

RESOLUTION NO. A-_____

1 WHEREAS, Hampton Development Services has submitted the
2 preliminary plat of Stone Bridge Creek for acceptance and approval; and

3 WHEREAS, the Lincoln City - Lancaster County Planning Commission
4 has reviewed said preliminary plat and made recommendations as contained in the
5 letter dated June 28, 2001, which is attached hereto as Exhibit "A".

6 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
7 Lincoln, Nebraska:

8 That the preliminary plat of Stone Bridge Creek, located between North
9 14th and North 27th Streets, north of I-80 and south of Alvo and Arbor Roads as
10 submitted by Hampton Development Services is hereby accepted and approved,
11 subject to the terms and conditions set forth in Exhibit "A", which is attached hereto and
12 made a part of this resolution as though fully set forth verbatim.

13 BE IT FURTHER RESOLVED that the City Council finds that the tract to
14 be subdivided is surrounded by such development or unusual conditions that strict
15 application of the subdivision requirements would result in actual difficulties or
16 substantial hardship and the following modifications to the subdivision requirements are
17 therefore approved:

18 1. The requirement of § 26.27.090 of the Lincoln Municipal Code for
19 the planting of streets trees is waived along the I-80 frontage.

20 2. The requirement of Section 26.23.140 of the Lincoln Municipal
21 Code prohibiting lots with a double frontage is waived for lots along Humphrey Avenue.

1 3. The requirement of § 26.23.130(a) of the Lincoln Municipal Code is
2 waived to allow block lengths to exceed 1,320 feet.

3 4. The requirement of § 26.23.140(c) if the Lincoln Municipal Code
4 that side lot lines be at right angles to a street is waived.

5 5. The requirement of § 26.23.125 of the Lincoln Municipal Code
6 which requires pedestrian way easements is waived where block lengths exceed 1,000
7 feet.

8 6. The requirement of § 27.51.090(a) of the Lincoln Municipal Code is
9 waived to allow the front and side yard setbacks along I-80 from 50 feet to 40 feet at a
10 point shown on the plan and along Outlot D from 50 feet to 20 feet.

11 7. The requirement of § 27.15.080(a) for lot area, width, and size is
12 waived for outlots and specified residential and townhouse lots in the proposed R-3
13 district.

14 8. An exception to the design standards to allow sanitary sewer mains
15 to be constructed outside the natural drainage area is approved.

16 9. An exception to the design standards to allow sanitary sewer mains
17 to be constructed opposite street grades is approved.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ____ day of _____, 2001:

Mayor