

Change of Zone 05054A

ORDINANCE NO. _____

1 AN ORDINANCE amending the City of Lincoln Zoning District Maps attached to and
 2 made a part of Title 27 of the Lincoln Municipal Code, changing the boundaries of the districts
 3 established and shown on said City of Lincoln Zoning District Maps as provided in Section
 4 27.05.020 of the Lincoln Municipal Code and approving the designation of the area hereinafter
 5 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 part of
 8 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 A PORTION OF LOT 43 OF IRREGULAR TRACTS, ALL
 11 LOCATED IN SECTION 11 TOWNSHIP 10 NORTH RANGE 7
 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER
 13 COUNTY, NEBRASKA. SAID TRACT OF LAND SHALL BE
 14 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
 15 AS FOLLOWS.

16
 17 BEGINNING AT THE W1/4 CORNER OF SECTION 11
 18 TOWNSHIP 10 NORTH RANGE 7 EAST OF THE SIXTH
 19 PRINCIPAL MERIDIAN AND CONTINUING ALONG THE EAST
 20 LINE OF THE SOUTHWEST QUARTER OF SECTION 11,
 21 TOWNSHIP 10 NORTH, RANGE 7 EAST NORTH 89 DEGREES
 22 39 MINUTES 21 SECONDS EAST FOR A DISTANCE OF
 23 1439.80 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 52
 24 SECONDS EAST, A DISTANCE OF 49.95 FEET TO THE POINT
 25 OF BEGINNING; THENCE NORTH 00 DEGREES 20 MINUTES
 26 52 SECONDS EAST FOR A DISTANCE OF 420.86 FEET;
 27 THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS
 28 EAST FOR A DISTANCE OF 301.42 FEET; THENCE SOUTH 00
 29 DEGREES 10 MINUTES 17 SECONDS WEST FOR A DISTANCE
 30 OF 468.97 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES
 31 25 SECONDS WEST FOR A DISTANCE OF 170.56 FEET;
 32 THENCE NORTH 00 DEGREES 16 MINUTES 43 SECONDS
 33 EAST FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 89
 34 DEGREES 39 MINUTES 26 SECONDS WEST, A DISTANCE OF
 35 132.26 FEET; TO THE POINT OF BEGINNING AND

1 CONTAINING A CALCULATED AREA OF 135,364.90 SQUARE
2 FEET OR 3.10 ACRES MORE OR LESS.

3 be and it hereby is (1) transferred from the AG Agricultural District to the R-5 Residential District
4 and is hereby made a part of the R-5 Residential District (2) designated as an overlay Planned
5 Unit Development District pursuant to and in accordance with Chapter 27.60 of the Lincoln
6 Municipal Code entitled "Planned Unit Development District" and (3) governed by all the
7 provisions and regulations pertaining to the R-5 Residential District except as provided in
8 Section 10 below.

9 Section 2. That the "Lincoln Zoning District Maps" attached to and made a part of
10 Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
11 boundaries of the districts established and shown on said Zoning District Maps as follows:

12 A PORTION OF LOT 41 AND LOT 43 OF IRREGULAR TRACTS,
13 ALL LOCATED IN SECTION 11 TOWNSHIP 10 NORTH RANGE
14 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER
15 COUNTY, NEBRASKA. SAID TRACT OF LAND SHALL BE
16 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
17 AS FOLLOWS.

18 BEGINNING AT THE W1/4 CORNER OF SECTION 11
19 TOWNSHIP 10 NORTH RANGE 7 EAST OF THE SIXTH
20 PRINCIPAL MERIDIAN AND CONTINUING ALONG THE EAST
21 LINE OF THE SOUTHWEST QUARTER OF SECTION 11,
22 TOWNSHIP 10 NORTH, RANGE 7 EAST NORTH 89 DEGREES
23 39 MINUTES 21 SECONDS EAST FOR A DISTANCE OF
24 1439.80 FEET TO THE POINT OF BEGINNING; THENCE
25 NORTH 00 DEGREES 20 MINUTES 52 SECONDS EAST FOR A
26 DISTANCE OF 49.95 FEET; THENCE NORTH 89 DEGREES 39
27 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 132.26
28 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 43
29 SECONDS EAST FOR A DISTANCE OF 50.00 FEET; THENCE
30 SOUTH 89 DEGREES 41 MINUTES 50 SECONDS WEST FOR A
31 DISTANCE OF 77.08 FEET; THENCE SOUTH 89 DEGREES 39
32 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 55.24
33 FEET TO THE POINT OF BEGINNING AND CONTAINING A
34 CALCULATED AREA OF 6,609.35 SQUARE FEET OR 0.15
35 ACRES MORE OR LESS;

36 be and they hereby are (1) transferred from the R-3 Residential District to the R-5 Residential
37 District and are hereby made a part of the R-5 Residential District (2) designated as an overlay

1 Planned Unit Development District pursuant to and in accordance with Chapter 27.60 of the
2 Lincoln Municipal Code entitled "Planned Unit Development District" and (3) governed by all the
3 provisions and regulations pertaining to the R-5 Residential District except as provided in
4 Section 10 below.

5 Section 3. That the "Lincoln Zoning District Maps" attached to and made a part of
6 Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
7 boundaries of the districts established and shown on said Zoning District Maps as follows:

8 A PORTION OF LOTS 41, 42, AND 29 OF IRREGULAR
9 TRACTS, ALL LOCATED IN SECTION 11 TOWNSHIP 10
10 NORTH RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN,
11 LANCASTER COUNTY, NEBRASKA. SAID TRACT OF LAND
12 SHALL BE MORE PARTICULARLY DESCRIBED BY METES
13 AND BOUNDS AS FOLLOWS:

14 BEGINNING AT THE W1/4 CORNER OF SECTION 11
15 TOWNSHIP 10 NORTH RANGE 7 EAST OF THE SIXTH
16 PRINCIPAL MERIDIAN AND CONTINUING ALONG THE EAST
17 LINE OF THE SOUTHWEST QUARTER OF SECTION 11,
18 TOWNSHIP 10 NORTH, RANGE 7 EAST NORTH 89 DEGREES
19 39 MINUTES 21 SECONDS EAST FOR A DISTANCE OF
20 1439.80 FEET TO THE POINT OF BEGINNING; THENCE
21 NORTH 89 DEGREES 39 MINUTES 26 SECONDS EAST FOR A
22 DISTANCE OF 55.24 FEET; THENCE SOUTH 00 DEGREES 35
23 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 1513.13
24 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 04
25 SECONDS WEST FOR A DISTANCE OF 1123.74 FEET;
26 THENCE NORTH 89 DEGREES 24 MINUTES 43 SECONDS
27 WEST FOR A DISTANCE OF 144.35 FEET; THENCE NORTH 00
28 DEGREES 16 MINUTES 43 SECONDS EAST FOR A DISTANCE
29 OF 9.99 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 13
30 SECONDS WEST FOR A DISTANCE OF 386.74 FEET; THENCE
31 NORTH 00 DEGREES 32 MINUTES 00 SECONDS EAST FOR A
32 DISTANCE OF 12.76 FEET; THENCE ALONG A CURVE TO THE
33 RIGHT HAVING A RADIUS OF 850.00 FEET AND AN ARC
34 LENGTH OF 443.93 FEET, BEING SUBTENDED BY A CHORD
35 OF NORTH 15 DEGREES 29 MINUTES 43 SECONDS EAST
36 FOR A DISTANCE OF 438.90 FEET; THENCE ALONG A CURVE
37 TO THE RIGHT HAVING A RADIUS OF 786.42 FEET AND AN
38 ARC LENGTH OF 229.81 FEET, BEING SUBTENDED BY A
39 CHORD OF NORTH 42 DEGREES 28 MINUTES 26 SECONDS
40 EAST FOR A DISTANCE OF 228.99 FEET; THENCE ALONG A
41 CURVE TO THE LEFT HAVING A RADIUS OF 833.00 FEET
42 AND AN ARC LENGTH OF 49.72 FEET, BEING SUBTENDED BY
43 A CHORD OF NORTH 47 DEGREES 45 MINUTES 53 SECONDS
44 EAST FOR A DISTANCE OF 49.72 FEET; THENCE ALONG A

1 CURVE TO THE LEFT HAVING A RADIUS OF 678.22 FEET
2 AND AN ARC LENGTH OF 465.00 FEET, BEING SUBTENDED
3 BY A CHORD OF NORTH 29 DEGREES 49 MINUTES 59
4 SECONDS EAST FOR A DISTANCE OF 455.95 FEET; THENCE
5 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 528.47
6 FEET AND AN ARC LENGTH OF 251.09 FEET, BEING
7 SUBTENDED BY A CHORD OF NORTH 04 DEGREES 18
8 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 248.74
9 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A
10 RADIUS OF 1298.77 FEET AND AN ARC LENGTH OF 382.45
11 FEET, BEING SUBTENDED BY A CHORD OF NORTH 10
12 DEGREES 50 MINUTES 37 SECONDS WEST FOR A DISTANCE
13 OF 381.07 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES
14 45 SECONDS EAST FOR A DISTANCE OF 33.03 FEET;
15 THENCE NORTH 01 DEGREES 20 MINUTES 41 SECONDS
16 WEST FOR A DISTANCE OF 49.87 FEET; THENCE NORTH 00
17 DEGREES 20 MINUTES 52 SECONDS EAST FOR A DISTANCE
18 OF 434.78 FEET; THENCE NORTH 05 DEGREES 32 MINUTES
19 43 SECONDS EAST FOR A DISTANCE OF 220.78 FEET;
20 THENCE NORTH 00 DEGREES 20 MINUTES 52 SECONDS
21 EAST FOR A DISTANCE OF 260.74 FEET; TO THE POINT OF
22 BEGINNING AND CONTAINING A CALCULATED AREA OF
23 413,262.62 SQUARE FEET OR 9.48 ACRES MORE OR LESS;

24 be and they hereby are (1) transferred from the R-3 Residential District to the B-2 Planned
25 Neighborhood Business District and are hereby made a part of the B-2 Planned Neighborhood
26 Business District (2) designated as an overlay Planned Unit Development District pursuant to
27 and in accordance with Chapter 27.60 of the Lincoln Municipal Code entitled "Planned Unit
28 Development District" and (3) governed by all the provisions and regulations pertaining to the B-
29 2 Planned Neighborhood Business District except as provided in Section 10 below.

30 Section 4. That the "Lincoln Zoning District Maps" attached to and made a part of
31 Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
32 boundaries of the districts established and shown on said Zoning District Maps as follows:

33 A PORTION OF LOTS 41, 42, AND 23 OF IRREGULAR
34 TRACTS, ALL LOCATED IN SECTION 11 TOWNSHIP 10
35 NORTH RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN,
36 LANCASTER COUNTY, NEBRASKA. SAID TRACT OF LAND
37 SHALL BE MORE PARTICULARLY DESCRIBED BY METES
38 AND BOUNDS AS FOLLOWS.

