

FACTSHEET

TITLE: **SPECIAL PERMIT NO. 08039**, requested by Lincoln Federal Bancorp, Inc., for authority to develop **Stone Bridge View Community Unit Plan** for 66 dwelling units, on property generally located southeast of North 14th Street and Humphrey Drive.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 09/24/08
Administrative Action: 09/24/08

STAFF RECOMMENDATION: Conditional Approval

RECOMMENDATION: Conditional Approval (7-0: Esseks, Sunderman, Taylor, Larson, Francis, Cornelius and Carroll voting 'yes'; Gaylor Baird and Partington absent). **Resolution No. PC-01142**

FINDINGS:

1. This is a request by Lincoln Federal Bancorp, Inc., for a community unit plan on 11.13 acres, more or less, consisting of 35 single-family lots and 31 lots that may be a combination of single-family detached, two-family or townhouses, on property generally located southeast of North 14th Street and Humphrey Drive. The application also requests waivers of the land subdivision ordinance to reduce the average lot width for single-family detached dwellings, minimum lot area and depth-to-width ratio. The area proposed for 35 single-family lots is currently platted for 26 lots. The area of 31 lots along I-80 is the same number as currently platted, but the applicant is asking to remove the private alley from the rear of these lots, which would result in garage access along Grays Peak Drive instead of at the rear of the lots.
2. The staff recommendation of conditional approval, including approval of all waiver requests, is based upon the "Analysis" as set forth on p.13, concluding that the proposed community unit plan is in conformance with the Comprehensive Plan and the Zoning Ordinance. The waivers allow for variations in lot sizes that are not allowed under the R-3 and R-5 zoning districts. The requested waivers are typical in community unit plans and are acceptable. The staff presentation is found on p.18.
3. The applicant's testimony is found on p.18-19. The applicant was in agreement with all conditions of approval set forth in the staff report.
4. Testimony in opposition is found on p.19 and the record consists of five letters in opposition (p.30-34) and petitions in opposition from 21 homeowners in Stone Bridge Creek (p.36-57). The primary objections of the opposition are lot size and type of housing, property values, parking and traffic.
5. The applicant's response to the opposition is found on p.10, assuring that the houses in this development would be owner-occupied, that the proposed lots are the same as approved in the preliminary plat except for the northwest area and that the proposed houses are very comparable to what has been built in this area.
6. On September 24, 2008, the Planning Commission agreed with the staff recommendation and voted 7-0 to adopt Resolution No. PC-01142 approving Special Permit No. 08039, with conditions (Gaylor Baird and Partington absent). See Resolution PC-01142, p.3-10. Also See Minutes, p.21.
7. On October 3, 2008, a letter of appeal was filed by Brad and Amy Okamoto on behalf of the Stone Bridge Creek homeowners. The petitions submitted with the letter of appeal are found on p.36-57, being the same petitions submitted at the public hearing before the Planning Commission.
8. The record also consists of a letter from Mark Ottemann on behalf of the Nebraska Department of Roads dated October 7, 2008, requesting that the Council take no further action approving this community unit plan until a noise study is performed by NDOR (p.35). Staff intends to follow up with NDOR to seek resolution of their concern before the hearing date.

FACTSHEET PREPARED BY: Jean L. Preister

REVIEWED BY: _____

REFERENCE NUMBER: FS\CC\2008\CZ.08039 Appeal

DATE: October 13, 2008

DATE: October 13, 2008

October 2, 2008

Brad and Amy Okamoto
1650 Culbera St.
Lincoln, NE 68521

To: City Clerk

Re: Appeal Letter to City Council regarding Special Permit No. 08039

On the behalf of the Stone Bridge Creek homeowners, we are writing to formally request an Appeal to the City Council regarding the City Planning Commission's passage of Special Permit No. 08039 – Stone Bridge View Community Unit Plan.

We do not feel the planning commission's meeting addressed our primary concerns, despite testimony, emails and phone calls from homeowners. We would like to readdress these issues. Many of the homeowners have met with our councilman, John Spatz, and are willing to testify at the appeal. We respectfully request a night meeting with the City Council in order for more of our homeowners to be present during the appeal.

Attached please find copies of the homeowners' original petition against the rezoning permit. This was presented to the planning commission at the meeting, but they were not reviewed. The content of the emails and phone calls against the special permit were not discussed, either. The majority of homeowners in the subject area are strongly against the passage of the permit and would like an opportunity to be heard.

Sincerely,

Brad and Amy Okamoto

Attch.

FILED
CITY CLERK'S OFFICE
2008 OCT 3 AM 11 11
CITY OF LINCOLN
NEBRASKA

**PLANNING COMMISSION FINAL ACTION
NOTIFICATION**

TO : Mayor Chris Beutler
Lincoln City Council

FROM : Jean Preister, Planning 

DATE : September 25, 2008

RE : **Special Permit No. 08039 - Stone Bridge View Community Unit Plan**
(N. 14th Street and Humphrey Drive)
Resolution No. PC-01142

The Lincoln City-Lancaster County Planning Commission took the following action at their regular meeting on Wednesday, September 24, 2008:

Motion made by Sunderman, seconded by Carroll, to approve **Special Permit No. 08039**, with conditions, requested by Lincoln Federal Bancorp, Inc., for authority to develop **Stone Bridge View Community Unit Plan** for 35 single-family lots and 31 lots that may be a combination of single-family detached, two-family or townhouses, together with waivers of the requirements of the Land Subdivision Ordinance to reduce the average lot width for single family detached dwellings, minimum lot area requirement and depth-to-width ratio, on property generally located southeast of North 14th Street and Humphrey Drive.

Motion for conditional approval carried 7-0: Cornelius, Esseks, Francis, Sunderman, Larson, Taylor and Carroll voting 'yes'; Partington and Gaylor Baird absent.

The Planning Commission's action is final, unless appealed to the City Council by filing a Letter of Appeal with the City Clerk within 14 days of the date of the action by the Planning Commission.

The Letter of Acceptance will be mailed to the permittee by the City Clerk at the end of the 14-day appeal period.

Attachment

cc: Building & Safety
Rick Peo, City Attorney
Public Works
Pam Dingman, EDC, 2200 Fletcher Avenue, Suite 102, 68521
Jerry Maddox, Lincoln Federal Bancorp, Inc., 1101 N Street, 68508
Michael Rierden, 645 M Street, Suite 200, 68508
Brad Okamoto, 1650 Culbera Street, 68521
David Strom, 7304 N. 19th Street, 68521
Clayton Anderson, 1550 Torreys Drive, 68521
Tina and John Scully, 1720 Culbera Street, 68521
Tyson and Lindsey Alegria, 6420 Grays Peak Drive, 68521
Ryan DaVall, 1520 Blanca Drive, 68521
Doug and Lexie Nagel, 6517 Elbert Drive, 68521
Caroline Province, 1540 Torreys Drive, 68521

RESOLUTION NO. PC- 01142

SPECIAL PERMIT NO. 08039

1 WHEREAS, Lincoln Federal Bancorp, Inc. has submitted an application
2 designated as Special Permit No. 08039 for authority to develop Stone Bridge View Community
3 Unit Plan for 35 single-family lots and 31 lots that may be a combination of single-family
4 detached, two-family or townhouses, together with a request to waive the requirements of the
5 Land Subdivision Ordinance to reduce the average lot width for single family detached dwellings,
6 minimum lot area requirement, and depth to width ratio, on property generally located southeast
7 of N. 14th Street and Humphrey Drive and legally described as:

8 A portion of Stone Bridge Creek 8th Addition, located in the
9 Southwest Quarter of Section 36, Township 11 North, Range 6
10 East of the 6th Principal Meridian, Lancaster County, Nebraska
11 and more particularly described by metes and bounds as follows:

12 Commencing at the West Quarter corner of Section 36, Township
13 11 North, Range 6 East of the 6th Principal Meridian, Lancaster
14 County, Nebraska; thence south 89 degrees 35 minutes 54
15 seconds east for a distance of 2638.19 feet to a point on the north
16 line of the Southwest Quarter; thence south 38 degrees 54
17 minutes 07 seconds west for a distance of 610.28 feet; thence
18 south 38 degrees 46 minutes 18 seconds west for a distance of
19 79.98 feet to the point of beginning; thence south 38 degrees 45
20 minutes 36 seconds west for a distance of 1130.98 feet, on the
21 north right-of-way of Interstate 80; thence north 32 degrees 03
22 minutes 30 seconds west for a distance of 315.49 feet on the
23 south line of Lot 48, Block 1 to the northwest corner of Lot 48,
24 Block 1; thence on a curve to the right having a radius of 470.00
25 feet and an arc length of 24.75 feet, being subtended by a chord of
26 north 73 degrees 15 minutes 21 seconds east for a distance of
27 24.74 feet to a point on the north line of Lot 48, Block 1; thence on
28 a curve to the left having a radius of 630.00 feet and an arc length

