

Change of Zone 05012

ORDINANCE NO. _____

1 AN ORDINANCE amending the City of Lincoln Zoning District Maps attached to
 2 and made a part of Title 27 of the Lincoln Municipal Code, changing the boundaries of the
 3 districts established and shown on said City of Lincoln Zoning District Maps as provided in
 4 Section 27.05.020 of the Lincoln Municipal Code and approving the designation of the area
 5 hereinafter described as a planned unit development.

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

7 Section 1. That the "Lincoln Zoning District Maps" attached to and made a
 8 part of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
 9 boundaries of the districts established and shown on said Zoning District Maps as follows:

10 Outlot B, South Ridge Crossing Original Addition, and that part of
 11 Outlot A, Wood Bridge Original Addition, located in the Northeast
 12 Quarter of Section 24, Township 9 North, Range 6 East of the 6th
 13 P.M., Lancaster County, Nebraska, more particularly described as
 14 follows:

15 Beginning at the southeast corner of said Outlot B, South Ridge
 16 Crossing Original Addition; thence westerly on the south line of
 17 said Outlot B, South Ridge Crossing Original Addition and the
 18 south line of Outlot A, Wood Bridge Original Addition, on an
 19 assigned bearing of north 89 degrees 37 minutes 38 seconds
 20 west, a distance of 492.88 feet to the southwest corner of said
 21 Outlot A, Wood Bridge Original Addition, said point being on the
 22 easterly 30 foot right-of-way line of Helen Witt Drive; thence on
 23 said easterly right-of-way line and the west line of said Outlot A,
 24 Wood Bridge Original Addition, for the next three courses,
 25 northerly, north 00 degrees 02 minutes 53 seconds west, 518.66
 26 feet to a point of curvature of a circular curve to the left, having a
 27 radius of 230.00 feet and a central angle of 26 degrees 32
 28 minutes 16 seconds; thence northerly on the chord of said curve,
 29 north 13 degrees 19 minutes 02 seconds west, 105.58 feet to the
 30 point of tangency; thence northwesterly on said tangent, north 26
 31 degrees 35 minutes 10 seconds west, 103.31 feet; thence
 32 northeasterly, north 25 degrees 09 minutes 04 seconds east,
 33 30.96 feet to a point on the southerly 50 foot right-of-way line of
 34 Pine Lake Road, said point being on a circular curve to the right,

1 having a radius of 950.00 feet and a central angle of 12 degrees
2 20 minutes 26 seconds; thence easterly on the chord of said
3 curve and said southerly 50 foot right-of-way line, north 83
4 degrees 48 minutes 12 seconds east, 204.22 feet to the point of
5 tangency; thence easterly on said tangent and continuing on said
6 southerly 50 foot right-of-way line, north 89 degrees 57 minutes
7 36 seconds east, 82.31 feet; thence southerly, south 00 degrees
8 02 minutes 24 seconds east, 7.00 feet to a point on the southerly
9 57 foot right-of-way line of said Pine Lake Road; thence easterly
10 on said southerly 57 foot right-of-way line, north 89 degrees 57
11 minutes 36 seconds east, 264.64 feet to the northeast corner of
12 said Outlot B, South Ridge Crossing Original Addition; thence
13 southerly on the east line of said Outlot B, south 00 degrees 03
14 minutes 16 seconds east, 760.31 feet to the point of beginning,
15 said tract containing an area of 8.77 acres, more or less;

16 be and they hereby are (1) transferred from the R-4 Residential District to the R-4 Residential
17 PUD District and are hereby made a part of the R-4 Residential PUD District (2) designated as
18 a Planned Unit Development pursuant to and in accordance with Chapter 27.60 of the Lincoln
19 Municipal Code entitled "Planned Unit Development District" and (3) governed by all the provi-
20 sions and regulations pertaining to the R-4 Residential PUD District except as modified in
21 Section 2 below.

22 Section 2. Christian Church in Nebraska's Development Plan for the Wood
23 Bridge Planned Unit Development as set forth in its application and site plan be and the same is
24 hereby approved upon condition that construction and operation of said Planned Unit
25 Development by Christian Church in Nebraska and its successors and assigns be in strict
26 compliance with said application, the site plan, and the following express terms and conditions
27 and requirements:

- 28 a. This approval permits a church, 12,000 square feet of office/medical
29 space, and 58,200 square feet of self-storage space.
- 30 b. This approval modifies the R-4 Residential District requirements as
31 indicated in the Development Plan and waves the preliminary plat process, provided that if any
32 final plat on all or a portion of the approved planned unit development is submitted five (5) years
33 or more after approval of the development plan, the City may require that a new development

1 plan be submitted pursuant to all the provisions of § 26.31.015. A new development plan may
2 be required if the subdivision ordinance, the design standards, or the required improvements
3 have been amended by the City; and as a result the development plan as originally approved
4 does not comply with the amended rules and regulations.

5 c. This approval further modifies the requirement that lots have frontage
6 and access to a public street.

7 d. Before receiving building permits:

8 i. The Permittee shall have submitted an acceptable, revised plan
9 and eight copies showing the required revisions.

10 ii. The construction plans shall comply with the approved plans.

11 iii. Final Plats shall be approved by the City.

12 iv. An amendment to the CUP removing this property must be
13 approved.

14 f. Before occupying the buildings all development and construction shall
15 have been completed in compliance with the approved plans.

16 g. All privately-owned improvements shall be permanently maintained by the
17 owner or an appropriately established owners association approved by the City Attorney.

18 h. The site plan approved by this ordinance shall be the basis for all
19 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
20 elements, and similar matters.

21 i. This ordinance's terms, conditions, and requirements run with the land
22 and are binding upon the Permittee, and Permittee's successors and assigns.

23 j. The City Clerk shall file a copy of this ordinance and the Permittee's letter
24 of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in

1 advance.

2 k. The site plan as approved with this ordinance voids and supersedes all
3 previously approved site plans, however all resolution approving previous permits remain in
4 force unless specifically amended by this ordinance.

5 Section 3. That this ordinance shall take effect and be in force from and after
6 its passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2005:

Mayor