

**CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**P.A.S.:** Final Plat #00022  
Lincoln Ballpark Addition

**Date:** July 13, 2001

**PROPOSAL:** A final plat consisting of 2 lots and 2 outlots.

**GENERAL INFORMATION:**

**APPLICANT:** Michael Johnson  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508

**OWNER:** City of Lincoln

**LOCATION:** Generally located at N. 6<sup>th</sup> and Charleston Streets

**REQUESTED ACTION:** Approval of a final plat.

**LEGAL DESCRIPTION:** See attached.

**EXISTING ZONING:** P, Public and I-1, Industrial.

**SIZE:** Approximately 78.27 acres.

**HISTORY:**

Lincoln Ballpark Preliminary Plat No. 99028 was approved by the Planning Commission on January 12, 2000, and adopted by the City Council on February 28, 2000.

**ANALYSIS:**

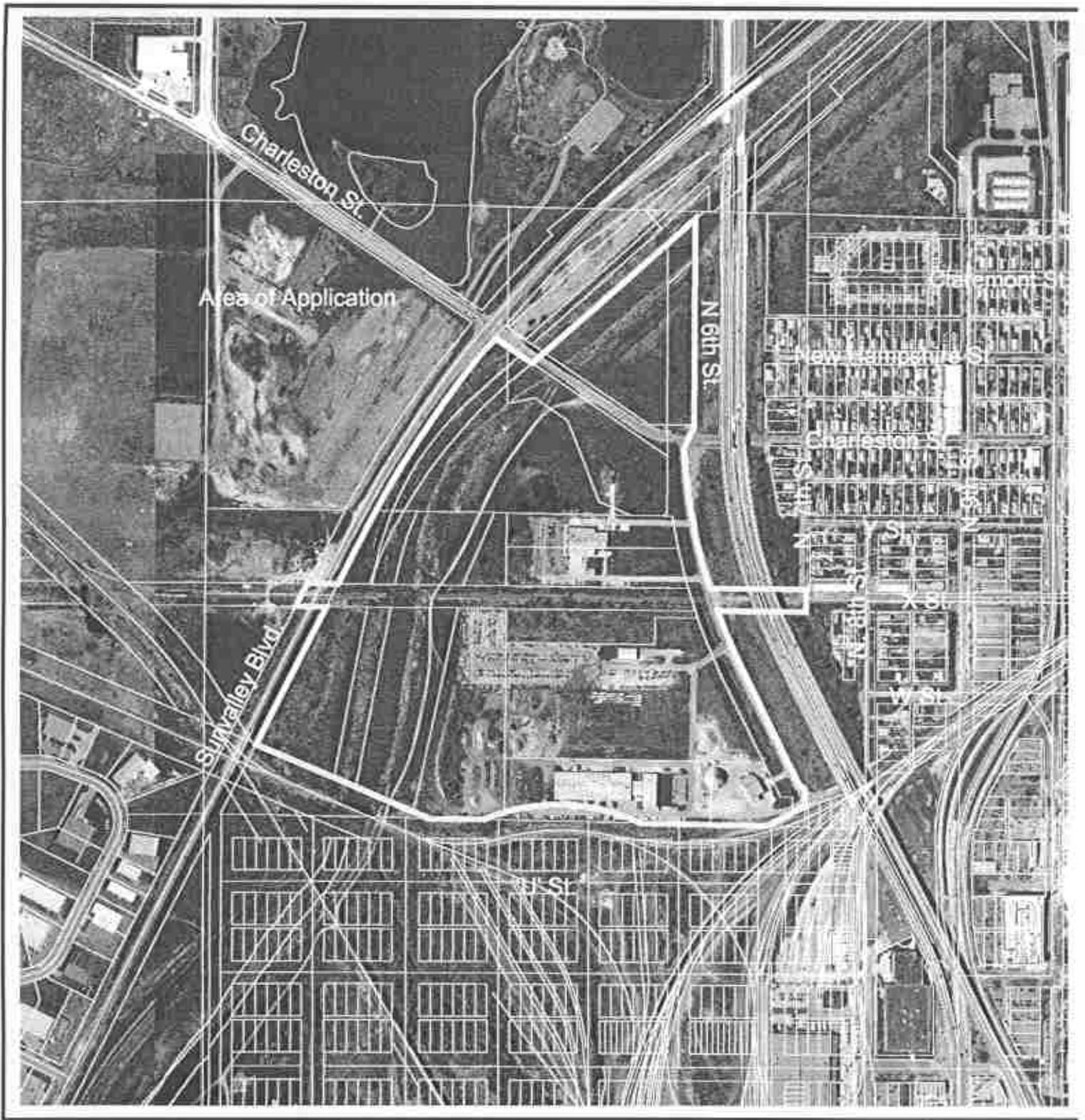
1. Overall, the Final Plat is in compliance to the approved preliminary plat.
2. The street name, "Ballpark Drive," is changed to "Line Drive", and "Ballpark Circle" to "Line Drive Circle."
3. The budget office stated that the City has adequate funding for the required improvements within this subdivision.
4. A subdivision agreement is required and will be submitted to the Mayor for signature.

