

RESOLUTION NO. A-_____

1 WHEREAS, Ridge Development Company has submitted the preliminary
2 plat of Big Thompson Creek 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 January 23, 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 Big Thompson Creek, located northeast of the
9 intersection of South 56th Street and Yankee Hill Road as submitted by Ridge
10 Development Company is hereby accepted and approved, subject to the terms and
11 conditions set forth in Exhibit "A", which is attached hereto and made a part of this
12 resolution as though fully set forth verbatim.

13 BE IT FURTHER RESOLVED that the City Council finds that the tract to be
14 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 Section 3.6 of the Sanitary Sewer Design Standards
19 that the slope of the sanitary sewer should parallel the slope of the street is waived to
20 permit sanitary sewer flow opposite street grades.

1 2. The requirement of Section 3.4.3 of the Urban Public Street Design
2 Standards that intersection approaches shall not exceed 3% is waived to allow an
3 intersection approach which exceeds a 3% grade.

4 3. The requirement of Section 26.23.130(a) of the Lincoln Municipal Code
5 that block length not exceed 1320 between cross streets is waived.

6 4. The requirement of Section 26.23.125 of the Lincoln Municipal Code that
7 a pedestrian way shall be provided when a block exceeds 1,000 feet is waived for those
8 locations as shown on the preliminary plat which exceed this maximum.

9 5. The requirement of Section 26.23.140 of the Land Subdivision Ordinance
10 that lots adjacent to a major street not be less than 120 feet deep is waived for Lots 3,
11 4, and 5, Block 1.

12 6. The requirement of Section 26.23.140 of the Land Subdivision Ordinance
13 that lot lines be at right angles to the street is waived for those lots as shown on the
14 preliminary plat which are not perpendicular to the street.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2003:

Mayor