

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 14014

1 WHEREAS, A. Michael Alesio has submitted an application designated as
 2 Special Permit No. 14014 to allow a parking lot in a residential district, together with a
 3 request to waive the required front and side yard setbacks on property generally located
 4 at South 48th Street and Cooper Avenue, legally described as:

5 The west half of Lots 7 and 8, Block 18, College View,
 6 Lincoln, Lancaster County, Nebraska;

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

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

12 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
 13 Lincoln, Nebraska:

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

1 1. This permit approves a parking lot in the R-6 Residential zoning district
2 with a front yard setback reduction to 6 feet along Cooper Avenue, a front yard setback
3 reduction to 11 feet along South 47th Street, and a side yard setback reduction to 0 feet
4 along the east property line.

5 2. Before receiving building permits:

6 a. The Permittee shall submit a revised and reproducible site plan
7 including five copies showing the following revisions to the Planning Department for
8 review and approval:

9 i. Show a 0 foot setback along the east property line and an 11
10 foot setback along S. 47th Street.

11 ii. Provide a landscape plan to the satisfaction of the Planning
12 Director that shows parking lot screening along Cooper
13 Avenue that meets Design standards and two rows of
14 landscaping meeting the height and area requirements of the
15 Landscape Design Standards for parking lots along S. 47th
16 Street.

17 iii. Add to the General Notes, "Signs need not be shown on this
18 site plan, but need to be in compliance with chapter 27.69 of
19 the Lincoln Zoning Ordinance, and must be approved by
20 Building & Safety Department prior to installation".
21

22 iv. Remove the access on S. 47th Street, shown on the site
23 plan.

24 v. Show street trees on S. 47th Street to be planted as part of
25 the parking lot construction. Add a note to the site plan that
26 states "If any street trees are removed on Cooper Avenue
27 they shall be replaced".

28 vi. Show all dimensions on stalls, drives, turnarounds and
29 setbacks.

30 b. The construction plans must substantially comply with the approved
31 plans.

1 c. The Permittee shall provide verification from the Register of Deeds
2 that the letter of acceptance as required by the approval of the
3 special permit has been recorded.

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

6 4. All privately-owned improvements, including landscaping, must be
7 permanently maintained by the Permittee.

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

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

13 7. The applicant shall sign and return the letter of acceptance to the City
14 Clerk. This step should be completed within 60 days following the approval of the
15 special permit. The City Clerk shall file a copy of the resolution approving the special
16 permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be
17 paid in advance by the applicant. Building permits will not be issued unless the letter of
18 acceptance has been filed.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2014: _____ Mayor
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