



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 5TH
9 ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF
10 SECTION 25, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE
11 6TH P.M., THOSE PORTIONS OF LOTS 12 AND 13, BLOCK 1,
12 STONE BRIDGE CREEK 5TH ADDITION, LOCATED IN THE
13 NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11
14 NORTH, RANGE 6 EAST OF THE 6TH 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 1ST
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 2ND 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

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Teresa @ City Clerk

1 "C", ALL LOCATED IN STONE BRIDGE CREEK 3RD ADDITION,
2 LOTS 1-THROUGH 5, BLOCK 1, AND LOT 1, BLOCK 2, ALL
3 LOCATED IN STONE BRIDGE CREEK 4TH 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 5TH ADDITION,
8 LOTS 1 AND 2, ALL LOCATED IN STONE BRIDGE CREEK 6TH
9 *Block 2* ADDITION, LOTS 1 AND 2, ALL LOCATED IN STONE BRIDGE
10 CREEK 7TH ADDITION, LOTS 1 AND 2, BLOCK 1, AND OUTLOT
11 "A", ALL LOCATED IN STONE BRIDGE CREEK 9TH 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 6TH 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 6TH 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 6TH 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 5TH 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 5TH 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 5TH
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 5TH 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 14TH 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 6TH 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.

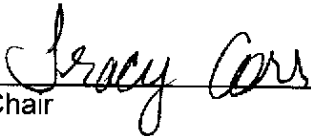
29 10. The Permittee shall sign and return the letter of acceptance to the City Clerk.
30 This step should be completed within 60 days following the approval of the special permit. The
31 City Clerk shall file a copy of the resolution approving the special permit and the letter of

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 26th 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.

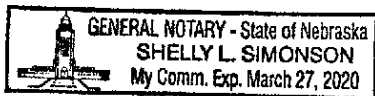
DATED the 3rd day of August, 2018.

Stone Bridge Creek, LLC, Permittee

By [Signature]
Title: Mayor

STATE OF Nebraska)
COUNTY OF Lancaster) ss.

The foregoing Instrument was acknowledged before me this 3rd day of August, 2018, by [Signature], 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 16th day of April, 2018.

Teresa J Meier
City Clerk

