

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Special Permit #04004B - Stone Bridge Creek CUP	FINAL ACTION? Yes	DEVELOPER/OWNER Stone Bridge Creek, LLC
PLANNING COMMISSION HEARING DATE March 28, 2018	RELATED APPLICATIONS Comprehensive Plan Amendment #18001 Change of Zone #18005	PROPERTY LOCATION Centurion Drive & Humphrey Avenue

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to expand the Stone Bridge Creek Community Unit Plan to develop 121 dwelling units with waivers to minimum lot width and area, allow double-frontage lots, allow block length greater than 1,000 feet without a pedestrian way, and reduce the cul-de-sac radius for private roadways. A portion of the site is proposed to be rezoned from B-2 to R-3 and an amendment to the future land use map to allow for the residential use.



JUSTIFICATION FOR RECOMMENDATION

The proposal will have similar housing types to the adjacent residential development. Considering the limitations placed on the site design by the neighboring residential and street layout, the requested waivers to minimum lot dimensions, allowing double-frontage lots, and private roadway design facilitate development at an appropriate urban density.

APPLICATION CONTACT

Brad Marshall, (402) 458-5672 or bmarshall@olssonassociates.com

STAFF CONTACT

Rachel Jones, (402) 441-7603 or rjones@lincoln.ne.gov

Blocks 3 and 4 exceed 1,000 feet in length and were examined for potential benefit from a pedestrian way easement. A pedestrian way easement in Block 4 would not serve a clear purpose for connectivity and a waiver is supportable. However, a pedestrian way is required for Block 3 to provide access to the surrounding open space.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed land use and density are in conformance with the goals of the 2040 Comprehensive Plan that support proper spacing from hazardous chemicals and flexibility in the design and siting of residential development, subject to approval of Comprehensive Plan Amendment #18001 revising the future land use to urban density residential.

WAIVERS

1. Reduce the minimum lot area for single-family attached lots to 4,200 square feet per family for Blocks, 1, 2, 6, 7, and 8 per Section 27.72.020. (Recommend Approval)
2. Allow double-frontage lots in Blocks 2 and 8 per Section 26.23.140. (Recommend Approval)
3. Allow block length greater than 1,000 feet without a pedestrian way for Block 4 per Section 26.23.125. (Recommend Approval)

4. Allow the radius of cul-de-sacs on private roadways to be 30' per Design Standards Chapter 2.25. (Recommend Approval)

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - this site is shown as future urban density residential and commercial on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 - Urban Residential. Multi-family and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre.

P. 12.3 - Commercial. Areas of retail, office, service and residential mixed uses. Commercial uses may vary widely in their intensity of use and impact. Individual areas designated as commercial in the land use plan may not be appropriate for every commercial zoning district.

P. 4.8 - This application is located along a Primary Entryway Corridor.

P. 5.6 - This site is shown as a proposed Neighborhood Commercial Center on Map 5.1 - Existing and Proposed Commercial Centers.

P. 5.17 - There are considerations for industrial uses in regard to the potential impact on adjacent property. In 2005, a Joint Committee of the Board of Health and Planning Commission began to meet regularly to discuss issues of common interest; including industrial land uses that use and store hazardous materials. The Joint Committee developed reports called Use and Storage of Hazardous Materials and Pipelines Carrying Hazardous Materials.

P. 5.18 - Public Health & Safety Measures: Industrial zoning districts should be primarily for industrial uses. Risk Reduction: In areas where industrial and residential uses are already close, efforts should focus on changes in the quantity and type of hazardous materials used and on increasing the distance between where hazardous materials are stored and residential districts. Notification: Persons living in close proximity to businesses with hazardous materials should be notified of the hazards.

P. 7.2 - Neighborhoods & Housing Guiding Principles

- Provide a wide variety of housing types and choices for an increasingly diverse and aging population.
- Provide flexibility to the marketplace in siting future residential development locations.
- Strive for predictability for neighborhoods and developers for residential development and redevelopment.

P. 7.4 - Strategies for Neighborhoods and Housing

- Provide adequate spacing from pipelines and areas where hazardous chemicals could be used and stored; notify property owners and residents along the pipeline about hazards and emergency actions.
- Encourage substantial connectivity and convenient access to neighborhood services (stores, schools, parks) from residential areas.
- Incorporate interconnected networks of streets, transit, trails, and sidewalks with multiple connections within and between neighborhoods and commercial centers to maximize access and mobility to provide alternatives to and reduce dependence upon the automobile.
- Provide sidewalks on both sides of all streets, or in alternative locations as allowed through design standards or review process.

P. 7.4-7.8 - Strategies for Developing Neighborhoods

- Encourage new development to achieve densities greater than five dwelling units per gross acre.
- Implement procedures to provide notice to potential buyers about the location of pipelines and hazardous chemical use and storage, and to encourage adequate spacing be provided from pipelines and areas where hazardous chemicals could be used and stored.

ANALYSIS

1. This is a request to expand an existing Community Unit Plan (CUP) for an additional 121 dwelling units in the vicinity of Humphrey Avenue and Centurion Drive. The dwelling units will include single family attached and single family detached units.
2. The area proposed to be added is approximately 36.38 acres. Per the Design Standards for Community Unit Plans, R-3 zoning would permit a maximum of 250 dwelling units in the expansion area. The applicant is only requesting approval for 121 units. The existing CUP covers an area of 121.67 acres and is approved for 759 units. It is almost built-out with less density than approved. The new overall CUP boundary will include approximately 158.05 acres, or 149.11 net acres with the perimeter right-of-way removed for purposes of density calculation. The new net area of 149.11 acres would permit up to 1,037 dwelling units. The proposed density is well below the maximum for both the expanded area and the overall CUP.
3. The applicant is requesting a change of zone from B-2 to R-3 and a Comprehensive Plan Amendment to revise the future land use to urban residential. A portion of the new residential will be adjacent to I-3 zoning across Humphrey Avenue. Although the established policy recommends against new residential uses within 300 feet of industrial zoning, the I-3 use permit has a provision prohibiting the storage or use of hazardous material within 300 feet of a residential dwelling that offers protection for the future housing. The Health Department supports the change of zone and CUP amendment.
4. The following waivers are requested. An additional waiver was requested to reduce the minimum average lot width per family for single family attached lots to 40 feet but is not necessary as that is already the standard.
 - a. **Reduce the minimum lot area for the single-family attached lots to 4,200 square feet for Blocks, 1, 2, 6, 7, and 8; and allow double-frontage lots in Blocks 2 and 8.**

These waivers are supportable because the density they allow is appropriate for this site and neighborhood, and does not exceed the maximum permitted for the CUP. These waivers permit flexibility in the residential layout, which is somewhat restricted given that part of the expansion area was originally planned as commercial and does not have the typical street connections into the existing neighborhood or lot depths that easily translate into a single family layout.