1 of 18.42 feet, being subtended by a chord of north 74 degrees 00
2 minutes 25 seconds east for a distance of 18.42 feet to a point on
3 the north line of Lot 47, Block 1; thence north 29 degrees 38
4 minutes 21 seconds west for a distance of 61.70 feet to the
5 southwest corner of Lot 13, Block 5; thence north 29 degrees 38
6 minutes 21 seconds west for a distance of 159.80 feet on the
7 north line of Lots 1 and 2, Block 5, to the northeast corner of Lot 2,
8 Block 5; thence north 40 degrees 33 minutes 00 seconds west for
9 a distance of 130.97 feet on the north line of Lots 2-4, Block 5, to
10 the northwest corner of Lot 4, Block 5; thence north 50 degrees 21
11 minutes 27 seconds west for a distance of 65.69 feet on the north
12 line of Lot 5, Block 5, to the northwest corner of Lot 5, Block 1;
13 thence north 54 degrees 01 minutes 03 seconds west for a
14 distance of 78.88 feet on the north line of Lot 6, Block 5, to the
15 northwest corner of Lot 6, Block 5; thence on a curve to the left
16 having a radius of 1530.01 feet and an arc length of 117.76 feet,
17 being subtended by a chord of north 33 degrees 43 minutes 55
18 seconds east for a distance of 117.73 feet to a point on the north
19 line of Lot 7, Block 5; thence north 31 degrees 28 minutes 48
20 seconds east for a distance of 3.63 feet on the south right-of-way
21 of Elbert Drive to the northwest corner of Lot 7, Block 5; thence
22 along a curve to the right having a radius of 870.00 feet and an arc
23 length of 74.24 feet, being subtended by a chord of south 54
24 degrees 03 minutes 15 seconds east for a distance of 74.22 feet
25 to a point on the north line of Lot 7, Block 5; thence north 40
26 degrees 16 minutes 11 seconds east for a distance of 60.00 feet
27 to the southeast corner of Lot 25, Block 7; thence north 40
28 degrees 33 minutes 23 seconds east for a distance of 10.70 feet
29 on the north right-of-way of Belford Street to a point on the east line
30 of Lot 7, Block 5; thence on a curve to the right having a radius of
31 280.02 feet and an arc length of 64.25 feet, being subtended by a
32 chord of north 46 degrees 56 minutes 44 seconds east for a
33 distance of 64.12 feet to the northeast corner of Lot 25, Block 7;
34 thence north 36 degrees 32 minutes 58 seconds west for a
35 distance of 151.37 feet on the north line of Lot 25, Block 7, to the
36 northeast corner of Lot 25, Block 7; thence north 72 degrees 57
37 minutes 11 seconds east for a distance of 143.84 feet on the
38 south line of Lots 3-5, Block 7, to the southeast corner of Lot 5,
39 Block 7; thence north 88 degrees 51 minutes 58 seconds east for
40 a distance of 230.69 feet on the south line of Lots 6-9, Block 7 to
41 the southeast corner of Lot 9, Block 7; thence south 68 degrees 43
42 minutes 10 seconds east for a distance of 87.28 feet on the south
43 line of Lots 10-11, Block 7, to the southeast corner of Lot 11, Block
44 7; thence south 51 degrees 19 minutes 40 seconds east for a
45 distance of 260.19 feet on the south line of Lots 12-15, Block 7, to
46 the southeast corner of Lot 15, Block 7; thence south 51 degrees
47 19 minutes 40 seconds east for a distance of 60.07 feet to a point
48 on the west line of Lot 26, Block 1; thence north 38 degrees 44
49 minutes 24 seconds east for a distance of 297.63 feet on the west

1 line of Lots 18-26, Block 1, to the northwest corner of Lot 18, Block
2 1; thence south 51 degrees 22 minutes 21 seconds east for a
3 distance of 133.68 feet to the northeast corner of Lot 18, Block 1;
4 thence south 51 degrees 46 minutes 00 seconds east and the
5 point of beginning, and containing a calculated area of 11.13 acres,
6 more or less;

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

9 WHEREAS, the community as a whole, the surrounding neighborhood, and the
10 real property adjacent to the area included within the site plan for this community unit plan will
11 not be adversely affected by granting such a permit; and

12 WHEREAS, said site plan together with the terms and conditions hereinafter set
13 forth are consistent with the comprehensive plan of the City of Lincoln and with the intent and
14 purpose of Title 27 of the Lincoln Municipal Code to promote the public health, safety, and
15 general welfare; and

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

18 That the application of Lincoln Federal Bancorp, Inc., hereinafter referred to as
19 "Permittee", to develop Stone Bridge View Community Unit Plan for 35 single-family lots and 31
20 lots that may be a combination of single-family detached, two-family or townhouses, be and the
21 same is hereby granted under the provisions of Section 27.63.320 and Chapter 27.65 of the
22 Lincoln Municipal Code upon condition that construction of said development be in substantial
23 compliance with said application, the site plan, and the following additional express terms,
24 conditions, and requirements:

25 1. This permit approves 66 dwelling units (35 single-family lots and 31 lots that may
26 be a combination of single-family detached, two-family or townhouses), and grants the following
27 adjustment to the Zoning Code and Land Subdivision Ordinance.

- 1 a. The requirement in Sections 27.15.080 and 27.19.080 of the Lincoln
2 Municipal Code that single family dwelling (detached) lots in the R-3
3 Residential District and the R-5 Residential District have an average lot
4 width of 50 feet is hereby reduced to 40 feet.
- 5 b. The requirement in Section 27.15.080 of the Lincoln Municipal Code that
6 single-family dwelling lots in the R-3 Residential District have a minimum
7 lot area of 6,000 square feet is hereby waived as shown on the site plan.
- 8 c. The requirement of Section 26.23.140(a) of the Lincoln Municipal Code
9 that residential lots shall have a maximum depth of three times its width is
10 waived for those lots which exceed said ratio as shown on the site plan.
- 11 2. Before receiving building permits:
- 12 a. Permittee shall cause to be prepared and submitted to the Planning
13 Department a revised and reproducible final plot plan including five copies
14 showing the below required revisions.
- 15 i. Add the waivers for lot width and lot area to the Waiver Notes.
- 16 ii. Remove the tie lines from the townhouse lots.
- 17
18 iii. Show the Outlot at the rear of Lots 1-31, block 4, that was
19 approved with the preliminary plat. Identify the landscape
20 easement in the Outlot.
- 21 iv. Show utility easements as requested by the Lincoln Electric
22 System in the September 8, 2008 inter-department
23 communication from Emily Koenig.
- 24 v. Show the lot area for each lot.
- 25 vi. Sign the Surveyor's Certificate.
- 26 vii. Revise Note #6 under Site Specific Notes to read, "Lots 1-31,
27 Block 4, may be single-family detached, two-family or townhouses.
28 Single-family detached shall have an average lot width of 40 feet.
29 Two-family and townhouses shall meet the lot width and area of
30 the R-5 district."
- 31 viii. Add Vistar Homes as an owner. Vistar Homes owns two lots
32 within the boundary of the CUP.
- 33 b. Provide documentation from the Register of Deeds that the letter of
34 acceptance as required by the approval of the special permit has been
35 recorded.
- 36 c. The construction plans substantially comply with the approved plans.
37

1 d. Final plats must be approved by the City.
2

3 If any final plat on all or a portion of the approved community unit plan is
4 submitted five (5) years or more after the approval of the community unit
5 plan, the city may require that a new community unit plan be submitted,
6 pursuant to all the provisions of section 26.31.015. A new community unit
7 plan may be required if the subdivision ordinance, the design standards,
8 or the required improvements have been amended by the city; and as a
9 result, the community unit plan as originally approved does not comply
10 with the amended rules and regulations.

11 Before the approval of a final plat, the public streets, private roadway
12 improvements, sidewalks, public sanitary sewer system, public water
13 system, drainage facilities, land preparation and grading, sediment and
14 erosions control measures, storm water detention/retention facilities,
15 drainageway improvements, street lights, landscaping screens, street
16 trees, temporary turnaround and barricades, and street name signs, must
17 be completed or provisions (bond, escrow or security agreement) to
18 guarantee completion must be approved by the City Law Department.
19 The improvements must be completed in conformance with adopted
20 design standards and within the time period specified in the Land
21 Subdivision Ordinance. A cash contribution to the City in lieu of a bond,
22 escrow, or security agreement may be furnished for sidewalks and street
23 trees along major streets that have not been improved to an urban cross
24 section. A cash contribution to the City in lieu of a bond, escrow, or
25 security agreement may be furnished for street trees on a final plat with 10
26 or fewer lots.

27 e. Permittee shall enter into an agreement with the City wherein Permittee
28 as subdivider agrees:

- 29 i. to complete the installation of sidewalks along both sides of
30 Belford St., Blanca Dr., and Grays Peak Dr. as shown on the final
31 plat within four (4) years following the approval of the final plat.
- 32 ii. to complete the planting of the street trees along both sides of
33 Belford St., Blanca Dr., and Grays Peak Dr. within this plat within
34 four (4) years following the approval of the final plat.
- 35 iii. to complete the planting of the landscape screen within this plat
36 within two (2) years following the approval of the final plat.
- 37
38 iv. to complete the installation of the permanent markers prior to
39 construction on or conveyance of any lot in the plat.
- 40 v. to complete any other public or private improvement or facility
41 required by Chapter 26.23 (Development Standards) of the Land
42 Subdivision Ordinance in a timely manner which inadvertently may
43 have been omitted from the above list of required improvements.

