

RESOLUTION NO. A-\_\_\_\_\_

SPECIAL PERMIT NO. 1629E

1           WHEREAS, South Ridge Village, L.L.C. has submitted an application  
 2 designated as Special Permit No. 1629E for authority to amend Special Permit No. 1629  
 3 to adjust the building envelope and the building square footages, and to permit a 50' tall  
 4 clock tower on property located at South 27th Street and Pine Lake Road, and legally  
 5 described to wit:

6           Lots 1 through 8, and a portion of Lot 9, South Ridge Village  
 7 Addition; Lots 1 and 2, South Ridge Village 4th Addition; Lot 2  
 8 and a portion of Lot 1 and Outlot "A", South Ridge Village 6th  
 9 Addition; Lot 1 and a portion of Outlot "A", South Ridge Village  
 10 7th Addition; and the remaining portion of Lot 1, Block 1, Porter  
 11 Ridge West 4th Addition, all located in the Northwest Quarter  
 12 of Section 19, Township 9 North, Range 7 East of the 6th P.M.,  
 13 Lincoln, Lancaster County, Nebraska, more particularly  
 14 described as follows:

15           Commencing at the southwest corner of Lot 1, Block 1, Porter  
 16 Ridge West 4th Addition, and the true point of beginning;  
 17 thence northerly north 00 degrees 02 minutes 24 seconds west  
 18 along the west line of Lot 1, Block 1, Porter Ridge West 4th  
 19 Addition, a distance of 556.92 feet; thence northerly north 02  
 20 degrees 15 minutes 01 seconds east, a distance of 305.80  
 21 feet; thence northerly north 02 degrees 22 minutes 38 seconds  
 22 west along the west line of Outlot "A", South Ridge Village 7th  
 23 Addition being 72.22 feet east of the west line of said Section  
 24 19 and the center line of South 27th Street, a distance of  
 25 285.21 feet; thence northeasterly on a bearing of north 44  
 26 degrees 32 minutes 08 seconds east, a distance of 56.15 feet;  
 27 thence on an assumed bearing of north 89 degrees 57 minutes  
 28 36 seconds east along the north line of said Outlot "A", said  
 29 line being 60.00 feet south and parallel with the center line of  
 30 right-of-way for Pine Lake Road, a distance of 160.00 feet to  
 31 a point of curvature; thence around a curve in a counter  
 32 clockwise direction having a delta angle of 28 degrees 37  
 33 minutes 53 seconds, an arc distance of 529.70 feet, a radius

1 of 1060.00 feet, and a chord of north 75 degrees 38 minutes  
2 40 seconds east along the north line of said Outlot "A", said  
3 line being 60.00 feet south and parallel with the center line of  
4 right-of-way for Pine Lake Road, a distance of 524.20 feet, to  
5 a point of tangency; thence northwesterly on a bearing of north  
6 61 degrees 19 minutes 43 seconds east, a distance of 502.67  
7 feet to a point of curvature; thence around a curve in a  
8 clockwise direction having a delta angle of 15 degrees 29  
9 minutes 42 seconds, an arc distance of 254.21 feet, a radius  
10 of 940.00 feet, and a chord of north 69 degrees 04 minutes 34  
11 seconds east, said line being 60.00 feet southeast of and  
12 parallel to the center line of right-of-way for Pine Lake Road,  
13 a distance of 253.44 feet; thence southerly south 13 degrees  
14 10 minutes 35 seconds east, a distance of 2.74 feet to a point  
15 of curvature; thence around a curve in a clockwise direction  
16 having a delta angle of 09 degrees 17 minutes 35 seconds, an  
17 arc distance of 97.32 feet, a radius of 600.00 feet, and a chord  
18 of south 08 degrees 31 minutes 48 seconds east, a distance  
19 of 97.21 feet to a compound curvature; thence around a curve  
20 in a clockwise direction having a delta angle of 69 degrees 06  
21 minutes 18 seconds, an arc distance of 150.76 feet, a radius  
22 of 125.00 feet, and a chord of south 30 degrees 40 minutes 09  
23 seconds west, a distance of 141.79 feet; thence southeasterly  
24 south 24 degrees 46 minutes 42 seconds east, a distance of  
25 243.10 feet to a point of curvature; thence around a curve in a  
26 clockwise direction having a delta angle of 68 degrees 47  
27 minutes 18 seconds, an arc distance of 150.07 feet, a radius  
28 of 125.00 feet, and a chord of south 09 degrees 36 minutes 57  
29 seconds west, a distance of 141.22 feet; thence southwesterly  
30 south 44 degrees 00 minutes 36 seconds west, a distance of  
31 218.74 feet; thence westerly north 45 degrees 59 minutes 24  
32 seconds west, a distance of 94.58 feet to a point of curvature;  
33 thence around a curve in a clockwise direction having a delta  
34 angle of 04 degrees 26 minutes 15 seconds, an arc distance  
35 of 38.73 feet, a radius of 500.00 feet, and a chord of north 43  
36 degrees 46 minutes 17 seconds west, a distance of 38.72 feet;  
37 thence southwesterly south 48 degrees 26 minutes 51  
38 seconds west, a distance of 124.88 feet to a point of curvature;  
39 thence around a curve in a clockwise direction having a delta  
40 angle of 32 degrees 19 minutes 31 seconds, an arc distance  
41 of 70.52 feet, a radius of 125.00 feet, and a chord of south 64  
42 degrees 36 minutes 36 seconds west, a distance of 69.59 feet  
43 to a point of tangency; thence westerly south 80 degrees 46  
44 minutes 22 seconds west, a distance of 159.86 feet to a point  
45 of curvature; thence around a curve in a counter clockwise  
46 direction having a delta angle of 04 degrees 47 minutes 49  
47 seconds, an arc distance of 50.23 feet, a radius of 600.00 feet,