- b. **Allow block length greater than 1,000 feet without a pedestrian way for Block 4.**

Blocks 3 and 4 are the only blocks that exceed 1,000 feet in block length. Per Section 26.23.125, pedestrian way easements may be requested for blocks over 1,000 feet and where needed for pedestrian traffic. A pedestrian way easement in Block 4 would not serve a clear purpose for connectivity and a waiver is supportable.

However, a pedestrian way is requested in Block 3 to provide residents access to the surrounding open space in Outlot C. Residents could gain access to Outlot C and walk to the adjacent Outlot A, Stone Bridge Creek 8th Addition which is designated as neighborhood open space. A more convenient location for the pedestrian easement would have been in the area of Lots 20-22, Block 3, but the proposed grades are too steep. A number of residential developments have approved pedestrian access to open/common space.

There is an existing platted 5-foot pedestrian way easement along the north side of the proposed Lots 1-4, Block 8. This easement should be retained for connection to the open space and needs to be labeled on the site plan as a condition of approval.

- c. **Allow the radius of cul-de-sacs on private roadways to be 30' per Design Standards Chapter 2.25.**

The radius of private cul-de-sacs can be reduced based on the relatively short length of the private roadways. The City will support the two private roadways for the purpose of creating smaller cul-de-sacs and achieving a number of lots along the roadways. Public Works and Utilities does not oppose the waiver.

5. Humphrey Avenue is classified as a local street. It is almost straight in this area and will be prone to fast-moving traffic despite several of the lots taking driveway access from it. To address speed concerns, the applicant shows bump-out pedestrian crossings at the future trail crossing through the drainageway to the west and at Serpentine Drive/Palladian Avenue. The bump-outs will facilitate safer pedestrian crossings, but will not sufficiently slow traffic. The Public Works and Utilities Department requires that an additional traffic calming component be added in Humphrey Avenue as noted in the conditions of approval.
6. The private roadway cul-de-sac paving for Jasper Place terminates at the rear yard of homes in the adjacent residential development, and the paving for Tiger Iron Circle terminates at open space and a future public trail. A condition of approval will require proper separation and screening to mitigate the impact of the turnarounds.
7. Several revisions to the plans are required and are listed in the conditions of approval.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: B-2 Planned Neighborhood Business District

SURROUNDING LAND USE & ZONING

North: Agriculture and L.E.S. substation; B-2, R-3, P, and AG

South: Vacant/undeveloped; R-3 and I-3

East: Vacant/undeveloped, manufacturing, and vehicle storage/museum; R-3 and I-3

West: Single family residential; R-3

APPLICATION HISTORY: See attached.

APPROXIMATE LAND AREA:

Expansion Area: 36.38 acres

Entire CUP: 158.05 acres (net area excluding perimeter right-of-way is 149.11 acres)

LEGAL DESCRIPTION: See attached.

Prepared by

Rachel Jones, Planner

Date: March 20, 2018

Owner/Contact: Stone Bridge Creek LLC c/o Leo Schumacher
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Applicant: Brad Marshall
Olsson Associates
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APPLICATION HISTORY - SPECIAL PERMIT #04004B

- Aug. 2001 Special Permit #1845 for the Stone Bridge CUP and Preliminary Plat was approved by the City Council showing 498 dwelling units and two industrial lots. Change of Zone #3265 from AG to R-3 and I-3 was also approved. Use Permit #139 was approved for the I-3 zoned area.
- May 2004 Special Permit #04004 amending the Stone Bridge Creek CUP was approved to remove the area designated as multi-family and replace it with B-2 zoning, associated with the related Change of Zone #04002 from AG to B-2 over this change of zone application area.
- Sept. 2004 Special Permit #04004A was approved by the City Council to allow height and setback waivers for a deck on one lot.
- 2004-2007 A series of Administrative Amendments were approved for minor adjustments within the Stone Bridge Creek CUP: AA02019, AA02030, AA02104, AA03013, AA04050, AA04077, AA04083, AA04088, AA05120, AA05148, and AA07112.
- June 2005 Use Permit #139A was approved to remove a portion of the use permit for development as the Stone Bridge Creek Villas CUP. Special Permit #04067 was approved by the Planning Commission for the Stone Bridge Creek Villas CUP located on the southeast side of Humphrey Avenue.
- Aug. 2005 Change of Zone #04081 from I-3 to R-3 was approved by the City Council for the area transferred to the Stone Bridge Creek Villas CUP.
- Dec. 2005 The Stone Bridge Creek Villas final plat was approved by the Planning Director.
- June 2011 The Stone Bridge Creek Villas final plat was vacated by the City Council.

CONDITIONS OF APPROVAL - SPECIAL PERMIT #04004B

Per Section 27.63.320 this approval permits a Community Unit Plan for 121 additional dwelling units with waivers to reduce the minimum lot area for single-family attached lots to 4,200 square feet per family for Blocks, 1, 2, 6, 7, and 8; allow double-frontage lots in Blocks 2 and 8; allow block length greater than 1,000 feet without a pedestrian way for Block 4; and allow the radius of cul-de-sacs on private roadways to be 30'.