**STAFF RECOMMENDATION:**

Approval

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Ching-Yun Liang  
Planner

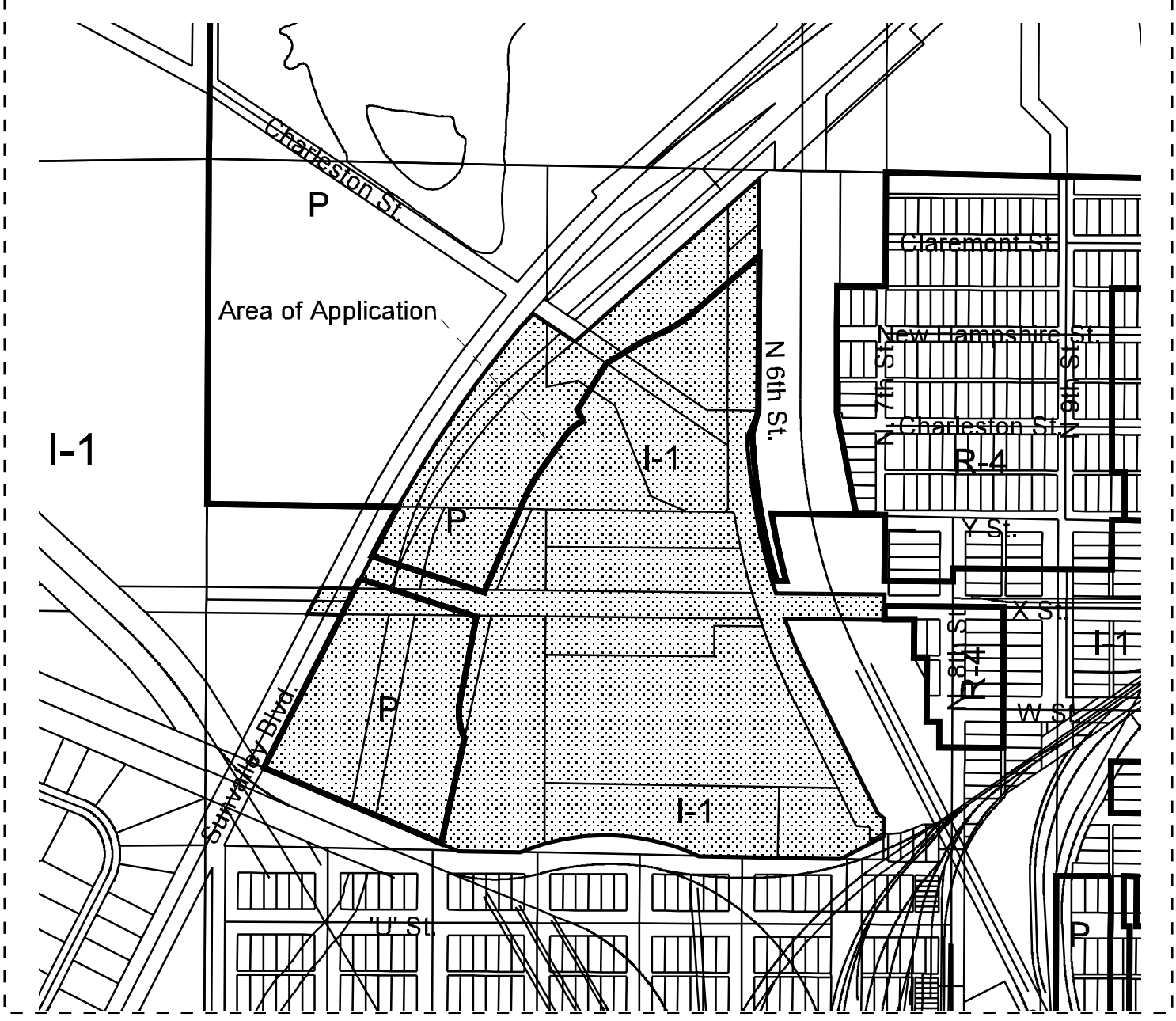


**Final Plat #00022  
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6th and Charleston**



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.