1 BEGINNING AT THE W1/4 CORNER OF SECTION 11
2 TOWNSHIP 10 NORTH RANGE 7 EAST OF THE SIXTH
3 PRINCIPAL MERIDIAN AND CONTINUING ALONG THE EAST
4 LINE OF THE SOUTHWEST QUARTER OF SECTION 11,
5 TOWNSHIP 10 NORTH, RANGE 7 EAST NORTH 89 DEGREES
6 39 MINUTES 21 SECONDS EAST FOR A DISTANCE OF
7 1572.12 FEET TO THE POINT OF BEGINNING; THENCE
8 NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST FOR A
9 DISTANCE OF 170.56 FEET; THENCE SOUTH 00 DEGREES 10
10 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 1261.87
11 FEET; THENCE NORTH 58 DEGREES 26 MINUTES 49
12 SECONDS EAST FOR A DISTANCE OF 763.34 FEET; THENCE
13 SOUTH 50 DEGREES 30 MINUTES 49 SECONDS EAST FOR A
14 DISTANCE OF 550.19 FEET; THENCE NORTH 89 DEGREES 18
15 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 514.10
16 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A
17 RADIUS OF 128.00 FEET AND AN ARC LENGTH OF 94.66
18 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 15
19 DEGREES 00 MINUTES 46 SECONDS EAST FOR A DISTANCE
20 OF 94.64 FEET; THENCE ALONG A CURVE TO THE RIGHT
21 HAVING A RADIUS OF 620.00 FEET AND AN ARC LENGTH OF
22 151.96 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 10
23 DEGREES 06 MINUTES 34 SECONDS EAST FOR A DISTANCE
24 OF 151.58 FEET; THENCE NORTH 89 DEGREES 18 MINUTES
25 20 SECONDS WEST FOR A DISTANCE OF 109.79 FEET;
26 THENCE SOUTH 00 DEGREES 19 MINUTES 18 SECONDS
27 WEST FOR A DISTANCE OF 590.11 FEET; THENCE NORTH 89
28 DEGREES 18 MINUTES 20 SECONDS WEST FOR A DISTANCE
29 OF 450.17 FEET; THENCE ALONG A CURVE TO THE RIGHT
30 HAVING A RADIUS OF 300.00 FEET AND AN ARC LENGTH OF
31 219.78 FEET, BEING SUBTENDED BY A CHORD OF NORTH 68
32 DEGREES 19 MINUTES 05 SECONDS WEST FOR A DISTANCE
33 OF 214.90 FEET; THENCE NORTH 23 DEGREES 16 MINUTES
34 21 SECONDS EAST FOR A DISTANCE OF 77.93 FEET;
35 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS
36 OF 811.00 FEET AND AN ARC LENGTH OF 346.44 FEET,
37 BEING SUBTENDED BY A CHORD OF NORTH 08 DEGREES 16
38 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 343.81
39 FEET; THENCE NORTH 01 DEGREES 48 MINUTES 24
40 SECONDS EAST FOR A DISTANCE OF 50.28 FEET; THENCE
41 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 636.50
42 FEET AND AN ARC LENGTH OF 167.68 FEET, BEING
43 SUBTENDED BY A CHORD OF NORTH 11 DEGREES 29
44 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 167.20
45 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A
46 RADIUS OF 1263.50 FEET AND AN ARC LENGTH OF 425.81
47 FEET, BEING SUBTENDED BY A CHORD OF NORTH 09
48 DEGREES 22 MINUTES 34 SECONDS WEST FOR A DISTANCE
49 OF 423.80 FEET; THENCE NORTH 00 DEGREES 16 MINUTES
50 43 SECONDS EAST FOR A DISTANCE OF 905.37 FEET; TO
51 THE POINT OF BEGINNING AND CONTAINING A

1 CALCULATED AREA OF 881,555.17 SQUARE FEET OR 20.23
2 ACRES MORE OR LESS;

3 be and they hereby are (1) transferred from the AG Agricultural District to the R-3 Residential
4 District and are hereby made a part of the R-3 Residential District (2) designated as an overlay
5 Planned Unit Development District pursuant to and in accordance with Chapter 27.60 of the
6 Lincoln Municipal Code entitled "Planned Unit Development District" and (3) governed by all the
7 provisions and regulations pertaining to the R-3 Residential District except as provided in
8 Section 10 below.

9 Section 5. That the "Lincoln Zoning District Maps" attached to and made a part of
10 Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
11 boundaries of the districts established and shown on said Zoning District Maps as follows:

12 A PORTION OF OUTLOT 'C', PRAIRIE VILLAGE ADDITION AND
13 A PORTION OF LOT 96 AND 107 OF IRREGULAR TRACTS,
14 ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION
15 14 TOWNSHIP 10 RANGE 7 EAST OF THE SIXTH PRINCIPAL
16 MERIDIAN, LANCASTER COUNTY, NEBRASKA. SAID TRACT
17 OF LAND SHALL BE MORE PARTICULARLY DESCRIBED BY
18 METES AND BOUNDS AS FOLLOWS:

19 BEGINNING AT THE NW CORNER OF SECTION 14 TOWNSHIP
20 10 NORTH RANGE 7 EAST OF THE SIXTH PRINCIPAL
21 MERIDIAN AND CONTINUING ALONG THE WEST LINE OF
22 THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 10
23 NORTH, RANGE 7 EAST SOUTH 00 DEGREES 04 MINUTES 31
24 SECONDS WEST (AN ASSUMED BEARING) FOR A DISTANCE
25 OF 1425.18 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES
26 29 SECONDS EAST, 94.89 FEET, TO THE POINT OF
27 BEGINNING; THENCE NORTH 71 DEGREES 10 MINUTES 37
28 SECONDS EAST FOR A DISTANCE OF 58.52 FEET; THENCE
29 NORTH 00 DEGREES 12 MINUTES 07 SECONDS WEST FOR A
30 DISTANCE OF 76.42 FEET; THENCE SOUTH 89 DEGREES 28
31 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 262.14
32 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A
33 RADIUS OF 349.20 FEET AND AN ARC LENGTH OF 122.47
34 FEET, BEING SUBTENDED BY A CHORD OF NORTH 65
35 DEGREES 49 MINUTES 38 SECONDS EAST FOR A DISTANCE
36 OF 121.84 FEET; THENCE NORTH 54 DEGREES 54 MINUTES
37 35 SECONDS EAST FOR A DISTANCE OF 309.09 FEET;
38 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS
39 OF 409.26 FEET AND AN ARC LENGTH OF 146.03 FEET,
40 BEING SUBTENDED BY A CHORD OF NORTH 44 DEGREES 44

1 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 145.25
2 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A
3 RADIUS OF 462.98 FEET AND AN ARC LENGTH OF 171.71
4 FEET, BEING SUBTENDED BY A CHORD OF NORTH 30
5 DEGREES 05 MINUTES 04 SECONDS EAST FOR A DISTANCE
6 OF 71.64 FEET; THENCE SOUTH 56 DEGREES 34 MINUTES
7 04 SECONDS EAST FOR A DISTANCE OF 173.41 FEET;
8 THENCE SOUTH 57 DEGREES 13 MINUTES 42 SECONDS
9 WEST FOR A DISTANCE OF 921.90 FEET; THENCE SOUTH 43
10 DEGREES 18 MINUTES 31 SECONDS WEST FOR A DISTANCE
11 OF 126.86 FEET; THENCE SOUTH 22 DEGREES 14 MINUTES
12 13 SECONDS WEST FOR A DISTANCE OF 94.41 FEET;
13 THENCE NORTH 89 DEGREES 17 MINUTES 27 SECONDS
14 WEST FOR A DISTANCE OF 69.85 FEET; THENCE NORTH 00
15 DEGREES 42 MINUTES 33 SECONDS EAST FOR A DISTANCE
16 OF 287.76 FEET, TO THE POINT OF BEGINNING AND
17 CONTAINING A CALCULATED AREA OF 146,340.30 SQUARE
18 FEET OR 3.36 ACRES MORE OR LESS;

19 be and it hereby is (1) transferred from the R-3 Residential District to the B-2 Planned
20 Neighborhood Business District and is hereby made a part of the B-2 Planned Neighborhood
21 Business District (2) designated as an overlay Planned Unit Development District pursuant to
22 and in accordance with Chapter 27.60 of the Lincoln Municipal Code entitled "Planned Unit
23 Development District" and (3) governed by all the provisions and regulations pertaining to the B-
24 2 Planned Neighborhood Business District except as provided in Section 10 below.

25 Section 6. That the "Lincoln Zoning District Maps" attached to and made a part of
26 Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
27 boundaries of the districts established and shown on said Zoning District Maps as follows:

28 A PORTION OF OUTLOT 'C', PRAIRIE VILLAGE ADDITION AND
29 A PORTION OF LOT 106 AND 107 OF IRREGULAR TRACTS,
30 ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION
31 14 TOWNSHIP 10 RANGE 7 EAST OF THE SIXTH PRINCIPAL
32 MERIDIAN, LANCASTER COUNTY, NEBRASKA. SAID TRACT
33 OF LAND SHALL BE MORE PARTICULARLY DESCRIBED BY
34 METES AND BOUNDS AS FOLLOWS.

35 BEGINNING AT THE NW CORNER OF SECTION 14 TOWNSHIP
36 10 NORTH RANGE 7 EAST OF THE SIXTH PRINCIPAL
37 MERIDIAN AND CONTINUING ALONG THE NORTH LINE OF
38 THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 10
39 NORTH, RANGE 7 EAST SOUTH 89 DEGREES 24 MINUTES 43

1 SECONDS EAST (AN ASSUMED BEARING) FOR A DISTANCE
2 OF 404.21 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES
3 17 SECONDS WEST, A DISTANCE OF 40.07 FEET TO THE
4 POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 24
5 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 354.78
6 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 08
7 SECONDS WEST FOR A DISTANCE OF 828.44 FEET; THENCE
8 SOUTH 62 DEGREES 48 MINUTES 17 SECONDS EAST FOR A
9 DISTANCE OF 173.35 FEET; THENCE ALONG A CURVE TO
10 THE RIGHT HAVING A RADIUS OF 462.98 FEET AND AN ARC
11 LENGTH OF 53.94 FEET, BEING SUBTENDED BY A CHORD
12 OF SOUTH 31 DEGREES 11 MINUTES 04 SECONDS WEST
13 FOR A DISTANCE OF 53.91 FEET; THENCE ALONG A CURVE
14 TO THE RIGHT HAVING A RADIUS OF 409.26 FEET AND AN
15 ARC LENGTH OF 77.55 FEET, BEING SUBTENDED BY A
16 CHORD OF SOUTH 39 DEGREES 57 MINUTES 03 SECONDS
17 WEST FOR A DISTANCE OF 77.44 FEET; THENCE ALONG A
18 CURVE TO THE RIGHT HAVING A RADIUS OF 417.00 FEET
19 AND AN ARC LENGTH OF 68.47 FEET, BEING SUBTENDED BY
20 A CHORD OF SOUTH 50 DEGREES 10 MINUTES 20 SECONDS
21 WEST FOR A DISTANCE OF 68.39 FEET; THENCE SOUTH 54
22 DEGREES 54 MINUTES 35 SECONDS WEST FOR A DISTANCE
23 OF 309.09 FEET; THENCE ALONG A CURVE TO THE RIGHT
24 HAVING A RADIUS OF 349.20 FEET AND AN ARC LENGTH OF
25 122.47 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 65
26 DEGREES 49 MINUTES 38 SECONDS WEST FOR A DISTANCE
27 OF 121.84 FEET; THENCE NORTH 89 DEGREES 21 MINUTES
28 23 SECONDS WEST FOR A DISTANCE OF 8.08 FEET;
29 THENCE NORTH 00 DEGREES 04 MINUTES 15 SECONDS
30 EAST FOR A DISTANCE OF 1288.07 FEET, TO THE POINT OF
31 BEGINNING AND CONTAINING A CALCULATED AREA OF
32 439,230.52 SQUARE FEET OR 10.08 ACRES MORE OR LESS;

33 be and it hereby is (1) transferred from the B-2 Planned Neighborhood Business District to the
34 O-3 Office Park District and are hereby made a part of the O-3 Office Park District (2)
35 designated as an overlay Planned Unit Development District pursuant to and in accordance with
36 Chapter 27.60 of the Lincoln Municipal Code entitled "Planned Unit Development District" and
37 (3) governed by all the provisions and regulations pertaining to the O-3 Office Park District
38 except as provided in Section 10 below.

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

1 A PORTION OF LOTS 28 & 29 IRREGULAR TRACTS, LOCATED
2 IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP
3 10 NORTH, RANGE 7 EAST OF THE 6TH P.M. LANCASTER
4 COUNTY NEBRASKA AND BEING MORE PARTICULARLY
5 DESCRIBED AS FOLLOWS:

6 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 28,
7 ALSO BEING ON THE NORTH RIGHT-OF-WAY OF ADAMS
8 STREET; THENCE ON SAID NORTH RIGHT OF WAY LINE
9 N89°25'55" W 262.30 FEET; THENCE N 45°29'13" W 35.50 FEET
10 TO THE EAST RIGHT-OF-WAY LINE OF NORTH 84TH STREET;
11 THENCE ON SAID EAST RIGHT-OF-WAY LINE N 00°06'45"E
12 237.39 FEET; THENCE S89°52'45" E, 160.00 FEET; THENCE N
13 53°05'51" E, 139.90 FEET; THENCE NORTHERLY ON A 253.00
14 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF
15 169.53 FEET (LONG CHORD BEARS N 19°05'03" W 166.38
16 FEET); THENCE N 00°06'45" E 92.83 FEET; THENCE
17 NORTHERLY ON A 303.00 FOOT RADIUS CURVE TO THE
18 RIGHT, AN ARC LENGTH OF 79.09 FEET (LONG CHORD
19 BEARS N 07°35'26" E, 78.87 FEET); THENCE NORTHERLY ON
20 A 1,510.38 FOOT RADIUS CURVE TO THE RIGHT, AN ARC
21 LENGTH OF 162.06 FEET (LONG CHORD BEARS N 18°08'33"
22 E, 161.98 FEET); THENCE S 73°18' 13" E 66.22 FEET; THENCE
23 NORTHEASTERLY ON A 1,444.38 FOOT RADIUS CURVE TO
24 THE RIGHT, AN ARC LENGTH OF 97.37 FEET (LONG CHORD
25 BEARS N23°21'17" E, 97.36 FEET); THENCE S 89°52'51" E,
26 507.35 FEET: THENCE S 45°03'32" E, 382.37 FEET: THENCE
27 SOUTHWESTERLY ON A 833.00 FOOT RADIUS CURVE TO
28 THE LEFT, AN ARC LENGTH OF 46.31 FEET (LONG CHORD
29 BEARS S 47°38'50" W, 46.30 FEET); THENCE
30 SOUTHWESTERLY ON A 786.42 FOOT RADIUS CURVE TO
31 THE LEFT, AN ARC LENGTH OF 229.81 FEET (LONG CHORD
32 BEARS S 42°28' 26" W, 228.99 FEET); THENCE SOUTHERLY
33 ON A 850.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC
34 LENGTH OF 443.93 FEET (LONG CHORD BEARS S 15°29'43"
35 W 438.90 FEET); THENCE S 00°32'00" W 12.76 FEET TO THE
36 NORTH RIGHT-OF-WAY LINE OF ADAMS STREET: THENCE
37 ON SAID NORTH RIGHT-OF-WAY LINE, N 89°24'13" W, 565.21
38 FEET TO THE POINT OF BEGINNING, CONTAINING
39 714,346.96 SQUARE FEET (16.40 ACRES) MORE OF LESS;

40 be and they hereby are (1) transferred from the R-5 Residential District to the B-2 Planned
41 Neighborhood Business District and are hereby made a part of the B-2 Planned Neighborhood
42 Business District (2) designated as a Planned Unit Development District pursuant to and in
43 accordance with Chapter 27.60 of the Lincoln Municipal Code entitled "Planned Unit

1 Development District" and (3) governed by all the provisions and regulations pertaining to the B-
2 Planned Neighborhood Business District except as provided in Section 10 below.

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

6 A PORTION OF LOTS 29, 34, AND 36 IRREGULAR TRACTS,
7 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
8 TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M.,
9 LANCASTER COUNTY, NEBRASKA AND BEING MORE
10 PARTICULARLY DESCRIBED AS FOLLOWS:

11 REFERRING TO THE SOUTHEAST CORNER OF SAID LOT 29,
12 ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF
13 ADAMS STREET; THENCE ON SAID NORTH RIGHT-OF-WAY
14 LINE, NORTH 89 DEGREES 20 MINUTES 41 SECONDS WEST,
15 78.50 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 19
16 SECONDS EAST, 638.84 FEET TO THE POINT OF BEGINNING;
17 THENCE NORTH 45 DEGREES 03 MINUTES 32 SECONDS
18 WEST, 382.37 FEET; THENCE NORTH 53 DEGREES 16
19 MINUTES 44 SECONDS EAST, 53.00 FEET; THENCE
20 NORTHERLY ON A 259.04 FOOT RADIUS CURVE TO THE
21 LEFT, AN ARC LENGTH OF 338.20 FEET (LONG CHORD
22 BEARS NORTH 11 DEGREES 50 MINUTES 28 SECONDS
23 EAST, 314.68 FEET); THENCE SOUTH 89 DEGREES 52
24 MINUTES 45 SECONDS EAST, 102.58 FEET; THENCE NORTH
25 00 DEGREES 02 MINUTES 04 SECONDS EAST, 410.91 FEET;
26 THENCE SOUTH 89 DEGREES 52 MINUTES 45 SECONDS
27 EAST, 199.80 FEET; THENCE SOUTHERLY ON A 1,298.77
28 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF
29 382.45 FEET (LONG CHORD BEARS SOUTH 10 DEGREES 50
30 MINUTES 37 SECONDS EAST, 381.07 FEET); THENCE
31 SOUTHERLY ON A 528.47 FOOT RADIUS CURVE TO THE
32 RIGHT, AN ARC LENGTH OF 251.09 FEET (LONG CHORD
33 BEARS SOUTH 04 DEGREES 18 MINUTES 38 SECONDS
34 EAST, 248.74 FEET); THENCE SOUTHWESTERLY ON A 678.22
35 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF
36 465.00 FEET (LONG CHORD BEARS SOUTH 29 DEGREES 49
37 MINUTES 59 SECONDS WEST, 455.95 FEET); THENCE
38 SOUTHWESTERLY ON A 833.00 FOOT RADIUS CURVE TO
39 THE LEFT, AN ARC LENGTH OF 3.42 FEET (LONG CHORD
40 BEARS SOUTH 47 DEGREES 45 MINUTES 53 SECONDS
41 WEST, 3.42 FEET) TO THE POINT OF BEGINNING,
42 CONTAINING 295,250.28 SQUARE FEET (6.78 ACRES) MORE
43 OR LESS;

1 be and they hereby are (1) transferred from the O-3 Office Park District to the B-2 Planned
2 Neighborhood Business District and are hereby made a part of the B-2 Planned Neighborhood
3 Business District (2) designated as an overlay Planned Unit Development District pursuant to
4 and in accordance with Chapter 27.60 of the Lincoln Municipal Code entitled "Planned Unit
5 Development District" and (3) governed by all the provisions and regulations pertaining to the B-
6 2 Planned Neighborhood Business District except as provided in Section 10 below.

