CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 02032 **DATE:** December 3, 2002
Stone Bridge Creek 2nd Addition

SCHEDULED PLANNING COMMISSION MEETING: **DATE:** December 11, 2002

PROPOSAL: A final plat consisting of 84 lots and one outlot.

LAND AREA: 17.96 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat.

RECOMMENDATION: Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlots A, Stone Bridge Creek 1st Addition located in Section 36, T11N, R6E.

LOCATION: Generally located at North 14th and Humphrey Avenue.

APPLICANT: Robert Hampton
Stone Bridge Creek, LLC
6101 Village Drive, Suite 101
(402)434-5650

OWNER: Same

CONTACT: Robert Dean
Engineering Design Consultants
630 N. Cotner Blvd, Suite 105
(402)464-4011

EXISTING ZONING: R-3, Residential

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	Agricultural, acreages	AG, Agricultural
South:	Agricultural, acreages, commercial	AG, H-4, General Commercial, H-3, Highway Commercial
East:	Commercial, undeveloped	H-3, R-3, residential
West:	Agricultural, acreages	AG

HISTORY: City Council approved Stone Bridge Creek Preliminary Plat #00017 and Special Permit #1845 on **August 27, 2001.**

TRAFFIC ANALYSIS: N. 14th Street is classified as an Urban/Rural Minor Arterial, and Interstate 80 is classified as an Urban/Rural Interstate & Expressway. Arbor Road is classified as an Urban/Rural Principal Arterial.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.

2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Agreement for escrow of security funds have been accepted for the completion of sidewalks, sidewalks in the pedestrian ways, street signs, permanent monuments, street trees and landscape screen.

3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.

4. A subdivision agreement is required and will be submitted to the owners for their signature.

Becky Horner
Planner

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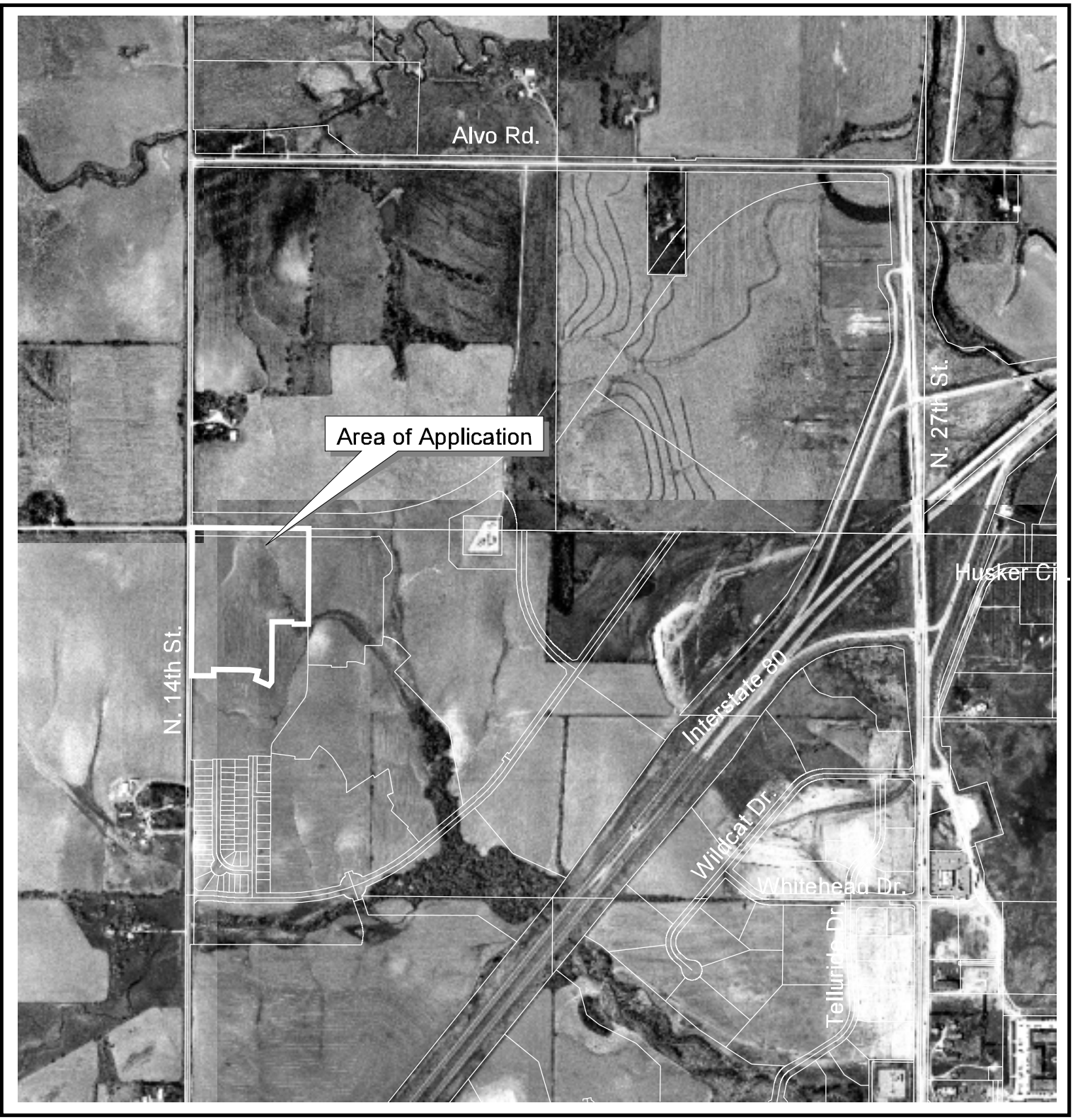

