

RESOLUTION NO. A-_____

1 WHEREAS, Pine Lake Development, L.L.C. has submitted the preliminary
2 plat of **PINE LAKE PLAZA** 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 November 14, 2002, which is attached hereto as Exhibit "A"; and

6 WHEREAS, Pine Lake Development, L.L.C. has appealed Condition Nos.
7 1.1.2, 1.1.4, 1.1.6, 1.1.10, and 3.2.10 contained in Exhibit "A"; and

8 WHEREAS, said appeal of Conditions Nos. 1.1.2, 1.1.4, 1.1.6, 1.1.10,
9 and 3.2.10 should be denied.

10 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
11 Lincoln, Nebraska:

12 That the preliminary plat of **PINE LAKE PLAZA** located generally
13 northwest of the intersection of South 84th Street and Highway 2 as submitted by Pine
14 Lake Development, L.L.C. be revised as follows:

- 15 1. Show an easement to accommodate drainage for detention cell #1.
- 16 2. Delete the driveway from Lot 6, Block 3, to South 84th Street.
- 17 3. Show sidewalks along both sides of Eiger Drive, South 82nd Street
18 and Alcom Court, along the west side of realigned South 84th Street and provide a
19 pedestrian access from Eastshore Drive to Pine Lake Court onto South 82nd Street.
- 20 4. Delete Note #28.

21 That the preliminary plat of **PINE LAKE PLAZA**, as revised above is

1 hereby accepted and approved, subject to the terms and conditions set forth in Exhibit
2 "A", which is attached hereto and made a part of this resolution as though fully set forth
3 verbatim.

4 BE IT FURTHER RESOLVED that the City Council finds that the tract to
5 be subdivided is surrounded by such development or unusual conditions that strict
6 application of the subdivision requirements would result in actual difficulties or
7 substantial hardship and the following modifications to the subdivision requirements are
8 therefore approved:

9 1. The requirement of Section 26.27.010 that Pine Lake Road be
10 constructed as an urban cross-section including curb and gutter is hereby waived.

11 2. The requirement of the Urban Street Design Standards that the
12 southbound right turn lane in South 84th Street at Eiger Drive be 250 feet is hereby
13 waived to allow a 150 foot turn lane length.

14 3. The requirement of § 26.27.020 of the Lincoln Municipal Code that
15 sidewalks be installed along both sides of all streets within the subdivision is hereby
16 waived along the west side of South 84th Street until South 84th Street is realigned.

17 4. The requirement of § 26.27.020 of the Lincoln Municipal Code that
18 sidewalks be installed along both sides of all streets within the subdivision is hereby
19 waived along the south side of Pine Lake Road.

20 5. The requirement of Section 26.23.140 of the Lincoln Municipal
21 Code that the side lines of any lot shall be at right angles to the street or radial, if the
22 street is curved, is hereby waived for those lots shown on the preliminary plat which
23 have non-perpendicular or non-radial side lot lines.

1 6. The requirement of the Sanitary Sewer Design Standards that
2 sanitary sewer follow street grades and not exceed certain maximum depth are waived
3 to allow sewer lines running opposite street grades and exceeding maximum allowed
4 depth.

5 7. The requirement of Section 26.23.130 of the Lincoln Municipal
6 Code that block length shall not exceed 1,320 feet is hereby waived.

7 8. The requirement of Section 26.23.120 of the Lincoln Municipal
8 Code that a pedestrian way easement be provided on Block 3 is hereby waived.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2003: _____ Mayor
--