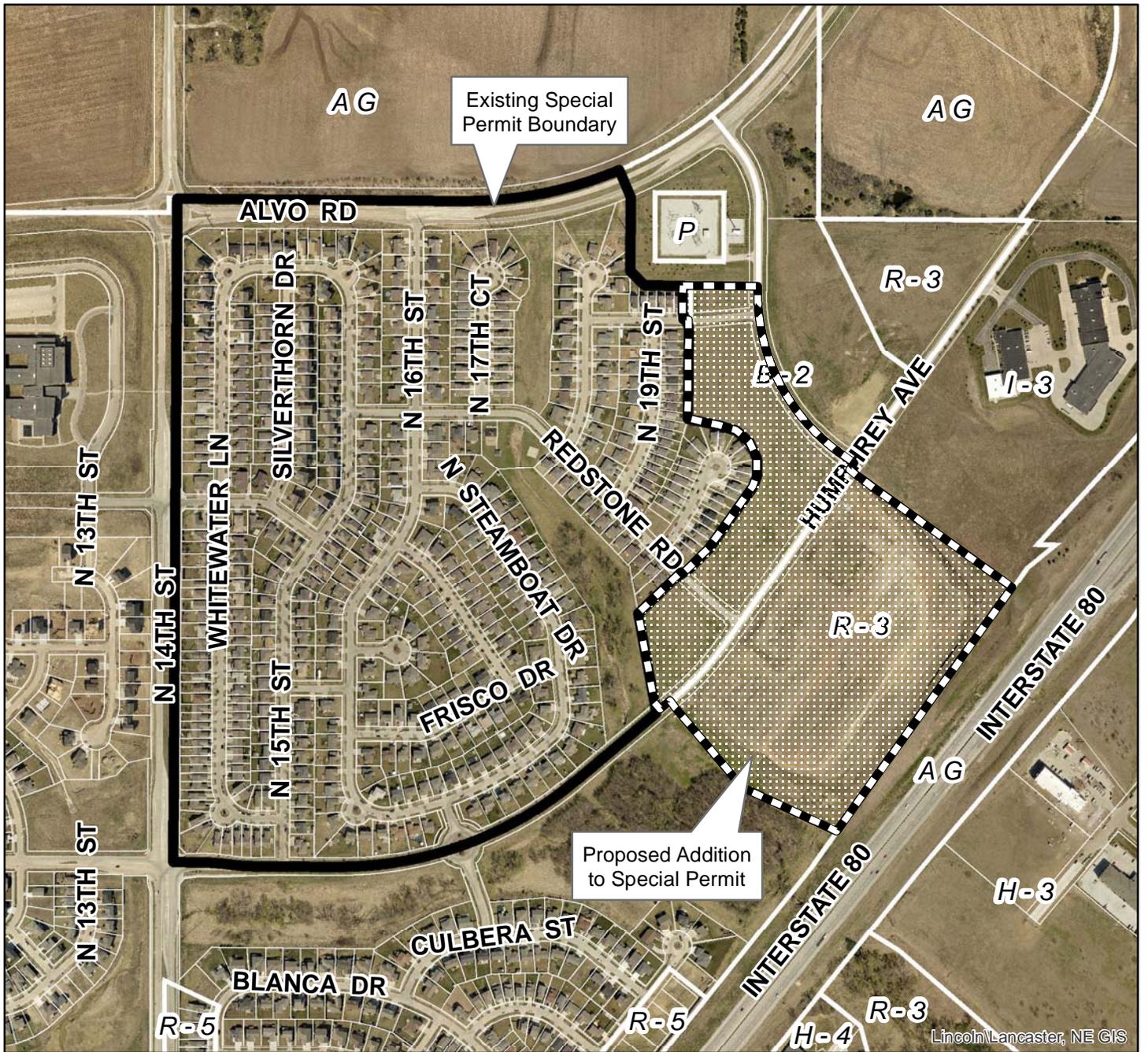
Site Specific Conditions:

1. The City Council approves associated requests:
 - 1.1 Amendment of Comprehensive Plan #18001
 - 1.2 Change of Zone #18005
2. Before a final plat is approved the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 3 copies with all required revisions and documents as listed below:
 - 2.1 Correct the legal description to include the entire overall CUP boundary with the two minor corrections noted by Survey Check.
 - 2.2 Correct the lot number ranges in column two and distinguish between single family detached and attached units in the Density Table.
 - 2.3 Delete the following unnecessary/incorrect notes: General Site Notes 7 and 9; Community Unit Plan Notes 3, 6, 11, 12, 15, 17, and 18; and Drainage Note 1.
 - 2.4 Add a note that reads, "For screening of the two private cul-de-sacs: 1) Screening is required along the end of Outlot D per the Design Standards for Screening and Landscaping, Section 7.4; 2) A 100% screen of the surface area of a vertical plane extending from 0 to 6 feet above the ground elevation is required along the end of Outlot E to be met with an opaque fence."
 - 2.5 Revise Serpentine Drive from a private roadway to a public street.
 - 2.6 Change the name of Jasper Place as that street name is taken.
 - 2.7 List the approved waivers on the Cover Sheet.
 - 2.8 The trail shown south of Humphrey Avenue is not a planned City trail. Remove this trail segment from the plan or note that it is a private trail.
 - 2.9 Coordinate with the Parks and Recreation Department regarding the proposed grading shown in the area of Tiger Iron Circle and its possible impact on the future trail.
 - 2.10 Show and label the existing pedestrian easement in Block 8.
 - 2.11 State the purpose of Outlots A, B, and C.
 - 2.12 Add a 15-foot wide pedestrian way easement in an outlot in Block 3 between Lots 18 and 19 to provide access to the open space in Outlot C.
 - 2.13 If the drainage between Lots 25 and 26, Block 3 is for an overland path, then place it in an outlot.
 - 2.14 Add and label easements per the attached L.E.S. comments.

- 2.15 Revise the plans and submit documentation to the satisfaction of Watershed Management per the attached comments.
- 2.16 Revise the plans to the satisfaction of the Public Works and Utilities Department per the attached comments. The bump-outs shown are not a sufficient means of traffic calming. Remove the bump-outs from the intersection of Humphrey Avenue and Serpentine Drive/Palladian Avenue. Add a traffic circle or other traffic calming component on Humphrey Avenue at either Centurion Drive or Serpentine Drive/Palladian Avenue to the satisfaction of the Public Works and Utilities Department.
3. Before a final plat is approved provide the following documents to the Planning Department:
 - 3.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.
4. Final plat(s) is/are approved by the City.

