

RESOLUTION NO. A-_____

USE PERMIT NO. 100A

1 WHEREAS, South Ridge Village, L.L.C. and R.C. Krueger Development,
2 Inc. have submitted an application in accordance with Section 27.27.080 of the Lincoln
3 Municipal Code designated as Use Permit No. 100A for authority to amend the
4 boundaries of South Ridge Village to align with the O-3 Office Park District boundary
5 and to adjust the location of the required landscape screen from the office park property
6 to the residential property to the south on property generally located north of Porter
7 Ridge Road between South 28th and South 29th Streets, and east of South 29th Street
8 , and legally described to wit:

9 A portion of the Northwest Quarter of Section 19, Township
10 9 North, Range 7 East of the 6th P.M., Lincoln, Lancaster
11 County, Nebraska, more particularly described as follows:

12
13 Commencing at the southwest corner of Lot 1, Block 1,
14 Porter Ridge West 4th Addition; thence easterly north 89
15 degrees 57 minutes 36 seconds east along the south line of
16 Lot 1, Block 1, Porter Ridge West 4th Addition, a distance of
17 434.14 feet to the southeast corner of said Lot 1, Block 1,
18 Porter Ridge West 4th Addition; thence northerly north 00
19 degrees 06 minutes 48 seconds east along the east line of
20 Lot 1, Block 1, Porter Ridge West 4th Addition, a distance of
21 593.72 feet to the true point of beginning; thence around a
22 curve in a counterclockwise direction having a delta angle of
23 09 degrees 21 minutes 39 seconds, an arc distance of 24.51
24 feet, a radius of 150.00 feet, and a chord of north 85
25 degrees 12 minutes 49 seconds west, said line being the
26 centerline of Porter Ridge Road, a distance of 24.48 feet;
27 thence westerly north 89 degrees 53 minutes 38 seconds
28 west along the centerline of Porter Ridge Road, a distance
29 of 31.02 feet; thence northerly north 00 degrees 00 minutes
30 00 seconds west, a distance of 171.60 feet; thence easterly
31 north 86 degrees 04 minutes 01 seconds east, a distance of
32 8.57 feet to a point of curvature; thence around a curve in a
33 counterclockwise direction having a delta angle of 08

1 degrees 20 minutes 24 seconds, an arc distance of 87.34
2 feet, a radius of 600.00 feet, and a chord of north 81
3 degrees 53 minutes 48 seconds east, a distance of 87.26
4 feet to a point of tangency; thence easterly north 77 degrees
5 36 minutes 59 seconds east, a distance of 145.40 feet;
6 thence easterly north 75 degrees 58 minutes 33 seconds
7 east, a distance of 184.34 feet to a point of curvature;
8 thence around a curve in a clockwise direction having a
9 delta angle of 04 degrees 47 minutes 49 seconds, an arc
10 distance of 50.23 feet, a radius of 600.00 feet, and a chord
11 of north 78 degrees 22 minutes 27 seconds east, a distance
12 of 50.22 feet to a point of tangency; thence easterly north 80
13 degrees 46 minutes 22 seconds east, a distance of 159.86
14 feet to a point of curvature; thence around a curve in a
15 counterclockwise direction having a delta angle of 32
16 degrees 19 minutes 31 seconds, an arc distance of 70.52
17 feet, a radius of 125.00 feet, and a chord of north 64
18 degrees 36 minutes 36 seconds east, a distance of 69.59
19 feet to a point of tangency; thence northeasterly north 48
20 degrees 26 minutes 51 seconds east, a distance of 124.88
21 feet to a point of curvature; thence around a curve in a
22 counterclockwise direction having a delta angle of 04
23 degrees 26 minutes 15 seconds, an arc distance of 38.73
24 feet, a radius of 500.00 feet, and a chord of south 43
25 degrees 46 minutes 17 seconds east, a distance of 38.72
26 feet; thence easterly south 45 degrees 59 minutes 24
27 seconds east, a distance of 94.58 feet; thence northeasterly
28 north 44 degrees 00 minutes 36 seconds east, a distance of
29 218.74 feet to a point of curvature; thence around a curve in
30 a counterclockwise direction having a delta angle of 68
31 degrees 47 minutes 18 seconds, an arc distance of 150.07
32 feet, a radius of 125.00 feet, and a chord of north 09
33 degrees 36 minutes 57 seconds east, a distance of 141.22
34 feet; thence northwesterly north 24 degrees 46 minutes 42
35 seconds west, a distance of 243.10 feet to a point of
36 curvature; thence around a curve in a counterclockwise
37 direction having a delta angle of 69 degrees 06 minutes 18
38 seconds, an arc distance of 150.76 feet, a radius of 125.00
39 feet, and a chord of north 30 degrees 40 minutes 09
40 seconds east, a distance of 141.79 feet to a compound
41 curvature; thence around a curve in a counterclockwise
42 direction having a delta angle of 09 degrees 17 minutes 35
43 seconds, an arc distance of 97.32 feet, a radius of 600.00
44 feet, and a chord of north 08 degrees 31 minutes 48
45 seconds west, a distance of 97.21 feet; thence northerly
46 north 13 degrees 10 minutes 35 seconds west, a distance of

