

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

**P.A.S.:** Change of Zone #3369  
Special Permit #1978

**DATE:** June 11, 2002

**PROPOSAL:** A change of zone from AG Agriculture to R-4 Residential with a one-lot Community Unit Plan (CUP) for 120 multi-family units and clubhouse.

**WAIVER REQUEST:** None

**LAND AREA:** Approximately 19.81 acres.

**CONCLUSION:** This change of zone and CUP generally conform to the Comprehensive Plan and adopted regulations.

<b><u>RECOMMENDATION:</u></b>	Change of Zone #3368 Special Permit #1978	Approval Approval with Conditions
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** A portion of Lot 81 I.T. located in the southeast quarter of Section 24, T9N, R6E, of the 6<sup>th</sup> P.M., Lancaster County, Nebraska (see attached for complete metes and bounds description).

**LOCATION:** Northwest of the intersection of South 27<sup>th</sup> Street and Yankee Hill Road.

**APPLICANT/  
OWNER:** Ridge Development Company and Southview, Inc.  
2001 Pine Lake Road Suite 100  
Lincoln, NE 68542  
(402) 421-1627

**CONTACT:** Stephen Clymer  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508  
(402) 474-6311

**EXISTING ZONING:** AG Agricultural

**EXISTING LAND USE:** Agriculture

**SURROUNDING LAND USE AND ZONING:**

North:	Vacant Agricultural Land	AG
South:	Single-family Residential	R-3
East:	Vacant (site of approved Use Permit for office/retail center)	B-2
West:	Vacant (final plat for single-family res. has been approved)	R-3

**HISTORY:** FP#01037 - The final plat of Stone Ridge Estates Addition creating 73 lots and five outlots was approved **March 20, 2002**.

CZ#3330 - A change of zone from AG to R-3 Stone Ridge Estates Addition was approved by the Planning Commission on **November 28, 2001** and by the City Council on **January 14, 2002**.

PP#3330 - The preliminary plat of Stone Ridge Estates Addition was approved by the Planning Commission on **November 28, 2001**, and by the City Council on **January 14, 2002**.

SP#1946 - A special permit to allow a Community Unit Plan for ten duplex units on Lots 1-10, Block 7, Stone Ridge Estates Addition, was approved by the Planning Commission on **November 28, 2001**, and by the City Council on **January 14, 2002**.

**COMPREHENSIVE PLAN SPECIFICATIONS:** In the May, 2002 Comprehensive Plan, this land is designated as Urban Residential in the Land Use Plan (page F27). Other relevant sections include the following:

- Page F20 - Residential Neighborhoods
  - Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood.
  - Encourage different housing types and choices, including affordable housing throughout each neighborhood for an increasingly diverse population.
- Page F75 - Guiding Principles for New Neighborhoods
  - Encourage a mix of housing types, single-family, townhomes, apartments, elderly housing all within one area.
  - Multiple-family and elderly housing closest to commercial area.

- Page F93 - Transportation Planning Principles
  - A Balanced Transportation System - The concept of balance also applies to methods of transportation. While the system must function well for motor vehicles, it should also establish public transportation, bicycling, and walking as realistic alternatives now and into the future.
- Page F99 - Other Areas
  - All areas of the community should have safe, secure and reasonably direct pedestrian connections. Activities of daily living should be available within walking distance. Neighborhoods should include homes, stores, workplaces, schools, and places to recreate. Interconnecting streets, trails, and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, and conserve energy.

**UTILITIES:** This area is within the Future Service Limit of the Comprehensive Plan. All utilities are available or planned for this area and capable of serving the needs of the proposed development.

**TOPOGRAPHY:** This site slopes down to the middle where there is a drainage that extends from east to west across the site.

**TRAFFIC ANALYSIS:** South 27<sup>th</sup> Street and Yankee Hill Road are both identified as principal arterials in the Comprehensive Plan, and are both paved adjacent to the limits of this project. Paving improvements are planned for Yankee Hill Road in the current six-year Capital Improvements Program (CIP).

**PUBLIC SERVICE:** This area is served by City of Lincoln public safety services and utilities, and by Lincoln Public Schools.

**ANALYSIS:**

1. The May, 2002 Comprehensive Plan designates this area as Urban Residential. The proposed change of zone from AG to R-4 is consistent with the Plan.
2. In addition to the review for compliance with the Comprehensive Plan, those relevant portions of Nebraska Revised Statutes Section 15-902 are also considered:
  - A. **Safety from fire, flood and other dangers;**  
There is no FEMA flood plain on the parcel.
  - B. **Promotion of the public health, safety, and general welfare;**

There appears to be no major conflicts. The Plan has called for and has anticipated urban residential development in this area.

C. **Consideration of the character of the various parts of the area, and their particular suitability for particular uses, and types of development;**

R-4 zoning is consistent with existing and planned development in this area. D. **Conservation of property values; and**

A change from AG to R-4 is consistent with what has been planned and anticipated for this area and should not be detrimental to property values.

E. **Encouraging the most appropriate use of land throughout the area zoned, in accordance with a comprehensive plan.**

A change of zoning to R-4 is consistent with the development pattern in this area and is an appropriate use of land that complies with the Comprehensive Plan.

3. The proposed CUP with 120 units and a clubhouse is an allowable density, well under the maximum permitted density of 275 units.

4. The apartment buildings are accessed by an internal private driveway. That portion of the driveway serving the apartments along the north boundary shows a connection to the future street north of the complex. The south portion is a dead-end drive approximately 1,100 in length. While this project is not subject to the requirements of LMC Section 26.23.080 that limits dead-end streets to 1,000' in length and serving no more than 40 dwelling units, the standard was developed with public health and safety in mind. In this case, the concern is the potential number of people and amount of property at risk if the drive becomes blocked for some reason. With only one means of ingress/egress to the buildings on the south, there is no alternate way for both emergency responders to get in or for residents to get out in the case of an emergency. An acceptable solution to the access problem (that would also enhance pedestrian circulation within the complex) is to connect the north and south drives by an extension across the dam between the two detention ponds. This provides internal circulation throughout the site and accommodates emergency access.