Standard Conditions:

5. The following conditions are applicable to all requests:
 - 5.1 Before occupying the dwelling units all development and construction shall substantially comply with the approved plans.
 - 5.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.
 - 5.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 5.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 5.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. 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. Building permits will not be issued unless the letter of acceptance has been filed.
 - 5.6 The site plan as approved with this resolution voids and supersedes all previously approved site plans, including all of Special Permit #04067, however all prior resolutions approving this permit remain in full force and effect as specifically amended by this resolution.



Lincoln/Lancaster, NE GIS

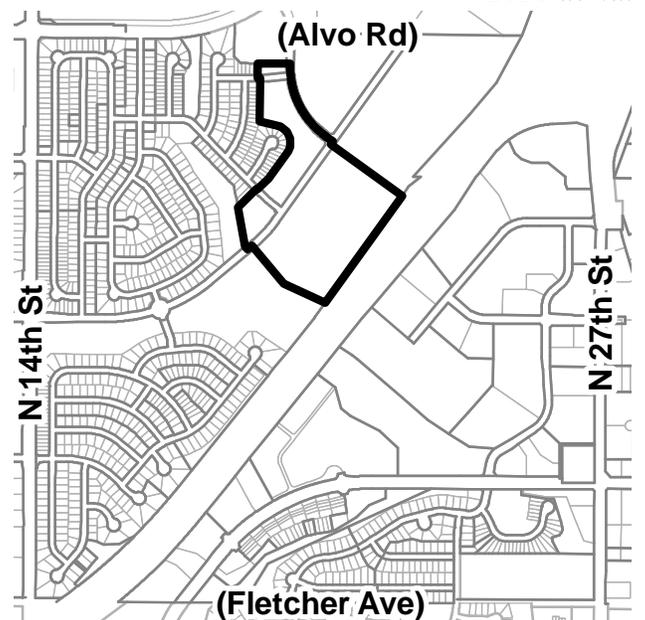
2016 aerial

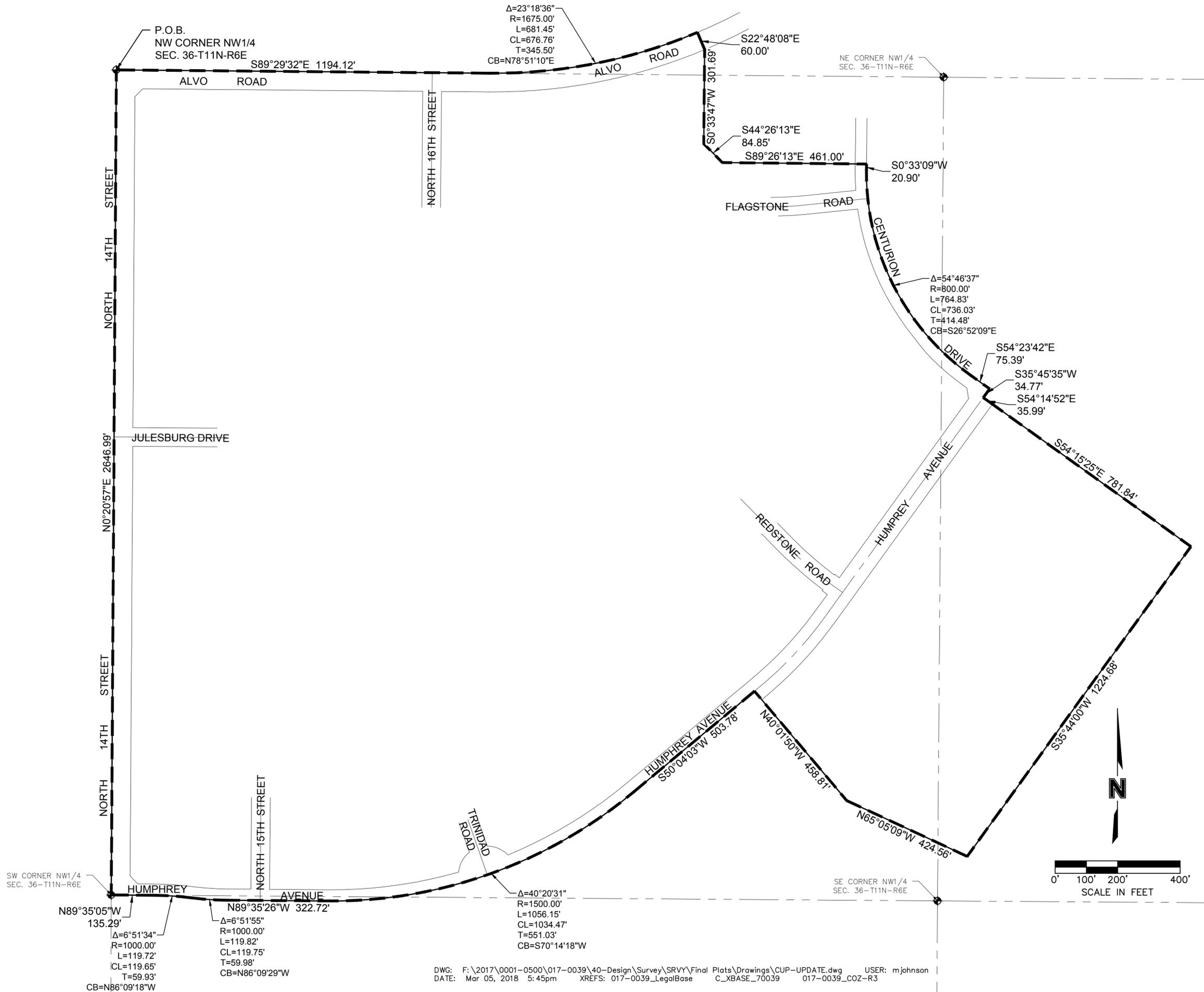
Special Permit #: SP04004B
Stonebridge Creek CUP
Centurion Dr & Humphrey Ave

Zoning:

- 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-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 R06E





DWG: F:\2017\0001-0500\017-0039\40-Design\Survey\SRVY\Final Plots\Drawings\CUP-UPDATE.dwg USER: mjohnson
 DATE: Mar 05, 2018 5:45pm XREFS: 017-0039_LegalBase C_XBASE_70039 017-0039_COZ-R3

**LEGAL DESCRIPTION
AMENDMENT TO SPECIAL PERMIT (CUP)**

A TRACT OF LAND COMPOSED OF THOSE PORTIONS OF LOTS 12 AND 13, BLOCK 1, STONE BRIDGE CREEK 5TH ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., THOSE PORTIONS OF LOTS 12 AND 13, BLOCK 1, STONE BRIDGE CREEK 5TH ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LOTS 1 THROUGH 27, BLOCK 1, LOTS 1 THROUGH 32, BLOCK 2, LOTS 1 THROUGH 10, BLOCK 3, AND LOTS 1 THROUGH 4, BLOCK 4, ALL LOCATED IN STONE BRIDGE CREEK ADDITION, LOTS 1 THROUGH 9, BLOCK 1, LOT 1, BLOCK 2, LOTS 1 THROUGH 15, BLOCK 3, LOTS 1 AND 2, BLOCK 4, LOTS 1 THROUGH 11, BLOCK 5, LOTS 1 THROUGH 16, BLOCK 6, LOT 1, BLOCK 7, LOTS 1 THROUGH 10, BLOCK 8, AND LOTS 1 THROUGH 9, BLOCK 9, ALL LOCATED IN STONE BRIDGE CREEK 1ST ADDITION, LOTS 1 THROUGH 26, AND LOTS 31 THROUGH 36, BLOCK 1, LOTS 1 THROUGH 23, AND LOTS 26 THROUGH 28, BLOCK 2, AND LOTS 1 THROUGH 20, BLOCK 3, ALL LOCATED IN STONE BRIDGE CREEK 2ND ADDITION, LOTS 1 THROUGH 14, BLOCK 1, LOTS 1 THROUGH 30, BLOCK 2, LOTS 1 THROUGH 28, BLOCK 3, LOTS 1 THROUGH 23, BLOCK 4, LOTS 1 THROUGH 25, BLOCK 5, LOTS 1 THROUGH 4, AND LOTS 7 THROUGH 16, BLOCK 6, LOTS 1 THROUGH 20, AND LOTS 23 THROUGH 32, BLOCK 7, AND OUTLOTS "A", "B", AND "C", ALL LOCATED IN STONE BRIDGE CREEK 3RD ADDITION, LOTS 1-THROUGH 5, BLOCK 1, AND LOT 1, BLOCK 2, ALL LOCATED IN STONE BRIDGE CREEK 4TH ADDITION, LOTS 1 THROUGH 11, AND LOTS 14 THROUGH 23, BLOCK 1, LOTS 1 THROUGH 18, BLOCK 2, LOTS 1 THROUGH 46, BLOCK 3, LOTS 1 THROUGH 14, BLOCK 4, AND OUTLOTS "A" AND "B", ALL LOCATED IN STONE BRIDGE CREEK 5TH ADDITION, LOTS 1 AND 2, ALL LOCATED IN STONE BRIDGE CREEK 6TH ADDITION, LOTS 1 AND 2, ALL LOCATED IN STONE BRIDGE CREEK 7TH ADDITION, LOTS 1 AND 2, BLOCK 1, AND OUTLOT "A", ALL LOCATED IN STONE BRIDGE CREEK 9TH ADDITION, A PORTION OF LOT 47 I.T., ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., AND THAT PORTION OF LOT 47 I.T., LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M.; THENCE EASTERLY ON THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID LINE BEING THE CENTERLINE OF ALVO ROAD RIGHT-OF-WAY, ON AN ASSUMED BEARING OF S89°29'32"E, A DISTANCE OF 1,194.12' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 23°18'36", A RADIUS OF 1,675.00', AN ARC LENGTH OF 681.45' ON THE CENTERLINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 676.76', A TANGENT LENGTH OF 345.50', AND A CHORD BEARING OF N78°51'10"E, TO A POINT; THENCE S22°48'08"E, A DISTANCE OF 60.00' TO THE NORTHEAST CORNER OF LOT 13, BLOCK 1, STONE BRIDGE CREEK 5th ADDITION, SAID POINT BEING ON A SOUTH LINE OF SAID RIGHT-OF-WAY; THENCE S00°33'47"W, ON THE EAST LINE OF SAID LOT 13, AND ON THE EAST LINE OF LOT 14, BLOCK 1, STONE BRIDGE CREEK 5th ADDITION, A DISTANCE OF 301.69' TO A POINT; THENCE S44°26'13"E, ON A NORTHEAST LINE OF LOTS 17, AND 18, BLOCK 1, STONE BRIDGE CREEK 5th ADDITION, A DISTANCE OF 84.85' TO A POINT; THENCE S89°26'13"E, ON A NORTH LINE OF SAID LOT 18, AND ON THE NORTH LINE OF LOTS 19 THROUGH 23, BLOCK 1, STONE BRIDGE CREEK 5th ADDITION, AND ON AN EASTERLY EXTENSION OF SAID LINE, A DISTANCE OF 461.00' TO A POINT OF INTERSECTION WITH THE CENTERLINE OF RIGHT-OF-WAY FOR CENTURION DRIVE;

