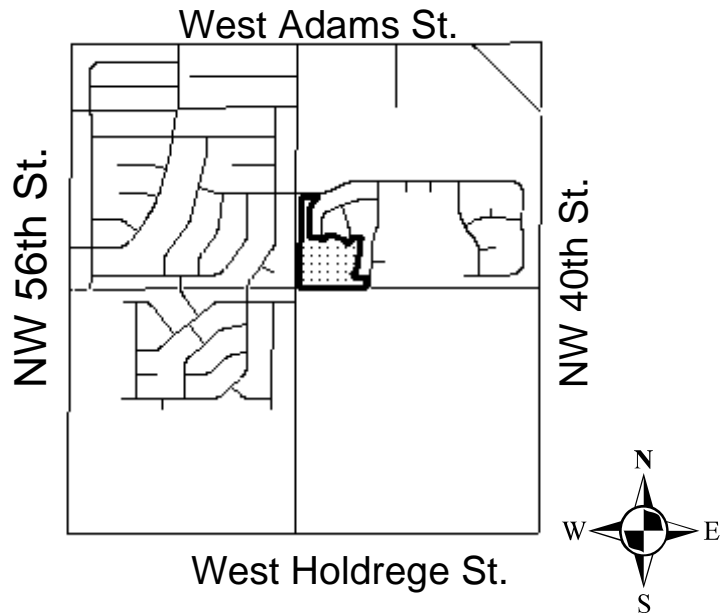
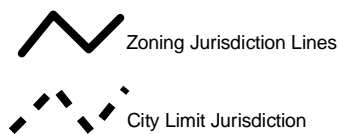
Final Plat #03003

Ashley Heights 3rd 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. 18 T10N R6E



ASHLEY HEIGHTS 3RD ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT NO. 00005 FOR ASHLEY HEIGHTS ADDITION)

PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS _____ DAY OF _____ 20____, BY RESOLUTION NO. _____