- 1 vi. to submit to the Director of Public Works a plan showing proposed
2 measures to control sedimentation and erosion and the proposed
3 method to temporarily stabilize all graded land for approval.
- 4 vii. to comply with the provisions of the Land Preparation and Grading
5 requirements of the Land Subdivision Ordinance.
- 6 viii. to complete the public improvements shown on the Community
7 Unit Plan.
- 8 ix. to keep taxes and special assessments on the outlots from
9 becoming delinquent.
- 10 x. to maintain private improvements in a condition as near as
11 practical to the original construction on a permanent and
12 continuous basis.
- 13 xi. to maintain the landscape screens on a permanent and
14 continuous basis.
- 15
- 16 xii. to retain ownership of and the right of entry to the outlots in order to
17 perform the above-described maintenance of the outlots and
18 private improvements on a permanent and continuous basis.
19 However, Subdivider may be relieved and discharged of such
20 maintenance obligations upon creating in writing a permanent and
21 continuous association of property owners who would be
22 responsible for said permanent and continuous maintenance
23 subject to the following conditions:
- 24 (1) Subdivider shall not be relieved of Subdivider's
25 maintenance obligation for each specific private
26 improvement until a registered professional engineer or
27 nurseryman who supervised the installation of said private
28 improvement has certified to the City that the improvement
29 has been installed in accordance with approved plans.
- 30 (2) The maintenance agreements are incorporated into
31 covenants and restrictions in deeds to the subdivided
32 property and the documents creating the association and
33 the restrictive covenants have been reviewed and approved
34 by the City Attorney and filed of record with the Register of
35 Deeds.

36 3. Before occupying the dwelling units all development and construction must
37 substantially comply with the approved plans.

38 4. All privately-owned improvements, including landscaping, are to be permanently
39 maintained by the Permittee or an appropriately established homeowners association approved
40 by the City.

1 5. The physical location of all setbacks and yards, buildings, parking and circulation
2 elements, and similar matters must be in substantial compliance with the location of said items
3 as shown on the approved site plan.

4 6. The terms, conditions, and requirements of this resolution shall run with the land
5 and be binding on the Permittee, its successors and assigns.

6 7. The Permittee shall sign and return the letter of acceptance to the City Clerk
7 within 60 days following the approval of the special permit, provided, however, said 60-day
8 period may be extended up to six months by administrative amendment. The City Clerk shall file
9 a copy of the resolution approving the special permit and the letter of acceptance with the
10 Register of Deeds, filling fees therefor to be paid in advance by the applicant.

11 8. This resolution voids and supersedes Special Permit No. 1703 and Special
12 Permit No. 1728 ~~— SUZETTE WRIGHT A~~ *Trumbull*

13 8 ~~9~~. The site plan as approved with this resolution voids and supersedes all previously
14 approved site plans, however all resolutions/ordinances approving other previous permits
15 remain in full force and effect except as specifically amended by this resolution.

16 The foregoing Resolution was approved by the Lincoln City-Lancaster County Planning
17 Commission on this 24 day of September, 2008.

ATTEST:

Eugene W. Carroll
Chair

Approved as to Form & Legality:

[Signature]
Chief Assistant City Attorney

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT
for SEPTEMBER 24, 2008 PLANNING COMMISSION MEETING

PROJECT #: Special Permit No.08039, Stone Bridge View Community Unit Plan.

PROPOSAL: To include a portion of Stone Bridge Creek 1st addition preliminary plat into a Community Unit Plan (CUP). The CUP consists of 35 single family lots and 31 lots that may be a combination of single-family detached, two-family or townhouses.

LOCATION: Southeast of N. 14th St. and Humphrey Dr.

LAND AREA: 11.13 acres, more or less

EXISTING ZONING: R-3 and R-5, Residential

WAIVER /MODIFICATION REQUEST:

1. Average lot width for single family detached of 40 feet.
2. Minimum lot area.
3. Depth to width ratio.

CONCLUSION: This proposed Community Unit Plan is in conformance with the Comprehensive Plan and Zoning Ordinance. The waivers allow for variations in lot sizes that are not allowed under the R-3 and R-5 districts. The waivers are typical in CUP's and are acceptable.

RECOMMENDATION:	Conditional Approval
<u>Waivers</u>	
1. Average lot width for single family detached of 40 feet	Approval
2. Minimum lot area.	Approval
3. Depth to width ratio.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North: R-3, Residential	Single family dwellings and vacant lots
South: R-3, Residential	Single family dwellings, vacant lots and I-80.
East: AG, Agriculture	Interstate 80
H-3, Highway Commercial	Office and commercial buildings
West: R-3, Residential	Single family dwellings and vacant lots

HISTORY:

- September 7, 2005 Final plat #04071, Stone Bridge Creek 8th Addition for 289 residential lots was approved by the Planning Director.
- June 8, 2005 Special Permit #04067, Stone Bridge Creek-The Villas CUP for 124 dwelling units was approved by the Planning Commission.
- August 1, 2005 Annexation #04001 to annex approximately 77 acres and Change of Zone #04007 to change the zoning from AG to R-3 and R-5 was approved by the City Council.
- June 23, 2004 Stone Bridge Creek 1st Addition Preliminary Plat for 311 dwelling units was approved by the Planning Commission.

COMPREHENSIVE PLAN SPECIFICATIONS:

The future land use plan in the 2030 Comprehensive Plan identifies this area as urban residential. (p.19)

Provide different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population. (p.65)

Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. Preserve existing affordable housing and promote the creation of new affordable housing throughout the community. (p.65)

A safe residential dwelling should be available for each citizen: the efficiency apartment and the country estate, the small single family "starter" home and the large downtown apartment suite, the most affordable and the most expensive dwelling unit, completely independent living and living within the care of others. Provision of the broadest range of housing options throughout the community improves the quality of life in the whole community. (p.65)

Diversity of housing choices directly depends upon achieving affordable housing. Housing affordability is not merely important for the community, it is imperative. Lack of affordable housing directly impacts citizens' assets and opportunities, which in turn shape the community's assets and opportunities. Failure to achieve housing affordability reduces the quality of life for income groups disproportionately, creates widespread hardships and stress, and retards the City's collective abilities to address community problems and objectives. (p.65)

Provide different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population. (p.65)

Encourage a mix of housing types, single family, townhomes, apartments, elderly housing all within one area. (p. 66)

UTILITIES: All utilities are installed

TRAFFIC ANALYSIS: All streets are local streets. The streets have been constructed.

PUBLIC SERVICE:

The nearest fire station is Station 10 located at N. 14th St. and Adams St.
A new elementary school is being constructed at N. 14th St. and Alvo Rd. This school is scheduled to be open for the 2009-2010 school year.

ANALYSIS:

1. This special permit for a Community Unit Plan proposes 66 dwelling units with waivers to the minimum lot width, minimum lot area and depth to width ratio. The site plan shows 66 dwelling units on approximately 11 acres. The requested waivers are consistent with approved waivers in other community unit plans.
2. Lots 1-31, Block 4 are proposed to have flexibility in their use. These lots may be used for single-family detached, two-family or townhomes. If used for single-family detached there shall be a average lot width of 40 feet
3. The area within the CUP is included in Stone Bridge Creek 1st Addition preliminary plat. The preliminary plat shows 26 single family lots and 30 townhouse lots. The CUP increases the density by 10 dwelling units.
4. The CUP is necessary to have the option of reducing the lot size and width to less than required by the R-3 and R-5 districts. The lot area and width for the R-3 and R-5 districts are shown below.

<u>Zoning</u>		<u>Lot area</u>	<u>Avg. Lot width</u>
R-3	Single-family	6,000 sf	50'
R-3	Two-family	5,000* sf	40'
R-5	Single family	5,000 sf	50'
R-5	Two family	2,500* sf	25'
R-5	Townhouses	2,500* sf	20'

* per family

5. The approved preliminary plat shows an alley at the rear of the townhouse lots and three drives accessing the alley from Grays Peak Dr. The preliminary plat also shows an Outlot for open space with a 30' landscape easement paralleling Interstate 80 at the rear of the townhouse lots. The proposed plan does not show an alley, drives from Grays Peak Dr., the Outlot or the landscape easement. Planning staff recommends that the Outlot and landscape easement remain.
6. Providing an Outlot for green space at the rear of Lots 1-31, Block 4 will result in more desirable lots. The subdivision ordinance (26.23.140b) requires that lots provide satisfactory and desirable building sites, properly related to the character of the surrounding development. A 300' deep and narrow lot would be difficult to maintain. Screening is required when residential lots back on to a major street. Currently, there is a screening wall at the rear of these lots. Without the Outlot, each property owner would be responsible for their portion of the wall. By putting the wall in a Outlot, a homeowners association would be responsible for the maintenance of the wall and the landscaping.
7. This proposed CUP is consistent with other approved CUP's. The smaller lot sizes will allow affordable homes to be built for the first time home buyer. The diversity of housing choices meets the goals of the Comprehensive Plan.

This approval permits 66 dwelling units with waivers to minimum lot width, minimum lot area and depth to width ratio.

