

Change of Zone 02751B

ORDINANCE NO. _____

1 AN ORDINANCE amending the development plan for the Van Dorn Acres
 2 Planned Unit Development to amend the sign regulations for the commercial portion of the R-3
 3 PUD to allow an additional ground sign, to reduce the minimum frontage requirement for a
 4 ground sign from 300 feet to 245 feet, and to allow menu boards in the R-3 Residential District,
 5 on property generally located at S. 84th Street and Van Dorn Street.

6 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

7 1. This approval adjusts the development plan sign requirements in the
 8 commercial area to allow signs per the B-2 zoning district, to adjust the minimum frontage for a
 9 ground sign from 300 feet to 260 feet and to allow menu boards.

10 2. The Permittee, SFI Limited Partnership 47, its successor or assigns, shall
 11 cause to be prepared and submitted to the Planning Department a revised and reproducible
 12 final site plan including 5 copies with all required revisions and documents as listed below
 13 before receiving sign permits.

14 A. Revise the site plan Sheet 1 of 8 to include the following revisions:

- 15 i. Revise General Note #12 to include the following
- 16 sentence: "Pole signs are not allowed."
- 17 ii. Revise the frontage measurement in Waiver #4 to state
- 18 "...from 300' to 260'..."

19 B. The construction plans substantially comply with the approved
 20 plans.

21 3. Before erecting the signs their development and construction is to
 22 substantially comply with the approved plans.

1 4. All privately-owned improvements shall be permanently maintained by the
2 Permittee or an appropriately established homeowners association approved by the City
3 Attorney.

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

7 6. This ordinance's terms, conditions, and requirements bind and obligate
8 the Permittee, its successors and assigns.

9 7. The Permittee shall sign and return the letter of acceptance to the City
10 Clerk within 60 days following the approval of the change of zone, provided, however, said 60-
11 day period may be extended up to six months by administrative amendment. The clerk shall file
12 a copy of the ordinance approving the change of zone and the letter of acceptance with the
13 Register of Deeds, filling fees therefor to be paid in advance by the Permittee.

14 8. The site plan as approved with this ordinance voids and supersedes all
15 previously approved site plans, however all ordinances approving previous permits remain in
16 force unless specifically amended by this ordinance.

17 9. That this ordinance shall take effect and be in force from and after its
18 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2008: _____ Mayor
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