ATTEST: _____
CHAIR

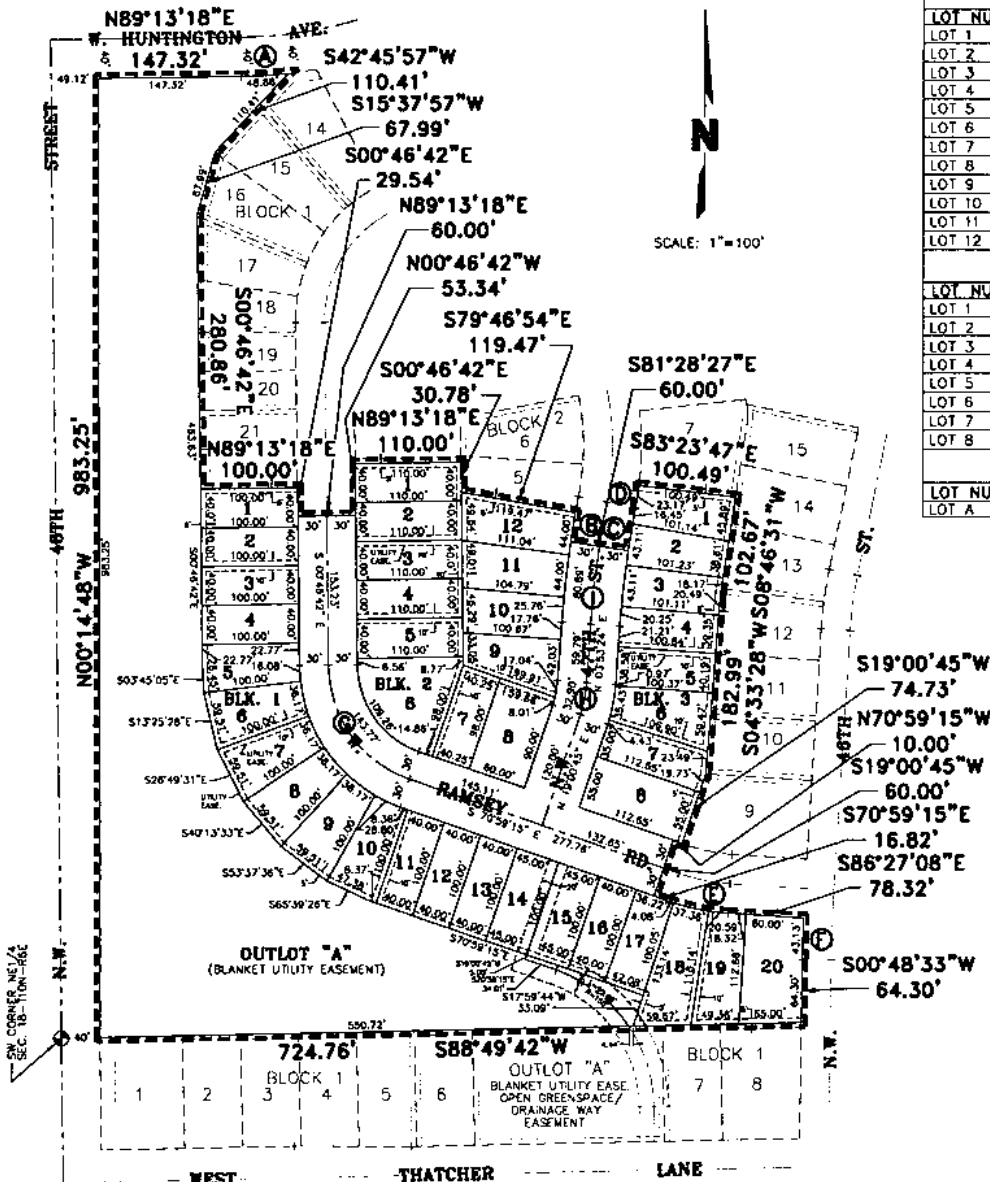
LOT AREA TABLE

BLOCK 1		
LOT NUMBER	AREA IN SF	AREA IN AC.
LOT 1	4,000.00 SF	0.0918 AC
LOT 2	4,000.00 SF	0.0918 AC
LOT 3	4,000.00 SF	0.0918 AC
LOT 4	4,000.00 SF	0.0918 AC
LOT 5	4,398.26 SF	0.1010 AC
LOT 6	4,725.53 SF	0.1314 AC
LOT 7	4,725.53 SF	0.1314 AC
LOT 8	4,725.53 SF	0.1314 AC
LOT 9	4,725.53 SF	0.1314 AC
LOT 10	4,616.35 SF	0.1060 AC
LOT 11	4,000.00 SF	0.0918 AC
LOT 12	4,000.00 SF	0.0918 AC
LOT 13	4,000.00 SF	0.0918 AC
LOT 14	4,500.00 SF	0.0918 AC
LOT 15	4,500.00 SF	0.0918 AC
LOT 16	4,000.00 SF	0.0918 AC
LOT 17	4,118.85 SF	0.0946 AC
LOT 18	5,932.94 SF	0.1362 AC
LOT 19	5,051.88 SF	0.1362 AC
LOT 20	6,845.32 SF	0.1571 AC

BLOCK 2		
LOT NUMBER	AREA IN SF	AREA IN AC.
LOT 1	4,400.00 SF	0.1010 AC
LOT 2	4,400.00 SF	0.1010 AC
LOT 3	4,400.00 SF	0.1010 AC
LOT 4	4,400.00 SF	0.1010 AC
LOT 5	4,400.00 SF	0.1010 AC
LOT 6	7,702.42 SF	0.1768 AC
LOT 7	3,944.27 SF	0.0905 AC
LOT 8	5,879.10 SF	0.1350 AC
LOT 9	4,559.51 SF	0.1047 AC
LOT 10	4,597.91 SF	0.1055 AC
LOT 11	4,988.79 SF	0.1145 AC
LOT 12	5,346.45 SF	0.1227 AC

BLOCK 3		
LOT NUMBER	AREA IN SF	AREA IN AC.
LOT 1	4,299.45 SF	0.0987 AC
LOT 2	4,140.51 SF	0.0950 AC
LOT 3	4,126.19 SF	0.0947 AC
LOT 4	4,082.71 SF	0.0937 AC
LOT 5	4,011.68 SF	0.0921 AC
LOT 6	4,841.81 SF	0.111 AC
LOT 7	4,556.26 SF	0.1046 AC
LOT 8	6,195.99 SF	0.1422 AC

OUTLOTS		
LOT NUMBER	AREA IN SF	AREA IN AC.
LOT A	116,119.44 SF	3.8136 AC



CURVE DATA

- A** Δ=5'43'05" R=490.00 L=48.90 T=24.47 C=48.68 CB=N86°21'45"E

B Δ=1'41'33" R=1030.00 L=30.43 T=15.21 C=30.43 CB=S09°22'19"W

C Δ=2'37'32" R=970.00 L=44.45 T=22.23 C=44.44 CB=N09°50'18"E

D Δ=4'01'24" R=330.00 L=23.17 T=11.59 C=23.17 CB=N09°08'22"E

E Δ=15'27'52" R=230.00 L=62.08 T=31.23 C=61.89 CB=S78°43'11"E

F Δ=1'36'55" R=1530.00 L=43.13 T=21.57 C=43.13 CB=S01°37'01"W

G Δ=70°12'33" R=125.00 L=153.17 T=87.87 C=143.77 CB=S35°52'59"E

H Δ=15°07'21" R=125.00 L=32.99 T=16.59 C=32.90 CB=N11°27'04"E

I Δ=4'38'09" R=1000.00 L=80.91 T=40.48 C=80.89 CB=N06°12'28"E