

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1219J

1 WHEREAS, BryanLGH Health System has submitted an application
 2 designated as Special Permit No. 1219J for authority to expand the hospital and medical
 3 offices and to add a parking structure at BryanLGH Medical Center East with a waiver of
 4 Section 27.63.080(b)(1) of the Lincoln Municipal Code which restricts the building coverage
 5 to 35% to allow a building coverage of 38.2% on property located at South 48th Street and
 6 Sumner Street, and legally described to wit:

7 Lots 116, 117, and 259 of Irregular Tracts in the Northwest
 8 Quarter of the Northeast Quarter of Section 32, Township 10
 9 North, Range 7 East of the 6th P.M., Lincoln, Lancaster
 10 County, Nebraska; Lots 1 - 33, inclusive, Block 3, Shurtleff's
 11 Piedmont Park; the vacated portion of Washington and Everett
 12 Streets west of the west line of 50th Street, including the cul-
 13 de-sac at the west intersection of said streets, a triangle area
 14 of property bounded on the east by 50th Street, Everett Street
 15 on the south and Washington Street on the north, the vacated
 16 portion of 51st Street from the north line of Sumner Street to
 17 the south line of Everett Street, and Lots 1 - 24, inclusive,
 18 Block 6, Shurtleff's Piedmont Park, all property being in
 19 Lincoln, Lancaster County, Nebraska;

20 WHEREAS, the real property adjacent to the area included within the site
 21 plan for this expansion of the hospital and medical offices will not be adversely affected;
 22 and

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

1 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
2 Lincoln, Nebraska:

3 That the application of BryanLGH Health System, hereinafter referred to as
4 "Permittee", to expand the hospital and medical offices and to add a parking structure at
5 BryanLGH Medical Center East with a waiver of Section 27.63.080(b)(1) of the Lincoln
6 Municipal Code which restricts the building coverage to 35% to allow a building coverage
7 of 38.2%, on the property legally described above, be and the same is hereby granted
8 under the provisions of Section 27.63.080 of the Lincoln Municipal Code upon condition
9 that construction and operation of said expanded hospital and medical offices be in strict
10 compliance with said application, the site plan, and the following additional express terms,
11 conditions, and requirements:

- 12 1. This permit approves:
 - 13 a. A parking structure, two new main entrances to the hospital, a
14 two-floor hospital addition, and a four-floor medical office
15 addition.
 - 16 b. An increase of the building coverage to 38.2%
- 17 2. Before receiving building permits:
 - 18 a. The Permittee must submit a revised and acceptable final plan
19 along with five copies.
 - 20 b. The construction plans must conform to the approved plans.
 - 21 c. The parking lot and parking structure must be designed to
22 conform to City Code and Design Regulations.

1 3. Before occupying the structures all development and construction
2 must be completed in conformance with the approved plans and as indicated on the
3 Construction/Occupancy Schedule.

4 4. All privately-owned improvements must be permanently maintained
5 by the Permittee.

6 5. The site plan approved by this permit shall be the basis for all
7 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
8 elements, and similar matters.

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

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

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ___ day of _____, 2001:
