

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE amending the Lincoln Zoning District Maps attached to and made a  
2 part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020 of the Lincoln  
3 Municipal Code, by changing the boundaries of the districts established and shown thereon.

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

5 Section 1. That the "Lincoln Zoning District Maps" attached to and made a part of Title  
6 27 of the Lincoln Municipal Code be and they are hereby amended by changing the boundaries  
7 of the districts established and shown on said Maps as follows:

8 Lots 142, 143 and 24, Irregular Tracts, located in  
9 the Northeast Quarter of Section 9, Township 9  
10 North, Range 7 East of the 6th P.M., Lancaster  
11 County, Nebraska;

12 be and they hereby are designated as an overlay Planned Unit District pursuant to and in  
13 accordance with Chapter 27.60 of the Lincoln Municipal Code Chapter entitled "Planned Unit  
14 Development District" and governed by all the provisions and regulations pertaining to the  
15 underlying R-1 Residential District except as modified in Section 2 below.

16 Section 2. The Cedars Home for Children Foundation, Inc.'s Development Plan  
17 attached hereto as Exhibit "A" be and the same is hereby approved upon condition that  
18 construction and operation of said Development Plan for a nonprofit religious, educational and  
19 philanthropic institution with administrative offices, domestic shelter and children's home by the  
20 Cedars Home for Children Foundation Inc. ("Permittee"), its successors and assigns, under the  
21 Planned Unit Development be in substantial compliance with said Development Plan, the site  
22 plan, and the following express terms and conditions and requirements:

23 1. Before receiving building permits:

1 a. Permittee shall cause to be prepared and submitted to the Planning  
2 Department a revised and reproducible final site plan including five copies with the revisions  
3 listed below:

4 i. Revise the sign note to state: "Details of all signs will be submitted  
5 separately at the time of sign permits consistent with the  
6 requirements of the approved development plan for this PUD.

7 ii. Revise the landscape screening note to state: "All required  
8 landscaping and screening will be provided per Design Standards,  
9 to be shown and reviewed at the time of building permits."

10 iii. Add a note that states: "All parking will be provided per Design  
11 Standards and the approved development plan for this PUD, to be  
12 shown and reviewed at the time of building permits."

13 iv. Revise the site plan to show the east driveway relocated to the  
14 satisfaction of the Public Works and Utilities Department.

15 b. The construction plans shall substantially comply with the approved  
16 plans.

17 2. Before occupying the new building all development and construction must  
18 substantially comply with the approved plans.

19 3. All privately-owned improvements shall be permanently maintained by the  
20 Permittee.

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

24 5. This ordinance's terms, conditions, and requirements bind and obligate the  
25 Permittee, its successors and assigns.

26 6. The Permittee shall sign and return the letter of acceptance to the City Clerk  
27 within 60 days following the approval of the change of zone, provided, however, said 60-day  
28 period may be extended up to six months by administrative amendment. The clerk shall file a

1 copy of the ordinance approving the change of zone and the letter of acceptance with the  
2 Register of Deeds, filling fees therefor to be paid in advance by the Permittee.

3 7. The site plan as approved with this ordinance voids and supersedes all  
4 previously approved site plans, and Special Permit #1200A is hereby rescinded.

5 Section 3. Pursuant to Article VII, Section 7 of the City Charter, this ordinance shall  
6 be posted on the official bulletin board of the City in lieu of and in place of newspaper  
7 publication with notice of passage and such posting to be given by publication one time in the  
8 official newspaper by the City Clerk. This ordinance shall take effect and be in force from and  
9 after its passage and publication as herein and in the City Charter provided.

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Approved this \_\_\_ day of \_\_\_\_\_, 2008:

\_\_\_\_\_  
Mayor