5. Sidewalks are not required by the Zoning Ordinance or Design Standards in the interior of this development, and none are shown. As a result, the development does not have pedestrian connections to surrounding areas, and there is no attempt to accommodate pedestrian circulation within the development. This type of design is contrary to the Comprehensive Plan which encourages connectivity among neighborhoods, and encourages the accommodation of pedestrian facilities to help increase mobility, decrease dependence upon automobiles and reduce traffic congestion.

Sidewalks should be installed along at least one side of the drive throughout the complex, and sidewalk connections should also be made that allow direct access to South 27<sup>th</sup> Street, Yankee Hill Road, Hollynn Lane, and to the unlabeled building in the southwest corner of the site. Sidewalks should also be installed along both sides of the drive connecting to the 'Future Drive Access' noted north of the site.

6. The two sign envelopes shown between the unlabeled building and Hollynn Lane are not allowed by the zoning ordinance and must be removed. Additionally, all sign envelopes must be indicated on the landscape plan as required by the Zoning Ordinance.

7. The unlabeled building at the southwest corner of the site is presumed to be a clubhouse. Clubhouses are allowed as an accessory use to the apartment complex, and are for the use of the residents living there - not the general public. To enhance the accessibility for the residents of the complex, the unlabeled clubhouse and parking area should be designed with access to the internal road system, and not from the adjacent public street (Hollynn Lane) as shown. A sidewalk connection from the internal sidewalk system to the building should also be provided.

8. There are several items relating to drainage and storm water detention noted in the review from the Public Works and Utilities Department. These items must be corrected and accompanied by a storm water detention plan approved by Public Works prior to this request being forwarded to City Council.

9. Design Standards require apartment complexes to provide outdoor recreation facilities. Based upon the design proposed, a ½ basketball court, playground (including swing and spring toys), ground surface, with a shaded seating area must be provided consistent with the review from the Parks and Recreation Department.

10. LES requests a blanket easement (except for building footprints) over the site to accommodate providing utility service to the complex.

11. Note #5 relating to lot dimensions and reductions in lots under General Site Notes is not applicable and should be deleted. Also, note #10 relating to sidewalks not being required should be deleted.

12. Comments from the Health Department remind the applicant of specific requirements prior to and during construction. It should also be noted that plans for swimming pools must be approved by the Health Department prior to construction.

**CONDITIONS FOR SPECIAL PERMIT #1978:**

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

1.1 Revise the plan as follows:

1.1.1 Provide a drive across the dam connecting the north and south access drives.

1.1.2 Provide a sidewalk along one side of the drive throughout the complex, with sidewalk connections made to allow direct access to South 27<sup>th</sup> Street, Yankee Hill Road, Hollynn Lane, to the unlabeled building, and installed along both sides of the drive connecting to the 'Future Drive Access' noted north of the site.

1.1.3 Delete the two sign envelopes shown between the clubhouse and Hollynn Lane. The landscape plan must also be revised to show all remaining sign envelopes.

1.1.4 Provide outdoor recreation facilities consisting of a ½ basketball court, playground (including swing and spring toys), ground surface, with a shaded seating area consistent with the review from the Parks and Recreation Department.

1.1.5 Provide a blanket utility easement over the site except for building footprints.

1.1.6 Delete notes #5 and #10 under General Site Notes.

1.1.7 Label all buildings and structures along with their purpose, and add the number of dwelling units per structure.

1.1.8 Show the unlabeled clubhouse with vehicular access from the internal road system, with the access drive off Hollynn Lane deleted.

1.2 The applicant must address all items to the satisfaction of the Public Works and Utilities Department noted in their review.

2. This approval permits 120 multiple-family units and one associated clubhouse.

General:

3. Before receiving building permits:
  - 3.1 The permittee shall have submitted a revised and reproducible final plan and 5 copies.
  - 3.2 The construction plans shall comply with the approved plans.

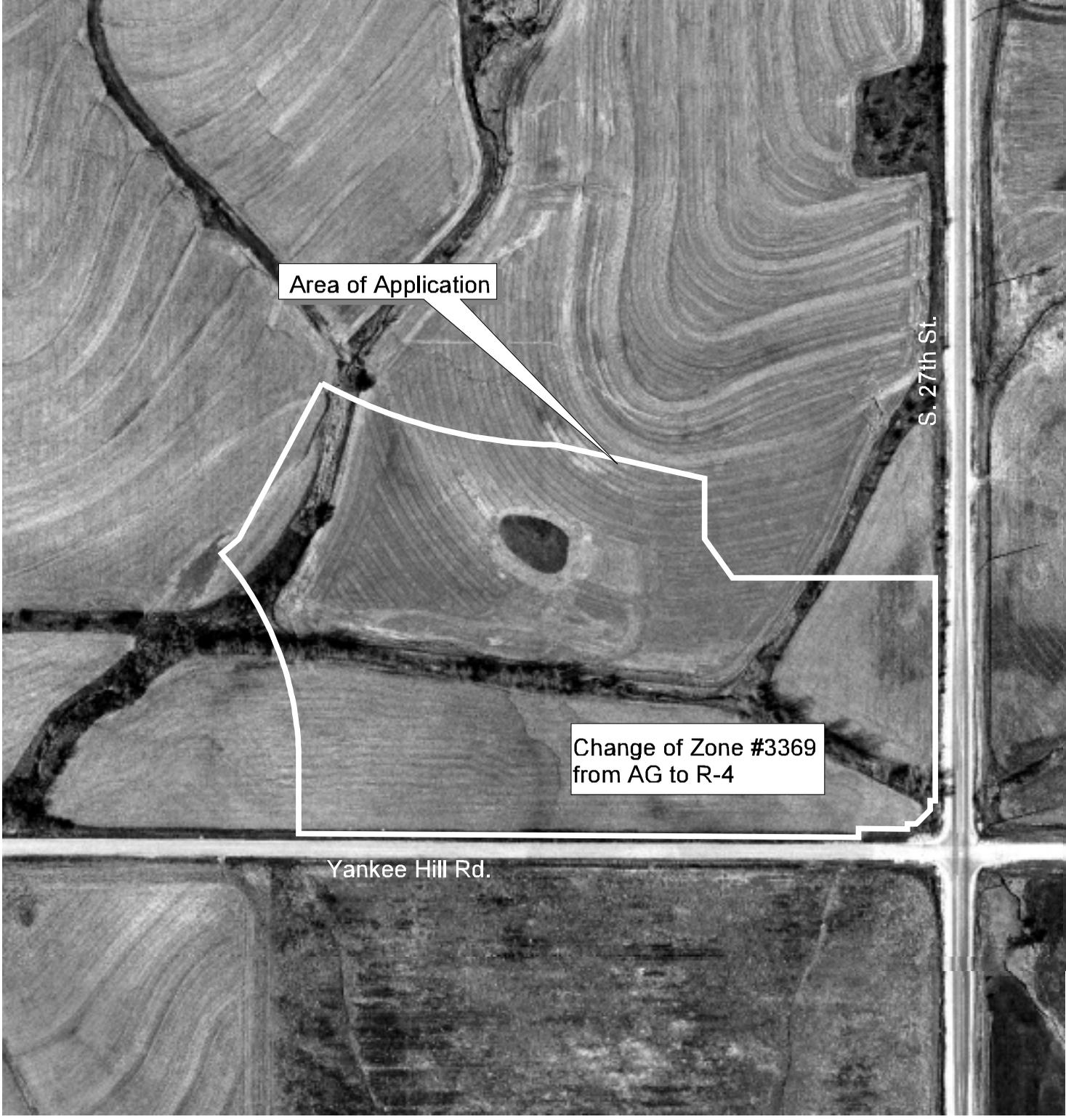
Standard Conditions:

4. The following conditions are applicable to all requests:
  - 4.1 Before occupying the dwelling units and clubhouse all development and construction shall have been completed in compliance with the approved plans.
  - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
  - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 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 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

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Brian Will, AICP  
Planner



Area of Application

S. 27th St.

Change of Zone #3369  
from AG to R-4

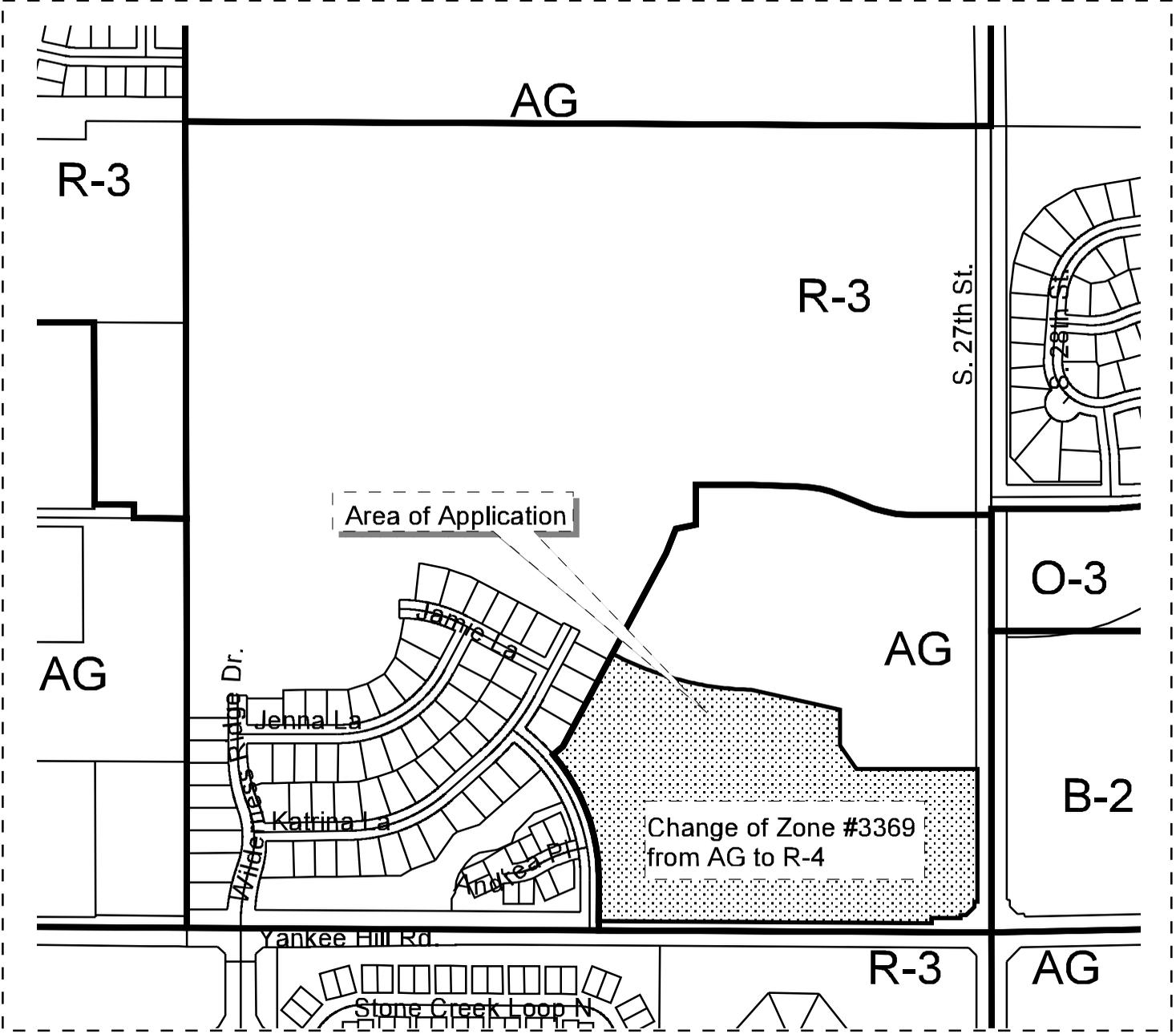
Yankee Hill Rd.