THENCE S00°33'09"W, ON THE CENTERLINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 20.90' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 54°46'37", A RADIUS OF 800.00', AN ARC LENGTH OF 764.83' ON THE CENTERLINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 736.03', A TANGENT LENGTH OF 414.48', AND A CHORD BEARING OF S26°52'09"E TO A POINT; THENCE S54°23'42"E, ON THE CENTERLINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 75.39' TO A POINT OF INTERSECTION WITH THE CENTERLINE OF HUMPPHREY AVENUE RIGHT-OF-WAY; THENCE S35°45'35"W, ON THE CENTER LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 34.77' TO A POINT; THENCE S54°14'52"E, A DISTANCE OF 35.99' TO THE MOST NORTHERN CORNER OF LOT 47 I.T., SAID POINT BEING ON THE EAST LINE OF SAID RIGHT-OF-WAY; THENCE S54°15'25"E, ON THE NORTHEAST LINE OF SAID LOT 47 I.T., A DISTANCE OF 781.84' TO THE MOST EASTERLY CORNER OF SAID LOT 47 I.T.; THENCE S35°44'00"W, ON THE SOUTHEAST LINE OF SAID LOT 47 I.T., A DISTANCE OF 1,224.68' TO THE MOST SOUTHERN CORNER OF SAID LOT 47 I.T.; THENCE N65°05'09"W, ON A SOUTH LINE OF SAID LOT 47 I.T., A DISTANCE OF 424.56' TO A POINT; THENCE N40°01'50"W, ON THE SOUTHWEST LINE OF SAID LOT 47 I.T., AND ON THE NORTHWESTERLY EXTENSION OF SAID LINE, A DISTANCE OF 458.81' TO A POINT OF INTERSECTION WITH THE CENTERLINE OF HUMPPHREY AVENUE; THENCE S50°04'03"W, ON THE CENTERLINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 503.78' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 40°20'31", A RADIUS OF 1,500.00', AN ARC LENGTH OF 1,056.15' ON THE CENTERLINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 1,034.47', A TANGENT LENGTH OF 551.03', AND A CHORD BEARING OF S70°14'18"W, TO A POINT; THENCE N89°35'26"W, ON THE CENTERLINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 322.72' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 06°51'55", A RADIUS OF 1,000.00', AN ARC LENGTH OF 119.82' ON THE CENTERLINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 119.75', A TANGENT LENGTH OF 59.98', AND A CHORD BEARING OF N86°09'29"W, TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 06°51'34", A RADIUS OF 1,000.00', AN ARC LENGTH OF 119.72' ON THE CENTERLINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 119.65', A TANGENT LENGTH OF 59.93', AND A CHORD BEARING OF N86°09'18"W TO A POINT; THENCE N89°35'05"W, ON THE CENTERLINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 135.29' TO A POINT OF INTERSECTION WITH THE CENTERLINE OF NORTH 14TH STREET, SAID POINT BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M.; THENCE N00°20'57"E, ON THE CENTERLINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,646.99' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 6,884,529.46 SQUARE FEET OR 158.05 ACRES, MORE OR LESS.

Monday, March 5, 2018

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EXISTING LEGEND

- RIGHT-OF-WAY
SECTION LINE
STORM SEWER
COMMUNICATION UNDERGROUND
POWER OVERHEAD
WATER MAIN
SANITARY SEWER
FENCE LINE

PROPOSED LEGEND

- RIGHT-OF-WAY
PROPERTY LINE
ROADWAY CENTERLINE
WATER MAIN
SANITARY SEWER
FIRE HYDRANT

STONE BRIDGE CREEK COMMUNITY UNIT PLAN

COMMUNITY UNIT PLAN COVER SHEET



ENGINEER & PREPARER
OLSSON ASSOCIATES
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PHONE: 402-474-6311
OWNER & DEVELOPER
STONE BRIDGE CREEK, LLC.
1101 N STREET
LINCOLN, NE 68508
PHONE: 402-474-1400

DENSITY TABLE

Table with columns: BLOCK, LOT, USE, UNITS, AREA (AC.), DENSITY. Includes rows for residential use and a total/maximum summary row.

SHEET INDEX

Table with columns: Sheet Number, Sheet Title. Lists sheets 1 through 7 including COVER SHEET, SITE PLAN, UTILITY PLAN, GRADING PLAN, DRAINAGE PLAN, PAVING PROFILE, and FAYING PROFILE.

ZONING LEGEND



GENERAL SITE NOTES

- 1. THE PROPOSED DEVELOPMENT CONSISTS OF 68 SINGLE-FAMILY LOTS, 53 SINGLE-FAMILY ATTACHED AND 6 OUTLOTS.
2. UTILITY LOCATIONS ON THIS PLAN ARE THE RESULT OF A COMBINATION OF FIELD LOCATED POSITIONS AND/OR DRAWINGS PROVIDED BY GOVERNMENT AND UTILITY AGENCIES AND ARE THEREFORE SUBJECT TO INTERPRETATION...

COMMUNITY UNIT PLAN NOTES

- 1. THIS COMMUNITY UNIT PLAN (C.U.P.) CONTAINS 33.39 ACRES, MORE OR LESS.
2. ALL REGULATIONS OF THE UNDERLYING ZONING DISTRICT SHALL APPLY, EXCEPT AS PROVIDED HEREIN AND/OR SPECIFICALLY MODIFIED BY THE CITY COUNCIL.
3. PRIVATE ROADWAYS SHALL BE PERMITTED BY ADMINISTRATIVE AMENDMENT.

WAIVER REQUEST

- 1. A WAIVER TO ALLOW THE MINIMUM LOT AREA FOR BLOCKS 1, 2, 6, 7 AND 8 TO BE 4,200 SQ FT.
2. A WAIVER TO ALLOW DOUBLE-FRONTAGE LOTS BETWEEN CENTURION DRIVE AND SERPENTINE DRIVE AND BETWEEN HUMPHREY AVENUE AND TIGER IRON CIRCLE.

DRAINAGE

- 1. THIS COMMUNITY UNIT PLAN (C.U.P.) WILL COMPLY WITH ALL CITY OF LINCOLN DRAINAGE REGULATIONS AND REQUIREMENTS AS SET FORTH IN THE DRAINAGE CRITERIA MANUAL.

SURVEYOR'S CERTIFICATE

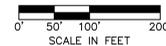
I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE ABOVE PLANNED UNIT DEVELOPMENT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL BOUNDARY CORNERS.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

DATE MICHAEL R. JOHNSON L.S. NO. 526

DATE BRAD J. MARSHALL E-11638



601 T Street, Suite 200
P.O. Box 8400
Lincoln, NE 68508
TEL: 402.746.6311
FAX: 402.743.1161
www.olssonassociates.com

REVISIONS

Table with columns: REV. NO., DATE, REVISION DESCRIPTION.

2018

COVER SHEET

STONE BRIDGE CREEK COMMUNITY UNIT PLAN

LINCOLN, NEBRASKA

drawn by: BDB
checked by: BJA
approved by: BJA
QA/QC by: BJA
project no.: 017-0039
drawing no.:
date: 02-28-2018



GENERAL SITE NOTES

1. THE PROPOSED DEVELOPMENT CONSISTS OF 68 SINGLE-FAMILY LOTS, 53 SINGLE-FAMILY ATTACHED AND 6 OUTLOTS.
2. UTILITY LOCATIONS ON THIS PLAT ARE THE RESULT OF A COMBINATION OF FIELD LOCATED POSITIONS AND/OR DRAWINGS PROVIDED BY GOVERNMENT AND UTILITY AGENCIES AND ARE THEREFORE SUBJECT TO INTERPRETATION, ALL LOCATIONS ARE APPROXIMATE AND NO GUARANTEE IS MADE OR IMPLIED AS TO THEIR ACCURACY, FURTHER VERIFICATION MAY BE REQUIRED TO IDENTIFY UTILITIES NOW SHOWN ON THIS PLAT, CONTACT NEBRASKA ONE CALL AT 1-800-331-5666.
3. ANY RELOCATION OF EXISTING LINCOLN ELECTRIC SYSTEM FACILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
4. ALL CURVILINEAR DIMENSIONS ARE CHORD DISTANCES UNLESS NOTED.
5. PAVING RADII WILL BE 20 FEET AT ALL INTERIOR INTERSECTIONS. INTERSECTION ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
6. SANITARY SEWER AND WATER LINES TO BE 8" AND 6" PIPE DIAMETER RESPECTIVELY AND TO BE CONSTRUCTED TO THE CITY OF LINCOLN SPECIFICATIONS, UNLESS OTHERWISE SHOWN.
7. ALL SANITARY SEWERS AND WATER MAINS TO BE PUBIC.
8. ALL ELEVATIONS ARE TO BE ON NAVD 1988.
9. SIDEWALKS TO BE BUILT ON BOTH SIDES OF THE STREET.
10. SIDEWALKS TO BE 5 FEET MINIMUM WHERE RIGHT-OF-WAY ABUTS OPEN SPACE OR DOES NOT ABUT RESIDENTIAL LOTS. SIDEWALKS SHALL BE 4 FEET WIDE WHERE ABUTTING RESIDENTIAL LOTS.
11. THE DEVELOPER AGREES TO COMPLY WITH THE PROVISIONS OF THE LAND SUBDIVISION ORDINANCE REGARDING LAND PREPARATION.
12. A HOMEOWNER ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN ALL OPEN SPACE AREAS.
13. LOT, OUTLOT AND BLOCK DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY.
14. ALL STREET DIMENSIONS ARE TO BACK OF CURB.
15. EXISTING AND PROPOSED EASEMENTS TO BE TIED DOWN AT TIME OF FINAL PLATTING.
16. THE YARD SETBACKS REGULATE STRUCTURAL WALLS ONLY AND DO NOT RESTRICT OVERHANGS, PATIOS, DOOR SWINGS, WINDOW SWINGS, ETC. FROM ENCROACHING INTO THE SETBACKS.
17. ALL STREETS WITHIN THIS PLAN ARE PUBLIC LOCAL STREETS UNLESS DESIGNATED OTHERWISE.
18. PEDESTRIAN SIDEWALK CONNECTIONS ARE REQUIRED TO BE 5 FEET WIDE WHEN EXCEEDING 190 FEET IN LENGTH. THIS WIDTH WILL BE REQUIRED AT THE TIME OF FINAL PLAT.

COMMUNITY UNIT PLAN NOTES

1. THIS COMMUNITY UNIT PLAN (C.U.P.) CONTAINS 33.39 ACRES, MORE OR LESS.
2. ALL REGULATIONS OF THE UNDERLYING ZONING DISTRICT SHALL APPLY, EXCEPT AS PROVIDED HEREIN AND/OR SPECIFICALLY MODIFIED BY THE CITY COUNCIL.
3. PRIVATE ROADWAYS SHALL BE PERMITTED BY ADMINISTRATIVE AMENDMENT.
4. EXACT LOCATION OF ALL EASEMENTS SHALL BE SHOWN AT THE TIME OF FINAL PLATS.
5. LOT LAYOUT IS CONCEPTUAL, ACTUAL LAYOUT WILL BE DETERMINED AT THE TIME OF FINAL PLAT SUBJECT TO COMPLIANCE WITH L.M.C. TITLE 26.
6. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS DONE. THE DEVELOPER WILL BE RESPONSIBLE FOR CONTROLLING OFF-SITE DUST EMISSIONS IN ACCORDANCE WITH LINCOLN-LANCASTER COUNTY AIR POLLUTION REGULATIONS AND STANDARDS ARTICLE 2, SECTION 32.
7. ALL OPEN SPACE AND DETENTION AREAS MAINTENANCE IS THE RESPONSIBILITY OF THE DEVELOPERS AND/OR FUTURE HOMEOWNER'S ASSOCIATION.

WAIVER REQUEST

1. A WAIVER TO ALLOW THE MINIMUM LOT AREA FOR BLOCKS 1, 2, 6, 7 AND 8 TO BE 4,200 SQ FT.
2. A WAIVER TO ALLOW DOUBLE-FRONTAGE LOTS BETWEEN CENTURION DRIVE AND SERPENTINE DRIVE AND BETWEEN HUMPHREY AVENUE AND TIGER IRON CIRCLE.
3. A WAIVER TO ALLOW THE AVERAGE LOT WIDTH FOR BLOCKS 1, 2, AND 6 TO BE 40 FT.
4. A WAIVER TO ALLOW THE RADIUS OF A CUL-DE-SAC ON A PRIVATE ROADWAY TO BE 30'.

DRAINAGE

1. THIS COMMUNITY UNIT PLAN (C.U.P.) WILL COMPLY WITH ALL CITY OF LINCOLN DRAINAGE REGULATIONS AND REQUIREMENTS AS SET FORTH IN THE DRAINAGE CRITERIA MANUAL.



March 14, 2018

Mr. David Cary
Planning Director
Planning Department
555 South 10th St., Suite 213
Lincoln, NE 68508

Re: Stone Bridge Creek Special Permit No. 04004
Applications for Amendment to Community Unit Plan, Change of Zone to from B2 to R-3, and
Amendment to Comprehensive Plan
Olsson Project No. 017-0039

Dear Mr. Cary,

On behalf of Stone Bridge Creek, LLC, we are submitting applications for an amendment to the Stone Bridge Creek Community Unit Plan (CUP), Change of Zone, and Amendment to the Comprehensive Plan.