7 Section 9. That the "Lincoln Zoning District Maps" attached to and made a part of
8 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 A PORTION OF LOTS 28 & 29 IRREGULAR TRACTS,
11 LOCATED IN THE SOUTHWEST QUARTER OF SECTION
12 11, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH
13 P.M., LANCASTER COUNTY NEBRASKA AND BEING
14 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

15 REFERRING TO THE SOUTHEAST CORNER OF LOT 28,
16 ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF
17 ADAMS STREETS; THENCE ON SAID NORTH
18 RIGHT-OF-WAY LINE, N 89°22'23" W, 262.30 FEET;
19 THENCE N 45°25'41" W 35.50 FEET TO THE EAST
20 RIGHT-OF-WAY LINE OF NORTH 84TH STREET;
21 THENCE ON SAID EAST RIGHT-OF-WAY LINE, N
22 00°10'17" E, 237.39 FEET TO THE POINT OF BEGINNING;
23 THENCE ON SAID EAST RIGHT-OF-WAY LINE, N
24 00°10'17" E, 585.00 FEET; THENCE S 89°49'12" E, 215.00
25 FEET; THENCE S 73°14'41" E, 65.11 FEET; THENCE
26 SOUTHERLY ON A 1,510.38 FOOT RADIUS CURVE TO
27 THE LEFT, AN ARC LENGTH OF 162.06 FEET (LONG
28 CHORD BEARS S 18°12'05" W, 161.98 FEET); THENCE
29 SOUTHERLY ON A 303.00 FOOT RADIUS CURVE TO THE
30 LEFT, AN ARC LENGTH OF 79.09 FEET (LONG CHORD
31 BEARS S 07°38' 58" W, 78.87 FEET); THENCE S 00°10'17"
32 W 92.83 FEET; THENCE SOUTHERLY ON A 253.00 FOOT
33 RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF
34 169.53 FEET (LONG CHORD BEARS S19°01'31" E, 166.83
35 FEET); THENCE S 53°09'24" W, 139.90 FEET; THENCE N
36 89°49'12" W, 160.00 FEET TO THE TO THE POINT OF

1 BEGINNING, CONTAINING 135,593.14 SQUARE FEET
2 (3.11 ACRES) MORE OR LESS;

3 be and they hereby are (1) transferred from the O-3 Office Park District to the B-2 Planned
4 Neighborhood Business District and are hereby made a part of the B-2 Planned Neighborhood
5 Business District (2) designated as an overlay Planned Unit Development District pursuant to
6 and in accordance with Chapter 27.60 of the Lincoln Municipal Code entitled "Planned Unit
7 Development District" and (3) governed by all the provisions and regulations pertaining to the B-
8 2 Planned Neighborhood Business District and the Development Plan except as provided in
9 Section 10 below.

10 Section 10. Prairie Home Builders, Inc.'s Amended Development Plan for the Prairie
11 Village North Planned Unit Development, as set forth in its application and the site plan, be and
12 the same is hereby approved upon condition that construction and operation of said Planned
13 Unit Development by Prairie Home Builders, Inc. and its successors and assigns be in strict
14 compliance with said application, the site plan, and the following express terms and conditions
15 and requirements:

- 16 a. This approval permits a maximum of 1063 dwelling units and 600,000 square
17 feet of commercial floor area with a maximum single retail use of 175,000 square
18 feet north of Adams Street and 285,000 square feet of commercial floor area with
19 a maximum single retail use of 50,000 square feet south of Adams Street.
- 20 b. The City Council must approve the associated request of Annexation # 06021.
- 21 c. A modification to the requirements of the land subdivision ordinance Title 26
22 Section 26.15.020 to waive the information on or accompanying a Preliminary
23 Plat for a Planned Unit Development, is hereby approved provided such
24 information is submitted prior to construction.

- 1 d. A modification to the requirements of the land subdivision ordinance Title 26,
2 Section 26.23.130 to allow block length to exceed 1,320 feet for streets abutting
3 Murdock Trail, Stevens Creek Flood Plain and the commercial side of N. 87th
4 Street is hereby approved.
- 5 e. A modification to the requirements to Title 27, Section 27.67.030 to allow parking
6 in the required side yard for the B-2 and O-3 zoning is hereby approved.
- 7 f. A modification to the requirements to Title 27, Section 27.67.030 to allow cross
8 parking between lots located in the O-3 & B-2 zones to meet minimum parking
9 requirements is hereby approved.
- 10 g. A modification to the requirements to Title 27, Section 27.15.080 to waive
11 average lot width from 50 feet to 35 feet in the R-3 zoning district is hereby
12 approved.
- 13 h. Prior to building:
- 14 i. Final plats must be approved by the City.
- 15 If any final plat on all or a portion of the approved planned unit
16 development is submitted five (5) years or more after the approval of the
17 planned unit development , the city may require that a new planned unit
18 development be submitted, pursuant to all the provisions of section
19 26.31.015. A new planned unit development may be required if the
20 subdivision ordinance, the design standards, or the required
21 improvements have been amended by the city; and as a result, the
22 planned unit development as originally approved does not comply with
23 the amended rules and regulations.
- 24 Before the approval of a final plat, the public streets, private roadway
25 improvements, sidewalks, public sanitary sewer system, public water
26 system, drainage facilities, land preparation and grading, sediment and
27 erosions control measures, storm water detention/retention facilities,
28 drainageway improvements, street lights, landscaping screens, street
29 trees, temporary turnaround and barricades, and street name signs, must
30 be completed or provisions (bond, escrow or security agreement) to
31 guarantee completion must be approved by the City Law Department.
32 The improvements must be completed in conformance with adopted
33 design standards and within the time period specified in the Land
34 Subdivision Ordinance.