**Change of Zone # 3369  
Special Permit #1978  
S. 27th & Yankee Hill Rd.**

Photograph Date: 1999

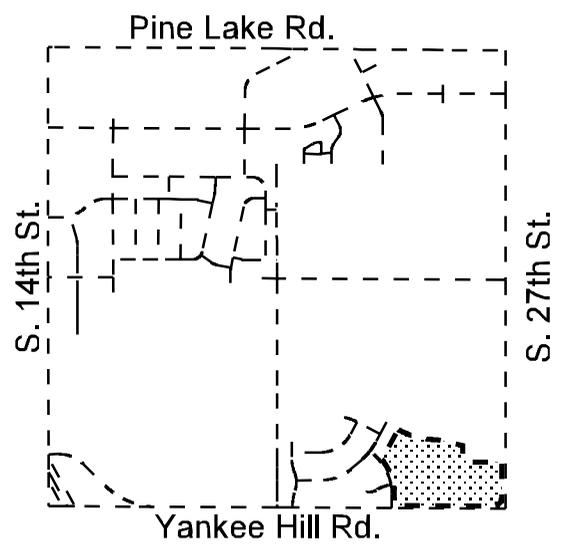
Lincoln City - Lancaster County Planning Dept.



**Change of Zone # 3369**  
**Special Permit #1978**  
**S. 27th & Yankee Hill Rd.**

- Zoning:**
- R-1 to R-8 Residential District
  - AG Agricultural District
  - AGR Agricultural Residential District
  - R-C Residential Conservation 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. 24 T9N R6E





**PRELIMINARY PIPE SIZING CALCULATIONS**

SECTION	PIPE DIA.	COEFF. C	SLOPE	LENGTH	SMALL STORM SYSTEM CONVEYANCE ANALYSIS		LARGE STORM SYSTEM CONVEYANCE ANALYSIS	
					Flow (cfs)	Velocity (ft/s)	Flow (cfs)	Velocity (ft/s)
1	18"	0.70	0.01	100	1.5	1.5	1.5	1.5
2	24"	0.70	0.01	100	2.5	2.5	2.5	2.5
3	30"	0.70	0.01	100	3.5	3.5	3.5	3.5
4	36"	0.70	0.01	100	4.5	4.5	4.5	4.5
5	42"	0.70	0.01	100	5.5	5.5	5.5	5.5
6	48"	0.70	0.01	100	6.5	6.5	6.5	6.5
7	54"	0.70	0.01	100	7.5	7.5	7.5	7.5
8	60"	0.70	0.01	100	8.5	8.5	8.5	8.5
9	66"	0.70	0.01	100	9.5	9.5	9.5	9.5
10	72"	0.70	0.01	100	10.5	10.5	10.5	10.5
11	78"	0.70	0.01	100	11.5	11.5	11.5	11.5
12	84"	0.70	0.01	100	12.5	12.5	12.5	12.5
13	90"	0.70	0.01	100	13.5	13.5	13.5	13.5
14	96"	0.70	0.01	100	14.5	14.5	14.5	14.5
15	102"	0.70	0.01	100	15.5	15.5	15.5	15.5
16	108"	0.70	0.01	100	16.5	16.5	16.5	16.5
17	114"	0.70	0.01	100	17.5	17.5	17.5	17.5
18	120"	0.70	0.01	100	18.5	18.5	18.5	18.5
19	126"	0.70	0.01	100	19.5	19.5	19.5	19.5
20	132"	0.70	0.01	100	20.5	20.5	20.5	20.5
21	138"	0.70	0.01	100	21.5	21.5	21.5	21.5
22	144"	0.70	0.01	100	22.5	22.5	22.5	22.5
23	150"	0.70	0.01	100	23.5	23.5	23.5	23.5
24	156"	0.70	0.01	100	24.5	24.5	24.5	24.5
25	162"	0.70	0.01	100	25.5	25.5	25.5	25.5
26	168"	0.70	0.01	100	26.5	26.5	26.5	26.5
27	174"	0.70	0.01	100	27.5	27.5	27.5	27.5
28	180"	0.70	0.01	100	28.5	28.5	28.5	28.5
29	186"	0.70	0.01	100	29.5	29.5	29.5	29.5
30	192"	0.70	0.01	100	30.5	30.5	30.5	30.5

