

5.5.98

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RESOLUTION NO. PC- 00085

SPECIAL PERMIT NO. 1447

1 WHEREAS, the Capitol Soccer Association has submitted an application
2 designated as Special Permit No. 1447 for authority to develop a soccer facility
3 on property located on North 70th Street, immediately north of Salt Creek, and
4 legally described to wit:

5 A tract of land located in the South One-Half of Section
6 27, Township 11 North, Range 7 East of the 6th P.M.,
7 Lancaster County, Nebraska, and more particularly de-
8 scribed as follows:

9 Beginning at the southwest corner of Section 27, Township
10 11 North, Range 7 East of the 6th P.M., Lancaster County,
11 Nebraska; thence north 00 degrees 00 minutes 00 seconds
12 east, an assumed bearing, and on the west line of the
13 Southwest Quarter of said Section 27, a distance of
14 1429.67 feet; thence south 88 degrees 17 minutes 23
15 seconds east, a distance of 3109.95 feet; thence south 00
16 degrees 00 minutes 00 seconds west, a distance of 1370.63
17 feet to a point on the south line of said Section 27;
18 thence north 89 degrees 22 minutes 39 seconds west, and on
19 the south line of Section 27, a distance of 3108.75 feet
20 to the Place of Beginning and said tract contains 99.92
21 acres, more or less, which also contains 1.08 acres, more
22 or less of County Road Right-of-Way; and

23 WHEREAS, the Lincoln City-Lancaster County Planning Commission has
24 held a public hearing on said application; and

25 WHEREAS, the community as a whole, the surrounding neighborhood, and
26 the real property adjacent to the area included within the plot plan for this
27 soccer facility will not be adversely affected by granting such a permit; and

28 WHEREAS, said plot plan together with the terms and conditions
29 hereinafter set forth are consistent with the comprehensive plan of the City
30 of Lincoln and with the intent and purpose of Title 27 of the Lincoln Muni-
31 cipal Code to promote the public health, safety, morals, and general welfare.

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1 NOW, THEREFORE, BE IT RESOLVED by the Lincoln City-Lancaster County
2 Planning Commission of Lincoln, Nebraska:

3 That the application of the Capitol Soccer Association, hereinafter
4 referred to as "Permittee", to develop a soccer facility on the above-
5 described property be and the same is hereby granted under the provisions of
6 Section 27.63.130 the Lincoln Municipal Code upon condition that construction
7 and operation of said soccer facility be in strict compliance with said
8 application, the plot plan, and the following additional express terms,
9 conditions, and requirements:

10 1. This permit approves the development of a soccer facility with
11 20 regular soccer fields, 1 championship field, 9 practice fields, several
12 picnic shelters and picnic areas, a soccer lodge with tournament headquarters
13 area, concession area, first aid area and restrooms, a concession building
14 with announcer's booth and restrooms, an indoor multi-purpose facility,
15 maintenance building with restrooms, and 1206 parking stalls.

16 2. Before receiving building permits:

- 17 A. Revise the site plan to show:
- 18 1) No part of the island in Soccer Park Road extending
19 into the North 70th Street right-of-way.
 - 20 2) The paving in North 70th Street to be 32 feet wide
21 with curb and gutter in an urban cross section.
 - 22 3) The public access easement on Soccer Park Road
23 removed.
 - 24 4) The northbound to eastbound right turn deceleration
25 lane revised to the satisfaction of the Transporta-
26 tion Department.

3:

- 1 5) The pedestrian crosswalk marking colors revised to
- 2 the satisfaction of the Transportation Department.
- 3 6) That the soccer goals located in the floodway shall
- 4 be non-permanent and no fill dirt will be brought
- 5 into the floodway.
- 6 7) Revise note #1 to eliminate the reference to the
- 7 change of zone.
- 8 8) Revise note #3 to eliminate the reference to the R-3
- 9 Residential District.
- 10 9) Revise note #9 to indicate the use of public water
- 11 and sewer mains rather than "non-abutting" services.
- 12 10) Revise note #10 to indicate North 70th Street will be
- 13 built to urban standards with curb and gutter and be
- 14 32 feet in width.
- 15 11) Add a sidewalk connecting from the proposed sidewalk
- 16 system to North 70th Street in the vicinity of Soccer
- 17 Park Road.

18 B. The permittee shall submit the following and receive

19 approval:

- 20 1) A detailed plan for the pond to show the runoff
- 21 facilities into Salt Creek to be reviewed and ap-
- 22 proved by the Lower Platte South NRD and the Public
- 23 Works Department.
- 24 2) A landscape plan approved by the Parks and Recreation
- 25 Department and the Director of Planning.
- 26 3) The effluent irrigation system is approved by the
- 27 Lower Platte South NRD, the Wastewater Division of

4.

1 Public Works, the County Health Department, and the
2 Nebraska Department of Environmental Control.

3 4) The necessary permits from the Corps of Engineers
4 Regulatory Branch for construction in the Wetlands
5 areas and approval by the Nebraska Games and Parks
6 Commission.

7 C. Fifty feet of right-of-way along North 70th Street is
8 deeded and recorded with the Register of Deeds.

9 D. The construction plans shall comply with the approved
10 plans.

11 E. The City Council has approved the annexation of this
12 property into the corporate limits.

13 3. Before occupying this soccer facility, all development and
14 construction shall comply with the approved plans.

15 4. All privately-owned improvements, including landscaping and
16 recreational facilities, shall be permanently maintained by the owner.

17 5. The terms, conditions, and requirements of this resolution
18 shall be binding and obligatory upon the Permittee and the Permittee's succes-
19 sors and assigns. The building official shall report violations to the City
20 Council which may revoke the special permit or take such other action as may
21 be necessary to gain compliance.

22 6. The Permittee shall sign and return the City's letter of
23 acceptance to the City Clerk within 30 days following approval of the special
24 permit, provided, however, said 30-day period may be extended up to six months
25 by administrative amendment. The City Clerk shall file a copy of the resolu-
26 tion approving the special permit and the letter of acceptance with the

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1 Register of Deeds, filing fees therefor to be paid in advance by the Permit-
2 tee.

3 The foregoing Resolution was approved by the Lincoln City-Lancaster
4 County Planning Commission on this 12th day of November, 1992.

ATTEST:

Norme Norton King
Chair

Approved as to Form & Legality:

[Signature]
Assistant City Attorney

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LETTER OF ACCEPTANCE

City Council
City of Lincoln
Lincoln, Nebraska

RE: Special Permit No. 1447

TO THE CITY COUNCIL:

I, STEVEN J. SHAW, ~~President~~ or authorized representative of CAPITOL SOCCER ASSOCIATION, herein called "Permittee" under Special Permit No. 1447, granted by Resolution No. PC-00085, adopted by the Lincoln City/Lancaster County Planning Commission on November 12, 1992, do hereby certify that I have thoroughly read said resolution, understand the contents thereof, and do hereby accept without qualification all of the terms, conditions and requirements therein.


Steven J. Shaw
President/Authorized Representative
Secretary
Capital Soccer Association

C E R T I F I C A T E

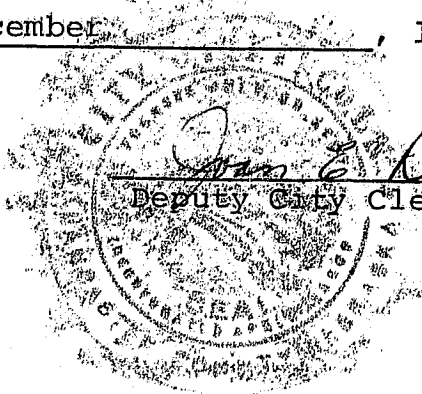
STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss:
CITY OF LINCOLN)

I, Joan E. Ross, Deputy City Clerk of the City of Lincoln, Nebraska, do hereby certify that the above and foregoing is a true and correct copy of _____

RESOLUTION NO. PC-00085/SPECIAL PERMIT NO. 1447

as passed and approved by the City Council of the City of Lincoln, Nebraska, at its meeting held November 12, 1992, as the original appears of record in my office, and is now in my charge remaining as Deputy City Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City of Lincoln, Nebraska, this 10th day of December, 1992.


Joan E. Ross
Deputy City Clerk

BLOCK

CODE

CHECKED

INDEXED

FILED

LANCASTER COUNTY, NEB

Dan Nette
REGISTER OF DEEDS

DEC 10 2 58 PM '92

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INST. NO. 92

\$36.00

Return to City Clerk

*ck r/w
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