

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1869A

1 WHEREAS, the Council Building Association has submitted an application
 2 designated as Special Permit No. 1869A for authority to amend the Knights Court
 3 Community Unit Plan to allow Lots 1 through 10 to be either attached two-family dwellings
 4 or single-family dwellings on property located at S. 60th Street and South Street, and
 5 legally described to wit:

6 Lots 1 through 25, Block 1, and Outlot "A", Knights Court
 7 Addition, located in the Northwest Quarter of Section 33,
 8 Township 10 North, Range 7 East, Lancaster County,
 9 Nebraska;

10 WHEREAS, the Council Building Association has further requested a waiver
 11 of the average lot width and lot area requirements in the R-2 Residential District for single
 12 family dwellings on Lots 1 through 10 from 50 feet to 46 feet and from 6,000 square feet
 13 to 4,140 square feet respectively;

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

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

19 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
 20 Lincoln, Nebraska:

21 That the application of the Council Building Association, hereinafter referred

1 to as "Permittee", to amend the Knights Court Community Unit Plan to allow Lots 1 through
2 10 to be used for either attached two-family dwellings or single-family dwellings, on the
3 property legally described above, be and the same is hereby granted under the provisions
4 of Section 27.63.320 and Chapter 27.65 of the Lincoln Municipal Code upon condition that
5 construction and operation of said community unit plan be in strict compliance with said
6 application, the site plan, and the following additional express terms, conditions, and
7 requirements:

8 1. This permit approves Lots 1 through 10 to be used for either single-
9 family dwellings or attached two-family dwellings within Knights Court Community Unit
10 Plan.

11 2. This permit approves the requested reduction of the average lot width
12 and lot area requirements in the R-2 Residential District for single family dwellings on Lots
13 1 through 10 from 50 feet to 46 feet and from 6,000 square feet to 4,140 square feet
14 respectively.

15 3. Before receiving building permits:

16 a. The Permittee must submit a revised and reproducible final
17 plan including five copies.

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

19 c. Final plats within this community unit plan must be approved
20 by the City.

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

23 5. All privately-owned improvements must be permanently maintained

1 by the owner or an appropriately established homeowners association approved by the City
2 Attorney.

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

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

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

16 9. The site plan as approved with this resolution voids and supersedes
17 all previously approved site plans, however all resolutions approving previous permits
18 remain in force unless specifically amended by this resolution.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2002:

Mayor