

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 2004A

1 WHEREAS, Alpha Brewing Operations, LLC has submitted an application designated as
 2 Special Permit No. 2004A to amend Special Permit 2004 for Planned Service Commercial for
 3 125,000 square feet of floor area, with a waiver to reduce the required parking for assembly
 4 facilities on Lot 2, Block 20 from 1 stall per 300 square feet to 1 stall per 1,000 square feet,
 5 provided sufficient area is reserved on the site to accommodate the standard parking ratio if
 6 needed, on property generally located at North 56th Street and Alvo Road, and legally described
 7 as:

8 Lot 2, Northbank Junction 4th Addition, located in the Northeast
 9 Quarter of Section 32, Township 11 North, Range 7 East of the
 10 6th P.M., Lincoln, Lancaster County, Nebraska;

11 WHEREAS, the real property adjacent to the area included within the site plan for this
 12 special permit will not be adversely affected; and

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

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

18 That the application of Alpha Brewing Operations, LLC, hereinafter referred to as
 19 "Permittee", to amend Special Permit 2004 for Planned Service Commercial for 125,000 square
 20 feet of floor area, with a waiver to reduce the required parking for assembly facilities on Lot 2,

1 Block 20 from 1 stall per 300 square feet to 1 stall per 1,000 square feet, provided sufficient
2 area is reserved on the site to accommodate the standard parking ratio if needed, under the
3 amended Special Permit, be in substantial compliance with said application, the site plan, and
4 the following additional express terms, conditions, and requirements:

5 1. This permit approves a Special Permit for Planned Service Commercial for
6 125,000 square feet of floor area, with a waiver to reduce the required parking for assembly
7 facilities on Lot 2, Block 20 from 1 stall per 300 square feet to 1 stall per 1,000 square feet,
8 provided sufficient area is reserved on the site to accommodate the standard parking ratio if
9 needed.

10 2. The City Council approves associated request: Text Amendment #17016.

11 3. Before receiving building permits, the permittee shall cause to be prepared and
12 submitted to the Planning Department a revised and reproducible final plot plan including **3**
13 copies.

14 4. Before receiving building permits, the permittee shall provide verification from the
15 Register of Deeds that the letter of acceptance as required by the approval of the special permit
16 has been recorded.

17 5. Before occupying buildings, all development and construction must substantially
18 comply with the approved plans.

19 6. The physical location of all setbacks and yards, buildings, parking and circulation
20 elements, and similar matters must be in substantial compliance with the location of said items
21 as shown on the approved site plan.

22 7. The terms, conditions, and requirements of this resolution shall run with the land
23 and be binding on the Permittee, its successors, and assigns.

24 8. The Permittee shall sign and return the letter of acceptance to the City Clerk.
25 This step should be completed within 60 days following the approval of the special permit. The
26 City Clerk shall file a copy of the resolution approving the special permit and the letter of

1 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
2 Permittee. Building permits will not be issued unless the letter of acceptance has been filed.

3 9. The site plan as approved with this resolution voids and supersedes all
4 previously approved site plans, however the terms and conditions of all prior resolutions
5 approving this Special Permit remain in full force and effect except as specifically amended by
6 this resolution.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2017:

Mayor