- 1
2
- ii. Permittee, as Subdivider, must sign an agreement that binds the Subdivider and Subdivider's successors and assigns:
- 3 (1) to complete the street paving of public streets, and temporary
4 turnarounds and barricades located at the temporary dead-end of
5 the streets shown on the final plat within two (2) years following
6 the approval of the final plat.
- 7 (2) to complete the paving of private roadway, and temporary
8 turnarounds and barricades located at the temporary dead-end of
9 the private roadways shown on the final plat within two (2) years
10 following the approval of this final plat.
- 11 (3) to complete the installation of sidewalks along both sides of all
12 streets and private roadways as shown on the final plat within four
13 (4) years following the approval of the final plat.
- 14 (4) to complete the installation of sidewalks along the east side of N.
15 84th Street and both sides of Adams Street as shown on the final
16 plat within two (2) years following the approval of this final plat.
- 17 (5) to construct the sidewalk in the pedestrian way easements at the
18 same time as the streets and private roadways are paved and to
19 agree that no building permit shall be issued for construction until
20 such time as the sidewalk in the pedestrian way easement is
21 constructed.
22
- 23 (6) to complete the public water distribution system to serve this plat
24 within two (2) years following the approval of the final plat.
- 25 (7) to complete the public wastewater collection system to serve this
26 plat within two (2) years following the approval of the final plat.
27
- 28 (8) to complete the enclosed public drainage facilities shown on the
29 approved drainage study to serve this plat within two (2) years
30 following the approval of the final plat.
- 31 (9) to complete the enclosed private drainage facilities shown on the
32 approved drainage study to serve this plat within two (2) years
33 following the approval of the final plat.
- 34 (10) to complete land preparation including storm water
35 detention/retention facilities and open drainageway improvements
36 to serve this plat prior to the installation of utilities and
37 improvements but not more than two (2) years following the
38 approval of the final plat
- 39 (11) to complete the installation of public street lights along all streets
40 and private roadways within this plat within two (2) years following
41 the approval of the final plat.

- 1 (12) to complete the installation of private street lights along private
2 roadways within this plat within two (2) years following the
3 approval of the final plat.
- 4 (13) to complete the planting of the street trees along streets and
5 private roadways within this plat within four (4) years following the
6 approval of the final plat.
- 7 (14) to complete the installation of street trees along both sides of
8 Adams Street and the east side of N. 84th Street as shown on the
9 final plat within two (2) years following the approval of this final
10 plat.
- 11 (15) to complete the planting of the landscape screen within this plat
12 within two (2) years following the approval of the final plat.
- 13 (16) to complete the installation of the street name signs within two (2)
14 years following the approval of the final plat.
- 15 (17) to complete the installation of the permanent markers prior to
16 construction on or conveyance of any lot in the plat.
17
- 18 (18) to complete any other public or private improvement or facility
19 required by Chapter 26.23 (Development Standards) of the Land
20 Subdivision Ordinance in a timely manner which inadvertently may
21 have been omitted from the above list of required improvements.
- 22 (19) to submit to the Director of Public Works a plan showing proposed
23 measures to control sedimentation and erosion and the proposed
24 method to temporarily stabilize all graded land for approval.
- 25 (20) to comply with the provisions of the Land Preparation and Grading
26 requirements of the Land Subdivision Ordinance.
- 27 (21) to complete the public and private improvements shown on the
28 Planned Unit Development.
29
- 30 (22) to maintain the outlots and private improvements on a permanent
31 and continuous basis.
- 32 (23) to keep taxes and special assessments on the outlots from
33 becoming delinquent.
- 34 (24) to maintain the plants in the medians and islands on a permanent
35 and continuous basis.
- 36 (25) to continuously and regularly maintain the street trees along the
37 private roadways and landscape screens.

- 1 (26) to maintain the sidewalks in the pedestrian way easements on a
2 permanent and continuous basis.
- 3 (27) to properly and continuously maintain and supervise the private
4 facilities which have common use or benefit, and to recognize that
5 there may be additional maintenance issues or costs associated
6 with providing for the proper functioning of storm water
7 detention/retention facilities as they were designed and
8 constructed within the development, and that these are the
9 responsibility of the Subdivider.
- 10
11 (28) to submit to the lot buyers and home builders a copy of the soil
12 analysis.
- 13
14 (29) to inform all purchasers and users that the land is located within
15 the 100 year floodplain and that the grading of the lots and outlots
16 shall be in conformance with the grading plan approved with the
17 Prairie Village North PUD change of zone #05054A or as
18 amended by the Director of Planning. The volume of fill material
19 brought into each lot and outlot from outside the floodplain shall
20 not exceed that shown on the approved grading plan
21 accompanying the PUD.
- 22
23 (30) to relinquish the right of direct vehicular access from N. 84th
24 Street and Adams Street except where shown on the site plan.
- 25
26 (31) to submit to all potential purchasers of lots a copy of the ground
27 water report.
- 28
29 i. Before a final plat is approved:
- 30
31 i. The permittee shall complete the following instructions and submit the
32 documents and plans to the Planning Department office for review and
approval.
- 33 (1) A revised site plan including 5 copies showing the following
34 revisions: revise the PUD calculations in Site Specific Note # 5
35 using the acreage area stated in the legal description for the R-5
36 and R-3 zoned areas. Show the total number of allowable units is
37 1063, the total number of shown units is 540 and the total number
38 of available unassigned units is 523.
- 39 (2) Label all area out side the P.U.D. "Not Part of this P.U.D."
- 40 (3) Add a note stating prior to the approval of a final plat, all street
41 names shall be approved.
- 42
43 (4) Add a note to the Site Specific Notes that "All retail and office
44 buildings shall be oriented in such a way that there shall be

