

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 11031

1 WHEREAS, First Street Bible Church has submitted an application designated as
 2 Special Permit No. 11031 to allow a parking lot in a residential district, together with a
 3 request to waive the required front yard setback to allow a 12 foot setback along 1st
 4 Street and to allow a 15 foot setback along G Street on property generally located at
 5 South 1st Street and G Street, legally described as:

6 Lots 1 and 2, Block 2, Mechanics Addition and the vacated
 7 right-of-way east of Lot 1, Lincoln, Lancaster County,
 8 Nebraska;
 9

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

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

15 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
 16 Lincoln, Nebraska:

17 That the application of First Street Bible Church, hereinafter referred to as
 18 "Permittee", to allow a parking lot in a residential district together with adjustments to
 19 the required front yard setbacks on property legally described above be and the same is
 20 hereby granted under the provisions of Section 27.63.170 of the Lincoln Municipal Code
 21 upon condition that construction of said parking lot be in substantial compliance with
 22 said application, the site plan, and the following additional express terms, conditions,
 23 and requirements:

1 1. This permit approves a parking lot in a residential district with a waiver of
2 required front yard setbacks to 15 feet to the north (G Street) and 12 feet to the east
3 (1st Street) with additional landscaping.

4 2. Before receiving building permits the Permittee shall submit a revised and
5 reproducible site plan including five copies showing the following revisions to the
6 Planning Department for review and approval:

7 a. Increase the width of the driveway on G Street to 25 feet with a 15
8 foot radii for a 55 foot wide curb cut. The driving aisle within the
9 parking lot may remain 24 feet wide.

10 b. Show additional landscaping to the satisfaction of the Planning
11 Department including at least another row of trees and shrubs that
12 provide an additional 90% screen from the ground to three feet
13 above the ground.

14 3. The Permittee must apply for a floodplain permit at the time of Building
15 permit.

16 4. The Permittee must request an Executive Order from the Public Works
17 Department for paving the alley.

18 5. Before commencing use of the parking lot, all development and
19 construction must be completed in substantial conformance with the approved plans.

20 4. All privately-owned improvements, including landscaping and recreational
21 facilities, must be permanently maintained by the Permittee.

22 5. The physical location of all setbacks and yards, buildings, parking and
23 circulation elements, and similar matters must be in substantial compliance with the
24 location of said items as shown on the approved site plan.

25 6. The terms, conditions, and requirements of this resolution shall run with
26 the land and be binding on the Permittee, its successors, and assigns.

1 7. The applicant shall sign and return the letter of acceptance to the City
2 Clerk. This step should be completed within 60 days following the approval of the
3 special permit. The City Clerk shall file a copy of the resolution approving the special
4 permit and the letter of acceptance with the Register of Deeds, filling fees therefore to
5 be paid in advance by the applicant. Building permits will not be issued unless the letter
6 of acceptance has been filed.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2012:

Mayor