CONDITIONS OF APPROVAL:

Site Specific Conditions:

1. The developer shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 5 copies with all required revisions and documents as listed before a final plat is approved.
 - 1.1. Add the waivers for lot width and lot area to the Waiver Notes.
 - 1.2. Remove the tie lines from the townhouse lots.
 - 1.3. Show the Outlot at the rear of Lots 1-31, Block 4 that was approved with the preliminary plat. Identify the landscape easement in the Outlot.
 - 1.4. Show utility easements as requested by the September 8, 2008 LES memo.
 - 1.5. Show the lot area for each lot.
 - 1.6. Sign the Surveyor's Certificate.
 - 1.7. Revise Note #6 under Site Specific Notes to read, "Lots 1-31, Block 4 may be single-family detached, two-family or townhouses. Single-family detached shall have a average lot width of 40 feet. Two-family and townhouses shall meet the lot width and area of the R-5 district."
 - 1.8. Add Vistar Homes as a owner. Vistar Homes owns two lots within the boundary of the CUP.
 - 1.9. Provide documentation from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.
2. Prior to Building Permits:
 - 2.1. The construction plans substantially comply with the approved plans.
 - 2.2. Final plat(s) is/are approved by the City.
3. If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, the public streets, private roadway improvements, sidewalks, public sanitary sewer system, public water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance. A cash contribution to the City in lieu of a bond, escrow, or security agreement may be furnished for sidewalks and street trees along major streets that have not been improved to an urban cross section. A cash contribution to the City in lieu of a bond, escrow, or security agreement may be furnished for street trees on a final plat with 10 or fewer lots.

Permittee agrees:

to complete the installation of sidewalks along both sides of Belford St., Blanca Dr., and Grays Peak Dr. as shown on the final plat within four (4) years following the approval of the final plat.

to complete the planting of the street trees along both sides of Belford St., Blanca Dr., and Grays Peak Dr. within this plat within four (4) years following the approval of the final plat.

to complete the planting of the landscape screen within this plat within two (2) years following the approval of the final plat.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to complete the public improvements shown on the Community Unit Plan.

to keep taxes and special assessments on the outlots from becoming delinquent.

to maintain the outlots and private improvements in a condition as near as practical to the original construction on a permanent and continuous basis.

to maintain the landscape screens on a permanent and continuous basis.

to retain ownership of and the right of entry to the outlots in order to perform the above-

described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Owner(s) may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:

- (1) Owner shall not be relieved of Owner's maintenance obligation for each specific private improvement until a registered professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.
- (2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds

Standard Conditions:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction is to substantially comply with the approved plans.
 - 4.2 All privately-owned improvements, including landscaping are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City..
 - 4.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 60 days following the approval of the special permit, provided, however, said 60-day period may be extended up to six months by administrative amendment. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant

Prepared by

Tom Cajka
Planner

DATE: September 9, 2008

APPLICANT/CONTACT: Pamela Dingman
Engineering Design Consultants
2200 Fletcher Ave. Suite 102
Lincoln, NE 68521
(402) 438-4014

OWNER: Lincoln Federal Bancorp, Inc.
1101 "N" St.
Lincoln, NE 68508
(402) 474-1400

SPECIAL PERMIT NO. 08039 STONE BRIDGE VIEW COMMUNITY UNIT PLAN

PUBLIC HEARING BEFORE PLANNING COMMISSION:

September 24, 2008

Members present: Carroll, Cornelius, Esseks, Francis, Larson, Sunderman and Taylor; Gaylor Baird and Partington absent.

Ex Parte Communications: None.

Staff recommendation: Conditional Approval.

This application was removed from the Consent Agenda due to letters received in opposition.

Staff presentation: **Tom Cajka of Planning staff** stated that 6 letters in opposition were received from adjacent neighbors with concerns regarding smaller lot sizes, future neighbors, on-street parking and deviation from an already approved plan in place for the area.

This project takes an area out of an approved preliminary plat and puts it into a community unit plan to give the applicant the flexibility to adjust the lots sizes. The area of application has been increased by 9 lots from what was previously approved. The previous plan showed rear access garages and an alley that paralleled the Interstate. That has been removed.

Larson questioned what is across the Interstate. Cajka believes it is an office complex.

Cajka stated the new lots would have a minimum average lot width of 43 feet. R-3 zoning requires a 50 foot lot width and 6,000 sq. ft. of lot area. With the requested waivers, the applicant could reduce the lot width by 10 feet.

Esseks wondered what the lot sizes are in terms of square feet of the proposal. Cajka replied that was not provided to him, but some of the smallest lot widths are 42 feet by 120 feet in depth.

Esseks inquired whether the Planning Commission has been asked to reduce lot width previously. Cajka replied that he believes this is in keeping with most community unit plans that have been requested.

Francis inquired what the average lot width is today in the area. Cajka believes it is approximately 9,000 square feet.

Proponents

1. Michael Rierden appeared on behalf of the applicant. He remarked that this application is for 35 single family lots and 31 units with some flexibility as far as possible townhomes. They are asking for some waivers. The builder is Vistar Homes. Rierden has represented Lincoln Federal Savings for many years. They have had many housing projects throughout the years. They are in agreement with all the staff conditions.

2. Pam Dingman with Engineering Design Consultants pointed out that Lots 1 through 31 are adjacent to the Interstate. They vary in width from 50 feet to 27 feet. They have not made any changes other than taking out the alley. 35 lots are single family. Of those 35, approximately 15 lots fall under the 4,000 square feet of lot area.

Francis asked about the dimensions of some of the smaller lots. Dingman replied that the smallest is about 38 feet wide. The depths vary. The reason they asked for the depth waiver is that some of the lots are particularly long, especially the lots next to the Interstate.

Francis questioned how close together the lots are. Dingman indicated that they would adhere to the city code requirement, which would be a 5 ft. side yard.

Larson sees that all the residences along the Interstate will have a driveway in the front. He assumes the garages will be in the front also. Dingman replied he was correct.

Opposition

1. Brad Okamoto, 1650 Culbera St., presented 19 letters in opposition. This is not how the neighborhood was projected to those who own existing homes in this area. One of the main concerns is parking. Property values and long term effect of such small houses and so closely packed together are other concerns. There is only one outlet that goes by his house. The alley was deleted. He had hoped the alley would alleviate some parking problems. He presented some pictures of other townhouses that have been built in Lincoln. There is no on-street parking due to the mailboxes along the street. He is concerned about property values.

2. David Strom spoke to the neighborhood association. He has some concerns. His house is built on the outskirts of the neighborhood. The proposed application is in the core of the neighborhood. He built his home approximately two years ago. Since he built his house, he has seen duplexes built on single family lots. These duplexes do not meet covenant standards now. They have attempted to work with the landlords. Minimal landscaping has not been completed, the weeds have been left along the sidewalks and the police have been called for parties which leads to parking problems. They have tried multiple times to get the problems fixed but with no success. Humphrey Ave. is used as a dragstrip. There are few accesses into this neighborhood which increases the parking problem. They are concerned about multi-family lots being added to an already congested area. They have spoken to Lincoln Federal about their concerns. They have also had reputable builders build duplexes amongst \$200,000.00 homes. About 30 percent of the neighborhood is rental with a minimum of three people in each house. Many things were promised from the original developer that have not been realized. The neighborhood association has received grants from the Parks and Recreation Dept. to have a park space developed.

Esseks stated that it looks as though the homeowners association has been very active. He questioned if there are any covenants that cover all these properties. Strom responded that there are covenants, but he is not aware of who is enforcing them. The homeowners association is in two court battles now because those homeowners failed to maintain the covenants. One has a weed control problem and the other has a 50 foot trailer in their driveway. Weed Control has had to be called to have the developer maintain their properties.

Esseks recalled being told to beware of land nearby that is undeveloped. He questioned if it is possible that the proposed plan might be better than something realized a few years down the road. Strom would like to see the neighborhood developed and houses built, but he would like to see them occupied by owners, not renters. Undeveloped land can be scary, but early approved plans make

homeowners aware of what will come later. It does not seem fair that the rules can change after they have already built their homes in the neighborhood.

Cornelius inquired when the homeowners association was informed of the plan change. Strom replied that they never received official notification from the City of Lincoln. It was a homeowner association member that informed the board. They saw the sign posted by Planning.

Response by the Applicant

Rierden stated that Vistar Homes has developed approximately 82 of these types of homes. Only one has become a rental. They make it a priority that only owners occupy these homes. The lots along the Interstate are the same as what was approved in the preliminary plat. A few lots have become larger with the deletion of the alley. The northwest area of single family lots are the only lots that have really changed. Lincoln Federal has complied in the past with bonding requirements. Covenants are filed on the property. There is only so much that can be done to make owners aware. The covenants are listed on the title commitment. Lincoln Federal has been involved in this property since the beginning. Common areas not being mowed has always been a problem; however, he believes they are very diligent in keeping up as best they can. When he received the letters in opposition, he did some research. There is 1,600 - 2,000 square feet of proposed living space in this development. According to the County Assessor's Web site, a house on Torreys Drive has 1,270 square feet and an assessed value of \$172,870.00. Another house on Torreys Drive has a little over 1,000 square feet and is valued at almost \$150,000.00. Some other houses in the area have values of \$205,000.00 and \$200,000.00. The proposed Vistar homes have 1,635 square feet, 2,021 square feet, 1,600 square feet and 2,114 square feet. He believes the proposed houses are very comparable to the existing houses in the area.