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6th and Charleston**

**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

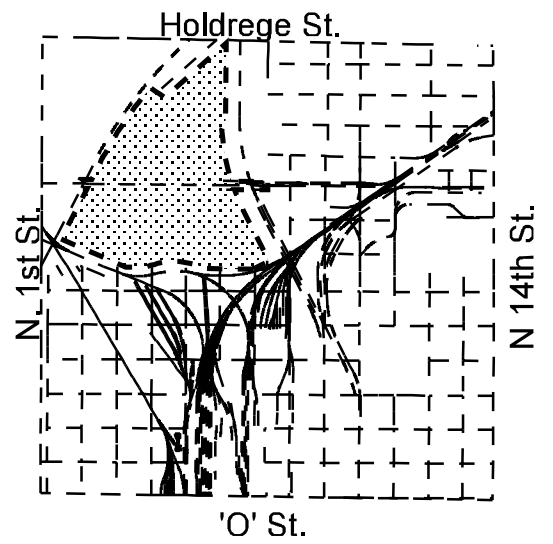
One Square Mile  
Sec. 23 T10N R6E



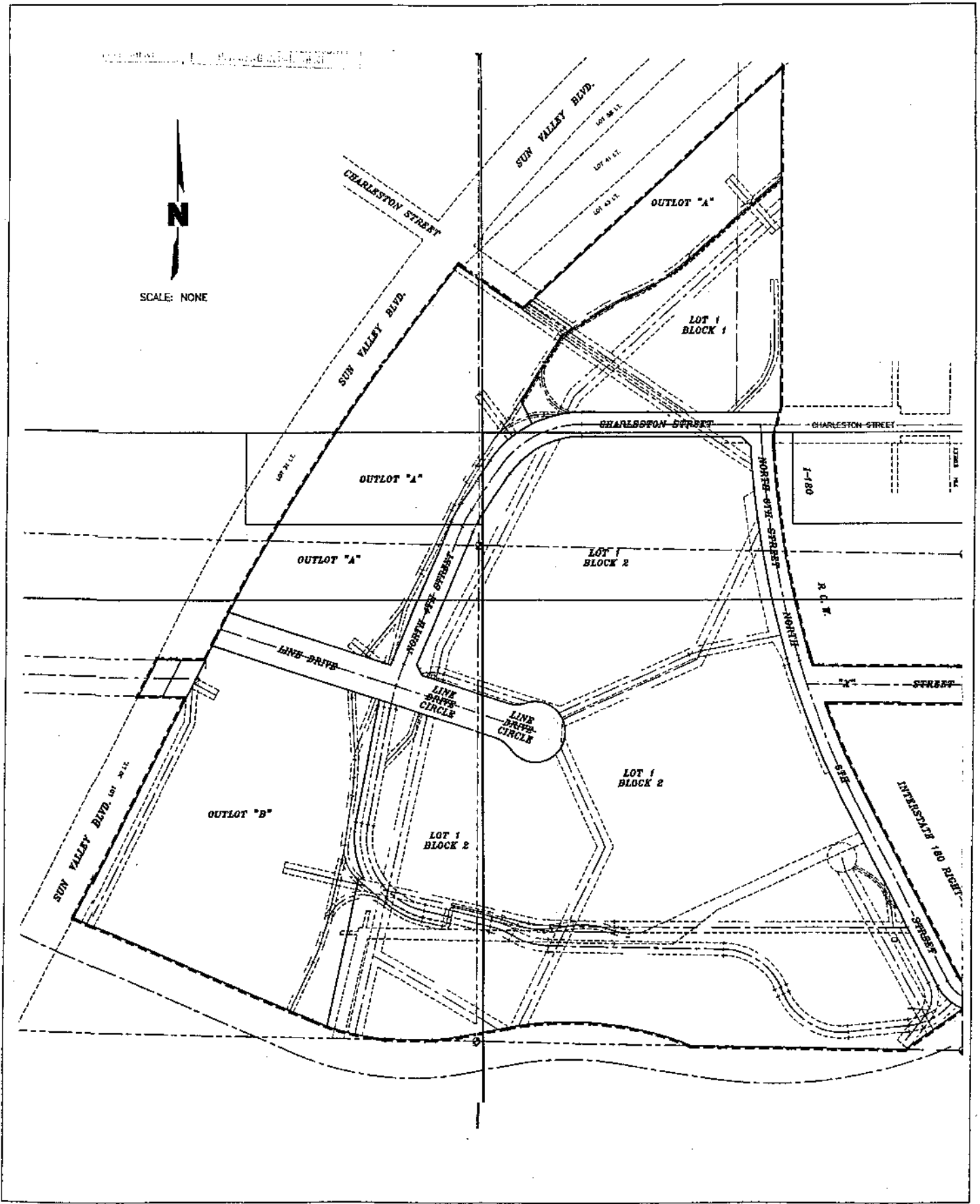
Zoning Jurisdiction Lines



City Limit Jurisdiction



Sheet \_\_\_ of \_\_\_  
Date:



**Final Plat #00022  
Lincoln Ball Park  
6th and Charleston**



North

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1: Lot 1, Blizzard Place, Lincoln, Lancaster County, Nebraska; AND,

Lots A, D, 48, 49, 51, 52, 53, 69 and 37, Irregular Tracts located in the Northwest Quarter of Section 23, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska; AND,

That portion of the Northwest Quarter of the Northwest Quarter of Section 23, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, lying Southeasterly of Lot 39, Irregular Tracts located in the Northwest Quarter of Section 23, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska

Parcel 2: Lot 2, Blizzard Place, Lincoln, Lancaster County, Nebraska; AND,

The 100 foot wide right-of-way of the Missouri Pacific Railway Company located in the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$ ) of Section 23, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska and being 50 feet each side of the centerline of said Railway right-of-way as is built and located

Parcel 3: A tract of land located in the Southeast Quarter of the Northwest Quarter of Section 23, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of Lot 49; thence Easterly a distance of 130 feet; thence Southerly a distance of 140 feet; thence Easterly 90°10' left a distance of 50 feet; thence Southerly 90°00' right a distance of 35 feet to a point on the Northwesterly Chicago, Burlington and Quincy Railroad Right-of-Way line; thence Southwesterly along said Railroad Right-of-Way line a distance of 59.3 feet; thence Northerly 122°31' right a distance of 66.9 feet; thence Westerly 90°00' left a distance of 52.7 feet; thence Northwesterly 62°29' right a distance of 169.1 feet to the point of beginning; AND,

Parcel 4: Lots 36, 38, 39, 40, 42, 45, 46, 47, 62 and 63, Irregular Tracts located in the Northwest Quarter of Section 23, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska