



RESOLUTION NO. PC- 01596

SPECIAL PERMIT NO. 04004B

1 WHEREAS, Stone Bridge Creek, LLC has submitted an application designated as  
2 Special Permit No. 04004B to expand an existing Community Unit Plan by approximately 36.38  
3 acres for up to 121 dwelling units, with waivers to minimum lot width and area, allow double-  
4 frontage lots, allow block length greater than 1,000 feet without a pedestrian way, and reduce  
5 the cul-de-sac radius for private roadways, on property generally located at Centurion Drive and  
6 Humphrey Avenue, and legally described as:

7 A TRACT OF LAND COMPOSED OF THOSE PORTIONS OF  
8 LOTS 12 AND 13, BLOCK 1, STONE BRIDGE CREEK 5<sup>TH</sup>  
9 ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF  
10 SECTION 25, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE  
11 6<sup>TH</sup> P.M., THOSE PORTIONS OF LOTS 12 AND 13, BLOCK 1,  
12 STONE BRIDGE CREEK 5<sup>TH</sup> ADDITION, LOCATED IN THE  
13 NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11  
14 NORTH, RANGE 6 EAST OF THE 6<sup>TH</sup> P.M., LOTS 1 THROUGH  
15 27, BLOCK 1, LOTS 1 THROUGH 32, BLOCK 2, LOTS 1  
16 THROUGH 10, BLOCK 3, AND LOTS 1 THROUGH 4, BLOCK 4,  
17 ALL LOCATED IN STONE BRIDGE CREEK ADDITION, LOTS 1  
18 THROUGH 9, BLOCK 1, LOT 1, BLOCK 2, LOTS 1 THROUGH  
19 15, BLOCK 3, LOTS 1 AND 2, BLOCK 4, LOTS 1 THROUGH 11,  
20 BLOCK 5, LOTS 1 THROUGH 16, BLOCK 6, LOT 1, BLOCK 7,  
21 LOTS 1 THROUGH 10, BLOCK 8, AND LOTS 1 THOUGH 9,  
22 BLOCK 9, ALL LOCATED IN STONE BRIDGE CREEK 1<sup>ST</sup>  
23 ADDITION, LOTS 1 THROUGH 26, AND LOTS 31 THROUGH 36,  
24 BLOCK 1, LOTS 1 THROUGH 23, AND LOTS 26 THROUGH 28,  
25 BLOCK 2, AND LOTS 1 THROUGH 20, BLOCK 3, ALL LOCATED  
26 IN STONE BRIDGE CREEK 2<sup>ND</sup> ADDITION, LOTS 1 THROUGH  
27 14, BLOCK 1, LOTS 1 THROUGH 30, BLOCK 2, LOTS 1  
28 THROUGH 28, BLOCK 3, LOTS 1 THROUGH 23, BLOCK 4,  
29 LOTS 1 THROUGH 25, BLOCK 5, LOTS 1 THROUGH 4, AND  
30 LOTS 7 THROUGH 16, BLOCK 6, LOTS 1 THROUGH 20, AND  
31 LOTS 23 THROUGH 32, BLOCK 7, AND OUTLOTS "A", "B", AND

1 "C", ALL LOCATED IN STONE BRIDGE CREEK 3<sup>RD</sup> ADDITION,  
2 LOTS 1-THROUGH 5, BLOCK 1, AND LOT 1, BLOCK 2, ALL  
3 LOCATED IN STONE BRIDGE CREEK 4<sup>TH</sup> ADDITION, LOTS 1  
4 THROUGH 11, AND LOTS 14 THROUGH 23, BLOCK 1, LOTS 1  
5 THROUGH 18, BLOCK 2, LOTS 1 THROUGH 46, BLOCK 3,  
6 LOTS 1 THROUGH 14, BLOCK 4, AND ~~OUTLOTS "A" AND "B"~~,  
7 ALL LOCATED IN STONE BRIDGE CREEK 5<sup>TH</sup> ADDITION,  
8 LOTS 1 AND 2, ALL LOCATED IN STONE BRIDGE CREEK 6<sup>TH</sup>  
9 *19m Block 2* ADDITION, LOTS 1 AND 2, ALL LOCATED IN STONE BRIDGE  
10 CREEK 7<sup>TH</sup> ADDITION, LOTS 1 AND 2, BLOCK 1, AND OUTLOT  
11 "A", ALL LOCATED IN STONE BRIDGE CREEK 9<sup>TH</sup> ADDITION,  
12 A PORTION OF LOT 47 I.T., ALL LOCATED IN THE  
13 NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11  
14 NORTH, RANGE 6 EAST OF THE 6<sup>TH</sup> P.M., AND THAT  
15 PORTION OF LOT 47 I.T., LOCATED IN THE NORTHEAST  
16 QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6  
17 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA,  
18 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
19

20 **BEGINNING** AT THE NORTHWEST CORNER OF THE  
21 NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11  
22 NORTH, RANGE 6 EAST OF THE 6<sup>TH</sup> P.M.; THENCE  
23 EASTERLY ON THE NORTH LINE OF SAID NORTHWEST  
24 QUARTER, SAID LINE BEING THE CENTERLINE OF ALVO  
25 ROAD RIGHT-OF-WAY, ON AN ASSUMED BEARING OF  
26 S89°29'32"E, A DISTANCE OF 1,194.12' TO A POINT OF  
27 CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE  
28 DIRECTION HAVING A CENTRAL ANGLE OF 23°18'36", A  
29 RADIUS OF 1,675.00', AN ARC LENGTH OF 681.45' ON THE  
30 CENTERLINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH  
31 OF 676.76', A TANGENT LENGTH OF 345.50', AND A CHORD  
32 BEARING OF N78°51'10"E, TO A POINT; THENCE S22°48'08"E,  
33 A DISTANCE OF 60.00' TO THE NORTHEAST CORNER OF  
34 LOT 13, BLOCK 1, STONE BRIDGE CREEK 5<sup>th</sup> ADDITION, SAID  
35 POINT BEING ON A SOUTH LINE OF SAID RIGHT-OF-WAY;  
36 THENCE S00°33'47"W, ON THE EAST LINE OF SAID LOT 13,  
37 AND ON THE EAST LINE OF LOT 14, BLOCK 1, STONE  
38 BRIDGE CREEK 5<sup>th</sup> ADDITION, A DISTANCE OF 301.69' TO A  
39 POINT; THENCE S44°26'13"E, ON A NORTHEAST LINE OF  
40 LOTS 17, AND 18, BLOCK 1, STONE BRIDGE CREEK 5<sup>th</sup>  
41 ADDITION, A DISTANCE OF 84.85' TO A POINT; THENCE  
42 S89°26'13"E, ON A NORTH LINE OF SAID LOT 18, AND ON  
43 THE NORTH LINE OF LOTS 19 THROUGH 23, BLOCK 1,  
44 STONE BRIDGE CREEK 5<sup>th</sup> ADDITION, AND ON AN EASTERLY  
45 EXTENSION OF SAID LINE, A DISTANCE OF 461.00' TO A  
46 POINT OF INTERSECTION WITH THE CENTERLINE OF  
47 RIGHT-OF-WAY FOR CENTURION DRIVE; THENCE  
48 S00°33'09"W, ON THE CENTERLINE OF SAID RIGHT-OF-WAY,  
49 A DISTANCE OF 20.90' TO A POINT OF CURVATURE FOR A  
50 NON-TANGENT CURVE IN A COUNTER CLOCKWISE  
51 DIRECTION HAVING A CENTRAL ANGLE OF 54°46'37", A  
52 RADIUS OF 800.00', AN ARC LENGTH OF 764.83' ON THE  
53 CENTERLINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH

1 OF 736.03', A TANGENT LENGTH OF 414.48', AND A CHORD  
2 BEARING OF S26°52'09"E TO A POINT; THENCE S54°23'42"E,  
3 ON THE CENTERLINE OF SAID RIGHT-OF-WAY, A DISTANCE  
4 OF 75.39' TO A POINT OF INTERSECTION WITH THE  
5 CENTERLINE OF HUMPHREY AVENUE RIGHT-OF-WAY;  
6 THENCE S35°45'35"W, ON THE CENTER LINE OF SAID  
7 RIGHT-OF-WAY, A DISTANCE OF 34.77' TO A POINT; THENCE  
8 S54°14'52"E, A DISTANCE OF 35.99' TO THE MOST  
9 NORTHERN CORNER OF LOT 47 I.T., SAID POINT BEING ON  
10 THE EAST LINE OF SAID RIGHT-OF-WAY; THENCE  
11 S54°15'25"E, ON THE NORTHEAST LINE OF SAID LOT 47 I.T.,  
12 A DISTANCE OF 781.84' TO THE MOST EASTERLY CORNER  
13 OF SAID LOT 47 I.T.; THENCE S35°44'00"W, ON THE  
14 SOUTHEAST LINE OF SAID LOT 47 I.T., A DISTANCE OF  
15 1,224.68' TO THE MOST SOUTHERN CORNER OF SAID LOT  
16 47 I.T.; THENCE N65°05'09"W, ON A SOUTH LINE OF SAID  
17 LOT 47 I.T., A DISTANCE OF 424.56' TO A POINT; THENCE  
18 N40°01'50"W, ON THE SOUTHWEST LINE OF SAID LOT 47 I.T.,  
19 AND ON THE NORTHWESTERLY EXTENSION OF SAID LINE,  
20 A DISTANCE OF 458.81' TO A POINT OF INTERSECTION WITH  
21 THE CENTERLINE OF HUMPHREY AVENUE; THENCE  
22 S50°04'03"W, ON THE CENTERLINE OF SAID RIGHT-OF-WAY,  
23 A DISTANCE OF 503.78' TO A POINT OF CURVATURE FOR A  
24 CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL  
25 ANGLE OF 40°20'31", A RADIUS OF 1,500.00', AN ARC  
26 LENGTH OF 1,056.15' ON THE CENTERLINE OF SAID RIGHT-  
27 OF-WAY, A CHORD LENGTH OF 1,034.47', A TANGENT  
28 LENGTH OF 551.03', AND A CHORD BEARING OF  
29 S70°14'18"W, TO A POINT; THENCE N89°35'26"W, ON THE  
30 CENTERLINE OF SAID RIGHT-OF-WAY, A DISTANCE OF  
31 322.72' TO A POINT OF CURVATURE FOR A CURVE IN A  
32 CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF  
33 06°51'55", A RADIUS OF 1,000.00', AN ARC LENGTH OF 119.82'  
34 ON THE CENTERLINE OF SAID RIGHT-OF-WAY, A CHORD  
35 LENGTH OF 119.75', A TANGENT LENGTH OF 59.98', AND A  
36 CHORD BEARING OF N86°09'29"W, TO A POINT OF REVERSE  
37 CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE  
38 DIRECTION HAVING A CENTRAL ANGLE OF 06°51'34", A  
39 RADIUS OF 1,000.00', AN ARC LENGTH OF 119.72' ON THE  
40 CENTERLINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH  
41 OF 119.65', A TANGENT LENGTH OF 59.93', AND A CHORD  
42 BEARING OF N86°09'18"W TO A POINT; THENCE  
43 N89°35'05"W, ON THE CENTERLINE OF SAID RIGHT-OF-WAY,  
44 A DISTANCE OF 135.29' TO A POINT OF INTERSECTION WITH  
45 THE CENTERLINE OF NORTH 14<sup>TH</sup> STREET, SAID POINT  
46 BEING THE SOUTHWEST CORNER OF THE NORTHWEST  
47 QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6  
48 EAST OF THE 6<sup>TH</sup> P.M.; THENCE N00°20'57"E, ON THE  
49 CENTERLINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO  
50 BEING THE WEST LINE OF SAID NORTHWEST QUARTER, A  
51 DISTANCE OF 2,646.99' TO THE POINT OF BEGINNING, SAID  
52 TRACT CONTAINS A CALCULATED AREA 6,884,529.46  
53 SQUARE FEET OR 158.05 ACRES, MORE OR LESS;

1           WHEREAS, the Lincoln City-Lancaster County Planning Commission has held a public  
2 hearing on said application; and

3           WHEREAS, the community as a whole, the surrounding neighborhood, and the real  
4 property adjacent to the area included within the site plan for this expansion of an existing  
5 Community Unit Plan will not be adversely affected by granting such a permit; and

6           WHEREAS, said site plan together with the terms and conditions hereinafter set forth  
7 are consistent with the Comprehensive Plan of the City of Lincoln and with the intent and  
8 purpose of Title 27 of the Lincoln Municipal Code to promote the public health, safety, and  
9 general welfare.

10           NOW, THEREFORE, BE IT RESOLVED by the Lincoln City-Lancaster County Planning  
11 Commission of Lincoln, Nebraska:

12           That the application of Stone Bridge Creek, LLC, hereinafter referred to as "Permittee",  
13 for a special permit to expand an existing Community Unit Plan by approximately 36.38 acres  
14 for up to 121 dwelling units, with waivers to minimum lot width and area, allow double-frontage  
15 lots, allow block length greater than 1,000 feet without a pedestrian way, and reduce the cul-de-  
16 sac radius for private roadways, on the property described above, be and the same is hereby  
17 granted under the provisions of Section 27.63.320 of the Lincoln Municipal Code upon condition  
18 that the development be in substantial compliance with said application, the site plan, and the  
19 following additional express terms, conditions, and requirements:

20           1.       This permit approves a Community Unit Plan for up to 121 additional dwelling  
21 units, with waivers to reduce the minimum lot area for single-family attached lots to 4,200  
22 square feet per family for Blocks 1, 2, 6, 7, and 8; allow double-frontage lots in Blocks 2 and 8;  
23 allow block length greater than 1,000 feet without a pedestrian way for Block 4; and allow the  
24 radius of cul-de-sacs on private roadways to be 30'.

25           2.       The City Council approves associated requests as follows:

- 26                   a.   Amendment of Comprehensive Plan #18001; and  
27                   b.   Change of Zone #18005.

1           3.     The Permittee shall cause to be prepared and submitted to the Planning  
2 Department a revised and reproducible final plot plan including 3 copies with all required  
3 revisions and documents as listed below:

- 4           a.     Make the following revisions to the CUP plan set:
- 5           i.     Correct the legal description to include the entire overall CUP  
6                boundary with the two minor corrections noted by Survey Check.
  - 7           ii.    Correct the lot number ranges in column two and distinguish  
8                between single family detached and attached units in the Density  
9                Table.
  - 10          iii.   Delete the following unnecessary/incorrect notes: General Site  
11             Notes 7 and 9; Community Unit Plan Notes 3, 6, 11, 12, 15, 17,  
12             and 18; and Drainage Note 1.
  - 13          iv.    Add a note that reads, "For screening of the two private cul-de-  
14             sacs: 1) Screening is required along the end of Outlot D per the  
15             Design Standards for Screening and Landscaping, Section 7.4; 2)  
16             A 100% screen of the surface area of a vertical plane extending  
17             from 0 to 6 feet above the ground elevation is required along the  
18             end of Outlot E and shall be met with construction of an opaque  
19             fence."
  - 20          v.     Revise Serpentine Drive from a private roadway to a public street.
  - 21          vi.    Change the name of Jasper Place as that street name is taken.
  - 22          vii.   List the approved waivers on the Cover Sheet.
  - 23          viii.  Remove the trail segment shown south of Humphrey Avenue as it  
24             is not a planned City trail from the plan or note that it is a private  
25             trail.
  - 26          ix.    Coordinate with the Parks and Recreation Department regarding  
27             the proposed grading shown in the area of Tiger Iron Circle and its  
28             possible impact on the future trail.
  - 29          x.     Show and label the existing pedestrian easement in Block 8.
  - 30          xi.    State the purpose of Outlots A, B, and C.
  - 31          xii.  Add a 15-foot wide pedestrian way easement in an outlot in Block  
32             3 between Lots 18 and 19 to provide access to the open space in  
33             Outlot C.
  - 34          xiii.  If the drainage between Lots 25 and 26, Block 3 is for an overland  
35             path, then place it in an outlot.

- 1                   xiv.    Add and label easements per the attached L.E.S. comments.
- 2                   xv.    Revise the plans and submit documentation to the satisfaction of
- 3                         Watershed Management per the attached comments.
- 4                   xvi.    Revise the plans to the satisfaction of the Public Works and
- 5                         Utilities Department per the attached comments. The bump-outs
- 6                         shown are not a sufficient means of traffic calming. Remove the
- 7                         bump-outs from the intersection of Humphrey Avenue and
- 8                         Serpentine Drive/Palladian Avenue. Add a traffic circle or other
- 9                         traffic calming component on Humphrey Avenue at either
- 10                        Centurion Drive or Serpentine Drive/Palladian Avenue to the
- 11                        satisfaction of the Public Works and Utilities Department.
- 12                   xvii.   Add a note to the cover sheet that states "Direct access is
- 13                         relinquished to Centurion Drive for Block 2, Lots 1-16, until such
- 14                         time that Humphrey Avenue is extended to Alvo Road."

15                   4.     Permittee shall provide verification from the Register of Deeds that the letter of  
16                   acceptance as required by the approval of the special permit has been recorded with the  
17                   Register of Deeds.

18                   5.     Final plat(s) shall be submitted and approved by the City.

19                   6.     Before occupying the dwelling units all development and construction shall  
20                   substantially comply with the approved plans.

21                   7.     All privately-owned improvements, including landscaping and recreational  
22                   facilities, shall be permanently maintained by the Permittee or an appropriately established  
23                   homeowners association approved by the City.

24                   8.     The physical location of all setbacks and yards, buildings, parking and circulation  
25                   elements, and similar matters must be in substantial compliance with the location of said items  
26                   as shown on the approved site plan.

27                   9.     The terms, conditions, and requirements of this resolution shall run with the land  
28                   and be binding upon the Permittee, its successors, and assigns.


29                   10.    The Permittee shall sign and return the letter of acceptance to the City Clerk.  
30                   This step should be completed within 60 days following the approval of the special permit. The  
31                   City Clerk shall file a copy of the resolution approving the special permit and the letter of

1 acceptance with the Register of Deeds, and filing fees are to be paid in advance by the  
2 Permittee. Building permits will not be issued until the letter of acceptance has been filed.

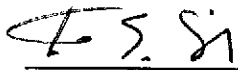
3 11. The site plan as approved with this resolution voids and supersedes all  
4 previously approved site plans, including all of Special Permit #04067, however all prior  
5 resolutions approving this permit remain in full force and effect as specifically amended by this  
6 resolution.

7 The foregoing Resolution was approved by the Lincoln City-Lancaster County Planning  
8 Commission on this 28<sup>th</sup> day of March, 2018.

ATTEST:

  
Chair

Approved as to Form & Legality:

  
Assistant City Attorney

LETTER OF ACCEPTANCE

City of Lincoln  
Lincoln, Nebraska

RE: **Special Permit No. 04004B** - Allow to expand the Stonebridge Creek Community Unit Plan by approximately 36 acres for 121 new dwelling units (Centurion Drive and Humphrey Avenue)

TO THE CITY CLERK:

The undersigned, "Permittee" under Special Permit No. 04004B, granted by **Resolution No. PC-01596**, adopted by the Lincoln City-Lancaster County Planning Commission on March 28, 2018, hereby files this Letter of Acceptance and certifies to the City of Lincoln that the Permittee is fully aware of and understands all the conditions of said Resolution and that Permittee consents to and agrees to comply with the same.

Permittee further certifies that the person whose signature appears below has the authority to bind Permittee to the terms and conditions of this Letter of Acceptance, including Permittee's financial obligations under said Special Permit.

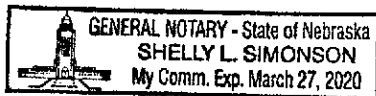
DATED the 3<sup>rd</sup> day of August, 2018.

Stone Bridge Creek, LLC, Permittee

By [Signature]  
Title: Mayor

STATE OF NEBRASKA )  
COUNTY OF LANCASTER ) ss.

The foregoing Instrument was acknowledged before me this 3<sup>rd</sup> day of August, 2018, by Lance Simonson, the Mayor of Stone Bridge Creek, LLC, as permittee.



[Signature]  
Notary Public



# CERTIFICATE

STATE OF NEBRASKA            )  
COUNTY OF LANCASTER        ) SS:  
CITY OF LINCOLN                )

I, Teresa J. Meier, City Clerk of the City of Lincoln, Nebraska, do hereby certify that the above and foregoing is a true and correct copy of **Special Permit 04004B** as adopted and approved by **Resolution No. PC-01596** of the Lincoln City-Lancaster County Planning Commission at its meeting held **March 28, 2018** as the original appears of record in my office, and is now in my charge remaining as City Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City of Lincoln, Nebraska, this 16<sup>th</sup> day of April, 2018.

*Teresa J Meier*  
City Clerk