Esseks stated that on-street parking seems to be a problem. He believes in high density, but wondered where folks go to park. Rierden can't recall, but in most developments like this, there is typically a provision for people to park their cars in the garage.

Larson sees lots as narrow as 27 feet on the plan. Rierden replied that a single family home would need at least 40 feet of lot width. Two of the lots would have to be combined to build a single family home.

Esseks pointed out that the lots along the Interstate are not changing in width. Rierden replied that is correct. A few have been enlarged due to the deletion of the alleys. Dingman noted that the lots are 27 feet wide at the minimum. They were laid out years ago for a builder that is not involved anymore. A lot of the townhome lots are being requested as "either/or" zoning. It could be one four-plex, two duplexes or one really large single family home. They have had success in Vintage Heights with the either/or language. If someone combines two lots, there could be 15 structures on all the townhome lots.

Esseks questioned what would be the lowest priced home likely to be sold. Obviously, a slow market needs to be considered. Dingman replied they are limited by the minimum square footage allowed. She believes the Vistar Homes are no less than \$150,000.00 sales price.

Cornelius questioned the alley that is being eliminated. Dingman replied that the alley wasn't ever wide enough to have parking. The point of the alley was access to the garages behind the lots.

Larson pointed out that it would seem logical to him to have the garages in back of the houses. Dingman replied that the alley product doesn't seem to be currently selling. Their hope is to have around 15-16 structures when the row along the Interstate is built.

ACTION BY PLANNING COMMISSION:

September 24, 2008

Sunderman moved to approve the staff recommendation of conditional approval, seconded by Carroll.

Sunderman stated that no additional dwelling units are being proposed from the original plan. He does not see any negative effect for the neighborhood with these changes. There is the possibility of the townhouse lots being combined.

Esseks noted the staff report states there is the possibility to increase the dwelling units by ten.

Cajka clarified that analysis point #3 of the staff report states that this CUP increases the density by 10 dwelling units, when it should state 9. 31 townhome units are proposed today. 9 additional single family units are being proposed.

Esseks stated the neighbors are worried about the quality of the neighborhood. He questioned how much of a difference the addition of 9 houses make. Carroll does not believe that 9 additional units make much of a difference. The townhouses aren't changing. The townhouse units will probably end up being less in number due to the lot sizes. A few lots are being redesigned. It is a market change.

Francis believes this will allow a little more affordable housing. The people who live in the houses will make the impact, not the houses. Who lives in the house shouldn't be the burden of the builder.

Sunderman sees the potential for more lots in the northwest corner. He believes the townhouses would have the most effect and that portion of the plan is staying the same.

Esseks sees what is going on around the rest of the country. Partially developed areas can have problems with being maintained. That threatens the viability of the newer parts. He questioned if there are any policy resources.

Carroll stated that the city does not regulate private covenants.

Motion for conditional approval carried 7-0: Carroll, Cornelius, Esseks, Francis, Larson, Sunderman and Taylor voting "yes"; Gaylor Baird and Partington absent. This is final action, unless appealed to the City Council within 14 days.



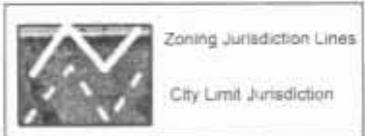
2007 aerial

**Special Permit #08039
Blanca Dr & Belford St**

Zoning:

One Square Mile
Sec. 36 T11N R06E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential 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-6 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



023

STONE BRIDGE VIEW SITE PLAN



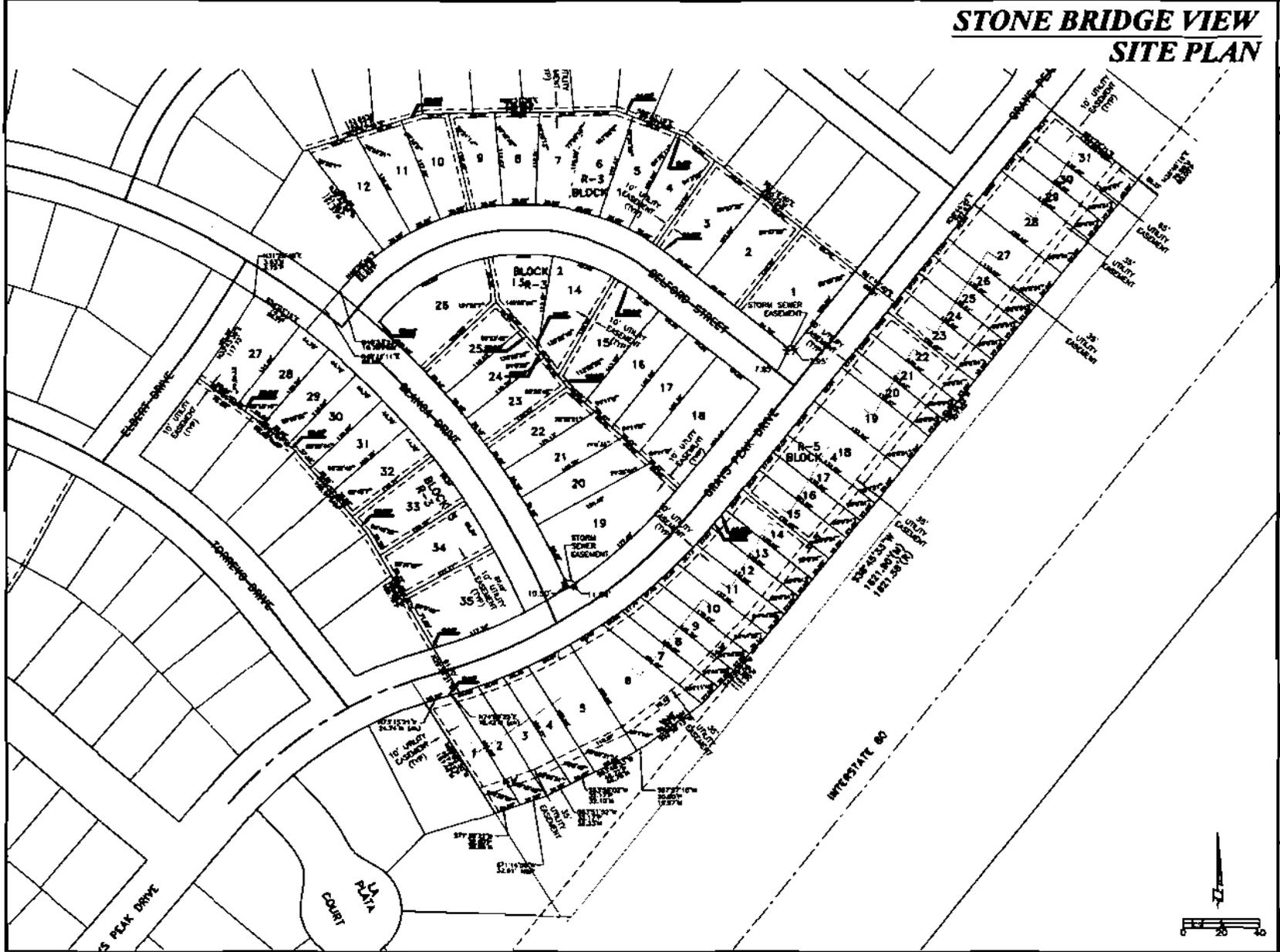
ENGINEERING DESIGN CENTER
1000 S. 10th Street, Suite 100
Lincoln, Nebraska 68502
Phone: (402) 441-1111
Fax: (402) 441-1112

Scale: 1" = 40' (Horizontal)
1" = 20' (Vertical)

STONE BRIDGE VIEW
LINCOLN, NEBRASKA

PRELIMINARY

SHEET
1 OF 1



LEGAL DESCRIPTION

A legal description of a tract of land being a portion of Stone Bridge Creek 8th Addition, located in the Southwest Quarter of Section 36 Township 11 North Range 6 East of the 6th Principal Meridian, Lancaster County, Nebraska.

Commencing at the West Quarter corner of Section 36 Township 11 North Range 6 East of the 6th Principal Meridian Lancaster County, Nebraska.

THENCE South 89 degrees 35 minutes 54 seconds East for a distance of 2638.19 feet to a point on the North line of the Southwest quarter;

THENCE South 38 degrees 54 minutes 07 seconds West for a distance of 610.28 feet;

THENCE South 38 degrees 46 minutes 18 seconds West for a distance of 79.98 feet, to the POINT OF BEGINNING;

THENCE South 38 degrees 45 minutes 36 seconds West for a distance of 1130.98 feet, on the North right of way of Interstate 80;

THENCE North 32 degrees 03 minutes 30 seconds West for a distance of 315.49 feet on the South line Lot 48, Block 1 to the Northwest corner of Lot 48, Block 1;

THENCE on a curve to the right having a radius of 470.00 feet and an arc length of 24.75 feet, being subtended by a chord of North 73 degrees 15 minutes 21 seconds East for a distance of 24.74 feet to a point on the North line Lot 48 Block 1;

THENCE on a curve to the left having a radius of 630.00 feet and an arc length of 18.42 feet, being subtended by a chord of North 74 degrees 00 minutes 25 seconds East for a distance of 18.42 feet to a point on the North line Lot 47, Block 1

THENCE North 29 degrees 39 minutes 21 seconds West for a distance of 61.70 feet to the Southwest corner of Lot 13, Block 5

THENCE North 29 degrees 38 minutes 21 seconds West for a distance of 159.80 feet on the North line of Lots 1 and 2, Block 5 to the Northeast Corner of Lot 2, Block 5.