Final Plat #02032
Stone Bridge Creek 2nd

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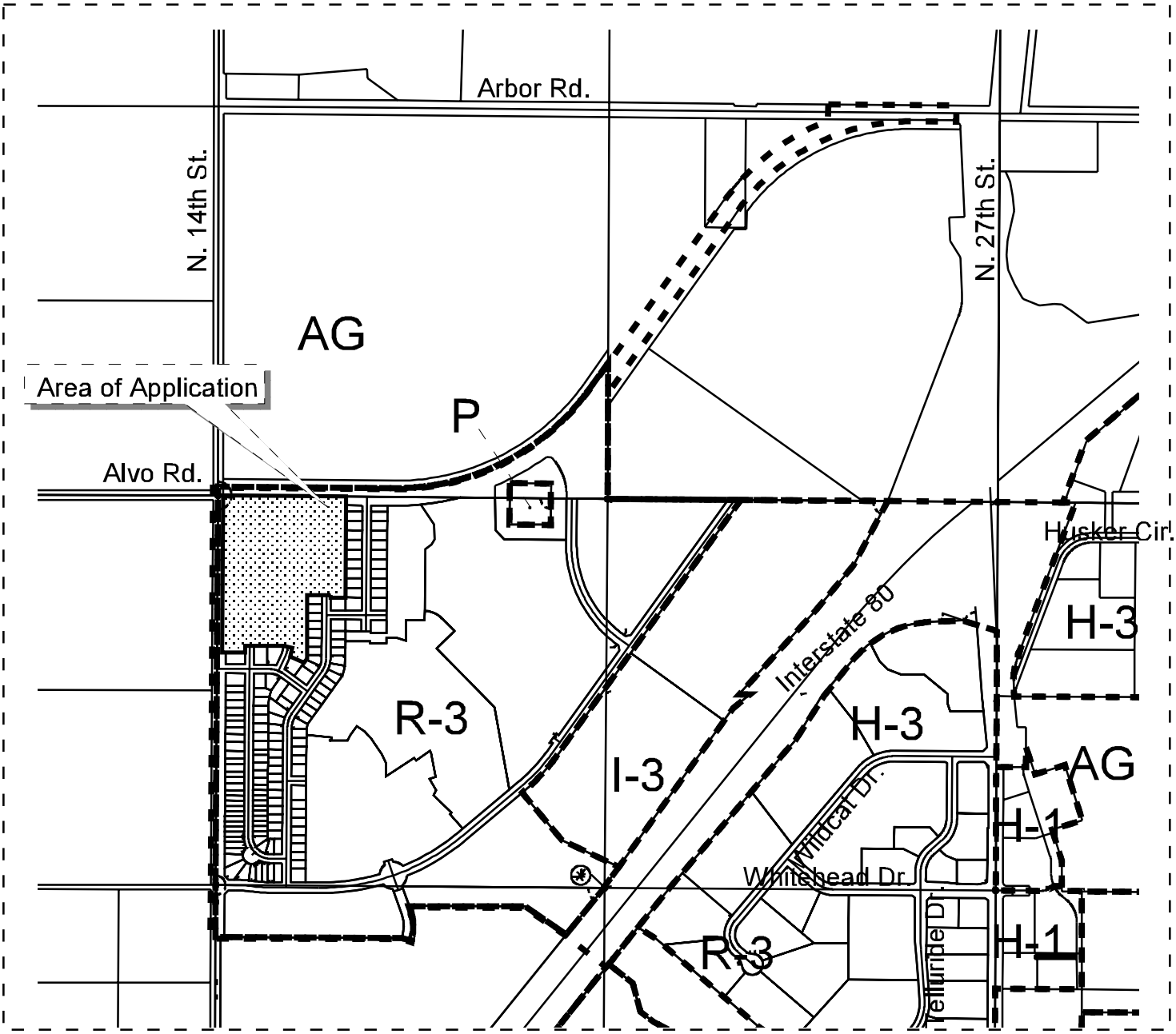
Photograph Date: 1999



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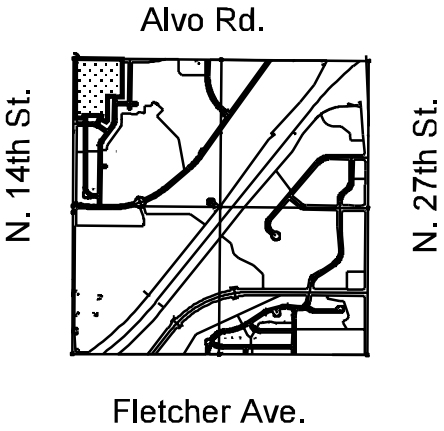
Stone Bridge Creek 2nd