SECTION	PIPE DIA.	COEFF. C	SLOPE	LENGTH	SMALL STORM SYSTEM CONVEYANCE ANALYSIS		LARGE STORM SYSTEM CONVEYANCE ANALYSIS	
					Flow (cfs)	Velocity (ft/s)	Flow (cfs)	Velocity (ft/s)
31	24"	0.70	0.01	100	2.5	2.5	2.5	2.5
32	30"	0.70	0.01	100	3.5	3.5	3.5	3.5
33	36"	0.70	0.01	100	4.5	4.5	4.5	4.5
34	42"	0.70	0.01	100	5.5	5.5	5.5	5.5
35	48"	0.70	0.01	100	6.5	6.5	6.5	6.5
36	54"	0.70	0.01	100	7.5	7.5	7.5	7.5
37	60"	0.70	0.01	100	8.5	8.5	8.5	8.5
38	66"	0.70	0.01	100	9.5	9.5	9.5	9.5
39	72"	0.70	0.01	100	10.5	10.5	10.5	10.5
40	78"	0.70	0.01	100	11.5	11.5	11.5	11.5
41	84"	0.70	0.01	100	12.5	12.5	12.5	12.5
42	90"	0.70	0.01	100	13.5	13.5	13.5	13.5
43	96"	0.70	0.01	100	14.5	14.5	14.5	14.5
44	102"	0.70	0.01	100	15.5	15.5	15.5	15.5
45	108"	0.70	0.01	100	16.5	16.5	16.5	16.5
46	114"	0.70	0.01	100	17.5	17.5	17.5	17.5
47	120"	0.70	0.01	100	18.5	18.5	18.5	18.5
48	126"	0.70	0.01	100	19.5	19.5	19.5	19.5
49	132"	0.70	0.01	100	20.5	20.5	20.5	20.5
50	138"	0.70	0.01	100	21.5	21.5	21.5	21.5
51	144"	0.70	0.01	100	22.5	22.5	22.5	22.5
52	150"	0.70	0.01	100	23.5	23.5	23.5	23.5
53	156"	0.70	0.01	100	24.5	24.5	24.5	24.5
54	162"	0.70	0.01	100	25.5	25.5	25.5	25.5
55	168"	0.70	0.01	100	26.5	26.5	26.5	26.5
56	174"	0.70	0.01	100	27.5	27.5	27.5	27.5
57	180"	0.70	0.01	100	28.5	28.5	28.5	28.5
58	186"	0.70	0.01	100	29.5	29.5	29.5	29.5
59	192"	0.70	0.01	100	30.5	30.5	30.5	30.5
60	198"	0.70	0.01	100	31.5	31.5	31.5	31.5
61	204"	0.70	0.01	100	32.5	32.5	32.5	32.5
62	210"	0.70	0.01	100	33.5	33.5	33.5	33.5
63	216"	0.70	0.01	100	34.5	34.5	34.5	34.5
64	222"	0.70	0.01	100	35.5	35.5	35.5	35.5
65	228"	0.70	0.01	100	36.5	36.5	36.5	36.5
66	234"	0.70	0.01	100	37.5	37.5	37.5	37.5
67	240"	0.70	0.01	100	38.5	38.5	38.5	38.5
68	246"	0.70	0.01	100	39.5	39.5	39.5	39.5
69	252"	0.70	0.01	100	40.5	40.5	40.5	40.5
70	258"	0.70	0.01	100	41.5	41.5	41.5	41.5
71	264"	0.70	0.01	100	42.5	42.5	42.5	42.5
72	270"	0.70	0.01	100	43.5	43.5	43.5	43.5
73	276"	0.70	0.01	100	44.5	44.5	44.5	44.5
74	282"	0.70	0.01	100	45.5	45.5	45.5	45.5
75	288"	0.70	0.01	100	46.5	46.5	46.5	46.5
76	294"	0.70	0.01	100	47.5	47.5	47.5	47.5
77	300"	0.70	0.01	100	48.5	48.5	48.5	48.5
78	306"	0.70	0.01	100	49.5	49.5	49.5	49.5
79	312"	0.70	0.01	100	50.5	50.5	50.5	50.5
80	318"	0.70	0.01	100	51.5	51.5	51.5	51.5
81	324"	0.70	0.01	100	52.5	52.5	52.5	52.5
82	330"	0.70	0.01	100	53.5	53.5	53.5	53.5
83	336"	0.70	0.01	100	54.5	54.5	54.5	54.5
84	342"	0.70	0.01	100	55.5	55.5	55.5	55.5
85	348"	0.70	0.01	100	56.5	56.5	56.5	56.5
86	354"	0.70	0.01	100	57.5	57.5	57.5	57.5
87	360"	0.70	0.01	100	58.5	58.5	58.5	58.5
88	366"	0.70	0.01	100	59.5	59.5	59.5	59.5
89	372"	0.70	0.01	100	60.5	60.5	60.5	60.5
90	378"	0.70	0.01	100	61.5	61.5	61.5	61.5
91	384"	0.70	0.01	100	62.5	62.5	62.5	62.5
92	390"	0.70	0.01	100	63.5	63.5	63.5	63.5
93	396"	0.70	0.01	100	64.5	64.5	64.5	64.5
94	402"	0.70	0.01	100	65.5	65.5	65.5	65.5
95	408"	0.70	0.01	100	66.5	66.5	66.5	66.5
96	414"	0.70	0.01	100	67.5	67.5	67.5	67.5
97	420"	0.70	0.01	100	68.5	68.5	68.5	68.5
98	426"	0.70	0.01	100	69.5	69.5	69.5	69.5
99	432"	0.70	0.01	100	70.5	70.5	70.5	70.5
100	438"	0.70	0.01	100	71.5	71.5	71.5	71.5
101	444"	0.70	0.01	100	72.5	72.5	72.5	72.5
102	450"	0.70	0.01	100	73.5	73.5	73.5	73.5
103	456"	0.70	0.01	100	74.5	74.5	74.5	74.5
104	462"	0.70	0.01	100	75.5	75.5	75.5	75.5
105	468"	0.70	0.01	100	76.5	76.5	76.5	76.5
106	474"	0.70	0.01	100	77.5	77.5	77.5	77.5
107	480"	0.70	0.01	100	78.5	78.5	78.5	78.5
108	486"	0.70	0.01	100	79.5	79.5	79.5	79.5
109	492"	0.70	0.01	100	80.5	80.5	80.5	80.5
110	498"	0.70	0.01	100	81.5	81.5	81.5	81.5
111	504"	0.70	0.01	100	82.5	82.5	82.5	82.5
112	510"	0.70	0.01	100	83.5	83.5	83.5	83.5
113	516"	0.70	0.01	100	84.5	84.5	84.5	84.5
114	522"	0.70	0.01	100	85.5	85.5	85.5	85.5
115	528"	0.70	0.01	100	86.5	86.5	86.5	86.5
116	534"	0.70	0.01	100	87.5	87.5	87.5	87.5
117	540"	0.70	0.01	100	88.5	88.5	88.5	88.5
118	546"	0.70	0.01	100	89.5	89.5	89.5	89.5
119	552"	0.70	0.01	100	90.5	90.5	90.5	90.5
120	558"	0.70	0.01	100	91.5	91.5	91.5	91.5
121	564"	0.70	0.01	100	92.5	92.5	92.5	92.5
122	570"	0.70	0.01	100	93.5	93.5	93.5	93.5
123	576"	0.70	0.01	100	94.5	94.5	94.5	94.5
124	582"	0.70	0.01	100	95.5	95.5	95.5	95.5
125	588"	0.70	0.01	100	96.5	96.5	96.5	96.5
126	594"	0.70	0.01	100	97.5	97.5	97.5	97.5
127	600"	0.70	0.01	100	98.5	98.5	98.5	98.5
128	606"	0.70	0.01	100	99.5	99.5	99.5	99.5
129	612"	0.70	0.01	100	100.5	100.5	100.5	100.5
130	618"	0.70	0.01	100	101.5	101.5	101.5	101.5
131	624"	0.70	0.01	100	102.5	102.5	102.5	102.5
132	630"	0.70	0.01	100	103.5	103.5	103.5	103.5
133	636"	0.70	0.01	100	104.5	104.5	104.5	104.5
134	642"	0.70	0.01	100	105.5	105.5	105.5	105.5
135	648"	0.70	0.01	100	106.5	106.5	106.5	106.5
136	654"	0.70	0.01	100	107.5	107.5	107.5	107.5
137	660"	0.70	0.01	100	108.5	108.5	108.5	108.5
138	666"	0.70	0.01	100	109.5	109.5	109.5	109.5
139	672"	0.70	0.01	100	110.5	110.5	110.5	110.5
140	678"	0.70	0.01	100	111.5	111.5	111.5	111.5
141	684"	0.70	0.01	100	112.5	112.5	112.5	112.5
142	690"	0.70	0.01	100	113.5	113.5	113.5	113.5
143	696"	0.70	0.01	100	114.5	114.5	114.5	114.5
144	702"	0.70	0.01	100	115.5	115.5	115.5	115.5
145	708"	0.70	0.01	100	116.5	116.5	116.5	116.5
146	714"	0.70	0					

