

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1832

1 WHEREAS, George and Kathy Mechling have submitted an application
2 designated as Special Permit No. 1832 for authority to develop Wilderness Park Estates
3 Community Unit Plan consisting of 19 dwelling units on property located at Mockingbird
4 Lane and south 14th Street, and legally described to wit:

5 Lots 14, 19, 20, 21, 57, and 58 Irregular Tracts, located in the
6 South Half of Section 14, Township 9 North, Range 6 East of
7 the 6th P.M., Lancaster County, Nebraska, and more
8 particularly described by metes and bounds as follows:

9 Referring to the South Quarter corner of Section 14, Township
10 9 North, Range 6 East of the 6th P.M., Lancaster County,
11 Nebraska (found 5/8" rebar with 2" aluminum cap); thence
12 south 89 degrees 58 minutes 00 seconds east (an assumed
13 bearing) and on the south line of the Southeast Quarter of said
14 Section 14, a distance of 28.54 feet to the southwesterly
15 corner (set 5/8" rebar) of Lot 19 Irregular Tract of said Section
16 14, and also said point is on the easterly right-of-way line of
17 Burlington Northern Santa Fe Railway and the point of
18 beginning; thence north 26 degrees 21 minutes 43 seconds
19 west, and on the westerly line of Lots 19 and 14, Irregular
20 Tracts of said Section 14 or the easterly right-of-way line of
21 said Burlington Northern Santa Fe Railway, a distance of 76.10
22 feet to the point of non-tangent curvature (set 5/8" rebar);
23 thence on a curve to the left, and on the westerly line of Lot 14
24 and 21 Irregular Tracts of said Section 14 or the easterly right-
25 of-way line of said Burlington Northern Santa Fe Railway,
26 having a radius of 1854.57 feet, an a arc length of 475.96 feet,
27 and a central angle of 14 degrees 42 minutes 16 seconds, with
28 a chord bearing of north 17 degrees 19 minutes 36 seconds
29 west, a chord distance of 474.65 feet to the point of non-
30 tangent compound curvature (set 5/8" rebar); thence on a
31 curve to the left, and on the westerly line of Lot 21, Irregular
32 Tract of said Section 14 or the easterly right-of-way line of said
33 Burlington Northern Santa Fe Railway, having a radius of

1 3760.24 feet, an arc length of 297.68 feet, and a central angle
2 of 04 degrees 32 minutes 09 seconds, with a chord bearing of
3 north 04 degrees 06 minutes 50 seconds west, a chord
4 distance of 297.60 feet to the northwesterly corner (found 1"
5 Iron Pipe) of Lot 21 or the southwesterly corner of Lot 23
6 Irregular Tracts of said Section 14; thence south 89 degrees
7 55 minutes 50 seconds east, and on the northerly line of Lots
8 21 and 20 or the southerly line of Lots 25 and 23 Irregular
9 Tracts of said Section 14, a distance of 332.77 feet to the
10 northeasterly corner (found 1" iron pipe) of Lot 20 Irregular
11 Tract of said Section 14; thence south 00 degrees 28 minutes
12 16 seconds east, and on the easterly line of Lot 20 Irregular
13 Tract or the westerly line of Lot 25 Irregular Tract of said
14 Section 14, a distance of 110.48 feet to the northwesterly
15 corner (found 1" iron pipe) of Lot 58 Irregular Tract or the
16 south-southwesterly corner of Lot 25 Irregular Tract of said
17 Section 14; thence south 89 degrees 55 minutes 43 seconds
18 east, and on the northerly line of Lot 58 Irregular Tract or the
19 southerly line of Lot 25 Irregular Tract of said Section 14, a
20 distance of 877.47 feet to the northeasterly corner (found 1"
21 iron pipe) of Lot 58 Irregular Tract of said Section 14 or the
22 northwesterly corner of Lazy Acres to the City of Lincoln, a
23 replat of the east 1590.0 feet of Lot 24 Irregular Tract in the
24 Southeast Quarter of Section 14, Township 9 North, Range 6
25 East of the 6th P.M., Lancaster County, Nebraska; thence
26 south 00 degrees 09 minutes 12 seconds east, and on the
27 easterly line of Lots 57 and 58 Irregular Tracts of said Section
28 14 or the westerly line of said Lazy Acres, a distance of 706.76
29 feet to the southeasterly corner (set 5/8" rebar) of Lot 58
30 Irregular Tract of said Section 14 and also said point is on the
31 south line of the Southeast Quarter of said Section 14; thence
32 north 89 degrees 58 minutes 00 seconds west, and on the
33 south line of the Southeast Quarter and Lot 58 Irregular Tract
34 of said Section 14, a distance of 1016.54 feet to the point of
35 beginning and containing a calculated area of 842,261.01
36 square feet or 19.336 acres, more or less;

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

39 WHEREAS, said site plan together with the terms and conditions hereinafter
40 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal
41 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 George and Kathy Mechling, hereinafter referred to
4 as "Permittee", to develop Wilderness Park Estates Community Unit Plan, on the property
5 legally described above, be and the same is hereby granted under the provisions of
6 Section 27.63.320 and Chapter 27.65 of the Lincoln Municipal Code upon condition that
7 construction and operation of said community unit plan be in strict compliance with said
8 application, the site plan, and the following additional express terms, conditions, and
9 requirements:

- 10 1. This permit approves a total of 19 dwelling units.
- 11 2. Before receiving building permits the Permittee must submit a
12 permanent reproducible final site plan as approved.
- 13 3. Before occupying this development all development and construction
14 must conform to the approved plans.
- 15 4. The site plan approved by this permit shall be the basis for all
16 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
17 elements, and similar matters.
- 18 5. The terms, conditions, and requirements of this resolution shall be
19 binding and obligatory upon the Permittee, their successors, and assigns. The building
20 official shall report violations to the City Council which may revoke the special permit or
21 take such other action as may be necessary to gain compliance.
- 22 6. The Permittee shall sign and return the City's letter of acceptance to
23 the City Clerk within 30 days following approval of the special permit, provided, however,

1 said 30-day period may be extended up to six months by administrative amendment. The
2 City Clerk shall file a copy of the resolution approving the special permit and the letter of
3 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
4 Permittee.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant