

RESOLUTION NO. A-_____

1 WHEREAS, Vantage Pointe Homes, Inc. has requested a waiver of the
2 surfacing requirements for a parking lot and driveway on property generally located at
3 S.W. 12th Street and Rokeby Road and legally described as:

4 Lot 19 I.T., located in the Southwest Quarter of Section 27,
5 Township 9 North, Range 6 East of the of the 6th P.M.,
6 Lancaster County, Nebraska;

7 WHEREAS, the City Council finds that:

8 a. The parking lot for which the waiver of the surfacing requirement is
9 requested is to be used for employee parking and is located wholly within an industrial
10 district; and

11 b. The site plan identifies that the drives and parking area will be
12 surfaced with gravel which will provide reasonable control of dust, runoff, and safe
13 circulation; and

14 c. The location of the parking lot is approximately 250 feet away from
15 the nearest of four single-family houses in the area and the parking lot is a sufficient
16 distance from surrounding uses that it will not adversely affect the surrounding uses;
17 and

18 d. The amount of paving required would put the applicant at a
19 disadvantage for its type of business.

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

22 In consideration of the findings made above, the requirement for the
23 paving of the parking lot and drives for the Vantage Pointe Homes manufacturing plant
24 located at 1000 West Rokeby Road on property legally described above is hereby
25 waived pursuant to § 27.67.100(c) of the Lincoln Municipal Code under the following
26 conditions:

1 1. If it is later found that dust or noise, created by the use of the
2 parking lot exceeds the maximum levels set forth in Title 8 of the Lincoln Municipal
3 Code, then such waiver may, after notice and hearing by the City Council, be revoked.
4 Thereafter, the use of such parking lot shall cease unless surfaced in accordance with
5 the adopted design standards.

6 2. At such time as the streets within the unincorporated village of
7 Rokeby are paved, the drives, driving aisles and parking stalls shall be paved.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2002: _____ Mayor
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