1 2.74 feet; thence around a curve in a clockwise direction
2 having a delta angle of 12 degrees 17 minutes 42 seconds,
3 an arc distance of 201.71 feet, a radius of 940.00 feet, and a
4 chord of north 82 degrees 58 minutes 15 seconds east, said
5 line being 60.00 feet southeast of and parallel to the
6 centerline of right-of-way for Pine Lake Road, a distance of
7 201.32 feet; thence southerly south 10 degrees 08 minutes
8 34 seconds west, along the east line of Outlot "A", South
9 Ridge Village 6th Addition, a distance of 231.40 feet to the
10 southwest corner of Lot 2, South Ridge Village 1st Addition;
11 thence southeasterly south 54 degrees 59 minutes 18
12 seconds east, a distance of 77.00 feet to the southwest
13 corner of Lot 3, South Ridge Village 1st Addition; thence
14 southerly south 00 degrees 02 minutes 43 seconds east
15 along the east line of Outlot "A", South Ridge Village 6th
16 Addition, a distance of 435.49 feet to the southwest corner
17 of Lot 10, South Ridge Village 1st Addition; thence easterly
18 north 89 degrees 57 minutes 17 seconds east along the
19 south line of Lot 10, South Ridge Village 1st Addition, a
20 distance of 20.00 feet; thence southerly south 00 degrees 02
21 minutes 43 seconds east along the west line of Lot 2, Porter
22 Ridge 3rd Addition, a distance of 70.00 feet; thence
23 southwesterly south 79 degrees 12 minutes 30 seconds
24 west along the south line of Outlot "A", South Ridge Village
25 6th Addition, a distance of 306.11 feet to a point on the
26 centerline of South 29th Street; thence southeasterly south
27 50 degrees 14 minutes 26 seconds east along the centerline
28 of South 29th Street, a distance of 7.66 feet to a point of
29 curvature; thence around a curve in a clockwise direction
30 having a delta angle of 02 degrees 01 minutes 47 seconds,
31 an arc distance of 18.60 feet, a radius of 525.00 feet, and a
32 chord of south 49 degrees 13 minutes 33 seconds east, said
33 line being the centerline of South 29th Street, a distance of
34 18.60 feet; thence southwesterly south 67 degrees 17
35 minutes 26 seconds west along the south line of Outlot "A",
36 Porter Ridge West 4th Addition, a distance of 255.17 feet;
37 thence westerly south 82 degrees 50 minutes 00 seconds
38 west along the south line of Outlot "A", Porter Ridge West
39 4th Addition, a distance of 519.87 feet; thence southwesterly
40 south 41 degrees 04 minutes 27 seconds west along the
41 south line of Outlot "A", Porter Ridge West 4th Addition, a
42 distance of 131.69 feet to a point of curvature on the
43 centerline of Porter Ridge Road; thence around a curve in a
44 counterclockwise direction having a delta angle of 31
45 degrees 26 minutes 04 seconds, an arc distance of 82.51
46 feet, a radius of 150.00 feet, and a chord of north 64

1 degrees 48 minutes 57 seconds west, said line being the
2 centerline of Porter Ridge Road, a distance of 81.27 feet to
3 the point of beginning and containing a calculated area of
4 344,207.85 square feet or 7.90 acres, more or less;
5

6 WHEREAS, the real property adjacent to the area included within the site
7 plan for this realignment of the boundaries of South Ridge Village and the location of
8 the landscape screening will not be adversely affected; and

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

12 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
13 Lincoln, Nebraska:

14 That the application of South Ridge Village, L.L.C. and R.C. Krueger
15 Development, Inc., hereinafter referred to as "Permittee", to amend the boundaries of
16 South Ridge Village to align with the O-3 Office Park District boundary and to adjust the
17 location of the required landscape screen from the office park property to the residential
18 property to the south on the property legally described above be and the same is
19 hereby granted under the provisions of Section 27.27.080 of the Lincoln Municipal
20 Code upon condition that construction and operation of said South Ridge Village be in
21 strict compliance with said application, the site plan, and the following additional
22 express terms, conditions, and requirements:

23 1. This permit approves the development of 100,000 square feet of
24 office uses in the area north of the residential lots on the north side of Porter Ridge
25 Road between South 28th Street and South 29th Street and running east and north
26 between the H-4 area at the corner of South 29th Street and Pine Lake Road and the

1 residential uses along the west side of South 30th Street.

2 2. The City Council must approve Change of Zone 3239 to align the
3 boundaries within South Ridge Village.

4 3. An adjustment to the Design Standards for Zoning Regulations for
5 Landscaping and Screening is hereby approved to allow the screening and landscaping
6 to be located on the residential lots along the north side of Porter Ridge Road.

7 4. Before receiving building permits:

8 a. The Permittee must submit a revised and reproducible final
9 plan of the entire use permit area.

10 b. Individual site plans, including design of sanitary sewer and
11 water systems, grading and drainage plans, and landscape
12 plans for each building envelope must be approved by the
13 City.

14 c. All signs and landscaping shall be located outside of the
15 initial sight triangle at all intersections and driveways.

16 d. The construction plans must conform to the approved plans.

17 e. Final plats within South Ridge Village must be approved by
18 the City.

19 5. Before occupying any of this development all development and
20 construction must be completed in conformance with the approved plans.

21 6. All privately-owned improvements except the screening and
22 landscaping to be located on the residential lots along the north side of Porter Ridge
23 Road must be permanently maintained by the Permittee or an appropriately established
24 property owners association approved by the City Attorney.

1 7. The site plan approved by this permit shall be the basis for all
2 interpretations of setbacks, yards, locations of buildings, location of parking and
3 circulation elements, and similar matters.

4 8. The terms, conditions, and requirements of this resolution shall be
5 binding and obligatory upon the Permittee, its successors and assigns. The building
6 official shall report violations to the City Council which may revoke this use permit or
7 take such other action as may be necessary to gain compliance.

8 9. The Permittee shall sign and return the City's letter of acceptance
9 to the City Clerk within 30 days following approval of this use permit, provided, however,
10 said 30-day period may be extended up to six months by administrative amendment.
11 The City Clerk shall file a copy of the resolution approving this use permit and the letter
12 of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by
13 the Permittee.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant