

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 12030

1 WHEREAS, Stanley and Rachel Parker have submitted an application
2 designated as Special Permit No. 12030 to permit a designated Landmark to be used for offices
3 and classroom space and to reduce required parking, and modify the front and rear yard
4 setbacks to allow parking in the required front yard and to allow classroom space in the required
5 rear yard, on property generally located at 2530 Q Street, and legally described to wit:

6 Lots 10, 11, and 12, Block 2, Kinney’s O Street Addition, Lincoln,
7 Lancaster County, Nebraska;

8 WHEREAS, the real property adjacent to the area included within the site plan for
9 this use of a Landmark with reduced parking and adjustment of the front and rear yard
10 requirements will not be adversely affected; and

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

14 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
15 Lincoln, Nebraska:

16 That the application of Stanley and Rachel Parker, hereinafter referred to as
17 "Permittee", to permit the use of a designated Landmark (historic structure) for offices,
18 educational center, and meeting space use and to reduce required parking and modify the front
19 and rear yard setbacks to allow parking in the required front yard and classroom space in the
20 required rear yard, on the property legally described above, be and the same is hereby granted
21 under the provisions of Section 27.63.400 of the Lincoln Municipal Code upon condition that
22 construction and operation of said house and garage be in substantial compliance with said

1 application, the site plan, and the following additional express terms, conditions, and
2 requirements:

3 1. This approval permits the historic preservation use of the designated Landmark
4 house for offices and garage for classroom space and approves requested waivers to allow
5 parking in the required front yard and classroom space in the required rear yard and to reduce
6 parking requirements, subject to general conformance with the approved site plan and the
7 following conditions:

- 8 a. The on-site parking requirement is reduced to 11 stalls.
- 9 b. Architectural details for all proposed repairs to and reconstruction of
10 existing buildings, proposed new construction including signage,
11 and proposed alterations to landscaping or to the proposed site
12 plan must be submitted to and approved by the Historic
13 Preservation Commission as being consistent with the Certificate of
14 Appropriateness deemed to have been granted by approval of this
15 special permit.
- 16 c. The site plan be revised to omit General Site Notes 1 and 3 and
17 insert as General Site Note 1: "Signs must comply with LMC §
18 27.63.400 and require approval of a Certificate of Appropriateness
19 by the Historic Preservation Commission and approval of the
20 Building and Safety Department."
- 21 d. The site plan be revised to provide an additional 4' of driving aisle
22 on the south side of the alley adjacent to the 90 degree parking
23 stalls.
- 24 e. The site plan be revised to show a 20-foot front yard setback along
25 Q Street. (The front porch is allowed to project into the required
26 front yard setback.)

27 2. Before occupying the improvement all development and construction shall have
28 been completed in compliance with the approved plans.

29 3. All privately-owned improvements shall be permanently maintained by the
30 Permittee.

1 4. The physical location of all setbacks and yards, buildings, parking and circulation
2 elements, and similar matters must be in substantial compliance with the location of said items
3 as shown on the approved site plan.

4 5. The terms, conditions, and requirements of this resolution shall run with the land
5 and shall bind and obligate the Permittee, their successors and assigns.

6 6. The Permittee shall sign and return the letter of acceptance to the City Clerk.
7 This step should be completed within 60 days following the approval of the special permit. The
8 City Clerk shall file a copy of the resolution approving the special permit and the letter of
9 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
10 Permittee. Building permits will not be issued unless the letter of acceptance has been filed.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2012:

Mayor