

RESOLUTION NO. A-\_\_\_\_\_

SPECIAL PERMIT NO. 1845

1           WHEREAS, Hampton Development Services has submitted an application  
 2 designated as Special Permit No. 1845 for authority to develop Stone Bridge Creek  
 3 Community Unit Plan consisting of 437 dwelling units and a modification of the required  
 4 lot area on property located between North 14th and North 27th Streets, north of I-80 and  
 5 south of Alvo and Arbor Roads, and legally described to wit:

6           A part of Lots 17, 31, 3, 20, and 24, Irregular Tracts, and the  
 7 West Half of the Northwest Quarter, all in the Northwest  
 8 Quarter, Northeast Quarter, and the Southwest Quarter of  
 9 Section 36, Township 11 North, Range 6 East of the 6th P.M.,  
 10 and also a portion of Lot 25 Irregular Tract, in the Southwest  
 11 Quarter of Section 25, Township 11 North, Range 6 East of the  
 12 6th P.M., Lancaster County, Nebraska, and more fully  
 13 described by metes and bounds as follows:

14           Referring to the northwest corner of said Section 36; thence  
 15 south 89 degrees 28 minutes 59 seconds east (an assumed  
 16 bearing), a distance of 33.00 feet to a point on the east right-  
 17 of-way line of North 14th Street and the point of beginning;  
 18 thence north 00 degrees 05 minutes 24 seconds east on said  
 19 line, a distance of 60.00 feet; thence south 89 degrees 28  
 20 minutes 59 seconds east, a distance of 1161.57 feet to the  
 21 point of curvature of a curve to the left having a central angle  
 22 of 06 degrees 04 minutes 33 seconds, a radius of 1615.00  
 23 feet, an arc length of 171.26 feet, a chord length of 171.18 feet  
 24 and a chord bearing north 87 degrees 28 minutes 44 seconds  
 25 east; thence on said curve a distance of 171.26 feet to the  
 26 point of tangency; thence south 05 degrees 33 minutes 32  
 27 seconds east, a distance of 120.00 feet; thence south 33  
 28 degrees 23 minutes 38 seconds east, a distance of 161.63  
 29 feet; thence south 01 degrees 45 minutes 09 seconds east, a  
 30 distance of 103.02 feet; thence south 29 degrees 09 minutes  
 31 36 seconds west, a distance of 38.16 feet; thence south 55  
 32 degrees 28 minutes 23 seconds west, a distance of 52.18 feet;

1           thence south 00 degrees 21 minutes 14 seconds west, a  
2           distance of 453.50 feet to the point of curvature of a curve to  
3           the right, having a central angle of 40 degrees 42 minutes 06  
4           seconds, a radius of 150.00 feet, an arc length of 106.56 feet,  
5           a chord length of 104.33 feet and a chord bearing south 64  
6           degrees 35 minutes 58 seconds east; thence on said curve, a  
7           distance of 106.56 feet to the point of tangency; thence south  
8           44 degrees 14 minutes 58 seconds east, a distance of 955.20  
9           feet to the point of curvature of a curve to the left, having a  
10          central angle of 11 degrees 41 minutes 42 seconds, a radius  
11          of 1000.00 feet, an arc length of 204.11 feet, a chord length of  
12          203.76 feet and a chord bearing south 50 degrees 05 minutes  
13          48 seconds east; thence on said curve, a distance of 204.11  
14          feet to the point of tangency; thence south 35 degrees 45  
15          minutes 02 seconds west, a distance of 100.26 feet to the  
16          point of curvature of a curve to the right having a central angle  
17          of 14 degrees 14 minutes 04 seconds, a radius of 1200.00  
18          feet, an arc length of 298.13 feet, a chord length of 297.36 feet  
19          and a chord bearing south 42 degrees 52 minutes 04 seconds  
20          west; thence on said curve, a distance of 298.13 feet to the  
21          point of tangency; thence south 49 degrees 59 minutes 06  
22          seconds west, a distance of 26.92 feet; thence south 40  
23          degrees 00 minutes 54 seconds east, a distance of 458.69  
24          feet; thence south 65 degrees 04 minutes 42 seconds east, a  
25          distance of 424.62 feet; thence south 35 degrees 44 minutes  
26          24 seconds west, a distance of 163.06 feet; thence south 29  
27          degrees 32 minutes 55 seconds west, a distance of 11.10 feet;  
28          thence south 38 degrees 46 minutes 00 seconds west, a  
29          distance of 407.50 feet; thence north 55 degrees 40 minutes  
30          46 seconds west, a distance of 338.45 feet; thence north 89  
31          degrees 49 minutes 22 seconds west, a distance of 787.53  
32          feet; thence south 19 degrees 20 minutes 16 seconds east, a  
33          distance of 27.89 feet to the point of curvature of a curve to the  
34          right, having a central angle of 36 degrees 36 minutes 59  
35          seconds, a radius of 333.00 feet, an arc length of 212.81 feet,  
36          a chord length of 209.21 feet and a chord bearing south 01  
37          degrees 01 minutes 45 seconds east; thence on said curve a  
38          distance of 212.81 feet to the point of tangency; thence north  
39          72 degrees 43 minutes 14 seconds west, a distance of 66.00  
40          feet; thence north 89 degrees 47 minutes 10 seconds west, a  
41          distance of 1232.29 feet to a point on the east right-of-way line  
42          of North 14th Street; thence north 00 degrees 12 minutes 50  
43          seconds east on said line, a distance of 354.28 feet; thence  
44          north 00 degrees 21 minutes 14 seconds east, a distance of  
45          2646.75 feet to the point of beginning and containing a