Stone Bridge Creek, LLC would like to amend the current Stone Bridge Creek CUP boundary to add approximately 36.20 acres. Approximately 22 acres of this area is permitted separately as the Stone Bridge Creek – The Villas C.U.P. The property being added to the Stone Bridge Creek CUP is legally described and shown on Exhibit “A” enclosed herein.

At the request of Staff, the Owner has considered proposed improvements to slow traffic to Humphrey Avenue as a result of the additional dwelling units in the CUP. The Owner is proposing to construct additional curbs to “bump out” at the locations shown on the site plan. One location is at the trail crossing and the other at the intersection of Palladian Avenue and Humphrey Avenue. The improvements will shorten the path traveled by pedestrians and slow traffic along Humphrey Avenue. The Owner will continue to work with Public Works for an acceptable design.

Stone Bridge Creek CUP has an existing Master Grading and Drainage Study and the proposed amendment will follow the approved plan. The Owner will include Water Quality measures to address the new requirements of LMC 28.03 for the area added to the CUP.

Stone Bridge Creek, LLC is seeking to change the zone of an area within the proposed area being added to the CUP from B-2 to R-3. The CUP site plan illustrates proposed residential detached and attached lots which includes 68 single family lots and 53 single family attached lots.

Additionally, Stone Bridge Creek, LLC is requesting amendments to the 2040 Lincoln/Lancaster County Comprehensive Plan (“Comp Plan”) to designate Residential – Urban Density to the areas being added to the Stone Bridge Creek CUP.

We request the following waivers with this application:

1. To allow for the minimum lot area for Blocks 1, 2, 6, 7, and 8 to be 4,200 sq. ft. per Section 27.72.020.
 - a. Per pre-application discussions with Planning Staff, to achieve maximum density with the existing constraints to the layout.
2. To allow for double-frontage lots between Centurion Drive and Serpentine Drive and between Humphrey Avenue and Tiger Iron Circle per Section 26.23.140.
 - a. Per pre-application discussions with Planning Staff, to achieve maximum density with the narrow nature of this parcel the shown layout requires 22 double-frontage lots.
3. A waiver to allow for the average lot width for Blocks 1, 2, and 6 to be 40 ft. per Section 27.72.020.
 - a. Per pre-application discussions with Planning Staff, to achieve maximum density with the existing constraints to the layout.
4. A waiver to allow for the radius of a cul-de-sac on a private roadway to be 30', per Design Standards, Chapter 2.25.
 - a. Per pre-application discussions with Public Works staff, it was determined this would allow for more buildable lots on the relatively short private roadways, Jasper Place and Tiger Iron Circle.

Enclosed find the following documents for the above-mentioned project:

1. City of Lincoln Application, including:
 - a. Change of Zone from B-2 to R-3
 - b. Comp Plan Amendment
 - c. CUP Amendment
2. CUP Site Plan
3. Application fees in the amount of \$2,388.00
4. Exhibit "A" – Change of Zone Exhibit and Legals
5. Exhibit "B" – Proposed Comp Plan

Plans and other supporting documents will be submitted to ProjectDox upon notification from the Planning Staff. We appreciate your consideration of the above request and look forward to working with you on these proposed changes to the Stone Bridge Creek CUP. If you require further information or have any questions, please do not hesitate to contact me at bmarshall@olssonassociates.com or (402) 458-5672.

Sincerely,



Brad J Marshall, P.E.

Enclosures.

Current Project - Agency Review Report

Agency Name	User Name	Review Cycle	Review Status	Comments	Assignment
County Health	chris schroeder	1	Recommend Approval	The LLCHD has historically recommended at least a 300 foot buffer between residential and industrial zoning. However, the LLCHD is recommending approval of this application due to a use permit condition on the adjacently zoned I-3 property which prohibits the storage or use of hazardous materials within 300 feet of a residential dwelling.	Individual
LES	les reviews	1	Corrections Required	3/9/18 Add additional requested easements. JG See stamp on sheet 2. Electronic grading plans requested. Looks to be only minor grading within our easement. TK Please label 80.0' Easement as marked. Please see attached Use Restrictions. SLS	Individual
Parks & Recreation	sara hartzell	1	Corrections Required	The Stonebridge Trail is in the ROW stage and anticipated to go to construction this season. The trail will travel along the south side of Humphrey, primarily in ROW, to the point where it crosses Humphrey. There is no planned trail along the southwest edge of this development running toward the interstate. if the developer wishes to construct this trail as a neighborhood connector they may do so, but it would not be considered part of the city trail system and Parks would not assume responsibility for it. There is a concern regarding the grading shown in the area of Tiger Iron Circle which appears to impact the trail. We would be happy to share the approved plans for the trail in this area so the developer can reconcile the grading, but we would like to see how the drainage is going to impact the trail and what the developer plans to do about any impacts.	Individual
Public Works - Engineering Services	brion perry	1	Corrections Required	3-12-18 Other traffic calming measures need to be utilized. Rump-	First In Group

Current Project - Agency Review Report

				<p>outs, Chokers, exec... are saved for trail and/or street crossings. Show slope percentage for Francesca Ave. at Palladian Ave.</p> <p>-Perm Marker surety 118=\$17,700 -Curve 7 does not meet T type intersection design standards -Curve 4 does not meet minimum tangent length from intersection -Pavement thickness design required -missing measurements at outlots and utility easements.</p>	
Public Works - Survey Check	troy griffin	1	Corrections Required	<p>Parcel 2 has Outlot "B" mislabeled as "A" in legal and 1 other minor text edit.</p> <p>All closure gaps are well within limits.</p>	Individual
Public Works - Watershed Management	tim zach	1	Corrections Required	<p>3/9/18</p> <ol style="list-style-type: none"> 1. Need to show how the water quality requirements will be met for the additional lots added to the CUP, and submit the WQCV form, calculations, and maintenance plan. 2. Show flow direction arrows for all lots with less than 2% slope. 3. See markups on plan sheets for additional comments. 	First In Group