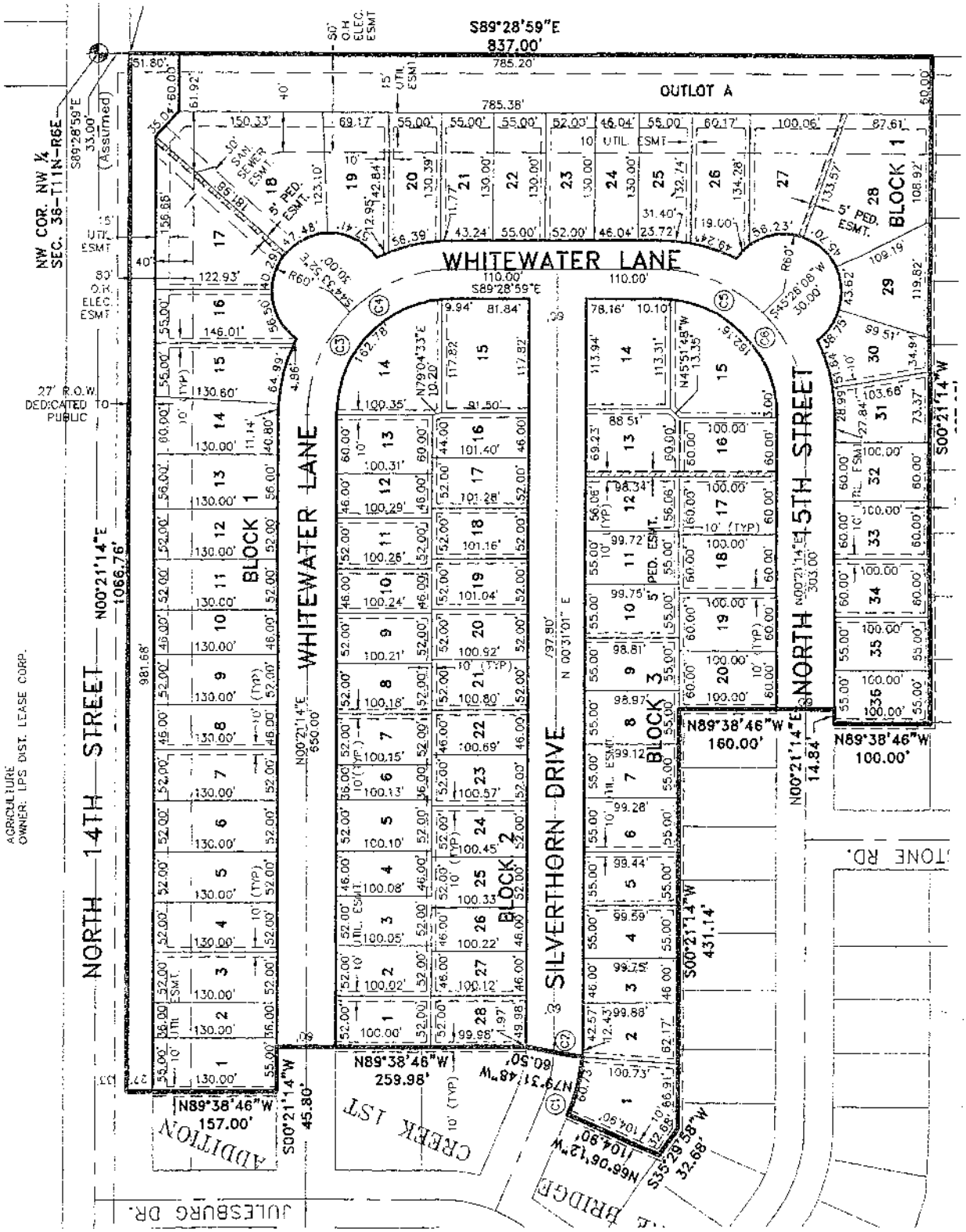
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Convervation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 36 T11N R6E

Zoning Jurisdiction Lines

City Limit Jurisdiction


S89°28'59"E
837.00'
OUTLOT A
WHITEWATER LANE
NORTH 14TH STREET
NORTH 15TH STREET
SILVERTHORN DRIVE
BLOCK 1
BLOCK 2
BLOCK 3
N89°38'46"W
160.00'
N89°38'46"W
100.00'
N89°38'46"W
259.98'
N89°38'46"W
157.00'
S00°21'14"W
431.14'
S00°21'14"W
45.80'
N00°21'14"E
14.84'
N00°21'14"E
1066.76'
NW COR. NW ¼
SEC. 36-T11N-R6E
27' R.O.W. DEDICATED TO PUBLIC
AGRICULTURE
OWNER: LPS DIST. LEASE CORP.
JULESBURG DR.
ADDITION
CREEK 1ST
BRIDGE
TONE RD.
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