1           calculated area of 131.119 acres more or less;

2           WHEREAS, the real property adjacent to the area included within the site  
3 plan for this community unit plan will not be adversely affected; and

4           WHEREAS, said site plan together with the terms and conditions hereinafter  
5 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal  
6 Code to promote the public health, safety, and general welfare.

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

9           That the application of Hampton Development Services, hereinafter referred  
10 to as "Permittee", to develop Stone Bridge Creek Community Unit Plan consisting of 437  
11 dwelling units, on the property legally described above, be and the same is hereby granted  
12 under the provisions of Section 27.63.320 and Chapter 27.65 of the Lincoln Municipal  
13 Code upon condition that construction and operation of said community unit plan be in  
14 strict compliance with said application, the site plan, and the following additional express  
15 terms, conditions, and requirements:

16           1.     This permit approves 437 dwelling units.

17           2.     A waiver of the required lot area, width and size for outlots and  
18 specified residential and townhouse lots in the proposed R-3 district is hereby approved.

19           3.     Before receiving building permits:

20           a.     The Permittee must submit a revised and reproducible final  
21 plan including five copies which are acceptable to the Planning  
22 Director.

23           b.     The construction plans must conform to the approved plans.

1 c. Final plats within the area of this community unit plan must be  
2 approved by the City.

3 4. Before occupying the dwelling units, all development and construction  
4 must be completed in conformance with the approved plans.

5 5. All privately owned improvements shall be permanently maintained by  
6 the Permittee or an appropriately established homeowners association approved by the  
7 City Attorney.

8 6. The site plan approved by this permit shall be the basis for all  
9 interpretations of setbacks, yards, locations of buildings, location of parking and circulation  
10 elements, and similar matters.

11 7. The terms, conditions, and requirements of this resolution shall be  
12 binding and obligatory upon the Permittee, its successors, and assigns. The building  
13 official shall report violations to the City Council which may revoke the special permit or  
14 take such other action as may be necessary to gain compliance.

15 8. The Permittee shall sign and return the City's letter of acceptance to  
16 the City Clerk within 30 days following approval of the special permit, provided, however,  
17 said 30-day period may be extended up to six months by administrative amendment. The  
18 City Clerk shall file a copy of the resolution approving the special permit and the letter of  
19 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the  
20 Permittee.

Introduced by:  

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Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Staff Review Completed:

\_\_\_\_\_  
Administrative Assistant

Approved this \_\_\_\_ day of \_\_\_\_\_, 2001:

\_\_\_\_\_  
Mayor