

RESOLUTION NO. A-_____

1 WHEREAS, Olsson Associates, on behalf of the property owners listed on
2 the Exhibit "A" attached hereto, has submitted the preliminary plat of **GRANDVIEW**
3 **HEIGHTS** for acceptance and approval; and

4 WHEREAS, the Lincoln City - Lancaster County Planning Commission
5 has reviewed said preliminary plat and made recommendations as contained in the
6 letter dated December 2, 2002, which is attached hereto as Exhibit "B".

7 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
8 Lincoln, Nebraska:

9 That the preliminary plat of **GRANDVIEW HEIGHTS**, located generally on
10 the northwest corner of N. 14th Street and Superior Street as submitted by Olsson
11 Associates on behalf of the property owners, is hereby accepted and approved, subject
12 to the terms and conditions set forth in Exhibit "B", which is attached hereto and made a
13 part of this resolution as though fully set forth verbatim.

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

- 19 1. The requirement of Section 26.23.140(c) of the Lincoln Municipal
20 Code that side lines of any lot be at right angles to the street, or radial if the street is
21 curved, is waived to allow lots which do not meet this standard as shown on the
22 preliminary plat.

1 2. The requirement of the Sanitary Sewer Design Standards that
2 sanitary sewers be constructed parallel to the horizontal alignment of the roadway is
3 waived.

4 3. The requirement of the Street Lighting Design Standards that mid-
5 block normal intervals have a spacing of 240' is waived to allow 500' spacing.

6 4. The requirement of Section 26.27.020 of the Lincoln Municipal
7 Code that sidewalks be constructed on both sides of all streets is waived to allow
8 sidewalks only on one side.

9 5. The requirement of the Water Main Design Standards and the
10 requirement of the Sanitary Sewer Design Standards that water mains and sewer mains
11 be constructed parallel to the centerline of the street are waived.

12 6. The requirement of 26.23.130 of the Lincoln Municipal Code that
13 block lengths shall not exceed 1,320' is waived to allow longer block lengths.

14 7. The requirement of Section 26.23.080 of the Lincoln Municipal
15 Code that dead end streets not exceed 1000' in maximum length is waived.

16 8. The requirement of the Urban Public Street Design Standards
17 regarding tangent lengths are waived to allow greater tangent lengths.

18 9. The requirement of Section 26.23.140(a) that no lot shall exceed a
19 maximum depth of three times its width is waived.

20 10. The requirement of Section 26.27.090 of the Lincoln Municipal
21 Code that street trees be planted along both sides of all streets is waived.

22 11. The requirement of the Urban Public Street Design Standards that
23 street intersection platforms not exceed 3% is waived to allow intersection platforms

1 which exceed 3%.

2 12. The requirement of Section 26.23.140(e) of the Lincoln Municipal

3 Code that prohibits double frontage lots is waived to allow double frontage lots.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2003:

Mayor