1 and a chord of south 78 degrees 22 minutes 27 seconds west,  
2 a distance of 50.22 feet to a point of tangency; thence westerly  
3 south 75 degrees 58 minutes 33 seconds west, a distance of  
4 184.34 feet; thence westerly south 77 degrees 36 minutes 59  
5 seconds west, a distance of 145.40 feet to a point of curvature;  
6 thence around a curve in a clockwise direction having a delta  
7 angle of 08 degrees 20 minutes 24 seconds, an arc distance  
8 of 87.34 feet, a radius of 600.00 feet, and a chord of south 81  
9 degrees 53 minutes 48 seconds west, a distance of 87.26 feet  
10 to a point of tangency; thence westerly south 86 degrees 04  
11 minutes 01 seconds west, a distance of 8.57 feet; thence  
12 southerly south 00 degrees 00 minutes 00 seconds east, a  
13 distance of 171.60 feet; thence easterly south 89 degrees 53  
14 minutes 38 seconds east along the center line of Porter Ridge  
15 Road, a distance of 31.02 feet; thence around a curve in a  
16 clockwise direction having a delta angle of 09 degrees 21  
17 minutes 39 seconds, an arc distance of 24.51 feet, a radius of  
18 150.00 feet, and a chord of south 85 degrees 12 minutes 49  
19 seconds east, said line being the center line of Porter Ridge  
20 Road, a distance of 24.48 feet; thence southerly south 00  
21 degrees 06 minutes 48 seconds west along the east line of Lot  
22 1, Block 1, Porter Ridge West 4th Addition, a distance of  
23 593.72 feet; thence westerly south 89 degrees 57 minutes 36  
24 seconds west along the south line of Lot 1, Block 1, Porter  
25 Ridge West 4th Addition, a distance of 434.14 feet to the  
26 southwest corner of said Lot 1, Block 1, Porter Ridge West 4th  
27 Addition being 60.00 feet east of the west line of said Section  
28 19, to the point of beginning; containing a calculated area of  
29 1,029,146.74 square feet or 23.63 acres more or less;

30 WHEREAS, the real property adjacent to the area included within the site  
31 plan for this adjustment to the commercial development will not be adversely affected; and

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

35 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
36 Lincoln, Nebraska:

37 That the application of South Ridge Village, L.L.C., hereinafter referred to as  
38 "Permittee", to amend South Ridge Village commercial development to adjust the building

1 envelope and the building square footages, and to permit a 50' tall clock tower, on the  
2 property legally described above, be and the same is hereby granted under the provisions  
3 of Sections 27.63.470(e) of the Lincoln Municipal Code upon condition that construction  
4 and operation of said commercial district be in strict compliance with said application, the  
5 site plan, and the following additional express terms, conditions, and requirements:

6 1. This permit approves 215,000 square feet of commercial uses as  
7 shown on the approved site plan and per § 27.63.470(e) of the Lincoln Municipal Code  
8 modifies the height requirement to permit a 50 foot tall clock tower on the primary  
9 commercial/retail building.

10 2. Before receiving building permits:

11 a. The Permittee must submit a reproducible final plan, including  
12 five copies, approved by the Planning Director.

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

14 c. Final plats within the area of South Ridge Village commercial  
15 development must be approved by the City.

16 d. The Permittee must receive approval for an administrative  
17 amendment to specify the site plan within the O-3 area.

18 3. Before occupying this commercial use, all development and  
19 construction must be completed in conformance with the approved plans.

20 4. All privately-owned improvements, shall be permanently maintained  
21 by the owner or an appropriately established property owners association approved by the  
22 City Attorney.

23 5. The site plan approved by this permit represents the official approved  
24 permit, and shall be the basis for all interpretations of setbacks, yards, locations of  
25 structures, location of parking and circulation elements, etc.

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

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

11          8.     The site plan as approved with this Resolution voids and supersedes  
12 all previously approved site plans, however all resolutions approving previous permits  
13 remain in force unless specifically amended by this resolution.

Introduced by:  
  
\_\_\_\_\_

Approved as to Form & Legality:  
  
\_\_\_\_\_  
City Attorney

Approved this ____ day of _____, 2002:  _____ Mayor
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