

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 08018

1 WHEREAS, First Plymouth Congregational Church has submitted an application
 2 designated as Special Permit No. 08018 for authority to construct a parking lot in a residential
 3 district together with requested waivers to the Zoning Code to allow parking in the front yard
 4 along South 21st Street and F Street and in the side yard along the west property line, to allow a
 5 sign in the front yard, to waive parking lot design standards requiring a uniformity ratio of lighting
 6 over the entire parking lot not greater than 4:1, and a minimum 15 foot site penetration for the
 7 first parking lot stall off the alley access from South 21st Street, on property located at South
 8 21st Street and F Street, and legally described as:

9 Lots 1 and 2, Block 6, Houtz Addition, Lincoln, Lancaster County,
 10 Nebraska;

11 WHEREAS, the real property adjacent to the area included within the site plan for
 12 this parking lot will not be adversely affected; and

13 WHEREAS, said site plan together with the terms and conditions hereinafter set
 14 forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal Code to
 15 promote the public health, safety, and general welfare; and

16 WHEREAS, THE Lincoln City-Lancaster County Planning Commission has
 17 recommended conditional approval of the application designated as Special Permit No. 08018
 18 and the requested waivers, except for the waiver of the minimum 15 foot site penetration.

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

21 That the application of First Plymouth Congregational Church, hereinafter
 22 referred to as "Permittee", to construct a parking lot in a residential district, on the property

1 legally described above, be and the same is hereby granted under the provisions of Section
2 27.63.170 of the Lincoln Municipal Code upon condition that construction and operation of said
3 parking lot be in substantial compliance with said application, the site plan, and the following
4 additional express terms, conditions, and requirements:

5 1. This permit approves a parking lot in a residential zoning district, with
6 parking in the front yard along South 21st Street and F Street, parking in the side yard and
7 along the west property line, and a sign in the front yard.

8 2. The requirement of Section 3.8 of the Parking Lot Design Standards that
9 a uniformity ratio of lighting over the entire parking lot be no greater than 4:1 is hereby waived.

10 3. Before receiving building permits:

11 a. The Permittee shall cause to be prepared and submitted to the
12 Planning Department a revised and reproducible final plot plan
13 including 5 copies with the following revisions:

14 i. Submit a revised landscape plan showing a 100% screen
15 from 0 to 3ft high along S. 21st Street and F Street (except
16 in the sight triangle, where the screen will not exceed 30
17 inches in height) to be approved by the Planning Director.
18 Screening shall meet all landscape design standards,
19 except as waived under this Special Permit.

20 ii. Provide a minimum 15' site penetration for the 1st stall off
21 the alley access from 21st Street.

22 iii. Plant one street tree or provide cash in the amount of \$220
23 to the City for the planting of the street tree.

24 iv. Add to the General Notes:

25 (1) "Permission will be obtained to place the plant
26 materials in the City right-of-way per Chapter 14.54
27 and sign a landscape maintenance agreement, or
28 move plant materials onto the private property."

29 (2) "A bond will be posted in an amount determined by
30 the Director of Parks and Recreation sufficient to
31 guarantee the health and vitality of the plants."

- 1 b. The construction plans shall comply with the approved plans.
- 2 c. The Permittee shall provide the Director of Building & Safety with
3 documentation from the Register of Deeds that the letter of
4 acceptance as required by the approval of the special permit has
5 been recorded.
- 6 4. Before occupying the parking lot all development and construction must
7 substantially comply with the approved plans.
- 8 5. All privately-owned improvements, including landscaping, are to be
9 permanently maintained by the Permittee.
- 10 6. The physical location of all setbacks and yards, buildings, parking and
11 circulation elements, and similar matters must be in substantial compliance with the location of
12 said items as shown on the approved site plan.
- 13 7. The terms, conditions, and requirements of this resolution shall run with
14 the land and be binding upon the Permittee, its successors and assigns.
- 15 8. The Permittee shall sign and return the letter of acceptance to the City
16 Clerk within 60 days following the approval of the special permit, provided, however, said 60-
17 day period may be extended up to six months by administrative amendment. The City Clerk
18 shall file a copy of the resolution approving the special permit and the letter of acceptance with
19 the Register of Deeds, filling fees therefor to be paid in advance by the Permittee.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2008:

Mayor