- 1 windows fronting all streets and shall not have air conditioning
2 units along the street frontage”.
- 3 (5) Add a Note to Site Specific Notes that “Potential sources of noise
4 pollution will be located as far as possible from residential zoning”.
- 5 (6) Make revisions consistent with Public Works - Watershed
6 Management Division comments.
- 7 (7) Make revisions consistent with Public Works - Development
8 Services Division comments, with the exception of two items: 1)
9 To remove the objection to the right-in, right-out movements as
10 shown at Drive “A” and Drive “C” with the understanding that the
11 turn-lanes to accommodate these drives will be the responsibility
12 of the developer and that a sufficient length for deceleration and
13 storage will need to be provided per AASHTO standards; and 2)
14 To amend the language in the “Water Main” section of the memo
15 (2.1) to state that the proposed 16" water main in Adams Street
16 from west of 84th Street will need to be in place, *under contract*, or
17 under construction prior to the approval of any final plat in the
18 PUD.
- 19 (8) Make Revisions consistent with Emergency Communications
20 comments.
- 21 (9) Add waiver to reduce lot width from 50 feet to 35 feet in the R-3
22 zoning district to the list of waivers.
- 23 (10) Add a note to Site Specific Notes that “All buildings in the Town
24 Center shall front on North 86th Street or Drive B (to be named)”.
- 25 (11) Show where future building pads could be located if parking
26 needs and requirements are reduced and traffic capacity allows
27 for additional space in the center in the long term.
- 28 (12) Provide documentation from the Register of Deeds that the letter
29 of acceptance as required by the approval of the P.U.D. has been
30 recorded.
- 31 (13) Add a note to General Site Notes that “Waivers to Design
32 Standards will be approved administratively and will include
33 detailed design information as part of future administrative
34 amendments”.
- 35 (14) Remove “TITLE 26 SECTION 26.11.020 - TO WAIVE THE
36 REQUIREMENTS FOR A PRELIMINARY PLAT” from the list of
37 waivers. This no longer requires a waiver.
- 38 (15) Remove all request for waivers related to design standards from
39 the list of waivers. These can be approved administratively.

- 1 (16) Correct the boundary of the P.U.D. on the vicinity map.
- 2 (17) Remove all notes from the General Site Notes that are a standard
3 part of the Zoning, Subdivision and Design Standards. Add a note
4 that you agree to comply with all Zoning, Land Subdivision and
5 Design Standards except for what is listed in the General Site
6 Notes.
- 7 (18) Correct General Site Note # 20 to Read "No development shall
8 occur in this P.U.D. until a site plan is approved by administrative
9 amendment.
- 10 (19) Revise waiver to 27.67.030 to say "To allow parking in required
11 side yard for B-2 and O-3 except when abutting a residential
12 district."
- 13 (20) Revise all legends to reflect the drawing on the site plan and add
14 north arrows and scales to each sheet.
- 15 (21) Revise site plan to show only the general area with pad sites and
16 their square footage. Remove all parking and building envelopes
17 and residential lots. Label area of residential lots as single family,
18 apartments or townhouses.
- 19 (22) Correct the number of acres and units in the R-5 zoning district.
- 20 (23) Add the word "minimum" to Lot Area, Lot Width, Front Yard, Side
21 Yard and Rear Yard Setbacks and add "maximum" to Height to
22 #14, #15 and # 16 of Site Specific Notes.
- 23 (24) Change Site Specific Note # 12 to read " One or more connections
24 will be made from the Development to the Murdock Trail.
- 25 (25) Add to a Site Specific Note " A minimum of 22 ft parking area
26 between the garage and the sidewalk is required".
27
- 28 (26) Change # 15 and 16 of Site Specific Notes to make front yard set
29 backs 0 ft except along N. 84th and Adams Streets.
- 30 (27) Change # 16 of Site Specific Notes to make the side yard
31 0 ft except when abutting a residential district.
- 32 (28) Change Site Specific Note # 19 to "Only office uses are permitted
33 south of Adams Street and immediately west of N. 87th Street
34 between Adams Street and Wagon Drive."
- 35 (29) Add a note to Site Specific Notes that a minimum of 267 units
36 shall be required in the R-5 or the overall density of the PUD shall
37 be at 15 dwelling units per acre.

- 1 ii. Ornamental street lights for private roadways and pedestrian way
2 easements are approved by L.E.S.
- 3 iii. The construction plans comply with the approved plans.
- 4 j. Before occupying the dwelling units/buildings all development and construction is
5 to comply with the approved plans.
- 6 k. All privately-owned improvements shall be permanently maintained by the owner
7 or an appropriately established homeowners association approved by the City
8 Attorney.
- 9 l. The site plan accompanying this plan unit development shall be the basis for all
10 interpretations of setbacks, yards, locations of buildings, location of parking and
11 circulation elements, and similar matters.
- 12 m. This ordinance's terms, conditions, and requirements bind and obligate the
13 permittee, its successors and assigns.
- 14 n. The applicant shall sign and return the letter of acceptance to the City Clerk
15 within 60 days following the approval of the change of zone, provided, however,
16 said 60-day period may be extended up to six months by administrative
17 amendment. The clerk shall file a copy of the ordinance approving the change of
18 zone and the letter of acceptance with the Register of Deeds, filling fees therefor
19 to be paid in advance by the applicant.

20 Section 11. The Amended Development Plan for the Prairie Village North Planned
21 Unit Development as set forth in its application and the site plan as approved with this
22 ordinance voids and supersedes all previously approved Development Plans and site plans.
23 Ordinance Nos. 18685 and 18686 approving previous development plans are superceded and
24 replaced by this ordinance.

25 Section 12. That this ordinance shall take effect and be in force from and after its
26 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2007:

Mayor