# STONE RIDGE APARTMENTS

C.U.P.  
SIX PLAN

ENGINEER & PREPARED  
OLSON ASSOCIATES  
1111 LINCOLN MALL  
LINCOLN, NE 68501  
PHONE: 474-6311

OWNER & DEVELOPER  
RISE DEVELOPMENT COMPANY &  
SOUTHWEST, INC.  
7011 PINE LAKE ROAD, SUITE 100  
P.O. BOX 25784  
LINCOLN, NE 68542  
PHONE: (402)421-1627

### NOTES:

- ALL PLANT MATERIAL INSTALLED SHALL BE "NURSERY GROWN" MEETING THE FOLLOWING CRITERIA:
  - PLANT MATERIAL GROWN BY ESTABLISHED COMMERCIAL NURSERIES AND SOLD TO LICENSED AND CERTIFIED NURSERIES AND/OR LANDSCAPE CONTRACTORS.
  - GROWN AND SOLD ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS (AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS (ANSI Z60.1-1990)).
- CITY OF LINCOLN SHALL MARK STREET TREE PLANTING LOCATIONS BEFORE PLANTING IS DONE.
- LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH CITY OF LINCOLN STANDARD SPECIFICATIONS FOR MUNICIPAL CONSTRUCTION.

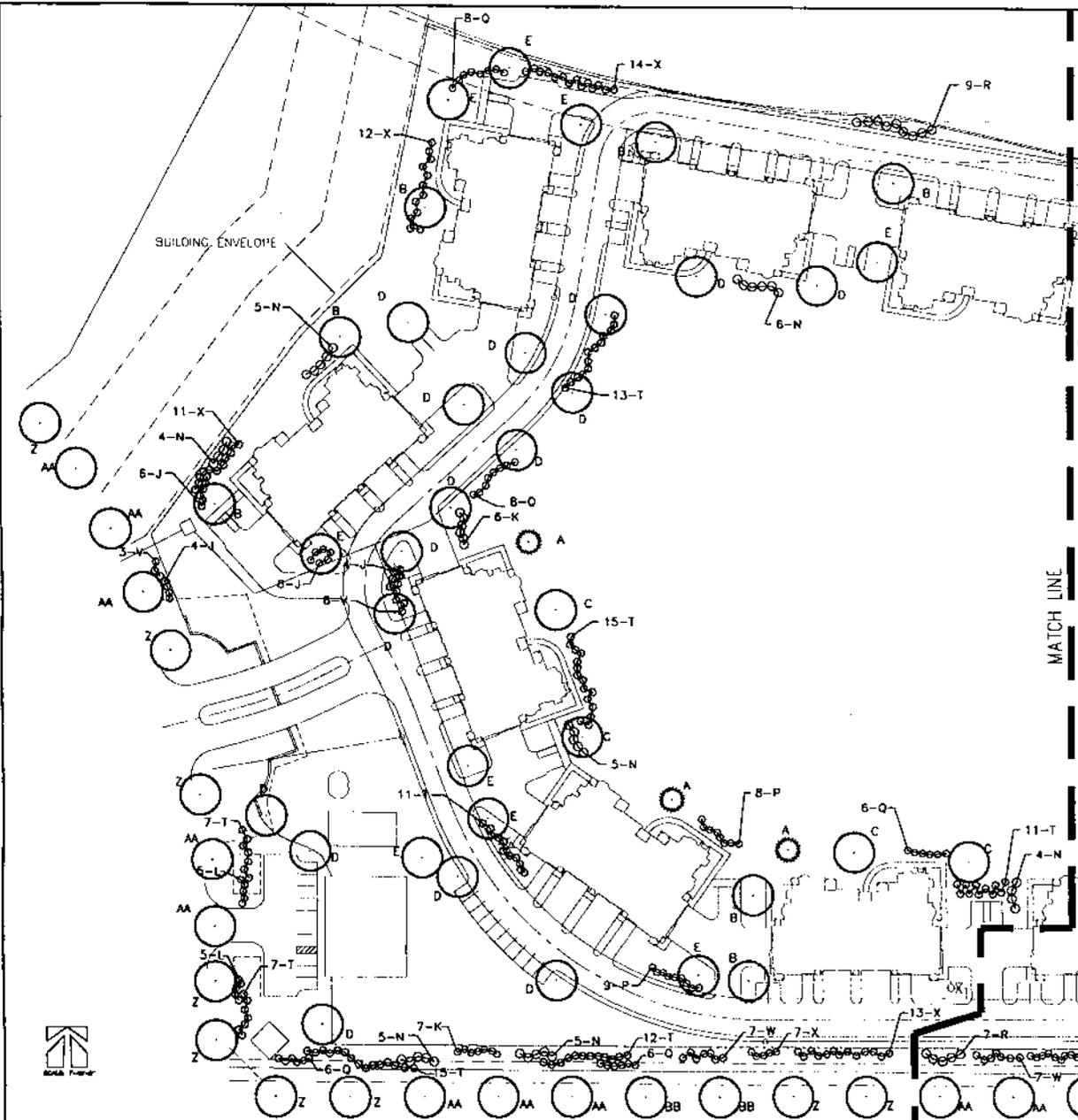
### LANDSCAPE SUMMARY:

- LANDSCAPE SCHEMING CALCULATED AT SIX% COVERAGE (1/2' EVERGREEN, 1/2' DECIDUOUS) FOR AREAS FRONTING WALKER HILL ROAD AND HOLLISTON LANE AS PER CH. 3.3-5, SCT. 7.1, (1)
- INTERIOR TREES CALCULATED FOR SQ. FT. OF PARKING PAVING AS FOLLOWS:  
APPROX. SQ. FT. OF PARKING LOT PAVING = 138,816 SQ. FT.  
(1 SHADE TREE PER 10,000 SQ. FT. PAVING) = 14 TREES  
AS PER CH. 3.45-3, SCT. 3.8
- INTERIOR TREES & SHRUB COVERAGE FOR SQ. FT. OF BUILDING ENVELOPE IS AS FOLLOWS:  
SQ. FT. OF BUILDING ENVELOPE = 100,000 SQ. FT.  
(4 SHADE TREES & 400 SQ. FT. SHRUB COVERAGE PER 10,000 SQ. FT. OF BUILDING COVERAGE) = 41 TREES AND 4,032 SQ. FT. OF SHRUB COVERAGE AS PER CH. 3.50-6, SCT. 7.6
- STREET TREES FOR WALKER HILL ROAD REFERENCED FROM STONE RIDGE ESTATES

 TO BE REMOVED

### PLANT SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	PLANT TYPE	QUANTITY	REMARKS
<b>DECIDUOUS TREES</b>						
A	Blue Spruce	<i>Picea pungens 'Glauca'</i>	2 1/2" cal.	B&B	8	20'
B	Greensboro Linden	<i>Tilia cordata 'Greenstahn'</i>	2 1/2" cal.	B&B	11	40' 30'
C	Autumn Blaze Maple	<i>Acer x hybrid 'Autumn Blaze'</i>	2 1/2" cal.	B&B	10	30' 40'
D	Summit Red	<i>Fraxinus pennsylvanica 'Summit'</i>	2 1/2" cal.	B&B	18	40' 30'
E	Autumn Purple Ash	<i>Fraxinus pennsylvanica 'Autumn Purple'</i>	2 1/2" cal.	B&B	12	40' 40'
<b>DECIDUOUS SHRUBS</b>						
J	Fractal Spirea	<i>Spiraea x hybrid</i>	18-24"	Cont.	30	3' 4'
K	Double Cherry Chokeberry	<i>Aronia melanocarpa 'Vividale Beauty'</i>	18-24"	Cont.	26	3' 4'
L	Chartreuse Yew	<i>Yew x hybrid</i>	18-24"	Cont.	10	2' 2'
M	Purple Sandbar	<i>Salix glauca</i>	20-26"	Cont.	45	4' 4'
N	Fire Dragon Shrub	<i>Rosa 'Fire Dragon'</i>	18-24"	Cont.	35	3' 4'
O	Neely White Shrub	<i>Rosa 'Neely White'</i>	18-24"	Cont.	45	3' 4'
P	Miss Kim Yew	<i>Yew x hybrid</i>	18-24"	Cont.	22	3' 4'
<b>EVERGREEN SHRUBS</b>						
Q	Arctostaphylos	<i>Arctostaphylos 'Arctostaphylos'</i>	18-24"	Cont.	118	4' 3'
R	Blue Star Juniper	<i>Juniperus squarata 'Blue Star'</i>	18-24"	Cont.	8	4' 3'
S	Purple Sage Pine	<i>Pinus mitis 'Purple'</i>	18-24"	Cont.	21	4' 3'
T	Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>	18-24"	Cont.	72	3' 7'
<b>STREET TREES</b>						
Z	Emerald Lace Maple	<i>Acer glaberrimum 'Emerald Lace'</i>	3 1/2" cal.	B&B	15	45' 40'
AA	Autumn Maple	<i>Acer glaberrimum 'Autumn'</i>	3 1/2" cal.	B&B	12	45' 40'
BB	Autumn Purple Ash	<i>Fraxinus pennsylvanica 'Autumn Purple'</i>	3 1/2" cal.	B&B	9	45' 40'
CC	Princeton Crabapple	<i>Malus 'Princeton'</i>	3 1/2" cal.	B&B	12	45' 40'



OLSON ASSOCIATES  
ENGINEERS - PLANNERS - ARCHITECTS  
1111 LINCOLN MALL  
LINCOLN, NE 68501  
PHONE: 474-6311

REVISIONS  
DATE REVISION

LANDSCAPE PLAN  
STONE RIDGE APARTMENTS

Drawn by: [blank]  
Checked by: [blank]  
Approved by: [blank]  
Date: 08-19-04  
Scale: 1/8"=1'-0"  
Sheet: 3 OF 4

