

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1762E

1 WHEREAS, Pine Lake Development, LLC has submitted an application designated as
2 Special Permit No. 1762E to amend the Vintage Heights Community Unit Plan to increase the
3 number of dwelling units from 964 to 990, on property generally located at South 98th Street and
4 Old Cheney Road and legally described as:

5 A tract of land composed of Outlot B, Vintage Heights 11th Addition;
6 Outlot C, Vintage Heights 20th Addition; Outlot A, Vintage Heights
7 23rd Addition; Outlot A, Vintage Heights 25th Addition; and Outlot A,
8 Vintage Heights 26th Addition, Lincoln, Lancaster County, Nebraska;

9 WHEREAS, the Lincoln City-Lancaster County Planning Commission held a public hearing
10 on January 20, 2016 on said application and conditionally approved said special permit; and

11 WHEREAS, the community as a whole, the surrounding neighborhood, and the real property
12 adjacent to the area included within the site plan for this community unit plan will not be adversely
13 affected by granting such a permit; and

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

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

19 That the application of the Pine Lake Development, LLC, hereinafter referred to as
20 "Permittee", to amend the Vintage Heights Community Unit Plan to increase the number of dwelling

1 units from 964 to 990, on the property described above, be and the same is hereby granted upon
2 condition that construction of said community unit plan be in substantial compliance with said
3 application, the site plan, and the following additional express terms, conditions, and requirements:

4 1. This permit approves a total of 990 dwelling units within the CUP, approximately 84
5 of which are to be served by a sanitary sewer pump station.

6 2. Before receiving building permits:

7 a. The Permittee shall cause to be prepared and submitted to the Planning
8 Department a revised site plan including 5 copies with the following
9 revisions:

10 i. Due to block length, show a pedestrian easement in a 15 foot wide
11 outlet between Lots 14 and 15, Block 28. Revise the grading plan to
12 show the easement meets ADA standards.

13 ii. Show a pedestrian easement leading from the cul-de-sac (south of
14 Beaumont Drive) to 98th Street. Revise the grading plan to reflect the
15 sidewalk and show that the easement meets ADA standards.

16 iii. Add a pedestrian easement, in a minimum 15 foot wide outlet, from
17 South 97th Street Circle to Nappa Ridge Drive to provide for
18 pedestrian access to Kloefkorn Elementary School and as required
19 by block length.

20 iv. Provide a street name for the cul-de-sac in Block 28.

21 v. Label the natural gas pipeline in Outlot B.

22 vi. Identify the Pipeline Planning Area as determined by the Health
23 Department.

24 vii. Identify Outlot B, Vintage Heights 26th Addition on the CUP.

25 viii. Identify those lots on the CUP which are to be served by the pump
26 station.

27 b. The Permittee shall revise the grading and drainage plan to the satisfaction
28 of Public Works and Utilities.

29 c. The Permittee shall enter into an agreement with the City regarding the
30 terms of the ownership, maintenance, operation, and cost responsibilities of
31 the pump station.

1 d. Provide verification from the Register of Deeds that the letter of acceptance
2 has been recorded as required by the approval of the special permit.

3 3. Before occupying the new dwelling units all development and construction shall have
4 been completed in substantial compliance with the approved plans.

5 4. All privately owned improvements shall be permanently maintained by the Permittee
6 or an appropriately established owners association approved by the City.

7 5. The physical location of all setbacks and yards, buildings, parking and circulation
8 elements, and similar matters shall be in substantial compliance with the location of said items as
9 shown on the approved site plan.

10 6. The terms, conditions, and requirements of this resolution shall run with the land and
11 be binding upon the Permittee, its successors, and assigns.

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

17 8. The site plan as approved with this resolution voids and supersedes all previously
18 approved site plans, however the terms and conditions of all prior resolutions approving this permit
19 shall remain in full force and effect except as specifically amended by this resolution.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2016:

Mayor