

RESOLUTION NO. A-_____

1 WHEREAS, Pine Lake Development, L.L.C. has submitted the preliminary
2 plat of **PIONEER BUSINESS PARK ADDITION** for acceptance and approval; and

3 WHEREAS, the Lincoln City - Lancaster County Planning Commission
4 has reviewed said preliminary plat and made recommendations as contained in the
5 letter dated June 17, 2003, which is attached hereto as Exhibit "A".

6 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
7 Lincoln, Nebraska:

8 That the preliminary plat of **PIONEER BUSINESS PARK ADDITION**,
9 located generally at South 8th Street and Pioneers Blvd., as submitted by **Robert D.**
10 **Hampton**, is hereby accepted and approved subject to the terms and conditions set
11 forth in Exhibit "A", which is attached hereto and made a part of this resolution as
12 though fully set forth verbatim.

13 BE IT FURTHER RESOLVED that the City Council finds that the tract to
14 be subdivided is surrounded by such development or unusual conditions that strict
15 application of the subdivision requirements would result in actual difficulties or
16 substantial hardship and the following modifications to the subdivision requirements are
17 therefore approved:

18 1. The requirement of § 26.23.105 of the Lincoln Municipal Code that
19 storm water detention be provided on-site is hereby waived.

20 2. The requirements of §§ 26.27.010, 26.23.070, 26.27.020 and
21 26.27.090 of the Lincoln Municipal Code that the dead end portion of Calvert Street

1 west of 6th Street be paved, with a minimum turnaround and have sidewalks and street
2 trees installed and planted on both sides of said street is hereby waived.

3 3. The requirement of § 26.27.020 of the Lincoln Municipal Code that
4 sidewalks be installed along both sides of all streets within the subdivision is hereby
5 waived along the north side of Pioneers Blvd.

6 4. The requirement of the Sanitary Sewer Design Standards that
7 sanitary sewer follow street grades and not exceed certain maximum depth are waived
8 to allow sewer lines running opposite street grades and exceeding maximum allowed
9 depth.

10 5. The requirement of the Sanitary Design Standards that the
11 wastewater system be a gravity flow sanitary system is waived to allow a temporary lift
12 station and private sanitary sewer to serve this property.

13 6. The requirement of Section 26.23.130 of the Lincoln Municipal
14 Code that block length shall not exceed 1,320 feet is hereby waived.

15 7. The requirement of Section 26.23.120 of the Lincoln Municipal
16 Code that a pedestrian way easement be provided on Blocks 1 and 2 is hereby waived.

17 8. The requirement of Section 26.27.010 of the Lincoln Municipal
18 Code that Pioneers Blvd. be constructed to urban standards including curb and gutter is
19 hereby waived; provided that Robert D. Hampton and his successors and assigns
20 agree not object to the inclusion of this subdivision within a future repaving district for
21 the repaving of Pioneers Boulevard or to any valid assessment levied thereunder

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2003:

Mayor