SHEET  
3 OF 4



## LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 81 I.T., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

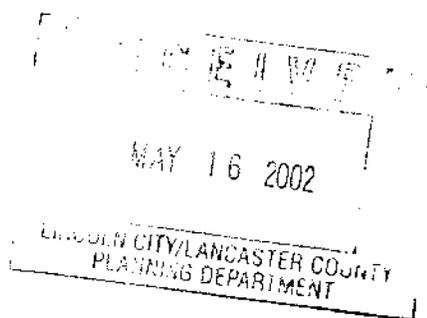
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 200.34 FEET TO A POINT, THENCE NORTH 00 DEGREES 21 MINUTES 15 SECONDS EAST, A DISTANCE OF 33.00 FEET TO A SOUTHEAST CORNER OF SAID LOT 81 I.T., SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 81 I.T., SAID LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,085.04 FEET TO A SOUTHWEST CORNER OF SAID LOT 81 I.T., THENCE NORTH 00 DEGREES 21 MINUTES 15 SECONDS EAST ALONG A WEST LINE OF SAID LOT 81 I.T., A DISTANCE OF 131.55 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 630.00 FEET, ARC LENGTH OF 446.81 FEET, DELTA ANGLE OF 40 DEGREES 38 MINUTES 08 SECONDS, A CHORD BEARING OF NORTH 19 DEGREES 57 MINUTES 49 SECONDS WEST ALONG A WEST LINE OF SAID LOT 81 I.T., AND A CHORD LENGTH OF 437.50 FEET TO A WEST CORNER OF SAID LOT 81 I.T., THENCE NORTH 49 DEGREES 44 MINUTES 40 SECONDS EAST ALONG A NORTHWEST LINE OF SAID LOT 81 I.T., A DISTANCE OF 41.90 FEET TO A WEST CORNER OF SAID LOT 81 I.T., THENCE NORTH 28 DEGREES 01 MINUTES 29 SECONDS EAST ALONG A WEST LINE OF SAID LOT 81 I.T., A DISTANCE OF 341.21 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,007.00 FEET, ARC LENGTH OF 474.92 FEET, DELTA ANGLE OF 27 DEGREES 01 MINUTES 18 SECONDS, A CHORD BEARING OF SOUTH 75 DEGREES 23 MINUTES 47 SECONDS EAST, AND A CHORD LENGTH OF 470.53 FEET TO A POINT, THENCE SOUTH 77 DEGREES 07 MINUTES 34 SECONDS EAST, A DISTANCE OF 293.13 FEET TO A POINT, THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, A DISTANCE OF 115.27 FEET TO A POINT, THENCE SOUTH 35 DEGREES 06 MINUTES 51 SECONDS EAST, A DISTANCE OF 97.06 FEET TO A POINT, THENCE NORTH 89 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF 394.09 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 81 I.T., THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 81 I.T., SAID LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 428.22 FEET TO A SOUTHEAST

MAY 16 2002

LINCOLN CITY//LANCASTER CO.

CORNER OF SAID LOT 81 I.T., THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 81 I.T., A DISTANCE OF 10.00 FEET TO A EAST CORNER OF SAID LOT 81 I.T., THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST ALONG A EAST LINE OF SAID LOT 81 I.T., SAID LINE BEING 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 20.00 FEET TO A SOUTHEAST CORNER OF SAID LOT 81 I.T., THENCE SOUTH 45 DEGREES 09 MINUTES 33 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 81 I.T., A DISTANCE OF 35.23 FEET TO A SOUTHEAST CORNER OF SAID LOT 81 I.T., THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 81 I.T., A DISTANCE OF 20.00 FEET TO A SOUTH CORNER OF SAID LOT 81 I.T., THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS WEST ALONG A EAST LINE OF SAID LOT 81 I.T., A DISTANCE OF 10.00 FEET TO A SOUTHEAST CORNER OF SAID LOT 81 I.T., THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 81 I.T., A DISTANCE OF 94.93 FEET TO A SOUTH CORNER OF SAID LOT 81 I.T., THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS WEST ALONG A EAST LINE OF SAID LOT 81 I.T., A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 862,759.27 SQUARE FEET OR 19.81 ACRES, MORE OR LESS.

MAY 8, 2002 (9:33AM)  
F:\Projects\20020194\yplat\dwg\lycuplegal.rtf



# M e m o r a n d u m

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**To:** Jason Reynolds, Planning

**From:** Dennis Bartels, Engineering Services

**Subject:** Stone Ridge Special Permit for Apartments

**Date:** May 29, 2002

**cc:** Roger Figard  
Randy Hoskins  
Ben Higgins  
Virendra Singh  
Nicole Fleck-Tooze

Engineering Services has reviewed the Stone Ridge Apartments CUP located at the northwest corner of 27th and Yankee Hill Road and has the following comments:

1. The proposed storm water detention does not meet design standards. The study shows the post development 2 and 10 year flows do not match pre-development. The 2 year post development flows exceed design standard requirements by 60% and are unacceptable. Design standards require that retention facilities with permanent pools be designed with an outlet that allow the retention facility to be drained. The permanent pools for this development have no provisions to drain the permanent pools. The permanent pool for pond G-4 is entirely below the downstream outlet channel.

Energy dissipation must be provided at the outlet of the detention pond. Final design of the cell must include data showing the effective dissipation. Design standards require an emergency overflow. Design and flow data for the emergency spillway should be provided.

2. A sanitary sewer needs to be shown in 27th from Yankee Hill Road north to the existing sewer.
3. Minimum opening elevations for all buildings must be provided.
4. The open channel along the west side of this development is shown. Design standards require evaluation to determine what measures are needed to avoid bottom scour and bank cutting. Headwater calculations should be provided for the box culvert at Hollynn Lane to show depth of flow along this ditch.
5. Consideration should be given to connecting the north and south portions of the apartments by a road connection across the dam between the 2 proposed detention areas. The connection is desirable to provide more than one means of ingress and egress because of the number of apartments and lengths of the connecting drives.

# Memo



**To: Brian Will, Planning Department**

**From: Mark Canney, Parks & Recreation**

**Date: June 3, 2002**

**Re: Stone Ridge Apartments CUP (Revised0 CUP #1978)**

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and the following comments:

1. Provide outdoor recreation plan that includes ½ court basketball, playground (including swing and spring toys), ground surface, shaded seating area. Play equipment needs to meet the consumer safety standards. This information should be available from play equipment manufacturer or representative.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Jason Reynolds

**DATE:** June 3, 2002

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder  
Jerry Hood

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** Bruce Dart, Director  
EH File  
EH Administration

**SUBJECT:** Stone Ridge Apartments  
SP #1978 CZ #3369

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Stone Ridge Apartments subdivision. The following items are noted:

**Air Pollution**

During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.

**Sewage Disposal**

Sewage disposal is proposed to be the City of Lincoln sewerage collection system.

**Water Supply**

Water supply is proposed to be the City of Lincoln water supply system.

**Erosion Control**

During construction means must be taken to prevent wind and water erosion from the site. The Lower Platte South Natural Resources District should be contacted for assistance in this matter.

**Swimming Pool**

In the Southwest corner of this proposed subdivision is what appears to be a club house with a rectangle and an oval designation behind it. If either of these symbols are a swimming pool the LLCHD must approve the plans for it prior to construction. It would also have to be approved by the State of Nebraska Department of Health and Human Services.