THENCE North 40 degrees 33 minutes 00 seconds West for a distance of 130.97 feet on the North line of Lots 2-4, Block 5 to the Northwest Corner of Lot 4, Block 5;

THENCE North 50 degrees 21 minutes 27 seconds West for a distance of 65.69 feet on the North line of Lot 5 Block 5 to the Northwest Corner of Lot 5, Block 1;

THENCE North 54 degrees 01 minutes 03 seconds West for a distance of 78.88 feet on the North line of Lot 6 Block 5 to the Northwest Corner of Lot 6, Block 5;

THENCE on a curve to the left having a radius of 1530.01 feet and an arc length of 117.76 feet, being subtended by a chord of North 33 degrees 43 minutes 55 seconds East for a distance of 117.73 feet to a point on the North line of Lot 7, Block 5

THENCE North 31 degrees 28 minutes 48 seconds East for a distance of 3.63 feet on the South right of way of Elbert Drive to the Northwest corner of Lot 7, Block 5;

THENCE along a curve to the right having a radius of 870.00 feet and an arc length of 74.24 feet, being subtended by a chord of South 54 degrees 03 minutes 15 seconds East for a distance of 74.22 feet to a point on the North line of Lot 7, Block 5

THENCE North 40 degrees 16 minutes 11 seconds East for a distance of 60.00 feet to the Southeast corner of Lot 25, Block 7

THENCE North 40 degrees 33 minutes 23 seconds East for a distance of 10.70 feet on the North right of way of Belford Street to a point on the East line of Lot 7, Block 5;

THENCE on a curve to the right having a radius of 280.02 feet and an arc length of 64.25 feet, being subtended by a chord of North 46 degrees 56 minutes 44 seconds East for a distance of 64.12 feet to the Northeast Corner of Lot 25 Block 7;

THENCE North 36 degrees 32 minutes 58 seconds West for a distance of 151.37 feet on the North line of Lot 25 Block 7 to the Northeast Corner of Lot 25, Block 7;

THENCE North 72 degrees 57 minutes 11 seconds East for a distance of 143.84 feet on the South line of Lots 3-5 Block 7 to the Southeast Corner of Lot 5, Block 7;

THENCE North 88 degrees 51 minutes 58 seconds East for a distance of 230.69 feet on the South line of Lots 6-9, Block 7 to the Southeast Corner of Lot 9, Block 7;

THENCE South 68 degrees 43 minutes 10 seconds East for a distance of 87.28 feet on the South line of Lots 10-11, Block 7 to the Southeast Corner of Lot 11, Block 7.

THENCE South 51 degrees 19 minutes 40 seconds East for a distance of 260.19 feet on the South line of Lots 12-15, Block 7 to the Southeast Corner of Lot 15, Block 7;

THENCE South 51 degrees 19 minutes 40 seconds East for a distance of 60.07 feet to a point on the West line of Lot 26, Block 1;

THENCE North 38 degrees 44 minutes 24 seconds East for a distance of 297.63 feet on the West line of Lots 18-26, Block 1 to the Northwest Corner of lot 18, Block 1;

THENCE South 51 degrees 22 minutes 21 seconds East for a distance of 133.68 feet to the Northeast Corner of Lot 18, Block 1, THENCE South 51 degrees 46 minutes 00 seconds East and the POINT OF BEGINNING, and containing a calculated area of 11.13 acres more or less.

024



**STONE BRIDGE VIEW
LEGAL DESCRIPTION**

Lincoln, Nebraska

Drawn By: BTS
Dwg.: CUP-Plat-Base1
Date: 08-27-08
Jab#: 03-083

**SHEET
1 OF 1**



Engineering Design Consultants

2200 Fletcher Ave.
Suite 102
Lincoln, NE 68521
Ph 402-438-4014
Fx 402-438-4026

August 26, 2008

Mr. Tom Cajka
Planning Department
City-County Building
555 South 10th Street, Ste. 213
Lincoln, NE 68508

**RE: Stone Bridge View CUP
EDC Project No. 03-083**

Dear Mr. Cajka:

On behalf of Lincoln Federal Bancorp, the following application and fee are hereby submitted for approval per the subdivision review process:

1. Application for a Community Unit Plan for Stone Bridge View.
2. Application Fee - \$1,900 check.

STONE BRIDGE VIEW COMMUNITY UNIT PLAN

Stone Bridge View CUP consists of approximately 13.00 ± acres generally located southeast of Humphrey Avenue and 14th Street. The development will include 66 residential units consisting of a variety of single-family housing types. The Stone Bridge View Community Unit Plan includes the following:

1. The existing zoning is R-3 and R-5; proposed zoning is R-3 and ~~R~~-5.
2. A Community Unit Plan application is submitted with this package.
3. Total Usage:

a. Single Family Lots (R-3)	35
b. Multi Family Lots (R-5)	<u>31</u>
Total Lots	66

4. Individual lot landscape plans shall be reviewed at the time of building permit.
5. Grading, infrastructure, and utilities for the development are currently installed, and only sanitary service laterals will be added to accommodate the additional lots. LES will provide additional electrical service connections to accommodate the additional lots.
6. Existing easements will remain the same and no new easements have been proposed.

7. Block 4, Lots 1-31 lot lines remain in the same location and have not been altered in this CUP. Block 4, Lots 1-31 may be single family homes, duplexes, and/or any combination of multi-plex attached single family housing.
8. Previous lot lines as well as proposed lot lines are detailed in this CUP.
9. Drainage issues associated with the development have been addressed in the drainage report for Stone Bridge Creek 1st Addition Preliminary Plat (Plat # 04002) and will not be significantly altered with the Stone Bridge View CUP.
10. A soils report previously submitted with Stone Bridge Creek Addition Preliminary Plat (Plat # 04002) has addressed soils issues associated with this CUP since soil conditions will not be significantly altered with this CUP. A soils exhibit is included with this submittal to address the requirements of the City of Lincoln Planning Department.
11. The City of Lincoln shall waive the lot-to-width ratio and minimum width on Block 1, Lots 3-12 and Block 2, Lots 15-25. Minimum lot width and depth ratio shall be waived on Block 4, Lots 1-31.
12. No additional waivers to the City of Lincoln Design Standards are being requested for this CUP.
13. The developer owns the Stone Bridge Creek Addition surrounding this CUP.
14. U.S. Army Corps of Engineers and Lower Platte South NRD have been contacted with Stone Bridge Creek Addition Preliminary Plat (Plat # 04002).

If you have any additional questions or concerns, please contact me at 438-4014 or Chris Marker at cmarker@edc-civil.com.

Sincerely,

ENGINEERING DESIGN CONSULTANTS, L.L.C.


Pamela L. Dingman, PE
Project Engineer

Enclosures:

21 Copies of Plat Site Plan

cc: Mr. Jerry Maddox, Mr. Leo Schumacher, and Mr. Mike Rierden



Engineering Design Consultants

2200 Fletcher Ave.
Suite 102
Lincoln, NE 68521
Ph 402-438-4014
Fx 402-438-4026

August 28, 2008

HAND DELIVERED

Mr. Tom Cajka
Planning Department
City-County Building
555 South 10th Street, Ste. 213
Lincoln, NE 68508

**RE: Waiver List
Stone Bridge View CUP
EDC Project No. 03-083**

Dear Mr. Cajka:

On behalf of Lincoln Federal Bancorp, the attached application and following waiver list is hereby submitted for approval per the subdivision review process:

1. Application for a Community Unit Plan for Stone Bridge View.

STONE BRIDGE VIEW COMMUNITY UNIT PLAN

The waiver list is as follows:

1. 27.15.080(a) Waiver of Lot Width on all lots.
2. 27.15.080(a) Waiver of Lot Area on all lots.
3. 27.15.080(a) Waiver of Depth to Width Ratio on all lots.

If you have any additional questions or concerns, please contact me at 438-4014 or Chris Marker at cmarker@edc-civil.com.

Sincerely,

ENGINEERING DESIGN CONSULTANTS, L.L.C.



Pamela L. Dingman, PE
Project Engineer

Enclosure

cc: Mr. Jerry Maddox, Mr. Leo Schumacher, and Mr. Mike Rierden
Project File

INTER-DEPARTMENT COMMUNICATION



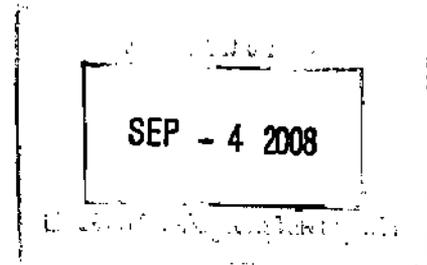
DATE September 2, 2008
TO: Tom Cajka, City Planning
FROM: Emily Koenig (Ext. 7640) *EK*
SUBJECT: DEDICATED EASEMENTS
DN #65N-16E

SP #08039

Attached is the CUP for Stone Bridge View.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

Windstream Nebraska, Inc., Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map. Additionally, please note lot size changes as indicated.



EK/nh
Attachment
c: Terry Wiebke
Easement File

Memorandum

To: Tom Cajka
From: Chad Blahak
Subject: Stone Bridge View CUP sp08039
Date: September 11, 2008
cc:

Engineering Services has reviewed the submitted plans for the Stone Bride View CUP, located east of North 14th Street and south of Humphrey Avenue and has the following comments:

- 1 Any additional sewer taps will need to be made by the Waste Water department. Also, if existing lot lines are changed significantly, existing manholes and/or fire hydrants may end up in the middle of a proposed lot instead at lot lines.

G:\FILES\SIECEB\REPORTS\STONE BRIDGE CREEK VIEW SP08039.DOC

September 21, 2008

To Lincoln-Lancaster County
Planning Department:

RE: Special Permit No. 08039
Stone Bridge View Community Unit Plan

I, Clayton Anderson of 1550 Torreys Drive Lincoln Nebraska, do hereby oppose the application for the special permit no 08039.

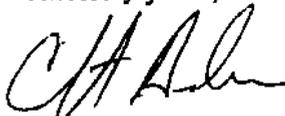
My wife and I chose the Stone Bridge community south of Humphreys Drive because of the lot sizes and the neighborhood covenants. We do not want lot sizes to become smaller. We do not want crowded streets or housing that is built to close together. We do not want our home value to go down to appease a bank or a builder.

If the builder requesting this wants to build houses in this neighborhood then they should follow all the same covenants and leave the lot sizes the same. If the builder is so proud of their homes then putting them on larger lots should make them more valuable.

There are builders building in our neighborhood who do like the lot sizes. Some of the lots being considered are on a curved street that will be crowded enough with limited on street parking. At this present time there are duplex units at the end of our street that have cars parking three to four car lengths up Torreys Drive.

This neighborhood should remain as it was originally plotted. The larger lot sizes bring nicer homes built for families who enjoy nice yards, nice landscaping, and space to enjoy the outdoors without feeling pinched in.

Sincerely yours,



Clayton Anderson
1550 Torreys Drive
Lincoln, NE 68521



Ryan
<ryandevall@yahoo.com>
09/22/2008 09:13 PM

To <plan@lincoln.ne.gov>
cc
bcc

Subject Special Permit No. 08039, Stonebridge View CUP

I would like to voice my opposition to Special Permit No. 08039 proposing to decrease the minimum lot width/area ratio and removal of the drives and alley originally planned along Grays Peak Dr.

Part of my original decision to build in this area was based on the number of comparable-width lots (55-70 ft) that would accommodate ranch style homes similar to the one I chose to build. The reason for this was to make sure I didn't have the "most expensive" house in the neighborhood in order to protect the value of my property. Decreasing the size of the proposed lots no more than a block away from me and encouraging lower cost housing will ultimately reduce the value and marketability of my property in the future.

The original development plans have already included adequate narrow and dense 2-family lots around the perimeter. A quick walk through the neighborhood in the evening gives testament to the congestion created by the existing compact lots. Cars are parked across sidewalks and in front of vacant lots because with driveways so close there is not adequate parking. This also equates to increased traffic through the area.

Given the large number of narrow and two-family lots in the area (the earlier additions of Stonebridge Creek to the north, the Hartland Homes Garden Valley and Charleston Heights to the west) I don't think it is appropriate to approve a proposal to add more of the same.

This proposal is not a positive improvement to the surrounding area in any way and I encourage you to deny it. The only benefit is to the builder that can sell more homes within the same area.

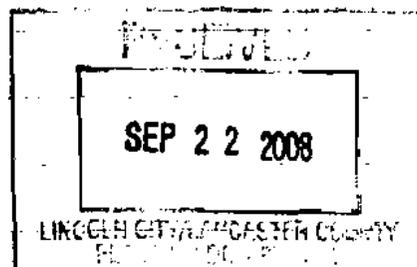
Sincerely,

Ryan DeVall
1520 Blanea Dr
Lincoln, NE 68521

DEAR JIRS:

IN REGARD TO SPECIAL
PERMIT No. 08039, STONE BRIDGE
VIEW Community Unit PLAN, I
AM TOTALLY OPPOSED TO
DOWNSIZING THE LOT SIZES.
I BOUGHT MY HOUSE WITH A
ROOMY LOT IN MIND. LEAVE
THE LOTS ALONE.

CAROLINE PROVINCE
1540 TORREY'S DR.
LINCOLN, NEBR. 68521





<jtascully@neb.rr.com>
09/23/2008 11:43 AM

To <TCajak@ci.lincoln.ne.us>, <pdingman@edc-civil.com>,
<plan@lincoln.ne.gov>

cc

bcc

Subject: Special Permit 08039

Dear Planning Department, Mr. Cajak, and Ms. Dingman,

We live in the Stone Bridge Creek subdivision in which there is currently a re-zoning hearing scheduled for Wednesday, September 24, 2008. Special Permit No. 08039. We would like to express our concerns regarding this change of zone. While we are encouraged that there is interest in homes being built in our area, we are disappointed that the plan includes decreasing the width size of the lots. This was not the projected plan when we moved into the area over a year and a half ago. Our concerns are that if the lots sizes are decreased smaller homes will be built in the area and decrease the property values of the homes around the area. Along with smaller lot sizes, comes less street parking which makes travel more difficult; not to mention additional traffic since there is only one entrance into this area.

We hope that Lincoln Federal and Vistar Homes can work with the neighbors to reach a compromise with the re-zoning of the lots. Should anyone have questions, please let either of us know.

Tina and John Scully
1720 Culbera Street
499-2661 - John
499-3089 - Tina



Tyson Alegria
<tyson@leachrv.com>
09/23/2008 01:40 PM

To <plan@lincoln.ne.gov>

cc

bcc

Subject Re: special permit 08039 Stone Bridge View community plan

To whom it may concern,

As a resident of the Stone Bridge Creek development, I am writing you this letter with concern about the proposed Stone Bridge View community plan. My wife and I have been a member of this subdivision for just over 2 years now. Our first impression of this development was great. We were very happy to find lots of this size to build our home on. With the economic growth potential of the North side of Lincoln, we thought this would be the perfect place to start our family.

We are very opposed of the plan to re-zone the lots just down the street from us. Even though this re-zoning wouldn't effect us right away, We feel that there is potential to effect us in the future. Some of these effects are lack of parking along the streets, cluttered streets, and unsafe driving conditions if kids enter the streets and the driver is unable to see them because of too many vehicles lining the street.

We chose to build our house here with great consideration of the original neighborhood plan. We knew that with large lots like these, low end homes would probably not be built, thus keeping our property values up. I know that Stone Bridge has some very easy guidelines when it comes to building a house which attracts many families to the area. We just feel that since the guidelines are very laxed there should not be any reason to re-zone any of the lots. We feel that people looking to purchase a lot in this neighborhood will see the large lots and great neighborhood and that is what will lure them to purchase lots in this neighborhood. We don't feel that they will be lured to the neighborhood seeking less expensive housing and houses that are almost sitting on top of one another with no street parking and unsafe conditions for their children.

My wife and I have signed a petition stating that we are against this re-zoning. I am sure that there are other families in the neighborhood that feel the same way that we do. They may not feel that they really have a voice in this matter. We are a very new and growing neighborhood that doesn't have a lot of voices to be heard. Please take that into consideration.

Respectfully,
Tyson & Lindsey Alegria
6420 Grays Peak Dr



Dave Heineman
Governor

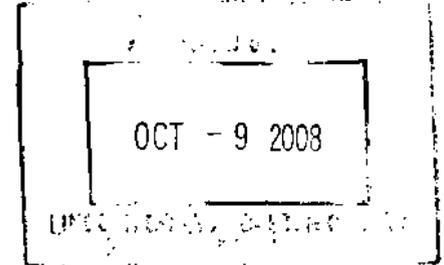
DEPARTMENT OF ROADS

John L. Craig, Director

1500 Highway 2 • PO Box 94759 • Lincoln NE 68509-4759
Phone (402)471-4567 • FAX (402)479-4325 • www.dar.state.ne.us

October 7, 2008

Lincoln City Clerk
Lincoln City Council
555 South 10th Street
Lincoln, NE 68508



Re: Stone Bridge View Community Unit Plan
(North 14th Street and Humphrey Drive)

Dear Lincoln City Council:

I would appeal to the Council that any further approval for this development not occur until a noise study is performed by my office.

I made a request to the City of Lincoln Planning Department that any development next to a State Roadway be reviewed by my office, but this did not happen for this development.

We did a noise study and worked with the consultant and developer for the Stone Bridge Creek -The Villas adjacent to this proposed development. We were able to come up with a plan that would make an improved quality of life for the future residents of the Villas.

Quality of life would be greatly compromised for the receptors next to Interstate 80 because of the close proximity to the Interstate. I understand a short wall was constructed parallel to the Interstate for this development but, without a noise study, the effectiveness of the wall cannot be determined. Other remedies, such as earth berms or minimum setbacks might be necessary to improve the quality of life for the future residents. Those future residents will seek help from the City of Lincoln and the State of Nebraska to alleviate their noise impacted situation.

The environmental document for Project No. IM-80-9(872), I-80 Upgrade Lincoln to Omaha, has been federally approved and signed as of June 25, 2003. Stone Bridge View Community was not platted for development at the time the environmental document was signed. The State of Nebraska will not provide noise abatement for developments that are proposed after that signing date, in accordance with the federally approved Nebraska Department of Roads' Noise Analysis and Abatement Policy dated May 1998. However, any improvement to the Interstate after completion of the current project under construction will require the State to consider noise abatement for this area at a great cost to the taxpayers of this State.

Sincerely,

Mark Ottemann
Noise and Air/Utilities Engineer
Planning and Project Development Division
Phone: 402-479-41684

MO/S2-O

✓ xc: Jean Preister, City of Lincoln Planning Department

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: Doug & Lexie Nagel

Address: 6517 Elbert Dr

Signature: Lexie Nagel

Comments:

This will cause increased congestion on our streets due to the parking of the vehicles in the Victoria's smaller lots.

I do not want our home to go down in value due to these types of homes

Leave the lot size ALONE!

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Doug & Lexie Nagel Family
6517 Elbert Dr
Lincoln, NE 68521

Reference: Permit # 08039, rezoning of Stone Bridge View

Dear Planning Commission,

Thank you for taking the time to read my testimony concerning our objections about the rezoning effort to change the community plan. I am not able to make it today because of my work, but wanted you to hear my comments just the same. My family moved into this area about a year and a half ago because it provided us with some major benefits. My wife works in the downtown area and I am a farmer just north of Lincoln. I chose the area of Stone Bridge Creek not only for the convenience for both my wife and I but for several other reasons as well. I wanted a place where my two young boys would be safe, while playing with several other children in the area. I was sold on the fact that North Lincoln was growing, as Lincoln has actively recruited several businesses to locate in the University's Technical Park less than five minutes away. To me this means a stronger economy, more middle to upper class incomes and young thriving families wanting to be close to their work place. These reasons in combination with a new elementary school, large lots and a nice neighborhood made this location a slam dunk.

Rezoning to smaller lots will drastically change the type of houses to be built in the area. We were sold on this location because of the quality of the homes already built in the area. A quick appraisal shows that the average house varies from \$190,000 to \$300,000. It is not necessary to downsize lots (lower cost?) and build row houses without basements, such as Vistars' model home demonstrates. By reducing the lot size this also means an increase in congestion to our streets for parking at these residences. If that is what is to come then it will not only devalue my house, but those of other families that have established a *long term* residence here for the very same reasons I did.

Since the exit of Hampton Enterprises, I am worried that the original intent of the area is changing. We held up our end of the bargain by adhering zoning and covenant requirements established with the original developer. Unfortunately, the houses proposed by Vistar have not met our expectations. If their house is a sellable one then so be it, but just sell it on the lots that were originally established with the original

requirements or move elsewhere. If you allow this zoning to change in this area of Stone Bridge, then what is to stop it from jumping across to the next block, then the next and so forth? If re-zoning after the fact is a standard practice, then I would say it is a darn good deterrent to any family moving into a new area with pre-conceived notions on what a neighborhood is to look like. From now on, one should buy the last lot available in a neighborhood you know will ^{to} always be the way you intended.

Thank you again for listening, and I hope you will seriously consider leaving the lots as they were originally planned out. Let the economy work itself out for the next couple of years and just watch North Lincoln prosper!

Sincerely,

The Doug & Lexie Nagel Family

Submitted Via Email 6/22/08

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: Mary-Claire Tran

Address: 1540 Blanca Dr.
Lincoln, NE 68521

Signature: 

Comments:

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

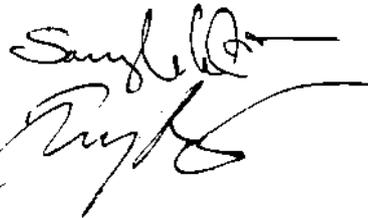
Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: Dung & Sang Do

Address: 1550 Blanca Dr.
Lincoln, NE 68521

Signature: 

Comments:

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: Brad & Amy Okamoto

Address: 1650 Culbera St

Signature: ~~Brad Okamoto~~ Amy Okamoto

Comments: This change was not a part of the neighborhood plan. We purchased our lot based on that plan. We are worried about the increased traffic through our one entryway, parking issues, property values and aesthetics.

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: TERESE M. ANDERSON

Address: 1550 TORREYS DR.

Signature: Terese M Anderson

Comments: Keep our neighborhood the way it was intended for the future. - Large lots, nice homes and beautifully done landscaping. Not over crowded lots and streets.

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: Craig & Lori Kowal

Address: 1610 Blanca Dr.

Signature: Craig Kowal Lori Kowal

Comments:

We are concerned about the impact this re-zoning proposal will have on our neighborhood.

We have the largest flat lot in the neighborhood, and the proposal surrounds us on three sides.

Our concerns include street parking room, traffic, and most especially the "look" of our neighborhood to be appropriate with the size and style of our own house and others in our neighborhood, and appropriate yards for family housing - not rental property.

Please reject this zoning proposal.

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: Vera & Bill Schneider

Address: 1520 Blanca Dr.
Lincoln, NE 68521

Signature: Vera J Schneider

Comments:

We didn't build our home with the idea that it would become an area with lack of parking & space. This will ultimately lower our property values

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: Derek & Jill Heiss

Address: 1455 Bianca Dr.
Lincoln, ILL 68521

Signature: Jill Heiss - Derek Heiss

Comments:

If we wanted to live in a neighborhood with cheap houses we would not have built here.

Please help us get our full value out of our houses, Lets make this an inviting, family neighborhood with lots of safe space for our children to enjoy.

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: Ryan DeVell

Address: 1520 Blanca Dr.

Signature: 

Comments:

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: JAMISON E. WOLFE

Address: 1570 BLANCA DR.

Signature: 

Comments:

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

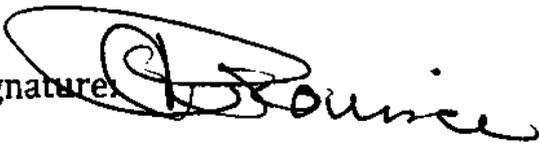
Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: CAROLINE PROVINCE

Address: 1540 TORREY'S DR.

Signature: 

Comments:

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: *David + Joan Petersen*

Address: *1450 Blanca Drive
Lincoln, NE 68521*

Signature: *David Petersen Joan L. Petersen*

Comments: _____

This plan will cause more parking problems. The parking on "Whitewater Lane" where there are narrow lots and no parking in front of their homes, park across the street and down "Torres Drive" and "La Plata Drive". This can make the street so narrow that pickup trucks have a hard time getting through. A fire truck would not be able to drive through the streets. If you allow even more area around those all ready planned on "Grays Peak Drive" there will be an even larger parking problem. Emergency vehicles will have trouble traveling through this area. It is a safety issue when you put so many people into a small area with very limited parking and at this time only one access road. (Trinidad Road).

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: Kirk + Kathy Down

Address: 1610 Culbera St.

Signature: Kirk Down / Kathy Down

Comments: See 9/22/08 email.

1. Parking
2. Street safety
3. Eyesore/garbage
4. Unkept yards/property
5. Value depreciation
6. Outlet congestion

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: *John McDevine*

Address: *1630 Culbera St.
Lincoln NE*

Signature:

Comments:

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: *Anna and Viktor Kondratyuk*

Address: *1640 Culbera St*

Signature: 

Comments:

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name:

Sherry Walton

Address:

1706 Culbera

Signature:

Sherry Walton

Comments:

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed, *as currently proposed.*

Name: *John & Tina Scully*

Address: *1720 Culbera St., Lincoln*

Signature: *Tina M. Scully* 

Comments: *While we are encouraged to see growth in the neighborhood, we are not pleased as to how narrow the proposed lots are designed. With such narrow lots, it will make it more difficult to have adequate street parking. We hope a compromise can be made.*

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: *Aaron, Angie Hurd*

Address: *1742 Culbera St
Lincoln, Ne 68521*

Signature: *AH Angie Hurd*

Comments:

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: Lien Do

Address: 1756 Culbera St.

Signature: 

Comments:

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.

Stone Bridge Creek Petition

RE: Special Permit No.08039, Stone Bridge View Community Unit Plan.

As a Stone Bridge Creek homeowner, I do not wish the re-zoning plans to be passed.

Name: Tyson and Lindsey Alegria

Address: 6420 Gray Peak Dr.
LINCOLN, NE 68521

Signature: Lindsey Alegria

Comments: Tyson also

Please sign and return to 1650 Culbera St. by Wednesday morning and I will take it to the Planning Commission Meeting on September 24th.