

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 634D

1 WHEREAS, F. Pace Woods II has submitted an application designated as
 2 Special Permit No. 634D for authority to revise the Skyline Rolling Hills Community Unit
 3 Plan to revise the lot layout to accommodate wider rights-of-way for roundabouts and
 4 boulevards with medians, with waivers to the required urban public street design
 5 standards for roundabouts to allow a longitudinal grade from 3% to 5%, to waive
 6 construction of a splitter island approaching a roundabout, and to allow driveway
 7 access off a roundabout, on property generally located at South 21st Street and
 8 Ridgeline Drive, and legally described to wit:

9 Outlot A, Skyline Rolling Hills 8th Addition, located in the
 10 West Half of Section 13, Township 9 North, Range 6 East of
 11 the 6th P.M., City of Lincoln, Lancaster County, Nebraska;

12 WHEREAS, the real property adjacent to the area included within the site
 13 plan for this community unit plan will not be adversely affected; and
 14

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

18 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
 19 Lincoln, Nebraska:

20 That the application of F. Pace Woods II, hereinafter referred to as
 21 "Permittee", to revise the Skyline Rolling Hills Community Unit Plan to revise the lot
 22 layout to accommodate wider rights-of-way for roundabouts and boulevards with
 23 medians, with waivers to the required urban public street design standards for

1 roundabouts to allow a longitudinal grade from 3% to 5%, to waive construction of a
2 splitter island approaching a roundabout, and to allow driveway access off a
3 roundabout, be and the same is hereby granted under the provisions of Section
4 27.63.320 and Chapter 27.65 of the Lincoln Municipal Code upon condition that
5 construction and operation of said community unit plan be in strict compliance with said
6 application, the site plan, and the following additional express terms, conditions, and
7 requirements:

8 1. This permit approves a reconfigured lot and street layout as shown
9 on the plans.

10 2. This permit approves waivers to the required urban public street
11 design standards for roundabouts to allow a longitudinal grade from 3% to 5%, to not
12 require construction of a splitter island approaching a roundabout, and to allow
13 driveway access off a roundabout.

14 3. Before receiving building permits:

- 15 a. The Permittee must submit an acceptable, revised, and
16 reproducible final plan with five copies.
- 17 b. The construction plans must conform to the approved plans.
- 18 c. Final plats within the area of this community unit plan must
19 be approved by the City.

20 4. Before occupying the dwelling units all development and
21 construction must be completed in conformance with the approved plans.

22 5. All privately-owned improvements, including improvements within
23 medians and roundabout islands, shall be permanently maintained by the owner or an
24 appropriately established homeowners association approved by the City Attorney.

1 6. The site plan accompanying this permit shall be the basis for all
2 interpretations of setbacks, yards, locations of buildings, location of parking and
3 circulation elements, and similar matters.

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

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

14 9. The site plan as approved with this resolution voids and
15 supersedes all previously approved site plans, however all resolutions approving
16 previous permits remain in force unless specifically amended by this resolution.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2003:

Mayor